JACKSONVILLE HISTORIC PRESERVATION COMMISSION

February 25, 2026

City of Jacksonville

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

A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, February 25, 2026, at 1:00 PM

Members:

Ethan Gregory, Chair
William Hoff, Secretary
Julia Epstein
Becky Morgan
Thomas Love
Ilya Soroka

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, March 25, 2026.
COMMENTS FROM THE PUBLIC. Comments from the public shall be limited to no more than three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

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

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

A. Call to Order/Verification of Quorum

1. Submittal of Speaker's Cards
2. Breaks at 3 PM, 5 PM and every two hours thereafter until the close of the meeting
3. Approval of Minutes from January 25, 2026

B. Deferred Items

C. Consent Agenda

1. COA-26-33353

Location: Riverside Avondale – 1338 Belvedere Ave
Applicant: John Clapp
Owner: John Clapp
Request: New Construction – Accessory Structure
Staff Recommendation: Approve With Conditions

2. COA-25-33172

Location: Riverside Avondale – 1890 Shadowlawn St
Applicant: Centerbeam Construction Co.
Owner: Christina Starmer
Request: Alterations - Window Infill
Staff Recommendation: Approve With Conditions

3. COA-26-33363

Location: Springfield – 1604 Laura St
Applicant: Jac Shacter, TerraWise Homes, Inc.
Owner: Jac Shacter, TerraWise Homes, Inc.
Request: New Construction
Staff Recommendation: Approve with Conditions

4. COA-25-33299

Location: Riverside Avondale – 3512 Riverside Ave
Applicant: Josiah Duff, JAA Architecture
Owner: Ted Tsighis
Request: New Construction - Addition
Staff Recommendation: Approve with Conditions

5. COA-25-33271

Location: Riverside Avondale – 3855 St. Johns Ave
Applicant: Gina Teresi
Owner: Gina Teresi
Request: Alterations
Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

1. COA-25-32139

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

2. COA-25-33103

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

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-26-33371

Location: Springfield – 0 7th St W
Applicant: Jacob Shacter, Terrawise Homes Inc.
Owner: Alex Sifakis, JWB Real Estate Capital LLC
Request: New Construction
Staff Recommendation: Approve with Conditions

2. COA-26-33347

Location: Springfield – 1127 Liberty St N
Applicant: Justin Belichis, Pratt Guys, Inc.
Owner: James Taylor
Request: New Construction – Accessory Structure
Staff Recommendation: Deny

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

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. Officer Elections

M. Information

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

N. Old Business

1. Committee/Task Force Updates
2. HP Annual Mailer Letter

O. Design Issues

1. Siding Textures

P. Addendum

Q. Adjournment

1. Submittal of Speaker Cards

Jacksonville
Historic Preservation
Commission

2. Reminder of Meeting Break Times

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Historic Preservation
Commission

3. Approval of the Minutes

Jacksonville
Historic Preservation
Commission

CITY OF JACKSONVILLE

HISTORIC PRESERVATION COMMISSION

MEETING

Proceedings held on Wednesday, January 28, 2026, commencing at 1:02 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.
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.
SHANNON MACGILLIS, Office of General Counsel.

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P R O C E E D I N G S
January 28, 2026 1:02 p.m.

- - -

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

Let the record reflect that it is 1:02 p.m.

We'll begin with introductions, beginning with staff.

MR. WELLS: Arimus Wells, Planning Department.

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

THE CHAIRMAN: Ethan Gregory, chair.

COMMISSIONER HOFF: William Hoff, chair [sic].

COMMISSIONER LOVE: Thomas Love, commissioner.

COMMISSIONER HOFF: Sorry. William Hoff, commissioner. Sorry about that.

MR. ARSENAULT: Caleb Arsenault, Planning Department.

MR. JOHNSON: Drew Johnson, Planning Department.

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MS. CAMP: Brandy Camp, Planning Department.

THE CHAIRMAN: Thank you.

A quick note, we don't have a quorum yet. We're waiting on one commissioner. It looks like she had some car trouble. She's running about ten minutes late or so, so we're going to go through some of the public comments and other sections of the agenda first before we handle any COAs or anything. We're just going to run a few minutes late on those, but I just want to go ahead and get some of these other things out of the way and get our meeting started.

So as a courtesy, please silence your cell phones, no public displays of support or opposition. We're taking a ten-minute break every two hours.

If you would like to speak, even if -- for your application or just for public comments, you need to place a speaker card at the front here with the staff and mark whether you are for or against it.

This is being recorded by a court reporter, so it's important to speak clearly

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into the microphone. When you come forward, please state your name and address and wait to be sworn in before you speak. Each speaker will have three minutes to speak.

All right. With that, can I get a motion to approve the minutes from December 10th, 2025 --

MS. SCHELL: Mr. Chair, you can't --

THE CHAIRMAN: Oh, excuse me, we can't do that yet.

MS. SCHELL: You can't do anything that requires taking action.

THE CHAIRMAN: I apologize. You're correct.

MS. SCHELL: That's okay.

THE CHAIRMAN: With that, we'll go through the agenda first.

Under Section B, we have deferred items: LM-25-07, located at 913 5th Street West.

Section C, we have the Consent Agenda: COA-25-32909, located at 2216 Oak Street. Item Number 2, COA-25-33152, located at 251 10th Street West. Item Number 3, COA-25-33181, located at 1872 Ribault Court. Item Number 4, COA-25-33285.

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On Section B, we have previously deferred items to be heard: COA-25-32139, located at 1375 Wolfe Street. The applicant has requested a one-cycle deferral on this one, so that one is going to be deferred; we will not be hearing that one today.

Moving on to Section G, we have Certificates of Appropriateness, Item Number 1, COA-25-33253, located at 0 7th Street East; COA-25-33254, located at 0 7th Street East; Item Number 3, COA-25-33252, located at 120 3rd Street East; Item Number 4, COA-25-33103, located at 3544 Fitch Street; Item Number 5, COA-25-33142.

Under Section J, we have Minor Modifications to Previously Approved COAs, MMA-25-33208, located at 2010 Main Street North.

We also have public comments, new business, and information. We have a window box presentation, demolition delay report, pending legislation, and notification of improvement projects.

And under old business, we have Landmarking Committee updates and Demolition by

Neglect Committee updates.

Like I said, we're waiting on one commissioner to have a quorum here, so with that, let's go ahead and open up public comments.

We'll open up public comments. Is there anyone here from the public that wishes to speak under the public comment section?

(Audience member approaches the podium.)

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

Do I need to be --

THE REPORTER: No.

MS. PRYOR: Okay. I figured I'd come now because I wasn't sure if you would allow public comments later when there are more commissioners here, so --

I just wanted to bring a couple of things to your attention. First off is -- you probably remember the young lady at 1522 Pearl Street with her window replacement, and the last that I heard -- understood was that it was deferred. She submitted a new COA application to replace her windows, and that was administratively approved. I'm not sure why

that happened or how that happened, but she has now replaced all of her windows. I'm not sure that's proper.

I also want to briefly state again, because I know last month Ms. Schell wasn't here; there was a substitute attorney, but the -- the item on Ionia Street that this body denied, the minor modifications for -- where they built the house on grade, that was denied and the applicant appealed and it went to LUZ. It was on the LUZ Committee -- or agenda. I showed up and was told it was not -- it was pulled.

And what we found out at last month's meeting was that staff entered into an agreement with the owner of that property, allowing them to leave the house built on grade against this body's order. This is a quasi-judicial body, and the fact that staff went and entered into an agreement with this owner denied me, and anyone else who was here who spoke -- to speak on it, due process.

(Commissioner Morgan enters the proceedings.)

MS. PRYOR: I'm not sure how that's -- how

that's possible. This body said no, and then staff just went and overrode you. I don't know if there's anything that Ms. Schell can do about that or -- or not, but I think that's -- that's something we need to really look into.

Why are you guys here if staff is just going to override your decisions?

There was also a demolition downtown this week at the Maxwell House facility. And just in case you weren't aware of it, I just wanted to let you guys know that they -- they did tear down the brick building on Bay Street. I know that the -- the attorney -- the General Counsel has interpreted a new law that says we can no longer delay that, but perhaps we need to look into that a little bit more too.

You know, it's -- you guys are here for a purpose and you serve a good purpose, but if you're overridden and your orders are not followed, then why are you even here? Why are any of us here?

And I appreciate your time.

THE CHAIRMAN: Thank you.

Is there anyone else here to speak for public comment?

AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: With that, I'll close the public comment section.
And for the record, we will note that Commissioner Morgan is now in attendance, and we do have a quorum.
So with that, we'll move back to our regular schedule and go to Section C, under the Consent Agenda.
Are there any commissioners that have any ex parte to declare regarding the Consent Agenda?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Great.
Hearing none, just to explain how the Consent Agenda works, if your item is on the Consent Agenda and you have the approval with the conditions that are noted there and you are okay with that, you do not have to come speak. You are absolutely welcome to come speak. Unless you want to see changes to your COA, we're going to vote on all four of these on the Consent Agenda at one time.
If your item is on there and approved, you are welcome to stay or you're welcome to go as

well, but this is just for Section C, under the Consent Agenda.
With that, I'll open the public hearing for the Consent Agenda. Is there anyone here who wishes to speak regarding any of the items on the Consent Agenda?
AUDIENCE MEMBER: (Indicating.)
THE CHAIRMAN: Just state your name and your address and she'll swear you in.
(Audience member approaches the podium.)
AUDIENCE MEMBER: My name is Jason Canning. I'm at 1812 Atlantic Boulevard.
I just had one item to clarify --
THE CHAIRMAN: She'll need to swear you in.
MR. CANNING: Do you need me to do that again?
THE REPORTER: No. I have to swear you in.
MR. CANNING: All right. Very good.
THE REPORTER: If you would raise your right hand for me, please.
MR. CANNING: (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. CANNING: I do.
THE REPORTER: Thank you.
MR. CANNING: All right. So just a clarification on one of the items. I had made a sketch and I made ten copies because I know you guys don't have a lot to look at. From where you're sitting, I probably could hold it up and you could see kind of the general idea.
One -- the item was to have brick pavers in the parking lot in lieu of asphalt paving, and that's fine. I know it's a -- it's a huge kind of additional expense for the owner, but they've been working on this for about nine years, so --
The issue is that we've got some under- -- underground water storage, retention, so there would be uneven loading.
What I have here -- do you want -- do I pass these out? I guess -- does it matter at this point?
THE CHAIRMAN: If you have enough copies, you can bring them up here --
MR. CANNING: Okay.

THE CHAIRMAN: -- and we can certainly take a look at them.
MR. CANNING: All right.
(Tenders documents.)
So the -- the first two sheets there is a letter from the civil engineer describing the -- kind of the engineering difficulties with what I'm talking about. And I understand it's an aesthetic thing that we're going for here.
At -- if you go to the third sheet, which is -- folds out, the area described in blue is what I'm talking about that is the area that has the underground storage, water retention area that uneven loading could potentially crush, and -- we're going to have bread trucks and small delivery trucks driving around back there, and that's part of what -- those first two pages described by the engineer.
The other part that's in yellow, of course, is the apron, the ingress into the property, and -- and leading on to the public sidewalk which has the ADA and sloped at a particular angle, and so on and so forth. And then off -- leading onto and off of that area,

where, you know, a truck wheel could potentially just pretty much crush a sidewalk if it hits it over and over repeatedly.

So the left area that's between the blue and the yellow is really what we're talking about as potentially area for brick pavers. And then, of course, we have the handicapped parking area which is, you know, required to be stabilized. And we don't, of course, want to have lawsuits there with somebody in a walker, a wheelchair, cane, a number of different things, so --

So where -- I'm not really trying to ask for forgiveness or anything like that. I just really want to be sure -- clarification, where I -- I was ready to go two thumbs up, let's go, let's do it, you know, but at the end of the day, I want to be certain that we don't have to come back with some letter from the engineer and a bunch of back-and-forth emails, why don't we just get it done now; let's, you know, see what you guys think, or we scratch it altogether.

The other part about it is, at the edge of that yellow area is where we have a low wall.

And all this has kind of been already approved, so it's -- kind of has a visual separation between that yellow area and the uncolored area in the back where we -- we think this is potential for paver stones. We're happy to do it. Is it -- is it going to have the effect you're looking for? Just want to get some feedback here.

THE CHAIRMAN: All right. So it looks like Item Number 4 on your conditions is what maybe -- you prefer to have asphalt and not brick; is that correct?

MR. CANNING: Yes, sir.

THE CHAIRMAN: Okay. If you want to go for that, we can pull your item from the Consent Agenda and see it as a separately heard COA if you would like --

MR. CANNING: Okay.

THE CHAIRMAN: -- if that's what you require, and we can certainly consider it at that time. But if it's on the Consent Agenda, it's with the conditions that are all on there, and --

MR. CANNING: Right. Yeah, I just got the email yesterday and it said, if you want to

approve this -- and I never responded, and then it ends up -- you know, so I -- it was kind of a -- I just got the answer about an hour ago from the civil engineer. It was kind of -- kind of last minute, so I -- I apologize for that. But if we wanted to move it to the other way to proceed with this, let's do that.

THE CHAIRMAN: All right. We can do that.

So we'll pull that one to the -- under the COAs. That's on -- that would be -- actually be heard next, after the Consent Agenda.

So Item Number 1, COA-25-32909, located at 2216 Oak Street, we are pulling from the Consent Agenda, and we'll call you up next time we need you.

MR. CANNING: Okay. Thank you.

THE CHAIRMAN: Is there anyone else here to speak regarding Items 2, 3, and 4 on the Consent Agenda?

AUDIENCE MEMBERS: (No response.)

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

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

Agenda, Items COA-25-33152, 25-33181, and 25-33285.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Any discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All those in favor of approval of the Consent Agenda Items 2, 3, and 4, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, your motion passes.

So if you're here for any of those items, 2, 3, and 4 on the Consent Agenda, you're absolutely welcome to stay, and -- for our proceedings. Otherwise, you're welcome to go.

In the matter of handling business, now that we have a quorum as well, I will also entertain an approval of the minutes from the December 10th meeting, 2025.

COMMISSIONER HOFF: Through the Chair, I will make a motion to approve the meeting minutes from December 2025.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Any discussion?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All those in favor, say aye.
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, your approval of the minutes passes.
All right. Next, we'll actually hear the item that was pulled from the Consent Agenda, located at -- COA-25-32909, located at 2216 Oak Street.
Just for the record, so any commissioners have any ex parte to declare?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: With that, we'll open the public hearing and hear a staff report.
MR. WELLS: Thank you.
So this is item COA-25-32909 for the property located at 2216, 2242, and 2246 Oak Street. Staff notes this is an alteration of a noncontributing structure and three abutting properties within the Riverside Avondale Historic District. These are interior

commercial lots located on Oak Street.
The work includes a slew of different things, but mainly triggering Commission review includes the installation of a new awning, a new parking lot, and window (microphone failure) on the side and rear elevation.
The staff reviewed the request in accordance with the Ordinance Code criteria and design guidelines, and we are -- overall supportive of the request, so we do forward a recommendation of approval with the conditions.
Staff would like to note that -- after consultation with General Counsel, we would like to amend Condition Number 4 to read as, "Also, the parking lot shall have brick pavers of a rectangular shape not to exceed 6 by 10 feet with a modular relationship of 1 to 2 or 3 to 5, and the color shall be subject to the review and approval by the Historic Preservation section."
THE CHAIRMAN: Any questions for staff?
COMMISSIONER HOFF: Through the Chair to staff, so you mentioned that this application includes quite a few different things, and part of it is a skylight. And looking at the --

looking at the drawings, could you point out where that skylight is, I guess?
MR. WELLS: Through the Chair to Commissioner Hoff, I'll try to pull it up on the screen for you.
COMMISSIONER HOFF: Sure. Yeah.
MR. WELLS: So as you see, through the Chair to Commissioner Hoff, on the plans here, it will be located in this southwestern corner right here (indicating).
COMMISSIONER HOFF: So, if possible, would you be able to move to slide 91 in the packet?
So I just want to be clear if any of these -- any of these forms that are on top of the flat roof here are -- are those existing or are those being added in some way?
MR. CANNING: If I may?
THE CHAIRMAN: We'll call you up when we need you.
MR. CANNING: Okay.
THE CHAIRMAN: It's just a question for staff right now.
MR. WELLS: All right. Through the Chair (microphone failure) --
(Reporter inquiry.)

MR. WELLS: A little better?
THE REPORTER: Yes.
MR. WELLS: All right. Through the Chair to Commissioner Hoff, I would like to defer to the applicant on this one because -- just to clarify the location of it because from my understanding you're asking if it's on the flat roof portion?
COMMISSIONER HOFF: So I just want to understand, on slide 91, if the roof forms that are projecting up from the flat roof, are those existing there today at this time or are these part of this COA to (microphone failure)?
MR. WELLS: Okay. Gotcha. No, they're not existing.
(Speaking off microphone.)
MR. WELLS: No, they're not existing.
COMMISSIONER HOFF: Okay. So these upward projecting roof forms which appear to include walls, windows, roof, those are being added on top of the flat roof that exists today; is that correct?
MR. WELLS: From my understanding, correct.
COMMISSIONER HOFF: Okay. Thank you.

And is that what is considered the skylight?

MR. WELLS: Yes.

COMMISSIONER HOFF: Okay. Gotcha.

I just wanted to be clear. To me, the term "skylights" confers, you know, (microphone failure) window on an existing part of the roof. This seems to be a whole new, very visible part of the structure that will have some windows in it, so I just wanted to be sure that I understood the application.

THE CHAIRMAN: Are there any other questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Hearing none, if the applicant can come back up, please.

(Mr. Canning approaches the podium.)

THE CHAIRMAN: I know you already kind of gave a speech about what you want for -- but if you want to clarify the skylight as well for Commissioner Hoff, that would help too, and if -- anything else you want to add regarding the brick pavers and the asphalt (inaudible) out there.

MR. CANNING: Okay.

All right. So the skylights are entirely, 100 percent existing and we're doing our best to replace like for like. Originally, both spaces were [sic] laundromat. It was so long -- pre- -- air conditioned, and it was natural ventilation to -- all of them would open, and since has deteriorated pretty far, but we're able to get up there and measure and try to replace it to -- to exact or close as we can to exactly what's there, one flat roof, one peaked, so --

The -- slide 91, the illustration section through the building -- we'll get there.

MR. WELLS: (Displaying slides.)

MR. CANNING: That's -- the horizontal -- the image on the bottom is from front to back. With the parapet that's there, the largest skylight is entirely 100 percent unvisible [sic] from the street view. It's too far back from the front edge and you wouldn't know it's there until you get up -- up there or inside the building.

So anyway, that was just clarification of the skylight.

And then, I guess, back to the brick paver

concern. You had mentioned it was a -- was that was a true -- a 6-by-10 area that was required? What was the --

THE CHAIRMAN: I believe that was referring to the size of the pavers.

MR. CANNING: Okay. That was the size of the paver. Okay.

All right. But then -- I don't know, is there any other questions as far as the requirements on the engineering or anything like that? Was that pretty clear?

THE CHAIRMAN: So it sounds like on this blue section of the map you gave us, (inaudible), the site plan you gave us --

MR. CANNING: Yes.

THE CHAIRMAN: It is under-water/water storage there?

MR. CANNING: Yes, sir.

Yeah, stormwater retention. We don't have a space to put it and we're trying to bring the site, as best we can, up to new codes. It's nearly impossible unless you do these kinds of things with new codes and regulation -- for the amount of the stormwater, this is -- this is what needed to be done. It's expensive, but

the -- you know, the owner is willing to do that, so certainly making it better, but putting brick pavers over top of it will potentially load it unequally rather than kind of distributing the loads, and that was all in that first two-page report there, the -- describes that.

Then, you know, these things sometimes are -- can collapse, you know, so we don't want a bread truck falling into it, obviously. So then -- so there's really not a lot of area we could do with the brick pavers, but certainly willing to do what we can.

THE CHAIRMAN: Can you refresh me on the apron coming in, the yellow section?

MR. CANNING: Yeah, I guess that's more of a practicality thing, again, where, you know, truck wheels are going to hit this front ingress. And if it's brick, is it going to just destroy it over time? And then leading up to a required sidewalk, which will then be concrete. In my experience, the front edge of that concrete, just over time, you know, wheels hitting it, it just gets -- once again, just cracked all to pieces. And that is where we

have an ADA concern and a liability there, so --

The yellow area is what the -- the civil engineer was suggesting to be concrete, you know, and some -- something more well stabilized, so --

Then the uncolored area is really where we potentially could have the pavers we're looking for, which is behind the low wall that we have as the 2-foot-high brick wall that kind of carries the neighborhood character, so then is it -- is there a lot of value in that as behind this visual element that we have, plus landscaping and everything else?

THE CHAIRMAN: Yeah, and the handicapped parking that (inaudible) --

MR. CANNING: Yeah.

THE CHAIRMAN: Anybody else have questions for the applicant or anything?

COMMISSIONER HOFF: Yes.

Through the Chair to the applicant, so the portion of the parking lot that is highlighted in blue, with the -- so is the concern that heavier trucks that would be driving back there would potentially damage the --

(Simultaneous speaking.)

MR. CANNING: Yeah, it's -- particularly in the --

COMMISSIONER HOFF: -- (inaudible)?

MR. CANNING: -- in the pivoting, when they try to do a 5-point turn and turn around and get -- you know, then that's where the wheels kind of dig in. And then over time, you know --

COMMISSIONER HOFF: Let me see what you and the rest of the Commission would think of this.

So I've seen parking lots where the actual parking spaces are surfaced with pavers but the drive path is asphalt --

MR. CANNING: Right.

COMMISSIONER HOFF: -- which kind of keeps --

MR. CANNING: The character.

COMMISSIONER HOFF: -- some of the character that's intended, but also allows for those kind of main drive paths to be more durable. Is that something that could possibly work?

MR. CANNING: You know, absolutely.

If we can -- you know, I'm -- I'm just trying to make it -- the engineering part of it practical. And then beyond that, you know, let's -- let's do what makes it look good, but still trying to be realistic, absolutely.

COMMISSIONER HOFF: Okay.

MR. CANNING: Yeah.

COMMISSIONER MORGAN: Through the Chair to the applicant, did you say that you couldn't do the pavers on the ADA spaces?

MR. CANNING: It has to be stabilized. And, you know, again, over time, does that work for ADA? It -- I think it does. We can do ADA spaces with the brick pavers, yeah.

COMMISSIONER MORGAN: Okay.

MR. CANNING: But -- yeah. It's just for the -- where we have this heavy equipment -- and that's that Item 1 in the engineer's report that describes that -- the weight of the load and all that.

But, yeah, we can do the -- the handicapped space with the brick pavers, but I just -- you know.

COMMISSIONER MORGAN: Okay.

MR. CANNING: Yeah.

COMMISSIONER MORGAN: I am in line with Commissioner Hoff's recommendation, and I just wanted to make sure that wouldn't mess you up in another area.

MR. CANNING: Okay.

Good to see you.

COMMISSIONER MORGAN: You too.

MR. CANNING: All right.

COMMISSIONER LOVE: Through the -- I have a question, actually -- through the Chair, one question to the applicant.

So as an alternative surface to the brick pavers, are we talking about asphalt or concrete?

MR. CANNING: The asphalt was originally what was in the permit, so -- I haven't had a discussion about if -- even beyond the asphalt, do we even need to ramp it up? Because if it's a full-on 18-wheeler, there's no way -- it has to be concrete, you know? But there's no way that we're not getting an 18-wheeler delivery truck back in there. It's not going to -- it's not going to be what's going there. It's not realistic.

So, yeah, I think beyond that would be

concrete for the whole thing, but I think that at this point it's asphalt, if we -- if not brick pavers, it would be asphalt.

THE CHAIRMAN: And for the section -- the blue section that you have in the back there, you think some sort of -- and I know you're not an engineer necessarily, but do you think a combination of bricks with concrete ribbons or partitions -- you know, not all -- not all parking lots are just straight brick. A lot of them have, like, ribbons of concrete in there to stabilize it, you know, keep it from shifting and moving. Is that an option as well?

MR. CANNING: Possibly.

You know, at this point, we're kind of squeezed for the juice because it's in the back and we're looking at the aesthetic -- the whole point of the aesthetics of the brick, and then we're -- we're doing a lot of -- putting a bunch of money into the back of the parking lot, you know?

So, yeah, maybe we could figure out some concrete ribbons and the -- support, this, that, and -- and underground grade beams and

steel and all this probably, you know.

THE CHAIRMAN: I understand, yeah.

MR. CANNING: You know.

THE CHAIRMAN: It's probably a solution there.

MR. CANNING: Yeah.

THE CHAIRMAN: Any other questions?

COMMISSIONER HOFF: So through the Chair to the applicant, just to be clear, you would be okay with the unhighlighted portion to be brick pavers?

MR. CANNING: Absolutely.

COMMISSIONER HOFF: The yellow highlighted portion to be concrete?

MR. CANNING: (Nods head.)

COMMISSIONER HOFF: And the parking spaces themselves within the blue highlighted portion to be brick pavers?

MR. CANNING: Well, it -- it's hard to see on the blue portion, but there are -- you can see the underground storage in the horizontal lines, and it extends that whole area, so I'm not sure -- and when they go to try to dump the grease waste that's back there, the dumpster -- and those are -- the dumpster truck is a big

truck, you know? Regardless of, you know, what you're doing, that's -- you know, so I'm not sure -- are they going to stay in the middle?

In that first area I think probably, yes, they're going to just pass right through it to get to the back area. But once they get in the back area, it's 5 o'clock in the morning, they're going to do a 5-point turn. Are they going to stay in the middle? You know, I don't -- I don't think that -- they're going to go wherever they need to go and not really pay much attention to that, you know?

COMMISSIONER HOFF: Through the Chair, could -- to the applicant, what is the structure that is directly adjacent to the parking area on the site plan that you provided with the highlights? It would be in the upper left-hand corner, adjacent to the parking (inaudible) areas?

MR. CANNING: Sorry.

COMMISSIONER HOFF: (Indicating.)

MR. CANNING: That's a -- sorry. That's an existing building.

COMMISSIONER HOFF: Okay.

MR. CANNING: Yeah.

THE CHAIRMAN: Any other questions for the applicant?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: We'll call you back up if we need you, and --

MR. CANNING: Okay.

THE CHAIRMAN: -- if we have other questions for you.

MR. CANNING: Thank you.

THE CHAIRMAN: Is 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 MORGAN: Through the Chair to Commissioner Hoff, do you want to take this one? Since you have a good grip -- I'm kind of struggling on how we alter the condition without a new diagram. Do we just describe it or (inaudible) --

(Reporter inquiry.)

COMMISSIONER MORGAN: I'm sorry.

THE CHAIRMAN: I think we could probably, I guess, make this part of the -- you know, amending Condition Number 4, if that was what

you wanted to do. And using this diagram, referring to just the rear, middle, and front apron -- front apron, middle parking area, and rear blue area, kind of describe it -- if you want to describe those three different areas separately, maybe you could do it that way.

COMMISSIONER HOFF: Through the Chair, question for staff. On the left side of the highlighted site plan that was provided today, it looks like the parking lot empties out in this -- into another right-of-way. Is that the alley that it goes out into?

MR. WELLS: Through the Chair to Commissioner Hoff, there's no alleyway right there. So it does -- it appears to have egress to the abutting property owner at 1649 Oak Street.

COMMISSIONER HOFF: Could I ask the applicant to clarify where the other parking egress connects to?

MR. CANNING: Yeah. This whole thing right --

COMMISSIONER HOFF: (Indicating.)

MR. CANNING: Yeah, that is -- that is a fence.

COMMISSIONER HOFF: Okay.

MR. CANNING: It's not -- it is not an egress, yes, sir.

COMMISSIONER HOFF: So it doesn't --

MR. CANNING: Continue, right.

COMMISSIONER HOFF: So I will -- through the Chair, I will make a motion -- one moment.

(Brief pause in the proceedings.)

COMMISSIONER HOFF: So I will make a motion to amend Condition Number 4 --

MS. SCHELL: Through the Chair, you mean you want to move to approve the COA with staff conditions but amended as follows?

COMMISSIONER HOFF: That's exactly right --

MS. SCHELL: Great.

COMMISSIONER HOFF: -- but amended as follows. The -- I'm trying to figure out how to word this appropriately so it's easy to understand.

Through the Chair to staff, I would be allowed to reference this document with the highlights on it?

MS. SCHELL: Through the Chair, yes, you will. And I would request that the applicant

send this in a PDF form so we can include it as part of the final order, and so, yes, absolutely.

COMMISSIONER HOFF: Okay. Thank you.

So amended as follows:

The yellow highlighted portion on the site plan provided by the applicant today, on January 28, 2026, shall be concrete. The unhighlighted portion of the parking lot shall be pavers, as previously described. And the blue highlighted portion of the parking lot shall be asphalt with brick pavers in the designated parking spaces.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Discussion?

MS. SCHELL: Mr. Chair, could I -- one other thing I would like you to address.

Staff had -- in the written portion, the written recommended condition had said for Condition 4, has a size not to exceed (microphone failure) with the modular relationship (microphone failure) --

(Reporter inquiry.)

MS. SCHELL: Okay. Condition 4 that addresses the size of the brick pavers as well

as the modular relationship of the brick pavers but discusses the color, and staff had said that they would ask you all to amend that based on my recommendation, the color shall be approved by the Historic Preservation section. Did you all want to include that?

That's my recommendation because I don't believe it was written as enforceable.

So if the applicant could come up and --

(Mr. Canning approaches the podium.)

MS. SCHELL: -- on the record, affirm whether you are okay with that condition, the color of the brick pavers will be approved by staff.

MR. CANNING: Yes.

MS. SCHELL: So whatever you choose, just run it by them.

MR. CANNING: Very good.

MS. SCHELL: Okay.

So that's part of your --

THE CHAIRMAN: We'll have to amend the motion, I guess --

(Simultaneous speaking.)

MS. SCHELL: (Inaudible) amend the condition, Mr. Hoff?

COMMISSIONER HOFF: Yes, that would be part of the amended condition.

MS. SCHELL: So one other area that language appears is in Condition 15, the brick (microphone failure) the masonry wall, it also talks about the color being brick-like. I would just ask you to strike that and use the -- match the existing brick (microphone failure) to the --

COMMISSIONER HOFF: So I will go on to suggest and amend (microphone failure) to Condition 15 as well, where the brick color will match the approved brick color by the Historic Preservation section.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: So -- all right. An amendment to the motion has been moved and seconded. Let's see. The amendment is for Item Numbers 4 and 15 to -- the colors to be approved by staff and for the -- Number 15, the brick to reasonably match the brick structure or the pavers, as approved by staff.

All in favor of the amendment to the motion, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

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

We're still in discussion on just the general --

MS. SCHELL: If someone wants to move to approve as amended.

THE CHAIRMAN: Move to approve as amended.

COMMISSIONER HOFF: I will.

THE CHAIRMAN: No, it's not to approve the COA. We haven't had discussion about the COA yet. That's -- we have to move the amendment; is that right?

MS. SCHELL: So you already moved and approved an amendment to Mr. Hoff's initial motion. That was approved. So now someone needs to move to approve as amended, and then that will be the entire COA and all the conditions we discussed.

THE CHAIRMAN: Before we do that, any discussion regarding the COA that we have here? Mr. Hoff kind of laid it out regarding the -- what would be put there, but any further discussion on it?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Do you want to make a motion to approve the amendment --

MS. SCHELL: (Speaking off microphone.)

COMMISSIONER HOFF: Through the Chair, I will make a motion to approve the COA as amended.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Any further discussion, then?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By that, your motion passes.

Thank you.

Any commissioners -- and thank you, Applicant, for walking through that with us. We appreciate it.

All right. Next, we're going to move on to Section G, Certificates of Appropriateness, COA-25-33253, located at 0 7th Street East.

Do any commissioners have any ex parte to

declare?

COMMISSIONER HOFF: Through the Chair, yes.

I received a phone call from the applicant about a week and a half ago, just to kind of talk about what he would like to do with his home, nothing too specific.

THE CHAIRMAN: All right. Thank you.

Anyone else?

COMMISSION MEMBERS: (No response.)

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

MS. CAMP: Thank you.

COA-25-33253, for the property at 0 7th Street East, proposes building a new two-story, 1,821-square-foot single-family home on a vacant interior lot in the Springfield Historic District.

The lot sits between an existing two-story house and a vacant parcel on a street with a mix of one- and two-story residential buildings in various styles. The home will feature a hipped roof with an off-center front gable, horizontal lap siding, grouped 1-over-1

windows, and a painted concrete block foundation. It will include a two-story porch with a full-width porch on the first floor and a partial-width porch above. A companion application was also submitted for the neighboring property at the same address.

Although staff is supportive of the applicant's scope of work, we do have concerns about the partial-width porch on the second story of the structure; therefore, we are recommending that the second story porch on the front elevation be full width and the roof form shall have a front gable with a shed roof over the second story porch. This is listed as Condition 13 and 14 in the report.

As conditioned, staff finds the proposed COA consistent and compatible with the design guidelines and the Ordinance Code criteria. As such, we forward to you a recommendation for approval with the conditions noted in the report.

THE CHAIRMAN: Thank you.

Any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Hearing none,

is the applicant here?

(Audience member approaches the podium.)

THE CHAIRMAN: Come up and speak -- just your name and address, and she'll swear you in.

AUDIENCE MEMBER: (Tenders documents.)

THE REPORTER: Could I get your name and address into the microphone for me, please?

AUDIENCE MEMBER: Marianna Singareddy, 1651 Walnut Street, 32206.

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

MS. SINGAREDDY: (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. SINGAREDDY: Yes.

THE REPORTER: Thank you.

MS. SINGAREDDY: Can everybody hear me? Hello? This good?

THE CHAIRMAN: Just speak clearly into -- so she can get it for the recording.

MS. SINGAREDDY: So you received the handouts that's the previously approved and built houses.

And M & M Homes accept all staff conditions except Condition Number 13 and 14. It's about the porch -- second floor porch to be full facade, and also changing the roof lines to a shed -- shed-type roof.

I'm sorry.

So as you see, staff provided also porch analysis map of the corner of the 7th Street where proposed structure in question going to be built, hopefully. And you see all the red dots which indicate the full porch. This is on the first floor, but there's no analysis of what the second porches look like in the structures which is what staff is asking us to change.

M & M Homes done also analysis of the same block, which you can see on Exhibit 2, please. All the green dots, this is contributing structures, and blue dots is new construction houses.

On the next page, you also see the table where summarized. So total, eight houses present on this block. Four out of eight is contributing. And out of four, one is bungalow, one is double full facade porch,

duplex, one -- two of them, one-and-a-half type of porches structures, and then rest is new construction, four more houses.

You can also see what each house looks like in Exhibit 3, and also the new construction that was previously approved.

So the new construction was also mixture of double full facade or bungalows or two-story with single porch. So actually one-and-a-half porches on this block, two building -- historic buildings present, and none of the new construction.

And that's -- this type of structures not only common on this block. You can see in -- next to the exhibit that they are throughout the neighborhood. You can find something similar on the 7th Street, like right next to the block where we propose building of these two houses.

(Timer notification.)

MS. SINGAREDDY: And I'm actually finished.

You can review the pictures.

(Ms. Schell exits the proceedings and Ms. MacGillis enters the proceedings.)

THE CHAIRMAN: Okay. I had a couple of quick questions for you if you have a minute.

So you're only in opposition to Conditions [sic] Number 13 and 14 regarding the second story porch; is that correct?

MS. SINGAREDDY: Yes. That's the only -- second story porch extension, that's what we trying to prevent.

THE CHAIRMAN: Okay. And on your report here, the first page has two properties that are (inaudible) at 125 and 145 West 11th Street. Those are already constructed properties?

MS. SINGAREDDY: Yes. They are constructed, previously been approved on a different block of the [sic] Springfield.

THE CHAIRMAN: All right. Any other questions for the applicant?

COMMISSIONER MORGAN: Through the Chair to the applicant, is there a -- is there a reason that -- what is the reason that you wouldn't want to do a full -- is it a cost thing or is it an aesthetic thing? I just want to hear why you're against this recommendation.

MS. SINGAREDDY: Cost is not an issue, but

it -- it's aesthetic thing, and we also feel like this corner misrepresented with 1.5-style houses because there are two structures with 1.5 porches, and new construction is all either bungalow -- there are two, or just single porch on the bottom and not on the top. So that's -- we just create more variety to the corner.

COMMISSIONER MORGAN: Thank you.

THE CHAIRMAN: Any other questions for the applicant?

COMMISSIONER HOFF: Through the Chair to the applicant, could you speak about Condition Number 14 and why you do not want to agree to that?

MS. SINGAREDDY: Condition 14, the roof form shall be front gable with the shed roof over the second story full-width porch.

Shed type of roof not particularly looking attractive, and it seems like on the corner, all houses, they look like vertical orientation. They, like, really tall, skinny buildings. And if you look at the houses -- even the quadruplex building, it looks like two of -- you know, skinny houses together. It's kind of vertical-oriented houses, and it just

looks nice.

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

MS. SINGAREDDY: Thank you.

THE CHAIRMAN: 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 MORGAN: I'd like to make a motion to approve COA-25-33253.

COMMISSIONER HOFF: I will second for discussion.

THE CHAIRMAN: Any further discussion?

COMMISSIONER HOFF: Through the Chair, so I, personally -- while I would personally, in my own aesthetic taste, prefer a full-width second story porch, I recognize that there are many examples of second story front porches that are not full-size, so I wouldn't have -- I personally wouldn't have a problem removing Conditions 13 and 14.

COMMISSIONER MORGAN: Through the Chair, I tend to agree. There's a part of me that thinks that the full second story would look

more traditional, and yet this is new construction.

From a floor plan standpoint, it looks like it would really serve that primary bedroom to have a little more square footage and do it, but then I look at the actual front elevation and I worry more about symmetry and where those columns would land, and so I -- I just think that if we add more, then it becomes kind of what do we do here and what do we do there, is -- is where I'm at with the shape and the actual scale of the facade.

And I would be okay with removing the conditions as well.

COMMISSIONER LOVE: Through the Chair, I have a question for staff.

I've been reading the staff summary and analysis and just trying to get a better understanding of sort of the idea behind the recommendation. It looks like there was, according to the Sanborn maps, a previous two-story structure that was there with a full-width porch; is that -- would you say that's a driving factor behind that recommendation or is it something else along

the lines of just appearance?

MR. WELLS: Through the Chair to Commissioner Love, that is correct.

So we try to base this -- that's a -- certainly a basis of our decision, in addition to just looking at the streetscape, the block in and of itself, just taking that into consideration, but also just looking at the design of it, just looking at the front elevation, looking at that hipped piece -- the hipped roof piece that kind of juts out from the porch on the second floor. We just wanted to simplify it a little bit and just make it more consistent with the frame vernacular design.

COMMISSIONER LOVE: I understand.

I think I concur with Commissioner Hoff, that I would be okay with omitting 13 and 14.

THE CHAIRMAN: I tend to agree.

The -- 7th Street East right there in that (inaudible) section does seem to be typified by a -- full front porches. It's not uncommon to see this one-and-a-half in the neighborhood and very nearby, just -- maybe it's just a coincidence with the properties that did

survive this area. And with it being a noncontributing structure, it doesn't have to uniformly match the entire street.

So we would need an amendment to the motion, so -- as it is, we approved it with the conditions that are on there.

COMMISSIONER HOFF: Through the Chair, I will move to amend the motion to remove Conditions [sic] Number 13 and 14.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: All right. The amendment is to remove Items [sic] Number 13 and 14 from COA-25-33253.

All those in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. The amendment on the item passes.

And now we need to move the motion as amended, if anybody would like to tackle that.

COMMISSIONER MORGAN: I'd like to make a motion to move COA-25-33253 as amended.

COMMISSIONER LOVE: Second.

THE CHAIRMAN: All in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: The motion to move has passed.

MS. MacGILLIS: (Speaking off microphone.)

THE CHAIRMAN: All right. The -- COA-25-33253 has been approved, striking Conditions 13 and 14.

Next, we'll move on to COA-25-33254, located at 0 7th Street East, next door to the property we just heard.

Do any commissioners have any ex parte to declare?

COMMISSION MEMBERS: (No response.)

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

MS. CAMP: Thank you.

COA-25-33254, for the property at 0 7th Street East, is the neighboring property and companion application to the previous item on the agenda.

The proposed design and scope of work is the same as the previous item; therefore, staff finds this proposed COA, as conditioned, is

consistent and compatible with the design guidelines and the Ordinance Code criteria. As such, we forward to you a recommendation for approval with the conditions noted in the report.

THE CHAIRMAN: Thank you.

Any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Hearing none, if the applicant would like to come up and speak again.

(Ms. Singareddy approaches the podium.)

MS. SINGAREDDY: Do you need my name?

(Discussion held off the record.)

MS. SINGAREDDY: This is mirror image of the same house that we just discussed. If we could please remove conditions -- same conditions, 13 and 14.

THE CHAIRMAN: Thank you.

Any questions for the applicant here?

COMMISSION MEMBERS: (No response.)

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

Is there anyone else here to speak regarding COA-25-33254?

AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: Seeing none, we'll close the public hearing and take a motion.
COMMISSIONER HOFF: Through the Chair, I will make a motion to approve COA-25-33254 with conditions, but striking Conditions 13 and 14.
COMMISSIONER LOVE: Second.
THE CHAIRMAN: Any discussion?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, all those in favor say, aye.
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, the motion passes for COA-25-33254 at 0 7th Street East, approved with conditions, striking Items [sic] Number 13 and 14.
Thank you.
Next, we'll move on to COA-25-33252, located at 120 3rd Street East.
Do any commissioners have any ex parte to declare?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. Hearing none,

we'll open the public hearing and take a staff report.
MR. ARSENAULT: Thank you.
Through the Chair to the Commission, COA-25-33252 is for the new construction of a two-story single-family residence at 120 3rd Street East, within the Springfield Historic District. The subject site is currently a vacant interior lot that is adjacent to a one-story single-family home to the left and a two-story multifamily structure to the right. This block of 3rd Street East is characterized by a mixture of one- and two-story residential structures of predominantly frame vernacular style.
As designed, the proposed 1,000-square-foot two-story home will be a frame vernacular styled residence featuring a front gable with nested gable and hipped element and a rear hipped roof, a recessed entryway and balcony on the left side of the front elevation, simple vertical wood railing, horizontal cementitious siding, single and paired 1-over-1 sash windows, and a raised stucco foundation.

The proposed plans have also been reviewed by Current Planning and Zoning and have been noted to conform with the zoning overlay requirements.
As conditioned, the proposed new construction will be on a vacant interior lot and will be compatible with the mix of one- and two-story single-family and multifamily homes along the street.
The proposed design of the new construction is based off of the frame vernacular style found throughout the Springfield Historic District, and there are elements, such as the materials, height, railing, decorative roof, fence, and proportions of the openings which are consistent with this style.
The overall height of the proposed structure from the finish floor is approximately 28 feet and 10 inches which is generally compatible with the heights of -- sorry -- of adjacent structures along the block. Two-story residences are the dominant typology along this block with a few single-story residences such as the adjacent

structure, 122 3rd Street East.
The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks are -- as shown on the site plan submitted on September 8th, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility.
The proposed design of the new construction includes a front nested gable with a hipped element on the main roof form and a low-pitched hip roof at the rear. Historic roof forms throughout the district are most commonly found to be uniform. As such, staff has conditioned the roof form to be simplified with gable ends on the front elevation and a gable end on the rear elevation with no hipped roof elements on either elevation. This is Condition Number 11.
As conditioned, the design is compatible with the historic frame vernacular structures that are found throughout the district. Most frame vernacular structures throughout the district also feature full-width porches; however, the proposed design features a

recessed porch and balcony on the left side of the front elevation.

To maintain the division of the upper and lower spaces on the most prominent facade, staff has conditioned the design to include a horizontal trim board that extends from the edge of the balcony to the right edge of the front elevation. This trim board will not be carried over to side elevations. And during electronic communication with the applicant, they were amenable to this condition at that time.

As such, staff forwards to you a recommendation for approval with the conditions noted in the report.

THE CHAIRMAN: Thank you.

Any questions for staff?

COMMISSIONER MORGAN: Through the Chair to staff, are -- you had just mentioned something about this having, like, a single recessed porch. And, I mean, I'm looking at this and the first thing that I see is that it's not a full porch, kind of the opposite of what we were just talking about, and I wanted to kind of get your thoughts on that, if you had any

issues with that not being a full porch on the first floor because I don't think that's typical at all.

MR. ARSENAULT: Through the Chair to Commissioner Morgan, this design was reasonably different from the previous two applications. Because it doesn't necessarily have that porch element, it's not necessarily deriving as much from the frame vernacular style as the two previous applications, so our main focus -- I'm trying to find the condition here.

Condition Number 12 was to just show a delineation of the upper and lower space to continue that -- you know, that lower balcony deck part, to continue a trim band along the front for us that would maintain that separation of spaces since this wasn't necessarily getting into the whole, you know, one-and-a-half or, you know, full-width porch that the other two previous applications had.

COMMISSIONER MORGAN: Thank you.

THE CHAIRMAN: Any other questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Would the applicant like to

come up?

(Ms. Singareddy approaches the podium.)

MS. SINGAREDDY: (Tenders documents.)

M & M Homes would like to accept all the proposed conditions except Condition Number 11, the front and rear form -- roof forms shall be simplified to be in gables with no hip roof elements.

I believe there was similar condition discussed last time I was here, probably with different Commission members.

You can see in the handout I put together, as per Historic guidelines, roof could be hips, gables, or a combination. It's on Page 56, highlighted.

And discussion that we had in Exhibit 1, you can see some of the historic structures with the roof on the front gable and hip in the back. They are very difficult to spot because of trees and some houses have no alleys in the back, but that's the ones that I was able to find. If you could please review.

And this is all I have on this.

THE CHAIRMAN: So just to be clear, for Item Number 11, you'd want to keep the gable

roof on the front and the hip roof on the back; is that what you're saying?

MS. SINGAREDDY: Yes, please. Keep roof as is, as pictured, so it's gable on the front and hip in the back.

THE CHAIRMAN: Okay.

Any questions for the applicant?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll call you back if --

MS. SINGAREDDY: Thank you.

THE CHAIRMAN: -- we have any other questions.

Is anyone else here to speak on COA-25-33252?

AUDIENCE MEMBERS: (No response.)

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

COMMISSIONER HOFF: Through the Chair, I will make a motion to approve COA-25-33252 with conditions and modifying Condition Number 11 to read that the house will have a gable on the front and a hipped roof on the rear.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Any discussion regarding

this?

COMMISSIONER HOFF: Through the Chair, yeah, I -- again, I would personally prefer what the staff recommendation is, but there are numerous examples of this type of combination and the design guidelines do say that a combination can be appropriate. This is not a corner lot, so the rear roof line won't be as visible as well.

So that's kind of my rationale.

THE CHAIRMAN: Any other discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Hearing none, all those in favor of approval with conditions of COA-25-33252, with Item Number 11 being amended for the front to be a gable roof and the rear to be a hipped roof.

All those in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: With that, your motion passes, and COA-25-33252 has been approved with conditions.

All right. We'll move on to Item Number

4, COA-25-33103, located at 3544 Fitch Street.

Do any commissioners have any ex parte to declare?

COMMISSION MEMBERS: (No response.)

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

MR. JOHNSON: Thank you.

COA-25-33103, for the property located at 3544 Fitch Street, seeks to conduct wholesale siding replacement. The subject property is on a corner lot with a building footprint that matches what was originally outlined within the 1924/1951 Jacksonville Sanborn map. The building can be described as being constructed in 1924 with -- as a one-story, clipped, side-gabled Colonial Revival style bungalow, some architectural detailing, including a segmented archway supported by two ionic columns, centered entryway with side lights, and a mixture of 6-over-6 and 1-over-1 sash windows with horizontal siding.

According to the original survey of the Riverside Avondale Historic District in 1985, it was noted that the structure had wood or

clapboard siding. The submitted photos of the structure show weatherboard siding that might suggest a surveyor error or that this material may have been replaced sometime afterwards.

The applicant has shared that they have -- they are proposing to replace with Hardie lap siding, and they have also shared that they have reached out for estimates on repairs but would prefer to do wholesale siding replacement due to pricing and cost. And it has been confirmed that the reveal of the Hardiboard -- proposed Hardiboard installation would be able to match the current reveal of the horizontal wood siding.

Due to the lack of evidence from the historic archives, staff -- permits and other pictorial evidence, staff would suggest still that scattered repairs and replacement take place to make it consistent and compatible with the design guidelines and the Ordinance Code criteria. As such, we forward you a recommendation for approval with conditions as noted in the report.

THE CHAIRMAN: Thank you.

So -- I'm looking at the report here. Did

the property owner or applicant supply any evidence, inspection reports, contractor reviews or anything regarding the condition of the siding overall?

MR. JOHNSON: So it's -- they did note there's a lot of water damage, but no WDO report, which, from the amount of photos that they were able to submit -- which I thank them for that, for supplying all of it -- there's a lot of water damage that you can see just bubbling through.

THE CHAIRMAN: Yeah, I can see the water damage in a lot of the photos, and there are some -- some sign it definitely needs to be replaced for sure. I just didn't know if there was any information regarding the entire siding as a whole, (inaudible), any type of reports on that.

MR. JOHNSON: No, there is not.

THE CHAIRMAN: Okay. Any other questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Is the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Feel free to come up.

(Audience member approaches the podium.)
THE CHAIRMAN: State your name and your address and she will swear you in.
AUDIENCE MEMBER: My name is Candy Bilyeu. I live at 3544 Fitch Street.
THE REPORTER: If you would raise your right hand for me, please.
MS. BILYEU: (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. BILYEU: Yes.
THE REPORTER: Thank you.
MS. BILYEU: Hi.
I'm just here to request a simple -- as you could tell by the pictures, a siding repair. We have -- we've only lived there four years, so I'm not aware of any other permits that have been pulled to have the siding changed or if it's ever been replaced.
We have reached out to several companies to get cost estimates on the wood. And just doing the math in my head, it would make more sense to me to have -- go ahead and get

siding -- the Hardiboard siding for -- number one, it's going to last 50 years versus us keep having to repair the wood over, you know, a time span of however long we're there, so I would request that we get the -- the Hardiboard siding.
I mean, it's going to be within the appropriateness of the historic district. The contractor that we're using has done many homes in the area, so ...
THE CHAIRMAN: All right. Any other --
MS. BILYEU: Sorry. I've never done this before.
THE CHAIRMAN: Oh, sure.
MS. BILYEU: I'm sorry.
THE CHAIRMAN: You're fine. No, you're totally fine. That's okay.
MS. BILYEU: Like I said, we've only lived there four years. We've done extensive upgrades already. We've had -- we've had -- we've had the whole under- -- underneath encapsulated and repaired, so -- and steal beams put on to, you know, maintain the home, so we'd request -- like I said, just -- just by doing the cost and the longevity of the

Hardiboard, we believe it would be best.
THE CHAIRMAN: All right. Thank you.
Anybody have any questions for the applicant?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: I would only ask -- you know, when you come before this commission asking for wholesale siding replacement on a historic contributing structure, you know, we would need something showing that this siding is in need of full replacement.
MS. BILYEU: Okay.
THE CHAIRMAN: I mean, I would agree with some of these photos, that there are a number of places where there -- where it is -- wood is starting to rot or has rotted due to water damage, and that's typical of wood -- wood siding homes require regular maintenance on them, but we have to have, like, some sort of evidence of what goes [sic], and that's why staff has recommended that, you know, scattered or piecemeal replacement in the rotten areas to be done versus wholesale siding replacement, so --
That's just to explain to you how it

works. We have to have some evidence, like a WDO report; you could have a licensed contractor, a home inspector, somebody who is an expert in the field to be able to tell us that, yes, all the siding has to be replaced, for whatever reason that is.
MS. BILYEU: Okay.
THE CHAIRMAN: When they come -- a few photos is good, but we need an expert opinion, I guess, is the best way to describe it.
MS. BILYEU: I believe I submitted the contractor report.
THE CHAIRMAN: Well, that was for replacement. That was a bid for replacement; is that correct?
MS. BILYEU: No, I --
THE CHAIRMAN: The Hardi --
MS. BILYEU: No, I submitted the whole contract bid that -- to Drew. Yeah, I emailed that over. It was the whole contract, when we got the estimate for the siding and his reveals.
THE CHAIRMAN: This is for (inaudible) glass --
MS. BILYEU: Yes.

THE CHAIRMAN: -- construction?
I don't believe it speaks to the condition of the wood, though, does it?
MS. BILYEU: Yes.
THE CHAIRMAN: Yeah, I remember looking through this the other day.
So that is -- you know, it's a good estimate from a reliable contractor, for sure, but what we need is evidence to show that the current siding is unrepairable --
MS. BILYEU: Okay.
THE CHAIRMAN: -- you know, is the best way to describe it, so --
MS. BILYEU: Okay.
THE CHAIRMAN: -- because the -- like, I wanted to explain to you kind of what we have to go through here to get --
MS. BILYEU: Okay.
THE CHAIRMAN: All right. Anybody else have any other questions for the applicant?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. We'll call you back up if we have any other questions.
Thank you.
MS. BILYEU: Okay. Thank you.

THE CHAIRMAN: Is there anyone else here to speak regarding COA-25-33103?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, we'll close the public hearing and -- I suppose we should entertain a motion here. The only question is if we would need to defer this, if she wants to defer or to have a decision on this, because as it is, we're approving it with, you know, scattered repair when she's asking for replacement.
So if I could ask the applicant to please come back up to the front here.
(Ms. Bilyeu approaches the podium.)
THE CHAIRMAN: Sorry to make you get back up and down.
MS. BILYEU: That's okay.
THE CHAIRMAN: So what we typically do here is -- you know, currently, it's approved with the conditions for just scattered repair, not a wholesale replacement.
What we can do here in these situations is we -- we can do, like, a one-cycle deferral, like 30 days. You can go get inspection reports or a contractor report, something

saying -- if you want to do wholesale siding replacement, we can consider it if there's more evidence, potentially, that would come to us at the Commission or to staff to show that wholesale siding replacement would be needed --
MS. BILYEU: Okay.
THE CHAIRMAN: -- or we can go ahead and take a vote today. Staff has recommended that there be just scattered replacement, and we haven't seen evidence here to show that, you know, wholesale siding replacement would be needed.
MS. BILYEU: Okay.
THE CHAIRMAN: So you can make the decision. It's up to you. We can either defer it for a month so you have more time to figure that out or we can go ahead and vote on it based on the approval with the conditions that we have here.
MS. BILYEU: Can I -- can I get it deferred so I can get some inspections?
THE CHAIRMAN: Yeah. Absolutely, yeah.
MS. BILYEU: Okay.
THE CHAIRMAN: And just -- a home inspector, WDO --

MS. BILYEU: Okay.
THE CHAIRMAN: -- a contractor, preferably not your siding contractor, but just a separate contractor, a third-party kind of thing is always good --
MS. BILYEU: Okay.
THE CHAIRMAN: -- but some sort of expert in the field that would have some sort of evidence that it would need to all be replaced or if scattered replace- -- whatever the situation is, so --
MS. BILYEU: Okay. Great.
THE CHAIRMAN: So we'll do a one-cycle deferral on COA-25-33103, located at 3544 Fitch Street.
MS. BILYEU: All right. Thank you very much.
THE CHAIRMAN: Thank you.
All right. Next, we'll move to Item Number 5, COA-25-33142, located at 2230 St. Johns Avenue.
Do any commissioners have any ex parte to declare?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. Hearing none,

we'll open the public hearing and take a report from staff.

MR. WELLS: Thank you.

So this application, COA-25-33142, is for the property located at 2230 St. Johns Avenue. The applicant seeks to construct a new single- -- or two-story single-family residence. Again, this is located in the St. Johns Quarter historic district. It is currently a vacant interior lot. It's adjacent to a two [sic] single-family structure on the left, a two-story multifamily structure on the right.

This particular section of the -- St. Johns Avenue is characterized by a mixture of two-story single-family and multifamily residential structures with a variety of architectural styles.

As designed, this proposed home will be a two-story in nature, it will feature a steeply pitched hip roof comprised of asphalt shingles, Hardie shiplap siding on the second floor, brick veneer on the first, a large chimney, arched entryways, and grouped 6-over-1 and 4-over-1 sash windows.

The proposed home will also have a street-visible double-bay garage with paired style doors and a -- square light openings along the front elevation.

According to staff's calculations, the proposed siding of the garage will account for 66 percent of the structure's primary facade.

While staff is overall supportive of infill on this particular lot, we do have some concerns. And so in terms of our report, we'll just focus on those concerns.

So this particular lot was -- previously consisted of a one-and-a-half-story dwelling with a one-story full-width porch on the front and rear. However, this building was demolished in 1981, before the enactment of the St. Johns Quarter historic district.

One thing we want to note in the staff report too. There is a typo here. It says Section 306.106. That should be Section 307. But, nonetheless, we do find that it is consistent with that particular criteria.

But in terms of our concerns, we do find that the design of the proposed structure fails to ensure a compatible relationship with other

properties within this historic district, given its consistency with the architectural styles within the neighborhood.

(Microphone failure.)

(Reporter inquiry.)

MR. WELLS: This is particularly noted for the garage in and of itself (inaudible) the primary facade.

As currently designed, considerable architectural influence is given to the front-facing garage which is inconsistent with the design guidelines. As we'll note, the -- garages should not be situated, based on the guidelines, as a prominent feature of a new home in a historic district and parking should be limited to the side or rear of the structure.

As the -- as such, we find that the proposed design is inconsistent with the guidelines again, and Sections 307.106 -- and there's a note here that it -- it should be (k)(2) and (k)(6) [sic] rather than (k)(1) again. And then Section 307.106 (m)(6).

A couple of other things to note too. We find that the total area of the first floor

is -- for the garage will be around 1,700 square feet, which means that it accounts for 60 percent of the first floor occupancy frontage. As such, we find that the scale, massing, siding, and location of the garage along the primary facade is inconsistent with other surrounding two-story residences.

Again, it's -- as it being a front-facing and readily street-visible garage, it is atypical for the streetscape in this particular historic district. Most residential structures, as you will note in the district and all of the historic districts, they have side parking or street parking. There are no properties on this block that feature a front-facing garage along its primary facade.

So, again, we are overall supportive of infill. We just have concerns about the siding and placement of that garage in and of itself, and so we are forwarding a recommendation for denial for the reasons stated (microphone failure).

THE CHAIRMAN: Thank you.

Any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Hearing none, is the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: If you'll come up, say your name and address, and she will swear you in.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Ronald Root, 2263 River Boulevard, Jacksonville.

THE REPORTER: I am going to swear you in. If you would raise your right hand for me, please.

MR. ROOT: (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. ROOT: I sure do.

THE REPORTER: Thank you.

MR. ROOT: Hello.

I assume that you all have this that was emailed (indicating)? I have hard copies if that is --

THE CHAIRMAN: I believe there was a packet emailed to us -- yeah, I think it was yesterday, I believe.

MR. ROOT: Yes.

THE CHAIRMAN: Yeah. I remember looking through it, yes, sir.

MR. ROOT: Would you prefer that or --

THE CHAIRMAN: If you have a copy, we'll take it.

MR. ROOT: (Tenders documents.)

I apologize for the length of this document, but I, obviously, had a lot to say.

The first part of this document talks about our home where we live, which is the -- as many of you may know, the Maxwell House coffee -- Cheek-Neal Coffee Company house, which is in Riverside. We've lived in that area for 30-plus years, and part of the situation is that the original design of that structure, which was built in 1929, was built to accommodate Model T Ford vehicles and not today's vehicles, so -- as you could tell by the photos on Page 2, the garage is pretty much unusable. You can see the steel support columns that are not very wide and don't accommodate vehicles, so we have basically an 8,000-square-foot house with no garage.

In addition, the -- that area of the

property took on water during Hurricane Irma, so one of the reasons behind this COA is we'd like to build a carriage house structure on an adjoining lot that we own in the next block.

Some of the other things that I wanted to talk about is the background of the St. Johns Quarter historic district. It's distinctly different from Avondale. I don't know how many of you know anything about that area. It's a little six-block area, but it has a huge variety of architectural styles, uses. It's probably 20 percent multifamily, doctors' offices, lawyers' offices, so it's a very mixed, unusual area. And so we feel because of that, this structure is particularly appropriate, both in its style of architecture, but also in use.

Turning further, you can see -- one thing on Page -- Page 4, you can see alleys that are very prominent in Riverside and Avondale. We have no alley, so there's no backyard access to the property that we can incorporate into our design.

And then on Page 5, I went through a number of items. I've been critiquing the

staff report. Our calculation of the primary facade is that the garage takes up 30 percent, not 66 percent. The primary facade is a two-story structure, not a single-story structure. So if you do the math, the garage is only on the first level, so I'm not sure why they got 66 percent.

They've corrected a couple of errors that -- with typos, so I won't go into that.

And then --

(Timer notification.)

MR. ROOT: -- on Page 6 -- should I --

THE CHAIRMAN: You can finish your thought real quick, yeah. Go ahead.

MR. ROOT: Keep going?

THE CHAIRMAN: Yeah, just get through your thoughts quick, go ahead.

MR. ROOT: On Page 6, you can see there's a front-facing garage that's pretty evident. Now, staff would tell you that, well, this is not the front page -- front of the house, but it obviously fronts the river, and every structure along the river faces the river. And so this happens to have a front entrance on Copeland Street, but it has a River Boulevard

address, and so -- this is the most prominent feature of that house, whether you want to mince words with primary, secondary facade, different ways to look at it.

You will also note that in the -- on Page 6 there, the lower right photograph shows the parking in front of the house. So there are structures within the neighborhood that don't have side parking or rear parking.

And then on Page 7, you will see a number of garage structures that exist within the neighborhood. Those are very evidently not what you would find maybe, perhaps in Avondale when -- and you'll see that these are mixed across the street from primary facade structures.

So like at the corner of Osceola and St. Johns Avenue, you have three structures that face Osceola Street and one structure that faces St. Johns Avenue, and this particular top left photo faces the same way the other three do, so you see the garage.

Then lastly -- I'll try to finish up, but on Page 9 you will see that -- this is the picture of the original house that was on this.

And our design that Bill Leuthold did is intended to be very similar in size and appearance with a hip roof, to this -- this particular structure.

Lastly, I'll say that on Page 10, there's a perfect example of what we want to do. If you look at the Cay -- Colonel Cay carriage house and main home that's located on the bottom of Page 10, the two blue areas, the largest is his original home that was constructed in the early 1900s. He had a carriage house that faced May Street which is now a hair salon.

But if you turn to the next page, you will see that the -- that the carriage house had a large garage door facing May Street, so it was -- this particular thing that we want to do is very accepted if you look at historical standards.

You'll see the further picture, there's parking in the front of it that existed during that time.

So overall, we feel like this particular design is -- is a design that should be approved, and we think there's evidence in

history, and we think the eclecticness [sic] of the St. Johns Quarter is a place where it would fit.

THE CHAIRMAN: Thank you.

Any questions for the applicant here?

MR. ROOT: Can I add one more thing?

THE CHAIRMAN: Quickly, yeah.

MR. ROOT: There were two exhibits that were also part of what I sent, and they're photographs from 30 years ago when the St. Johns [sic] Historic District was approved, of every structure in the area, if you wanted to get a feel for what the area looks like.

And then the second was photographs of most of the buildings that -- with a focus on the parking and the garages.

THE CHAIRMAN: Thank you.

MR. ROOT: Uh-huh.

THE CHAIRMAN: We'll call you up if we have any questions.

MR. ROOT: All right.

THE CHAIRMAN: Is there anyone else here to speak regarding COA-25-33142?

(Audience member approaches the podium.)

AUDIENCE MEMBER: William Leuthold, 2742

Herschel Street, Jacksonville.

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

MR. LEUTHOLD: (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. LEUTHOLD: Absolutely.

THE REPORTER: Thank you.

MR. LEUTHOLD: I'm Bill Leuthold. I'm the architect on this project. I've been here many times before presenting projects, and this is the first one where we have a staff recommendation of denial.

I can certainly see it. I mean, it's -- there's some differences with the garage doors forward, but there are very many reasons for doing that.

This is intended to be a carriage house for the big house. If you're familiar with the big house, it's a very prominent house in the neighborhood. And the garage is unfunctional [sic] now. So the only way we could get a garage to work for that house is to capture

this property and put the garage on the new property.

The request was for a four-car garage. There's no way on this 100-by-50-foot lot that we can put a four-car garage and then have a usable structure in front of it to use as a residence. So the best way we could -- came up with was to conceal that garage as -- in the first floor of a two-story structure, a two-story structure that's very similar to the structure that was demolished there several years ago. There was a historic structure on the property.

We concealed the size of that garage inside by not putting four doors on the front. You're [sic] not doing that. We're putting two on the front, and these could be carriage-style doors. They're meant to look like they could have been built historically in the house. And a house of this -- where the owners live now, the Roots live now, you know, it's the big house, and it would have had a separate garage if they were building it today, you know, people with current needs.

It does take up most of the first floor,

but that's so we can conceal the garage. The rest of that first floor is an entry foyer for the house that's on the second floor. It also has some room there for an office, so it's very useable. We have porches on the front and the rear.

By putting the garage -- we had to put the garage where it's facing forward. There's no alley in the back. And the site is so small, we can't really drive alongside. There's no room for a side entry to the garage. And if we want a rear entry, we would ruin the property for use as a house.

What we have now is -- it's contiguous to the big house property in the back. And if we put parking back there, it just -- it ruins the connection. So by having the driveway come into the front, we don't cover the entire property with paving. And we have a porch in the -- two-story porch, so they can look out over the big property out to the river.

So it makes the house so much better by concealing the size of this garage in the house, accessing it from the front, and it becomes a very usable house.

According to the review, the house passed on every thing that it's supposed to pass on; height, proportion of windows and doors, relationship to building masses, setbacks, and spaces, roof shape, scale, directional expression --

(Timer notification.)

MR. LEUTHOLD: -- architectural details. It passed all of that.

THE CHAIRMAN: You can finish your thought.

MR. LEUTHOLD: Okay.

It's a house that is designed well. I designed it. I design houses that I've won awards from you guys. I mean, this house is made of great materials. The scale, the proportion, everything fits this part of the neighborhood perfectly.

There also is -- as Ron mentioned, there are other forward-facing garages. They may be on corners. One of them is on a main part of a house, but it's not going to be something that's going to stand out.

We had an idea to maybe conceal the doors by building a wall around, but the wall would

just close off the house to the neighborhood. We don't want that either. So we want to keep it open, access it from the front, build a house that functions very well, has a backyard that's usable, that connects to the other property. We just wanted everything to work, so that's all I have to say.

THE CHAIRMAN: Thank 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: Shannon Blankinship. I'm with Riverside Avondale Preservation, 2623 Herschel Street, 32205.

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

MS. BLANKINSHIP: (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. BLANKINSHIP: I do.

THE REPORTER: Thank you.

MS. BLANKINSHIP: Mr. Leuthold has given some excellent analyses of this project. There are some -- some really incredible aspects of it that are in keeping with the neighborhood and the unique characteristics of both the St. Johns Quarter and the Riverside Avondale Historic District; however, this commission has been very diligent in not approving front-facing garages, as well as front-facing dual-car garages in the past when applicants have come forward with it.

It is something that we're seeing increasingly that applicants would like to have as cars do become larger and people have more cars, and so that's why staying strong with the rules in the historic district will retain the characteristics that we have.

Thank you so much.

THE CHAIRMAN: Thank you.

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 MORGAN: I'd like to make a

motion to deny COA-25-33142.

COMMISSIONER LOVE: Second.

THE CHAIRMAN: Any discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: I will start off and say I tend to agree with staff's recommendation regarding the two-car garage in the front being a major feature. Percentagewise or not, I think it's -- we typically do not see this in the neighborhood where the main, primary structure on a lot faces and becomes a -- two-car garages, or one for most times, but usually not two.

The inside and how far the garage goes back in the house doesn't necessarily affect my opinion of it necessarily, it's more so just the fact that there's two prominent garage doors at the front of the house facing the street.

And when you look at this, this looks very much like a carriage house that we would see at the rear of a property where the -- the garage is either facing the alley or the house, and it really -- it reads like that.

And I just can't -- I have to agree with

staff's recommendation regarding their analysis with the two-car garages facing the front.

COMMISSIONER LOVE: To the Chair, I tend to agree. Looking at the -- the facade, to me, it looks like a carriage house. I agree with that. It actually reminds me of Fire Station Number 2, sort of -- it seems visually to be focused on parking accommodations when I look at it.

And I have a tough time with this one. I think I agree with staff as well.

COMMISSIONER MORGAN: I'll just note that I also agree with staff and feel that this would be more appropriate behind a home, as a carriage house.

COMMISSIONER HOFF: Through the Chair, so I do agree that the current design would not fit the character of the neighborhood for the reasons listed. I think that perhaps if the garage portion was set further back or even if this same structure was placed and recessed on the large property, the main house, then that could even work, but the position of the property as the primary structure on that lot with the garages being the primary feature is

not compatible in my point of view.

THE CHAIRMAN: Any other discussion on it? Are we all in agreement here?

COMMISSIONER LOVE: Through the Chair, I do have a question for the architect, if maybe you could come back up.

(Mr. Leuthold approaches the podium.)

MR. LEUTHOLD: Yes.

COMMISSIONER LOVE: Thank you so much.

You said something that stood out to me. You mentioned parking in the rear being not really feasible. And you mentioned, I think -- I don't want to put words in your mouth. You said something along the lines of there would be a disconnect between the two properties. Can you explain that a little bit more?

MR. LEUTHOLD: Well, we have adjacent properties, the big house and the -- and this structure. To put parking between the house and the -- or even a separate garage between the house and the second house, it blocks that connection.

If we could enter the garage from the front, we have yards that are contiguous, then you can look at -- you know, connect the yards,

play in the yards, you know, work in the yards, still -- where they are altogether. If we had to bring the cars to the back, put a garage back there, it blocks that. It blocks the ability to have -- this house have a view to the back, to the other property and the river.

So it really opens up the rear of the property rather than pave the whole property.

COMMISSIONER LOVE: Thank you.

I just have one thing to say about that. I think that's the other thing that I kind of have trouble with too because there seems to almost be two dueling intentions for this structure, if I'm hearing correctly that it's to going to provide parking; yes, but that it's also going to be a stand-alone home.

And I feel like -- while I understand what you said, I feel like the proposed solution is certainly geared towards parking, and I think there's maybe a disconnect there, certainly in my mind anyway.

THE CHAIRMAN: Any further discussion on it?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Now we have a

motion on the table to deny COA-25-33142, located at 2230 St. Johns Avenue.

All those in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, COA-25-33142 has been denied.

We're getting close -- a couple of minutes away from that two-hour time, and I don't want to take up another agenda item before then, so right now we'll take a quick, roughly ten-minute break and then we will resume.

Thank you.

(Ms. Schell reenters the proceedings and Ms. MacGillis exits the proceedings.)

(Whereupon, a brief recess was taken.)

THE CHAIRMAN: All right, everybody. Thank you for your patience. We'll get started here again, back on Section J, under Minor Modifications, Item Number 1, MMA-25-33208, located at 2010 Main Street North.

I'd like to recognize Commissioner Hoff at this time.

COMMISSIONER HOFF: Yes. Through the

Chair, per the Office of General Counsel's recommendation, I'm going to abstain from this vote because I'm the person that initiated this investigation.

THE CHAIRMAN: Thank you, Commissioner Hoff.

Do any other commissioners have any other ex parte to declare?

COMMISSION MEMBERS: (No response.)

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

MR. ARSENAULT: Thank you.

Through the Chair to the Commission, MMA-25-33208 seeks after-the-fact approval for the modification to the scope of work approved in COA-24-30865 for the property at 2010 Main Street North for alterations to a contributing property within the Springfield Historic District.

The subject site is a rectangular-shaped interior lot on the west side of the -- Main Street North, between 10th Street West and Cottage Avenue. The existing primary structure is a frame vernacular which has been altered

through the enclosure of the two-story open front porch and the replacement of its windows and doors. The building is characterized by its hipped metal roof and rectangular layout. The structure has functioned as a duplex.

The scope of work would involve modifying the previous administrative approval for window replacement to allow for smaller, fixed 2-over-2 windows with grills between glass on the front elevation. The reason for this modification is that the applicant has already installed the current windows.

Based on the conditions of COA-24-30865, the windows that have been installed on the front elevation are in violation of Conditions [sic] Number 2, Number 3, Number 4, Number 6, Number 7, Number 8, and Number 9.

This report will focus on the modification to the scope of work for the window installation referenced in a previously approved application, COA-24-30865. Staff shall note that this is considered after-the-fact work.

Two permits were created for window and siding replacement, one for either address

associated with this duplex. Each permit was associated with the siding and windows that correlated to those sections of the duplex.

The permit for 2010 Main Street North was voided and was never approved. The permit number is there. The permit for 2008 Main Street North was approved; however, this address was not correctly flagged for Historic review at that time and the permit was reviewed by a private provider. As such, an affidavit showing compliance with the approved COA was never received and the permits for window replacement were never reviewed by HPS staff.

The Ordinance Code criteria outlines a general criteria that focuses on the effect that certain changes make within the district. The proposed installation of windows stated in Conditions [sic] Number 3, Number 4, and Number 7 specifically of the previously approved COA ensure that the new windows will be compatible with the historic window openings previously extant on the structure and historic openings throughout the district, in addition to meeting Ordinance Code criteria.

The proposed modification to the scope of

work conflicts with the latest version of the HPS window supplement and the supplements at that time, making the new scope of work inconsistent with the Ordinance Code criteria and the window supplement.

Grills between glass is an incompatible design feature for modern windows. The size of the openings of the two upper-story windows were not maintained, and the windows are not 1-over-1 sash windows per the previous approval and the historic fenestration on the structure.

Furthermore, standard 9 of the Secretary of Interior Standards for Rehabilitation refer to any alterations being compatible with the massing, size, scale, and architectural features of the historic site and district as a whole to protect the integrity of both the structure and its surrounding properties.

The proposed modification to the window design and size on the front three windows is inconsistent with standard 9 by making the windows significantly smaller than the previously extant windows on the structure; fixed, which is inconsistent with the historic sash style of the previous extant windows on

the structure; and by permitting them to have grills between glass which is incompatible with historic structures.

As such, we forward to you a recommendation for denial for this minor modification.

THE CHAIRMAN: Thank you.

Any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Hearing none, is the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Would you guys like to come up and speak?

AUDIENCE MEMBERS: Yes.

THE CHAIRMAN: Just one of you at a time.

(Audience member approaches the podium.)

THE CHAIRMAN: Please state your name and address and she will swear you in.

AUDIENCE MEMBER: 2010 North Main Street.

THE REPORTER: I'm sorry --

AUDIENCE MEMBER: 2010 North Main Street.

THE CHAIRMAN: I need your name first, please.

AUDIENCE MEMBER: Lisandra.

THE REPORTER: And then your address, please.

MS. DIAZ: 2010 North Main Street.

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

MS. DIAZ: (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. DIAZ: I do.

THE REPORTER: Thank you.

MS. DIAZ: Can I move it?

Well --

THE CHAIRMAN: You have to speak clearly into the microphone. They're kind of -- you have to be kind of up on it. I'm sorry.

MS. DIAZ: All right. So I just want to begin by saying that I fully understand the City's need of this matter. I have read the concerns that were raised and I truly respect the responsibility you carry in protecting the historic district, Springfield.

I want to be very clear and honest with you. This situation was never an attempt to

ignore the Certificate of Appropriateness or to move forward knowing we were doing something wrong. What happened was an honest mistake during construction. I trusted my contractor.

I'm sorry. I'm sorry.

I trusted my contractor to do the work correctly, and this was our first major project. I didn't have the experience to know otherwise. I only became aware that -- I only became aware that something was wrong when I received a citation from you guys. That moment was devastating for us.

I understand the concern about setting a precedent, and I want you to know that I'm not asking for special treatment or a free pass. I'm not asking you to weaken the standards that protect this district. I'm simply asking you to look at this situation with an open heart and to consider the human impact behind it.

Why I'm saying that, why I'm crying -- I'm sorry, I'm reading because right now my mind is everywhere. And I want you to fully understand why I'm saying this.

This project demanded far more than ever imagined. What was supposed to be a three- to

five-month renovation turned into more than a year of delays and stress and unexpected costs, huge costs.

Today, the home is finished, finally, and occupied with renters. Asking us to undo completely construction would mean tearing into finished work, displacing people, and placing us in a financial situation that would be extremely difficult for us to recover from.

With this in mind, I respectfully ask the Commission to consider one of two options: First, I ask you to allow the windows to remain as they are. While I understand the concern about the dimensions, the windows were professionally installed, are safe and are well maintained. If this is not an option, I understand that, but if the Commission feels comfortable approving, then I ask for a compromise. Please allow the existing window openings to remain and require only that the window type be changed to be better matched [sic] the historic guidelines. This would allow us to correct the mistake in good faith without the devastating costs and disruption of completely rebuilding the openings.

(Timer notification.)

MS. DIAZ: Just one more sentence.

Thank you for your time, your compassion, and for the important work you do to protect this historic community.

Thank you, guys. I'm so sorry about this.

If you have any questions, please ...

THE CHAIRMAN: Thank you.

Do any commissioners have any questions for the applicant?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Thank you. We'll call you up if we have any other questions or anything.

MS. DIAZ: Thank you.

THE CHAIRMAN: Thank you.

Is there anyone else here to speak regarding this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Or excuse me, MMA?

AUDIENCE MEMBERS: (No response.)

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

COMMISSIONER MORGAN: I make a motion to deny MMA-25-33208.

COMMISSIONER LOVE: Second.

THE CHAIRMAN: Any discussion?

COMMISSIONER MORGAN: I just want to say that I think this is a really unfortunate situation. And I'm not sure why that contractor is not here, and I hope you can get in touch with him and he helps you make this right.

THE CHAIRMAN: Thank you.

Yeah, I would say that, you know, if -- if this came to us as an original COA, we probably wouldn't approve it as it is, so -- by the historic guidelines, we're -- have to follow to [sic] that. And I agree, maybe the contractor can help make it right, but, unfortunately -- I understand the difficulty of having to do this, but, unfortunately, we wouldn't have approved it this way if this were a new COA coming to us, so we have to stick with the guidelines here.

Any other discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. There's a motion on the table to deny MMA-25-33208.

All those in favor, say aye.

COMMISSION MEMBERS: Aye.

(Commissioner Hoff abstains from voting.)
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, the motion is passed to deny.
Thank you.
We've already -- moving on, we've already done public comments on K earlier, and so we'll move on to Section M, information. We have a presentation from WOW Windowboxes.
AUDIENCE MEMBER: Can I bring a prop?
THE CHAIRMAN: Absolutely. We love props. We've got to liven it up around here. We get a little show.
THE REPORTER: I do not have to swear you in, but if you would state your name for the record, please.
AUDIENCE MEMBER: Mark Edmonston.
THE REPORTER: Thank you.
And you work for?
MR. EDMONSTON: WOW Windowboxes of Jacksonville.
THE REPORTER: Thank you.
MR. EDMONSTON: So I have just some pamphlets for each of you all I can hand out,

if that's okay?
THE CHAIRMAN: Yeah, sure. That's fine.
MR. EDMONSTON: The address says Cincinnati on the back. That's where the company started.
So thank you for having me today. I really appreciate the opportunity to speak with y'all. And thank you, Arimus, Drew, Caleb, and Brandy as well.
I'm the local owner of WOW Windowboxes of Jacksonville. Our work focuses on custom building and installation of high-quality PVC window boxes and planters, but for the sake of this discussion it's going to be focused on window boxes.
Here is an example of a display window box that we will use at shows and things like that. I'll be happy to bring this up if you want to take a look at it. This needs one more coat of paint, but you get kind of the idea. If anyone wants to see it, I will leave it up here and you can take a look.
We also provide auto irrigation and seasonal plantings to our clients. It's a real -- I'll get to the pictures in a minute.

It's a real set-it-and-forget-it service that started 15 years ago in Cincinnati, Ohio.
Last year, they began offering a limited number of franchises to expand their footprint and bring the beauty and the convenience that they've had in Cincinnati for a while to other communities and cities around the country. We were fortunate to purchase a franchise and get approved and bring it to Jacksonville, Florida. Our official territory is Duval County, all the way up to Glynn County, Georgia, so Brunswick, Sea Island is our footprint. There's another franchise group, just food for thought, that has St. Johns and Clay County, so you will probably be seeing a lot of us as you drive up and down Northeast Florida and the First Coast and Southeast Georgia.
We officially launch in March. We're currently in our ramp-up period. During our ramp-up phase, we received strong interest from residents and businesses in our historic districts. Before committing to any work, it's my responsibility and privilege to speak with y'all. We see the Commission and Riverside Avondale Preservation as a partner in this and

want to work collaboratively to make sure each installation respects the character of the home and the historic neighborhoods.
Windows boxes are obviously a decorative element that's been a part of historic architecture for century [sic], particularly in cities like Charleston, South Carolina, Savannah, New Orleans, among many other cities around the country. They add visual interest, charm, without changing the underlying structure of a building.
I have some pictures here that cycle through. The first few here are from Cincinnati, and we picked out some pictures of structures and buildings, some are businesses, most are residences that are similar to some of our structures and buildings in the materials, use, in our historic districts.
This is in Cincinnati (indicating), and then also in a historic area, if you're familiar of -- with Newport, Kentucky. There are some other pictures as well, but Arimus is busy.
I've also included pictures from Wayne Wood's -- yeah, just -- from Wayne Wood, the --

I call it the Jacksonville Architecture Bible. These are some more here (indicating). These are all PVC, these are all mounted into the structures there. Those are Cincinnati and Newport.

You can keep going down.

You kind of get the idea, but I wanted to get to -- this is still Cincinnati.

But I wanted to get to just a couple. Those two on the left here are on St. Johns Avenue. Those are current window boxes. The one on the left is actually a Fiberglass window box. I do not recommend those, by the way, if you're interested in a window box. If you currently have one, I'm sorry if I just offended you.

That one there is a PVC style window box there on St. Johns Avenue as well. Those are great. I would say, respectfully, ours fit the windows proportionally better. They're going to go a little bit longer than the window sill and -- and make the window look a little fuller.

There are some images from Wayne Wood's Jacksonville Architectural History [sic] book.

It's hard to see, but these homes have window boxes on them. These are pictures from that book. And I don't want to assume anything, but it appears that these window boxes were done after the construction of the home.

And you can kind of just scroll through these. I'm not going to go through each individual one.

There's a commercial -- Biscotti's, where they have some of Anita's flower arrangements there, mounted and screwed into the brick there on -- on there.

You can keep going down.

And then the last few here -- this one here on the right and then the last several are from Charleston, South Carolina. I've spoken to a lady there who has a small business. She mainly -- she went and installed window boxes, but mainly she's filling current ones, and a majority of the ones that she does, they're on -- south of Broad and Rainbow Road, if you're familiar with Charleston. There are many of them. Most of them are PVC material and mounted into the structure as well.

And so I just wanted to provide those just

for some context.

My hope is our work in Jacksonville's historic districts can be approved at the administrative level, through -- through the staff. A core principle of our business -- I'm kind of bearing the lead here -- is reversibility. These are not permanent. They are not permanent architectural features. Our goal is simple, to add beauty in a way that represents the historic fabric of Jacksonville's neighborhoods while ensuring the installations are safe, (indecipherable), and reversible. If they're ever removed, the home can be returned to its original condition. We look forward to adding beauty and charm throughout Jacksonville and especially in our historic districts.

Thank you for your time. Happy to answer any questions.

THE CHAIRMAN: Thank you.

Any questions for the gentleman?

COMMISSIONER MORGAN: Through the Chair, how are they installed if it's reversible?

I'm looking specifically at this Charleston one. Are you drilling into the

brick? Is it clips? The window -- how is it installed?

MR. EDMONSTON: Great question.

I cannot speak for how those window boxes in Charleston have been installed, but our windows boxes -- and I will grab this just as an example. We screw through this back baseboard (indicating) into the structure using the appropriate hardware for -- whether it's stucco, brick, masonry, Hardiboard, you know, siding, et cetera.

COMMISSIONER MORGAN: Thank you.

COMMISSIONER HOFF: Through the Chair to the guest, so does that also include wood siding?

MR. EDMONSTON: Correct.

COMMISSIONER HOFF: And how do you avoid damaging the connection area with the natural wood siding over time?

I would think that that would become an area where water and other things could enter over time.

MR. EDMONSTON: Where we are -- where we use the hardware to go into the structure; is that what you're asking?

COMMISSIONER HOFF: Yes.
MR. EDMONSTON: Yeah. So we -- depending on the material, we will use caulk and seal the hole before we put in, you know, the screws, whether it's masonry or for wood, et cetera. And that's the standard practice across the board.
THE CHAIRMAN: Okay. Thank you. Appreciate it. Thank you for your time today.
MR. EDMONSTON: Thank you.
THE CHAIRMAN: Quick question for staff here. I would assume that -- I don't remember seeing this, but I don't think window boxes are anywhere in the guidelines, right?
MR. WELLS: To the Chair, that's correct. It's such a very particular (inaudible) that we didn't include it in, like, the matrix or the guidelines.
(Reporter inquiry.)
MR. WELLS: The matrix or the guidelines.
THE CHAIRMAN: And I see the need for PVC or other materials just because, if you're putting soil and water in there, having a wood box there would be something that would rot away pretty quickly, so I guess -- I mean, do

we -- is this something that we need to do to -- if this is entering our market, is there something we need to do to update the guidelines or the matrix or it's just something we consider on a case-by-case basis?
MR. WELLS: I think from an initial standpoint, I just -- when we had Mark come in and present the idea, we found that this potentially could be something we could review at the administrative level and then just forward to you all on a case-by-case basis, especially with him confirming that this would not damage the historic brick or siding or anything of that nature, so that gave us some comfort there. And especially since these are custom made so they can fit the width and the profile of the window opening, so that's a huge plus.
So we found that it could be potentially administrative, I just need to discuss with General Counsel just how we want to address this in terms of the COA -- how it falls under a list of activities for COAs.
THE CHAIRMAN: Okay.
MR. WELLS: I think, if anything, it would

be helpful for us -- from a staff standpoint, just looking at that magazine there, just the designs that the window boxes come in, is there a particular design or is this something that you all just kind of want to leave at the discretion of staff? I mean, we could make it to fit the architectural style of the home itself, but if you all want to limit it to three or so designs, we could do that as well.
THE CHAIRMAN: Okay.
COMMISSIONER HOFF: Through the Chair to staff, I -- one important aspect of (inaudible) --
(Reporter inquiry.)
COMMISSIONER HOFF: Through the Chair to staff, one important note, at least in my opinion, is that -- the guest presenter did say that that had one coat of paint on it. So if these are approved administratively, I would encourage painting them to be a requirement so it does not appear to be made out of PVC, which, obviously, is a material that we typically do not like to see.
MR. WELLS: Thank you.
MR. EDMONSTON: Can I make a

clarification?
THE CHAIRMAN: I think you said that it needed -- it needed one more coat is what you said.
MR. EDMONSTON: Yeah, we did two coats for white and then any color gets three coats --
THE CHAIRMAN: Gotcha.
MR. EDMONSTON: -- after thorough sanding and caulking.
THE CHAIRMAN: Gotcha. Thank you.
All right. Moving on, Item Number 2, demolition delay report, we don't have anything on there for today.
And then we have pending legislation. We have one item.
MR. WELLS: (Speaking off microphone.)
THE CHAIRMAN: Pending legislation, we just have that one item if you want to go over it real quick.
MR. WELLS: Thank you.
Give me one second while I change the screen here.
Okay. So when the book was published, I had one item for you. This is just the ordinance, 2025-0881. This is to express

support for the nomination of the Main Street Bridge for listing on the National Register of Historic Places. It was approved by City Council earlier this month.

One new item I do want to include in here, and this is something I just was alerted of yesterday afternoon, so -- hence, it's -- why it's not in the book. But we did receive notification about a resolution, this is Resolution 2026-80 [sic]. This is a request to replace Commissioner Montoya with a new person, so this -- his name is Ilya Soroka. So we did reach out to him just to coordinate training and whatnot, so -- just wanted to notify you all about that. I am still trying to make contact with Commissioner Montoya just to clarify the news and whatnot, so I'll be doing that shortly after this meeting.

THE CHAIRMAN: All right. So we have someone replacing Montoya. Do we still -- it means we still have one open space, right?

MS. SCHELL: Through the Chair, that's correct. And if he is approved and there are no delays, he would be confirmed by council on the 24th, and then the 25th is the next

meeting, so this person could potentially, if there are no delays, be at the next meeting as a commissioner.

THE CHAIRMAN: Okay.

COMMISSIONER HOFF: Through the Chair to staff, do you happen to know if he has any certified (microphone failure) professional expertise?

MR. WELLS: Through the Chair to Commissioner Hoff, so on -- and all I have to go on was just the exhibits that were included within the resolution itself, so I do encourage you to look at those, but it does show that his profession background is of a developer. I believe he has an educational background and has built some schools and whatnot.

THE CHAIRMAN: All right. Great.

So --

COMMISSIONER MORGAN: Through the Chair to staff, what is this person's name again?

AUDIENCE MEMBERS: Through the Chair, it's Ilya, so it's, like, I-l-y-a.

COMMISSIONER MORGAN: Okay.

MR. WELLS: Soroka.

THE REPORTER: Can you spell that, please?

MR. WELLS: S-o-r-o-s-k-a [sic].

THE REPORTER: Are you guessing?

MR. WELLS: Yes, slightly.

THE CHAIRMAN: All right. Nothing under notification of improvement projects.

Under old business, I would ask the staff to put on here place markers for the Landmarking Committee and Demolition by Neglect Committee updates on there just so we don't lose the momentum that was built off these committees and we can have a discussion about things that are going on.

Commissioner Epstein is not here, but if Commissioner Hoff had anything to add regarding the Demolition by Neglect, (inaudible) some people that have some potential legislation from Peluso that you're trying to work through.

COMMISSIONER HOFF: Yes. Thank you.

Councilman Peluso called a publicly noticed meeting a few weeks ago to talk about demolition by neglect; I was asked to come. And this was just kind of a general meeting, I would say, to kind of throw out some ideas that Councilman Peluso had, the primary of which came from the Demolition by Neglect Task Force

recommendation to partner with a nonprofit organization that could receive some -- some of the properties that may be in danger of demolition by neglect. So he had Mr. Alan Bliss there from the Jacksonville History Center. I believe they've had some conversations about the Jacksonville History Center playing a role in being that nonprofit organization, hypothetically, but it sounded like there was still much, much to figure out.

And, obviously, Mr. Wells was there, as well as the Office of General Counsel.

One thing that I would request is -- I believe Mr. Wells, at the time, brought -- created a document with some updates as to where certain Task Force recommendations were, and he provided me a copy of that. I promptly lost it, so I didn't even look -- you know, so I think, if possible, it would be great to distribute that to the commissioners.

And I know the last time we were here we talked about the letter, so -- I have no idea what the status of that is, so I would like to hear about it.

THE CHAIRMAN: Do you have anything to add

or --

MR. WELLS: Yeah, I was going to respond to that question.

Yeah, so staff is aware of the letter. We're working on it. It's been elevated above me, so there's -- (inaudible) a look at it as well. (Inaudible) just make sure we're coordinating with the administration, so -- to -- since we are potentially sending this out to the -- thousands of folks, so --

(Reporter inquiry.)

MR. WELLS: We will have an update to you for the next meeting.

COMMISSIONER HOFF: Fantastic.

COMMISSIONER MORGAN: Through the Chair to Commissioner Hoff, when you say that Alan's organization may be that nonprofit that we're pairing with, does that mean that we're still working with the Community Land Trust or was that not finalized?

COMMISSIONER HOFF: So just to clarify, "we" aren't working with anyone.

COMMISSIONER MORGAN: Well, (inaudible) --

COMMISSIONER HOFF: Yeah, the -- Councilman Peluso thinks that there is a

process, based on what our research and our recommendation had and his conversations with the mayor's office, that there could be a process to where homes that are in danger of demolition by neglect could be facilitated to a nonprofit. The Community Land Trust sometime ago kind of mentioned that they weren't sure if they could be that organization at this time.

Councilman Peluso has had his own conversations with the Jacksonville History Center, so what was discussed at the meeting was that the Jacksonville History Center could potentially spin off some other nonprofit that would be the technical receiver of these properties, but it was made clear that this is all just hypothetical and that there's lots of work to do. Work would be needed to get support on council, and that even if all this worked out as hoped, they would start off relatively slow.

So that's (inaudible) from my knowledge.

COMMISSIONER MORGAN: Thank you.

THE CHAIRMAN: And Commissioner Epstein is not here from the Landmarking Committee, but I just know that we're -- I think we've gone

through the review/information gathering phase and we're starting to move it into -- I think we have one more review/information gathering, I think that's going on, and then we're moving on to building a report, and -- off of that, so it's moving along as well.

COMMISSIONER HOFF: If I may ask one other question about old business?

THE CHAIRMAN: Go ahead.

COMMISSIONER HOFF: To Mr. Wells, could you talk about 1522 North Pearl Street and the windows, what the public comment was at the very beginning, how the COA was withdrawn; after many, many months of trying to work with the applicant, she withdrew her COA, and if it wasn't administratively right after that, how does that work, I guess?

MR. WELLS: So through the Chair to Commissioner Hoff, long story short, the applicant -- again, yeah, she withdrew her commission-based COA. She notified staff that she was going to consider -- reconsider some other options and get back to us.

She submitted a COA later for window replacement and she notified staff that instead

of doing the previously requested vinyl window product, she was going to adhere to our recommendations from the initial standpoint and do a wood product that could match the profile, dimensions, (inaudible), all that at the administrative level; hence, why she was approved administratively.

And so that's something you all have -- gave us discretion via the 2026 COA matrix, and we went about it that way.

COMMISSIONER HOFF: Okay. Thank you.

THE CHAIRMAN: So it's a wood clad or a wood blend product?

MR. WELLS: That's correct.

THE CHAIRMAN: Okay.

All right. Anything else for the good of the Commission?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, we will adjourn the Historic Preservation Commission meeting for today.

(The proceedings were concluded at 3:53 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 11th day of February 2026.

_____

Diane M. Tropia
Florida Professional Reporter

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4. Public Hearing on Applications

Jacksonville
Historic Preservation
Commission

A. Call to Order

Jacksonville
Historic Preservation
Commission

B. Deferred Items

Jacksonville
Historic Preservation
Commission

C. Consent Agenda

Jacksonville
Historic Preservation
Commission

COA-25-33353

1338 Belvedere Ave

February 25, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-26-33353

Address: 1338 Belvedere Ave, RE# 079759-0000

Location: South Side of Belvedere Ave, between Remington Street and Fitch Street

Owner: John Clapp
1338 Belvedere Ave
Jacksonville, FL 32205

Applicant: Same as owner

Year Built: N/A

Designation: Riverside-Avondale

Request: New Construction – Accessory Structure

Summary Scope of Work:

1. New Construction of an accessory structure
2. Removal of shed and pergola (administrative)

Recommendation: **Approve with Conditions**

Conditions:

1. Materials and design shall be substantially consistent with the revised elevation drawings submitted on February 6, 2026, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be substantially consistent with the site plan submitted on February 6, 2026, or as otherwise approved by the Historic Preservation Section.
3. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
4. Cementitious siding or water-resistant PVC trim for boards near or touching the ground can be used (no vinyl or PVC).
5. Wood materials shall be painted or stained.
6. The new roof on the accessory structure shall be shingled in a color similar to the existing primary structure.
7. The entrance doors shall be consistent with the Door Design Guidelines set forth by the Historic Preservation Section.

8. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verify compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-26-33353 seeks to construct a one-story accessory structure at 1338 Belvedere Avenue, a contributing structure within the Riverside-Avondale Historic District. The proposed new construction is designed as a one-story, gable roofed 417 square foot accessory structure with horizontal siding that will be placed near the rear property line. The form of the proposed structure will match the primary structure on the property. There was a shed and pergola previously existing where the proposed structure will go; these have been previously removed.

It is Staff's recommendation that this scope of work be approved with conditions as the proposed site plan and design of the new construction are consistent with the Design Guidelines of the Historic District and the Secretary of the Interior's Standards for Rehabilitation. The proposed plans have also been reviewed by Current Planning and Zoning and have been noted to conform to 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:

- According to the Sanborn Maps Jacksonville 1913-May 1951 vol. 3, 1924-May 1951, the subject property previously had a one-story accessory structure. The placement of the proposed new construction would be consistent to where the previous structure was.
- The proposed new construction of the accessory structure will be used as an Additional Dwelling Unit (ADU). After review by the Current Planning Division, the proposed accessory structure is consistent with the Zoning Code for the Riverside-Avondale Historic District.

- The proposed location of the new construction is located behind the primary structure and is considered subordinate in design. The use of a gable roof form along with its horizontal siding matches the primary structure, making it consistent with Section 307.106(k)(1 and 3).
- The proposed new construction will be located behind the primary structure and is considered not readily street-visible, making it consistent with Section 307.106(k)(2).
- The proposed work can be completed within a reasonable period of time, making it consistent with Section 307.106(k)(4)
- The overall height of the proposed structure from the finished floor is approximately thirteen (13) feet and six (6) inches, which is compatible with the heights of the adjacent structures. The proposed work is consistent with Section 307.106(m)(1).
- The proposed new construction will be located at the rear of the property behind and detached from the primary structure; therefore, it will not cause an increase in the footprint of the primary structure. As such, this is consistent with Section 307.106(m)(3).
- As designed, the height and roof form of the proposed addition is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Section 307.106(m)(4).
- One-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 one-story residences. The side and rear setbacks as shown on the site plan submitted on February 6, 2026, are consistent with other nearby structures, making it consistent with Section 307.106(m)(6).
- 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 how any new construction shall retain the historic character of a property. The proposed accessory structure will be placed on the rear of the property and not alter the primary structure in any way. The proposed location is consistent with the historic placement of garages and carriage houses within the Historic District. As such, the proposed scope of work is consistent with Standard Two.
    - Standard Nine refers to how related new construction shall be compatible with the existing architectural features of the property. The proposed accessory structure complements the primary structure. Additionally, the structure will be subordinate in height to the primary structure. As such, the proposed scope of work is also consistent with Standard Nine.

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

- Section 307.106(k) General Standards: 1-4
- Section 307.106(m) Guidelines on New Construction: 1, 3, 4, and 6
- Historic District Design Guidelines, Section on “New Construction”

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

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

New Construction

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

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

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

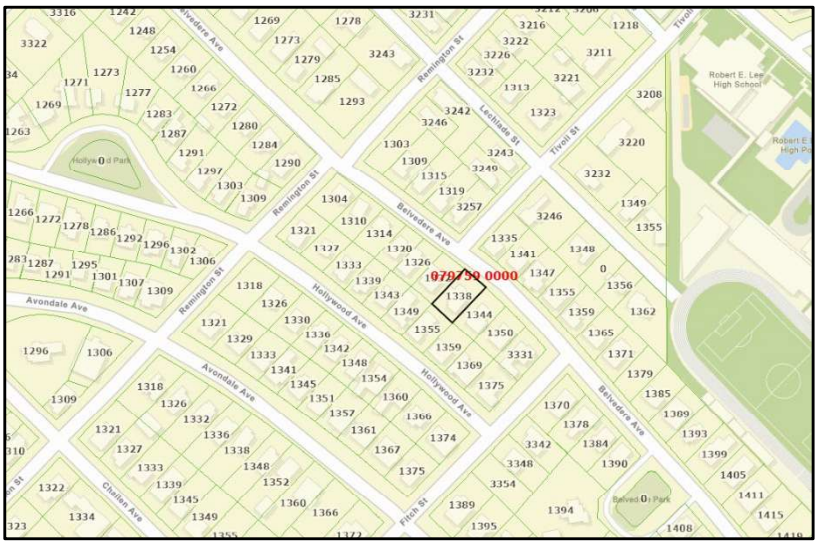
- 307.106(m)(6) – *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

Historic District Design Guidelines, "New Construction"

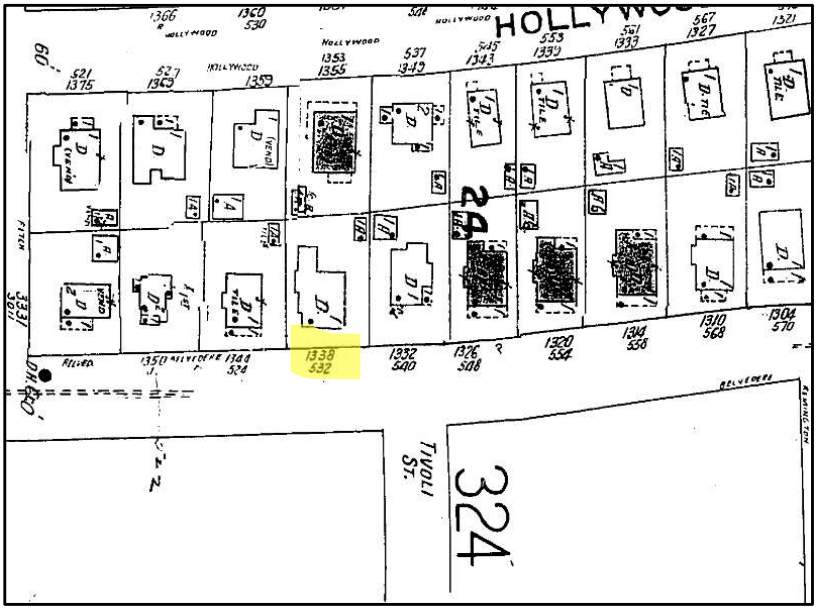
- Secretary of the interior's Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

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

LOCATION MAP



JACKSONVILLE SANBORN MAP SCREENSHOT

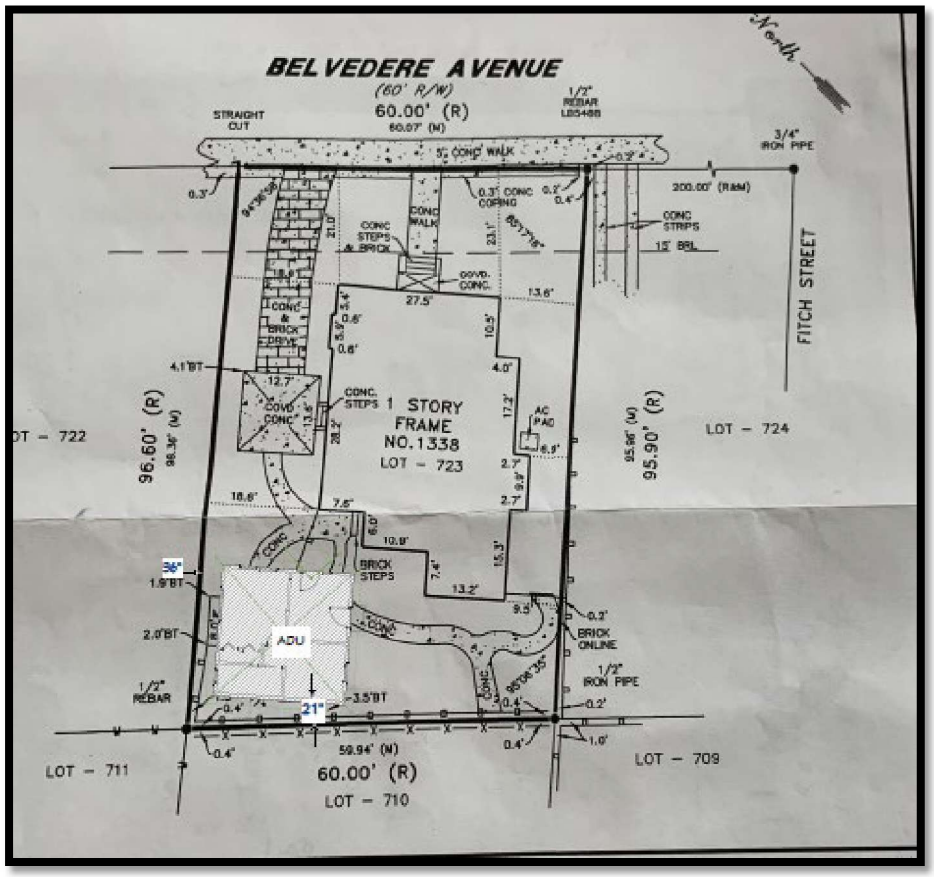


(Jacksonville 1913-May 1951 vol. 3, 1924-May 1951, Sheet 330)

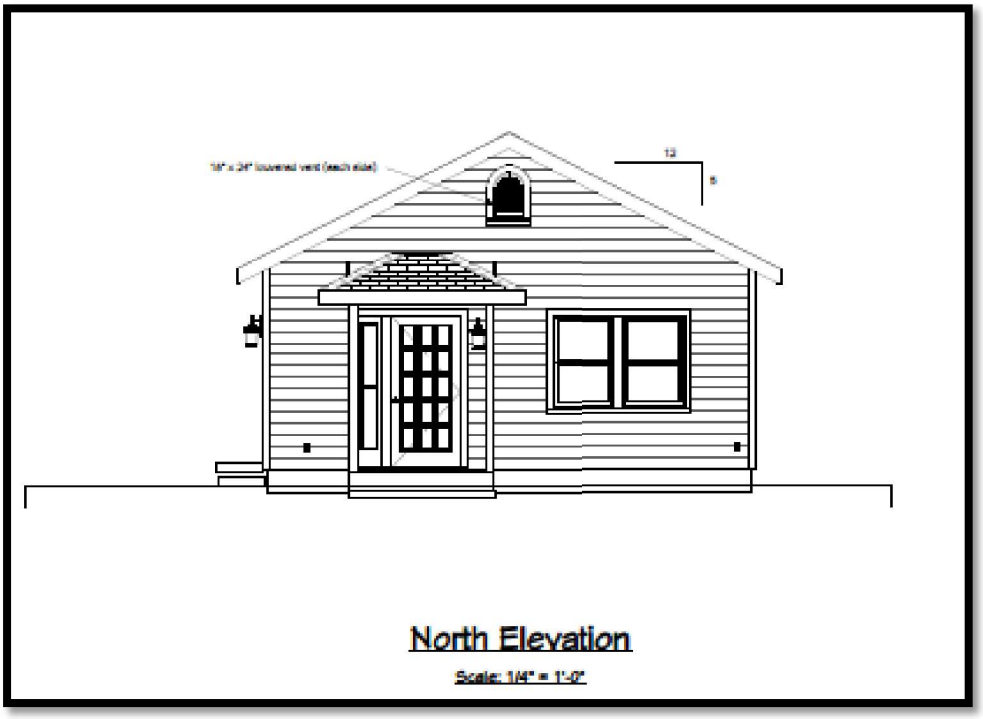
PHOTO OF SIGN POSTED AT PROPERTY

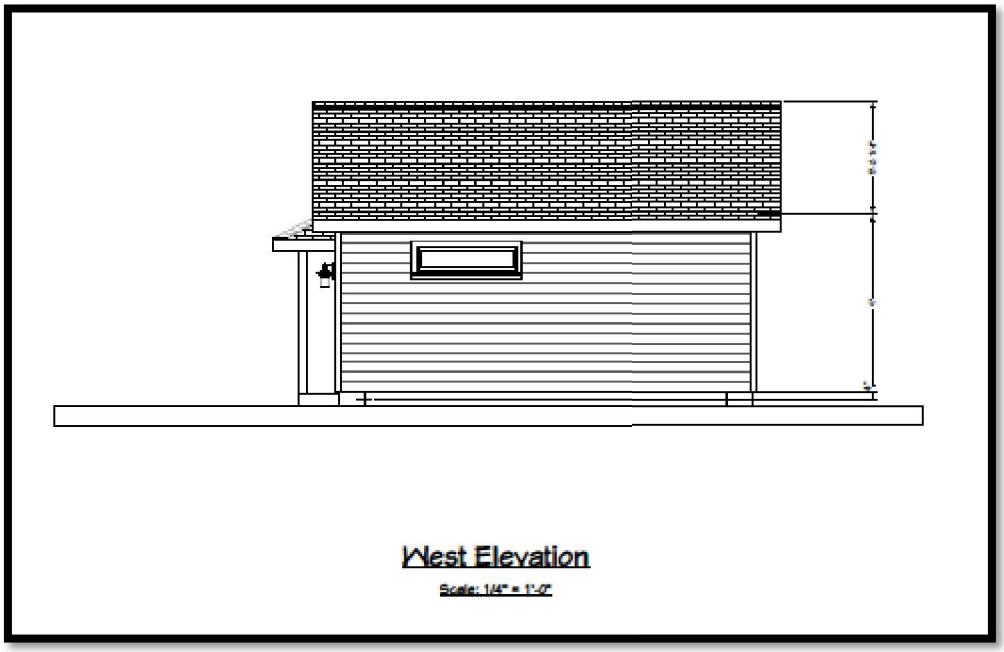


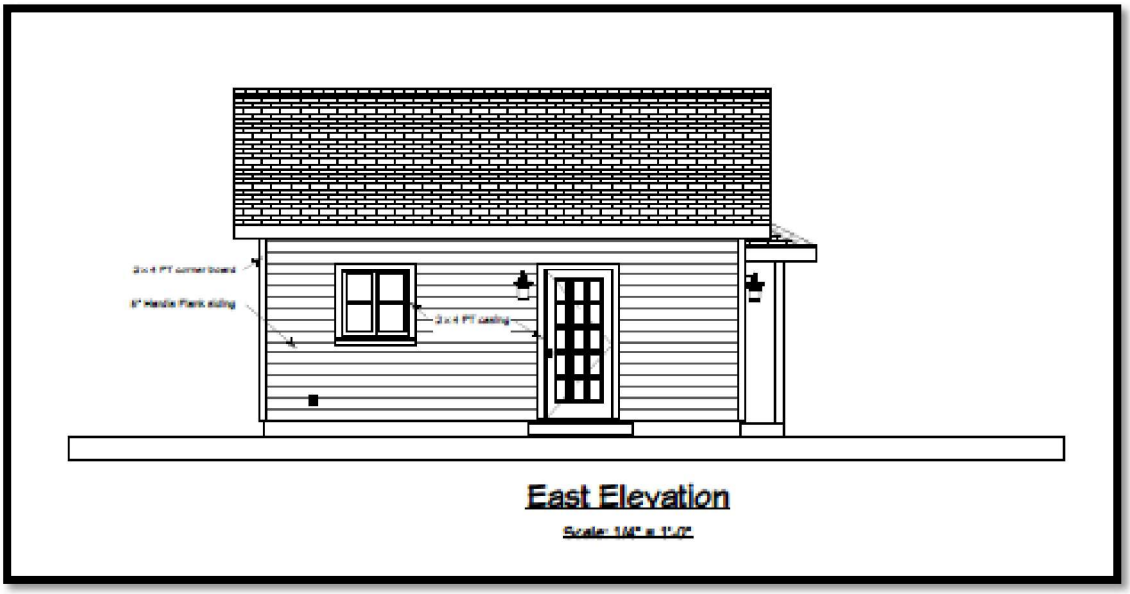
SITE PLAN SUBMITTED FEBRUARY 6, 2026

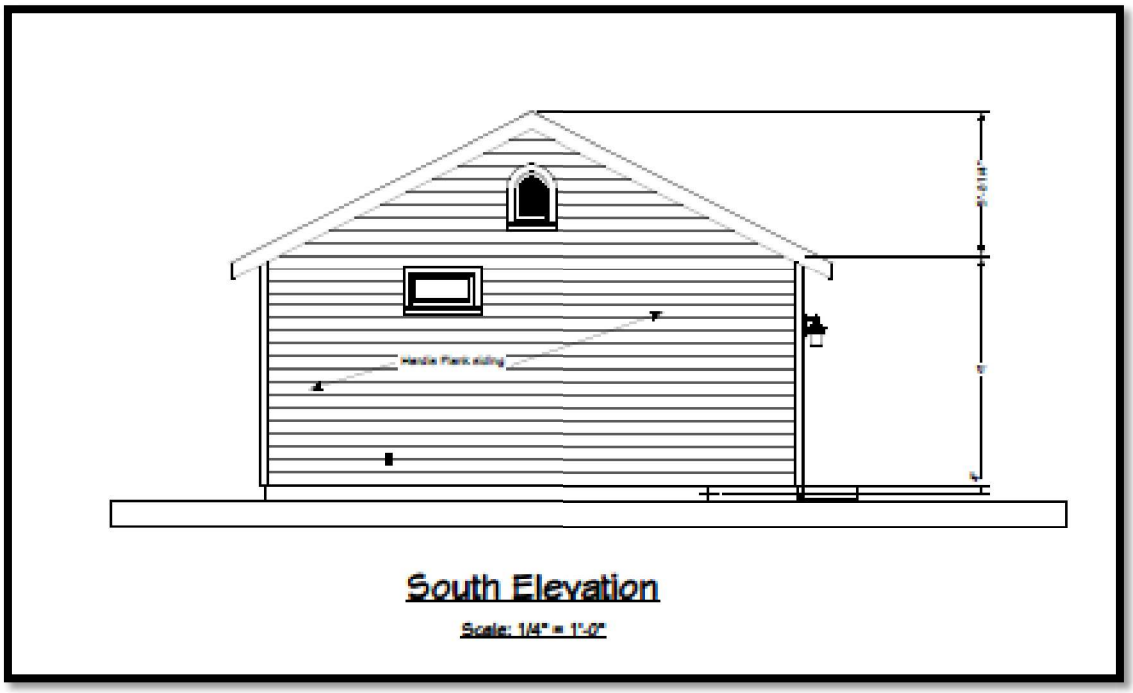


PROPOSED ELEVATIONS REVISED ON FEBRUARY 6, 2026






East Elevation

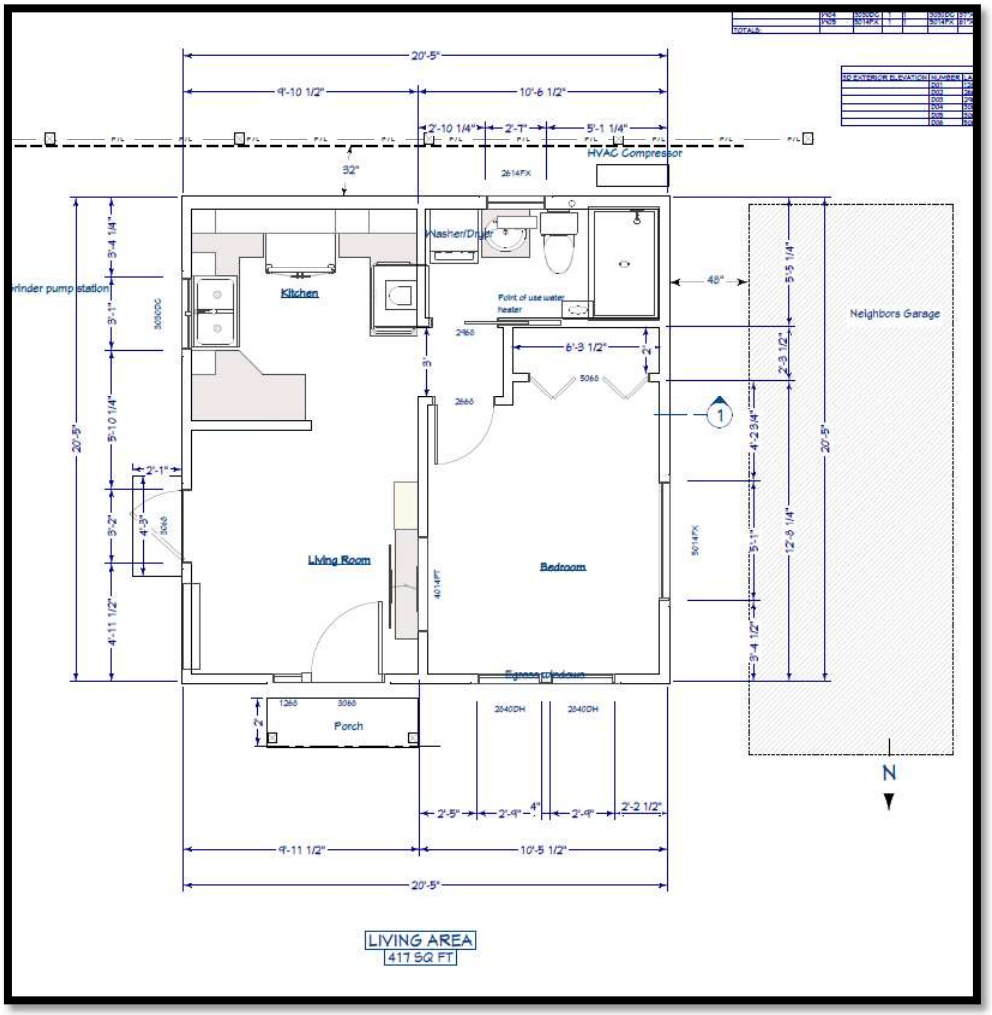

South Elevation
Scale: 1/4" = 1'-0"

PHOTOS OF PROPERTY





FLOOR PLAN


20'-5"
9'-10 1/2"
10'-6 1/2"
2'-10 1/4"
2'-7"
5'-1 1/4"
HVAC Compressor
32"
Kitchen
Washer/Dryer
Point of use water heater
48"
Neighbors Garage
6'-3 1/2"
Living Room
Bedroom
Egress window
Porch
N
9'-11 1/2"
10'-5 1/2"
20'-5"
LIVING AREA
417 SQ FT

Application For Certificate Of Appropriateness

Application Info

Tracking #	33353	**Application Status**	FOUND SUFFICIENT
Date Started	01/14/2026	**Date Submitted**	01/14/2026

Planning and Development Department Info

COA # COA-26-33353

Admin Review ☐

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 2/25/2026

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name CLAPP **First Name** JOHN **Middle Name** MCTEER

Company Name

Mailing Address 1338 BELVEDERE AVENUE

City JAX **State** FL **Zip Code** 32205

Phone 423 534 1019 **Fax** 904 **Email** JOHNNYCLAPP@GMAIL.COM

General Information On Owner(s)

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

Last Name CLAPP **First Name** JOHN **Middle Name** MCTEER

Company/Trust Name

Mailing Address 1338 BELVEDERE AVENUE

City JAX **State** FL **Zip Code** 32205

Phone 4235341019 **Fax** 904 **Email** JOHNNYCLAPP@GMAIL.COM

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

Last Name CLAPP **First Name** SILVIA **Middle Name** R

Company/Trust Name

Mailing Address 1338 BELVEDERE AVENUE

City JAX **State** FL **Zip Code** 32205

Phone 6784929815 **Fax** **Email** SILVIACLAPP@YAHOO.COM

Description Of Property

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

Map	RE#
	079759 0000

Location Of Property

General Location Riverside/Avondale Historic District

House # 1338 **Street Name, Type and Direction** BELVEDERE AVE **Zip Code** 32205

Type Of Improvement

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

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

Proposed Work
ADU

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: 1/27/2026

COA#: 26-33353

Address: 1338 Belvedere Ave Jacksonville FL. 32205

Owner: John Clapp.

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 33353 **were posted on the property/site located at:**

1338 Belvedere Ave

Real Estate Number(s)

0797590000

Street Address

Jacksonville, FL 32205

City, State Zip Code

Printed Name John Clapp

Signature

Dated this 27 day of JAN., 2026


NOTICE
THE CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING
FOR APPLICATION #: H-33353
A REQUEST FOR: New construction
FOR MORE INFORMATION
PLEASE CALL 904-255-7800

7-31 43-2S-26E
AVONDALE
LOT 723

CLAPP JOHN M
1338 BELVEDERE AVE
JACKSONVILLE, FL 32205

2025

R-079759-0000

PRINTED 10/10/2025
BY: pao

Map Id: 6421 502101.24 1.50 1.00 1.00 AVONDALE N & CENTRAL

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	8 HORIZONTAL LAP	100	37.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	12 HARDWOOD	75	10.00
Int Flooring	11 CER CLAY TILE	25	4.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

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

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000
Size Adj.	1.0000
TOTAL ADJUSTED POINTS	137
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	4	04	100.00	0.00	1.00	100

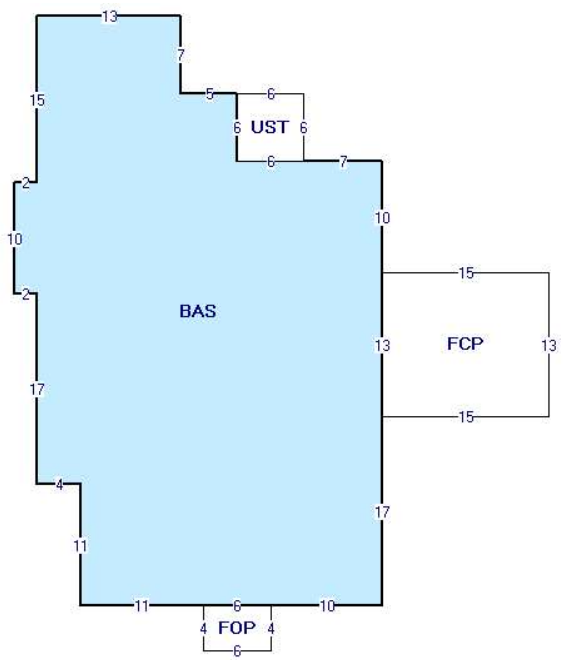
REPL. COST NEW	AVB	EYB	DT	NORM	% GOOD
282,284	1924	1980	R2	32.50	67.50%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,415		X	100	1,415	181,560
FCP	195			25	49	6,287
FOP	24			30	7	898
UST	36			40	14	1,796
	1,670			1,415	1,485	$190,542

ACREAGE 0.00 PRICE/SF 128.31

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1338 BELVEDERE AVE JACKSONVILLE 32205- 0101 SFR 1 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	190,542
EXTRA FEATURE VALUE	1,466
TOTAL MARKET LAND VALUE	141,900
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	333,908
ASSESSED VALUE	245,543
CAP BASE YEAR	2018
TAXABLE VALUE	139,821
EXEMPTIONS	HB HX SX TP
TOTAL EXEMPTIONS VALUE	55,722
SENIOR EXEMPTION VALUE	50,000
SR/HISTORIC TAXABLE VALUE	139,821

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
23341	ADDN			15,000	05/10/1996

BUILDING DIMENSIONS

FCP:33,23:=E15 S13 W15 N13 $ BAS:33,13:=W13 N6 W5 N7 W13 S15 W2 S10 E2 S17 E4 S11 E27 N40 $ FOP:23,53:=S4 W6 N4 E6 $ UST:20,13:=N6 E6 S6 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	17961	00328	04/25/2017	WD	Q	I	01	272000	0	N	0	SENHAUSEN AMELIA	CLAPP JOHN M	20170510
2	06900	02388	05/14/1990	WD	Q	I	02	82000	0	N	0			
3	06238	00699	11/24/1986	WD	U	I	01	78000	0	N	0			
4	06007	00592	08/27/1985	WD	U	I	01	65000	0	N	0			

LN	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1	FPMR7	Fireplace Masonry	1	100.00	0.00	0	0	1.00	4	100	4,420.00	5,304.00	100	1924	1924		20	1,061
2	SHAR2	Shed Aluminum	1	100.00	0.00	10	12	120.00	2	100	18.75	16.88	100	1996	1996	2008	20	405

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	11/06/1996	TWS
LAND LINES	04/19/2004	SFB
VALUE REVIEW	06/26/2025	KK1
TRIENNIAL	05/30/2012	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	96.00	100.00	60.00	F	1	0.86	1.00	2,750.00	2,365.00	141,900

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Architectural Drawings and Site Plan

Clapp Residence ADU

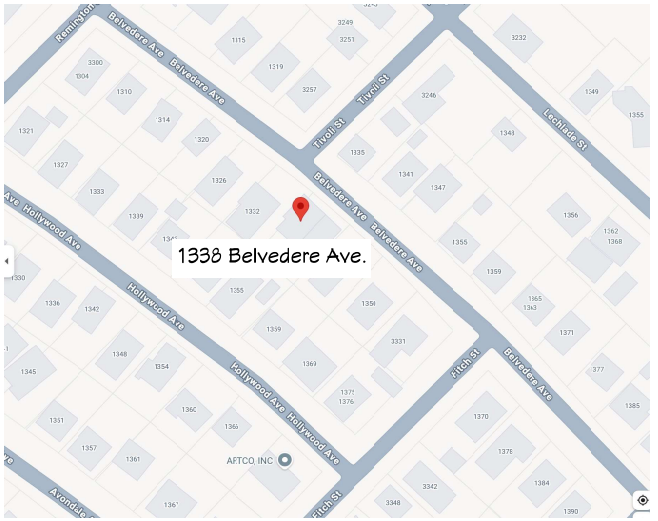


Narrative:

Construct ADU with accessible space.
1. Enclosed conditioned space: 417 sqf.
2. Area of unenclosed space: 36 sqf

Sheet

A-1	Cover Sheet
A-2	Specifications
A-3	Site Plan
A-4	Elevations
A-5	Floor Plan & Sections, Schedule
A-6	Foundation & Roof Plan
A-7	Electric Plan
A-8	Standard Construction Details
A-9	Kitchen Details & Bath Details
A-10	Siding & Flashing Details
A-11	Door installation Details
A-12	Door installation Details
A-13	Window installation Details
A-14	Window installation Details
A-15	Soffit installation



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT & CONFORMS TO 2023 FBC - Residential, 8th edition. ALSO SEE ATTACHED ENGINEERING. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

NO. | DESCRIPTION | BY | DATE

SHEET TITLE: Cover Sheet

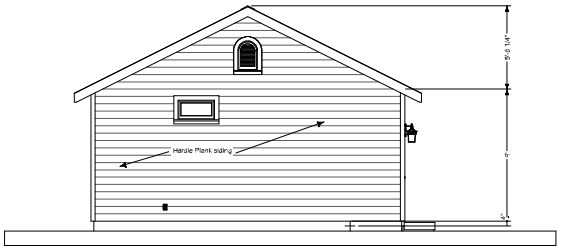
PROJECT DESCRIPTION: Clapp ADU

DRAWINGS PROVIDED BY:
R. G. WHITE CONSTRUCTION, INC.
P. O. BOX 14734
JACKSONVILLE, FL 32238
904-778-8352

DATE: 1/26/2026

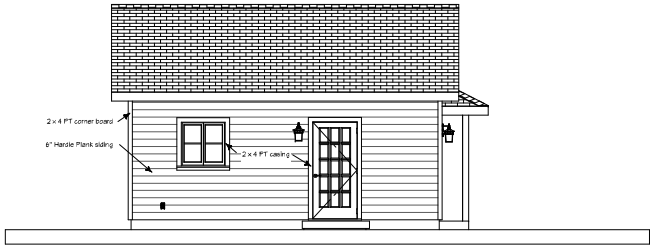
SCALE:

SHEET: 1 of 15



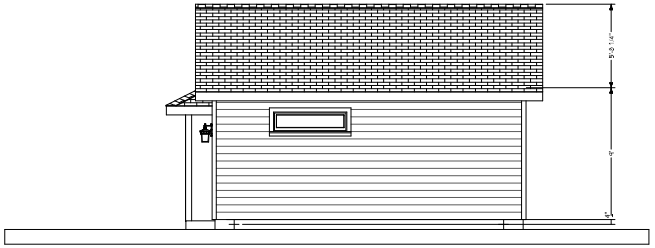
South Elevation

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



East Elevation

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



West Elevation

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



North Elevation

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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Elevations

PROJECT DESCRIPTION: Clapp ADU

DRAWINGS PROVIDED BY:
R. G. WHITE CONSTRUJCTION, INC.
P. O. BOX 14734
JACKSONVILLE, FL 32238
904-778-8352

DATE: 1/26/2026

SCALE: As Noted

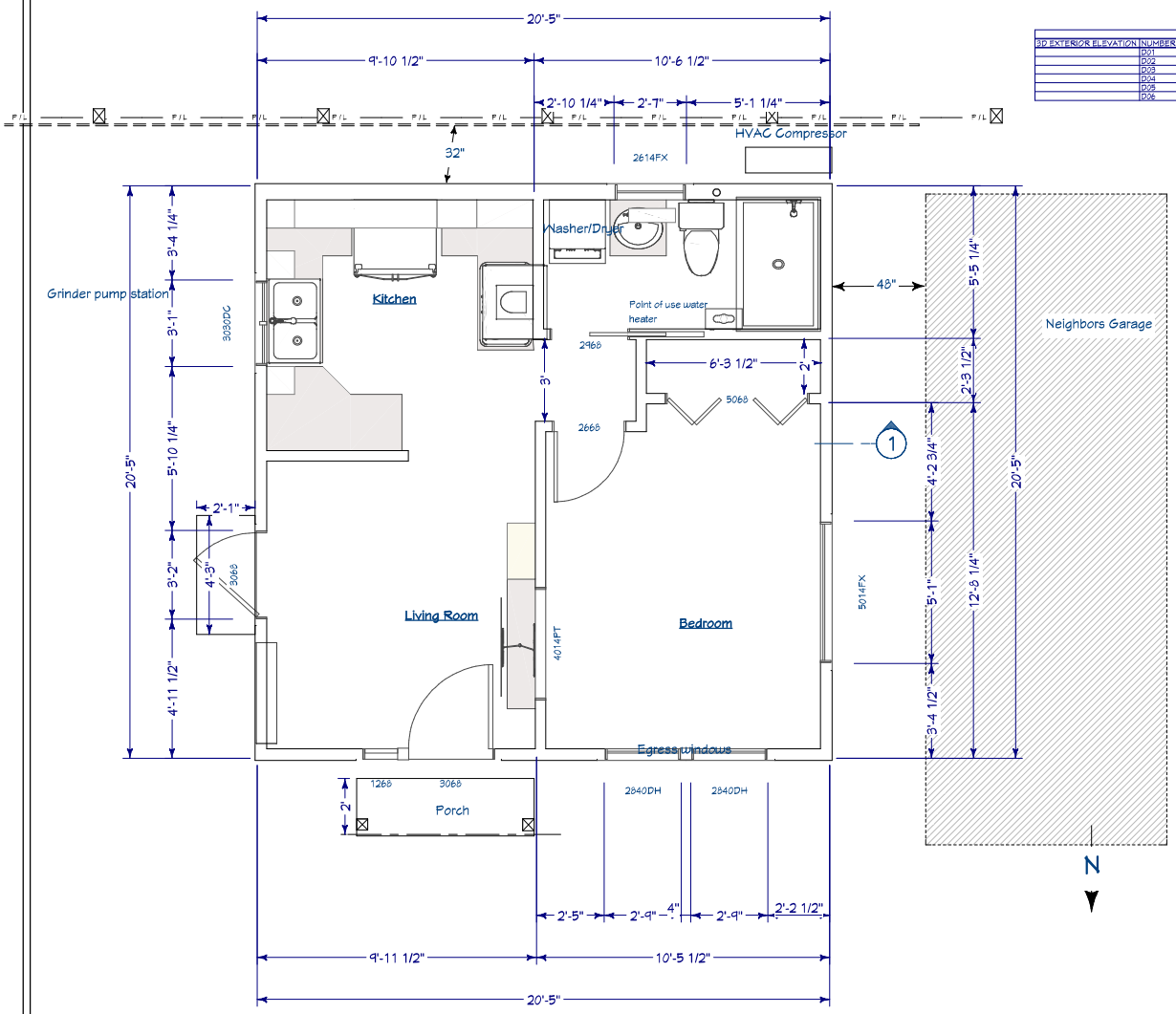
SHEET: 4 of 15

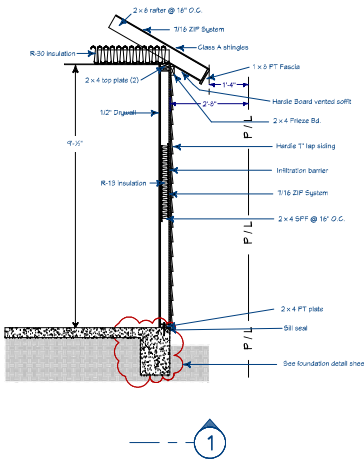
WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS	AREA, ACTUAL (SQ FT)	SHGC	TEMPERED	U-FACTOR
	W01	2614FX	1	1	2614FX	31"X11"		FIXED GLASS	2X6X34" (2)	11562	ANDERSON	ENERGY STAR	8.33	0.2		0.27
	W02	2840DH	1	1	2840DH	33"X49"		DOUBLE HUNG	2X6X36" (2)	15906	ANDERSEN	ENERGY STAR	10.67	0.19		0.29
	W03	2840DH	1	1	2840DH	33"X49"		DOUBLE HUNG	2X6X36" (2)	15906	ANDERSEN	ENERGY STAR	10.67	0.3		0.3
	W04	3030DC	1	1	3030DC	37"X37"		DOUBLE CASEMENT-LHL/RHL	2X6X40" (2)	15906	ANDERSEN	ENERGY STAR	9.0	0.11		0.27
	W05	5014FX	1	1	5014FX	61"X11"		FIXED GLASS	2X6X64" (2)	11562	ANDERSEN	ENERGY STAR	6.67	0.3		0.3
TOTALS:													40.34			

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
	D01	1268	1	1	1268 EX	16"X83"	EXT. FIXED-1722 TRADITIONAL SIDELIGHT	2X6X14" (2)	15204	PLASTPRO	
	D02	2868	1	1	2868 R.IN	32"X82 1/2"	HINGED SLAB				
	D03	2868	1	1	2868 L	61 1/8"X82 1/2"	FOGKET-DOOR P04	2X6X70 1/8" (2)			
	D04	5068	1	1	5068 L EX	36"X83"	EXT. HINGED-DOOR F07	2X6X41" (2)	15204	PLASTPRO	
	D05	5068	1	1	5068 R EX	36"X83"	EXT. HINGED-DOOR F07	2X6X41" (2)	15204	PLASTPRO	
	D06	5068	1	1	5068 L/R	62"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X6X65" (2)			





LIVING AREA
417 SQ FT

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Floor Plan w/ Sections & Schedules

PROJECT DESCRIPTION: Clapp ADU

DRAWINGS PROVIDED BY:
R. G. WHITE CONSTRUCTION, INC.
P. O. BOX 14734
JACKSONVILLE, FL 32238
904-778-8352

DATE: 1/26/2026

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

SHEET: 5 of 15

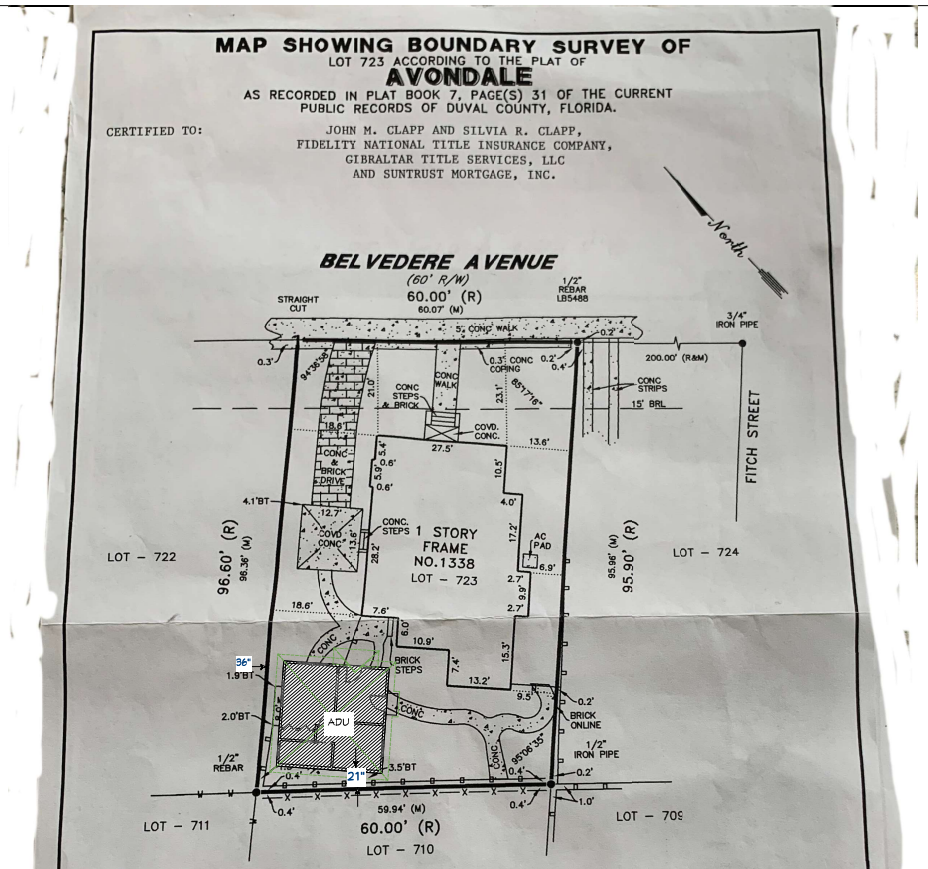
MAP SHOWING BOUNDARY SURVEY OF

LOT 723 ACCORDING TO THE PLAT OF

AVONDALE

AS RECORDED IN PLAT BOOK 7, PAGE(S) 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: JOHN M. CLAPP AND SILVIA R. CLAPP, FIDELITY NATIONAL TITLE INSURANCE COMPANY, GIBRALTAR TITLE SERVICES, LLC AND SUNTRUST MORTGAGE, INC.



FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

GENERAL NOTES

1. ANGLES ARE SHOWN ON THIS SURVEY.
2. STRUCTURE NO.1338 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO.362 DATED 06/03/2013
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY
5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
6. THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP.
7. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND & ABBREVIATIONS

AC	= AIR CONDITIONER	PSM	= PROFESSIONAL SURVEYOR & MAPPER
BRL	= BUILDING RESTRICTION LINE	R	= RADIUS
BT	= BUILDING TIE	(R)	= RECORD
BTN	= BETWEEN	RLS	= REGISTERED LAND SURVEYOR
(C)	= COMPUTED FROM RECORD	R/W	= RIGHT OF WAY
C&R	= COVENANTS & RESTRICTIONS	(TYP)	= TYPICAL
CH	= CHORD		
(CND)	= CAN NOT READ	O	= SET IRON PIPE OR REBAR "ASSOC SURV" OR L.B. 5488
CONC	= CONCRETE	●	= FOUND IRON PIPE OR PIN (IP)
COVD	= COVERED	■	= FOUND CONCRETE MONUMENT (CM)
EB	= ELECTRIC BOX	⊗	= CROSS CUT OR DRILL HOLE
ET	= ELECTRIC TRANSFORMER & PAD	⊙	= NAIL & DISC
JEA	= JACKSONVILLE ELECTRIC AUTHORITY		= CHAIN LINK FENCE
L	= LENGTH OF ARC		= METAL FENCE
LB	= LICENSED BUSINESS		= WIRE FENCE
LS	= LICENSED SURVEYOR		= WOOD FENCE
(M)	= MEASURED		= VINYL FENCE
N&D	= NAIL & DISC		= OVERHEAD UTILITY
ORB	= OFFICIAL RECORDS BOOK	FH	= FIRE HYDRANT
ORV	= OFFICIAL RECORDS VOLUME	PR	= PHONE RISER
PC	= POINT OF CURVE	WM	= WATER METER
PCC	= POINT OF COMPOUND CURVE	UP	= UTILITY POLE
PED	= POOL EQUIPMENT PAD	⌀	= DIAMETER
PI	= POINT OF INTERSECTION	GA	= GUY ANCHOR
PRC	= POINT OF REVERSE CURVE	Δ	= CENTRAL ANGLE
PRM	= PERMANENT REFERENCE MONUMENT		
PT	= POINT OF TANGENCY		
PLS	= PROFESSIONAL LAND SURVEYOR		

ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468
CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: Raymond J. Schaefer

CHARLES B. HATCHER — FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING — FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER — FLORIDA CERTIFICATE NO. 6132

JOB NO. 69223
SCALE: 1" = 20'
DATE 04/17/2017
DRAFTER ECA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Site Plan

PROJECT DESCRIPTION: Clapp ADU

DRAWINGS PROVIDED BY:
R. G. WHITE CONSTRUCTION, INC.
P. O. BOX 14734
JACKSONVILLE, FL 32238
904-778-8332

DATE: 1/26/2026

SCALE: As noted

SHEET: 3 of 15

Correspondence

Camp, Brandy - PDCM

From: John C <johnnyclapp@gmail.com>
Sent: Monday, January 26, 2026 12:50 PM
To: Camp, Brandy - PDCM
Cc: SILVIACLAPP@YAHOO.COM
Subject: Re: COA-26-33353 at 1338 Belvedere Ave

Follow Up Flag: Follow up
Flag Status: Flagged

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

Will reduce the size of the ADU To the 417.55 as suggested as based on the code thank you will send you an update of the plan
On Mon, Jan 26, 2026 at 12:41 PM Camp, Brandy - PDCM <BCamp@coj.net> wrote:

> Good afternoon,
>
> .
>
> I have received the review of your ADU from our zoning department. The zoning department has commented: **"the applicant would need to apply for a variance to increase the size of the ADU from 25% to 26%. Based on the code 25% of the primary structures gross floor area is 417.55 sq ft and the proposed ADU size is 441 sq ft"**. This meaning there are two options: you can either *reduce the size of the proposed ADU* or *you can apply for the variance*.
>
> Please let me know how you would like to proceed. I would like to let you know that the next JHPC meeting that this application would be heard at would be February 25th but the payment deadline for that meeting is this upcoming Friday. Let me know if you have any questions.
>
> Thank you,
>
> **Brandy Camp**
>
> City Planner I
>
> Historic Preservation Section | Planning Department
>
> 214 North Hogan Street, Suite 300

COA-25-33172

1890
Shadowlawn St

February 25, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33172

Address: 1890 Shadowlawn Street, RE# 092888-0000

Location: Southwest side of Shadowlawn Street, between Richmond Street and Hedrick Street

Owner: Christina Starmer
1890 Shadowlawn Street
Jacksonville, Florida 32205

Applicant: Mattie Wissing
Centerbeam Construction Co.
577 College Street
Jacksonville, Florida 32204

Year Built: c. 1922 (*Property Appraiser*)

Designation: Riverside-Avondale; Contributing

Request: Alterations; Window Replacement/Infill

Summary Scope of Work:

1. Replace non-historic windows and partially infill their openings

Recommendation: **Approve with Conditions**

Conditions:

1. The design of the window enclosure and replacement shall be substantially consistent to the plans dated January 15, 2026.
2. Any new siding, corner posts, and window trim shall match the historic materials in design, reveal, dimensions, and exposure.
3. The brick materials to be used for the partial infilling of the openings shall be reasonably consistent with the historic brick and shall be approved by the Historic Preservation Section.
4. The replacement of any window not addressed within the scope of work is not approved within this COA. If any window replacement is necessary, a new COA shall be submitted.
5. All window replacement shall be consistent with the latest version of the HPS Window Supplement.

6. All new windows shall be recessed within the opening (not flush with the wall or have permanent nailing fins.
7. The light pattern shall have exterior raised profiled muntins (true or simulated divided light).
8. All new windows shall be wood, wood-clad, wood-blend, vinyl or cellular PVC.
9. Prior to the 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-25-33172 is for the partial infill and replacement of a group of front-facing non-historic windows and their openings and three paired non-historic windows and their openings on the left elevation. The residential structure is a Masonry Vernacular style home characterized by its rectangular design, its intersecting gable roof, and prairie-style sash windows. The existing windows on the front of the original portion of the structure are wood sash with prairie-style lights on the upper sashes. As proposed, the application seeks to partially infill and replace the windows on the left non-historic addition. The new openings will match the sill height of the existing historic windows on the original portion of the structure. The new vinyl casement and fixed windows will have prairie-style light

patterns matching the historic window fenestration on the original structure. On the front elevation, the window in the center will be fixed and the windows on either side will be casement style. On the left elevation, the paired windows will be casement style.

The infill of street-visible window openings requires review by the Jacksonville Historic Preservation Commission. The subject grouping of windows is proposed to be partially infilled and replaced.

STAFF SUMMARY AND ANALYSIS

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

- As proposed, the new windows on the front elevation will be one (1) casement window on either side of one (1) fixed window in the center. The three (3) non-historic window pairs on the left elevation will be casement style windows. All of the new windows will have prairie-style light patterns and will be reasonably consistent with the size of the existing historic openings on the structure. The proposed windows will be compatible with the proportions and design of the existing historic windows on the original portion of the structure.
- The Riverside Avondale Design Guidelines Section on Windows states that replacement windows, "should match the original sash, pane size, configuration, glazing, muntin detail and profile." The replacement windows are proposed to be compatible with the designs of the existing historic windows on the original section of the structure. Furthermore, applicant has confirmed that the new vinyl windows will be recessed within the wall openings and will have simulated divided lights at the time of manufacture.
- The relationship between this property and others in the area will remain unchanged, as the design of the new windows and the changes to the opening will be compatible with the designs of the existing historic windows on the structure. Additionally, the structure will still be used for its originally intended purpose with no permanent damage to the original structure. For these reasons, the alteration is consistent with Sections 307.106(k)(1, 2 and 3) and 307.106(l)(1 and 6).
- The replacement is consistent with the Historic District Design Guidelines, section on "Windows, Awnings, and Shutters." The proposed scope of work does not require any changes to significant historic fabric, only the partial infilling of four (4) non-historic openings on a non-historic addition to replace with more compatible designs. If removed in the future, the removal of the windows would not cause any damage to or detract from the historic property.

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

1. Chapter 307.106(k) General Standards: 1-3
2. Chapter 307.106(l) Guidelines on Alterations: 1 and 6

3. Design Guidelines “Riverside-Avondale Historic District,” Section on Windows, Awnings, and Shutters

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

Alterations

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

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

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

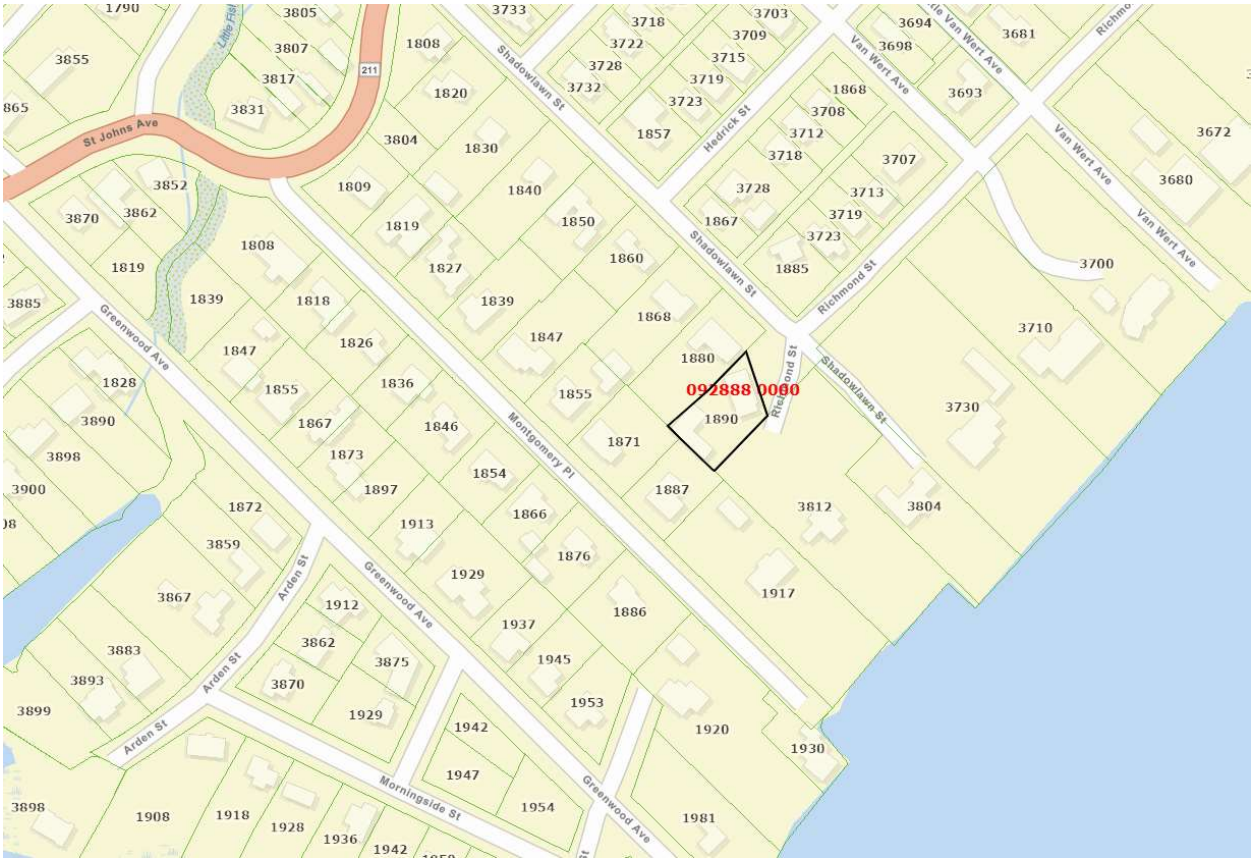
- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.

- Windows, 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.”

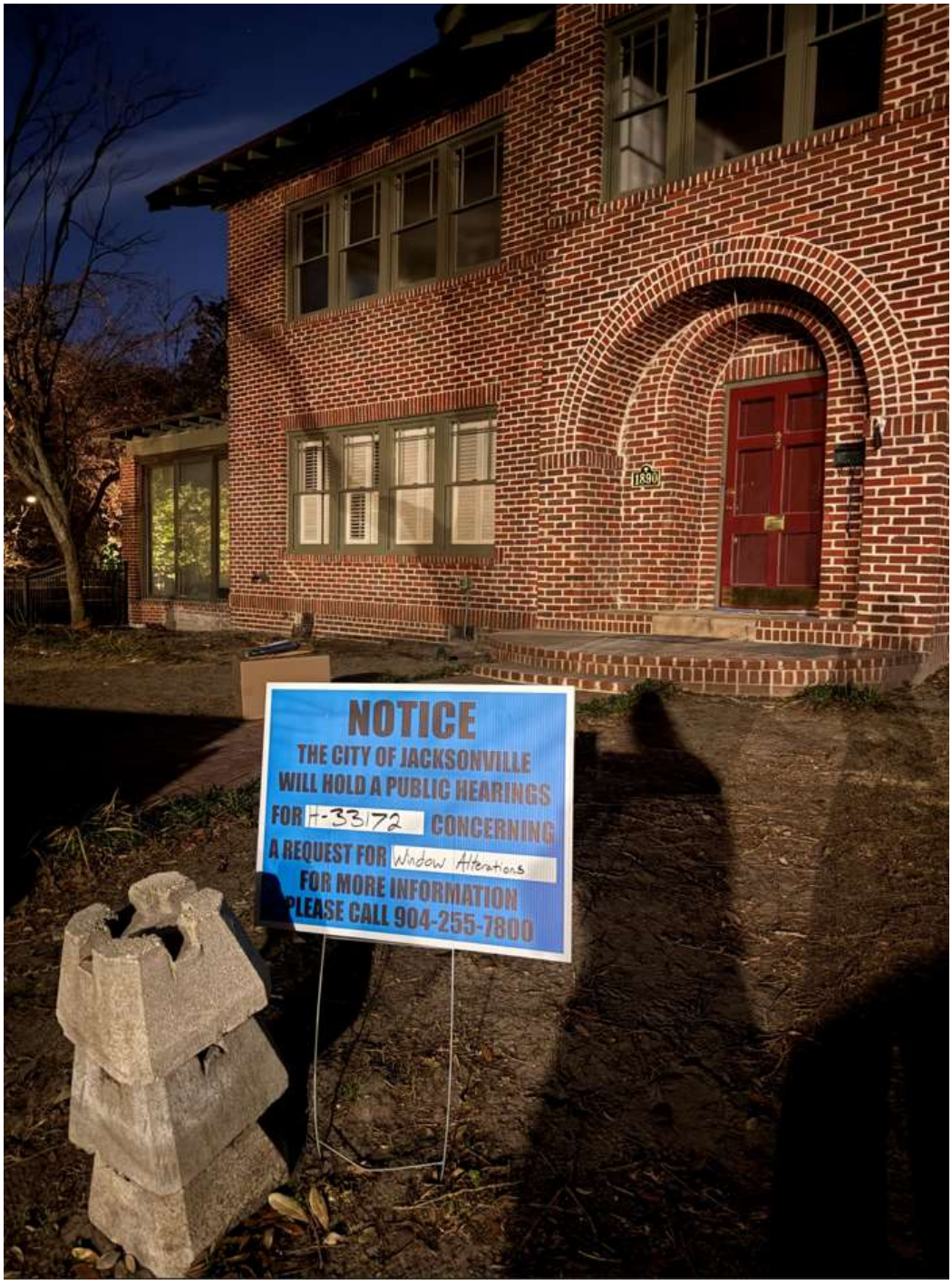
- Windows, Recommend #3: “Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.”

- 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.”

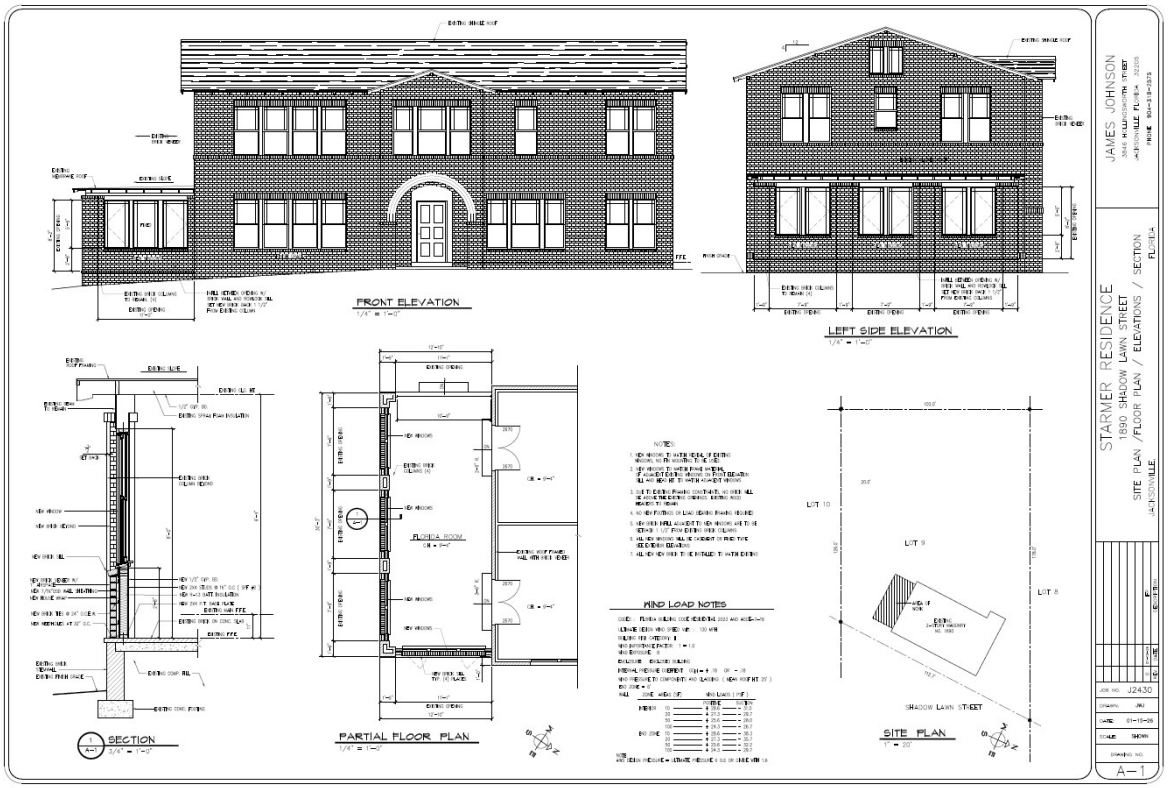
LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



ELEVATIONS DATED JANUARY 15, 2026



SKETCH PROVIDED BY APPLICANT DEMONSTRATING FRONT OPENING CHANGE

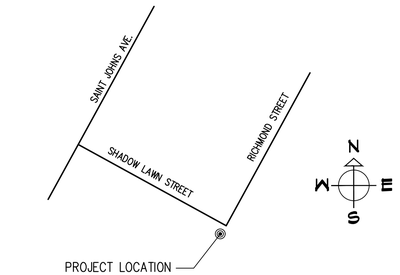


HOME REMODEL FOR :

STARMER RESIDENCE

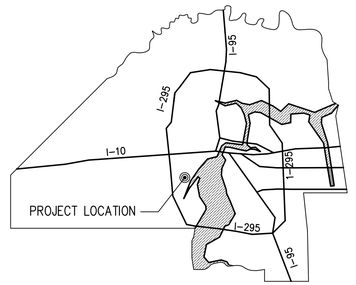
1890 SHADOW LAWN STREET

JACKSONVILLE, FLORIDA



PROJECT SITE LOCATION

NTS



LOCATION KEY

NTS

LEVEL 2

CHAPTER 3
301.1.2 WORK AREA COMPLIANCE METHOD.
REPAIRS, ALTERATIONS, ADDITIONS, CHANGES IN OCCUPANCY AND RELOCATED BUILDINGS COMPLYING WITH THE APPLICABLE REQUIREMENTS OF CHAPTERS 5 THROUGH 13 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.

LIST OF DRAWINGS

DWG. NO.	TITLE
	ARCHITECTURAL
C-1	COVER SHEET
A-1	SITE PLAN / FLOOR PLAN / ELEVATIONS / SECTION

PLAN SUMMARY

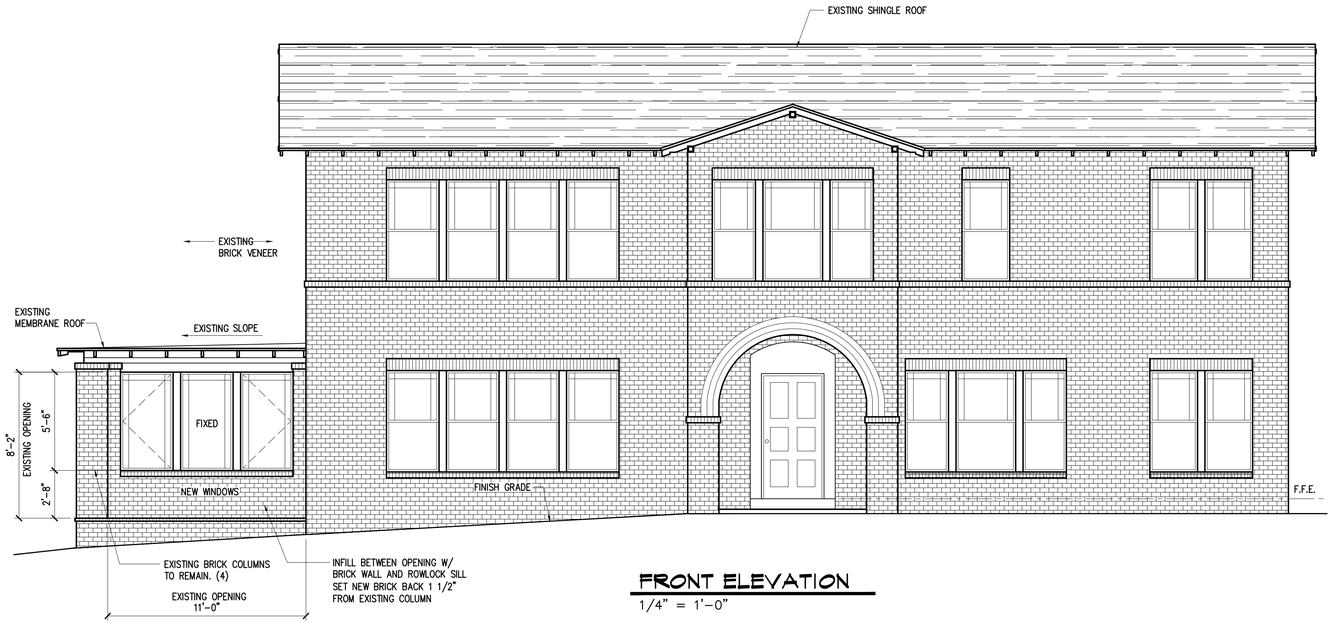
1. PLANS ARE NOT TO BE SCALED
2. CONTRACTOR TO VERIFY DIMENSIONS AND REPORT TO DESIGNER OR E.O.R.
3. CONTRACTOR TO ADHERE TO ALL APPLICABLE LOCAL BUILDING CODES
4. ALL DIMENSIONS ARE TO FACE OF STUD OR CMU UNO.

JAMES JOHNSON
3846 HOLLINGSWORTH STREET
JACKSONVILLE, FLORIDA 32205
PHONE 904-318-2575

STARMER RESIDENCE
1890 SHADOW LAWN STREET
COVER SHEET
JACKSONVILLE, FLORIDA

REV.	DATE	DESCRIPTION
0	01-15-26	IFP

JOB NO. J2430
DRAWN: JWJ
DATE: 01-15-26
SCALE: SHOWN
DRAWING NO.
C-1



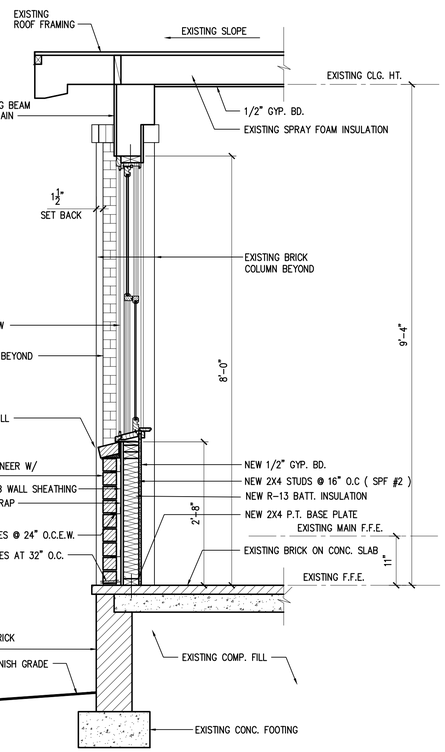
FRONT ELEVATION

1/4" = 1'-0"



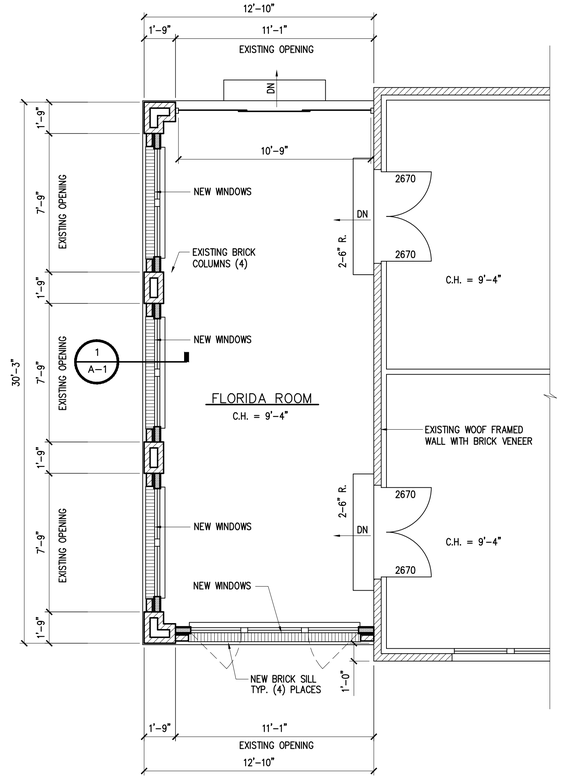
LEFT SIDE ELEVATION

1/4" = 1'-0"



1 / A-1 SECTION

3/4" = 1'-0"



PARTIAL FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. NEW WINDOWS TO MATCH REVEAL OF EXISTING WINDOWS, NO FIN MOUNTING TO BE USED.
2. NEW WINDOWS TO MATCH FRAME MATERIAL OF ADJACENT EXISTING WINDOWS ON FRONT ELEVATION SILL AND HEAD HT. TO MATCH ADJACENT WINDOWS
3. DUE TO EXISTING FRAMING CONSTRAINTS, NO BRICK WILL BE ABOVE THE EXISTING OPENINGS. EXISTING WOOD HEADERS TO REMAIN
4. NO NEW FOOTINGS OR LOAD BEARING FRAMING REQUIRED
5. NEW BRICK INFILL ADJACENT TO NEW WINDOWS ARE TO BE SETBACK 1 1/2" FROM EXISTING BRICK COLUMNS
6. ALL NEW WINDOWS WILL BE CASEMENT OR FIXED TYPE SEE EXTERIOR ELEVATIONS
7. ALL NEW NEW BRICK TO BE INSTALLED TO MATCH EXISTING

WIND LOAD NOTES

CODES : FLORIDA BUILDING CODE RESIDENTIAL 2023 AND ASCE-7-16

ULTIMATE DESIGN WIND SPEED Vult. : 130 MPH

BUILDING RISK CATEGORY: II

WIND IMPORTANCE FACTOR: 1 = 1.0

WIND EXPOSURE: B

ENCLOSURE: ENCLOSED BUILDING

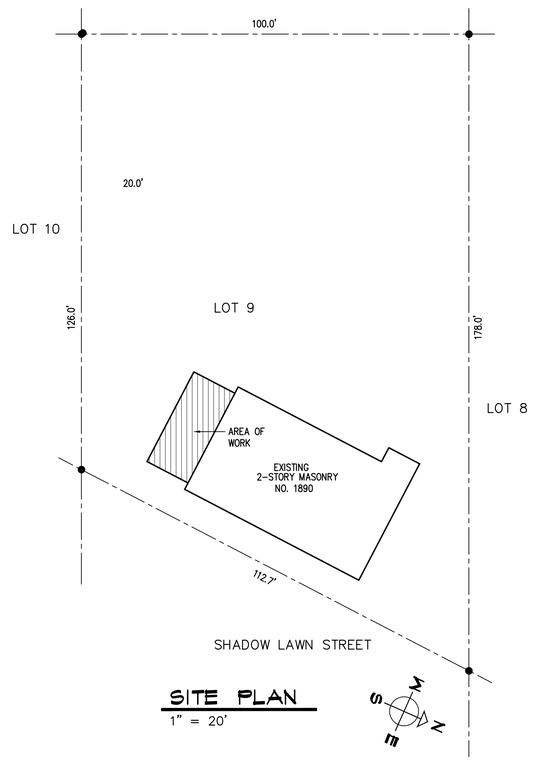
INTERNAL PRESSURE COEFFIENT: GCpi = + .18 OR - .18

WIND PRESSURE TO COMPONENTS AND CLADDING: (MEAN ROOF HT. 25')

END ZONE = 6'

WALL	ZONE	AREAS (SF)	WIND LOADS (PSF) POSITIVE	SUCTION
INTERIOR	10		+ 28.6	- 31.0
	20		+ 27.3	- 29.7
	50		+ 25.6	- 28.0
	100		+ 24.3	- 26.7
END ZONE	10		+ 28.6	- 38.3
	20		+ 27.3	- 35.7
	50		+ 25.6	- 32.2
	100		+ 24.3	- 29.7

NOTE:
AWS DESIGN PRESSURE = ULTIMATE PRESSURE X 0.6 OR DIVIDE WITH 1.6



SITE PLAN

1" = 20'

JAMES JOHNSON
3846 HOLLINGSWORTH STREET
JACKSONVILLE, FLORIDA 32205
PHONE 904-318-2575

STARMER RESIDENCE

1890 SHADOW LAWN STREET

SITE PLAN /FLOOR PLAN / ELEVATIONS / SECTION

JACKSONVILLE, FLORIDA

REV.	DATE	DESCRIPTION
0	01-15-26	IFP

JOB NO.	J2430
DRAWN:	JWJ
DATE:	01-15-26
SCALE:	SHOWN
DRAWING NO.	A-1

casement window - prairie style.
fixed middle. left and right open.

64’’’’

11’

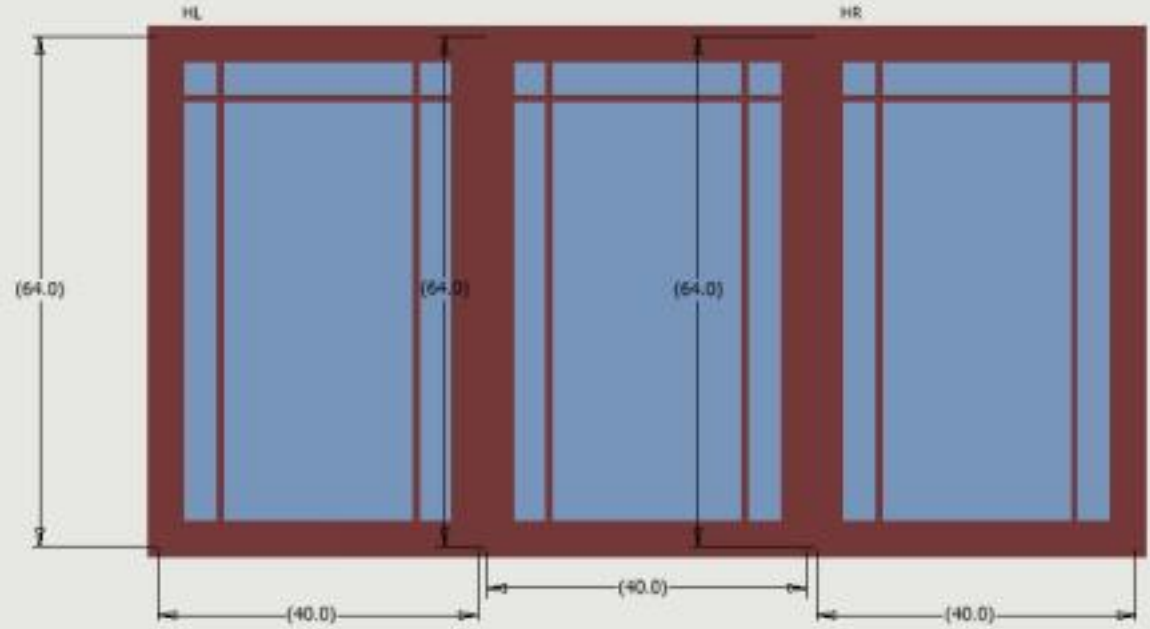
Brick fill in

Window Unit #1
Sliding door / fixed window combo)
CURRENTLY THERE.

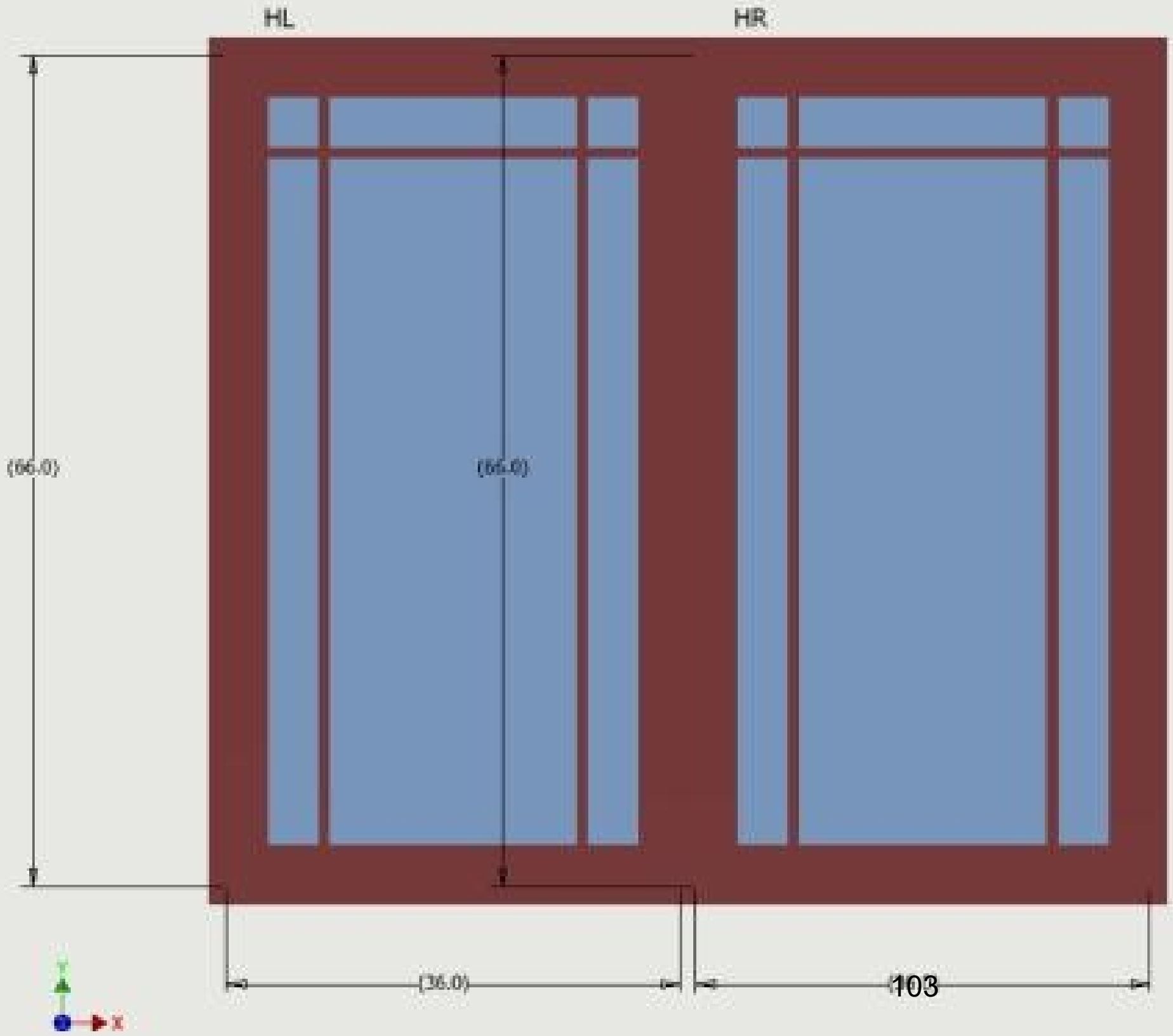
The new 3 windows will look like original.

Window #1 - #3
Wanting to MATCH
The prairie Style windows and
match the bottom height




HL
HR
(64.0)
(64.0)
(64.0)
(40.0)
(40.0)
(40.0)

Manufacturer: PGT
Series: 5400 EnergyVue Non-Impact, Vinyl
Glass: Insulated Low-E Max w/ Argon,
Color: White Interior / Bronze Exterior
Style: Casement/Picture/Casement
Screens: Inside mount included
Grids: SDL 6 lite Prairie, top only
Casement/ Picture / Casement
1/3-1/3-1/3
Left-Fixed-Right
standard height 66" tall


HL
HR
(66.0)
(66.0)
(36.0)
103
Y
X

COA-25-33363

1604 Laura St

February 25, 2026

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-26-33363

Address: 1604 Laura Street North, RE# 071448 0000

Location: Northwest Corner of 6th Street West and Laura Street North

Owner: Terrawise Homes Inc.
36 6th St W
Jacksonville, FL 32206

Applicant: Same as Owner

Year Built: N/A

Designation: Springfield

Request: New Construction – Primary Structure

Summary Scope of Work:

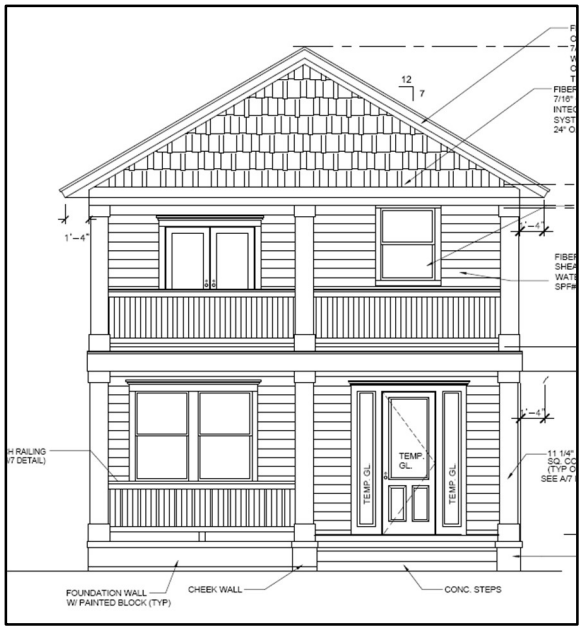
1. New construction of two-story, single-family residence
2. Installation of driveway

Recommendation: **Approve with Conditions**

Conditions:

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **January 21, 2026**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated November 21, 2025, or as otherwise approved by the Historic Preservation Section.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures.
4. 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. The driveway shall not be wider than 10 feet with a flare of 12 feet allowed at the curb.
13. The driveway can be poured concrete past the front wall of the main structure toward the rear of the lot.
14. Pavers shall have a rectangular shape, not to exceed 6” x 10” with a modular relationship of 1:2 or 3:5, and the color shall be approved by the Historic Preservation Section.
15. Concrete ribbons shall be between 2 and 3 feet in width.
16. Any existing sidewalk shall not be altered or disturbed in any way.
17. 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-26-33363 is for the proposed new construction of a two-story, single-family structure at 0 Laura Street N, located within the Springfield Historic District. The subject site is a corner lot with the street frontage along Laura Street North. The proposed 1,536 square-foot structure is characterized after a frame vernacular-styled structure, which is typically found within the historic district and seen throughout the streetscape. The architectural features include a shingled front gable, two-story porch, horizontal siding, and front entrance with sidelights. The window arrangement showcases a mixture of single and paired one-over-one windows throughout the structure. Additionally, a concrete driveway and parking pad is proposed to be installed on the rear of the property along 6th Street West.

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:

- According to the 1913 Jacksonville Sanborn Map, a two-story dwelling is shown facing Laura Street with a detached garage in the rear facing 6th Street West. Both structures were demolished in 1970.
- The proposed new construction of a two-story, single-family residence at the subject lot and property will be accompanied by similar two-story, single-family residential structures. The proposed design and scope of work remain consistent with Section 307.106(k)(1 and 2).
- As designed, the proposed new construction meets Current Planning and Zoning requirements.
- The subject site and property originally contained a two-story residential structure but has since been demolished. During Staff's research, it was found that at a time between 1970 and current day, poured concrete was added and another curb cut closer to the

intersection off 6th Street West was added. The proposed new construction would be consistent with Section 307.106(k)(3).

- Based on the proposed scope of work, this application is consistent with Section 307.106(k)(4).
- A single-family, residential structure was originally recorded as such at the subject property with its construction in the early 1910s. The property has been vacant since 1970 after the primary structure's demolition.
    - The proposed new construction of a two-story, single-family residential structure maintains the streetscape of similar two-story, single-family residential structures.
    - As noted within the 1913 Jacksonville Sanborn Map, a two-story structure was historically recorded and is being proposed within this scope of work, making it consistent with Section 307.106(m)(1 and 6).
- As designed, the proposed two-story structure will have an assortment of doors and windows throughout each elevation of the structure. The window pattern will be maintained as a one-over-one sash style window that is found throughout the Springfield Historic District. The proposed window and door openings are consistent with Section 307.106(m)(2).
- As designed, the proposed placement of the two-story, single-family residential structure will be based on the adjacent, contributing structure located at 1606 Laura Street North as shown in the site plan dated November 14, 2025.
    - Within the subject property's section of Laura Street North, there is only one one-story property, while all others are two-story.
    - The proposed placement and massing of the new construction on the subject property is consistent with Section 307.106(m)(3).
    - The proposed placement of the primary structure facing Laura Street North is consistent with Staff's recommendation of placing structures along historically documented orientations and focusing the structure's shape to conform with the longer lots that are found throughout the district. This is consistent with Section 307.106(m)(7).
- As designed, the proposed new construction will have a front gabled design over the two-story porch. This maintains a simple and consistent roof form that is found throughout the historic district. The proposed roof form of the structure is consistent with Section 307.106(m)(4).
- As designed, the proposed two-story structure will include architectural detailing such as a shingled front gable, two-story porch, and horizontal siding. The proposed details on the structure are consistent with Section 307.106(m)(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.
    - The subject site contained a two-story structure as shown within the 1913 Jacksonville Sanborn Map, but was demolished in 1970, with no original materials or features remaining. The proposed new construction is consistent with Standard Two.

- The design of the proposed infill will be similar to the historically recorded structure that is outlined within the 1913 Jacksonville Sanborn Map. Although new construction does not have to imitate demolished structures, it does successfully pick up significant themes and details that are found around its surrounding context, making it consistent with Standard Nine.

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

- Section 307.106(k) General Standards: 1-4
- Section 307.106(m) Guidelines on New Construction: 1-4, 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 with surrounding structures in an historic district.

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

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

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

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

- 307.106(m)(7) – *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

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

Historic District Design Guidelines, "New Construction"

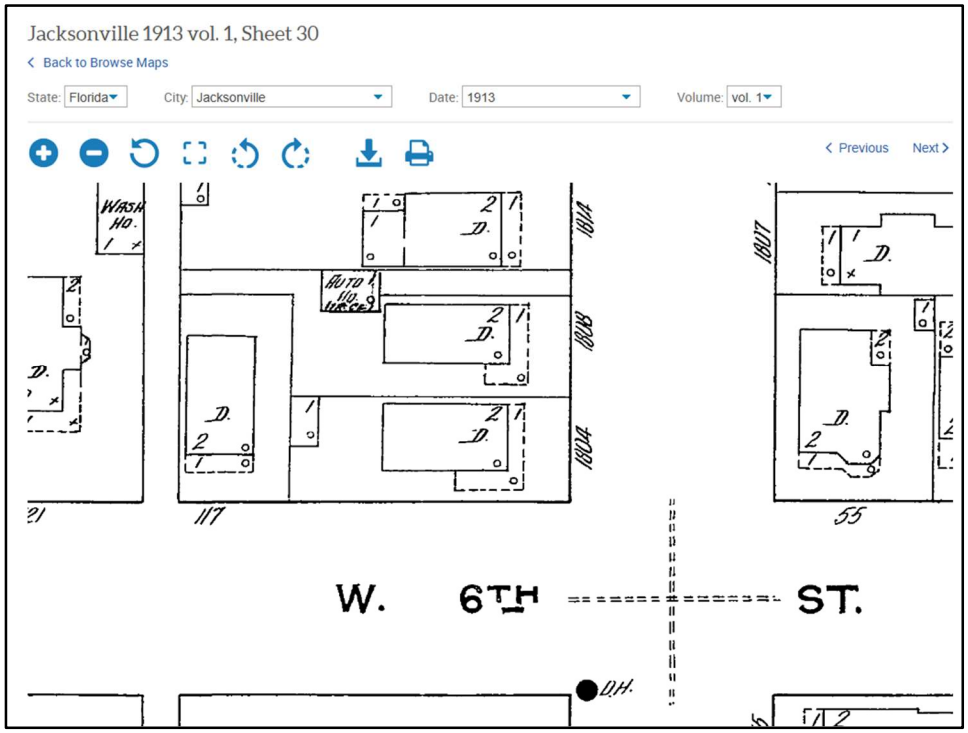
- Secretary of the Interior's Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

- 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

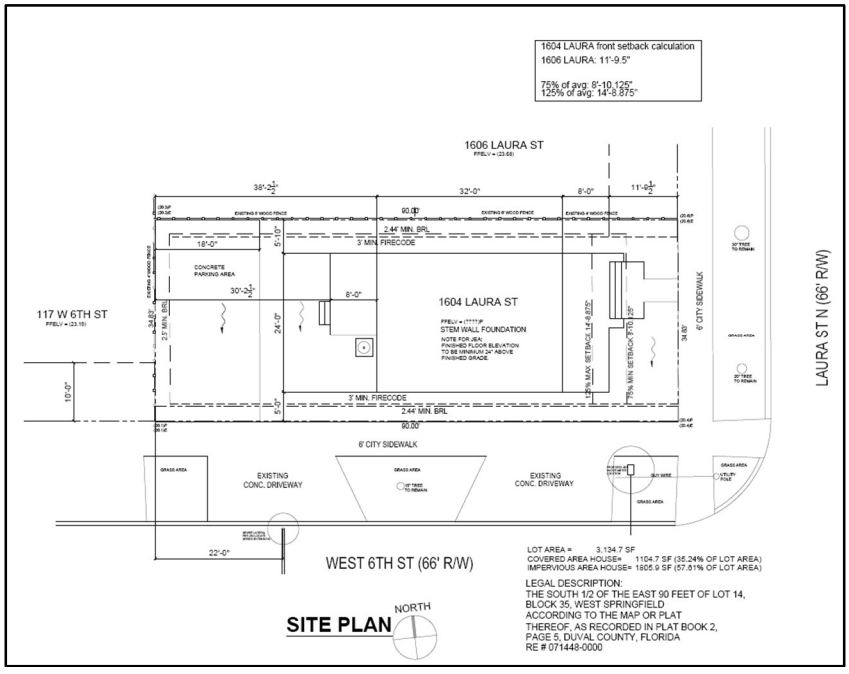


(Jacksonville Sanborn Map, Jacksonville 1913, Volume 1, Sheet 30)

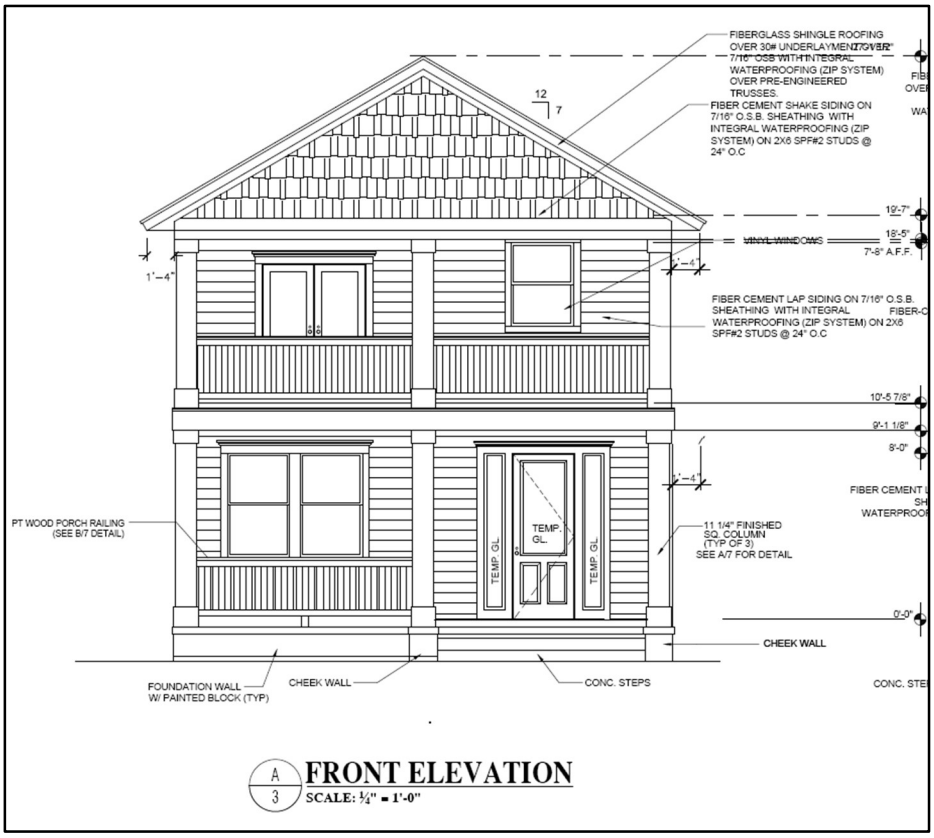
PICTURE OF PROPERTY WITH POSTED SIGN



SITE PLAN DATED NOVEMBER 21, 2025

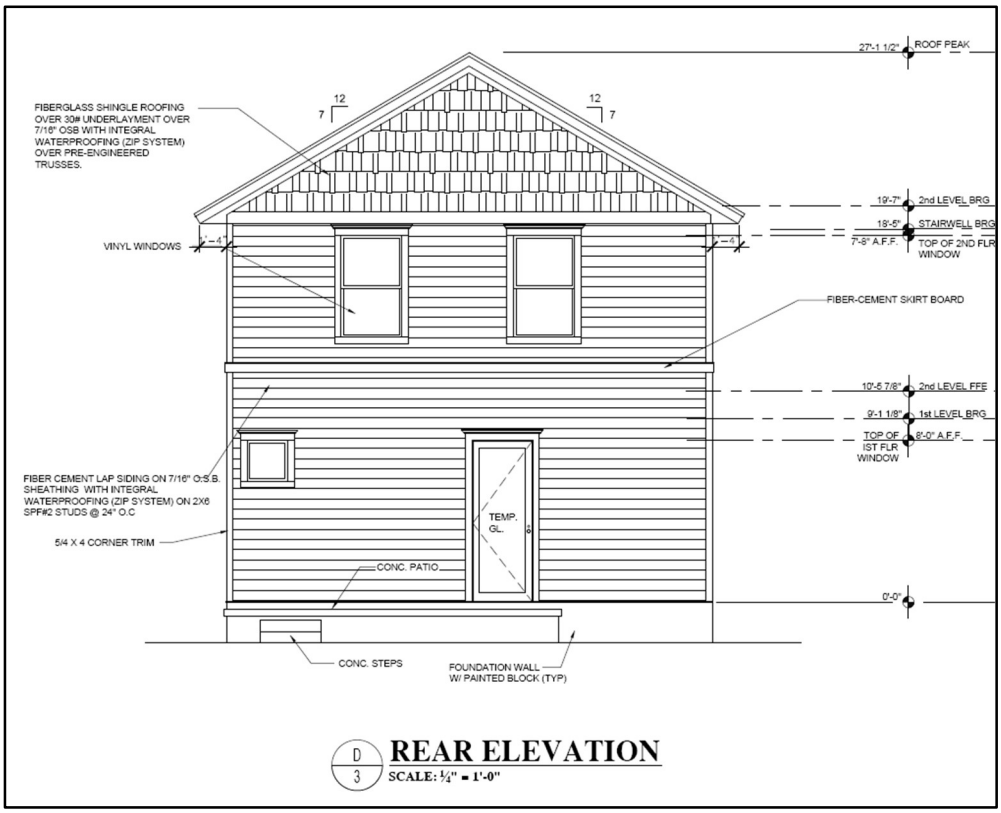


REVISED ELEVATIONS DATED JANUARY 21, 2026

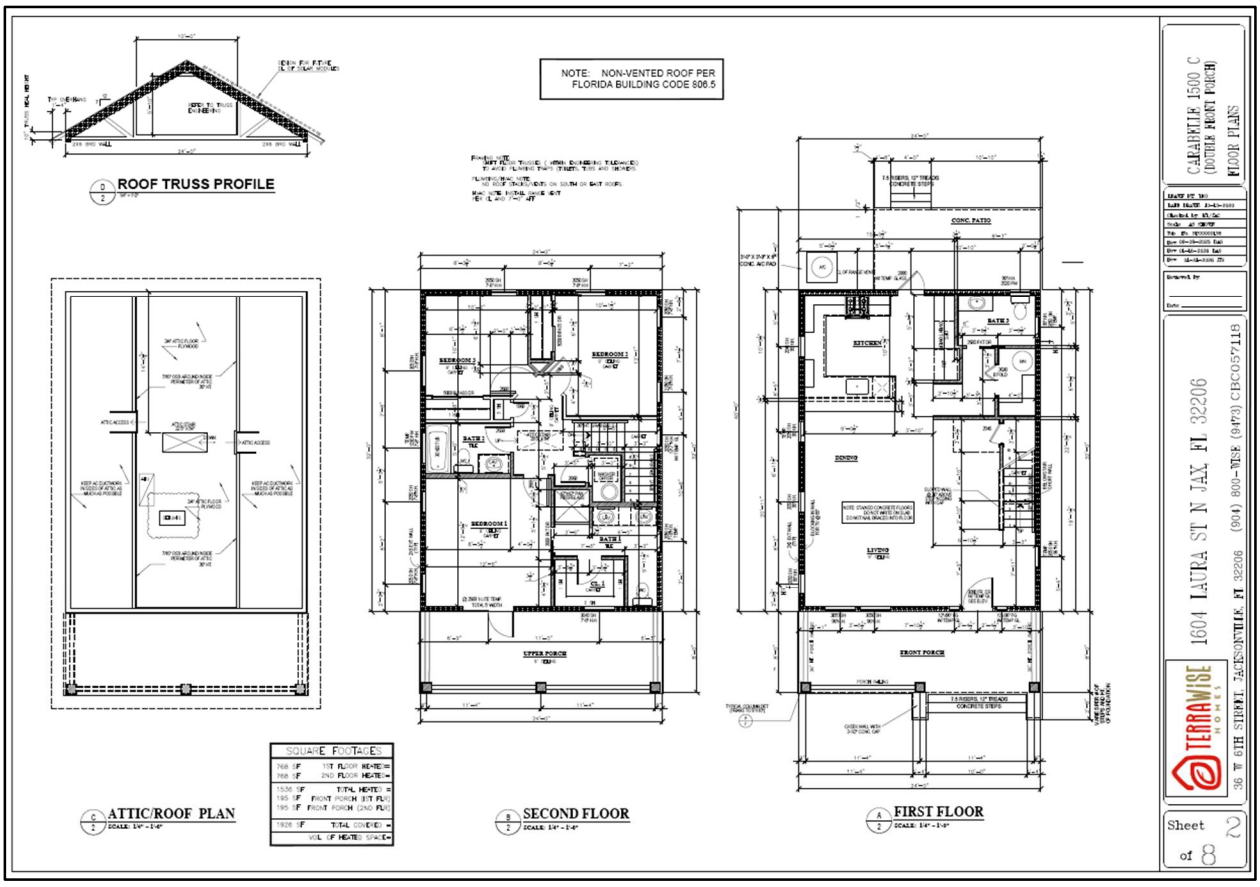





ROOF PEAK
FIBERGLASS SHINGLE ROOFING OVER 30# UNDERLAYMENT OVER 7/16" OSB WITH INTEGRAL WATERPROOFING (ZIP SYSTEM) OVER PRE-ENGINEERED TRUSSES.
2nd LEVEL BRG
STAIRWELL BRG
TOP OF 2ND FLR WINDOW
VINYL WINDOWS
SKIRT BOARD
PT WOOD PORCH RAILING
FIBER-CEMENT SKIRT BOARD
5/4 X 4 CORNER TRIM
2nd LEVEL FFE
1st LEVEL BRG
8'-0" A.F.F.
FIBER CEMENT LAP SIDING ON 7/16" O.S.B. SHEATHING WITH INTEGRAL WATERPROOFING (ZIP SYSTEM) ON 2X6 SPF#2 STUDS @ 24" O.C
PT WOOD PORCH RAILING
11 1/4" FINISHED SQ. COLUMN (TYP OF 3) SEE A/7 FOR DETAIL
CONC. PATIO
MAIN FIN FLR
FOUNDATION WALL W/ PAINTED BLOCK (TYP)
FOUNDATION WALL W/ PAINTED BLOCK (TYP)
FOUNDATION WALL W/ PAINTED BLOCK (TYP)
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
B
3
NOTE: NON-VENTED ROOF PER FLORIDA BUILDING CODE 806.5


27'-1 1/2"
ROOF PEAK
FIBERGLASS SHINGLE ROOFING OVER 30# UNDERLAYMENT OVER 7/16" OSB WITH INTEGRAL WATERPROOFING (ZIP SYSTEM) OVER PRE-ENGINEERED TRUSSES.
12
7
19'-7"
2nd LEVEL BRG
18'-5"
STAIRWELL BRG
7'-8" A.F.F.
TOP OF 2ND FLR WINDOW
VINYL WINDOWS
FIBER-CEMENT SKIRT BOARD
10'-5 7/8"
2nd LEVEL FFE
9'-1 1/8"
1st LEVEL BRG
TOP OF 1ST FLR WINDOW
8'-0" A.F.F.
FIBER CEMENT LAP SIDING ON 7/16" O.S.B. SHEATHING WITH INTEGRAL WATERPROOFING (ZIP SYSTEM) ON 2X6 SPF#2 STUDS @ 24" O.C
TEMP. GL.
5/4 X 4 CORNER TRIM
CONC. PATIO
0'-0"
CONC. STEPS
FOUNDATION WALL W/ PAINTED BLOCK (TYP)
D
3
REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISED FLOOR PLANS DATED JANUARY 21, 2026



SQUARE FOOTAGES	
768 SF	1ST FLOOR HEATED=
768 SF	2ND FLOOR HEATED=
1536 SF	TOTAL HEATED =
195 SF	FRONT PORCH (IST FLR)
195 SF	FRONT PORCH (2ND FLR)
1926 SF	TOTAL COVERED =
	VOL. OF HEATED SPACE=

Application For Certificate Of Appropriateness

Application Info

Tracking #	33363	**Application Status**	FOUND SUFFICIENT
Date Started	01/15/2026	**Date Submitted**	01/15/2026

Planning and Development Department Info

COA #	COA-26-33363
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	1/23/2026
Forwarded to JHPC	☑
JHPC Meeting Date	2/25/2026
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name SHACTER | **First Name** JACOB | **Middle Name** JAMES

Company Name TERRAWISE HOMES INC.

Mailing Address 36 W 6TH STREET

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

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

General Information On Owner(s)

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

Last Name SHACTER | **First Name** JACOB | **Middle Name** JAMES

Company/Trust Name TERRAWISE HOMES INC.

Mailing Address 36 W 6TH STREET

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

Phone 9044231920 | **Fax** 904 | **Email** JSHACTER@TERRAWISEHOMES.COM

Description Of Property

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

Map	RE#
	071448 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1604	LAURA ST N	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
NEW CONSTRUCTION SINGLE FAMILY RESIDENCE WITH DRIVEWAY BEHIND.

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

- [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
☑	FLOORPLANS

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: 1/30/2026

COA#: COA-26-33363

Address: 1604 Laura St N
Jacksonville, FL 32206

Owner: TerraWise Homes, Inc.

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application COA-26-33363 **were posted on the property/site located at:**

071448-0000
Real Estate Number(s)

1604 Laura St N
Street Address
Jacksonville, FL 32206
City, State Zip Code

Printed Name Jacob Shacter

Signature

Dated this 30th day of January, 2026.

2-4 37-2S-26E
SPRINGFIELD
S1/2 OF E 90FT LOT 14 BLK 35

WIGH STEPHEN J II
476 HELMSMAN LN
ATLANTIC BEACH, FL 32233

2025

R-071448-0000

PRINTED 10/08/2025
BY: pao

Map Id: 6412 101200.23 1.25 1.00 1.00 NW 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: N LAURA ST, JACKSONVILLE 32206-

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	35,280
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	35,280
ASSESSED VALUE	17,956
CAP BASE YEAR	0
TAXABLE VALUE	17,956
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	0
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS

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	13154	01297	03/06/2006	WD	Q	V	01	38500	0	N	0	SPRINGFIELD HOMES LLC	WIGH STEPHEN J II	20060526
2	12168	02407	11/19/2004	MS	U	V	38	30000	0	N	0	ROSE DAVID TRUST		20050305
3	08520	02469	01/08/1997	WD	U	V	11	100	0	N	0	ROSE DAVID		
4	03121	01075	06/24/1970	MS	U	I	11	5000	0	N	0			

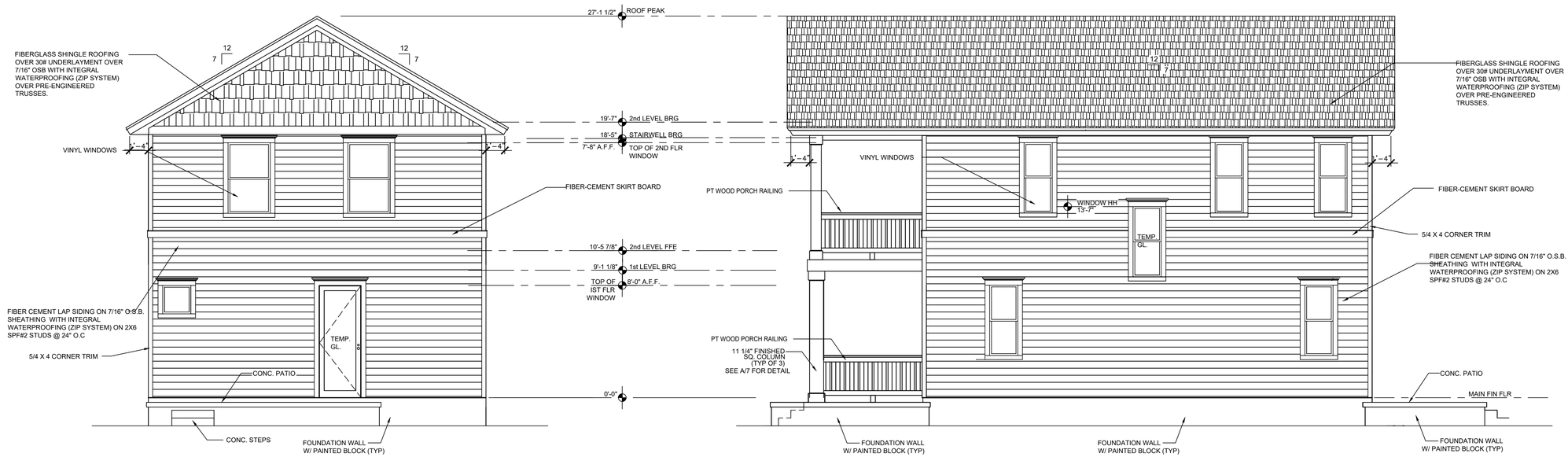
LN	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	06/06/2006	DRM
VALUE REVIEW	04/16/2025	EMP
TRIENNIAL	05/20/2010	CCP
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	35.00	90.00	100.00	35.00	F	1	0.84	1.00	1,200.00	1,008.00	35,280

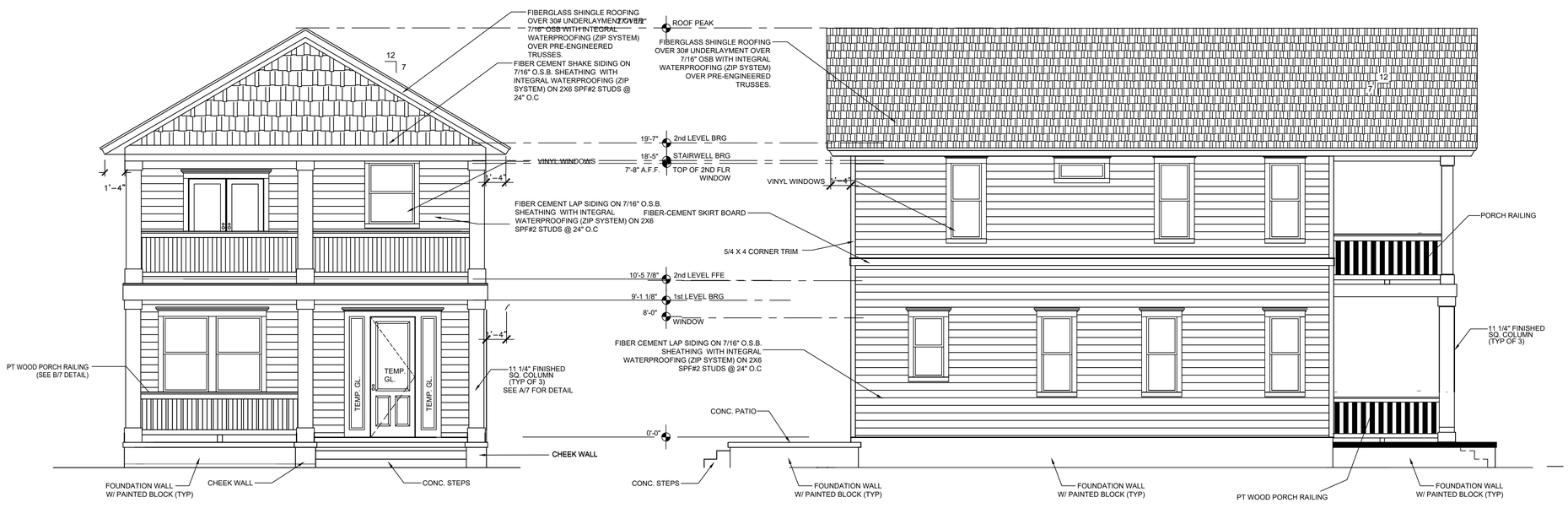
LN	DATE	BLD	USER ID	CD	PARCEL NOTES



D/3 **REAR ELEVATION**
SCALE: ¼" = 1'-0"

B/3 **RIGHT ELEVATION**
SCALE: ¼" = 1'-0"

NOTE: NON-VENTED ROOF PER FLORIDA BUILDING CODE 806.5



A/3 **FRONT ELEVATION**
SCALE: ¼" = 1'-0"

C/3 **LEFT ELEVATION**
SCALE: ¼" = 1'-0"

CARABELLE 1500 C
(DOUBLE FRONT PORCH)
EXTERIOR ELEVATIONS

DRAWN BY:	LEO
DATE DRAWN:	10-13-2020
Checked by:	NL/JAC
Scale:	AS SHOWN
Job No.	SP00000138
Rev:	04-09-2021 DAS
Rev:	09-10-2025 DAS
Rev:	01-21-2026 JJS

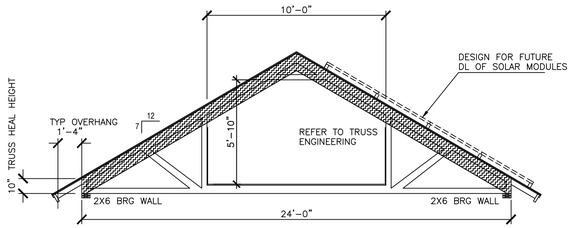
Reviewed By:

Date:

1604 LAURA ST N JAX, FL 32206
36 W 6TH STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473) CBC057118

TERRAWISE HOMES

Sheet 3 of 8



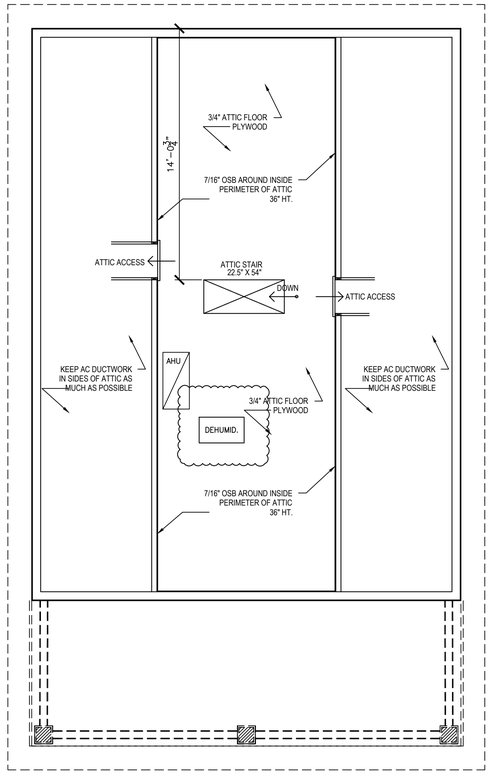
D/2 **ROOF TRUSS PROFILE**
1/4" = 1'-0"

NOTE: NON-VENTED ROOF PER FLORIDA BUILDING CODE 806.5

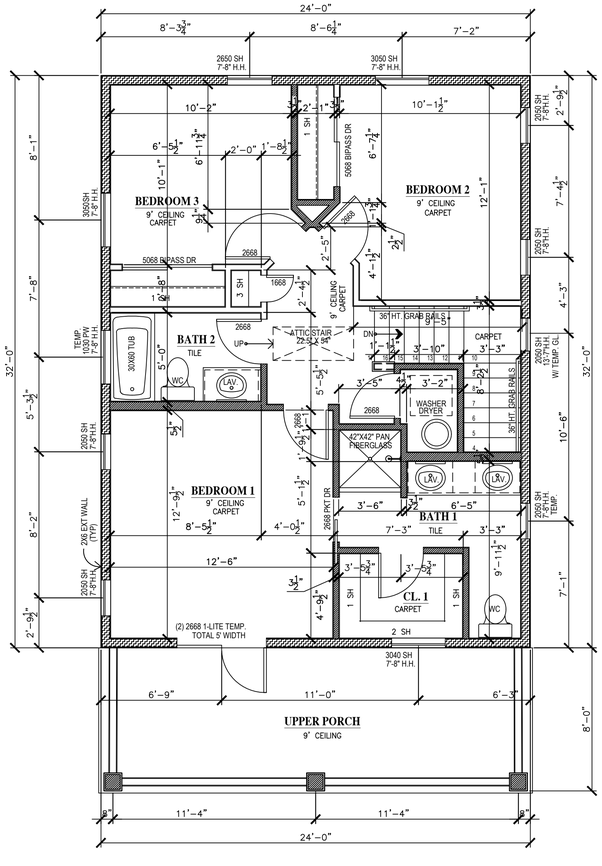
FRAMING NOTE:
SHIFT FLOOR TRUSSES (WITHIN ENGINEERING TOLERANCES) TO AVOID PLUMBING TRAPS (TOILETS, TUBS AND SHOWERS.

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

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

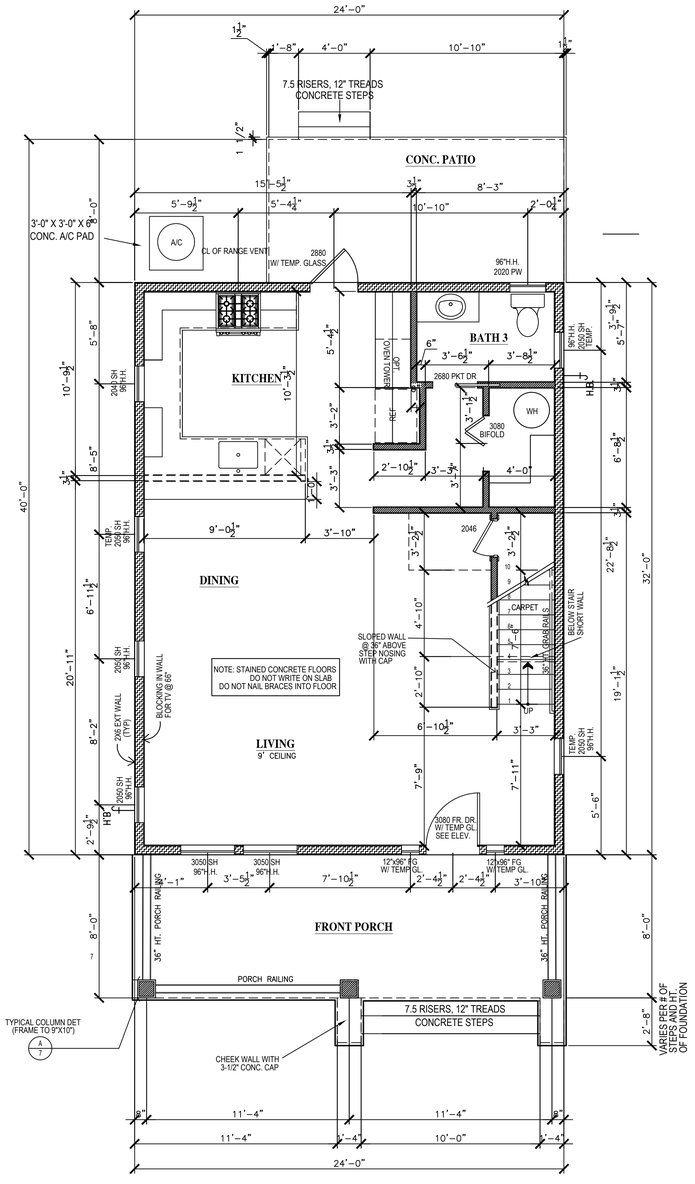


C/2 **ATTIC/ROOF PLAN**
SCALE: 1/4" = 1'-0"



B/2 **SECOND FLOOR**
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES	
768 SF	1ST FLOOR HEATED=
768 SF	2ND FLOOR HEATED=
1536 SF	TOTAL HEATED =
195 SF	FRONT PORCH (IST FLR)
195 SF	FRONT PORCH (2ND FLR)
1926 SF	TOTAL COVERED =
	VOL. OF HEATED SPACE=



A/2 **FIRST FLOOR**
SCALE: 1/4" = 1'-0"

CARABELLE 1500 C (DOUBLE FRONT PORCH) FLOOR PLANS

DRAWN BY:	LEO
DATE DRAWN:	10-13-2020
Checked by:	NL/JAC
Scale:	AS SHOWN
Job No.	SP00000138
Rev:	09-09-2025 DAS
Rev:	01-16-2026 DAS
Rev:	01-21-2026 JJS

Reviewed By:

Date:

TERRAWISE HOMES
1604 LAURA ST N JAX, FL 32206
36 W 6TH STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473) CBC057118

Sheet 2 of 8

Outlook

Re: COA-26-33363 for 1604 Laura St

From Johnson, Drew - PDCM <DJohnson3@coj.net>
Date Mon 2/9/2026 11:13 AM
To Jac Shacter <jshacter@terrawisehomes.com>
Cc David Shacter <dshacter@terrawisehomes.com>

Received! Thank you!

Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7808**

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Monday, February 9, 2026 10:44 AM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: Re: COA-26-33363 for 1604 Laura St

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

Best Regards,

Jac Shacter

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Friday, January 30, 2026 10:29:37 AM
To: Jac Shacter <jshacter@terrawisehomes.com>
Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: Re: COA-26-33363 for 1604 Laura St

Received! Thank you!

Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7808**

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Friday, January 30, 2026 10:16 AM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: Re: COA-26-33363 for 1604 Laura St

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

Drew,
Photos and Affidavit attached.

Best Regards,



Jacob Shacter
Vice President of Operations at TerraWise Homes

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

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

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Friday, January 23, 2026 3:13 PM
To: Jac Shacter <jshacter@terrawisehomes.com>

Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: Re: COA-26-33363 for 1604 Laura St

Good afternoon,

Please see your attached invoice. The invoice must be paid by the deadline of **January 30th by 4PM** to have the application heard at the next available Jacksonville Historic Preservation Commission (JHPC) regular meeting on **February 25th at 1PM**.

Invoices can be paid at the Tax Collector's Office located at **214 North Hogan Street - 2nd Floor** or at any Tax Collector's Office in Duval County. Unfortunately, we do not have the option to pay by phone or online. If using a check, please make it out to "Tax Collector." Additionally, be sure to provide a copy of the paid invoice to the Community Planning Division (**Ed Ball Building, 3rd Floor**) or reply to this email with a copy of the receipt attached at your earliest convenience.

Once the invoice is paid, you can **bring the receipt to the 3rd floor** and pick up your sign(s) within the elevator hall. The sign(s) must be picked up and posted before 5pm on Wednesday, February 11th. At the time you receive the sign(s), there will be a sign-posting affidavit attached **that must be returned by this deadline via email along with photos showing the sign(s) have been posted**.

Overview

- **Payment Deadline: January 30th, 2025**
  - Pay at 214 N. Hogan St - 2nd Floor
  - Bring a copy of the receipt to 214 N. Hogan St - 3rd Floor / pick up signs in elevator hall

- **Sign Posting Deadline: February 11th, 2025**
  - Sign and send back a copy of sign-posting affidavit
  - Send photo(s) of posted sign on property

- **JHPC Meeting: February 25th, 2025 at 1PM**
  - 214 N. Hogan St - 1st Floor Room 1002

Please be advised that this is the only invoice you will receive from the Planning Department regarding your COA application. Please note that the City will never request payment via wire transfer. All payments must be made directly to the Duval County Tax Collector.

Thank you,

Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300

Jacksonville, FL 32202
Office: **904–255–7808**

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Wednesday, January 21, 2026 5:29 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: Re: COA-26-33363 for 1604 Laura St

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

Drew,
We are totally on board with that. Revised plans attached.
There were a couple of plan errors I noticed that I corrected:

- The side window in the downstairs bathroom was drawn 4" too wide on the elevations, it should be 2' like the rest of the windows on that side.
- The rear most window on the left elevation should be shorter as its in the kitchen and is above a counter.
- The dining room window was shown correct on the elevations, but the size was wrong on the floorplans.

We would also like to add a small roof over the rear door to give it some protection from the rain, would this be okay?

Best Regards,



Jacob Shacter
Vice President of Operations at TerraWise Homes

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

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

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Wednesday, January 21, 2026 4:36 PM

To: Jac Shacter <jshacter@terrawisehomes.com>
Subject: COA-26-33363 for 1604 Laura St

Good afternoon,

I have been assigned to your COA application for the new construction at the address referenced above. After reviewing your application, Staff have the following comments:

1. **Windows**
    - The ribbon window placement on the Left Elevation should be okay since the window placements around the same elevation are wonderful and have Staff's support.
    - The blank wall space along the first floor Rear Elevation to the left of the door is something that Staff wanted to address. I see that there is a bathroom placed there. Would it be possible to add some sort of small window opening? It wouldn't necessarily have be full size.

This application has also been deemed sufficient for the upcoming JHPC meeting on February 25, 2026. If you have any questions, please feel free to reach out. I will send information regarding your application and the next meeting once I get confirmation from the supervisor.

Thank you,

Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7808**

Outlook

RE: Current Planning Comments COA-26-33363

From Batteh, Mikayla - PDCU <MBatteh@coj.net>
Date Wed 2/18/2026 1:48 PM
To Johnson, Drew - PDCM <DJohnson3@coj.net>
Cc Corrigan, Connor - PDCU <CCorrigan@coj.net>; Cox, Kaysie - PDCU <KaysieC@coj.net>

Good afternoon,

The property located at 1604 Laura Street N (071448-0000) is zoned Residential Medium Density – S (RMD-S).

RMD-S zoning requirements Section 656.368
Lot width: 25 feet
Lot area: 2,500 square feet
Maximum lot coverage is 50%
Maximum height: 45 feet
Front setback: 10 – 15ft or similar to the general area
Side setback: 14% of lot width divided between both sides (2’ 10”)
Rear setback: 2’10”

This property is located on a corner lot which means the rear setback would be considered a side yard and would need to follow the side yard setback requirements.

Based on the site plans provided the setbacks for the proposed primary structure:
Front setback: 11’ 4”
Side setback: 2’ 5”
Rear setback: 5”
Lot width: 40 feet
Lot area: 3,505.8 square feet
Maximum lot coverage: 35.24%
Height: 27.5 feet

Given the characteristics of the area the proposed single-family home is within its setbacks and follows the zoning code.

Let me know if you have any questions.

Thanks,

Mikayla Batteh
City Planner I – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street
Jacksonville, FL 32202
Office: 904-255-7861

From: Cox, Kaysie - PDCU <KaysieC@coj.net>
Sent: Tuesday, February 17, 2026 4:12 PM
To: Batteh, Mikayla - PDCU <MBatteh@coj.net>
Cc: Johnson, Drew - PDCM <DJohnson3@coj.net>; Corrigan, Connor - PDCU <CCorrigan@coj.net>
Subject: FW: Current Planning Comments COA-26-33363

Mikayla,

Can you please review the attached for Drew? Let me or Connor know if you have any questions.

Kaysie Cox
City Planner Supervisor – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7800

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Friday, February 13, 2026 1:58 PM
To: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Cc: Cox, Kaysie - PDCU <KaysieC@coj.net>
Subject: Current Planning Comments COA-26-33363

Good afternoon,

I am currently reviewing an application for the new construction of two-story residence within the Springfield Historic District.

Address: 1604 Laura St N
RE#: 071448 0000
Scope of Work: New Construction - Two-story, single-family residence
Due Date: February 19, 2026

Attached are the site plan and the floor plans. Let me know if you need anything else!

Thank you,

Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300

Jacksonville, FL 32202
Office: **904–255–7808**



COA-25-33299

3512 Riverside Ave

February 25, 2026

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33299

Address: 3512 Riverside Avenue, RE# 079399 0000

Location: South of Riverside Avenue, between Talbot Avenue and Edgewood Avenue

Owner: Ted Tsighis
Summer Kitchen Trust
3512 Riverside Ave
Jacksonville, FL 32205

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

Year Built: c. 1924 (Property Appraiser)

Designation: Springfield (contributing)

Request: New Construction – Addition

Summary Scope of Work:

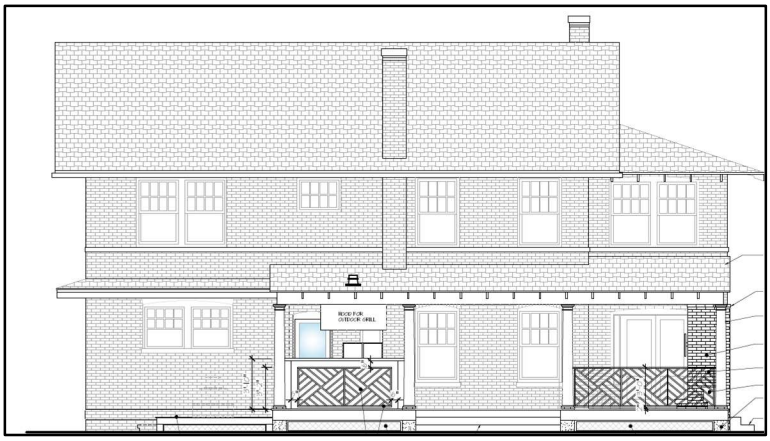
1. New construction of 576 square-foot addition
2. Replace exterior door

Recommendation: **Approve with Conditions**

Conditions:

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **February 9, 2026**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **December 19, 2025**, or as otherwise approved by the Historic Preservation Section.
3. Columns shall have caps and bases.
4. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
5. The proposed door shall be a half-light craftsman door to match the existing rear door as shown in the submitted photos.
6. The new door must fit the historic opening with no fill.

7. Trim, along with any sidelights and transoms, shall be preserved.
8. Door installation shall have minimal damage to the existing structure.
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-25-33299 is for the proposed new construction of a 576 square-feet covered porch at 3512 Riverside Avenue, located within the Riverside-Avondale Historic District. The subject property is characterized as a side-gabled, Colonial Revival style structure on an interior lot. The proposed scope of work will include the partial demolition of an existing rear porch roof and stoop along with removal of existing brick pavers. The existing doors and window openings will remain. The proposed covered porch design would have a shingled shed roof projecting from the primary structure, Chippendale-style railing, and Tuscan columns to match those that exist at the front entrance of the structure. The location of the proposed design will be non-street-visible and extends upon characteristics found throughout the primary 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 1913-1958 Jacksonville Sanborn Map, the current structure maintains its original footprint that is represented. The one-story enclosed porch on the rear is still maintained. The proposed addition to the structure will not take away from the original footprint.
- The proposed rear addition will be considered as not be visible from the street and would also be considered subordinate to the primary structure, making it consistent with Section 307.106(k)(1 and 3) and Section 307.106(m)(1).
- As designed, the proposed rear addition would not be street-visible and would maintain the streetscape of two-story, masonry dwellings that are seen along this section of Riverside Avenue. The proposed design being placed on the rear of the structure on an interior lot is consistent with Section 307.106(k)(2).
- Based on the submitted plans and information, the proposed scope of work is consistent with Section 307.106(k)(4).

- Although there was no rear deck or porch shown in the rear, the use will be maintained on the property as a single-family structure while expanding the usability on the property in the rear. The proposed rear addition is consistent with Section 307.106(l)(1).
- The proposed design of the addition will include a shed roof in the rear that will tie to the existing hipped roof section as much as possible, making it consistent with 305.106(l)(2 and 5). The partial demolition of the existing hip roof over the recorded, historic enclosed porch will allow for this architectural feature to remain intact and part of the building's history.
- The proposed rear addition will not exceed the sides of the existing structure, making it consistent with Section 307.106(m)(3 and 6).
- As designed, the proposed rear addition will expand upon the existing footprint of the structure and will take notable architectural details such as the architectural style, Tuscan columns, and brick façade and pattern. The proposed design is consistent with Section 307.106(l)(3) and Section 207.106(m)(8).
    - The proposed Chippendale style railing is a typical feature found on masonry-clad Colonial Revival style structures, such as this structure. This can be attributed to the higher style exemplified by the pedimented porch roof supported by Tuscan columns and arched window openings distributed throughout the structure along with the d
- 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.
    - The proposed addition has minimized the number of alterations that must occur on the primary structure. The only architectural feature that will be altered would be the partial removal of the hipped roof form on the historic enclosed porch. The majority of the hipped roof will remain, making it consistent with Standard Two.
    - Although the partial demolition of the hipped roof form on the historic enclosed rear porch will occur, the remainder of the proposed addition will maintain the historic openings and will not remove any other architecturally significant features on the primary structure. The proposed changes to the primary structure maintain consistency with Standard Nine.

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

- Section 307.106(k) General Standards: 1-4
- Section 307.106(l) Guidelines on Alterations: 1, 2 and 5
- Section 307.106(m) Guidelines on New Construction: 1, 3, 6 and 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.

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 architecture features shall be avoided when possible.

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

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 with surrounding structures in an historic district.

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

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

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

Historic District Design Guidelines, "New Construction"

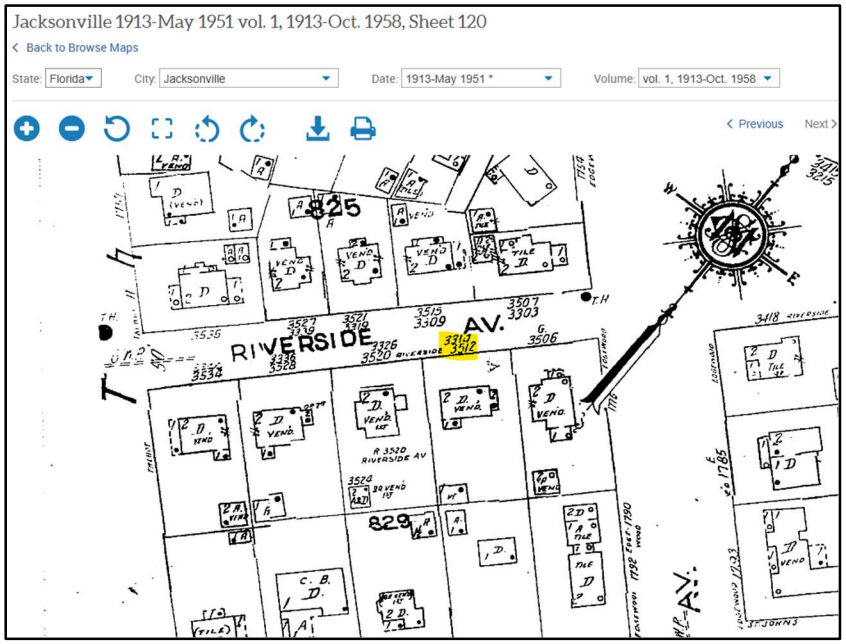
- Secretary of the Interior's Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

- 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



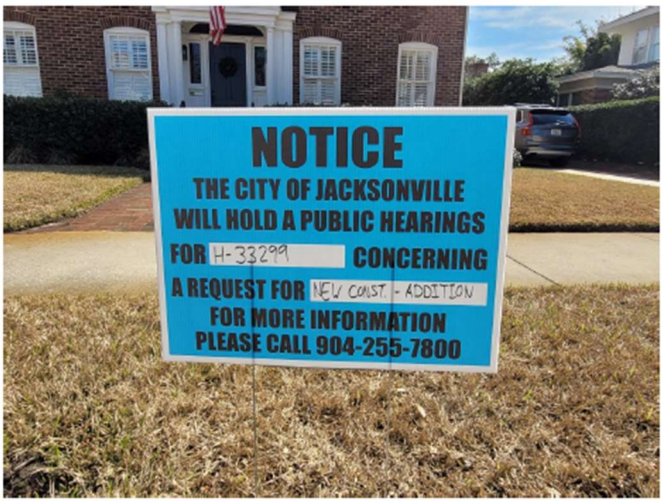
(Jacksonville Sanborn Map, 1913-Oct 1958 , Volume 1, Sheet 120)

PICTURE OF PROPERTY WITH POSTED SIGN

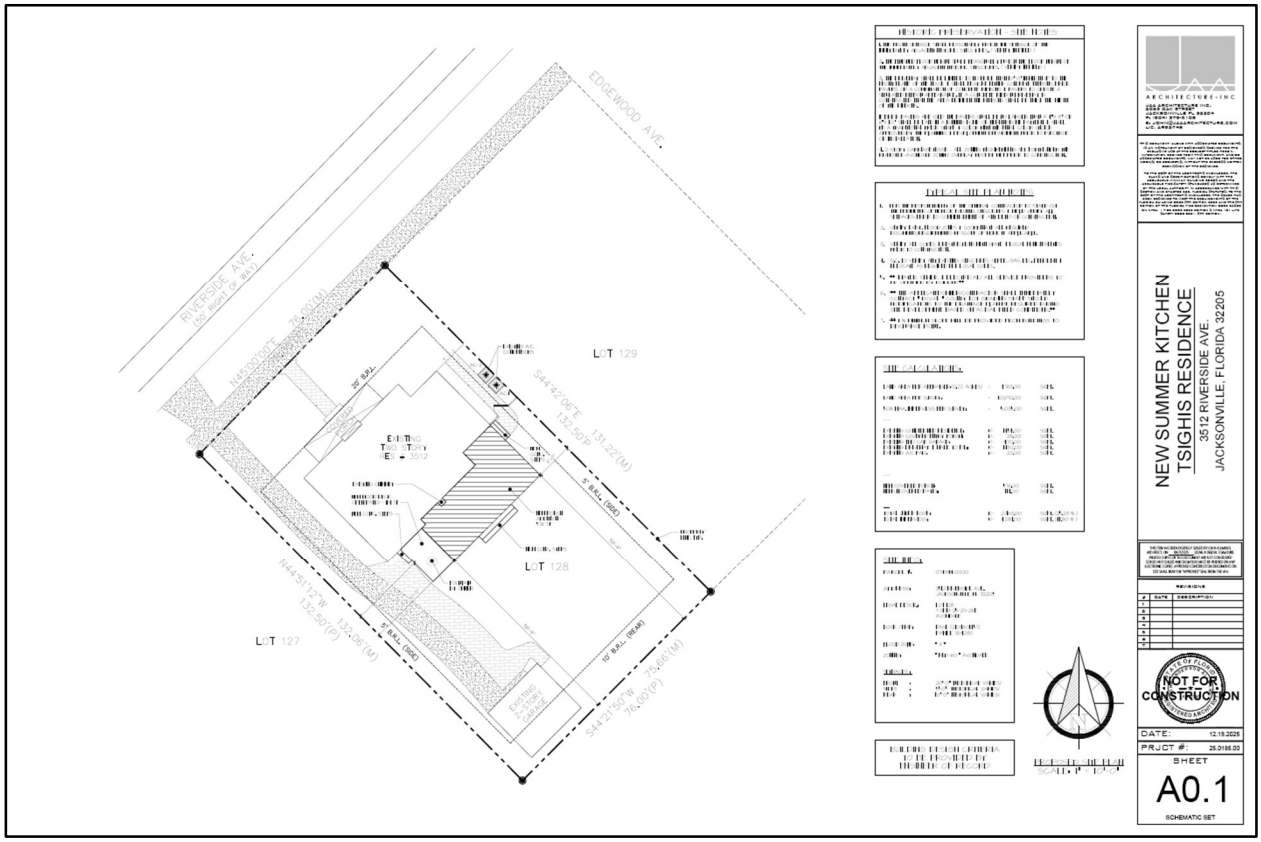
COA-25-33299
TSIGHIS RESIDENCE - SUMMER KITCHEN ADDITION
3512 RIVERSIDE AVENUE, JACKSONVILLE, FL 32205

EXISTING FRONT OF HOUSE w/ POSTED NOTICE SIGN





SITE PLAN DATED DECEMBER 19, 2025



PHOTOS OF EXISTING HOUSE

TSIGHIS RESIDENCE - SUMMER KITCHEN
LOT 128 - 3512 RIVERSIDE AVENUE JACKSONVILLE, FL 32205

ADDITION AREA

EXISTING HOUSE - BRICK
(Existing front entry)



TSIGHIS RESIDENCE – SUMMER KITCHEN
LOT 128 - 3512 RIVERSIDE AVENUE JACKSONVILLE, FL 32205

EXISTING HOUSE - BRICK
(Existing rear porch area for the new summer kitchen addition)



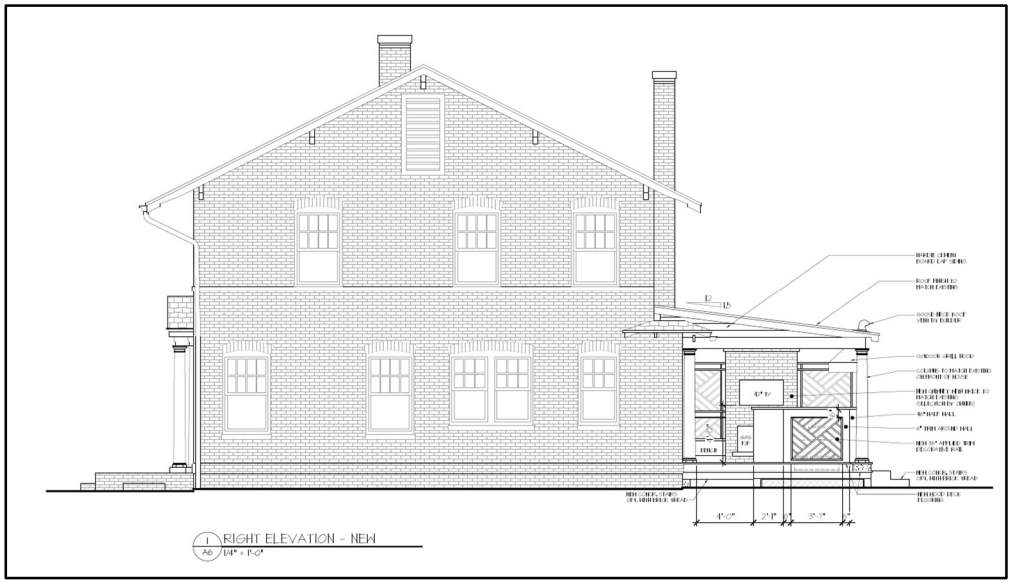


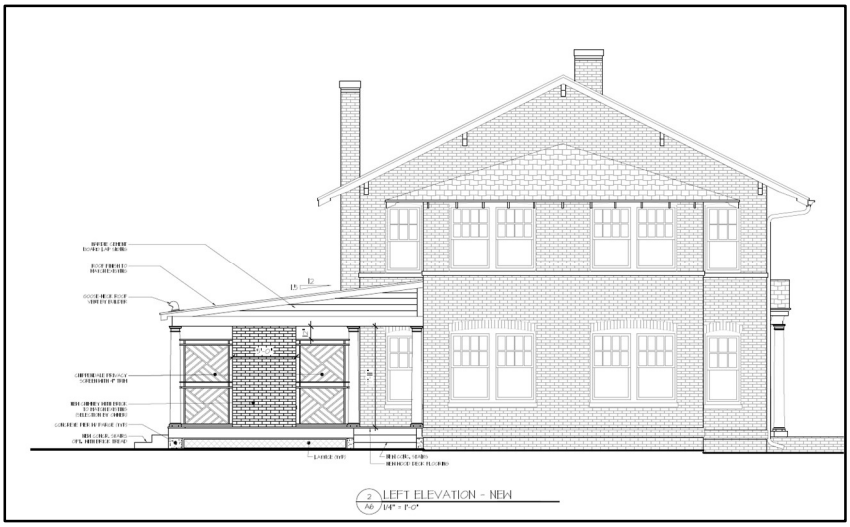
EXISTING HOUSE - BRICK
(Existing side view area for the new summer kitchen addition)

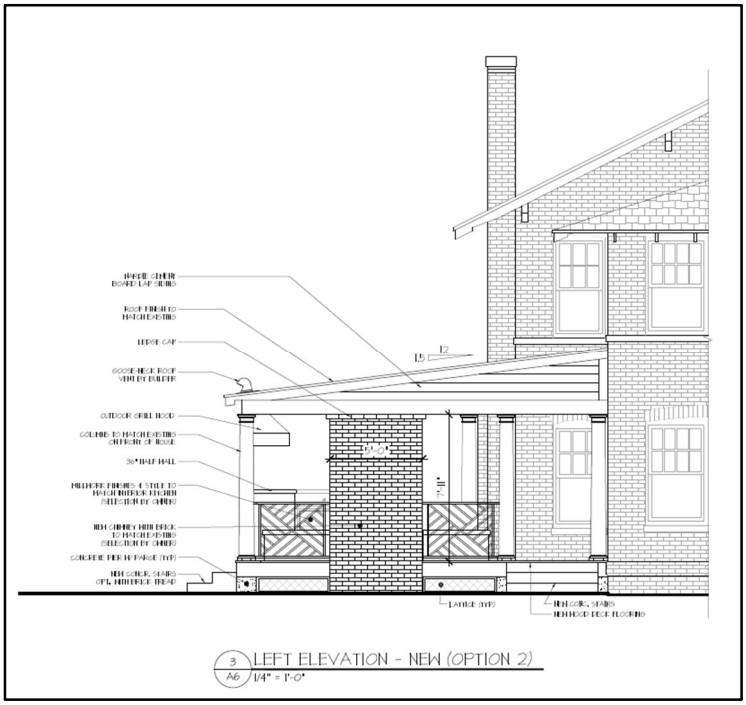


PROPOSED ELEVATIONS DATED FEBRUARY 9, 2026






2 LEFT ELEVATION - NEW
A6 1/4" = 1'-0"


3 LEFT ELEVATION - NEW (OPTION 2)
A6 1/4" = 1'-0"

Application For Certificate Of Appropriateness

Application Info

Tracking #	33299	**Application Status**	FOUND SUFFICIENT
Date Started	12/19/2025	**Date Submitted**	12/23/2025

Planning and Development Department Info

COA # COA-25-33299

Admin Review ☐

Admin Recommendation FORWARD

Admin Date Of Action 1/23/2026

Forwarded to JHPC ☑

JHPC Meeting Date 2/25/2026

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name DUFF | **First Name** JOSIAH | **Middle Name**

Company Name JAA ARCHITECTURE

Mailing Address 2063 OAK STREET

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

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

General Information On Owner(s)

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

Last Name TSIGHIS | **First Name** TED | **Middle Name**

Company/Trust Name HOME OWNER

Mailing Address 3512 RIVERSIDE

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

Phone 5204652711 | **Fax** | **Email** THEODORECTSIGHIS@GMAIL.COM

Description Of Property

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

Map	RE#
	079399 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
3512	RIVERSIDE AVE	32205

Type Of Improvement

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

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

Proposed Work
ADDITION OF A NEW SUMMER KITCHEN AT THE REAR OF THE HOUSE

Addition Information

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

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

Addition - Required Attachments For Complete Application

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

Additional Documents Provided

	Description
[x]	FULL DRAWING SET ATTACHED FOR REFERENCE

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: 2/3/26

COA#: 25-33299

Address: 3512 RIVERSIDE AVE. JACKSONVILLE, FL 33205

Owner: TED TSIGHIS

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application H-33299 **were posted on the property/site located at:**

079399-0000
Real Estate Number(s)

3512 RIVERSIDE AVE.
Street Address

JACKSONVILLE, FL 32205
City, State Zip Code

Printed Name NATHALIE GOODRIDGE / JOSIAH DUFF

Signature

Dated this 3 day of FEBRUARY, 2026

7-31 43-2S-26E
AVONDALE
LOT 128

SUMMER KITCHEN TRUST
3512 RIVERSIDE AVE
JACKSONVILLE, FL 32205-8424

2025

R-079399-0000

PRINTED 10/10/2025
BY: pao

Map Id: 6428 402200.26 1.40 1.00 1.00 AVONDALE SO OF PARK

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	20 FACE BRICK	100	46.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	12 HARDWOOD	100	13.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	4.00	0
Baths	3.50	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000
Size Adj.	0.9200
TOTAL ADJUSTED POINTS	134
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0108	01	4	04	100.00	0.00	1.00	100

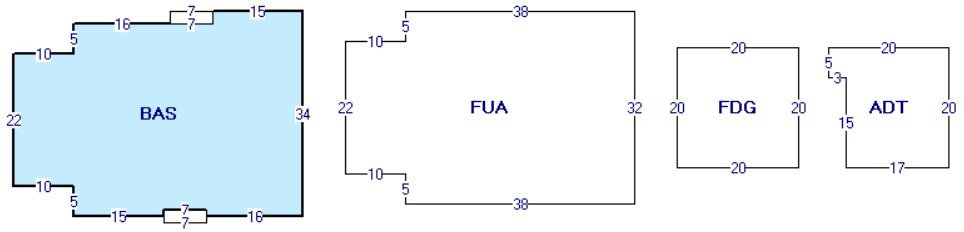
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
868,333	1924	2015	R2	8.75	91.25%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	355		X	90	320	74,772
BAS	1,459		X	100	1,459	340,916
FDG	400			60	240	56,079
FOP	28			30	8	1,870
FUA	1,436		X	95	1,364	318,718
	3,678			3,250	3,391	$792,354

ACREAGE 0.00 PRICE/SF 233.66

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 3512 RIVERSIDE AVE JACKSONVILLE 32205- 0108 SFR CLASS 2

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	792,354
EXTRA FEATURE VALUE	1,768
TOTAL MARKET LAND VALUE	206,910
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	1,001,032
ASSESSED VALUE	897,906
CAP BASE YEAR	2025
TAXABLE VALUE	847,184
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

FDG:110,6:=S20 E20 N20 W20 $ FUA:65,0:=E38 S32 W38 N5 W10 N22 E10 N5 $ BAS:10,34:=N5 W10 N22 E10 N5 E23 N2 E15 S34 W16 N1 W7 S1 W15 $ ADT:135,6:=S5 E3 S15 E17 N20 W20 $ FOP:32,33:=W7 S2 E7 N2 $ FOP:33,2:=N2 W7 S2 E7 $.

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	21048	01957	04/22/2024	WD	Q	I	01	1275000	0	N	0	WISDOM KAREN A	SUMMER KITCHEN TRUST	20240521
2	20188	01169	02/11/2022	WD	Q	I	01	935000	0	N	0	JEMATTHEWS CONSULTING	WISDOM KAREN A	20220408
3	19835	01269	07/12/2021	WD	U	I	03	685500	0	N	0	VONDERHAAR DENISE ANNE	JEMATTHEWS CONSULTING	20210820
4	16294	02405	03/01/2013	WD	U	I	14	100	0	N	0	WATSON MARIE D	WATSON MARIE DENISE	20130319 DOT 03012013

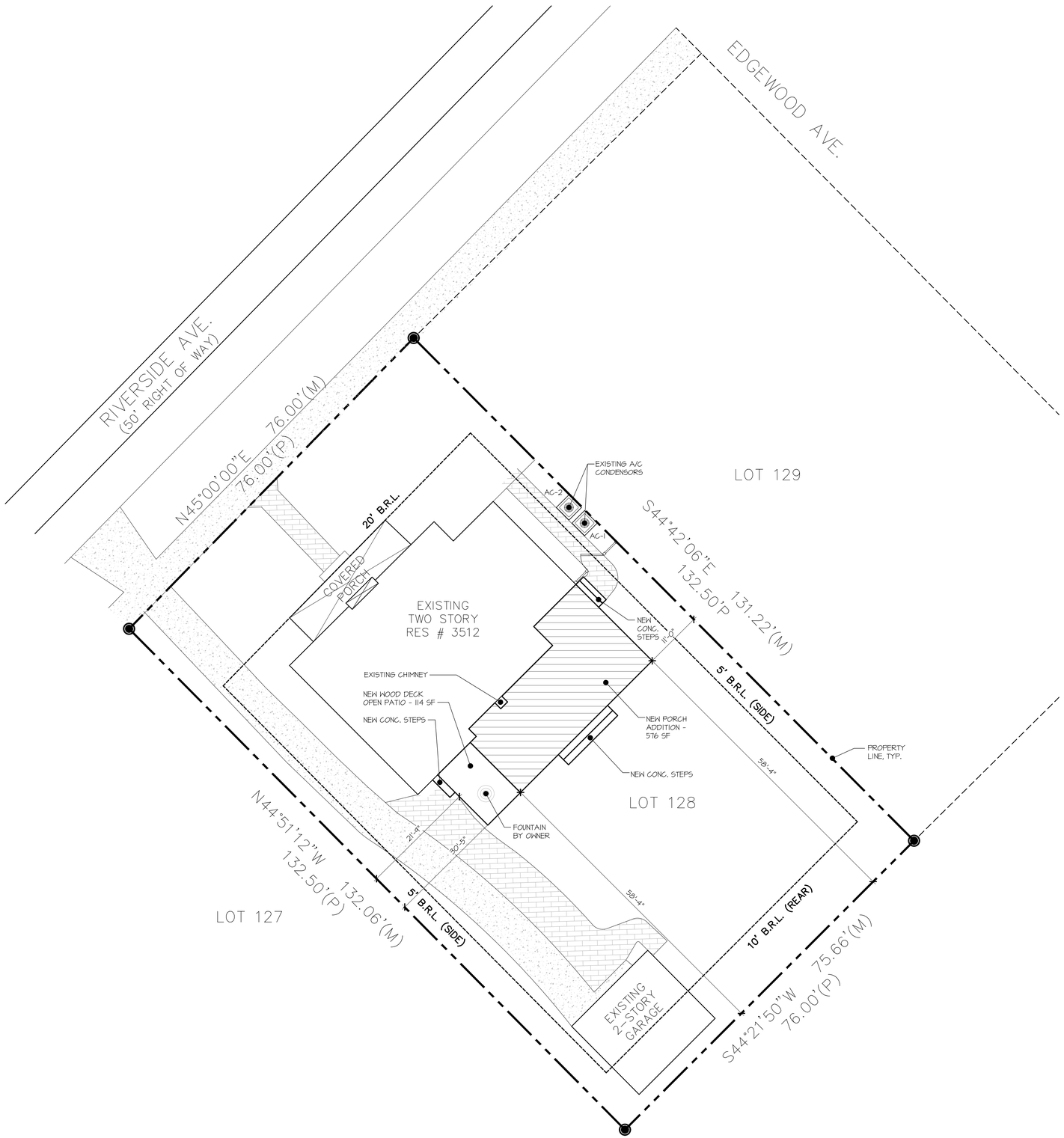
LN	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1	FPMR7	Fireplace Masonry	1	100.00	0.00	0	0	1.00	7	100	4,420.00	8,840.00	100	1924	1924		20	1,768

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	09/27/1988	CS
LAND LINES	06/22/2001	HCG
VALUE REVIEW	06/26/2025	KK1
TRIENNIAL	08/03/2012	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	76.00	133.00	100.00	76.00	F	1	0.99	1.00	2,750.00	2,722.50	206,910

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Proposed Site Plan, Floor Plans, and Elevations



HISTORIC PRESERVATION - SITE NOTES

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

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

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

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

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

TYPICAL SITE PLAN NOTES

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

SITE CALCULATIONS:

LAND AREA PER APPRAISER:(0.22 ACRES)	=	9,163.00	SQFT.
LAND AREA PER SURVEY:	=	10,070.00	SQFT.
50% MAX. IMPERVIOUS PER SURVEY:	=	5,035.00	SQFT.

EXISTING CONDITIONED RESIDENCE:	+/-	1454.00	SQFT.
EXISTING COVERED ENTRY PORCH:	+/-	28.00	SQFT.
EXISTING TWO CAR GARAGE:	+/-	400.00	SQFT.
EXISTING DRIVEWAY & WALK TO P/L:	+/-	1482.00	SQFT.
EXISTING A/C PAD:	+/-	22.00	SQFT.

NEW COVERED PORCH:		576.00	SQFT.
NEW UNCOVERED PATIO:		114.00	SQFT.

TOTAL UNDER ROOF:	+/-	2,463.00	SQFT. (25.23 %)
TOTAL IMPERVIOUS:	+/-	4,081.00	SQFT. (41.80 %)

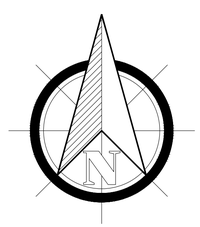
SITE INFO:

PARCEL #:	079399-0000
ADDRESS:	3512 RIVERSIDE AVE. JACKSONVILLE, FL 32205
LEGAL DESCR.:	LOT 128 T-3143-25-25-26E AVONDALE
BOOK / MAP:	PAGE (2104801951) PANEL (6428)
FLOOD ZONE:	" X "
ZONING:	" RLD-60 " AVONDALE

SETBACKS :

FRONT	:	20'-0" (HISTORICAL VARIES)
SIDES	:	5'-0" (HISTORICAL VARIES)
REAR	:	10'-0" (HISTORICAL VARIES)

BUILDING DESIGN CRITERIA TO BE PROVIDED BY ENGINEER OF RECORD



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

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

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

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NEW SUMMER KITCHEN
TSIGHIS RESIDENCE

3512 RIVERSIDE AVE.
JACKSONVILLE, FLORIDA 32205

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REVISIONS

#	DATE	DESCRIPTION
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STATE OF FLORIDA
STANDERSON A. ALLMAND
LICENSE NO. AR 92748
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

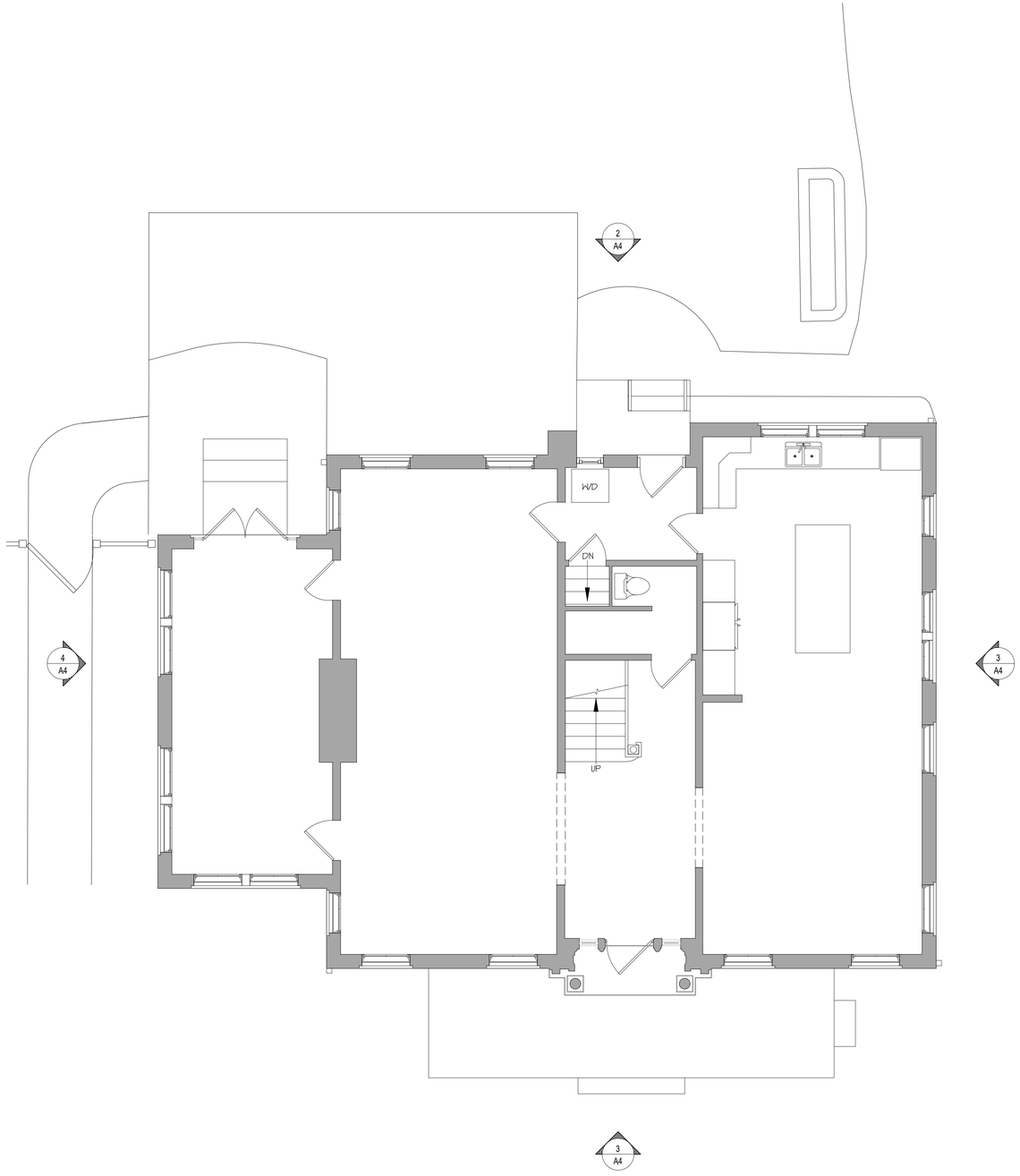
DATE: 02.09.2025

PRJCT #: 25.0185.00

SHEET

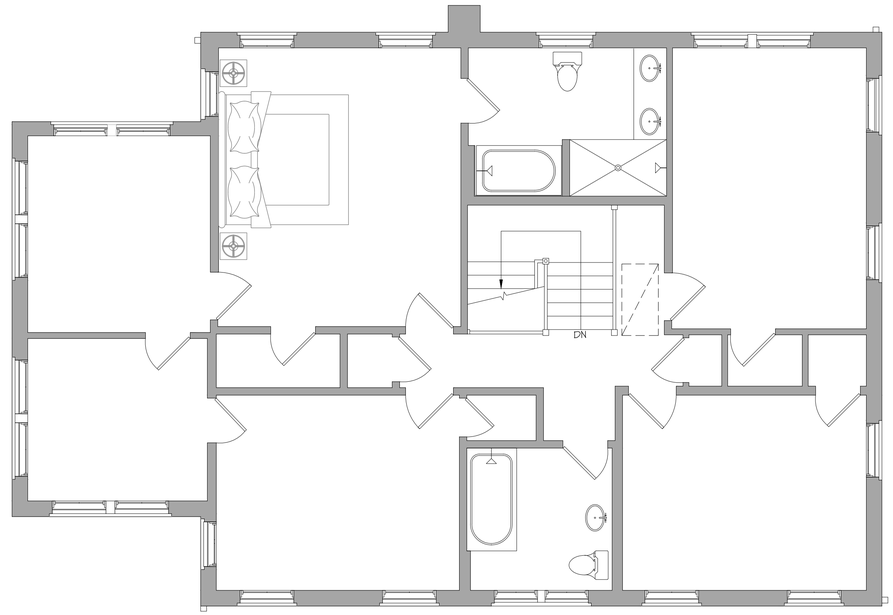
A0.1

SCHEMATIC SET



NORTH

1 / A1 FIRST FLOOR PLAN - EXISTING
1/4" = 1'-0"



NORTH

2 / A1 SECOND FLOOR PLAN - EXISTING
1/4" = 1'-0"

PARTITION LEGEND

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

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

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NEW SUMMER KITCHEN
TSIGHIS RESIDENCE

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STATE OF FLORIDA
JOHN ALLMAND ARCHITECT
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 02.09.2025

PRJCT #: 25.0185.00

SHEET
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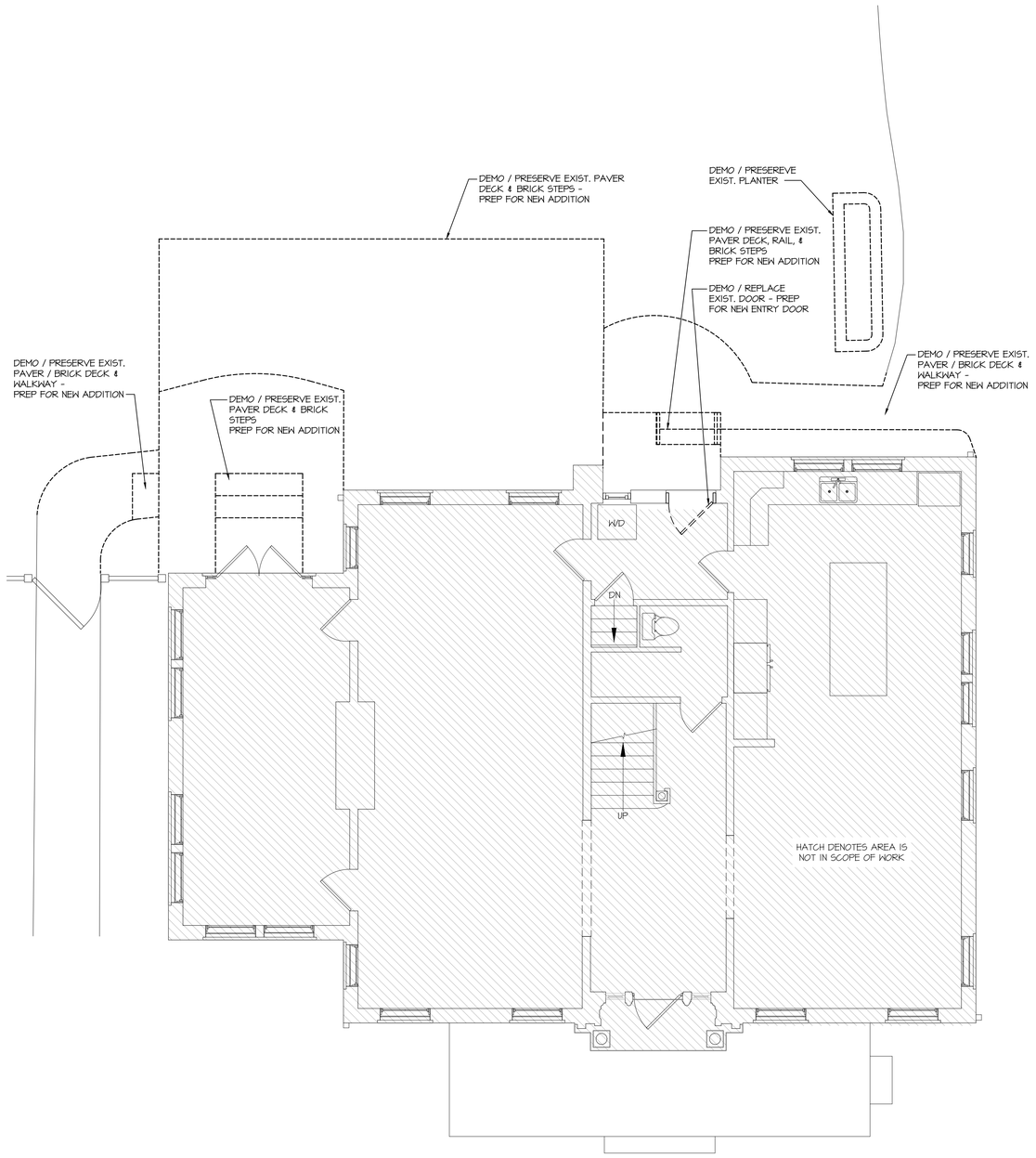
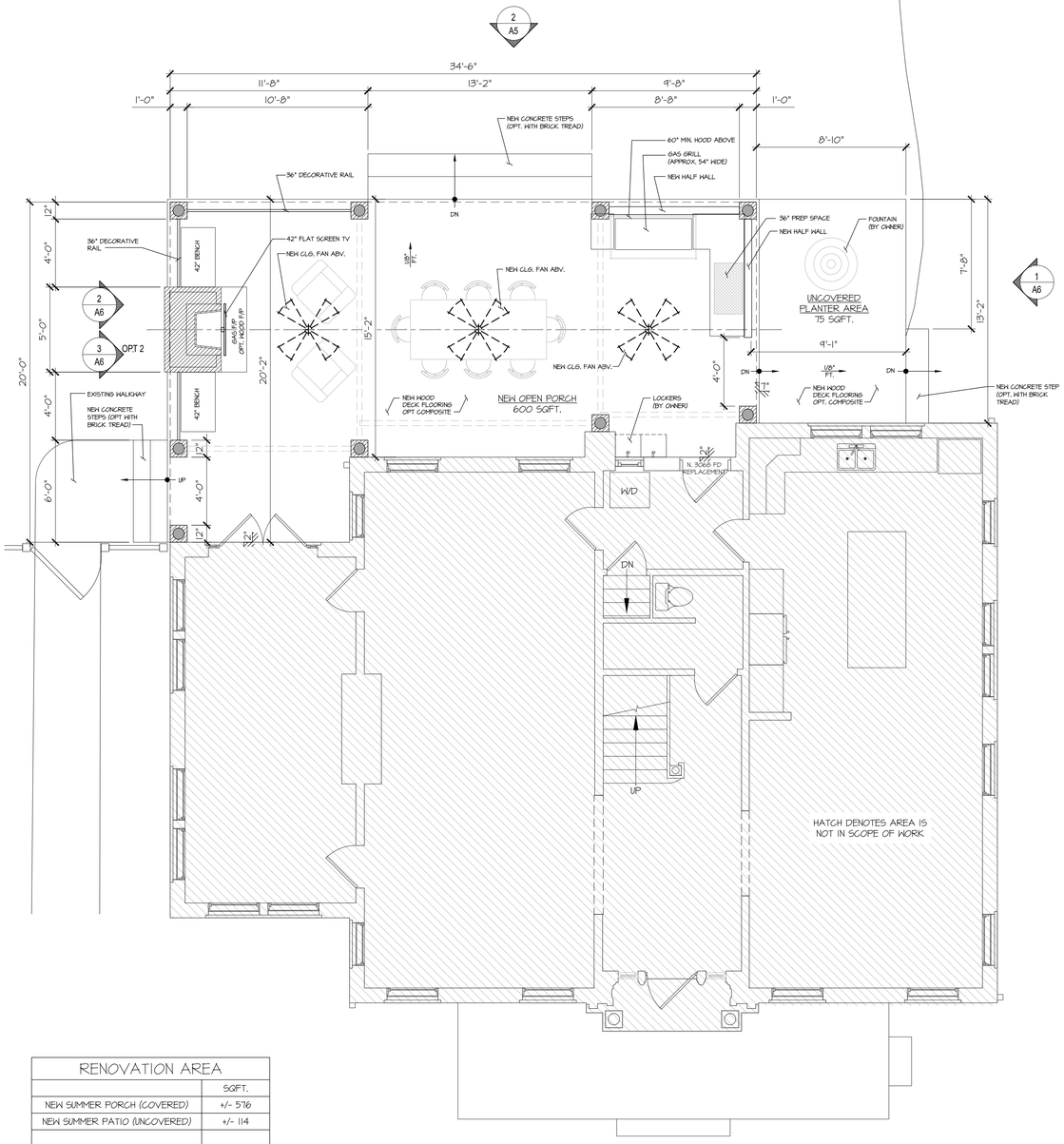
SCHEMATIC SET



NORTH

1 / A2 FIRST FLOOR PLAN - DEMO

1/4" = 1'-0"



RENOVATION AREA	
	SQFT.
NEW SUMMER PORCH (COVERED)	+/- 576
NEW SUMMER PATIO (UNCOVERED)	+/- 114
TOTAL NEW SUMMER PORCH	+/- 690
* BUILDER TO VERIFY ALL EXISTING SQFT. *	

NORTH

2 / A2 FIRST FLOOR PLAN - NEW

1/4" = 1'-0"

PARTITION LEGEND

— EXISTING WALL TO REMAIN

— EXISTING WALL TO BE DEMOLISHED

— NEW WALL

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STATE OF FLORIDA · JOHN ANDERSON ALLMAND · LICENSE AR92748 · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

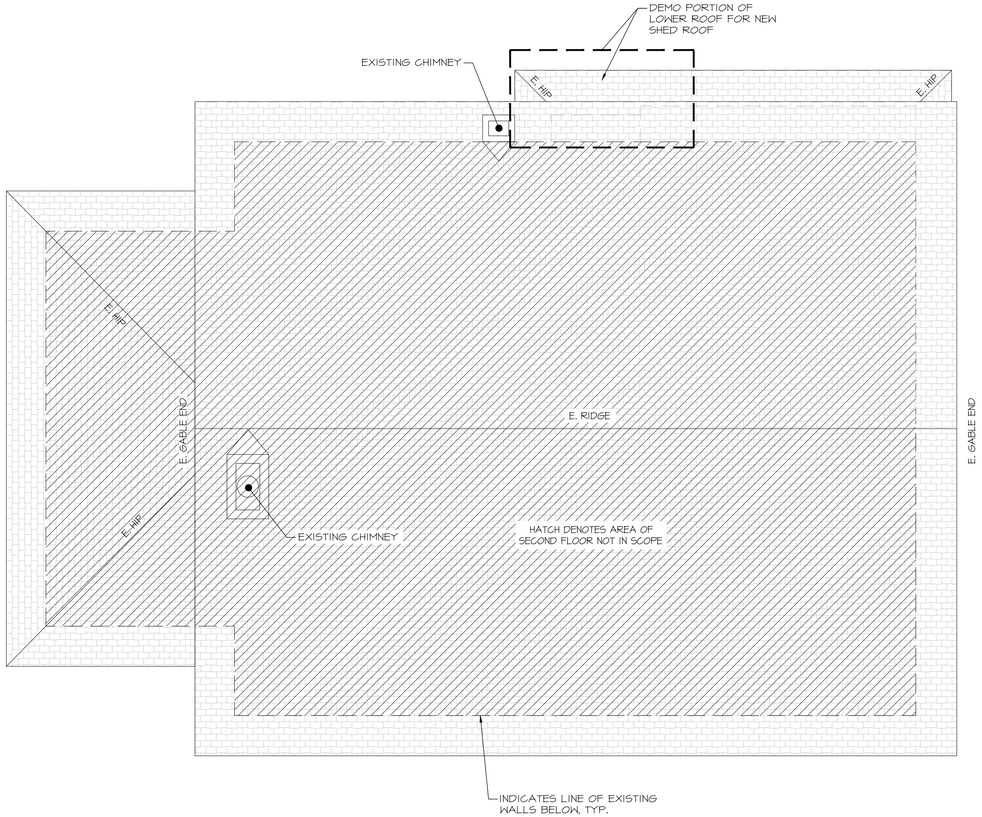
DATE: 02.09.2025

PRJCT #: 25.0185.00

SHEET

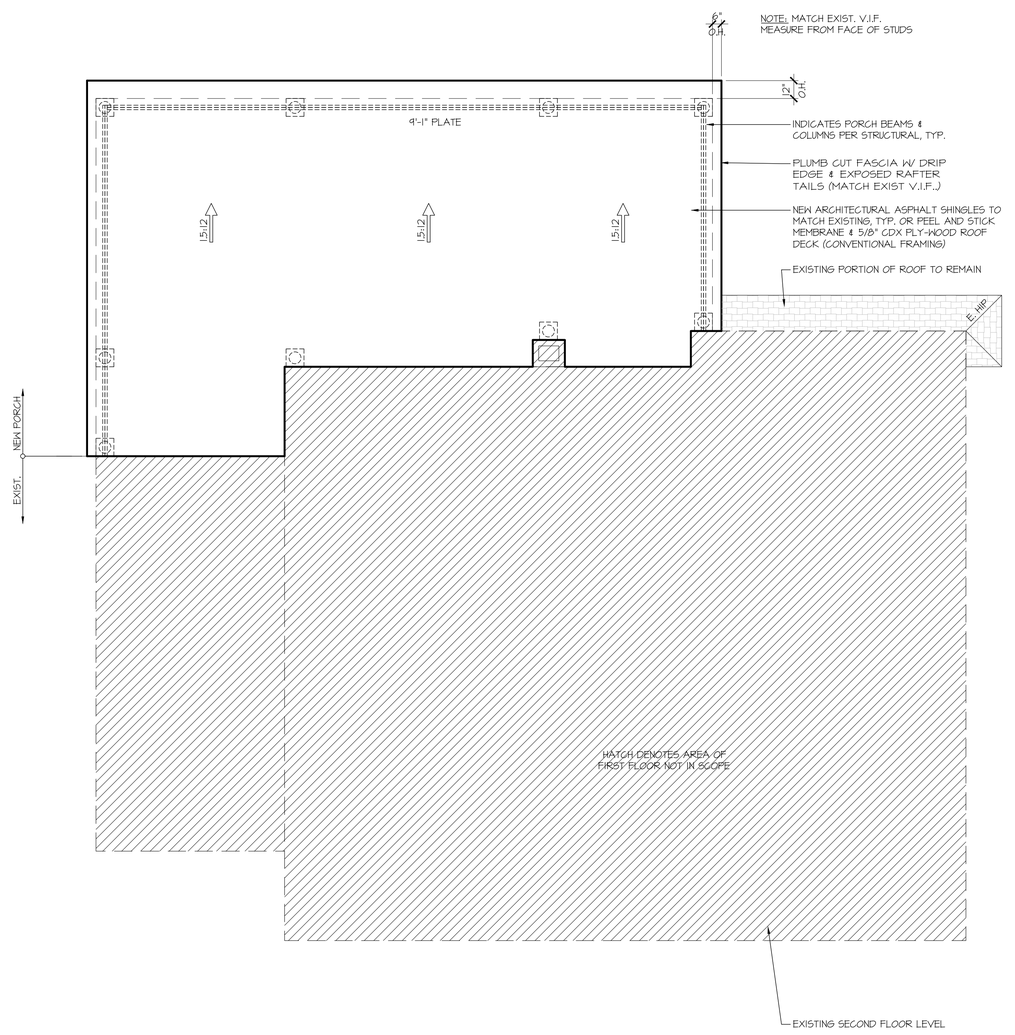
A2

SCHEMATIC SET



NORTH

2 A3 2ND FLOOR ROOF PLAN - EXISTING
1/4" = 1'-0"



NORTH

1 A3 1ST FLOOR ROOF PLAN - NEW
1/4" = 1'-0"

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

NOTES:

HEEL TO MATCH EXISTING RAFTERS
EXTERIOR DIMENSIONS TO FACE OF EXTERIOR 2X STUDS (FLUSH W/ FOUNDATION)
ATTIC INSULATION TO BE AS INDICATED ON INDEX SHEET AD1 AND PER THE ENERGY FORMS

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
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NEW SUMMER KITCHEN
TSIGHIS RESIDENCE

3512 RIVERSIDE AVE.
JACKSONVILLE, FLORIDA 32205

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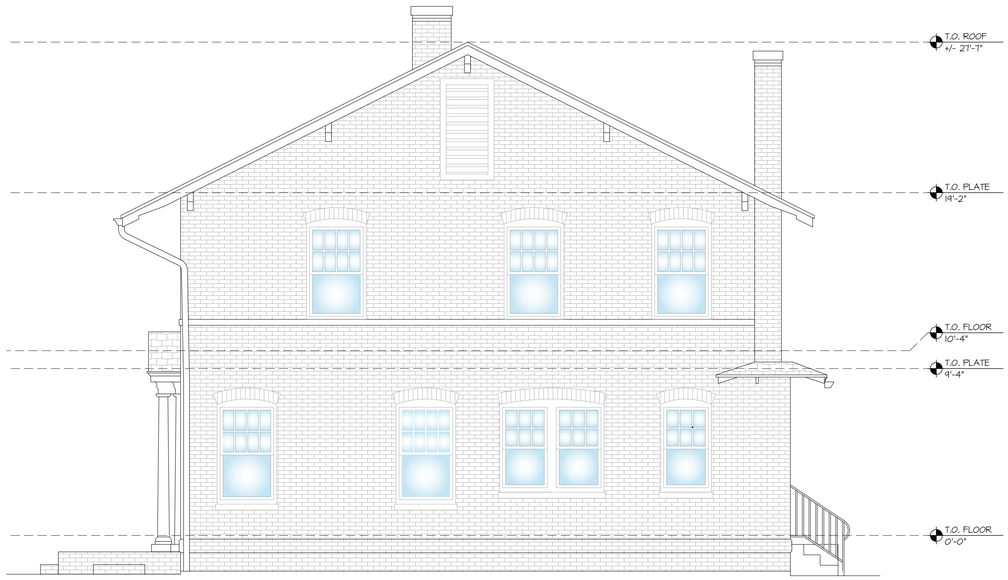
STATE OF FLORIDA
JOHN ANDERSON ALLMAND
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION

DATE: 02.09.2025
PRJCT #: 25.0185.00

SHEET
A3
SCHEMATIC SET



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



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



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



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

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DATE: 02.09.2025
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SHEET
A4
SCHEMATIC SET

JHPC - ELEVATION NOTES

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

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

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

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

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

6. ALL CEMENTITIOUS SIDING SHALL HAVE A SMOOTH APPEARANCE.



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



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

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JOHN ALLMAND ANDERSON
LICENSED
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 02.09.2025

PRJCT #: 25.0185.00

SHEET

A5

SCHEMATIC SET

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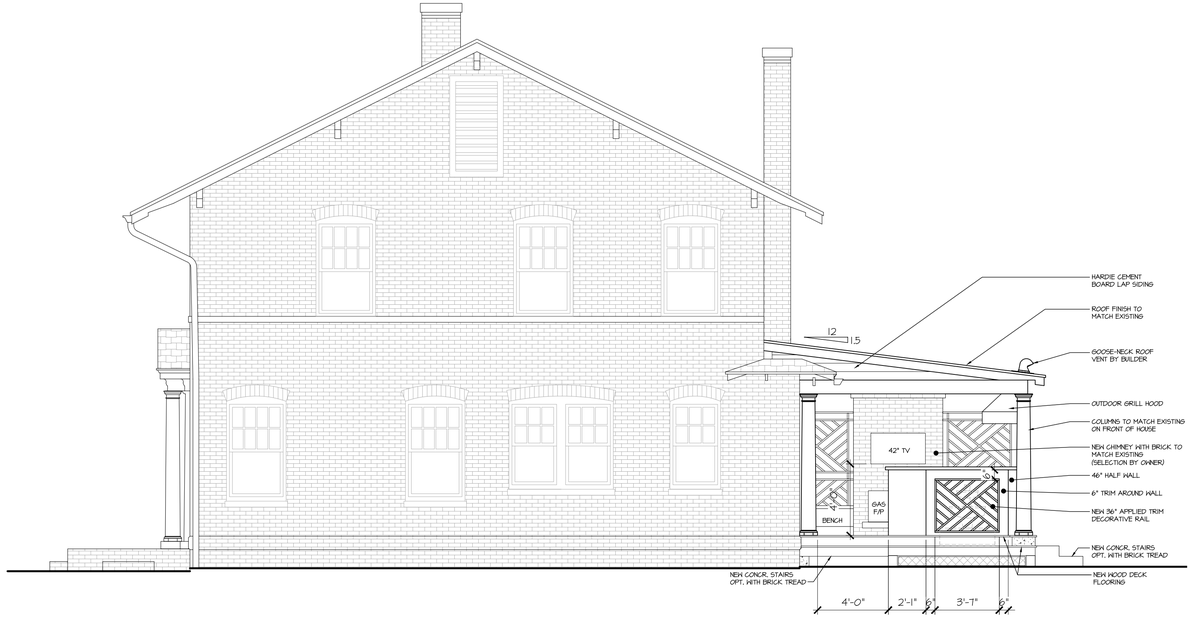
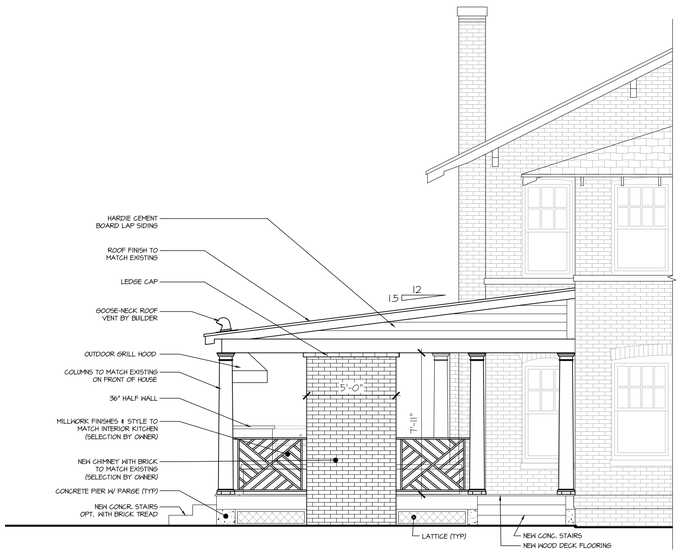
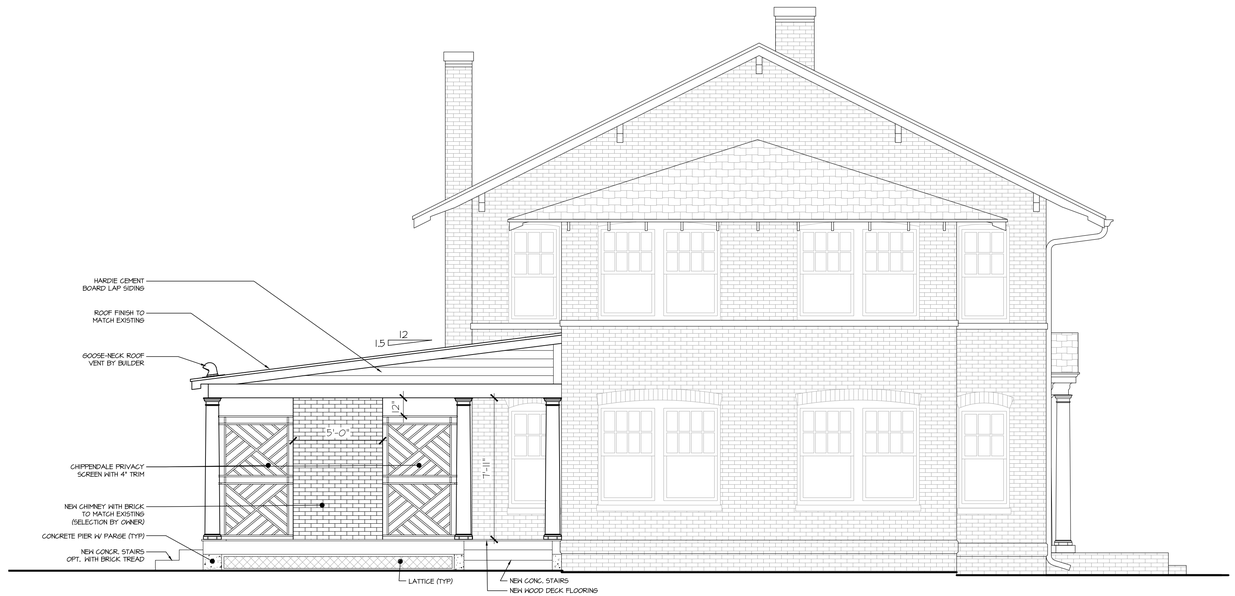


1 / A6 RIGHT ELEVATION - NEW
1/4" = 1'-0"



3 / A6 LEFT ELEVATION - NEW (OPTION 2)
1/4" = 1'-0"



2 / A6 LEFT ELEVATION - NEW
1/4" = 1'-0"

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STATE OF FLORIDA
JOHN ALLMAND
9-17-25
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 02.09.2025

PRJCT #: 25.0185.00

SHEET

A6

SCHEMATIC SET

COA-25-33271

3855 St Johns Ave

February 25, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33271

Address: 3855 St. Johns Avenue, RE# 092818-0000

Location: Between St. Johns Avenue and Riverside Avenue, and between Greenwood Avenue and Pine Grove Avenue

Owner: Gina M. Teresi
3855 St. Johns Avenue
Jacksonville, Florida, 32205

Applicant: Same as Owner

Year Built: *c.* 1926 (Property Appraiser)

Designation: Riverside Avondale; Contributing

Request: Site Work – Hardscaping; Fences
Alterations – Windows; Siding; Roofs

Summary Scope of Work:
1. Install new hardscaping in the front and side yards
2. Install a new parking pad in the secondary front yard
3. Conduct window replacement
4. Replace the roof and siding of the projecting front bays (Admin)
5. Install new fencing and walls in the side and secondary front yards (Admin)

Recommendation: **Approve with conditions**

Conditions:

Hardscaping
1. The location of the hardscaping on the side and front elevation (St. Johns Avenue), shall be substantially consistent with the site plan dated November 13, 2025.
2. Pavers shall have a rectangular shape, not to exceed 6” x 10” with a modular relationship of 1:2 or 3:5 and the color shall be reviewed and approved by the Historic Preservation Section.
3. Any existing sidewalk shall not be altered or disturbed in any way.

4. The proposed new parking pad at the rear of the property (Riverside Avenue) shall instead be a concrete walkway of three (3) feet wide that connects the side yard to Riverside Avenue.

Window Replacement

5. 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.
6. All new windows shall fit the original openings both horizontally and vertically and be recessed within the openings (not flush with the wall or have permanent nailing fins).
7. The light pattern shall have exterior raised profiled muntins (true or simulated divided lights).
8. Any sash-style windows shall have traditional 4-6 inch flat mullions between window units.
9. All new windows shall be wood, wood-clad, or wood-blend.
10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
11. Prior to the final inspection of any building permit, the owner of 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.
12. Windows #27, 28, 29, 34, 35, 36, 37, 59, 60, 61, 63, 64, 65, 66, 67, and 68 may be replaced as otherwise conditioned. All other windows not addressed by this COA or the previously approved COA-25-32973 shall be repaired.

Reroof

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

Fencing and Walls

16. The location of fencing, walls, and gates shall be substantially consistent to the submitted plans dated November 13, 2025.
17. Fencing and wall installation shall be consistent with the Fencing and Wall Guidelines.
18. The fencing in the secondary front yard (along Riverside Avenue) shall be vertical aluminum fencing of four (4) feet tall from the property line of the secondary front yard to at least ten (10) feet inwards of the lot. The design and height of fencing marked on the site plan dated November 13, 2025 shall otherwise be as indicated.

Siding Replacement

19. Any new siding, corner posts, and window trim repairs shall match the historic materials in design, reveal, dimension, and exposure.
20. The siding material being installed shall be feathered into the remaining siding to reduce the visibility of repairs; there shall be no straight vertical seams.
21. The scope of work for siding replacement shall be limited to the projecting front bay.



PROJECT DESCRIPTION

COA-25-33271 seeks to install front and side parking, driveways, and walkways, a rear parking pad, wholesale window replacement, to replace the roof and siding on the projecting front bays, and to install fencing and walls on a contributing property within the Riverside Avondale Historic District. The primary structure on the property is a two-and-a-half story Tudor Revival single family residence characterized by its ridged roof with two front-projecting gables, its half-timbering, its sash and casement style windows, its projecting bay of diamond-patterned windows on the second floor front façade, its brick and stucco exterior cladding, and its chimneys on each end of the structure and center. The structure has been altered through both addition and enclosure of porches on either end of the building. The site also features a two-story garage apartment in the secondary front yard, behind the primary structure. This building is compatible in design with the primary structure.

Currently, the property has a paver driveway that circles in front of the building and continues to the rear of the property, connecting to the garage. There are no existing fences on the property. The property owner is requesting that the existing paver driveway be widened in several areas including the rear parking, the entry court in front of the main entrance, and the addition of parking pads in the front and rear. Additionally, they are proposing to install fencing along the sides and secondary front yard and a wall in the secondary front yard. The owner is also requesting that the projecting bays on the second floor be reroofed and that the existing non-conforming siding material of the bays be resided with new wood siding. Finally, the owner is

proposing wholesale window replacement. The owner has previously been approved administratively for the replacement of thirty-four (34) of seventy-three (73) windows (COA-25-32973). These windows were proven to have been previously replaced or beyond repair and the subject COA also approved the repair of the other windows. After providing further evidence and after Staff conducted a site visit, the owner would like to request the replacement of the remaining fenestration.

Based on the 2026 COA Matrix, the proposed front yard and secondary front yard hardscaping and window replacement require the review of the Jacksonville Historic Preservation Commission (JHPC). As such, the following analysis will focus primarily on these scopes of work.

STAFF SUMMARY AND ANALYSIS

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

- As proposed, the applicant proposes to install a new fourteen (14) foot wide paver parking pad in the secondary front yard, beside the existing garage. Staff should note that there is no existing curb along the subject area on Riverside Avenue. Staff recommends utilizing the proposed expansion of the front and side hardscaping to accommodate parking over the installation of a new parking pad. Furthermore, the applicant has stated that waste collection takes place alongside Riverside Avenue. As such, Staff recommends that the proposed rear parking pad be reduced to a three (3) foot wide poured concrete walkway connecting to the side hardscaping. This would allow the owner to place their trash in the appropriate area without expanding the parking capacity further, and would achieve consistency with the Design Guidelines Section on "Setting." This change in the design is reflected by Condition #4.
- The proposed expansion of the existing driveway and parking areas in the front and side yards would minimally impact the character of the property. Furthermore, the scope of work will not necessitate the removal of any historic materials and will be of brick pavers of a compatible design and color. This is consistent with Section 307.106(k)(1), Sections 307.106(l)(1 and 2), and Secretary of the Interior's Standards for Rehabilitation 2 and 9.
- Staff conducted a site visit on January 16, 2026 and reviewed previously approved COAs to confirm that a total of sixteen (16) windows that had previously been approved for repair only were either non-historic or are beyond reasonable repair. There are a total of twenty (20) windows on the structure that appear to be historic and within reasonable repair. As such, Staff has conditioned the windows noted under Condition #12 to be allowed for replacement, while the rest shall be repaired.
- Due to evidence of prior attempts to alter the sills of the historic windows on the structure, the applicant is requesting approval to replace the remaining twenty (20) historic windows including windows #4-10, 13-20, 26, 30, 31, 41, and 42. Staff does not have sufficient evidence to demonstrate that the subject windows are beyond repair and therefore finds the proposed replacement of these windows inconsistent with Sections

307.106(k)(1 and 2), 307.106(l)(1 and 2), and Secretary of the Interior's Standards for Rehabilitation 2 and 9.

- Consistent with Sections 307.106(k)(3 and 4), the work, as conditioned, will have little impact on any repairable historic materials and will not negatively impact or detract from the architectural or historic character of the property. Furthermore, the work can be conducted within a reasonable amount of time.
- The applicant proposes to reroof the projecting front bays and to remove the non-compliant siding from the projecting bay with diamond-pattern windows to install compatible wood siding. As proposed, Staff finds these scopes of work compatible with the existing and historic character of the structure and compatible with Section 307.106(k)(1 and 2) and the Secretary of the Interior's Standards for Rehabilitation 2, and 9.
- As conditioned, the fencing will be compatible with the Fencing and Wall Guidelines and Section 307.106(k)(1 and 2). The applicant proposes an eight (8) foot tall wooden fence along a section on the side of the structure. The adjacent property functions as a multifamily residence which has been defined as an incompatible use and Staff therefore finds the proposed material and height compatible with the above criteria. The applicant also proposes a six (6) foot tall wooden board-on-board fence along the rear and side of the property (right side when facing from St. Johns Avenue) Staff finds the proposed material, height, and design of fencing in this location compatible with the above criteria. The applicant proposes an approximately six (6) foot tall wall with vertical aluminum pickets to separate the rear parking from the area that is proposed for a future pool. Staff finds the subject wall and fence compatible with the above criteria. The applicant proposes a six (6) foot tall board-on-board wooden fence along side and secondary front yard property line. The proposed height is inconsistent with both the Zoning Overlay and with the Fencing and Wall Guidelines. As such, Staff has conditioned this fencing to be vertical aluminum fencing of four (4) feet tall from the property line to at least ten (10) feet inward (Condition #18).

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, 3, and 4
2. Section 307.106(l) Guidelines on "Alterations": 1 and 2
3. Riverside Avondale District Guidelines Section on "Setting"
4. 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)(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.

Historic District Design Guidelines, "Setting (Fencing and Walls, Parking, and Driveways)"

- 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.

- Applicable 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

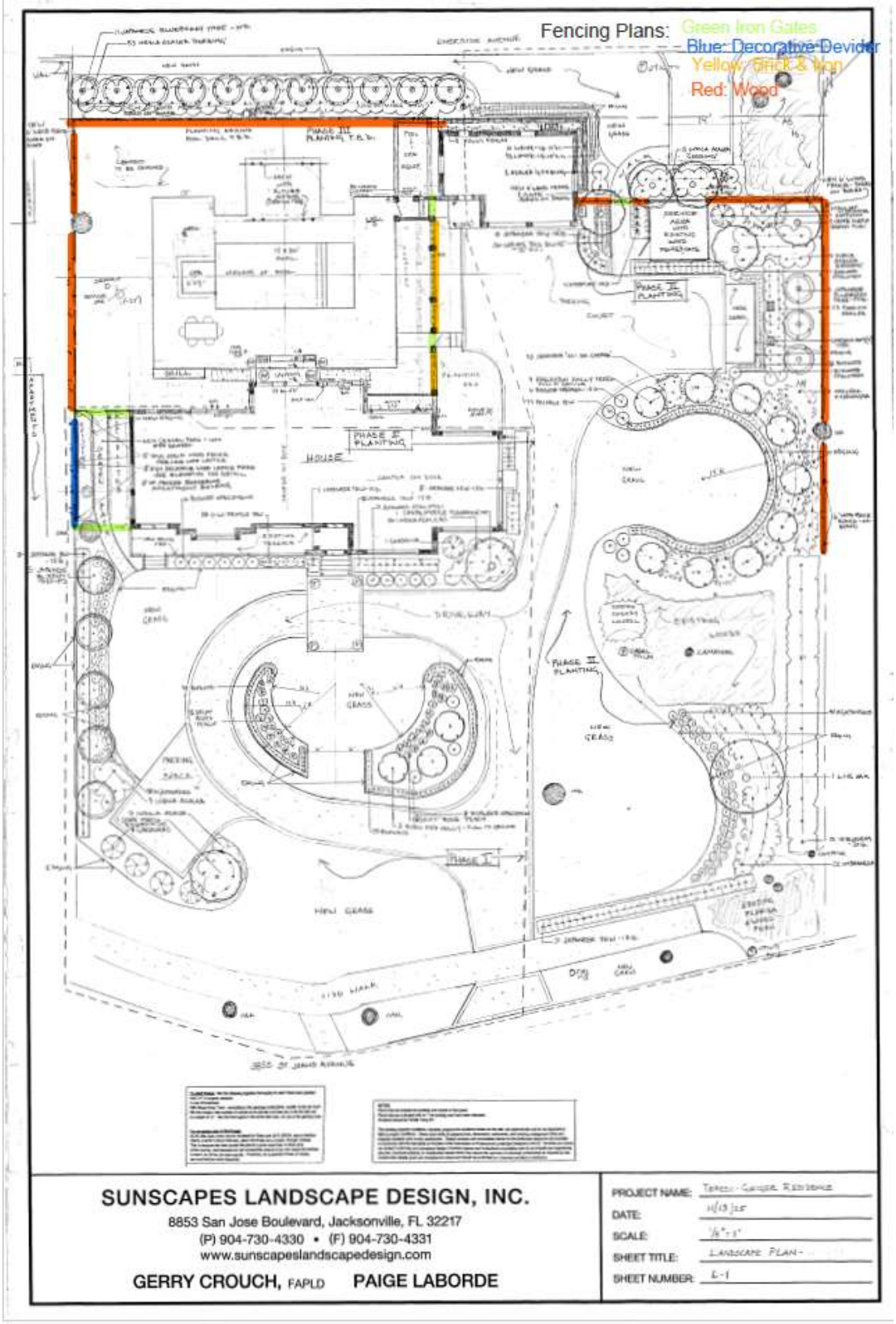


PICTURE OF PROPERTY WITH POSTED SIGNS




NOTICE
THE CITY OF JACKSONVILLE
WILL HOLD A PUBLIC HEARINGS
FOR 33271 CONCERNING
A REQUEST FOR
FOR MORE INFORMATION
PLEASE CALL 904-255-7800

PROPOSED SITE PLAN SUBMITTED NOVEMBER 13, 2025





Path from Riverside
to our driveway.



Riverside view of proposed parking spot for pavers.



Riverside facing back yard - location of wood fence. there is a considerable elevationdiffereence from street to fence placement which is why we are requesting a 6 foot fence like the prior approved COA. A 4 foot fence will still allow people from the street to look into our french doors. there would be no privacy.


Location of brick and iron fence
that will separate the new back yard from
the driveway.


location of cedar fence that would go around back and side perimeter as noted on our drawings.


Location of decorative fence dividing our side property from the neighboring apartments for added privacy for both residents.


Iron gate
to front yard

Fencing Plans: Green Iron Gates
Blue: Decorative Devider
Yellow: Brick & Iron
Red: Wood

RIVERSIDE AVENUE

11 JAPANESE BLUEBERRY TREE - STD.
53 INDICA AZALEA 'GERBING'
EDGING
NEW GRASS
WALL
NEW 6' WOOD FENCE BOARD ON BOARD
REMOVE MECHANICALLY
NEW RETAINING WALL
NEW 6' WOOD FENCE BOARD ON BOARD
PLANTING AROUND POOL DECK T.B.D.
PHASE III PLANTING T.B.D.
BAMBOO TO BE REMOVED
GARAGE
PATIO WITH FUTURE ARBOR (DESIGN TBD)
POOL & SPA EQUIP.
RE-LOCATE CLEANOUT & DRAIN
STEP
WELL
13'
14 X 30' POOL
SPA 6'X7'
MIDLINE OF POOL
PLANTING
CLEANOUT
REMOVE OAK (-21")
MOVE CLEAN O. OUT
GRILL
LANDING
F.F. EL. 0'0"
BRICK WALL
GUTTER
DRYER VENT
ELEC
HOSE GAS
GAS
CRAWL
PLANTING BED
REMOVE STUMP
HOSE
EL
STEPS
HOUSE
CENTER ON DOOR
PHASE I PLANTING
APARTMENTS
AC
EXISTING GRAVEL PATH
ASPHALT DRIVE
NEW EDGING
NEW GRAVEL PATH - WITH #89 GRAVEL
8' HIGH SOLID WOOD FENCE OVERLAID WITH LATTICE
8' HIGH DECORATIVE WOOD LATTICE FENCE - SEE ELEVATION FOR DETAIL
8' HT. FENCES BORDERING APARTMENT BUILDING
6' BOXWOOD SPECIMENS
10 G.W. PRINGLE YEW
NEW RAILING TBD
EXISTING TERRACE
1 JAPANESE YEW - 15 G.
12 JAPANESE YEW - 15 G.
5 BOXWOOD SPECIMEN
1 CRAPE MYRTLE 'TUSCARORA' MT.
13 INDICA AZALEAS
1 GARDENIA
5 JAPANESE YEW - 15 G.
OAK
31 JAPANESE YEW - 15 G.
5 JAPANESE BLUEBERRY TREE-STD
EDGING
NEW GRASS
DRIVEWAY
PARKING SPACE
45 AGAPANTHUS
7 INDICA AZALEA
7 INDICA AZALEA
1 CRAPE MYRTLE 'TUSCAROICA' MT.
9 GARDENIAS
40 BOXWOOD
15 DRIFT ROSES 'PEACH'
10'R
12'R
14'R
6'
NEW GRASS
EDGING
58 BOXWOOD
16 DRIFT ROSE 'PEACH'
3 ROBIN RED HOLLY - FULL TO GROUND
3 BOXWOOD SPECIMEN
PHASE I
NEW GRASS
SIDE WALK
OAK
OAK
3855 ST. JOHNS AVENUE

11 HOLLY FERN
12 LIRIOPE-1G-12"O.C.
72 LIRIOPE-1G-12"O.C.
2 AZALEA 'GERBING'
NEW 6' WOOD FENCE & GATE - BOARD ON BOARD
18 JAPANESE YEW-15G.
36 LIRIOPE 'BIG BLUE' -12" O.C.
4 APOSTLES' IRIS
PARKING
COURT
PHASE II PLANTING
UTILITY
NEW GRASS
14'
AS
15
13 INDICA AZALEA 'GERBING'
WALK
REMOVE HICKORY
SERVICE AREA WITH EXISTING WOOD FENCE & GATE
NEW 6' WOOD FENCE - BOARD ON BOARD
3 OAKLEAF HYDRANGEA
1 GARDENIA
5 CRAPE MYRTLE 'BASHAM PINK'
14 INDICA AZALEA 'GERBING'
1 BOXWOOD SPECIMEN
3 JAPANESE BLUEBERRY TREE-FTG.
23 FASHION AZALEA
GARDEN ART (2) TBD.
EDGING
28 BOXWOOD
1 BOXWOOD SPECIMEN
11 OAKLEAF HYDRANGEA
OAK
EDGING
NEW GRASS
14'R
6' WOOD FENCE - BOARD-ON-BOARD
40 SASANQUA 'SHI SHI GASHIRA'
9 EAGLESTON HOLLY TREES FULL TO GROUND
6 BOXWOOD SPECIMEN - 15 G.
79 PRINGLE YEW
EXISTING CHERRY LAUREL
EXISTING WOODS
SABAL PALM
CAMPHOR
PHASE II PLANTING
40 AGAPANTHUS
EDGING
NEW GRASS
1 LIVE OAK
OAK
13 VIBURNUM - 30 G.
CAMPHOR
22 HYDRANGEA
EXISTING FLORIDA SWORD FERN
31 JAPANESE YEW - 15 G.
UTILITY POLE
FIRE H.D.
NEW GRASS
OAK

To plant Roses: Mix the following together thoroughly for each Rose bush planted:
Add 2-4" of organic compost
½ cup of bonemeal
Mills Magic Rose Tone – according to the package instructions, usually 2cups per bush
Mix this recipe x the number of bushes to be planted and then mix it into the bed soil to a depth of 12". Mix this thoroughly in the entire bed area, not just in the planting hole.

For on-going care of the Roses:
As for after care, every source reviewed for Rose care IN FLORIDA, says to fertilize ONCE A MONTH from February, when the Roses are cut back, through October. This is because the heat causes the plants to grow more than in other parts of the country, and because our soil composition and all of our rain cause the fertilizer to leach out of the soil more quickly. Therefore, for successful Roses in Florida, we must fertilize more frequently.

NOTES:
Plants that are shaded are existing and remain in that place.
Plants that are indicated with an * are existing and have been relocated.
All plants should be Florida Fancy #1.

The existing property conditions, including property line locations shown on the plan, are approximate and do not represent a field-surveyed conditions. Owner shall verify all property lines, dimensions, easements, and existing underground utility and irrigation locations prior to any construction. Design services and consultation advice by the landscape designers are provided in conformity with the Standards of Practice of the Association of Professional Landscape Designers (APLD). Services and advice are limited to planning and conceptual design of exterior spaces and horticultural consultation and do not include any engineering services, structural analysis, or construction details which may require the services of a licensed professional as required by law. Construction details given are conceptual in nature and should be confirmed by a licensed architect or contractor.

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GERRY CROUCH, FAPLD **PAIGE LABORDE**

PROJECT NAME: TERESI - GEIGER RESIDENCE
DATE: 11/13/25
SCALE: 1/8" = 1'
SHEET TITLE: LANDSCAPE PLAN -
SHEET NUMBER: L-1

RIVERSIDE AVENUE

UTILITY

UTILITY POLE

EXISTING OAKS

6' WOOD FENCE, BOARD ON BOARD BY OTHERS

HICKORY

6' WOOD BOARD-ON-BOARD FENCE BY OTHERS

REROUTE SEWER LINES AS NEEDED

ARBOR DESIGN T. B. D.

FUTURE ARBOR OVER PATIO (12'x14')

POOL & SPA EQPT LOWER ELEVATION -34"

EX. PLANTER BOX

GARAGE

BRICK RETAINING WALL, TOP OF WALL ELEVATION SAME AS POOL DECK WITH 5'0" BRICK COLUMN

PLANTER

NEW 6' WOOD FENCE, GATE - BOARD ON BOARD

REMOVE HICKORY

NEW 6' WOOD FENCE - BOARD ON BOARD

EX. WOOD FENCE/SCREEN

PUMPS

LIVE OAK

WELL

POOL ELEVATION TO BE DETERMINED BY CONTRACTOR

30' X 14' POOL

SUN SHELF

MIDLINE OF POOL

SPA LEVEL WITH POOL BEAM

SWIMOUT

POOL DECK -18"

PLANTING

-34½"

SOLID BRICK WALL, HEIGHT 4'6" ABOVE POOL DECK WITH 5'0" BRICK COLUMNS

DRIVEWAY, SOME EXISTING, SOME NEW BY OTHERS SEE P.C-1

12X12 DRAIN BOXES BY OTHERS

BRICK FACED RETAINING WALL WITH 5' BRICK COLUMNS & 4'6" ALUMINUM FENCING ABOVE, BY OTHERS. TOP OF WALL ELEVATION SAME AS POOL DECK.

HIDDEN POOL DECK DRAIN WITH CONNECTIONS TO DOWNSPOUT DRAINAGE SYSTEM

(-21") FILL AS NEEDED

2 - 16" STEPS

3'X2'H CHEER WALL (EL. -8")

GRILL PAD

2 - 11" STEPS MATERIAL TBD WITH 5" RISERS

LANDING

GUTTER TYP. RE ROUTE ALL DOWNSPOUT DRAINAGE

FF EL 00: 3'8" 3'6"

6'WOOD FENCE & GATE BOARD ON BOARD

8' SOLID WOOD FENCE WITH LATTICE OVERLAY

CORNER LINE OF WALL

SOLID WALL - 4'6" HT, BY OTHERS

PLANTING

WELLS MAY NEED TO BE PLACED AROUND EXISTING SERVICES ALONG THIS WALL WHEN GRADE IS RAISED.

CENTER LINE BETWEEN WINDOWS

8' DECORATIVE WOOD LATTICE FENCE -SEE ELEVATION DETAIL

CENTER LINE OF POOL

HOUSE

OAK

OAK

6' WOOD FENCE - BOARD ON BOARD

3855 ST. JOHNS AVE.

BRICK COLUMNS (1'4 x 1'4) - 5' HIGH FROM POOL DECK WITH BRICK TOP CAP

SOLID BRICK WALL

3' WIDE GATE

46" BLACK ALUMINUM FENCE ON TOP OF RETAINING WALL & BETWEEN BRICK COLUMNS

3' WIDE ALUMINUM GATE

BRICK RETAINING WALL BETWEEN STEPS & POOL EQUIPMENT

HOUSE

4'6"

4'6"

11'0"

11'6"

4 STEPS

2' EVEN

2' EVEN

-33

POOL DECK LEVEL (ELEV. -18" ±)

DRIVE WAY LEVEL (ELEV. -33" ±)

STEPS TO POOL DECK

RETAINING WALL ELEVATION OF -18" ON TOP OF WALL. MATERIAL: BRICK VENEER OVER CMU BLOCK. FINAL CONSTRUCTION DESIGN BY OTHERS.

3'4" ± | 1'4" | 6'8" ± | 1'4" | 3'0" | 1'4" | 5'8" | 1'4" | 5'0" EVEN | 5'0" EVEN | 1'4" | 5'8" ± | 1'4" | 3'0"

10'0"

26'8"

45'4" ±

CORNER OF HOUSE

CENTER LINE OF POOL

CORNER LINE OF GARAGE

RETAINING WALL WITH BRICK COLUMNS AND ALUMINUM FENCE - EAST ELEVATION 1/2" = 1'

4" ARCH DESIGNS - CUT FROM 1X12" P.T PINE AND APPLIED TO LATTICE FRAMES WITH TRIM PIECES.

LATTICE - ALL 1" X 1" PIECES, 2" O.C. IN ARCH PANELS, LATTICE IS OPEN. OTHER PANELS ARE ON SOLID WOOD FENCE.

4X6" P.T. PINE TOP CAP

1" TRIM PIECES

1X1" LATTICE, APPLIED TO SOLID WOOD FENCE, FROM HERE TO FENCE AT CORNER OF HOUSE

1X2" P.T. PINE TRIM

2X4 P.T. PINE RECTANGULAR FRAMES FOR LATTICE PANELS

1X1" LATTICE, SANDWICHED BETWEEN 2X4" RECTANGULAR FRAMES & TRIMMED OUT WITH 1" PIECES

4X6" P.T. PINE POSTS

1" TRIM

2X4" P.T PINE RECTANGULAR FRAMES FOR LATTICE

GROUND

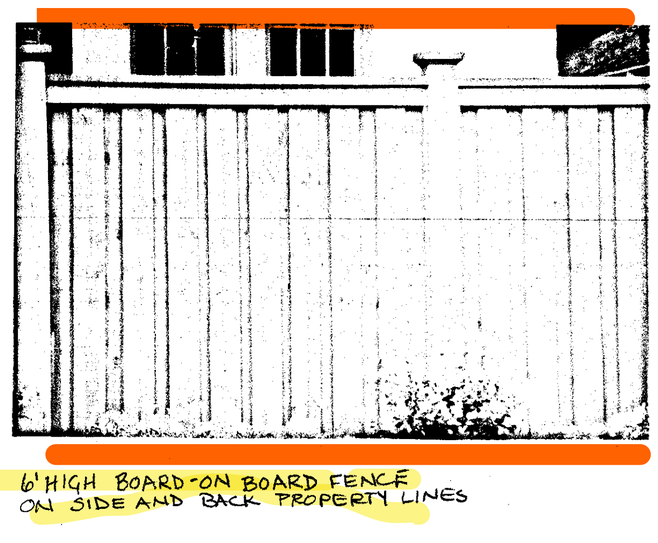
3'0 | 3'0 | 3'0 | 3'0

6'0"

12' DECORATIVE ARCH PANELS w/ OPEN LATTICE

LATTICE PANELS APPLIED OVER SOLID WOOD FENCE

DECORATIVE WOOD FENCE SW SIDE OF HOUSE 1/2" = 1'



6' HIGH BOARD-ON BOARD FENCE ON SIDE AND BACK PROPERTY LINES

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GERRY CROUCH, FAPLD **PAIGE LABORDE**

PROJECT NAME: TERESI - GEIGER RESIDENCE

DATE: 10/30/2025

SCALE: 1/8" = 1'

SHEET TITLE: CONSTRUCTION LAYOUT - POOL, POOL DECK, FENCE, WALLS, STEPS

SHEET NUMBER: C-2

* Decorative fence design to be installed facing west between our home and neighboring apts. (highlighted in BLUE on the plans).

nce ncy

picture perfect the landscape is com- place for life's Dallas family en- kyard and still has etball and park cars veway.

ractical from en- pretty, Paul Fields en Design planned ce to separate the d wall would have ckyard a stagnant, here, so Paul de- fence that provides ows air to circulate. anels do the trick. efabricated panels, e from 1 x 1s in a increased screen- penings are just 1 ht filters through ct. "The light pat- gh the lattice re- ting through trees e look we wanted to natural plantings in ys Paul.

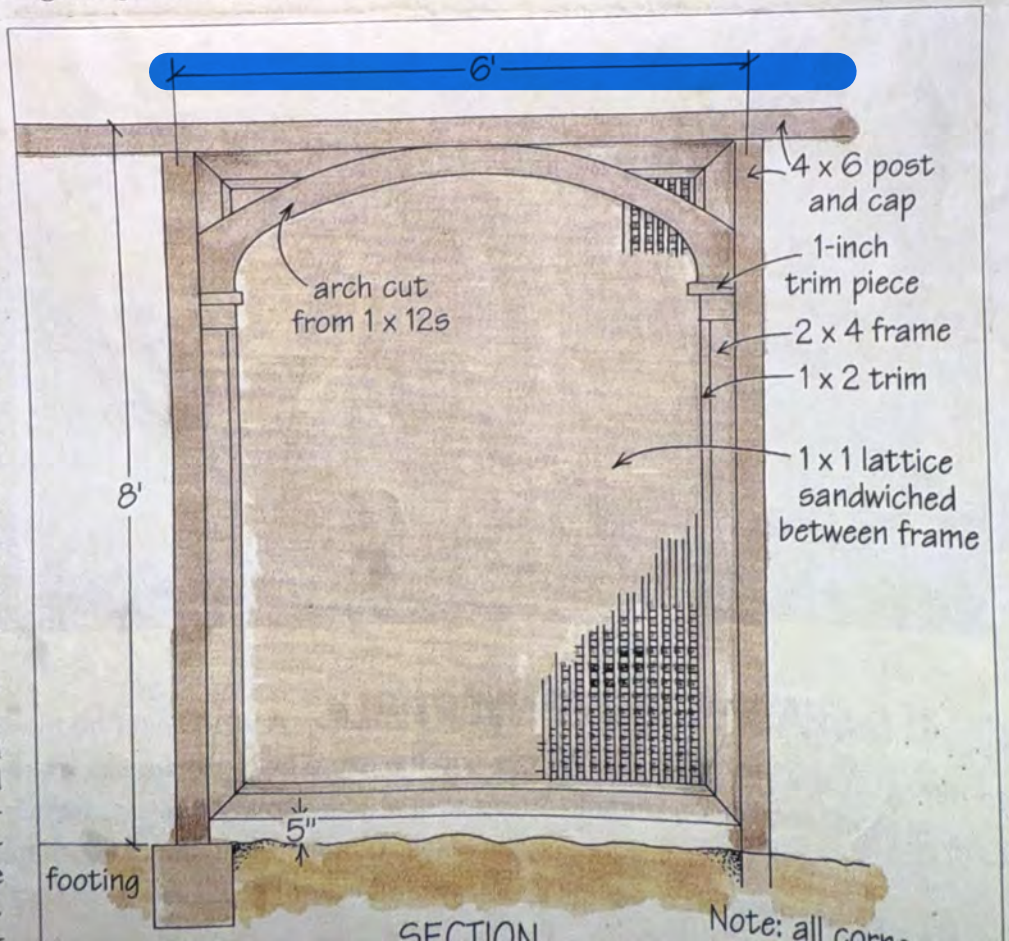
m added to the as- ives the fence its ar- rance. Paul designed echo the shape of the ws across the back of e arches soften the ce, so it's not a hard g through the plant- ns. "The added detail something you'd no- enclosing barrier."

e trim pieces attached ake the arches appear resting on wooden om two 1 x 12s and the arches are actu- h side of the fence. A top ties it together. dwood, known for its chosen for the posts, A bleaching oil finish pleasing, weathered es an adjacent board- the backyard. Low- form an attractive without hiding it.



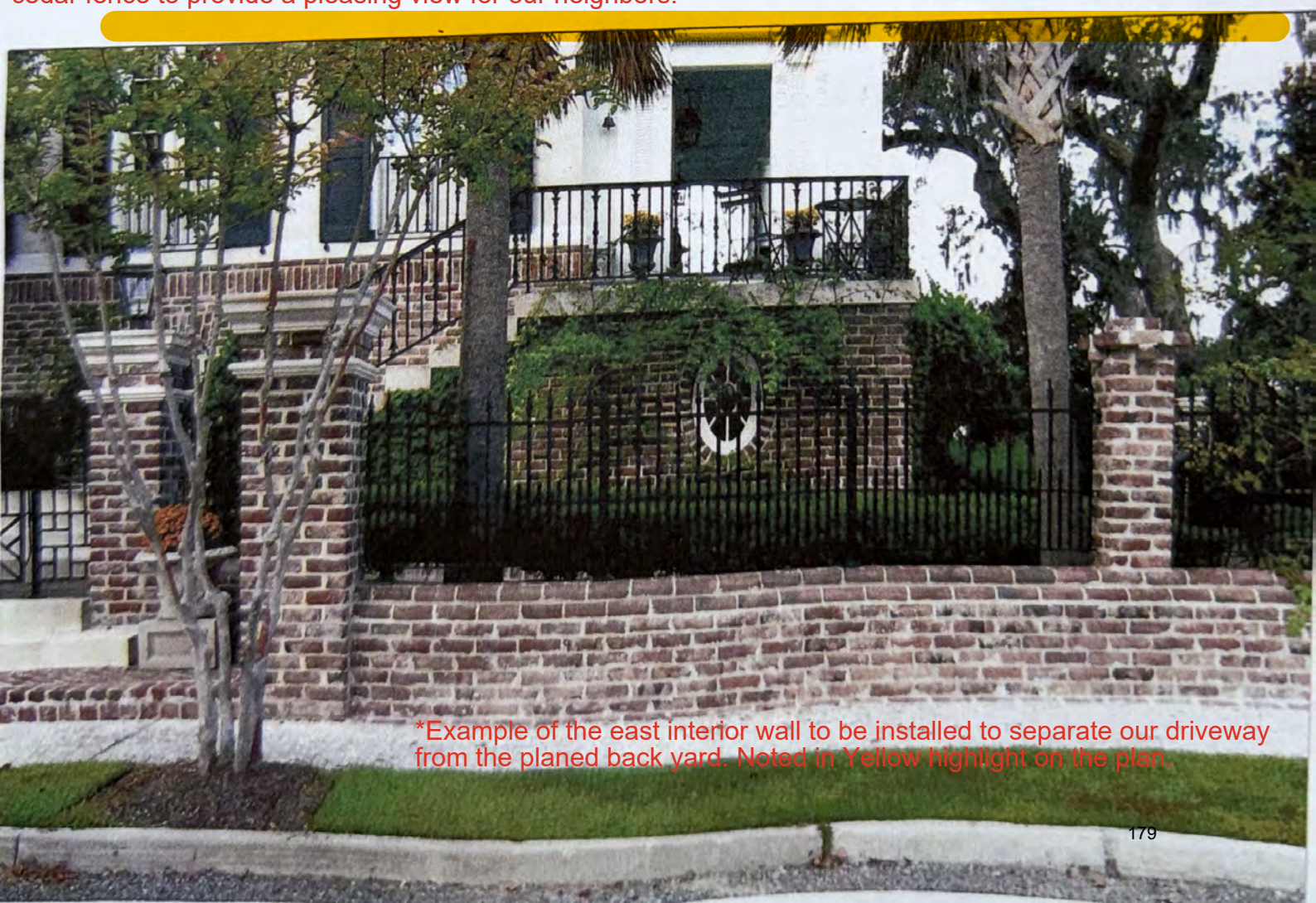
PHOTOGRAPH: SYLVIA MARTIN

Adding more than just privacy to the yard, this fence complements the house with eye-pleasing arches. The crisscross pattern of the lattice runs perpendicular to the ground, giving it a dressier look than the diagonal pattern of prefabricated panels.





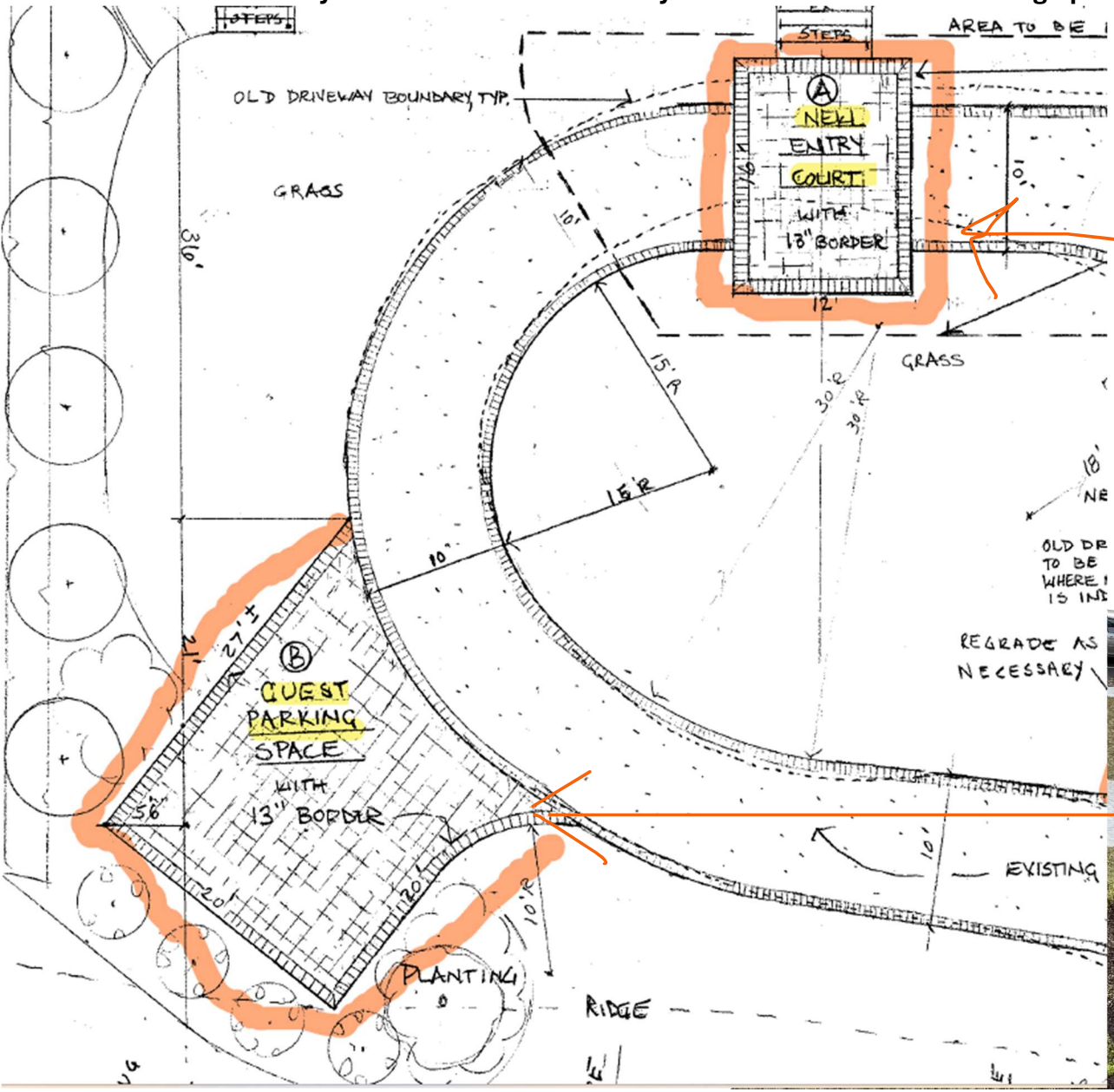
* (Above) Cedar frence sample to be installed on the eastern property line and northfacing (Riverside Ave) back property line. (Red highlights in plans). We'd like to use a 6" as was previously approved in the COA for prior owners. With the slope of the backyard to the street, a 4" fence would not provide backyard privacy. Neighboring properties have 6' to 8' fences with their retaining walls. We'll be utilizing trees/plantings with the cedar fence to provide a pleasing view for our neighbors.



*Example of the east interior wall to be installed to separate our driveway from the planed back yard. Noted in Yellow highlight on the plan.

3855 Saint John's Application for Driveway improvements

Front Yard Driveway – Addition of "A -New Entry Court" and "B - Guest Parking Space"



Our





current driveway is in the same grey brick, we're looking to do a pattern for the entry way parking and the guest parking, bordered

with existing brick. We would like to make a modular pattern inside the parking areas with existing brick border. **Modular size bricks for interior section of parking spaces would be** (3 1/8" x 6 1/2", 13" x 13", 13" x 19 1/2") and 6 x 13 (3 1/8" x 13" x 6 1/2") with the current 3 ¾ x 7 ¾ brick border.

We have read the COJ guidelines regarding Pavers shape and ask for consideration for these areas which we believe will create an attractive and conservative design in keeping with the house and driveway. Period plantings will surround the Guest Parking spot so as to hide it from the street altogether.

Proposed Material: TechoBloc Blu

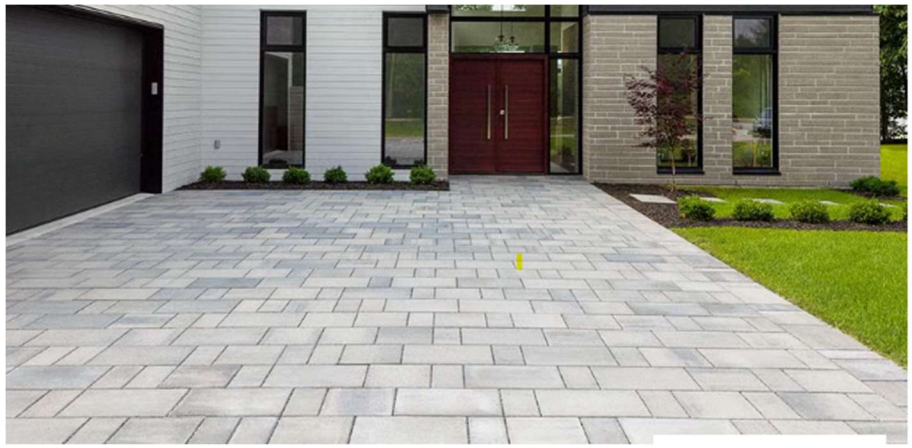
Blu 80 Smooth paver is a sleek concrete paving stone designed for bold, contemporary outdoor design. Its **smooth texture** and **HD2 surface technology** deliver crisp lines, rich color, and superior strength under heavy use. Ideal for driveways, patios, walkways, pool decks, and terraces.

- **Contemporary Style** – Clean, modern lines and a smooth finish for structured, minimalist design
- **HD2 Surface Technology** – High density and rich color vibrancy for enhanced durability and visual depth
- **Dry-Cast Performance** – Engineered strength and resilience with dry-cast manufacturing
- **De-Icing Salt Resistant** – Built to endure winter treatments and freeze-thaw cycles
- **Permeable Option** – Supports sustainable drainage with eco-friendly installation compatibility
- **Versatile Applications** – Perfect for driveways first, also patios, walkways, terraces, and pool decks
- **Textures & Colors** – Two textures, Smooth and HD2 Smooth, in seven color options: Beige Cream, Chestnut Brown, Onyx Black, Shale Grey, Greyed Nickel, Champlain Grey, and Caffè Crema
- **Size Options** – Two formats: modular (3 1/8" x 6 1/2", 13" x 13", 13" x 19 1/2") and 6 x 13 (3 1/8" x 13" x 6 1/2")
- **Warranty** – Backed by a Limited Lifetime Warranty for long-term durability and peace of mind

The Blu 80 Smooth paver brings together modern styling and high-performance construction for today's outdoor living spaces. More refined than standard concrete and far more durable than traditional brick, this paver offers color-rich design, low-maintenance strength, and

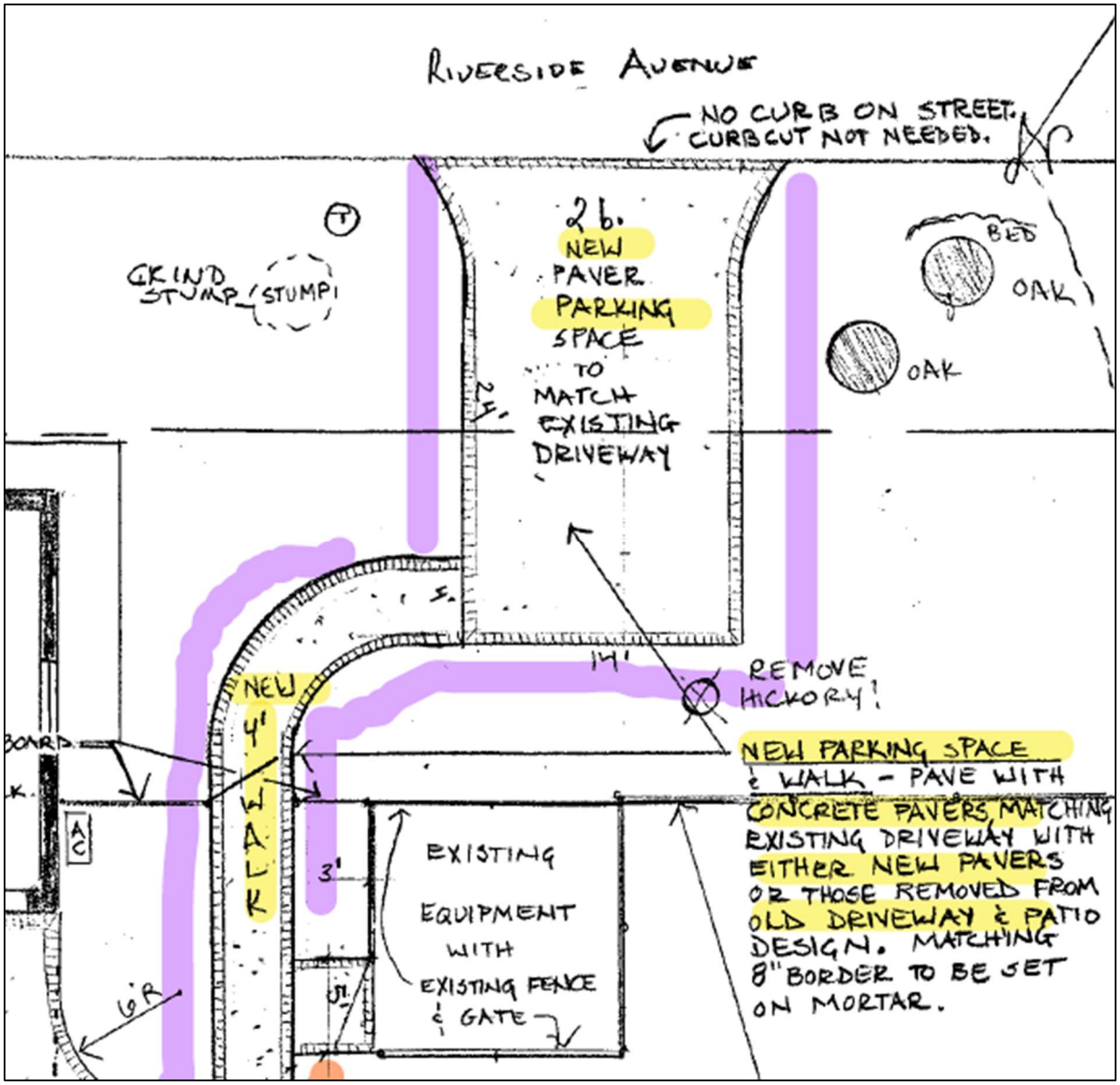
flexible layout possibilities. Its HD2 finish enhances surface texture while protecting against wear, weather, and salt exposure. Use it to create bold driveway entrances, stylish patios, poolside escapes, and linear walkways. Pair with walls, caps, or edging for a complete, cohesive look. A Limited Lifetime Warranty ensures your surface stays strong and beautiful for years to come.

Blu 80 Smooth is engineered for residential driveways, offering robust strength and modern style. The smooth finish and precise joints boost curb appeal while supporting light vehicle traffic.





If consideration is not granted for the modular pattern, we would create a border with the 6 x 10 maximum rectangular Techo Blu allowed and outline the two parking areas.



2.B New Paver Parking Space on Riverside:
Bricks to match existing driveway.

Orange highlights: Slight changes & additons to the existing driveway. New Entry Court, Guest ~~Parking Area~~, ~~New Side Parking pad~~.

Purple highlights: Pavers to be added to existing sand parking area on Riverside and brick path up to exiting driveway.

RIVERSIDE AVENUE

NO CURB ON STREET. CURBCUT NOT NEEDED.

NEIGHBORS DRIVEWAY

GRIND STUMP (STUMP)

2b. NEW PAVER PARKING SPACE TO MATCH EXISTING DRIVEWAY

BED

OAK

OAK

GARAGE

NEW 6' WOOD FENCE-BOARD ON BOARD WITH 4' WIDE GATE ACROSS WALK.

NEW 4' WALK

REMOVE HICKORY

NEW PARKING SPACE & WALK - PAVE WITH CONCRETE PAVERS, MATCHING EXISTING DRIVEWAY WITH EITHER NEW PAVERS OR THOSE REMOVED FROM OLD DRIVEWAY & PATIO DESIGN. MATCHING 8" BORDER TO BE SET ON MORTAR.

EXISTING EQUIPMENT WITH EXISTING FENCE & GATE

SEE P.C-2 FOR POOL DESIGN

OLD DRIVEWAY BOUNDARY, TYP.

EXISTING DRIVEWAY WITH NEW PLACEMENT OF 8" BORDER, SET ON MORTAR BED

REMOVE EXISTING PAVERS & RE-LAY ACCORDING TO NEW DRIVEWAY DESIGN AS SHOWN

2a - NEW PARKING COURT

- MATCH EXISTING PAVERS OR RE-USE PAVERS LEFT FROM OLD DRIVEWAY & PATIO DESIGN. LAY PAVERS TO CONTINUE RUNNING BOND PATTERN IN AREAS WHERE PAVERS REMAIN UNCHANGED. LAY MATCHING 8" BORDER ON MORTAR. RE-GRADE AS NECESSARY.

NEW 6' WOOD FENCE, BOARD ON BOARD EXTENDS FROM EXISTING FENCE TO NORTHEAST PROPERTY LINE

REMOVE EXISTING STEPS

RE-GRADE THIS AREA AND EXPAND DRIVEWAY AS SHOWN USING MATCHING PAVERS TO FILL IN FIELD AND PLACE 8" BORDER ON MORTAR

OLD DRIVEWAY BOUNDARY, TYP.

NEW 6' WOOD FENCE, BOARD ON BOARD AT PROPERTY LINE

GATE

ASPIDISTRA

GRAVEL PATH

ASPIDISTRA

8' SOLID WOOD FENCE

NEIGHBOR

DECORATIVE WOOD FENCE, DESIGN TBD. SEE ELEVATION ON LANDSCAPE PLAN

HOUSE

CENTER LINE OF STEPS

DECORATIVE RAILS, WROUGHT IRON OR ALUMINUM

OAK

EX. STEPS

EX. STEPS

AREA TO BE RE-GRADED

REPAIR DRIVEWAY, RELAYING ALL 8" BORDERS ON MORTAR; RELOCATE DRIVEWAY EDGES AS SHOWN FOR MORE CONTINUOUS LINE.

OLD DRIVEWAY - RE-USE & RE-LAY EXISTING PAVERS IN BOUNDARY NEW DRIVEWAY LAYOUT.

OLD DRIVEWAY BOUNDARY, TYP.

GRASS

(A) NEW ENTRY COURT WITH 13" BORDER

ADJUST DRIVEWAY LAYOUT OF CONCRETE PAVERS WITH 8" BORDER, MATCH EXISTING

GRASS

NEW DRIVEWAY 8" BORDER

OLD DRIVEWAY EDGE, TO BE RE-LAID AS SHOWN WHERE NEW BORDER IS INDICATED.

REGRADE AS NECESSARY

(B) GUEST PARKING SPACE WITH 13" BORDER

EXISTING DRIVEWAY

PLANTING

RIDGE

EXISTING SLOPE

EXISTING SLOPE

GRASS

DEAD TREE

OAK

OAK

GRADING INSTRUCTIONS:
RE-GRADE AREA DELINEATED IN FRONT OF HOUSE & STEPS CHANGING SLOPE AS NECESSARY TO HAVE THE NEW DRIVEWAY AND ENTRY COURT MEET THE BOTTOM STEP FLUSH WITH BOTTOM OF LAST RISER.

(P) SABAL PALM

CAMPHOR

DRIVEWAY MATERIALS & INSTRUCTIONS:

1. REMOVE PAVERS FROM EXISTING AREAS THAT ARE NO LONGER INCLUDED IN NEW DRIVEWAY DESIGN LAYOUT AND IN AREA TO BE RE-GRADED NEAR FRONT STEPS AND HOUSE.
2. PAVERS NOT IMPACTED BY NEW DESIGN LAYOUT ARE TO REMAIN IN PLACE.
3. EXCEPTION TO #2 IS ALL 8" BORDER PIECES SHALL BE RE-LAID ON AN 8" BED OF MORTAR.
4. PAVERS IN NEW AREAS OF DRIVEWAY SHALL MATCH EXISTING PAVERS, EITHER WITH NEW PAVERS OR RE-USE LEFT OVER PAVERS. ALL 8" BORDERS ALSO MATCH EXISTING PAVERS & BE LAID ON A MORTAR BED

EXISTING NATURAL AREA

(A) NEW ENTRY COURT & (B) FRONT PARKING SPACE MATERIALS:

1. FIELD IS TECHO-BLOC BLU 80MM IN GREY NICKEL, TO BE LAID IN 3-PIECE MODULAR PATTERN #2.
2. 13" BORDER IS MATCHING TECHO-BLOC BLU 80 MM, GREY NICKEL, 13" X 6½" PIECES
3. SEE GRADING INSTRUCTIONS ABOVE FOR AREA SURROUNDING (A) & (B) INCLUDING ENTRY COURT.

OAK

CAMPHOR

CABBAGE PALMS

GUY WIRE

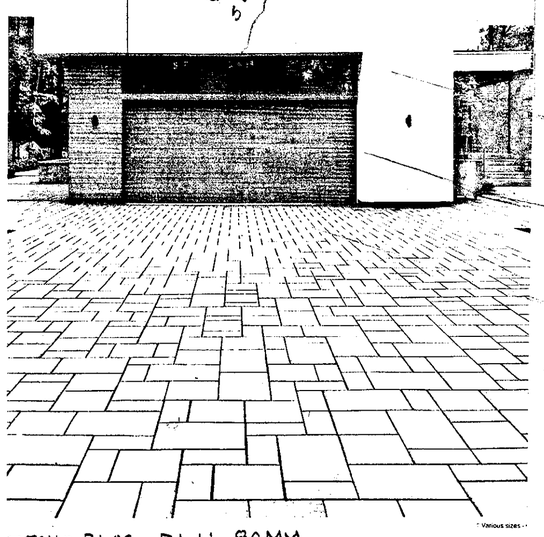
SIDE WALK

EXISTING

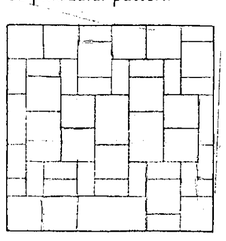
EXISTING APRON - REPAIR EDGES

FIRE HYD.

OAK



TECHO BLOC BLU 80MM



02 | Modular pattern

NEW ENTRY COURT & GUEST PARKING SPACE: PAVERS ARE TECHO BLOC, BLU 80MM, IN GREYED NICKEL, LAID IN 3-PIECE PATTERN, MODULAR #2 WITH 8" MATCHING BORDER

Square Footage - Teresi-Geiger Residence ~ 2025

Demolition for Pool Construction:	
Existing driveway & steps at back of house	914 square feet
Driveway:	
1) New product at foot of front steps **A**	192 square feet
and Guest Parking space **B**	440 square feet
Product: Techco-Bloc Blu 80mm in Grey Nickel	
Border: 13" x 6.5" pieces Field: 2-piece modular pattern #3	
2a) New Parking Court using material removed in demolition described above	832 square feet
2b) New parking space on Riverside Avenue & walk to parking court:	
This street has no curb, so no curb cut is needed.	480 square feet
Some new material, matching existing will need to be used.	
3) Existing Driveway in front circle to be re-laid due to improper present elevation at the foot of the front steps.	310 square feet
4) Repair all existing perimeter edges of existing driveway – approximately 1' per linear foot of remaining existing driveway.	396 square feet

Total Front Yard Hardscape	3,178 square feet
Total Square Feet in Front Yard	13,831 square feet
% Hardscaping in Front Yard	23%

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GERRY CROUCH, FAPLD **PAIGE LABORDE**

PROJECT NAME: TERESI - GEIGER RESIDENCE

DATE: 10/30/2025; REV. 11/11/25

SCALE: 1/8" = 1'

SHEET TITLE: DRIVEWAY DESIGN

SHEET NUMBER: C-1

Fencing Plans: Green Iron Gates
Blue: Decorative Devider
Yellow: Brick & Iron
Red: Wood

RIVERSIDE AVENUE

11 JAPANESE BLUEBERRY TREE - STD.
53 INDICA AZALEA 'GERBING'
EDGING
NEW GRASS
WALL
NEW 10' WOOD FENCE BOARD ON BOARD
REMOVE MECHANICALLY
NEW RETAINING WALL
NEW 6' WOOD FENCE BOARD ON BOARD
PLANTING AROUND POOL DECK T.B.D.
PHASE III PLANTING T.B.D.
POOL & SPA EQUIP.
11 HOLLY FERN
12 LIRIOPE-1G-12"O.C.
72 LIRIOPE-1G-12"O.C.
2 AZALEA 'GERBING'
NEW 6' WOOD FENCE & GATE -BOARD ON BOARD
18 JAPANESE YEW-15G.
36-LIRIOPE 'BIG BLUE' -12" O.C.
UTILITY
14'
AS
15
13 INDICA AZALEA 'GERBING'
WALK
REMOVE HICKORY
NEW 6' WOOD FENCE - BOARD ON BOARD
GARAGE
BAMBOO TO BE REMOVED
PATIO WITH FUTURE ARBOR (DESIGN TBD)
RE-LOCATE CLEANOUT & DRAIN
STEP
13'
WELL
14' X 30' POOL
SPA 6'X7'
MIDLINE OF POOL
PLANTING
SERVICE AREA WITH EXISTING WOOD FENCE & GATE
3 OAKLEAF HYDRANGEA
1 GARDENIA
5 CRAPE MYRTLE 'BASHAM PINK'
14 INDICA AZALEA 'GERBING'
1 BOXWOOD SPECIMEN
3 JAPANESE BLUEBERRY TREE-FTG.
23 FASHION AZALEA
GARDEN ART (2) TBD.
EDGING
28 BOXWOOD
1 BOXWOOD SPECIMEN
11 OAKLEAF HYDRANGEA
OAK
EDGING
6' WOOD FENCE - BOARD-ON-BOARD
4 APOSTLES' IRIS
PARKING
PHASE II PLANTING
COURT
NEW GRASS
CLEANOUT
REMOVE OAK (-21")
MOVE CLEAN O. OUT
GRILL
LANDING
F.F. EL. 0'0"
BRICK WALL
GUTTER
DRYER VENT
GAS
CRAWL
PLANTING BED
REMOVE STUMP
HOSE
ELEC
HOSE GAS
PHASE I PLANTING
HOUSE
CENTER ON DOOR
STEPS
40 SASANQUA 'SHI SHI GASHIRA'
9 EAGLESTON HOLLY TREES FULL TO GROUND
6 BOXWOOD SPECIMEN - 15 G.
79 PRINGLE YEW
OAK
EDGING
NEW GRASS
14'R
6' WOOD FENCE - BOARD-ON-BOARD
APARTMENTS
AC
NEW EDGING
EXISTING GRAVEL PATH
NEW GRAVEL PATH - WITH #89 GRAVEL
8' HIGH SOLID WOOD FENCE OVERLAID WITH LATTICE
8' HIGH DECORATIVE WOOD LATTICE FENCE -SEE ELEVATION FOR DETAIL
8' HT. FENCES BORDERING APARTMENT BUILDING
ASPHALT DRIVE
6 BOXWOOD SPECIMENS
10 G.W. PRINGLE YEW
1 JAPANESE YEW-15G.
12 JAPANESE YEW-15G.
5 JAPANESE YEW-15G.
5 BOXWOOD SPECIMEN
1 CRAPE MYRTLE 'TUSCARORA' MT.
13 INDICA AZALEAS
1 GARDENIA
NEW RAILING TBD
EXISTING TERRACE
OAK
31 JAPANESE YEW-15G.
5 JAPANESE BLUEBERRY TREE-STD
EXISTING CHERRY LAUREL
EXISTING WOODS
SABAL PALM
CAMPHOR
40 AGAPANTHUS
EDGING
1 LIVE OAK
13 VIBURNUM - 30G.
22 HYDRANGEA
EXISTING FLORIDA SWORD FERN
31 JAPANESE YEW-15G.
UTILITY POLE
FIRE H.D.
NEW GRASS
DRIVEWAY
EDGING
40 BOXWOOD
15 DRIFT ROSES 'PEACH'
10'R
12'R
14'R
6'
NEW GRASS
PARKING SPACE
45 AGAPANTHUS
7 INDICA AZALEA
7 INDICA AZALEA
1 CRAPE MYRTLE 'TUSCAROICA' MT.
9 GARDENIAS
16 DRIFT ROSE 'PEACH'
3 BOXWOOD SPECIMEN
3 ROBIN RED HOLLY - FULL TO GROUND
58 BOXWOOD
PHASE I
NEW GRASS
SIDE WALK
OAK
OAK
OAK
3855 ST. JOHNS AVENUE

To plant Roses: Mix the following together thoroughly for each Rose bush planted:
Add 2-4" of organic compost
½ cup of bonemeal
Mills Magic Rose Tone – according to the package instructions, usually 2cups per bush
Mix this recipe x the number of bushes to be planted and then mix it into the bed soil to a depth of 12". Mix this thoroughly in the entire bed area, not just in the planting hole.

For on-going care of the Roses:
As for after care, every source reviewed for Rose care IN FLORIDA, says to fertilize ONCE A MONTH from February, when the Roses are cut back, through October. This is because the heat causes the plants to grow more than in other parts of the country, and because our soil composition and all of our rain cause the fertilizer to leach out of the soil more quickly. Therefore, for successful Roses in Florida, we must fertilize more frequently.

NOTES:
Plants that are shaded are existing and remain in that place.
Plants that are indicated with an * are existing and have been relocated.
All plants should be Florida Fancy #1.

The existing property conditions, including property line locations shown on the plan, are approximate and do not represent a field-surveyed conditions. Owner shall verify all property lines, dimensions, easements, and existing underground utility and irrigation locations prior to any construction. Design services and consultation advice by the landscape designers are provided in conformity with the Standards of Practice of the Association of Professional Landscape Designers (APLD). Services and advice are limited to planning and conceptual design of exterior spaces and horticultural consultation and do not include any engineering services, structural analysis, or construction details which may require the services of a licensed professional as required by law. Construction details given are conceptual in nature and should be confirmed by a licensed architect or contractor.

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GERRY CROUCH, FAPLD **PAIGE LABORDE**

PROJECT NAME: TERESI - GEIGER RESIDENCE
DATE: 11/13/25
SCALE: 1/8" = 1'
SHEET TITLE: LANDSCAPE PLAN -
SHEET NUMBER: L-1

Orange highlights: Slight changes & additons to the existing driveway. New Entry Court, Guest ~~Parking Area~~, ~~New Side Parking pad~~.

Purple highlights: Pavers to be added to existing sand parking area on Riverside and brick path up to exiting driveway.

RIVERSIDE AVENUE

NO CURB ON STREET. CURBCUT NOT NEEDED.

NEIGHBORS DRIVEWAY

GRIND STUMP (STUMP)

2b. NEW PAVER PARKING SPACE TO MATCH EXISTING DRIVEWAY

BED

OAK

OAK

GARAGE

NEW 6' WOOD FENCE-BOARD ON BOARD WITH 4' WIDE GATE ACROSS WALK.

NEW 4' WALK

REMOVE HICKORY

NEW PARKING SPACE & WALK - PAVE WITH CONCRETE PAVERS, MATCHING EXISTING DRIVEWAY WITH EITHER NEW PAVERS OR THOSE REMOVED FROM OLD DRIVEWAY & PATIO DESIGN. MATCHING 8" BORDER TO BE SET ON MORTAR.

EXISTING EQUIPMENT WITH EXISTING FENCE & GATE

SEE P.C-2 FOR POOL DESIGN

OLD DRIVEWAY BOUNDARY, TYP.

EXISTING DRIVEWAY WITH NEW PLACEMENT OF 8" BORDER, SET ON MORTAR BED

NEW 6' WOOD FENCE, BOARD ON BOARD EXTENDS FROM EXISTING FENCE TO NORTHEAST PROPERTY LINE

2a - NEW PARKING COURT

- MATCH EXISTING PAVERS OR RE-USE PAVERS LEFT FROM OLD DRIVEWAY & PATIO DESIGN. LAY PAVERS TO CONTINUE RUNNING BOND PATTERN IN AREAS WHERE PAVERS REMAIN UNCHANGED. LAY MATCHING 8" BORDER ON MORTAR. RE-GRADE AS NECESSARY.

REMOVE EXISTING PAVERS & RE-LAY ACCORDING TO NEW DRIVEWAY DESIGN AS SHOWN

REMOVE EXISTING STEPS

RE-GRADE THIS AREA AND EXPAND DRIVEWAY AS SHOWN USING MATCHING PAVERS TO FILL IN FIELD AND PLACE 8" BORDER ON MORTAR

OLD DRIVEWAY BOUNDARY, TYP.

NEW 6' WOOD FENCE, BOARD ON BOARD AT PROPERTY LINE

GATE

ASPIDISTRA

GRAVEL PATH

ASPIDISTRA

8' SOLID WOOD FENCE

NEIGHBOR

DECORATIVE WOOD FENCE, DESIGN TBD. SEE ELEVATION ON LANDSCAPE PLAN

HOUSE

CENTER LINE OF STEPS

DECORATIVE RAILS, WROUGHT IRON OR ALUMINUM

OAK

EX. STEPS

EX. STEPS

AREA TO BE RE-GRADED

REPAIR DRIVEWAY, RELAYING ALL 8" BORDERS ON MORTAR; RELOCATE DRIVEWAY EDGES AS SHOWN FOR MORE CONTINUOUS LINE.

OLD DRIVEWAY BOUNDARY, TYP.

OLD DRIVEWAY - RE-USE & RE-LAY EXISTING PAVERS IN BOUNDARY NEW DRIVEWAY LAYOUT.

GRADING INSTRUCTIONS:

RE-GRADE AREA DELINEATED IN FRONT OF HOUSE & STEPS CHANGING SLOPE AS NECESSARY TO HAVE THE NEW DRIVEWAY AND ENTRY COURT MEET THE BOTTOM STEP FLUSH WITH BOTTOM OF LAST RISER.

(A) NEW ENTRY COURT WITH 13" BORDER

GRASS

ADJUST DRIVEWAY LAYOUT OF CONCRETE PAVERS WITH 8" BORDER, MATCH EXISTING

(P) SABAL PALM

CAMPHOR

GRASS

NEW DRIVEWAY 8" BORDER

OLD DRIVEWAY EDGE, TO BE RE-LAID AS SHOWN WHERE NEW BORDER IS INDICATED.

REGRADE AS NECESSARY

DRIVEWAY MATERIALS & INSTRUCTIONS:

1. REMOVE PAVERS FROM EXISTING AREAS THAT ARE NO LONGER INCLUDED IN NEW DRIVEWAY DESIGN LAYOUT AND IN AREA TO BE RE-GRADED NEAR FRONT STEPS AND HOUSE.
2. PAVERS NOT IMPACTED BY NEW DESIGN LAYOUT ARE TO REMAIN IN PLACE.
3. EXCEPTION TO #2 IS ALL 8" BORDER PIECES SHALL BE RE-LAID ON AN 8" BED OF MORTAR.
4. PAVERS IN NEW AREAS OF DRIVEWAY SHALL MATCH EXISTING PAVERS, EITHER WITH NEW PAVERS OR RE-USE LEFT OVER PAVERS. ALL 8" BORDERS ALSO MATCH EXISTING PAVERS & BE LAID ON A MORTAR BED

EXISTING NATURAL AREA

(A) NEW ENTRY COURT & (B) FRONT PARKING SPACE MATERIALS:

1. FIELD IS TECHO-BLOC BLU 80MM IN GREY NICKEL, TO BE LAID IN 3-PIECE MODULAR PATTERN #2.
2. 13" BORDER IS MATCHING TECHO-BLOC BLU 80 MM, GREY NICKEL, 13" X 6½" PIECES
3. SEE GRADING INSTRUCTIONS ABOVE FOR AREA SURROUNDING & INCLUDING ENTRY COURT.

OAK

(B) GUEST PARKING SPACE WITH 13" BORDER

PLANTING

RIDGE

EXISTING SLOPE

EXISTING SLOPE

GRASS

EXISTING DRIVEWAY

DEAD TREE

OAK

OAK

CAMPHOR

CABBAGE PALMS

GUY WIRE

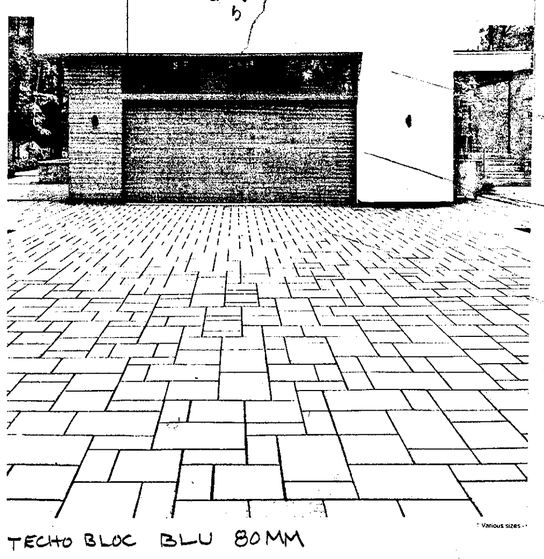
SIDE WALK

EXISTING

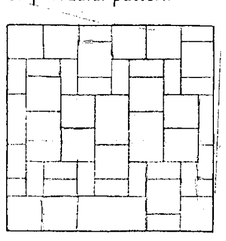
EXISTING APRON - REPAIR EDGES

FIRE HYD.

OAK



TECHO BLOC BLU 80MM



02 | Modular pattern

NEW ENTRY COURT & GUEST PARKING SPACE: PAVERS ARE TECHO BLOC, BLU 80MM, IN GREYED NICKEL, LAID IN 3-PIECE PATTERN, MODULAR #2 WITH 8" MATCHING BORDER

Square Footage - Teresi-Geiger Residence ~ 2025

Demolition for Pool Construction:	
Existing driveway & steps at back of house	914 square feet
Driveway:	
1) New product at foot of front steps **A**	192 square feet
and Guest Parking space **B**	440 square feet
Product: Techco-Bloc Blu 80mm in Grey Nickel	
Border: 13" x 6.5" pieces Field: 2-piece modular pattern #3	
2a) New Parking Court using material removed in demolition described above	832 square feet
2b) New parking space on Riverside Avenue & walk to parking court:	
This street has no curb, so no curb cut is needed.	480 square feet
Some new material, matching existing will need to be used.	
3) Existing Driveway in front circle to be re-laid due to improper present elevation at the foot of the front steps.	310 square feet
4) Repair all existing perimeter edges of existing driveway – approximately 1' per linear foot of remaining existing driveway.	396 square feet

Total Front Yard Hardscape	3,178 square feet
Total Square Feet in Front Yard	13,831 square feet
% Hardscaping in Front Yard	23%

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GERRY CROUCH, FAPLD **PAIGE LABORDE**

PROJECT NAME: TERESI - GEIGER RESIDENCE

DATE: 10/30/2025; REV. 11/11/25

SCALE: 1/8" = 1'

SHEET TITLE: DRIVEWAY DESIGN

SHEET NUMBER: C-1

RIVERSIDE AVENUE

UTILITY

UTILITY POLE

EXISTING OAKS

6' WOOD FENCE, BOARD ON BOARD BY OTHERS

HICKORY

6' WOOD BOARD-ON-BOARD FENCE BY OTHERS

REROUTE SEWER LINES AS NEEDED

ARBOR DESIGN T. B. D.

FUTURE ARBOR OVER PATIO (12'x14')

EX. PLANTER BOX

POOL & SPA EQPT LOWER ELEVATION -34"

GARAGE

BRICK RETAINING WALL, TOP OF WALL ELEVATION SAME AS POOL DECK WITH 5'0" BRICK COLUMN

PLANTER

NEW 6' WOOD FENCE & GATE - BOARD ON BOARD

REMOVE HICKORY

NEW 6' WOOD FENCE - BOARD ON BOARD

EX. WOOD FENCE/SCREEN

PUMPS

LIVE OAK

WELL

POOL ELEVATION TO BE DETERMINED BY CONTRACTOR

30' X 14' POOL

SUN SHELF

MIDLINE OF POOL

SPA LEVEL WITH POOL BEAM

SWIMOUT

POOL DECK -18"

PLANTING

-34½'

SOLID BRICK WALL, HEIGHT 4'6" ABOVE POOL DECK WITH 5'0" BRICK COLUMNS

DRIVEWAY, SOME EXISTING, SOME NEW BY OTHERS SEE P.C-1

12X12 DRAIN BOXES BY OTHERS

BRICK FACED RETAINING WALL WITH 5' BRICK COLUMNS & 4'6" ALUMINUM FENCING ABOVE, BY OTHERS. TOP OF WALL ELEVATION SAME AS POOL DECK.

2 - 16" STEPS

HIDDEN POOL DECK DRAIN WITH CONNECTIONS TO DOWNSPOUT DRAINAGE SYSTEM

(-21") FILL AS NEEDED

3'X2'H CHEER WALL (EL. -8")

GRILL PAD

2 - 14" STEPS W/ MATERIAL TBD WITH 5" RISERS

LANDING

GUTTER TYP. RE ROUTE ALL DOWNSPOUT DRAINAGE

FF EL 00: 3'8" 3'6"

6'6" 6'6"

6' WOOD FENCE & GATE BOARD ON BOARD

8' SOLID WOOD FENCE WITH LATTICE OVERLAY

CORNER LINE OF WALL

SOLID WALL - 4'6" HT, BY OTHERS

PLANTING

WELLS MAY NEED TO BE PLACED AROUND EXISTING SERVICES ALONG THIS WALL WHEN GRADE IS RAISED.

CENTER LINE BETWEEN WINDOWS

8' DECORATIVE WOOD LATTICE FENCE -SEE ELEVATION DETAIL

CENTER LINE OF POOL

HOUSE

OAK

OAK

6' WOOD FENCE - BOARD ON BOARD

3855 ST. JOHNS AVE.

BRICK COLUMNS (1'4 x 1'4) - 5' HIGH FROM POOL DECK WITH BRICK TOP CAP

SOLID BRICK WALL

3' WIDE GATE

46" BLACK ALUMINUM FENCE ON TOP OF RETAINING WALL & BETWEEN BRICK COLUMNS

3' WIDE ALUMINUM GATE

BRICK RETAINING WALL BETWEEN STEPS & POOL EQUIPMENT

HOUSE

4 STEPS

2' EVEN 2' EVEN

-33

RETAINING WALL ELEVATION OF -18" ON TOP OF WALL. MATERIAL: BRICK VENEER OVER CMU BLOCK. FINAL CONSTRUCTION DESIGN BY OTHERS.

3'4" ± 1'4" 6'8" ± 1'4" 3'0" 1'4" 5'8" 1'4" 5'0" EVEN 5'0" EVEN 1'4" 5'8" ± 1'4" 3'0"

10'0"

26'8"

45'4" ±

CORNER OF HOUSE

CENTER LINE OF POOL

CORNER LINE OF GARAGE

STEPS TO POOL DECK

POOL DECK LEVEL (ELEV. -18" ±)

DRIVE WAY LEVEL (ELEV. -33" ±)

RETAINING WALL WITH BRICK COLUMNS AND ALUMINUM FENCE - EAST ELEVATION 1/2" = 1'

4" ARCH DESIGNS - CUT FROM 1X12" P.T PINE AND APPLIED TO LATTICE FRAMES WITH TRIM PIECES.

LATTICE - ALL 1" X 1" PIECES, 2" O.C. IN ARCH PANELS, LATTICE IS OPEN. OTHER PANELS ARE ON SOLID WOOD FENCE.

4X6" P.T. PINE TOP CAP

1X1" LATTICE, APPLIED TO SOLID WOOD FENCE, FROM HERE TO FENCE AT CORNER OF HOUSE

1X2" P.T. PINE TRIM

2X4 P.T. PINE RECTANGULAR FRAMES FOR LATTICE PANELS

4X6" P.T. PINE POSTS

1X1" LATTICE, SANDWICHED BETWEEN 2X4" RECTANGULAR FRAMES & TRIMMED OUT WITH 1" PIECES

1" TRIM

2X4" P.T PINE RECTANGULAR FRAMES FOR LATTICE

GROUND

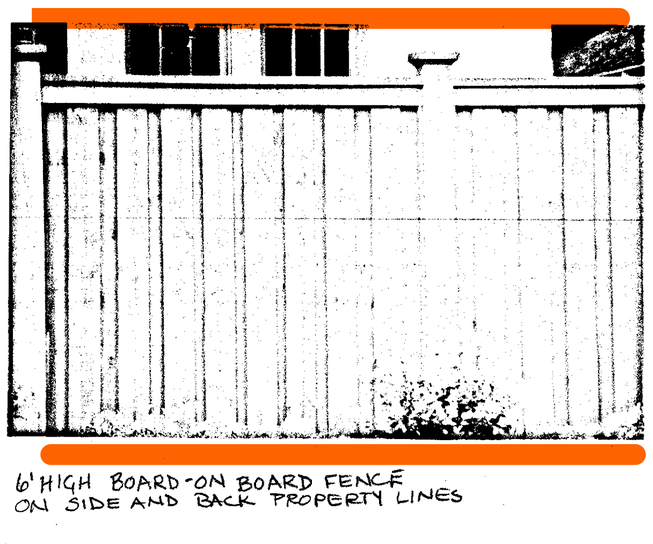
3'0 3'0 3'0 3'0

6'0"

12' DECORATIVE ARCH PANELS w/ OPEN LATTICE

LATTICE PANELS APPLIED OVER SOLID WOOD FENCE

DECORATIVE WOOD FENCE SW SIDE OF HOUSE 1/2" = 1'



6' HIGH BOARD-ON BOARD FENCE ON SIDE AND BACK PROPERTY LINES

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GERRY CROUCH, FAPLD **PAIGE LABORDE**

PROJECT NAME: TERESI - GEIGER RESIDENCE

DATE: 10/30/2025

SCALE: 1/8" = 1'

SHEET TITLE: CONSTRUCTION LAYOUT - POOL, POOL DECK, FENCE, WALLS, STEPS

SHEET NUMBER: C-2












Path from Riverside
to our driveway.



Riverside view of proposed parking spot for pavers.



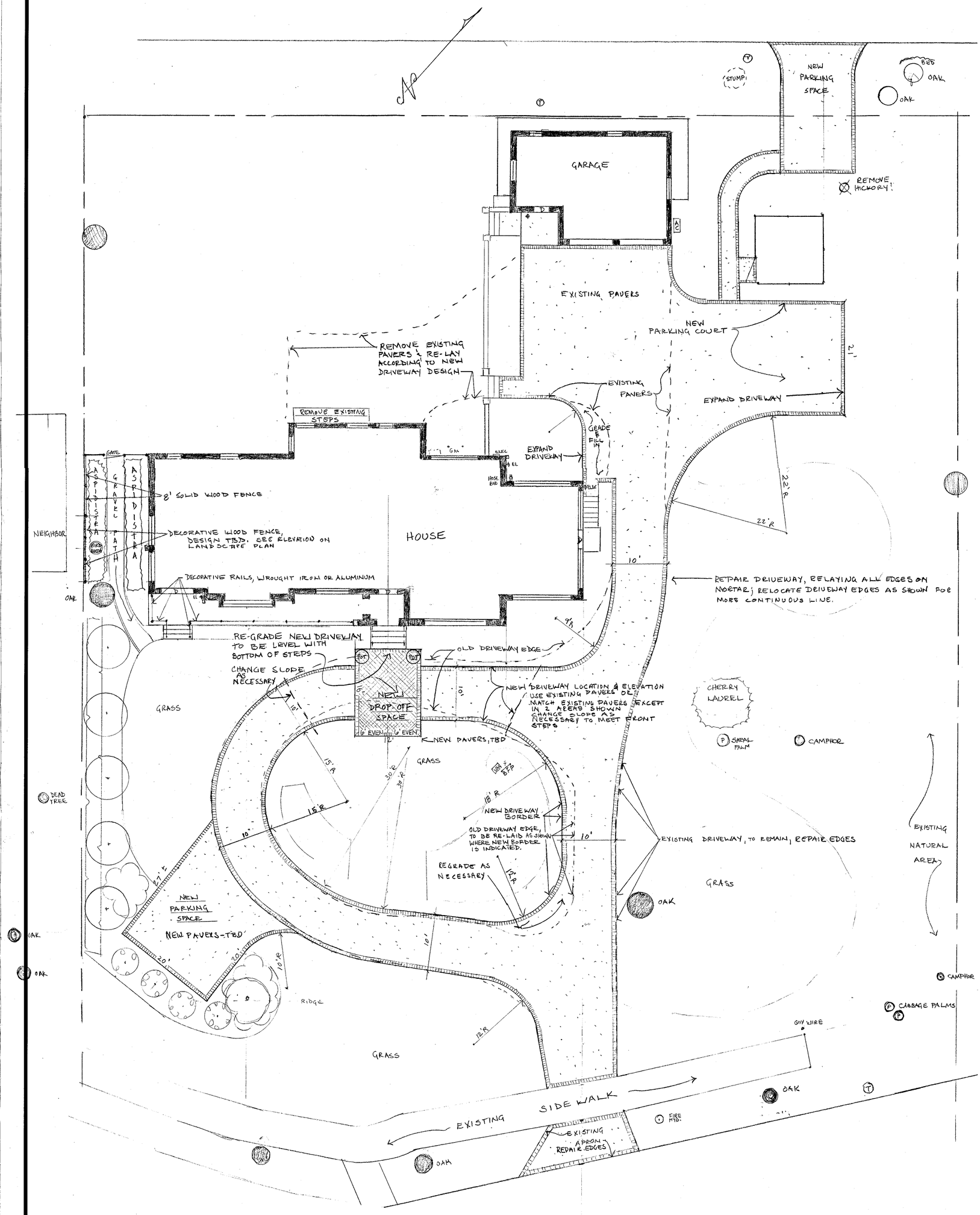
Riverside facing back yard - location of wood fence. there is a considerable elevationdiffereence from street to fence placement which is why we are requesting a 6 foot fence like the prior approved COA. A 4 foot fence will still allow people from the street to look into our french doors. there would be no privacy.


Location of brick and iron fence
that will separate the new back yard from
the driveway.


location of cedar fence that would go around back and side perimeter as noted on our drawings.


Location of decorative fence dividing our side property from the neighboring apartments for added privacy for both residents.


Iron gate
to front yard



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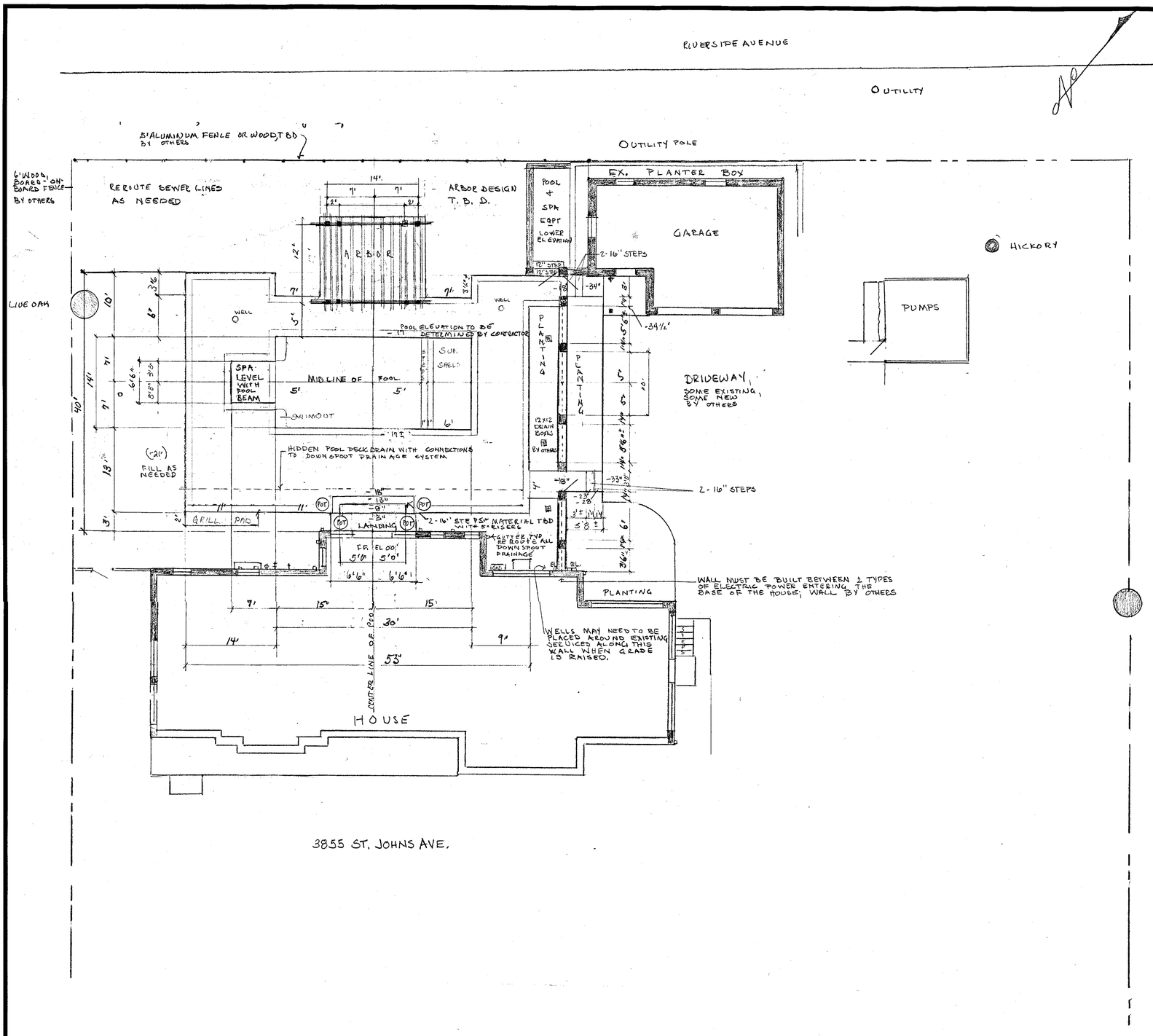
GERRY CROUCH, FAPLD **PAIGE LABORDE**

PROJECT NAME:	TERESI - GEIGER RESIDENCE
DATE:	8/31/2025
SCALE:	1/8" = 1'
SHEET TITLE:	DRIVEWAY DESIGN
SHEET NUMBER:	C-1



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GERRY CROUCH, FAPLD **PAIGE LABORDE**

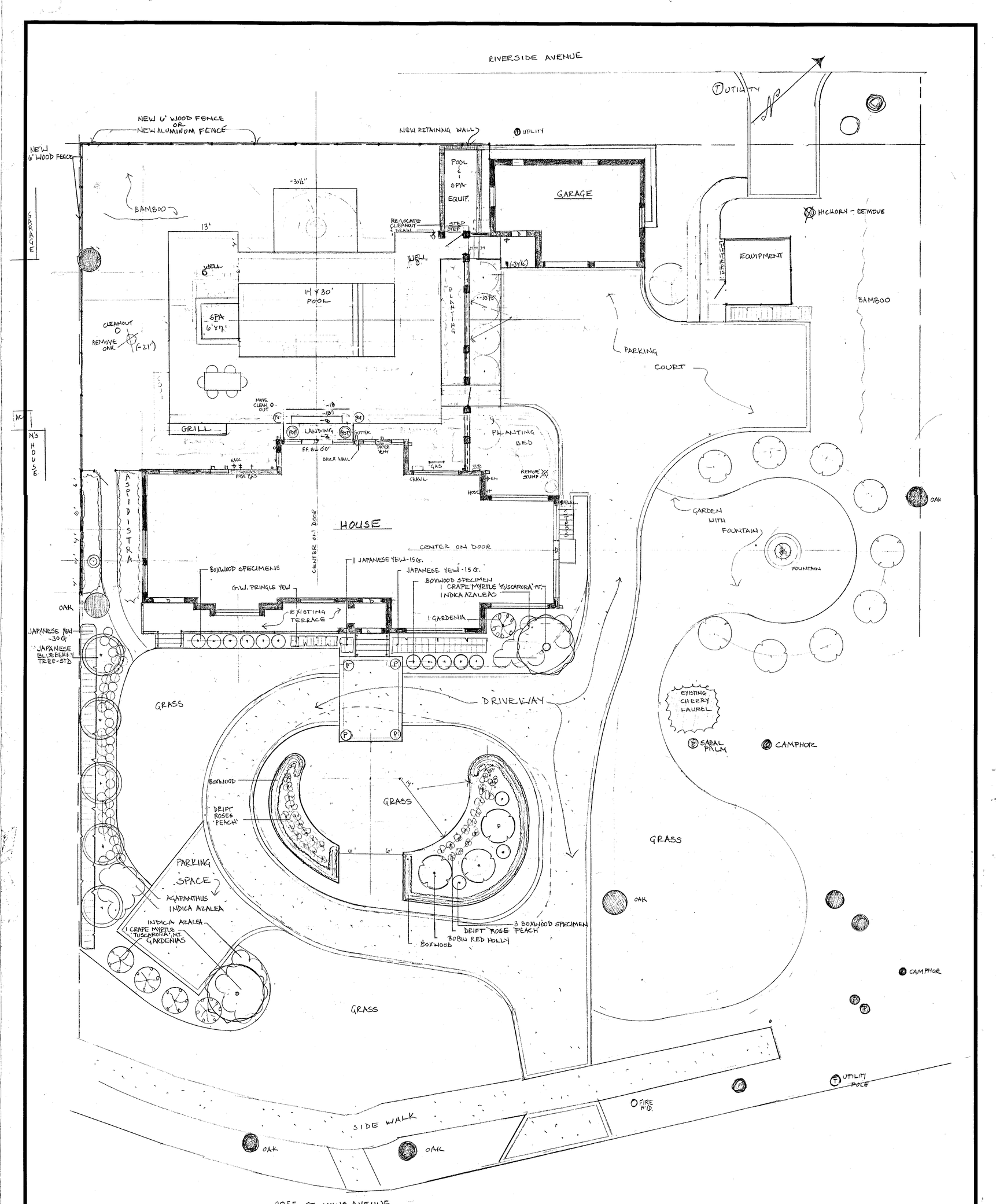
PROJECT NAME: Teresi-Geiger Residence

DATE: 8/31/25

SCALE: 1/8" = 1'

SHEET TITLE: Pool Layout

SHEET NUMBER: C-2



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GERRY CROUCH, FAPLD **PAIGE LABORDE**

PROJECT NAME:	TERESI - GEIGER RESIDENCE
DATE:	8/31/25
SCALE:	1/8" = 1'
SHEET TITLE:	LANDSCAPE PLAN - FRONT PARTIAL
SHEET NUMBER:	L-1

Arsenault, Caleb - PDCM

From: Gina Teresi <gteresi3480@gmail.com>
Sent: Sunday, January 25, 2026 12:07 PM
To: Arsenault, Caleb - PDCM
Subject: Re: More evidence
Attachments: IMG_2540.mp4

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.

Second floor bedroom facing Riverside.

On Sat, Jan 24, 2026 at 5:26 PM Gina Teresi <gteresi3480@gmail.com> wrote:

> Good afternoon, Caleb,
>
> You suggested we provide additional evidence to support replacement of the historic windows.
>
> The masons were working on the back of the house this morning, and when I came back at noon, I found dust covering the first and second floor of the house.
>
> Please see the attached video of the kitchens and dining room. The living room and backyard facing bedrooms were even worse, but I was in such a Panic to cover them I cleaned off the dust to tape plastic before taking additional videos. There's literally a film of stone dust covering my carpets, counters sofas, desks, chairs, beds and tables.
>
> Given that the brick work was being done outside, we never considered needing to cover and seal the inside of the windows. The Mason's were flabbergasted. They've never seen anything like it.
>
> When we discovered the mess, we immediately started covering and taping all the old windows inside the house with plastic. You'll see from the video the wind blowing through the historic windows in the dining room, kitchen and brick room puffing out the plastic we put over them AFTER we found the mess. Given the masonry work may take 6-8 weeks to complete, we will be living with plastic on the inside of our windows until their work is finished.
>
> The windows were already "replaced " or "restored and resealed and painted" less than two years ago. If this is the amount of dust and debris that gets through the historic windows, how much moisture do you think we're getting in the house? How much mold will I find in the sheetrock around them 2 years after being re-installed.
>
> This makes me sick to my stomach and so frustrated because we will have to spend so much time and money on 50 windows and the remaining 20 will continue to let moisture, mold and debris into the house. John is now on albuterol daily because his asthma is so bad and we likely have to rip out a sheet rock walls around each of the Historic windows due to mold and it will be an ongoing problem.

I am instructing Justin to start pulling apart the worst historic windows to provide additional evidence to support replacement despite knowing I will have to live with plywood covering them for months.

Is this not evidence enough that the Windows that were already restored aren't sealable?

I understand your job is to read and enforce the code when preparing your report for the commission. My fear is, if you recommend another attempt at restoration, there will be little chance the commission will override and recommend replacement.

Respectfully,

Gina

Arsenault, Caleb - PDCM

From: john geiger <john.geiger528@gmail.com>
Sent: Thursday, January 22, 2026 2:48 PM
To: Gina Teresi
Cc: Arsenault, Caleb - PDCM; gteresi3480@gmail.com
Subject: Re: COJ Historic Preservation for 3855 St. Johns Avenue
Attachments: ARCHITECTURAL PLANS - 11-7-2023 - B18134192.000.PDF; Window Replacement COA v1.pdf; Revised 3855 Window Photos.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,

Thank you again for visiting our home on **January 16** to inspect and document the existing window conditions.

As a follow-up, I wanted to note that what we observed and discussed during your site visit is documented in the attached **Window Replacement COA v1.pdf**. This document reflects the existing window conditions you reviewed on site and is intended to accurately capture the findings from that visit. I would appreciate it if you could confirm that this aligns with your observations from January 16.

In addition, as part of our subsequent review of the **Florida state–certified architectural drawings** prepared by a Florida Registered Architect, we identified a related **life-safety requirement** that applies to specific bathroom windows.

On **Sheet A1.4** of the architectural plans, the bathroom windows are explicitly denoted as **H.G. (Hazardous Glass)**. This designation corresponds to the **Florida Building Code (Residential), Section R308 – Glazing**, specifically **R308.4 (Hazardous Locations)** and **R308.4.5 (Glazing and Wet Surfaces)**. These sections require **safety glazing (tempered or approved laminated safety glass)** in bathroom and wet-area locations as a mandatory life-safety measure.

Because this requirement is code-driven and tied to occupant safety, the Florida Building Code requires that **even historic windows be brought into compliance where hazardous glazing conditions exist**. As such, the replacement or re-glazing of the affected bathroom windows is necessary to satisfy current code requirements, independent of historic review considerations. Any replacement will maintain the original window openings, proportions, profiles, and exterior appearance.

Please let me know if you agree that:

1. The **Window Replacement COA v1.pdf** accurately documents the conditions observed during your January 16 site visit; and
2. The bathroom window glazing requirements are correctly identified as **code-mandated safety upgrades** based on the approved architectural plans.

Thank you for your time and for your continued coordination on this review.

Best regards,
John Geiger
3855 Saint Johns Avenue

cell: 585-749-8708

On Thu, Jan 22, 2026 at 12:52 PM Gina Teresi <gina.teresi@alteritygroup.com> wrote:

> Caleb,
>
> Thank you for the time you've put into our COAs. We really appreciate all your work. I have noted in red below where you need my agreement.
>
> When do you think you'll have the list of windows for "repair"?
>
> Can you please clarify when your report/recommendation goes to the Commission?
>
> I want to make sure our contractor focuses on the windows that you will recommend for "repair" to see if we find any other problems as you note below that may change your recommendation. Do you suggest pulling the request to replace the historic windows from the COA before it goes to the commission if you're recommending repair vs. replacement to avoid a Denial and the forced one year waiting period?
>
> **Gina Teresi**
>
> Managing Director
>
> **o:** 585.286.1514 | **c:** 585.314.6181 | **e:** Gina.Teresi@alteritygroup.com
>
> www.alteritygroup.com
>
> alterity
>
> **From:** Gina

On Wed, Jan 21, 2026 at 4:37 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

I am following up after reviewing this application at our internal design review meeting. To summarize, I am still labelling and sifting through all of the pictures that were taken on the site. I will summarize the work below:

- Fencing: Confirming that you would like to request the eight (8) foot tall vertical wooden fencing along the side of the house and four (4) foot tall vertical aluminum fencing along the side and rear of the property. Also requesting the wall with aluminum fencing along the top to separate the parking area from the backyard. I believe that we can recommend approval for this scope of work and as discussed in the field, if you would like to pursue a taller fence in that secondary front yard, you will be able to apply for an Administrative Deviation through the Current Planning Division at a later time and then a Minor Modification or new COA application can be applied for at that later date. Confirmed
- Windows: There are some windows which we were able to confirm as non-historic in the field. I am in the process of updating our list to delineate which ones we can recommend approval for replacing. There are also windows which are historic or likely historic which we will have to recommend repair over replacement for. As discussed in the field, any information such as a mold report, WDO assessment, etc. can be forwarded to our Section so that we can include it for the Commission's consideration.
- Hardscaping: Confirming that you are amenable to using rectangular brick pavers (modular relationship of 1:2 or 3:5, not exceeding 6" x 10") of a brick-like or grey color (no white blends) for the hardscaping. We can recommend approval for the front parking pad, minor expansion, and side parking area, however our recommendation for the proposed rear parking pad will be to instead have a three (3) foot wide concrete walkway. Confirmed.
- Minor Replacement: For the projecting bay of diamond-pattern windows, we can recommend the replacement of the T-111 siding with a compatible vertical wood replacement and the reroofing of the projecting front bays on the second floor with like materials. We just need confirmation on the existing roof material for the projecting bays and the proposed replacement material. I've reached out to Justin (contractor) for his input and will respond as soon as possible.

Like I said, I am still sifting through all the information and have been having some technical issues, but I will prepare the sufficiency report for this application that way we can move forward with the February Commission meeting. Please remember, the standard fee for alterations is $315 and there will be signage that will need to be posted. I will follow up with further details and findings as I make progress with photos. Please feel free to respond to the above and to forward any of the requested or additional information in the meantime.

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: Gina Teresi <gteresi3480@gmail.com>

Sent: Tuesday, January 13, 2026 6:16 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 3855 St. Johns 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.

Caleb,

Thursday, January 15 at 2:30 works fine. We look forward to seeing you at the house.

Warmest regards,

Gina

On Tue, Jan 13, 2026 at 4:05 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good afternoon,
>
> I am going to respond to your other email under this chain to keep our comments together. We can set up a time to conduct a site visit to both put eyes on the windows for any new replacements that you would like to conduct in a new application in addition to taking a look at the property for the current application for the fencing, hardscaping, etc. Are you available on Thursday, January 15 at 2:30 PM for a site visit at the property?
>
> I have also included the **Current Planning Division's** comments below. Please keep in mind that this is Current Planning's review based on the Zoning Code and their review does not include the same design review that Historic conducts. Furthermore, Administrative Deviations and any other zoning applications will need to be applied for and approved before COA review can continue. We can discuss this further in person.
>
> "Based on the information provided and section 656.402 they will need to apply for an Administrative Deviation to increase the fence height from 4ft to 6ft in their secondary front yard along Riverside Ave. For the sides they can go to 8ft. For the primary front yard along St. Johns Ave their maximum fence height will be 4ft."
>
> Best regards,
>
> **Caleb Arsenault, MHP**
>
> City Planner I
>
> Historic Preservation Section | Planning Department
>
> 214 North Hogan Street, Suite 300
>
> Jacksonville, FL 32202
>
> Office: **(904) 255-7854**

From: Arsenault, Caleb - PDCM
Sent: Thursday, January 8, 2026 10:11 AM
To: gteresi3480@gmail.com
Subject: COJ Historic Preservation for 3855 St. Johns Avenue

Good morning,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:

- I have forwarded the plans to the **Current Planning Division** to review with compatibility with the Riverside Overlay. Our concern is that some of the fencing may not only be incompatible with the Fencing and Wall Guidelines, but that it may be inconsistent with the Zoning Code. To avoid confusion, I will reach back out once we have received Current Planning's review and it should be easier to share all of our comments at that time.

- Regarding the proposed new curb cut and parking pad along Riverside Avenue, the Design Guidelines recommend avoiding new curb cuts where they did not historically exist and to utilize existing parking when possible. Given that there is already a significant area for parking which is being further expanded, we cannot recommend this new parking pad along the secondary front yard (rear of the house). Furthermore, the proposed paver product does not meet the standard conditions for street-visible pavers (Pavers shall have a rectangular shape, not to exceed 6" x 10" with a modular relationship of 1:2 or 3:5, and the color shall be brick-like or granite [no white blends]) and we do not yet know the proposed color (we need a sample of the proposed color).

- Regarding the pool and associated hardscaping and utilities, the future arbor, and the "new railing TBD," I assume that these are all proposed for future COAs, but not part of this scope of work.

- I do see reference to new downspouts, can you please clarify if that is part of this scope of work? If so, can you please provide the product information and further clarify the location and placement of the downspout(s) so that we can ensure it meets the standards for drainage?

Like I said earlier, I will be able to get more detailed comments regarding the fence in particular once we hear back from the **Current Planning Division**.

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**

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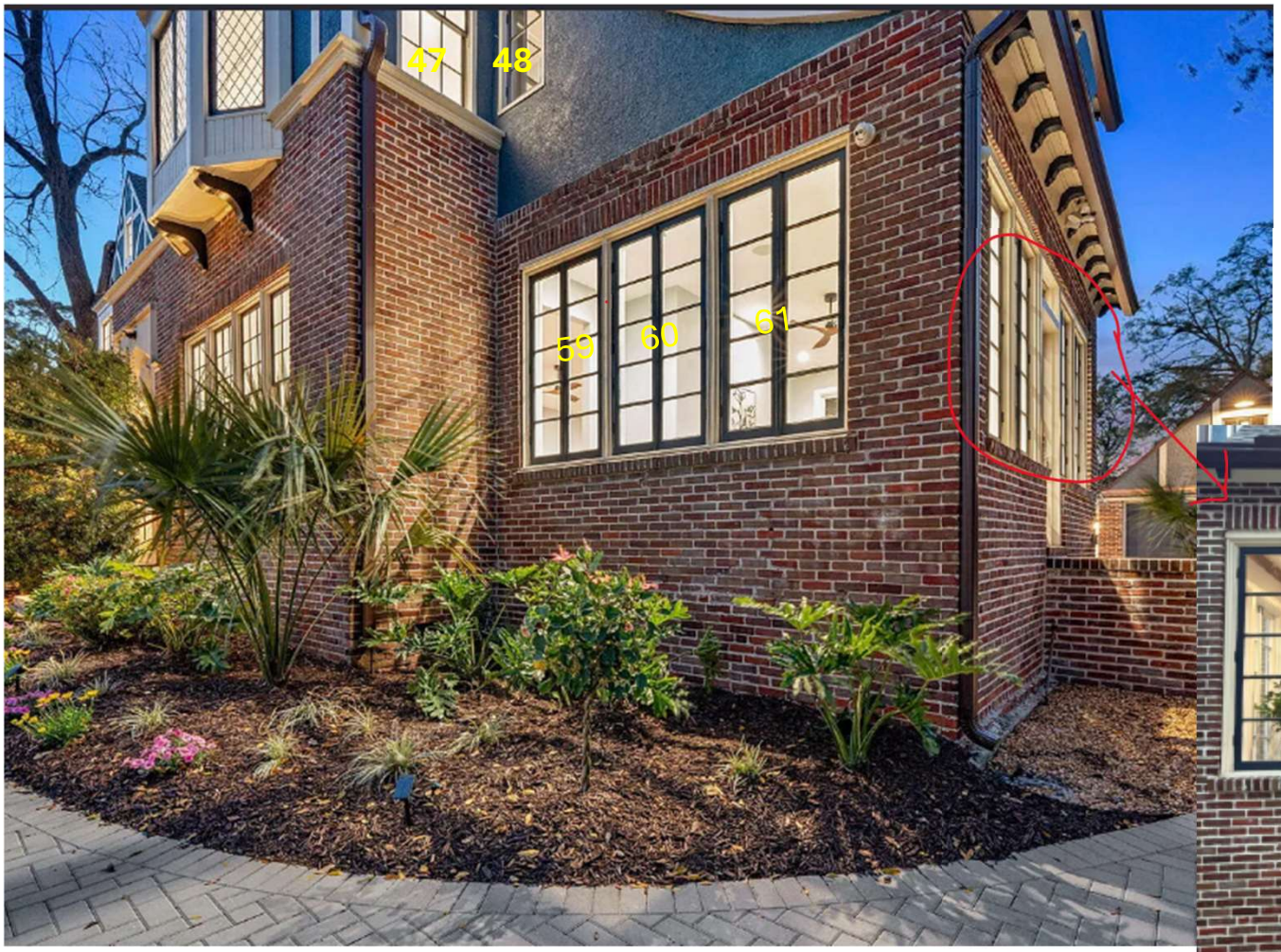
3855 Saint Johns Avenue



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3rd Floor Dormers

r #1

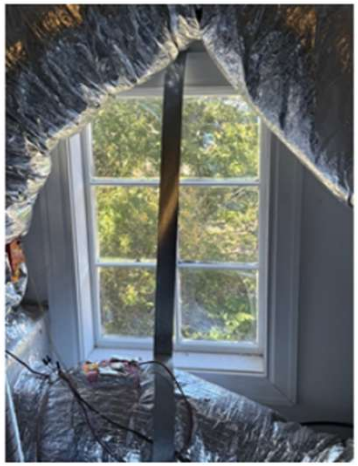




#1

3rd Floor Furnace Room Riverside Facing

#2





#3





3855 Saint Johns Ave

#4
Riverside Bedroom





#5
Riverside Bedroom





3855 Saint Johns Ave

Riverside Bedroom

Inside

#8 #7



#7 #6



Outside

#6 #7 #8



Riverside Facing
Guest room 1

#10

Outside



#13

Outside



#10

Inside



#13

Inside



3855 Saint Johns Ave

#11 & 12
Outside



#11 & 12
Inside



3855 Saint Johns Ave

Living Room Riverside

#17 #18 #19



#19 #18 #17



3855 Saint Johns Ave

1st Floor Laundry

Not original, nonworking crank out casement windows

#20 #21

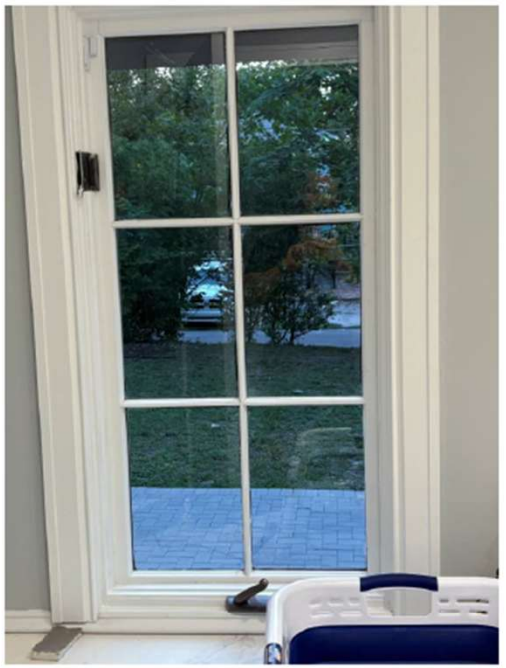


Windows inoperable, hinges are missing

#20



#21



3855 Saint Johns Ave

Dinning Room Wndow
#22





3855 Saint Johns Ave

Kitchen
Riverside
#23





3855 Saint Johns Ave

Butler Pantry
Riverside #23.1





3855 Saint Johns Ave



3rd Floor St John Facing
window #24





3rd Floor St John Facing
#25 - Shower

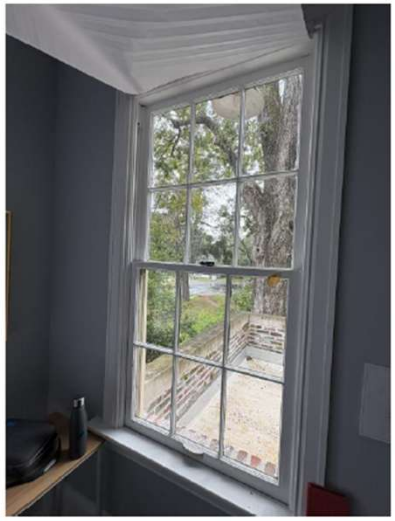




Master Bedroom

#26

Inside



Outside





Master Bedroom

#27

#28

#29

Inside





#27 #28 #29

Outside



Master Bedroom
Closet

#30 & 31



#31 & 30



3855 Saint Johns Ave

2nd Floor Guest Bath

#32 #33



#33 #32



St Johns Bedroom
Diamond Windows

#37



#35 &36



#34



#34 #35& 36 #37



3855 Saint Johns Ave

Kitchen St Johns

#38 #39 #40



40 #39 #38



3855 Saint Johns Ave

LivingRoom St Johns

#46 #45 #44 #43



#43 #44 #45 #46



3855 Saint Johns Ave

1st Floor Foyer

#41 #42



#42 #41



3855 Saint Johns Ave

Second Floor Sunroom
Not being replaced

#51 #50 #49



#49 #50 #51



3855 Saint Johns Ave

Second Floor Sunroom
Not being replaced

#52 #53 #54 #55



#55 #54 #53 #52



3855 Saint Johns Ave

Second Floor Sunroom
Not being replaced

#58 #57 #56



#56 #57 #58



3855 Saint Johns Ave

St John Bedroom Side Window
#47





5885 Saint Johns Ave

St Johns Bedroom Closet

#48





1st Floor Sunroom
Window are not being replaced

#59 #60 #61



#61 #60 #59



3855 Saint Johns Ave

1st Floor Sunroom
Window are not being replaced

#62 #63 #64 #65



#65 #64 #623 #62



3855 Saint Johns Ave

1st Floor Sunroom
Window are not being replaced

#66 #67 #68



#68 #67 #66



3855 Saint Johns Ave

1st Floor Reading Room
Windows are not being replaced

#72 #71 #70 #69



69 #70 #71 #72

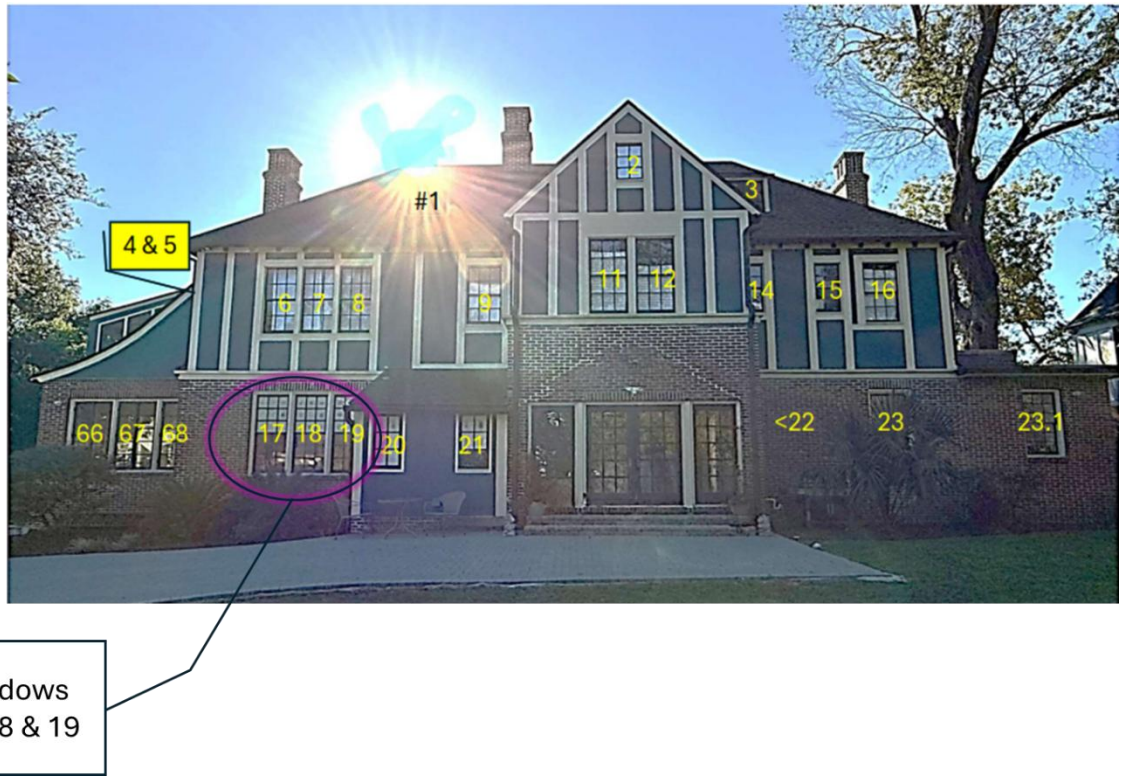


3855 Saint Johns Ave

COJ Historic Preservation for 3855 St. Johns Avenue 1/26/2026

Justification for the replacement of windows 17, 18 and 19.

The existing windows # 17, 18 and 19 have experienced long-term deterioration at the sill and subsill assemblies due to prolonged moisture exposure. The original subsills and sills have rotted over time and were previously repaired or replaced in a manner that did not replicate the original construction, geometry, or water-shedding function.



At the three-window grouping (17,18, 19) shown on the [elevation], the original sill and subsill assemblies have been substantially altered by prior repairs. The lower portions of the side Jambs at all three windows were cut off due to deterioration, and a single continuous replacement sill was installed beneath the truncated jambs, spanning across all three openings. This work eliminated the original structural joinery between the jambs and individual sills, leaving the jambs unsupported by mechanical connection and compromising the integrity of the window frames. The remaining jamb material exhibits advanced decay and loss of section such that structural repair or splice-in repairs would not restore load-bearing capacity or long-term durability.

The sill has been replaced by a single board for all three window. The Mortice and Tenon that provide the structural support for the window have been cut. All four jams have rotted.



Subsill is buried in cement. It is not wide enough and flat so cement is acting to shed water. The water is getting behind it causing interior mold and rotting the framing of the house.



In addition, the flat subsill has been buried within mortar at the masonry interface below the windows. As a result, the mortar now is poor substitute to function as the exterior water runs off surface. Because mortar is porous and does not provide a proper drip or drainage plane, water migrates behind the mortar rather than shedding outward. This condition has allowed moisture to remain trapped at the base of the window openings, contributing to ongoing rot at the bottoms of all three windows and deterioration of the surrounding framing.

Although the brickwork below the windows was recently repointed, the underlying drainage deficiency remains unresolved. The combination of severed jamb joinery, a non-structural continuous sill, and a buried subsill has compromised both the structural performance and water-management function of the window assemblies. These conditions cannot be corrected through sash-level repair alone and require replacement of the affected windows to restore proper structural support and drainage while preventing further deterioration of the historic fabric of the home.



Figure 1: pictures of the rot at the bottom of the window.

- Note that a single jamb span all three windows.
- Note that the rot extends several inches up the jamb.
- *Note that you can see under the window Jambs demonstrating the mortise and tenons have be cut off severely damaging the structural integrity and water mitigation capability of the window.*

To repair the damage requires:

1. Remove rotted windows.
2. Remove and clean the Rowlock brick sill and clean the bricks.
3. Repair the rotted rough opening that resulted from the window loss of integrity.
4. Re-install the brick Rowlock
5. Build a new sub sill out of Sapele mahogany (Very weather resistant).
   for the Marvin Ultimate windows to mate with.
6. Install the Marvin window.
7. Seal and flash windows
8. Use custom milled Mahogany to for the window trim to match the existing trim.
9. Caulk and paint the mahogany trim.

Interior repair:

1. Remove all the moldings and room crown molding which were recently installed.
2. Remove the drywall from the wall with the window as the moisture has created significant mold growth.
3. Re-drywall the sealed window wall.
4. Reinstall crown molding and new window moldings.
5. Prep and use venison plaster to recreate the 1925 look and feel.

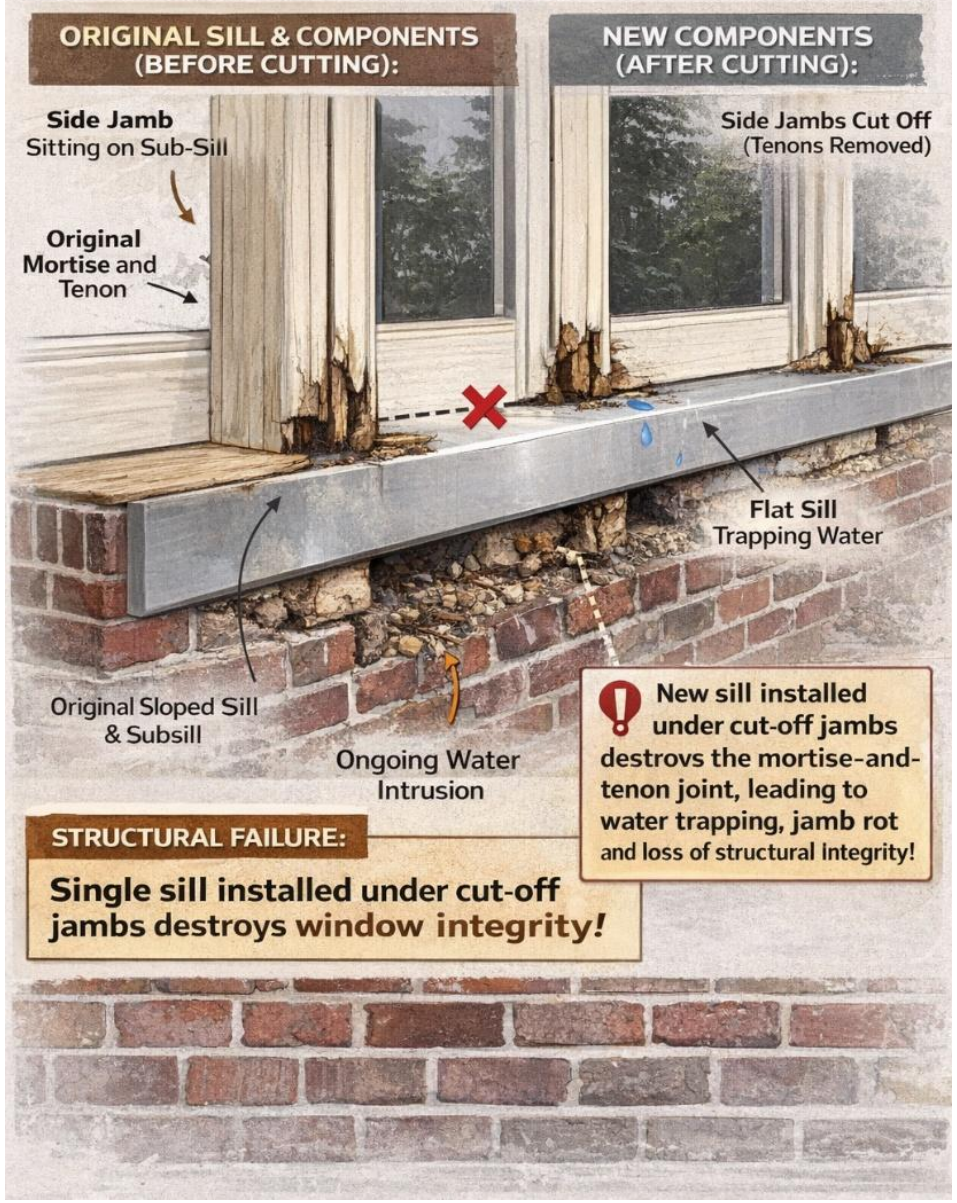
The resulting window will match the look and feel of the home as bult in 1925.

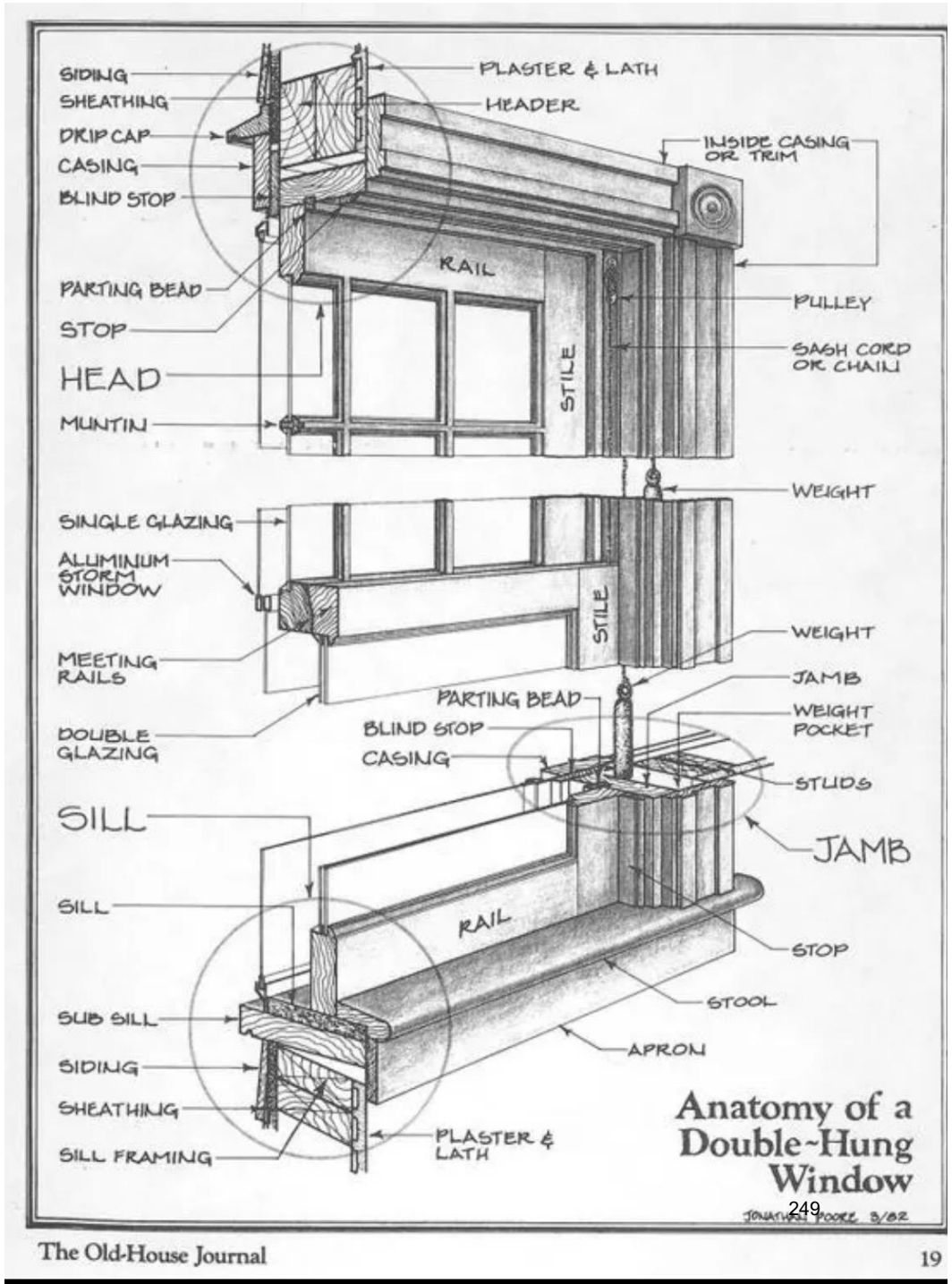
3855 Saint Johns Ave

Survey of 11 Historic Windows

Typical Old Wood Windows – Quick Repairs
Destroying Structural Integrity

Window jambs cut off, single sill installed under ter them





Windows 17, 18, 19

More than 70% of the windows is damaged.

The entire window needs replacing













- Note that a single jamb span all three windows.
- Note that the rot extends several inches up the jamb.
- Note that you can see under the window Jambs demonstrating the rail has been cut from jamb damaging the structural integrity and water mitigation capability of the window.

Windows 17, 18, 19

More than 70% of the windows is damaged.
The entire window needs replacing







Windows 17, 18, 19

More than 70% of the windows is damaged.
The entire window needs replacing





The stool of the window has been cut from the jamb compromising the integrity of the window

Windows 17, 18, 19

More than 70% of the windows is damaged.
The entire window needs replacing







Frame has been cut to install new seal, significant termite damage

Windows 17, 18, 19

More than 70% of the windows is damaged.
The entire window needs replacing







Windows 20

Window has been replaced all but the sash.
Does seal or fit well









Windows 26, Master bedroom Side window

More than 70% of the windows is damaged.
The entire window needs replacing





Windows 26, Master side widow

More than 70% of the windows is damaged.
The entire window needs replacing





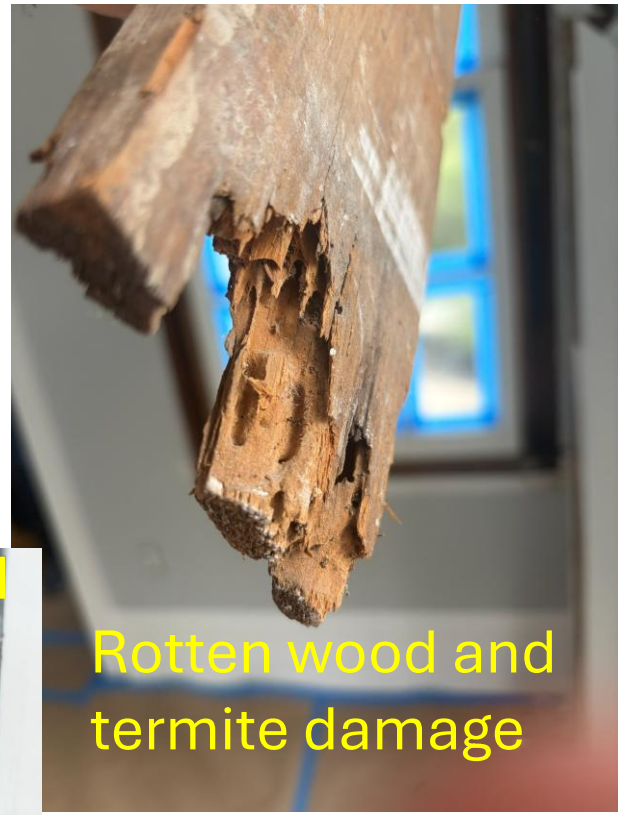
The stool of the window has been cut from the jamb compromising the integrity of the window

Windows 47 St Johns Room

More than 70% of the windows is damaged.
The entire window needs replacing









Everything replaced but the sash

Windows 48, St. Johns Closet

More than 70% of the windows is damaged.
The entire window needs replacing





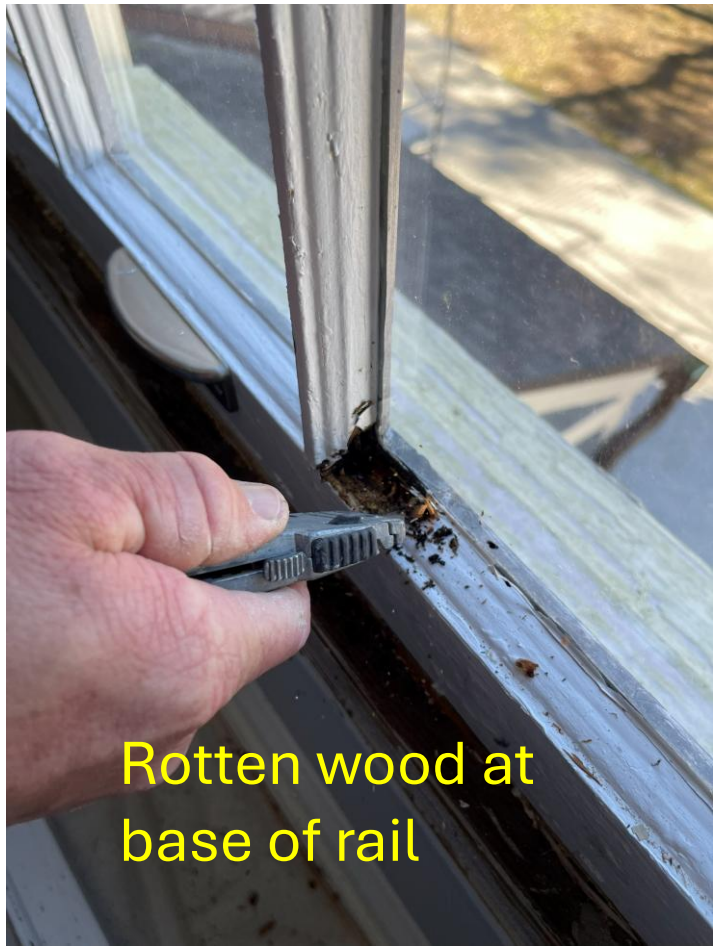


Windows 6, 7, 8 Riverside Bed

More than 70% of the windows is damaged.
The entire window needs replacing







Windows 6, 7, 8 Riverside Bed

More than 70% of the windows is damaged.
The entire window needs replacing





The stool of the window has been cut from the jamb compromising the integrity of the window

Windows 5 Riverside Bed

More than 70% of the windows is damaged.
The entire window needs replacing







The stool of the window has been cut from the jamb compromising the integrity of the window

February 15, 2026

Gina Teresi
3855 St. Johns Avenue
Jacksonville, FL 32205

Mrs. Teresi,

I was requested to visit your home at 3855 Saint Johns Avenue, Jacksonville, Florida, on February 5, 2026, in order to assess the condition of twenty-three windows whose exterior and interior casework had been removed. This inspection was necessary to determine whether restoration of the existing windows was feasible or whether complete replacement would be required.

To begin, I would like to note that I am a State of Florida, licensed Building Contractor as well as a State-licensed Roofing Contractor, with more than thirty-five years of experience in the construction industry. Although my career has included extensive work in both vertical and horizontal building systems, my earliest and deepest expertise is in window construction, repair, and restoration.

I founded my construction company, KBT, nearly thirty years ago. Throughout this time, we have completed numerous window projects, including many involving historic structures. Notable examples include the historic Willow Branch Library for the City of Jacksonville, as well as a historic fire station on the Northbank, both of which required extensive restoration and rebuilding of the original window systems. KBT's largest window project to date involved the restoration and replacement of approximately 1,400 windows, doors, and storefront assemblies across multiple structures in Everglades National Park, a project with strict historical and cultural requirements and a contract value exceeding five million dollars. KBT has the qualifications and experience necessary to manage this project effectively.

Unfortunately, after a detailed inspection of the twenty-three windows in your home, KBT must conclude that restoration is not feasible and cannot be brought into compliance with Florida Building Code. As the attached photographs document, many of the jambs were previously cut in a manner that compromises structural integrity. There is widespread termite damage, several sills have been replaced, sash weights are missing, and the tracks

have been removed. In short, it is not feasible to restore work that was already improperly restored.

In conclusion, KBT sincerely appreciates the opportunity to work with you on this project. There are several modern window products available that meet historical-appearance requirements while also providing significantly improved energy efficiency and storm protection. I would be glad to discuss suitable options with you.

Please feel free to contact me if you need any additional information or assistance. Thank you again for the opportunity.

Sincerely,



Keith Timmons

Certified Building Contractor
License # CBC058625

Arsenault, Caleb - PDCM

From: Batteh, Mikayla - PDCU
Sent: Tuesday, January 13, 2026 12:11 PM
To: Arsenault, Caleb - PDCM
Subject: RE: COA-25-33271 for 3855 St. Johns Avenue

Good afternoon,

Based on the information provided and section 656.402 they will need to apply for an Administrative Deviation to increase the fence height from 4ft to 6ft in their secondary front yard along Riverside Ave. For the sides they can go to 8ft. For the primary front yard along St. Johns Ave their maximum fence height will be 4ft.

Let me know if you have any questions.

Thanks,

Mikayla Batteh
City Planner I – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street
Jacksonville, FL 32202
Office: 904-255-7861

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, January 12, 2026 11:33 AM
To: Batteh, Mikayla - PDCU <MBatteh@coj.net>
Subject: RE: COA-25-33271 for 3855 St. Johns Avenue

Good morning,

By January 14, please.

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: Batteh, Mikayla - PDCU <MBatteh@coj.net>
Sent: Monday, January 12, 2026 11:31 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: RE: COA-25-33271 for 3855 St. Johns Avenue

Good morning,

When do you need the review by?

Best,

Mikayla Batteh
City Planner I – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street
Jacksonville, FL 32202
Office: 904-255-7861

From: Cox, Kaysie - PDCU <KaysieC@coj.net>
Sent: Monday, January 12, 2026 9:50 AM
To: Batteh, Mikayla - PDCU <MBatteh@coj.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Corrigan, Connor - PDCU <CCorrigan@coj.net>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: FW: COA-25-33271 for 3855 St. Johns Avenue

Mikayla,

Can you please review the attached for Caleb? Let me or Connor know if you have any questions.

Kaysie Cox
City Planner Supervisor – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7800

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, January 8, 2026 9:31 AM
To: Cox, Kaysie - PDCU <KaysieC@coj.net>; Corrigan, Connor - PDCU <CCorrigan@coj.net>

Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: COA-25-33271 for 3855 St. Johns Avenue

Goo morning,

At your earliest convenience, could you please have one of your planners review the attachments for this proposed work within the Riverside-Avondale Historic District? This is a through-lot so we are looking for clarification on the fencing in particular. I have attached the plans and summarized their scope of work below:

- Hardscaping – Remove some sections of existing hardscaping and create several new parking areas as well as a new parking pad and curb cut along Riverside Avenue. This also includes new walkways.
- Fencing – They are proposing fencing around the property including an eight (8) foot tall fence between their structure and their neighbors, a six (6) foot tall wooden fence along the sides and secondary front yard, and a six (6) foot tall wall/fence separating the pool (will be proposed at a later time) and court (the court is part of this scope of work).

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**

D. Previously Deferred Items to be Heard

Jacksonville
Historic Preservation
Commission

COA-25-32139

1375 Wolfe St

September 24, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32139

Address: 1375 Wolfe Street, RE# 092172-0000

Location: East Corner of Hollingsworth Street and Wolfe Street

Owner: Darrell Langstaff
1375 Wolfe Street
Jacksonville, Florida 32205

Applicant: Same as Owner

Year Built: *c.* 1946 *(Property Appraiser)*

Designation: Riverside Avondale; Contributing

Request: Alterations – Doors; Siding
Site Work – Hardscaping

Summary Scope of Work:

1. Expand the garage door opening, install new garage door
2. Conduct wholesale siding replacement on the accessory structure (wood to vinyl)
3. Install a new driveway (After-the-Fact)
4. Replace the pedestrian door on the accessory structure (Admin)

Recommendation: **Deny**



PROJECT DESCRIPTION

COA-25-32139 seeks to conduct wholesale siding replacement, pedestrian door replacement, and the widening of the garage door on an accessory structure in addition to after-the-fact approval for a poured concrete driveway at a contributing property within the Riverside-Avondale Historic district. Located on a corner lot, the subject property contains a one-story vernacular residence with an unlisted accessory structure (constructed outside of the period of significance). The applicant proposes to expand the width the garage door, to replace the wood siding with vinyl lap siding on the accessory structure, and to replace the pedestrian door on the garage. Additionally, they propose to expand the poured concrete driveway to be 20’ 3” at the curb, narrowing down to 17” 4” at the garage. The driveway expansion has been completed.

STAFF SUMMARY AND ANALYSIS

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

- The subject accessory structure is an unlisted garage built outside of the period of significance. The applicant proposes to replace the existing wood siding with vinyl siding due to gaps. Staff has found the siding to be within repair, with scattered replacement being appropriate for minor patches of rot/damage. While the primary structure is clad in mostly vinyl/aluminum siding, the Design Guidelines and Ordinance Code Criteria

recommend that materials be replaced to match the replaced material in composition, design, color, texture, and other visual qualities. The installation of vinyl siding would introduce a new material to this structure that would not imitate the existing material. Furthermore, the presence of vinyl/aluminum siding on the primary structure does not justify the replacement of wood siding on the accessory structure. This is iterated in the Historic District Design Guidelines which encourages historic material to be retained and repaired when possible and allows for replacement with compatible materials and designs when the historic fabric is beyond repair. The proposed work would change the character of the subject building and would introduce a new material to the structure, therefore it is inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)(1, 2, 3, and 6).

- The proposed expansion of the garage door is inappropriate for the subject structure. If the structure were to be utilized as a two-car garage, Staff would recommend that there be two garage doors instead of a single door in order to maintain a separation. Regardless, the expansion would present a conjectural change to the structure since there is no previous record of the building having a different sized garage door. Additionally, the current driveway width does not justify the expansion of the opening since the driveway alterations were conducted without an approved COA and the width and materials of the hardscaping are inappropriate. The work is therefore inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)(1-3).
- The Historic District Design Guidelines section on “Setting” iterates that, “streetscape features are highly significant components of Avondale and Riverside” and “New curb cuts, driveways, and parking on the street side of residences should be avoided unless such features were associated historically with the block or surrounding buildings. In such instances, driveways with poured concrete ribbons or gravel [are] most appropriate. Asphalt or pebble surfaced concrete should be avoided.” The previously existing driveway was of an unknown width and was constructed of poured concrete. The expansion of the driveway to the size, design, and material that has now been constructed is atypical for the subject property and the district and is inconsistent with Sections 307.106(k)(1-3) and 307.106(l)(1 and 2) as well as the Riverside-Avondale Historic District Design Guidelines.
- The Design Guidelines reference Standard Two of the *Secretary of the Interior’s Standards for Rehabilitation*. Standard Two refers to the historic character of a property being retained and preserved amid the alteration of features and spaces which characterize a property. The proposed driveway is inconsistent with the size, design, and material of historic driveways within the district.
- The applicant stated that the justification for the driveway expansion was that the previously existing curb cut was wider than the previously existing driveway. Based on aerial imagery, the driveway expansion was completed shortly before January 14, 2025 and the work was conducted without an approved COA or a permit.
- Staff has no objections to the proposed replacement pedestrian door on the accessory structure as is conforms to the Door Design Guidelines, the Historic District Design Guidelines, and the Ordinance Code Criteria.

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

- Section 307.106(k) General Standards: 1, 2, 3
- Section 307.106(I) Guidelines on "Alterations": 1, 2, 3, and 6
- Historic District Design Guidelines, Sections on "Setting and Exterior Fabric – Wood"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

Alterations

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

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

- 307.106(l)(3) – Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historic basis and which seeks to create an earlier appearance shall be discouraged.

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

Historic District Design Guidelines, Section on "Setting"

- *Secretary of the Interior's* Applicable Standard #2: "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Parking and Driveways, Recommend #3: "Construct new curb cuts and street side driveways only in areas where they existed historically."
- Parking and Driveways, Recommend #4: "Use appropriate materials for driveways such as gravel or concrete poured in ribbons."
- Parking and Driveways, Avoid #1: "Curb cuts and driveways where they historically did not exist."
- Parking and Driveways, Avoid #3: "Asphalt, pebble surfaced concrete, or other non-historic paving materials."

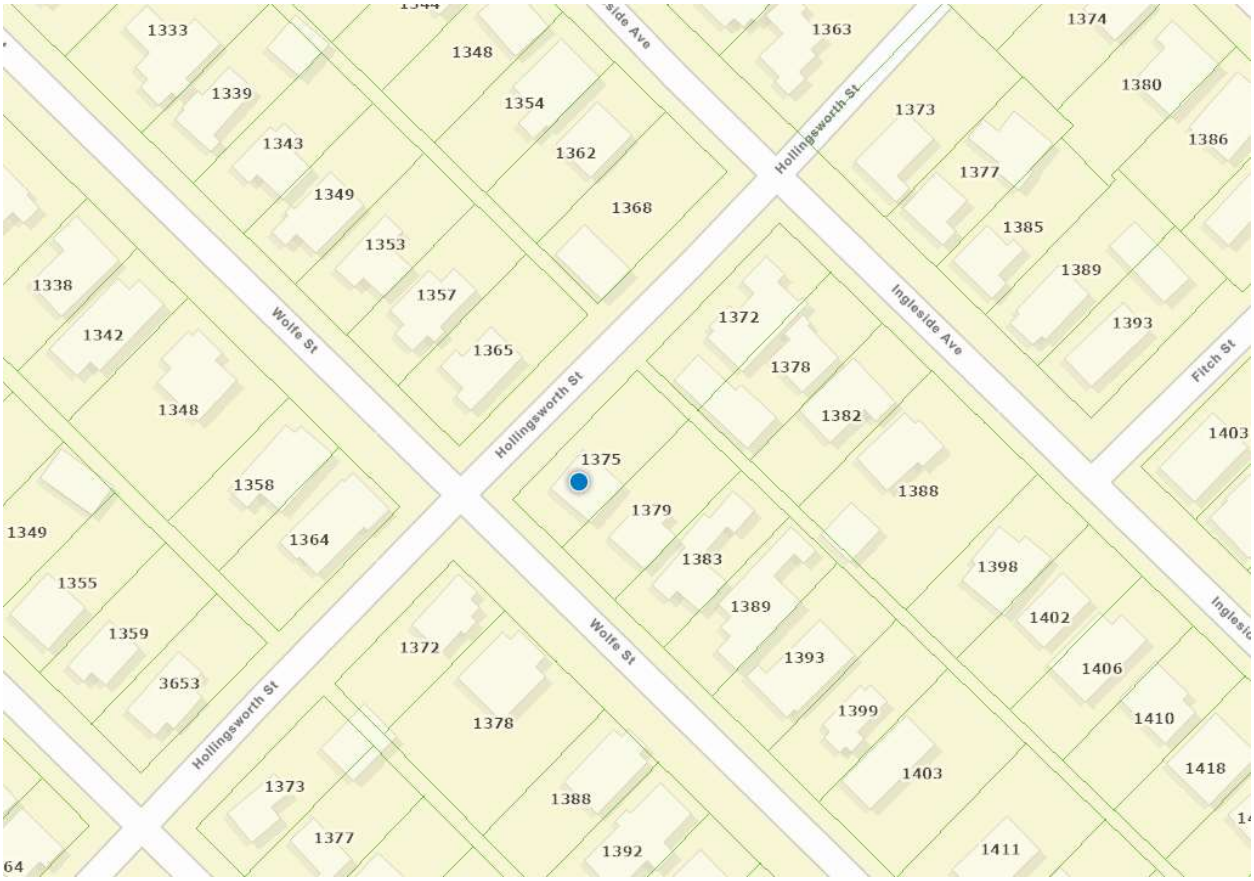
Historic District Design Guidelines, Section on "Exterior Fabric - Wood"

- Recommend #1: "Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.

- Recommend #2: "Repair or replace, where necessary, deteriorated material that duplicated in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.

- Avoid #1: "Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.

LOCATION MAP

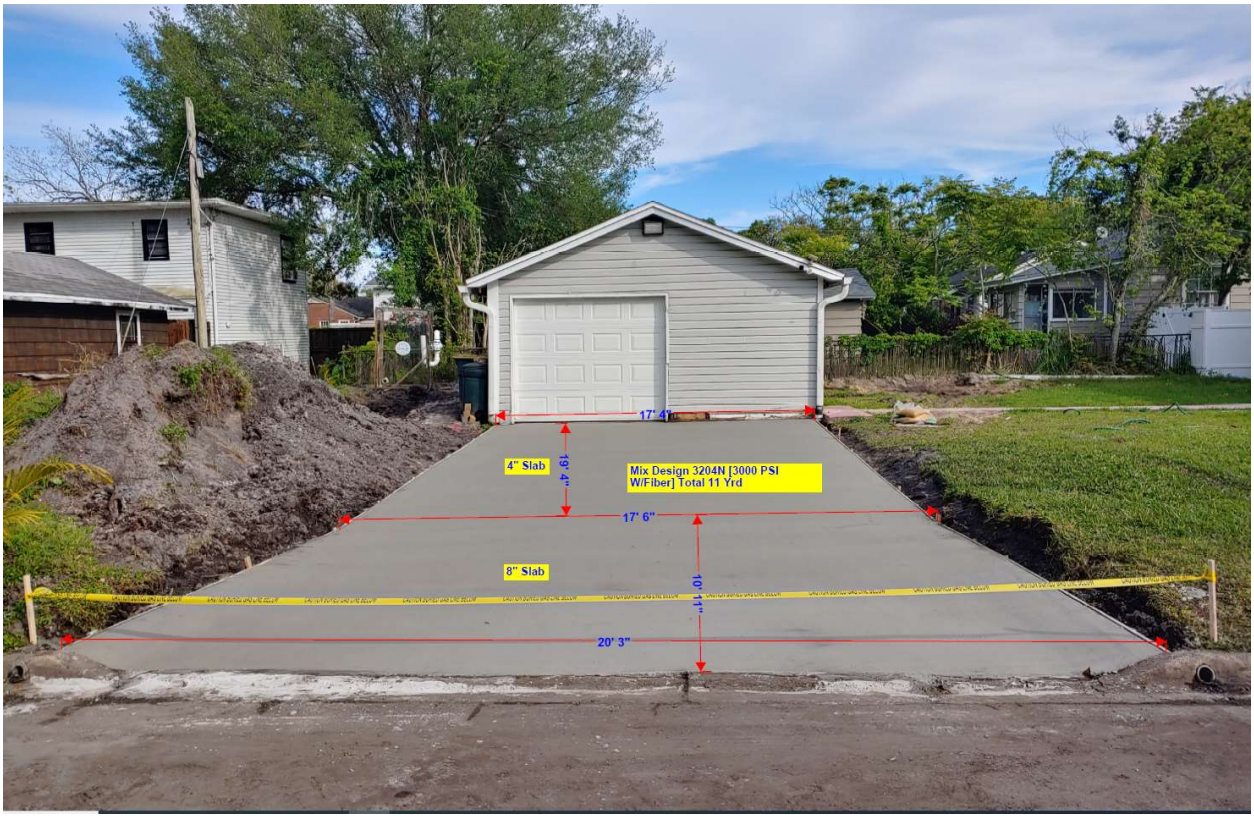


PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS

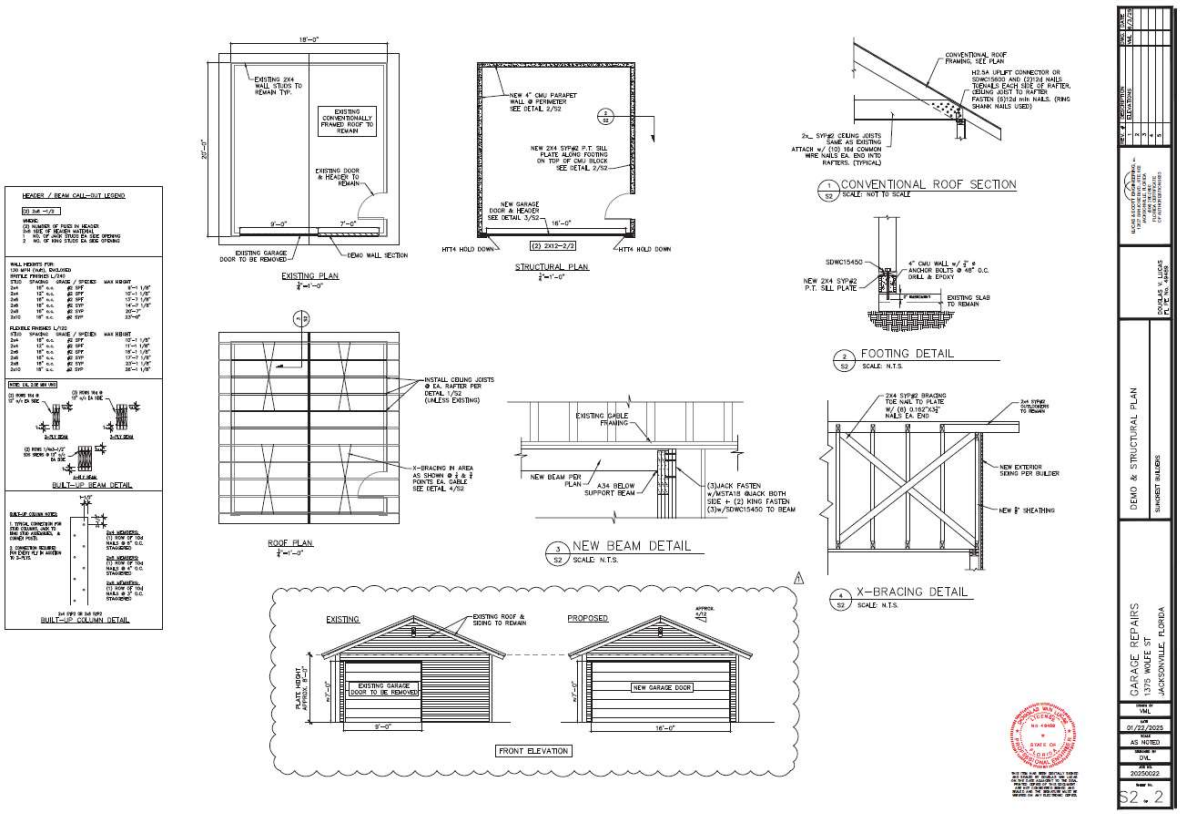



NOTICE
THE CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING
FOR APPLICATION # 32139
REQUEST FOR: Alterations
FOR MORE INFORMATION
PLEASE CALL (904) 255-7800

PROVIDED DRIVEWAY DIMENSIONS



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



Application For Certificate Of Appropriateness

Application Info

Tracking #	32139	**Application Status**	FOUND SUFFICIENT
Date Started	03/17/2025	**Date Submitted**	03/17/2025

Planning and Development Department Info

COA #	COA-25-32139
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	8/22/2025
Forwarded to JHPC	☐
JHPC Meeting Date	9/24/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name LOHMAN
First Name BRIAN
Middle Name

Company Name SUNCREST BUILDERS

Mailing Address 10450 ILAH RD

City JACKSONVILLE
State FL
Zip Code 32257

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

General Information On Owner(s)

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

Last Name LANGSTAFF
First Name DARRELL
Middle Name

Company/Trust Name

Mailing Address 1375 WOLFE ST

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9168429154
Fax
Email DARRELL@THELANGSTAFFS.COM

Description Of Property

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

Map	RE#
	092172 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1375	WOLFE ST	32205

Type Of Improvement

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

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

Proposed Work
OWNER'S PROJECT GOAL: TO RESTORE THE STRUCTURAL INTEGRITY THAT WILL PRESERVE THE EXISTING DETACHED GARAGE WHILE INCREASING FUNCTIONALITY AND LONGEVITY OF THE STRUCTURE SCOPE OF WORK TO INCLUDE: MAKE THE NECESSARY STRUCTURAL REPAIRS (WITH NO ARCHITECTURAL CHANGES TO EXISTING ELEVATIONS AND/OR FOOTPRINT) TO RESTORE THE STRUCTURAL INTEGRITY OF THE ACCESSORY STRUCTURE/DETACHED GARAGE TO INCLUDE: - ENLARGE EXISTING GARAGE OPENING TO 16' GARAGE DOOR OPENING - INSTALL NEW GARAGE DOOR - REPAIR/REPLACE EXISTING VINYL/ALUMINUM SIDING AS NEEDED THAT MATCHES THE EXISTING PRIMARY RESIDENCE FINISHES AS PICTURED - NO EXISTING ELECTRIC OR WATER TO DETACHED GARAGE - NONE INCLUDED IN THIS PERMIT

Addition Information

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

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

Additional Documents Provided

	Description
☑	PROJECT GOAL, SCOPE OF WORK AND PHOTOS

Application Certification

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

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

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

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission

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

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

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

City of Jacksonville, Florida

Planning Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 9.5.25

COA#: COA-25-32139

Address:
1375 Wolfe Street
Jacksonville, FL 32205

Owner: Darrell Langstaff

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application COA-25-32139 **were posted on the property/site located at:**

092172 0000
Real Estate Number(s)

1375 Wolfe Street
Street Address

Jacksonville, FL 32205
City, State Zip Code

Printed Name Darrell Langstaff

Signature Darrell Langstaff

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

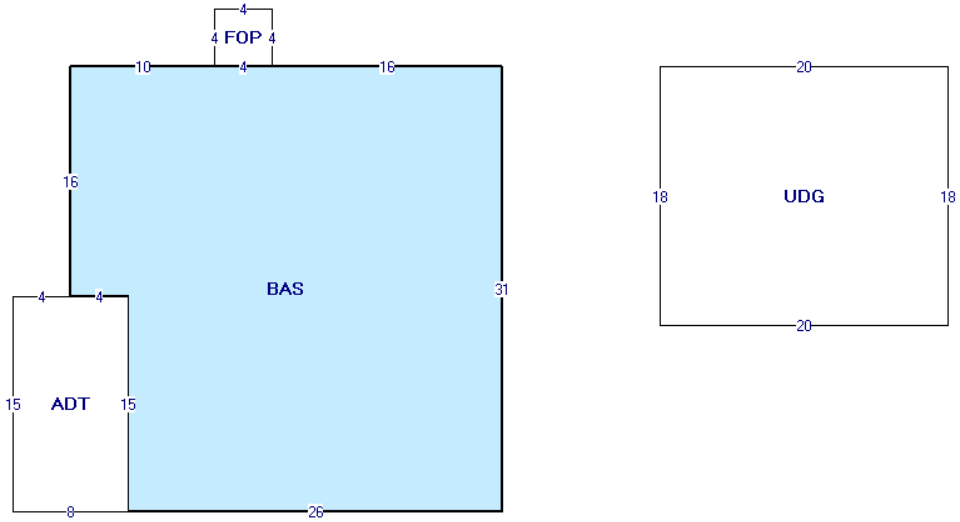
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
190,825	1946	2000	R2	20.50	79.50%

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

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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) 269-2699
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

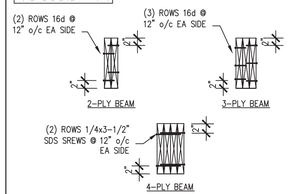
WALL HEIGHTS FOR:
130 MPH (Vult), ENCLOSED
BRITTLE FINISHES L/240

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"

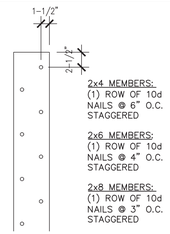
FLEXIBLE FINISHES L/120

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.

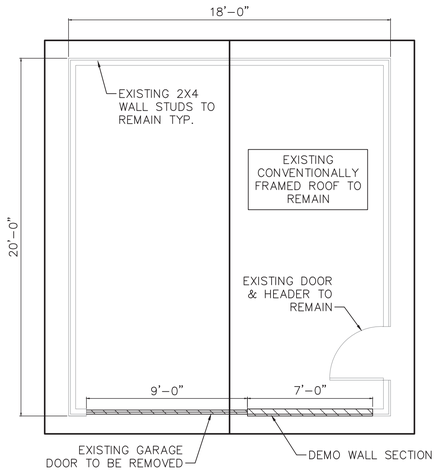
2x4 MEMBERS:
(1) ROW OF 10d NAILS @ 6" O.C. STAGGERED

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

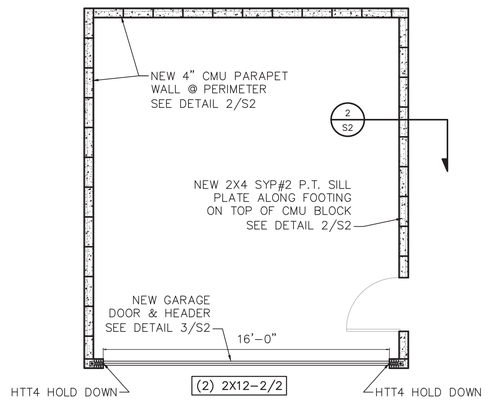
2x8 MEMBERS:
(1) ROW OF 10d NAILS @ 3" O.C. STAGGERED

2x4 SYP2 OR 2x6 SYP2

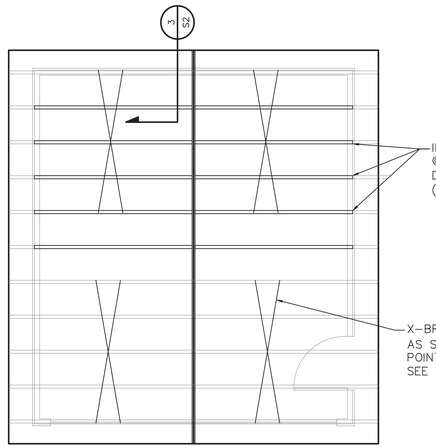
BUILT-UP COLUMN DETAIL



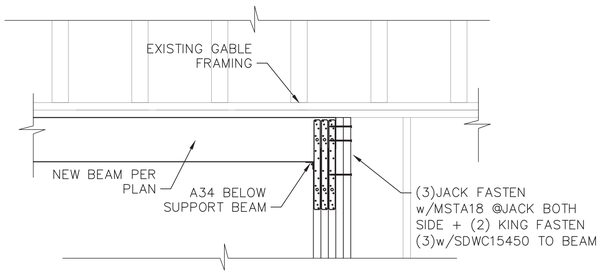
EXISTING PLAN
1/4"=1'-0"



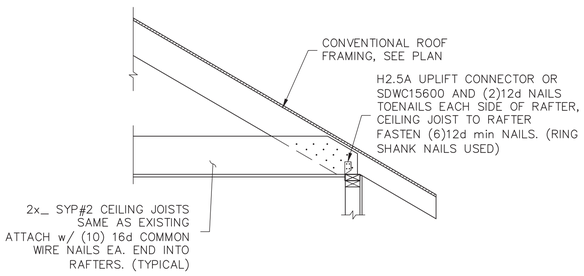
STRUCTURAL PLAN
1/4"=1'-0"



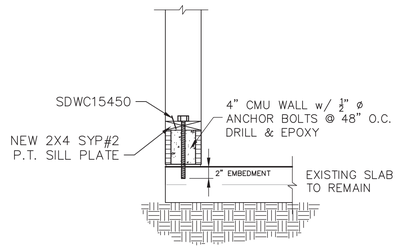
ROOF PLAN
1/4"=1'-0"



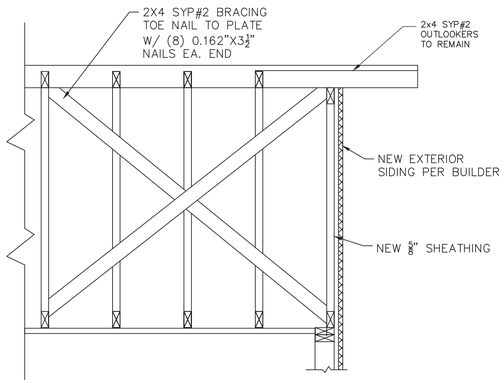
3 S2 NEW BEAM DETAIL
SCALE: N.T.S.



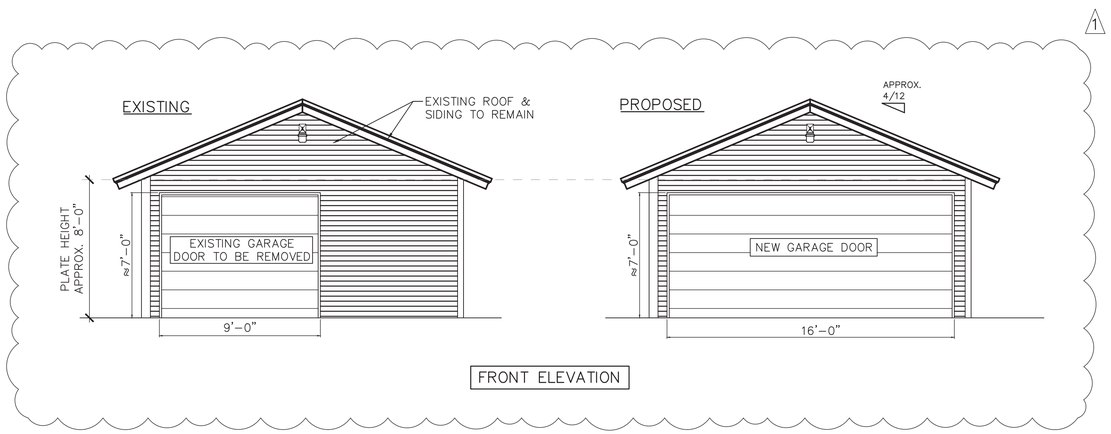
1 S2 CONVENTIONAL ROOF SECTION
SCALE: NOT TO SCALE



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

DOUGLAS V. LUCAS
FL PE No. 49489

DEMO & STRUCTURAL PLAN

SUNCREST BUILDERS

GARAGE REPAIRS

1375 WOLFE ST
JACKSONVILLE, FLORIDA

DRAWN BY: VML
DATE: 01/22/2025
SCALE: AS NOTED
DESIGNED BY: DVL
JOB NO.: 20250022
SHEET No.: S2 OF 2


17' 4"
19' 4"
4" Slab
Mix Design 3204N [3000 PSI W/Fiber] Total 11 Yrd
17' 6"
8" Slab
10' 11"
20' 3"
CAUTION BURIED GAS LINE BELOW

2025

TIMELESS

COLLECTION



C.H.I.® a NUCOR company

The Quality Garage Door.™

Find Your Perfect Match

Timeless style and traditional stamped steel designs to complement any home.



RAISED PANEL

Reliable and low maintenance, these doors are a neighborhood standard and feature a classic garage door design.



STAMPED CARRIAGE HOUSE

These doors merge traditional carriage house style with simple design and functionality.

Door Selected



STAMPED SHAKER

Featuring distinctive shaker style, these minimalist doors leave a lasting impression.

DASMA Door & Access Systems Manufacturers Association International

THERMAL PERFORMANCE VERIFICATION PROGRAM

www.dasma.com/thermal

COMPLIANCE WITH THE DASMA THERMAL PERFORMANCE PROGRAM

The DASMA Thermal Performance Verification (TPV) Program certifies and verifies the thermal performance ratings of sectional door products using third-party testing and inspection. The U-factor testing standard for garage doors, ANSI/DASMA 105, provides repeatable and reproducible results. U-factor tests an installed assembly to assign a value that accounts for section joints and perimeter seal.

Models in this program will be identified by this icon

DOORVISIONS

See your door before you buy it! Scan the QR code or go to **doorvisions.chiohd.comcom**

Masonite

36 in. x 80 in. Craftsman 6 Lite Right-Hand Inswing Primed White Smooth Fiberglass Prehung Front Door w/ Brickmold
https://www.homedepot.com/p/Masonite-36-in-x-80-in-Craftsman-6-Lite-Right-Hand-Inswing-Primed-White-Smooth-Fiberglass-Prehung-Front-Door-w-Brickmold-27158/203114641

About This Product

Create an inviting, stylish entryway with the Masonite Craftsman 6 Lite Primed Smooth Fiberglass Entry Door with Brickmold featuring a clear glass design, and the exceptional durability of a fiberglass door. Engineered to last a lifetime, these high-performance smooth surface doors feature high-definition profiles for added architectural interest. Ready for painting, the smooth surface is primed white and expertly engineered not to rust or dent. Designed with an energy saving polyurethane door core, the maintenance-free proprietary fiberglass construction provides maximum protection and durability.

Highlights

- Low-maintenance, high-performance fiberglass resists cracking, warping, splitting and denting
- High-definition fiberglass panels create the look of a high-end wood door
- High performance compression weather-stripping helps to seal out drafts
- Engineered stiles provide excellent dimensional stability for harsh weather climates
- Clear glass insert features a tempered glass insulated assembly
- High-performance smooth primed surface is primed and ready for painting
- Entry door comes fully assembled with hinges, frame, aluminum sill and weather stripping
- Fiberglass slab features an energy saving polyurethane core
- Exterior door slab is double bored for lockset - sold separately
- From outside, opens toward the inside of the home with the hinges on the right
- For design inspiration, Click here for exterior front of home trend ideas
- Speak to an Associate about Doors and Windows. Call 1-833-HDAPRON (432-7766) for free design, purchase and installation help daily from 9AM – 9PM EST.
- PROFESSIONAL DOOR INSTALLATION - Call 833-HDAPRON (833-432-7766) to request a professional measurement or request one online now to get your project started.
- Click here to check out our project guide on installing an entry door
- Click here to learn more about buying exterior doors
- Click here to learn more about Eco Options and Energy Efficiency
- Return Policy
- California residents

Product Information:

Internet # 203114641
Model # 27158
Store SKU # 266976
Store SO SKU #476575

Dimensions:

Door Height (in.)	80 in	Door Thickness (in.)	1.75 in
Door Width (in.)	37.5 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in	Rough Opening Height (in.)	82 in
Rough Opening Width (in.)	38.25 in		

Details:

Bore Type	Double Bore	Color Family	White
Color/Finish	Primed White	Door Configuration	Single Door
Door Glass Insulation	Dual Pane	Door Handing	Right-Hand/Inswing
Door Style	Traditional	Door Type	Exterior Prehung
Features	Brickmold, Lockset Bore (Double Bore), Weatherstripping	Finish Type	Primed
Frame Material	Wood	Glass Caming Finish	No caming
Glass Layout	1/4 Lite	Glass Shape	Rectangle Lite
Glass Style	Clear Glass	Hinge Finish	Black
Hinge Type	Ball Bearing	Included	Instructions, No Additional Items Included
Material	Fiberglass	Number of Hinges	3
Number of Lites	6 Lite	Panel Type	2 Panel
Product Weight (lb.)	110 lb	Returnable	90-Day
Suggested Application	Front	Works With	No additional compatibility

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern	Manufacturer Warranty	Limited Lifetime Warranty



COJ PERMIT NUMBER - # B-25-252444.000
2/3/2025
DARRELL LANGSTAFF
1375 WOLFE ST
JACKSONVILLE, FL 32205
RE: 092172 - 0000

OWNER'S PROJECT GOAL: TO – *RESTORE*- THE STRUCTURAL INTEGRITY THAT WILL PRESERVE THE EXISTING DETACHED GARAGE WHILE INCREASING FUNCTIONALITY AND LONGEVITY OF THE STRUCTURE

SCOPE OF WORK TO INCLUDE:
MAKE THE NECESSARY STRUCTURAL REPAIRS (WITH NO ARCHITECTURAL CHANGES TO EXISTING ELEVATIONS AND/OR FOOTPRINT) TO RESTORE THE STRUCTURAL INTEGRITY OF THE ACCESSORY STRUCTURE/DETACHED GARAGE TO INCLUDE:
- ENLARGE EXISTING GARAGE OPENING TO 16' GARAGE DOOR OPENING
- INSTALL NEW GARAGE DOOR
- REPAIR/REPLACE EXISTING VINYL/ALUMINUM SIDING AS NEEDED THAT MATCHES THE EXISTING PRIMARY RESIDENCE FINISHES AS PICTURED
- NO EXISTING ELECTRIC OR WATER TO DETACHED GARAGE - NONE INCLUDED IN THIS PERMIT



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- NO EXISTING ELECTRIC OR WATER TO DETACHED GARAGE - NONE INCLUDED IN THIS PERMIT



74°


blink
Bright light shining through 77 year old dry rotted out wall demonstrates porous siding with wind & rain coming through. Shown are two of the three interior walls. All walls are alike. Its impossible to fix as a result of the aging.

297


Same as other two walls in other photo, bright light shining through the existing siding as a result of its age. Very porous!








Scotts
SPREADER SETTING
STEP 1
Fill spreader
STEP 2
Choose spreader setting
STEP 3
Apply product
STEP 4
Sweep stray particles back onto lawn area.
Good For You and Our Environment
Questions? properties?
EDGEGUARD
ON
OFF
EDGEGUARD
ON






48



















From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, August 22, 2025 3:40 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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Hi Caleb,

Is there a means to pay this electronically (Online) as I travel for work?

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, August 22, 2025 12:51 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good afternoon,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32139)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:

- Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**).
- Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
- The required public notice signs (**2, along all streets the property fronts)** and affidavit are also ready for pick-up. The signs are located outside the elevators on the 3rd floor in the Ed Ball building (214 N. Hogan St). The signs will need to be posted by **September 10th**.

So long as we receive the receipt of payment by **August 29th,** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **September 24th.**

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Thursday, August 21, 2025 11:07 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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Caleb,

I think it was done first of the year 2024.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, August 21, 2025 10:13 AM
To: jacob smith <jacobsmith@rpc-llc.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good morning,

Yes, my apologies. The expansion of the driveway is part of the scope of work as well. Based on aerial imagery, it appears that it was expanded late 2024, early 2025. Do you know specifically when or what month the driveway was expanded?

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: jacob smith <jacobsmith@rpc-llc.net>
Sent: Thursday, August 21, 2025 9:46 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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What about the driveway width?

Jacob Smith
President
RPC-LLC
Phone: 904.412.9336
Email: JACOBSMITH@RPC-LLC.NET

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, August 21, 2025 8:59:20 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good afternoon,

I have prepared the sufficiency report for this application. This includes the widening of the garage door, the replacement of the pedestrian door, and the replacement of the siding with vinyl siding, all on the garage accessory structure. While the proposed pedestrian door appears to be in line with the design guidelines, we cannot recommend the expansion of the garage door width or the application of vinyl siding. As such, our recommendation will be for denial. I am waiting for the Section Supervisor to approve the sufficiency report and once it has been returned, I will follow up with information regarding the invoice, the signage, and next steps.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Thursday, August 21, 2025 8:20 AM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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Good Morning Caleb,

Would you like me to resubmit on the garage roll up door? Vinyl siding to match the house too? I know 8/21 (today) is our deadline.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, August 20, 2025 4:36 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good afternoon,

I am confirming receipt of the door product. I have prepared the sufficiency report and submitted it to the section supervisor for approval. Once I receive it back, I will issue the signage and the invoice as well as next steps.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, August 20, 2025 4:29 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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Caleb,

Please see **attached** front door cut sheet. Please confirm receipt.

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, August 20, 2025 1:25 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - executed change of contractor & commencement documents

Hi Caleb,

Yes that is affirmative. I am just waiting on confirmation of product before i send you the cut sheet today.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, August 20, 2025 1:21 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - executed change of contractor & commencement documents

Good afternoon,

Received, thank you. Do you also intend to replace the pedestrian door on the side of the structure? If so, please forward the materials and design for that door.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, August 20, 2025 9:53 AM
To: jacob smith <jacobsmith@rpc-llc.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - executed change of contractor & commencement documents

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Good Morning Caleb,

Please see attached executed/notarized change of contractor, owner build disclosure & notice of commencement documents. Receipts indicate recorded at your office.

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, August 20, 2025 9:02 AM
To: jacob smith <jacobsmith@rpc-llc.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good Morning Caleb,

Please see email below & **attached**.

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Thursday, April 10, 2025 2:09 PM
To: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Cc: suncrestbuildersllc@gmail.com <suncrestbuildersllc@gmail.com>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

Thank you for providing the attached garage door product. From my 3/24/2025 email below, I still need to know if you w

Thank you,

Brittany Figueroa, MSP, MPA
City Planner III
Historic Preservation Section
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7822
Visit Our Website

From: Jill Kestner <jillerskestner@icloud.com>
Sent: Tuesday, April 1, 2025 12:26 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>; Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Cc: suncrestbuildersllc@gmail.com; Darrell Langstaff Suncrest <darrell@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon all ...

I'm following up with the submission of the Survey/Site Plan with setbacks and dimensions for the above

Upon selection by the owner, we will submit the Garage Door Replacement selected from the list provide

Thx!
Jill Kestner
Suncrest Builders LLC
904.652.6272

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Tuesday, August 19, 2025 6:07 PM

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

Caleb,

In April, Suncrest submitted the "approved" garage door with windows. I was copied on the email & I will forward it to you.

Regarding the account, in mid-June, I spent an afternoon at your office notarizing four separate documents to ensure Suncrest was 100% removed. I can forward those documents as well if needed.

I will send cut sheets shortly of the man door.

Fees are to be paid on 8/21 too correct? If so, electronically performed via the website ok?

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office
darrell@thelangstaffs.com
https://www.linkedin.com/in/darrell-langstaff-7558a2113
https://facebook.com/darrell.langstaff
Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: jacob smith <jacobsmith@rpc-llc.net>
Sent: Tuesday, August 19, 2025 4:32:40 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Ok, thank you!

Jacob Smith
President
RPC-LLC
Phone: 904.412.9336
Email: JACOBSMITH@RPC-LLC.NET

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Tuesday, August 19, 2025 3:18:46 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>

Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

To try to keep all the information in a single chain, I will answer both of your questions in this email. Jacob, we are unable to edit the applicant information for an application since it is tied to the account that submitted the application in the first place. Since the owner information is listed and is correct, he will be authorized to speak at the hearing and represent the application. If the owner would like someone else to represent him, I can provide an agent authorization form that can be completed and returned to allow another individual or company to represent him. Darrell, I will keep an eye out for the pedestrian door product information. Regarding the garage door, no scopes of work have been approved since the application as a whole will need to be reviewed by the commission. I have added the provided documents to this application's file.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Tuesday, August 19, 2025 12:36 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good Morning Caleb,

Thank you for sending over the man door recommendation PDF. I will review & re-submit prior to 8/21. Please confirm garage door has been approved.

Attached are two current photo's of garage taken yesterday.

Also attached are two current interior pics reflecting porous 78-year-old siding that rain & wind-blown debris penetrate making the garage virtually unusable for storing dry goods.

The width of the driveway is 17' 5".

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, August 18, 2025 3:43 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

Thank you for the information. After looking at pictures of the property, it appears that the subject door ***is*** street-visible. As such, Staff can only recommend doors that conform to the attached **Door Design Guidelines**. Regarding the product information, we need information regarding the material and design of the door (look at the examples on the left side of page 2 for design types) this can be a sample image from the product supplier.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:34 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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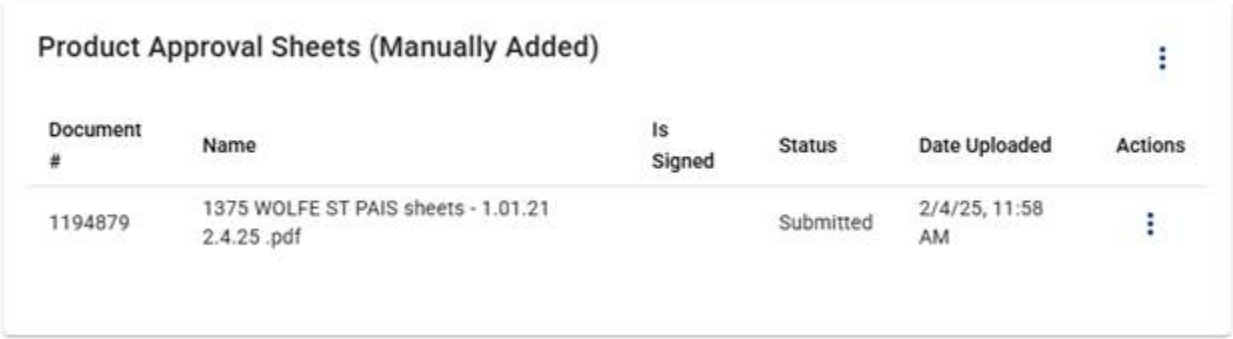
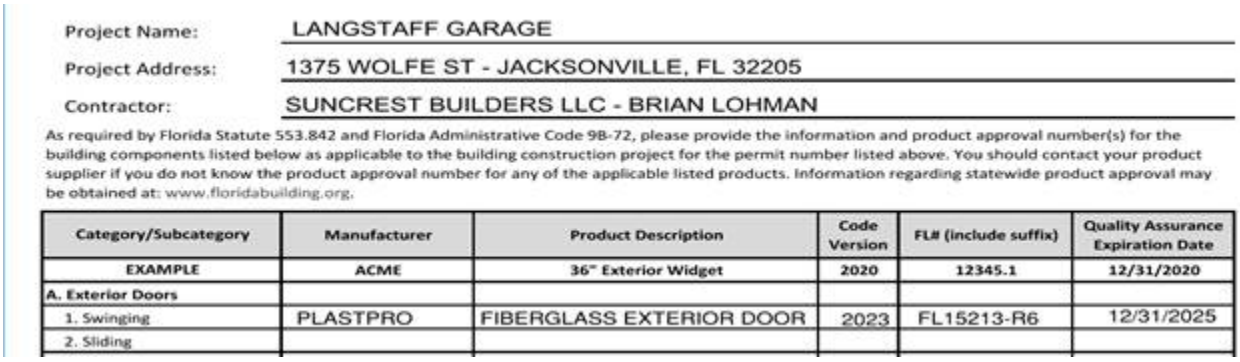


Product Approval Sheets (Manually Added)

Document #	Name	Is Signed	Status	Date Uploaded	Actions
1194879	1375 WOLFE ST PAIS sheets - 1.01.21 2.4.25 .pdf		Submitted	2/4/25, 11:58 AM	



Project Name: LANGSTAFF GARAGE
Project Address: 1375 WOLFE ST - JACKSONVILLE, FL 32205
Contractor: SUNCREST BUILDERS LLC - BRIAN LOHMAN

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and product approval number(s) for the building components listed below as applicable to the building construction project for the permit number listed above. You should contact your product supplier if you do not know the product approval number for any of the applicable listed products. Information regarding statewide product approval may be obtained at: www.floridabuilding.org.

Category/Subcategory	Manufacturer	Product Description	Code Version	FL# (include suffix)	Quality Assurance Expiration Date
EXAMPLE	ACME	36" Exterior Widget	2020	12345.1	12/31/2020
A. Exterior Doors					
1. Swinging	PLASTPRO	FIBERGLASS EXTERIOR DOOR	2023	FL15213-R6	12/31/2025
2. Sliding					

Is the above sufficient? It was added to the permit. Plastpro Fiberglass Ext Door - White.

What else do you need to confirm for the 9/24 commission meeting date.

Thanks!

Darrell

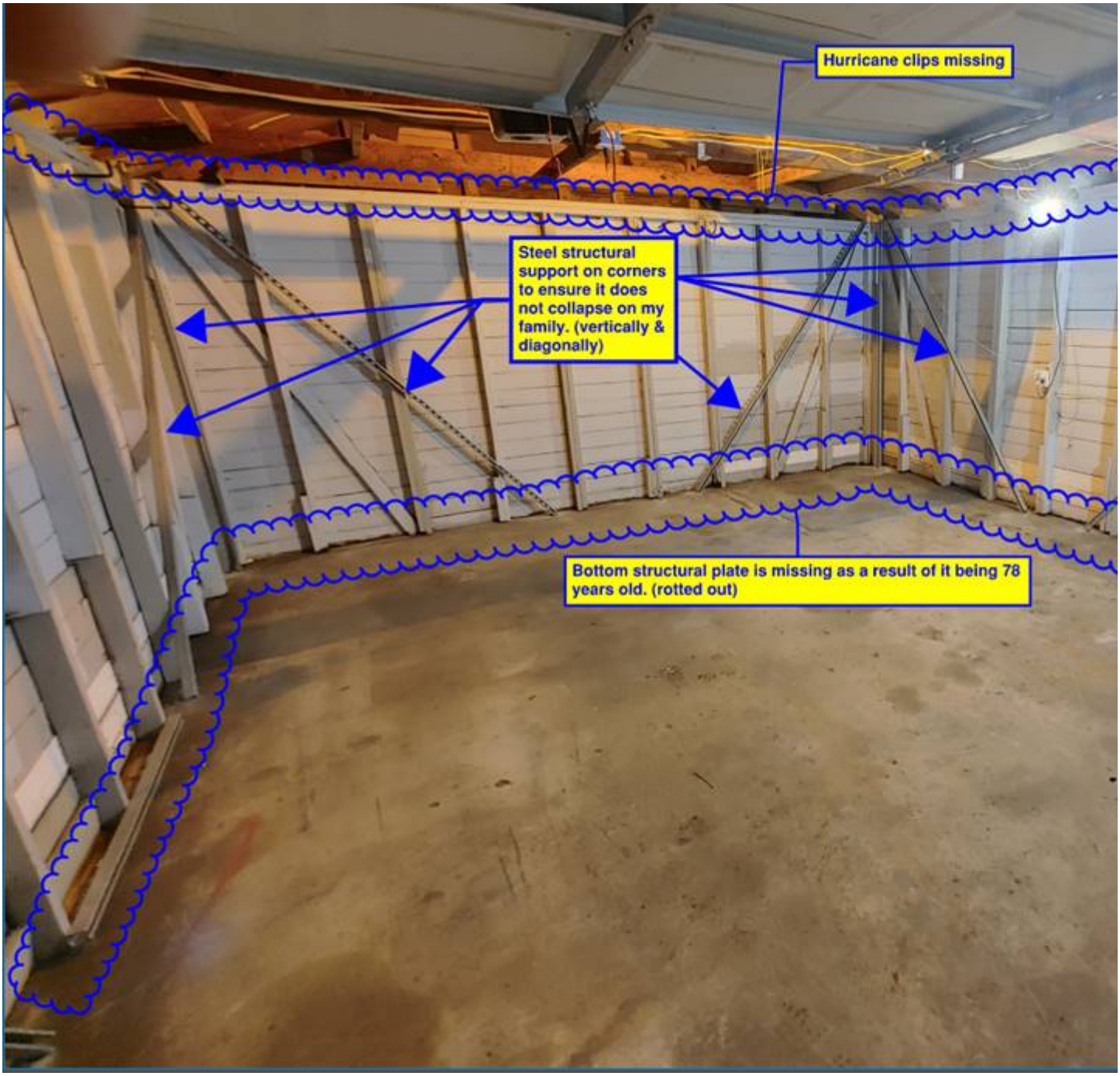
From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:21 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

See attached

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:12 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION



Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, August 18, 2025 9:34 AM

To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning,

Received and added to the file. Based on the scope of work, this application will need to be reviewed by the commission and Staff cannot recommend the proposed work. To confirm, the work includes siding replacement, garage door expansion, pedestrian door replacement, and a new driveway (after-the-fact). The commission fee for after-the-fact work is twice the normal fee ($630). In order to prepare a sufficiency report to bring this application to commission, we still require the proposed pedestrian door product material and design as well as a front elevation showing the proposed new opening for the garage doors.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, August 15, 2025 4:07 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Caleb,

Please see green arrows below pointing to two existing concrete curb (circa 1947) “turn in” points (concrete slopes downward) for driveway. Also the existing driveway are not a contributing factor towards a historical structure. Driveway has always been this width based on what was installed 78 years ago. I do not have record of the driveway as I bought the house from a flipper. I was able to gather pictures/info and mark them up as Brittany wanted dimensions.



Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, August 6, 2025 9:28 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning,

The commission hearing is a monthly meeting where we would read our report, the commission would invite the applicant up to speak for up to three minutes to present their case, and then they would make a decision to approve, deny, or defer the application. The next available meeting is **September 24th** with a sufficiency deadline of **August 21st**. Sufficiency means that all necessary information and documents have been submitted **AND** reviewed by Staff. The standard fee for alterations is $315 and would be issued shortly after sufficiency.

In addition to my previous requests, could you please clarify when the existing concrete driveway was installed? There do not appear to be any approved COAs or permits for the work. As such, the width of the driveway would not be justification to create a new garage opening since the width of the poured concrete drive exceeds the ten (10) foot maximum width that we allow.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, August 6, 2025 6:24 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Caleb,

I apologize for the delay. Yes I will get items requested asap.

What is involved or entail with going before they commission?

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office
darrell@thelangstaffs.com
https://www.linkedin.com/in/darrell-langstaff-7558a2113
https://facebook.com/darrell.langstaff
Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, July 28, 2025 3:32:19 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

I have been assigned to continue reviewing your application for alterations to your accessory garage structure. To follow up with Brittany's summary, please provide the following documentation in order to continue processing your application:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.

Please note that for each of these, product information may be in the form of a pdf, a website to the product itself, etc. This information should include the material, design, and dimensions of the products.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Wednesday, July 23, 2025 3:49 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>; 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darryl,

Thank you for the update. I have attached the 2025 Commission deadlines. This lists sufficiency dates that we need to have all reviewed documents by in order to invoice you to go to the lists Commission dates.

Please note that today is my last day in the Historic Preservation Section at the City of Jacksonville, but I have CC'd the Historic Preservation Section email as well as briefed staff on your application. They will help you through the rest of the COA process. Take care!

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff
Sent: Wednesday, July 16, 2025 2:26 PM
To: Figueroa, Brittany - PDCM
Cc: Historic Preservation ; 'caroline.cornely@gmail.com'
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Brittany,

Thank you for the follow up; I plan to have everything below compiled by August 15th; are there time slots available for the commission the week of the 18th?

In terms of this line item:

- **Replacing Wood Siding on Garage:**

This will be vinyl siding same gray color & dimensions of what is already on the house.

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office
darrell@thelangstaffs.com

https://www.linkedin.com/in/darrell-langstaff-7558a2113

https://www.facebook.com/darrell.langstaff

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Monday, July 14, 2025 2:27 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>

Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Hello Darrell,

I hope all is well. I am following up on this application to find out the status. Your dimensional rendering from your 5/28/2025 email below looks great. However, I still need the following items:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.

Could you please let me know when you plan to provide this information?

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, June 6, 2025 11:03 AM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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

Thank you for the confirmation. Have a great weekend.

Thanks!

Darrell

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Friday, June 6, 2025 10:17 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning Darrell,

Thank you for your email, and I apologize for the slight delay as I was out of the office. This dimensional drawing will suffice.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

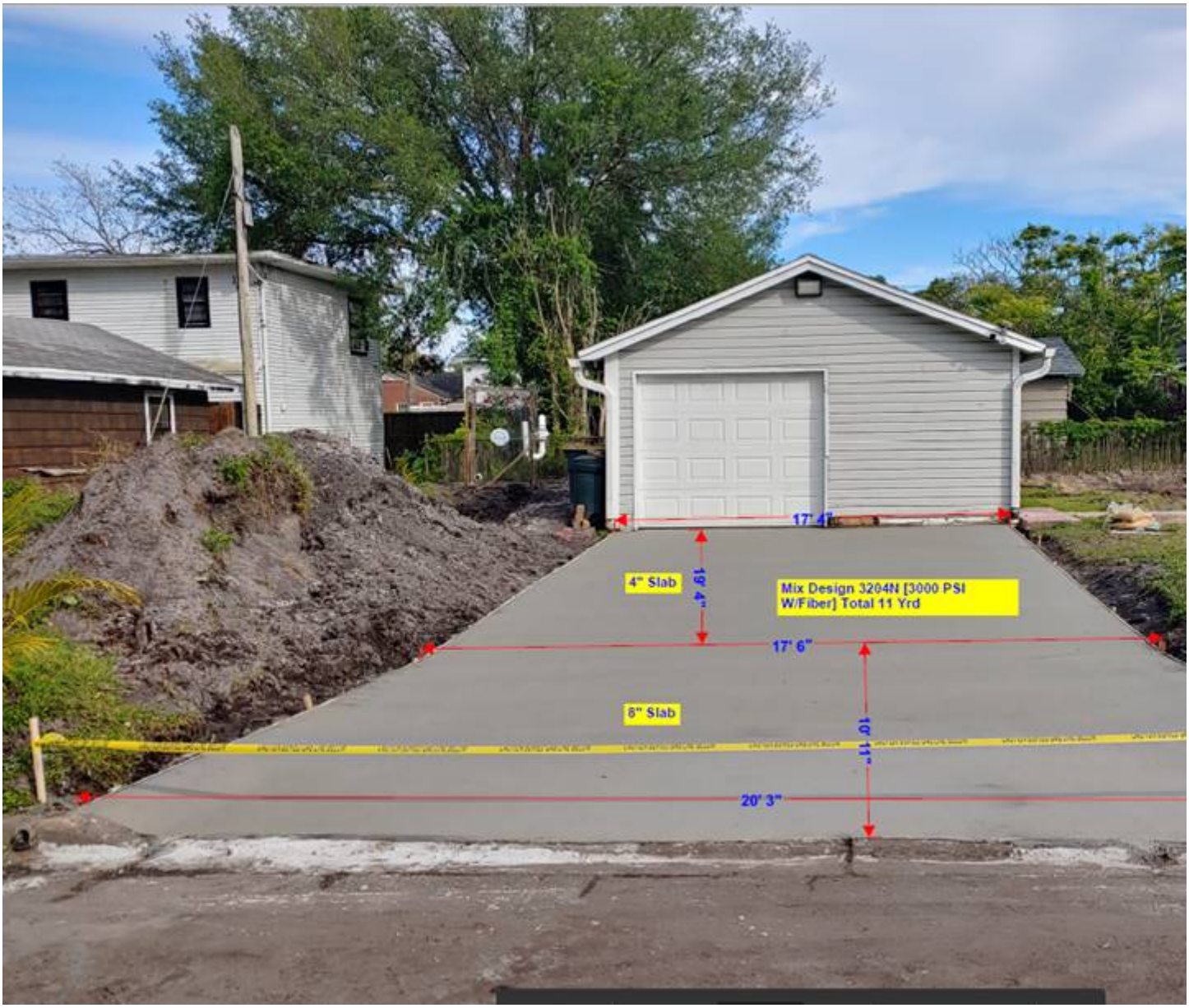
Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, May 28, 2025 12:39 PM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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

Hi Brittany,

Do you think the **attached** or below is sufficient for a dimensional drawing of the driveway?



Thank you for your time & have a great day!

Sincerely,

Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office
darrell@thelangstaffs.com

https://www.linkedin.com/in/darrell-langstaff-7558a2113

https://www.facebook.com/darrell.langstaff

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

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: Tuesday, May 20, 2025 12:56 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darrell,

Thank you for reaching out and letting me know that you are working on the required documents. Regarding the account activity you mentioned, I am unsure what you are referencing. This application was submitted on 3/17/2025 and my initial email after reviewing the application was on 3/24/2025. Then there were several email correspondences between that time and 4/22/2025 (see email thread below). At the site visit on 4/24/2025 you informed me that you preferred to no longer copy Suncrest Builders on our email correspondence regarding this COA application.

The items I still need are the ones listed in my 5/2/2025 email below. Please let me know if you have any other questions and I'm happy to assist.

Thank you!

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, May 19, 2025 11:24 AM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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

Hi Brittany,

I trust you had a great weekend. I am working on getting the paperwork submitted. Quick question. I see no activity on the account between February 4 and April 15th. Were you all waiting on Suncrest bldrs for something? I see the dialogue in the first week of April for door selection but that was it.

Thanks again for all of your help!

Thanks!

Darrell

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Friday, May 2, 2025 1:24 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Hello Darrell,

That is correct, the Historic Preservation Commission meets once a month. Attached to this email are the 2025 Commission deadlines. Once we deem the application as sufficient, meaning we have received all required documents, reviewed, them, received any necessary tweaks, then we can email you the invoice with the Commission date for your application to be heard by the Commission. At the meeting you would have 3 minutes to speak to the Commission and they may also have some questions.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, May 2, 2025 10:32 AM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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

Good Morning Brittany,

What does it mean by this statement below? “would need to go before the Commission”

Is this the once a month review meeting where I speak to them for two minutes?

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com

https://www.linkedin.com/in/darrell-langstaff-7558a2113

https://www.facebook.com/darrell.langstaff

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Friday, May 2, 2025 9:46 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning Darrell,

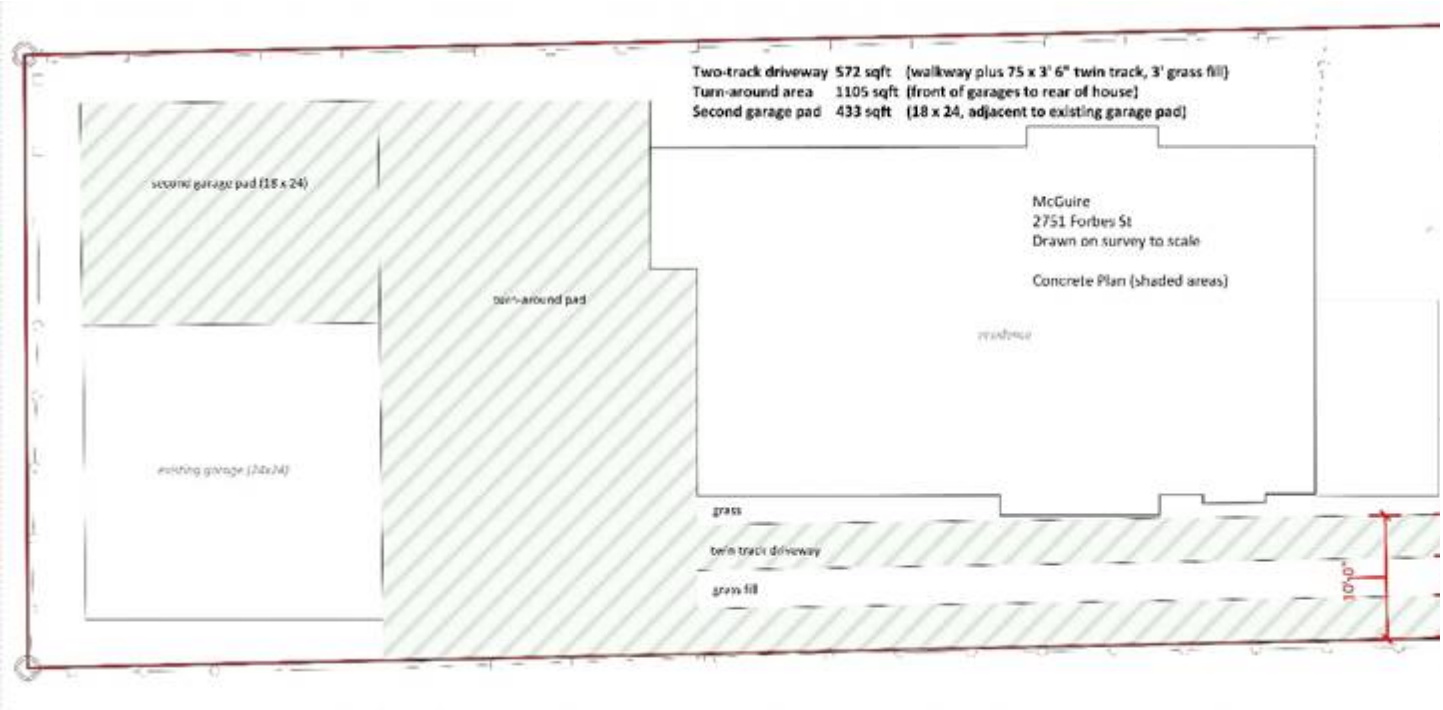
Thank you for your patience. Below are Staff comments:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.
- **Driveway Expansion:** We do not have a COA on file for the two-car poured concrete driveway connecting to the garage. Our records only show a single-car driveway. Please provide a site plan showing the previous driveway and the expansion, be sure to label all dimensions and materials of the driveways. Below are two examples of a site plan.

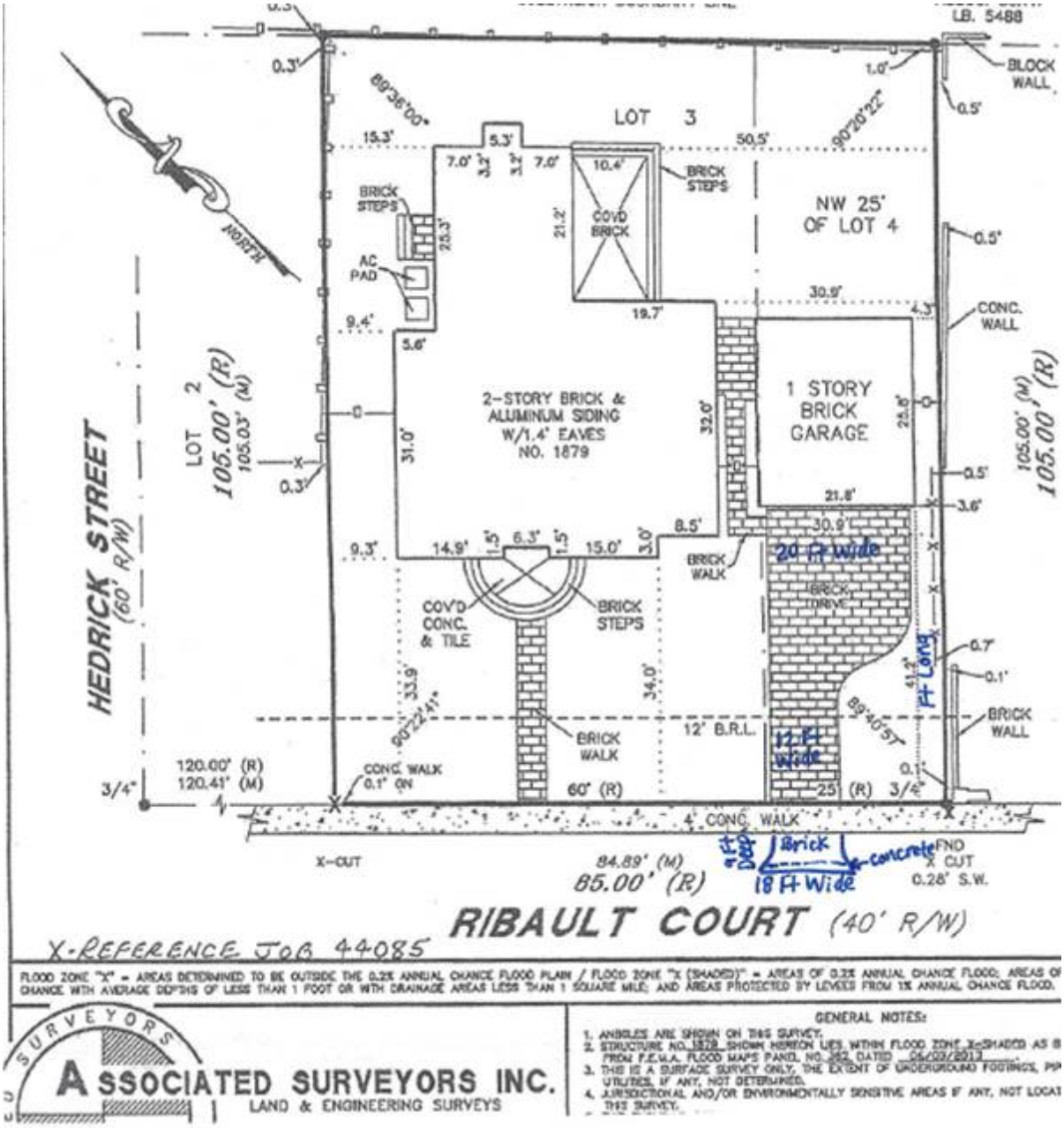
I know on the site visit I said I would provide you with some additional information and you mentioned to only email you moving forward. Attached is the 2025 COA Matrix which shows different scopes of work on what can be approved at staff level and what needs to go before the Commission. I have also attached the Design Guidelines for this historic district and a copy of this COA application submitted by Suncrest Builders. Lastly, to try to obtain a list of companies or professionals who have experience working on historic properties, please contact Riverside Avondale Preservation (RAP). They can be reached at (904) 389-2449 or info@riversideavondale.org

Please let me know if you have any questions and I'm happy to assist.

Example 1


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



X-REFERENCE JOB 44085

FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS

GENERAL NOTES:

1. ANGLES ARE SHOWN ON THIS SURVEY.
2. STRUCTURE NO. 1879 SHOWN HEREON LIES WITHIN FLOOD ZONE X-SHADED AS S FROM F.E.M.A. FLOOD MAPS PANEL NO. 382, DATED 05/03/2013.
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PI UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCAT THIS SURVEY.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Thursday, May 1, 2025 6:10 PM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Awesome sounds good Brittany! Have a good night.

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office
darrell@thelangstaffs.com
https://www.linkedin.com/in/darrell-langstaff-7558a2113
https://facebook.com/darrell.langstaff
Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Thursday, May 1, 2025 5:18:52 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darrell,

Thank you for allowing me to visit your property. I was able to bring this application to our internal design review meeting. I will be emailing you tomorrow morning with Staff comments.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Tuesday, April 22, 2025 7:02 PM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>; Suncrest Builders <suncrestbuildersllc@gmail.com>
Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good afternoon Brittany,

Please see my responses below in blue fonts. Also see embedded (2) photos of the existing siding below or attached. Look forward to meeting you on Monday at 10AM.

Thanks!

Darrell Langstaff

904.917.2721

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Tuesday, April 22, 2025 1:42 PM
To: Suncrest Builders <suncrestbuildersllc@gmail.com>
Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

I was able to bring your application to last Wednesday's internal design review. Thank you for your patience as we had reports due to the Commission last week. Below are staff comments:

- Since you would like to enlarge the garage door opening, will you need to expand the driveway as well? No the driveway is the width of the garage. Thank you.
- Staff would like to conduct a site visit to inspect and take pictures of the siding. It should take about 20 minutes. At your earliest convenience, can you please let me know a few days and times you are available to meet on the property? I have the following availability:
    - Thursday 4/24 between 11:00am-12:00pm; Friday 4/25 between 1:30pm-4:00pm; Monday 4/28 at 10:00am; Tuesday 4/29 between 10:00am-12:00pm; Thursday 5/1 between 10:00am-12:00pm. Monday 4/28 at 10:00am is perfect. Thank you!


blink
Bright light shining through 77 year old dry rotted out wall demonstrates porous siding with wind & rain coming through. Shown are two of the three interior walls. All walls are alike. Its impossible to fix as a result of the aging.



Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Suncrest Builders <suncrestbuildersllc@gmail.com>
Sent: Thursday, April 10, 2025 2:14 PM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Darrell Langstaff Suncrest <darrell@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Brittany,

Thank you for the quick reply. On behalf of the client (Mr. Langstaff) we are intending to install vinyl siding on the garage (whole garage) to match his existing home which also has Vinyl siding as well. This is very much a process point fixture, as his budget will only allow for this siding.

Brian Lohman

Suncrest Builders LLC

904-982-0054

CBC 1257483

Suncrest-Builders.com

> On Apr 10, 2025, at 2:09 PM, Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:
>
> Good afternoon,
>
> Thank you for providing the attached garage door product. From my 3/24/2025 email below, I still need to know if you want to replace scattered vinyl siding around the garage or wholesale (all siding).

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Jill Kestner <jillerskestner@icloud.com>
Sent: Tuesday, April 1, 2025 12:26 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>; Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Cc: suncrestbuildersllc@gmail.com; Darrell Langstaff Suncrest <darrell@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good afternoon all …

I'm following up with the submission of the Survey/Site Plan with setbacks and dimensions for the above COA.

Upon selection by the owner, we will submit the Garage Door Replacement selected from the list provided previously by Brittany for presentation to the group for the administrative review/approval process.

Thx!

Jill Kestner

Suncrest Builders LLC

904.652.6272

Sent from my iPhone

> On Mar 27, 2025, at 9:02 AM, Darrell Langstaff <darrell@thelangstaffs.com> wrote:
>
> Thank you Brittany for your quick response & good morning to you as well!
>
> I/we appreciate the help!
>
> Thank you for your time & have a great day.
>
> Sincerely,
>
> Darrell Langstaff
> 1375 Wolfe Street
> Jacksonville, FL 32205
> 904.917.2721 Home Office
>
> darrell@thelangstaffs.com

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Thursday, March 27, 2025 8:52 AM
To: SUNCRESTBUILDERSLLC@GMAIL.COM <SUNCRESTBUILDERSLLC@GMAIL.COM>; jillerskestner@icloud.com <jillerskestner@icloud.com>; Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St

Good morning Darrell,

We received your attached email about the garage door. You can mimic the existing door design but it should have glass windows at the top of the door:

Thank you,

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Figueroa, Brittany - PDCM
Sent: Tuesday, March 25, 2025 3:40 PM
To: SUNCRESTBUILDERSLLC@GMAIL.COM; jillerskestner@icloud.com
Subject: RE: COA Tracking #32139 1375 Wolfe St

Hello Jill,

Thank you for contacting me today about this application. In the below email, I've listed out the items I'll need. I have also attached the 2025 COA Matrix which lists different scopes of work and whether we can approve at staff level or if it will need to go before the Historic Preservation Commission. Looking forward to receiving these items and moving this application forward.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Figueroa, Brittany - PDCM
Sent: Monday, March 24, 2025 9:35 AM
To: SUNCRESTBUILDERSLLC@GMAIL.COM
Subject: COA Tracking #32139 1375 Wolfe St

Good morning,

My name is Brittany and I am the City Planner assigned to your Certificate of Appropriateness (COA) application. After reviewing this application, please provide the following:

1. Please provide a picture and the material of the proposed garage door. I have attached the Door Design Guidelines to this email for you to reference.
2. Please confirm if you need to replace scattered vinyl siding around the garage or wholesale (all siding).

Thank you!

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

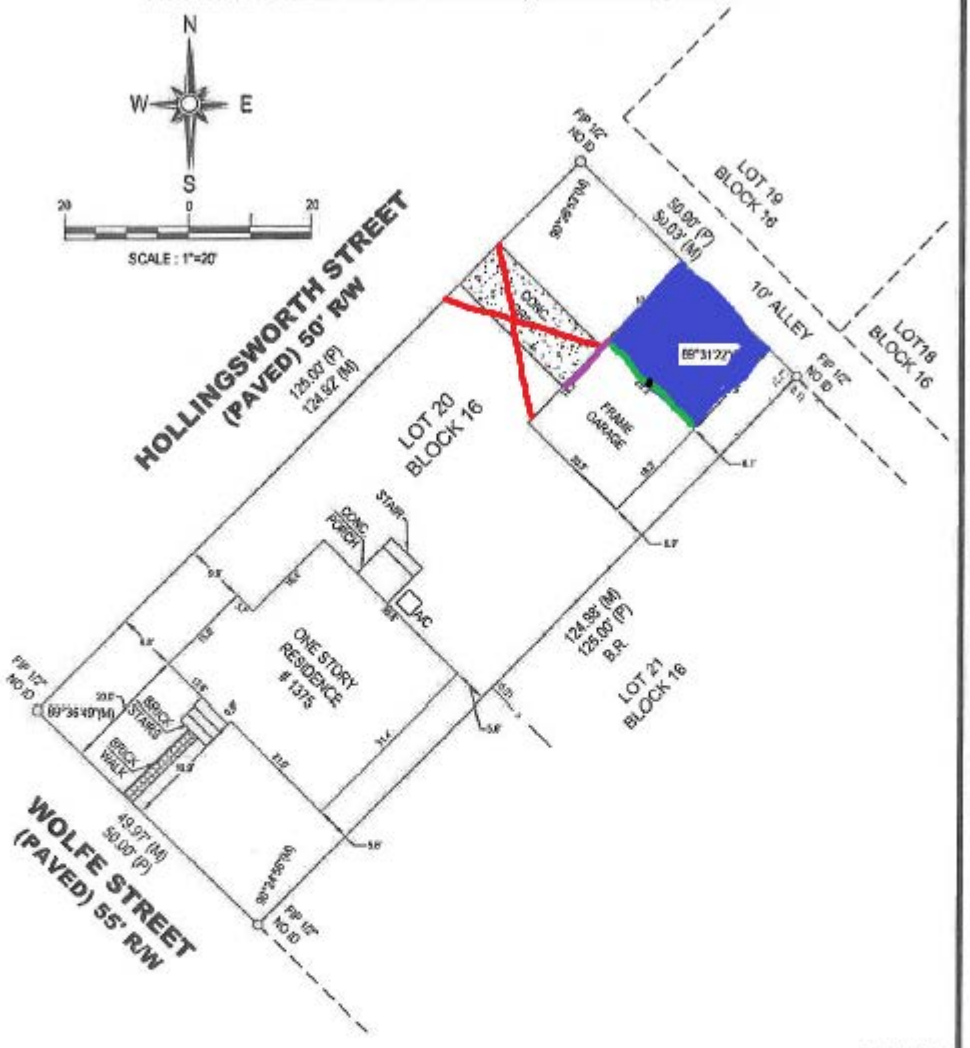
Visit Our Website

Map of Boundary Survey

LOT 20, BLOCK16, ST. JOHNS HEIGHTS,

A SUBDIVISION ACCORDING TO THE MAP THERE OF RECORDED IN PLAT BOOK 3,PAGE 22, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PROPERTY ADDRESS: 1375 WOLFE STREET, JACKSONVILLE, FLORIDA 32205



CERTIFIED TO:
TBB PROPERTIES
GOLDEN DOG TITLE AND TRUST
FIDELITY NATIONAL TITLE INSURANCE

LEGEND:	SET IRON	FOUND IRON	CONCRETE	F = FOUND	4' CHAIN LINK FENCE	6' WOOD FENCE	6' VINYL FENCE

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

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

GENERAL NOTES:

1. Legal description provided by client.
2. This survey represents a boundary survey to show above ground improvements; underground improvements or installations not located except as shown.
3. Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk & without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those the survey was prepared for.
4. This survey was made without the benefit of abstract of title. Notice: There could be additional easements, covenants and restrictions or other matters of public record that may affect this parcel.
5. Bearings shown are based on the property line: [illegible]
6. Property number lies in flood zone [illegible] according to FEMA Flood Insurance Rate Map number [illegible] dated [illegible]

ON POINT
Land Surveyors

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

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

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

Arsenault, Caleb - PDCM

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, October 15, 2025 10:20 AM
To: Arsenault, Caleb - PDCM
Cc: Caroline Langstaff; Wells, Arimus - PDCM; jacob smith
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Caleb,

In response to highlighted question below; the "proposed alternate design" is not feasible and does not reflect reality of the physical realm. (Your documents do not reflect the reality) In regards to "initial proposal", the hearing we had on the 24th of September deferred the decision to the hearing we are to have in October providing time to achieve an alternate solution otherwise current engineered drawings/design intent are to be rejected.

On another note, I am traveling for work and unable to attend October hearing.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, October 9, 2025 11:58 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

I am following up with some more information after coordinating with the rest of Staff. Please see the following:

- Regarding the distance to the alley, we can only speak to the provided survey and measurements using the tools in our Land Development Review map which confirm that there is approximately ten (10) feet from the northeast face of the accessory structure to the alley.
- Regarding the maintenance of the alley and any possible curb cuts, we were informed by the Development Services Division that no right of way permit would be required to make alterations to the curb that you mentioned. Furthermore, they are not aware of an official curb in the alley, so it is likely that it was a feature installed by a previous owner.

Please let us know whether you are amenable to our proposed alternate design or if you would still like to pursue the initial proposal.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Arsenault, Caleb - PDCM
Sent: Wednesday, October 8, 2025 8:37 AM
To: 'Darrell Langstaff' <darrell@thelangstaffs.com>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good morning,

I will bring this information to our internal design review meeting this morning. To my knowledge, alleyways are city-owned property, but it is the responsibility of homeowners to ensure that they are clear of debris and maintained. I do not have any information on the concrete curb along the alley, but it appears to be something that was likely installed by a previous homeowner if you are unfamiliar with it.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, October 6, 2025 10:19 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025
Importance: High

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

Good Morning Caleb,

I appreciate your staff revisiting our options to obtain a viable solution. Unfortunately the attached does not reflect the reality of the easement. For example, the attached states there is 10 feet of easement width however that is not accurate. Please see three pictures below.

Providing we were able to move the neighbors fence and garage wall, I have other concerns noted below.

- In the rainy season, easement develops into a muddy mess forcing neighbors to park on Ingleside street and abandon their garage until it dries out. I think there is only 2 or 3 neighbors with garages in the alley.
- Who manages the easement so they could make the grade level?
- Currently there is a large concrete curb that runs parallel to the easement for almost 60 feet of my property line. I am unsure who owns the concrete curb as its roughly 12" tall about 18” wide. I planted plants along it and know from digging holes that it is enormous.
- Who manages the easement so they could cut concrete curbs so I could have driveway access?

Three pics below:


6 feet


1 foot or 12 inches Hig



Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, October 2, 2025 12:00 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

I am reaching out as I was able to bring this design to our internal design review meeting again this week to workshop potential alternatives. Unfortunately, there is really only one alternative to the proposed design that we may be able to recommend. I have included a crude mockup to this message, but essentially it includes the following:

1. Remove the existing driveway (including the after-the-fact expansion) - Red
2. Convert the existing garage door into a window or paired window - Purple
3. Install a driveway along the alley side of the property to the garage (aligning the width with the edges of the garage) - Blue
4. Create a single garage door OR two separate garage door bays on the alley side of the garage structure (we cannot recommend an oversized garage door) - Green

Unfortunately, this appears to be the only compatible alternative given the work that has been already conducted and what is being proposed.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Arsenault, Caleb - PDCM
Sent: Thursday, September 25, 2025 1:14 PM
To: 'Darrell Langstaff' <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Your application has been by the Commission until **October 22nd.** If you could please provide a copy of the WDO Assessment as requested by the commission, we will be glad to add that to the file. In the meantime, we will workshop some potential designs that we could support and return those to you as soon as possible.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, September 19, 2025 2:01 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Thank you very much Drew!

Thanks!

Darrell

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Friday, September 19, 2025 1:51 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Attached is the **COA-25-32139 Staff Report** for the property referenced in the subject line! Apologies that it was not attached in the original email!

Thank you,

Sent on behalf of Caleb Arsenault

Drew Johnson, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7808**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, September 19, 2025 1:42 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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

Caleb,

There was not an attachment.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, September 19, 2025 1:02 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Attached is the **COA-25-32139 Staff Report** for the property located at **1375 Wolfe Street**. As a reminder, the Jacksonville Historic Preservation Commission will be holding a public hearing for your application:

Date: **September 24th, 2025**

Time: **1:00 P.M.**

Location: **Ed Ball Building – 1st Floor Room 1002**

214 North Hogan Street

Jacksonville, Florida 32202

Please note the applicant is required to attend the public hearing. Items will not be heard unless the applicant or owner is in attendance.

I want to thank you for working with the Planning Department. Please don't hesitate to reach out should you have any questions.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, September 15, 2025 4:27 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Thanks Caleb. I am having a small issue with my email lately. Inbox is exceeding 15 gig.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, September 15, 2025 4:23 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Please see my response from September 8th, 2025 at 3:29 p.m.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, September 15, 2025 4:19 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Cc: Caroline Langstaff <caroline@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Hi Caleb,

Do you recall when the time & date of my commission review? So that I can prepare my visit accordingly; is there a need to perform a PP presentation or do they already have all of the pictures & I can just go over some talking points? Or do they just ask me questions and I will respond appropriately and that is it?

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, September 8, 2025 3:19 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Hi Caleb,

Do you recall when the time & date is?

Is there a need to perform a PP presentation or do they already have all of the pictures & I can just go over some talking points?

Or do they just ask me questions and I will respond appropriately and that is it?

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, September 5, 2025 2:24 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Received and added to the file. I will reach back out on the Friday prior to the hearing with a reminder of the date, time, and location of the meeting as well as a copy of our Staff Report for your review.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, September 5, 2025 2:03 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Hi Caleb,

Please process the attached affidavit. The attachment also contains the two sign pictures.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, August 20, 2025 9:52 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good morning,

To answer your previous email and this one, the proposed garage door design is something that could be administratively approved if the existing garage door opening was being maintained. Because the proposed work is requesting an expansion to the garage door with the previously presented design but wider, which is not recommended, it will be reviewed under this application by the commission. Regarding Suncrest builders, because they submitted the application, the only way to remove them from the application would be to submit a new application since their account is tied to this application. I have noted that they are no longer part of the request and will continue communicating with you and Jacob. August 21st is the sufficiency deadline and August 29th is the payment deadline. Once the application is deemed sufficient (we still need the proposed pedestrian door design and materials), I can prepare a sufficiency report for this application. Once that report is approved, I will issue the invoice and signs to be posted at the property.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, August 20, 2025 9:02 AM
To: jacob smith <jacobsmith@rpc-llc.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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

Good Morning Caleb,

Please see 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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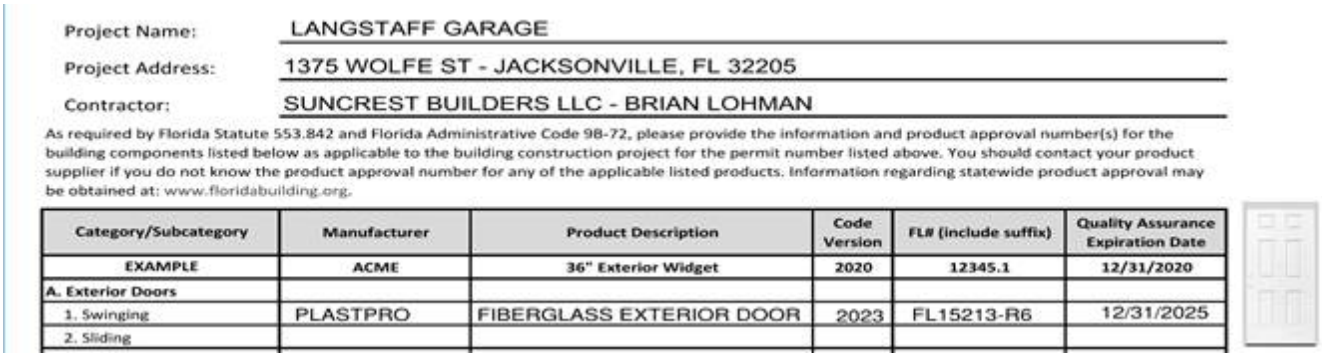
Product Approval Sheets (Manually Added)

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

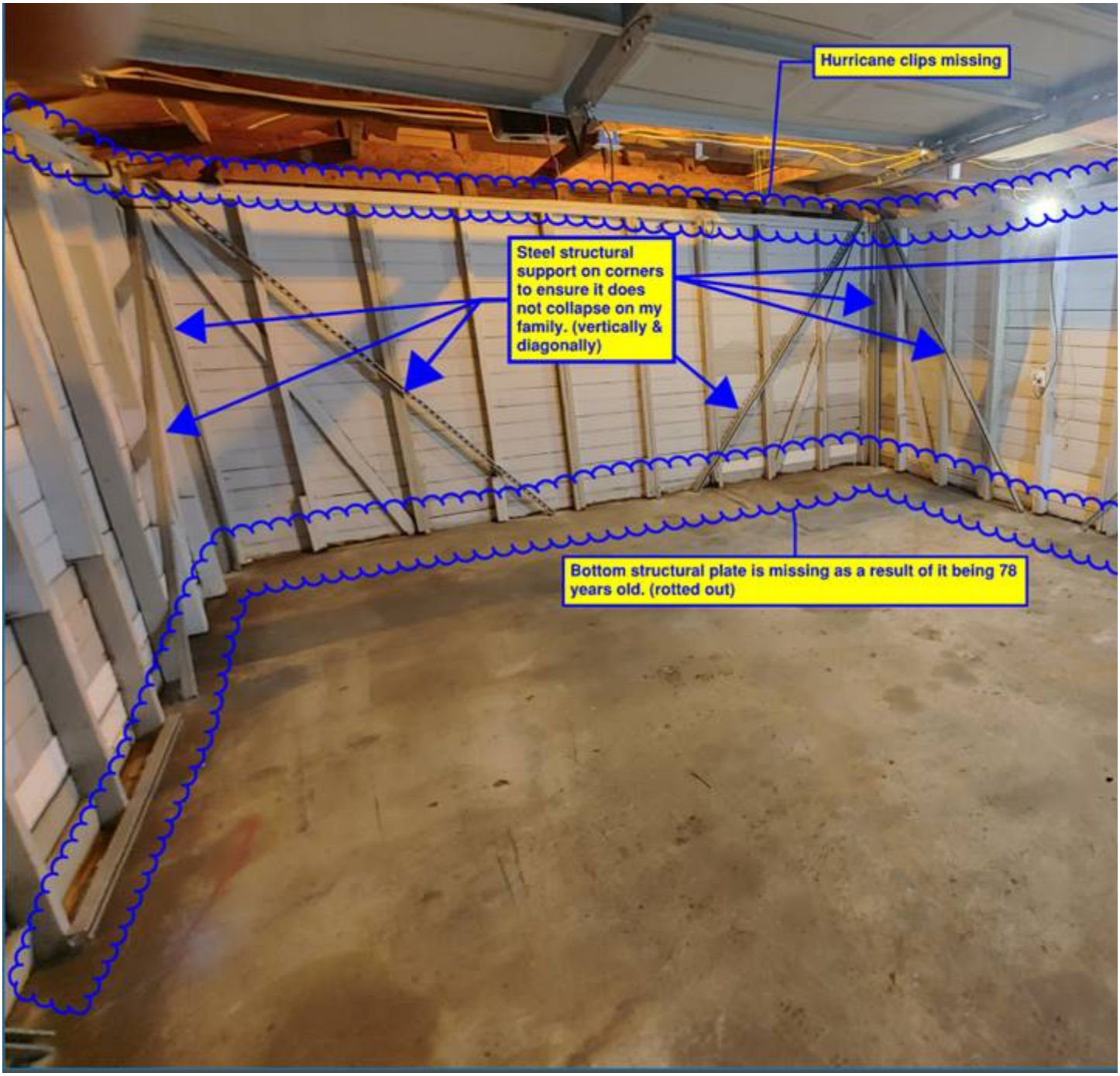
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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

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 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

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

Hi Caleb,

I apologize for the delay. Yes I will get items requested asap.

What is involved or entail with going before they commission?

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office
darrell@thelangstaffs.com
https://www.linkedin.com/in/darrell-langstaff-7558a2113
https://facebook.com/darrell.langstaff
Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, July 28, 2025 3:32:19 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

I have been assigned to continue reviewing your application for alterations to your accessory garage structure. To follow up with Brittany's summary, please provide the following documentation in order to continue processing your application:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.

Please note that for each of these, product information may be in the form of a pdf, a website to the product itself, etc. This information should include the material, design, and dimensions of the products.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Wednesday, July 23, 2025 3:49 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>; 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darryl,

Thank you for the update. I have attached the 2025 Commission deadlines. This lists sufficiency dates that we need to have all reviewed documents by in order to invoice you to go to the lists Commission dates.

Please note that today is my last day in the Historic Preservation Section at the City of Jacksonville, but I have CC'd the Historic Preservation Section email as well as briefed staff on your application. They will help you through the rest of the COA process. Take care!

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff
Sent: Wednesday, July 16, 2025 2:26 PM
To: Figueroa, Brittany - PDCM
Cc: Historic Preservation ; 'caroline.cornely@gmail.com'
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Brittany,

Thank you for the follow up; I plan to have everything below compiled by August 15th; are there time slots available for the commission the week of the 18th?

In terms of this line item:

- **Replacing Wood Siding on Garage:**

This will be vinyl siding same gray color & dimensions of what is already on the house.

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office
darrell@thelangstaffs.com
https://www.linkedin.com/in/darrell-langstaff-7558a2113
https://www.facebook.com/darrell.langstaff

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Monday, July 14, 2025 2:27 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Hello Darrell,

I hope all is well. I am following up on this application to find out the status. Your dimensional rendering from your 5/28/2025 email below looks great. However, I still need the following items:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.

Could you please let me know when you plan to provide this information?

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, June 6, 2025 11:03 AM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Thank you for the confirmation. Have a great weekend.

Thanks!

Darrell

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Friday, June 6, 2025 10:17 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning Darrell,

Thank you for your email, and I apologize for the slight delay as I was out of the office. This dimensional drawing will suffice.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

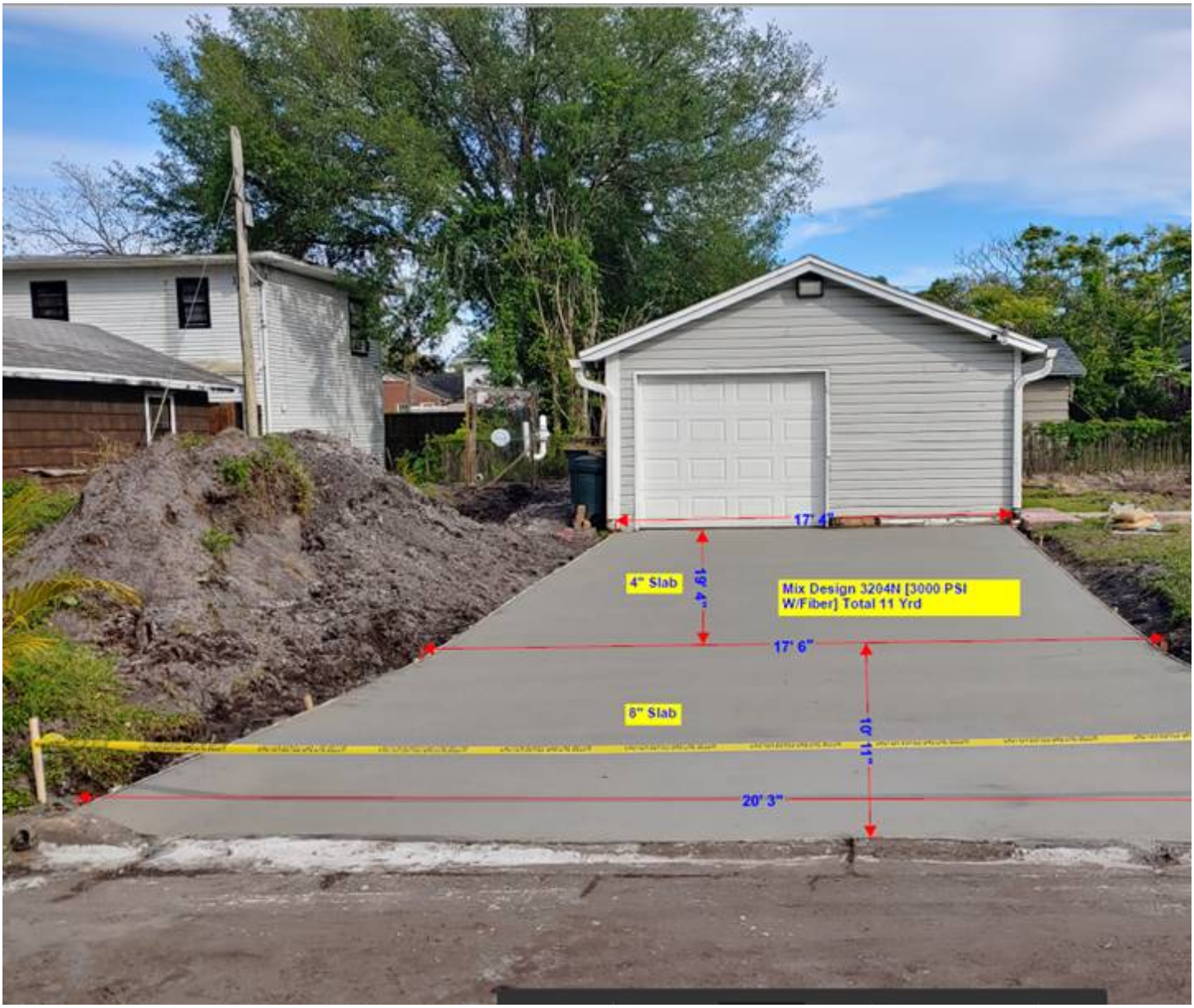
Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, May 28, 2025 12:39 PM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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

Hi Brittany,

Do you think the **attached** or below is sufficient for a dimensional drawing of the driveway?



Thank you for your time & have a great day!

Sincerely,

Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office
darrell@thelangstaffs.com
https://www.linkedin.com/in/darrell-langstaff-7558a2113
https://www.facebook.com/darrell.langstaff

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Tuesday, May 20, 2025 12:56 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darrell,

Thank you for reaching out and letting me know that you are working on the required documents. Regarding the account activity you mentioned, I am unsure what you are referencing. This application was submitted on 3/17/2025 and my initial email after reviewing the application was on 3/24/2025. Then there were several email correspondences between that time and 4/22/2025 (see email thread below). At the site visit on 4/24/2025 you informed me that you preferred to no longer copy Suncrest Builders on our email correspondence regarding this COA application.

The items I still need are the ones listed in my 5/2/2025 email below. Please let me know if you have any other questions and I'm happy to assist.

Thank you!

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, May 19, 2025 11:24 AM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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

Hi Brittany,

I trust you had a great weekend. I am working on getting the paperwork submitted. Quick question. I see no activity on the account between February 4 and April 15th. Were you all waiting on Suncrest bldrs for something? I see the dialogue in the first week of April for door selection but that was it.

Thanks again for all of your help!

Thanks!

Darrell

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Friday, May 2, 2025 1:24 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Hello Darrell,

That is correct, the Historic Preservation Commission meets once a month. Attached to this email are the 2025 Commission deadlines. Once we deem the application as sufficient, meaning we have received all required documents, reviewed, them, received any necessary tweaks, then we can email you the invoice with the Commission date for your application to be heard by the Commission. At the meeting you would have 3 minutes to speak to the Commission and they may also have some questions.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, May 2, 2025 10:32 AM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good Morning Brittany,

What does it mean by this statement below? "would need to go before the Commission"

Is this the once a month review meeting where I speak to them for two minutes?

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com
https://www.linkedin.com/in/darrell-langstaff-7558a2113
https://www.facebook.com/darrell.langstaff

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Friday, May 2, 2025 9:46 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning Darrell,

Thank you for your patience. Below are Staff comments:

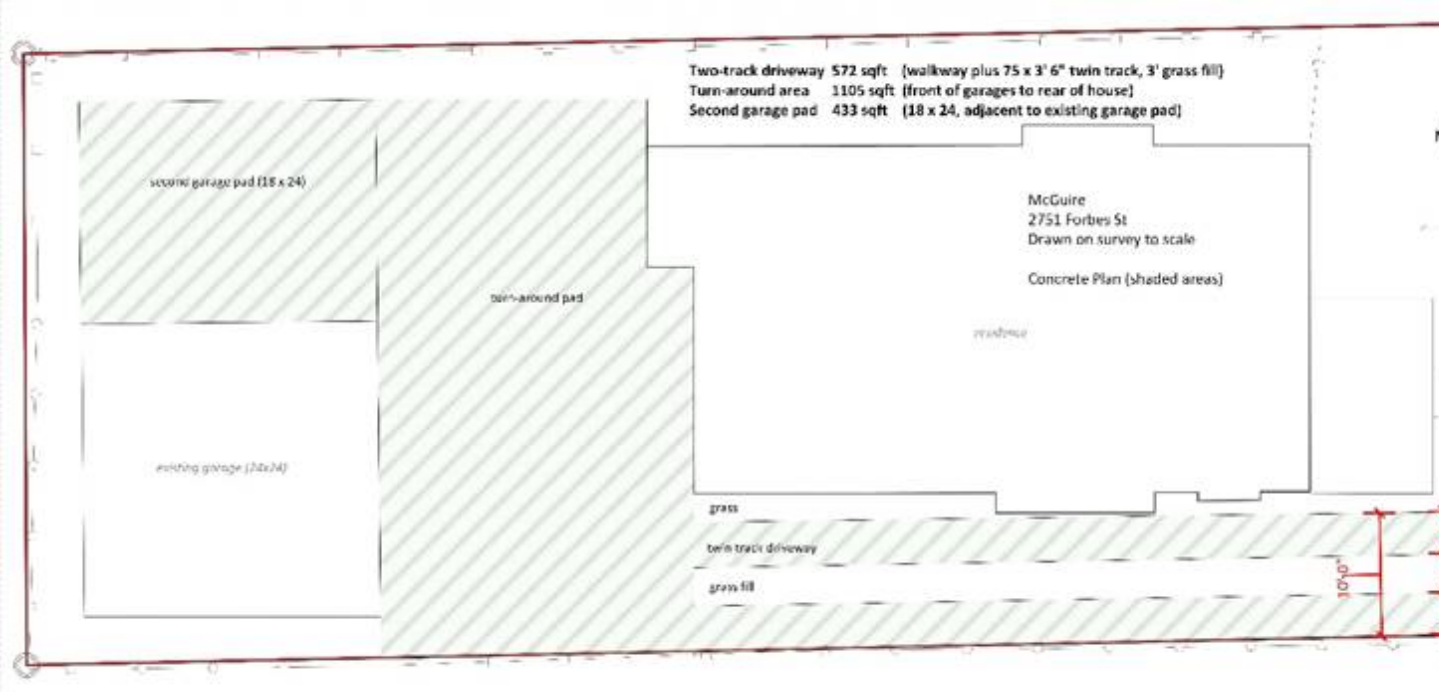
- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.

- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.
- **Driveway Expansion:** We do not have a COA on file for the two-car poured concrete driveway connecting to the garage. Our records only show a single-car driveway. Please provide a site plan showing the previous driveway and the expansion, be sure to label all dimensions and materials of the driveways. Below are two examples of a site plan.

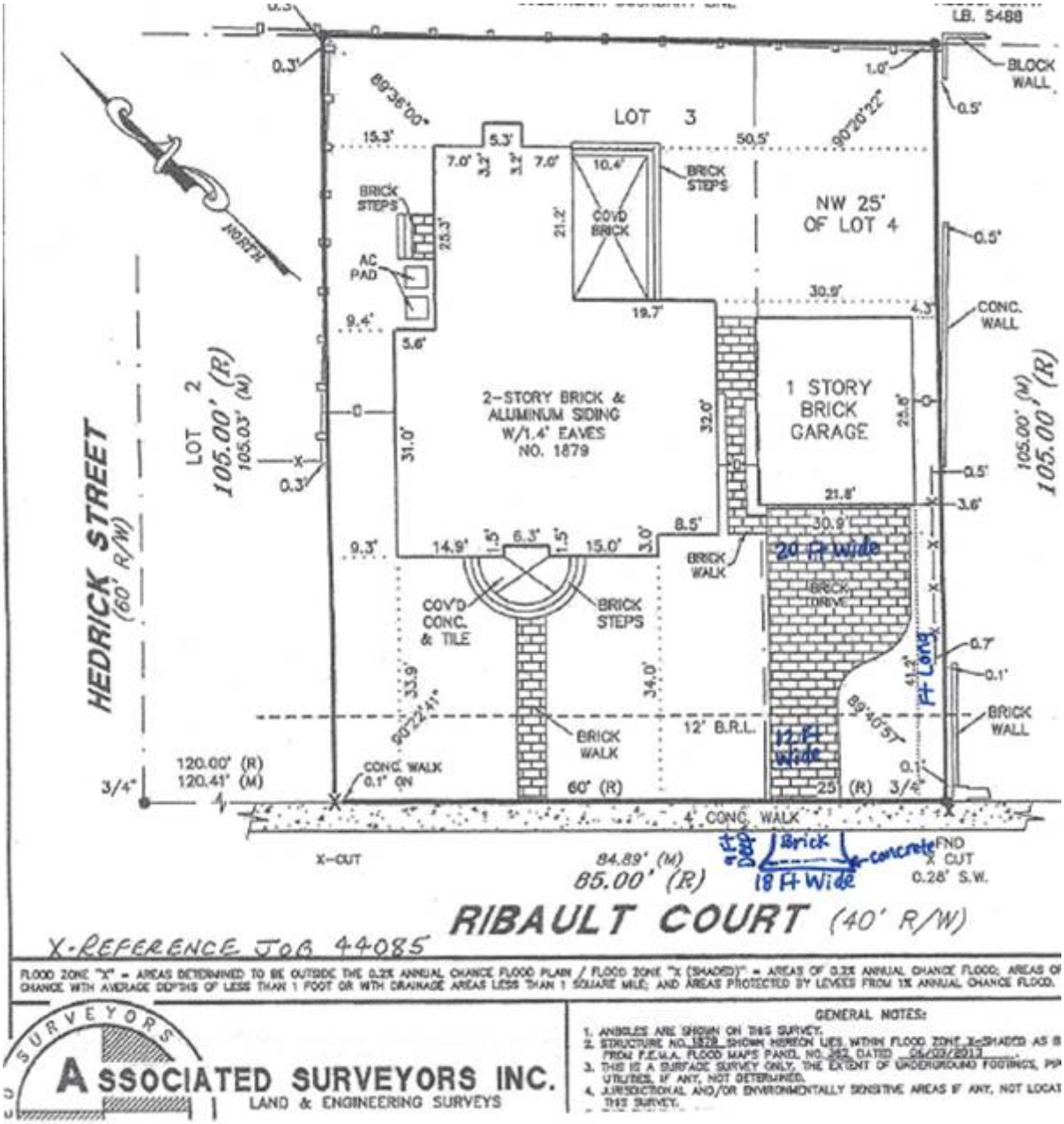
I know on the site visit I said I would provide you with some additional information and you mentioned to only email you moving forward. Attached is the 2025 COA Matrix which shows different scopes of work on what can be approved at staff level and what needs to go before the Commission. I have also attached the Design Guidelines for this historic district and a copy of this COA application submitted by Suncrest Builders. Lastly, to try to obtain a list of companies or professionals who have experience working on historic properties, please contact Riverside Avondale Preservation (RAP). They can be reached at (904) 389-2449 or info@riversideavondale.org

Please let me know if you have any questions and I'm happy to assist.

Example 1



Example 2



Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Thursday, May 1, 2025 6:10 PM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Awesome sounds good Brittany! Have a good night.

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office
darrell@thelangstaffs.com
https://www.linkedin.com/in/darrell-langstaff-7558a2113
https://facebook.com/darrell.langstaff
Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Thursday, May 1, 2025 5:18:52 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darrell,

Thank you for allowing me to visit your property. I was able to bring this application to our internal design review meeting. I will be emailing you tomorrow morning with Staff comments.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Tuesday, April 22, 2025 7:02 PM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>; Suncrest Builders <suncrestbuildersllc@gmail.com>
Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good afternoon Brittany,

Please see my responses below in blue fonts. Also see embedded (2) photos of the existing siding below or attached. Look forward to meeting you on Monday at 10AM.

Thanks!

Darrell Langstaff

904.917.2721

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Tuesday, April 22, 2025 1:42 PM
To: Suncrest Builders <suncrestbuildersllc@gmail.com>
Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

I was able to bring your application to last Wednesday's internal design review. Thank you for your patience as we had reports due to the Commission last week. Below are staff comments:

- Since you would like to enlarge the garage door opening, will you need to expand the driveway as well? No the driveway is the width of the garage. Thank you.
- Staff would like to conduct a site visit to inspect and take pictures of the siding. It should take about 20 minutes. At your earliest convenience, can you please let me know a few days and times you are available to meet on the property? I have the following availability:
    - Thursday 4/24 between 11:00am-12:00pm; Friday 4/25 between 1:30pm-4:00pm; Monday 4/28 at 10:00am; Tuesday 4/29 between 10:00am-12:00pm; Thursday 5/1 between 10:00am-12:00pm. Monday 4/28 at 10:00am is perfect. Thank you!


blink
Bright light shining through 77 year old dry rotted out wall demonstrates porous siding with wind & rain coming through. Shown are two of the three interior walls. All walls are alike. Its impossible to fix as a result of the aging.



Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Suncrest Builders <suncrestbuildersllc@gmail.com>
Sent: Thursday, April 10, 2025 2:14 PM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Darrell Langstaff Suncrest <darrell@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Brittany,

Thank you for the quick reply. On behalf of the client (Mr. Langstaff) we are intending to install vinyl siding on the garage (whole garage) to match his existing home which also has Vinyl siding as well. This is very much a process point fixture, as his budget will only allow for this siding.

Brian Lohman

Suncrest Builders LLC

904-982-0054

CBC 1257483

Suncrest-Builders.com

> On Apr 10, 2025, at 2:09 PM, Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:
>
> Good afternoon,
>
> Thank you for providing the attached garage door product. From my 3/24/2025 email below, I still need to know if you want to replace scattered vinyl siding around the garage or wholesale (all siding).
>
> Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Jill Kestner <jillerskestner@icloud.com>
Sent: Tuesday, April 1, 2025 12:26 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>; Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Cc: suncrestbuildersllc@gmail.com; Darrell Langstaff Suncrest <darrell@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good afternoon all …

I'm following up with the submission of the Survey/Site Plan with setbacks and dimensions for the above COA.

Upon selection by the owner, we will submit the Garage Door Replacement selected from the list provided previously by Brittany for presentation to the group for the administrative review/approval process.

Thx!

Jill Kestner

Suncrest Builders LLC

904.652.6272

Sent from my iPhone

On Mar 27, 2025, at 9:02 AM, Darrell Langstaff <darrell@thelangstaffs.com> wrote:

Thank you Brittany for your quick response & good morning to you as well!

I/we appreciate the help!

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Thursday, March 27, 2025 8:52 AM

To: SUNCRESTBUILDERSLLC@GMAIL.COM <SUNCRESTBUILDERSLLC@GMAIL.COM>; jillerskestner@icloud.com <jillerskestner@icloud.com>; Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St

Good morning Darrell,

We received your attached email about the garage door. You can mimic the existing door design but it should have glass windows at the top of the door:

Thank you,

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Figueroa, Brittany - PDCM
Sent: Tuesday, March 25, 2025 3:40 PM
To: SUNCRESTBUILDERSLLC@GMAIL.COM; jillerskestner@icloud.com
Subject: RE: COA Tracking #32139 1375 Wolfe St

Hello Jill,

Thank you for contacting me today about this application. In the below email, I've listed out the items I'll need. I have also attached the 2025 COA Matrix which lists different scopes of work and whether we can approve at staff level or if it will need to go before the Historic Preservation Commission. Looking forward to receiving these items and moving this application forward.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

From: Figueroa, Brittany - PDCM
Sent: Monday, March 24, 2025 9:35 AM
To: SUNCRESTBUILDERSLLC@GMAIL.COM
Subject: COA Tracking #32139 1375 Wolfe St

Good morning,

My name is Brittany and I am the City Planner assigned to your Certificate of Appropriateness (COA) application. After reviewing this application, please provide the following:

1. Please provide a picture and the material of the proposed garage door. I have attached the Door Design Guidelines to this email for you to reference.
2. Please confirm if you need to replace scattered vinyl siding around the garage or wholesale (all siding).

Thank you!

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

COA-25-33103

3544 Fitch St

January 28, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33103

Address: 3544 Fitch Street, RE# 079705-0000

Location: Northeast Corner of Fitch Street and Talbot Avenue

Owner: Brian Bilyeu
3544 Fitch St
Jacksonville, FL 32205

Applicant: Candy Bilyeu
3544 Fitch St
Jacksonville, FL 32205

Year Built: c. 1923 (FMSF)

Designation: Riverside-Avondale

Request: Alteration – Primary Structure

Summary Scope of Work:

1. Wholesale siding replacement

Recommendation: **Approve with Conditions**

Conditions:

1. Any new siding, corner posts, and window trim repairs shall match the historic materials in design, reveal, dimension, and exposure.
2. The siding material being installed shall be feathered into the remaining siding to reduce the visibility of the repairs; there shall be no straight vertical seams.
3. Cementitious siding or water-resistance PVC trim for boards near or touching the ground can be used.
4. The scope of work shall be limited to the scattered replacement in the areas referenced in the submitted photos for all sides.
5. Prior to permitting, the owner or their agent shall submit to the HPS pictures of each elevation where scattered siding replacement will occur.

PROJECT DESCRIPTION

COA-25-33103 is for the proposed wholesale siding replacement of the primary structure at 3544 Fitch Street, a contributing structure within the Riverside-Avondale Historic District. The one-story structure is located on a corner lot and is characterized as a side-gabled Colonial Revival style structure with a segmented archway supported by two ionic columns on a brick portico under a clipped gable roof. The existing cladding is of wood that has been painted and sealed over time. The proposed replacement material is Hardie-board siding, chosen for its longevity and similar appearance when installed.

Due to the lack of evidence that siding replacement has occurred on the property, Staff recommends scattered replacement on the areas deemed irreparable and repairs be made elsewhere.

STAFF SUMMARY AND ANALYSIS

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

- According to the 1924-1951 Jacksonville Sanborn Map, the one-story dwelling is shown within its original location with a detached garage in the rear of the corner lot property. The existing structure has an expanded footprint as it stands today with a small addition in the rear.
- The applicant submitted photos of the existing wood siding on each elevation.
    - Although there is no evidence of wood destroying organisms (WDO) there is ample evidence that shows high moisture content within the wood causing splitting on planks. The wood siding can be identified as weatherboard siding.
    - The photos show scattered areas of irreparable damage, which Staff recommends the scattered replacement for.
- Staff conducted research on the property to identify whether there was any documentation on the existing siding and if it had been replaced since its original survey in the 1980s. According to JAXEPICS and the permits that are on file, there is no evidence that the siding had been replaced. The earliest records showcase a building permit from 1985 with no description of the scope of work.
    - Within the Historic Preservation Archives, no Certificate of Appropriateness (COA) applications were submitted for repainting or replacement of siding. The earliest application that was approved and dated was COA-99-190 from 1999 for the construction of the swimming pool.
- Based on the Florida Master Site File (FMSF) form that was submitted during the original 1985 survey of the Riverside-Avondale Historic District, the recorded exterior material was wood/clapboard horizontal siding. The photos that were submitted with the application reveal that this siding has been replaced with weatherboard siding at some time previously. With no evidence, Staff are unsure whether this was a surveyor error or a change in material over time.
    - Due to the lack of evidence that the siding material isn't historic, Staff recommends the scattered replacement of siding on the structure. The rear

addition can be seen to have newer siding as it was part of a later change to the structure's footprint.

- The proposed Hardie-board siding would be able to match the reveal of the existing wood lap siding that is currently on the structure, allowing it to be consistent with Section 307.106(k)(1 and 3).
- Consistent with Section 307.106(k)(2), the proposed work will not be affecting adjacent properties and landmarks located within the Riverside-Avondale Historic District. The architectural characteristics of the Colonial Revival Style will be upheld with the proposed siding replacement.
- Based on the estimate provided by the applicant, the proposed work would be able to be completed within a reasonable amount of time, consistent with Section 307.106(k)(4).
- The single-family, residential structure has been recorded as such since its construction in the early 1920s. No change to the structure's usage is within this scope of work, making it consistent with Section 307.106(l)(1).
- The proposed wholesale siding would be removing wood material that was recorded on the FMSF for the structure. Although it is wood, there is no existing evidence that Staff could find to prove that the existing siding has been replaced.
    - Due to the undocumented nature of the existing wood product, Staff recommends the partial/scattered replacement of siding. This would keep the remaining wood material on the structure and remove the wood siding that has been damaged past repair, making it consistent with Section 307.106(l)(2, 5, and 6).
- The existing wood material matches the wood material referenced within the FMSF for the structure, which may point to the material gaining historical significance within itself over time.
    - Without evidence, Staff are unable to make a distinct determination as there are no records that show the siding material has ever been replaced in the past. There is a discrepancy of the surveyed material and what is currently existing on the structure. The existing material being treated as historic maintains consistency with Section 307.106(l)(4).
- The Historic District Design Guidelines for the Riverside-Avondale Historic District references "Exterior Fabric – Wood" and lists Standards Two, Three, and Nine of the Secretary of the Interior's Standards for Rehabilitation.
    - The proposed siding would maintain the horizontal siding that was recorded within the original FMSF for the property. Although the material is contemporary, it maintains the design of the siding that characterizes the structure, making it consistent with Standard Two.
    - Standard Three refers to how any alterations shall avoid creating a false sense of historical development. The Hardie-board material being a contemporary product that matches the horizontal patterns of the existing wood siding and recorded wood siding, does not alter the characteristics of the Colonial Revival style structure. The proposed scope of work is consistent with Standard Three and Section 307.106(l)(3).

- The proposed replacement of siding would match the reveal enough to maintain the historic characteristics that were recorded within the FMSF for the property. Additionally, the material would be of a contemporary type in comparison to the wood siding that exists, making it consistent with Standard Nine.

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

- Section 307.106(k) General Standards: 1-4
- Section 307.106(l) Guidelines on Alterations: 1-6
- Historic District Design Guidelines, Section on "Exterior Fabric – Wood"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

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

Alterations

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

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

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

- 307.106(l)(4) – Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

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

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

Historic District Design Guidelines, "Exterior Fabric – Wood"

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

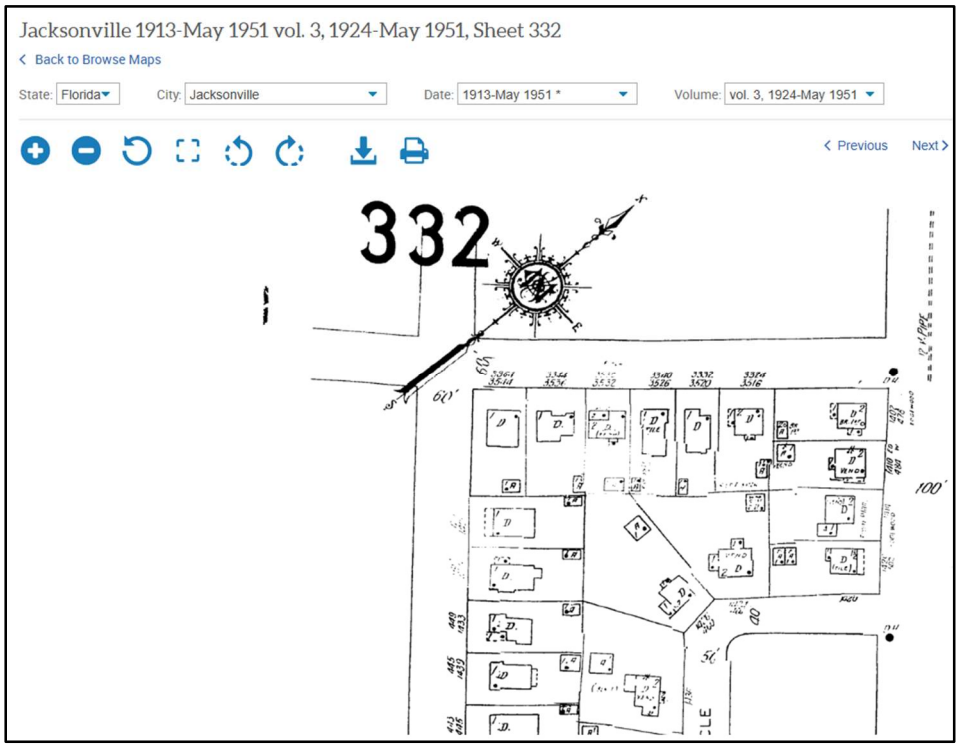
- Secretary of the Interior's Standards for Rehabilitation (3): Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not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

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

LOCATION MAP



JACKSONVILLE SANBORN MAP SCREENSHOT

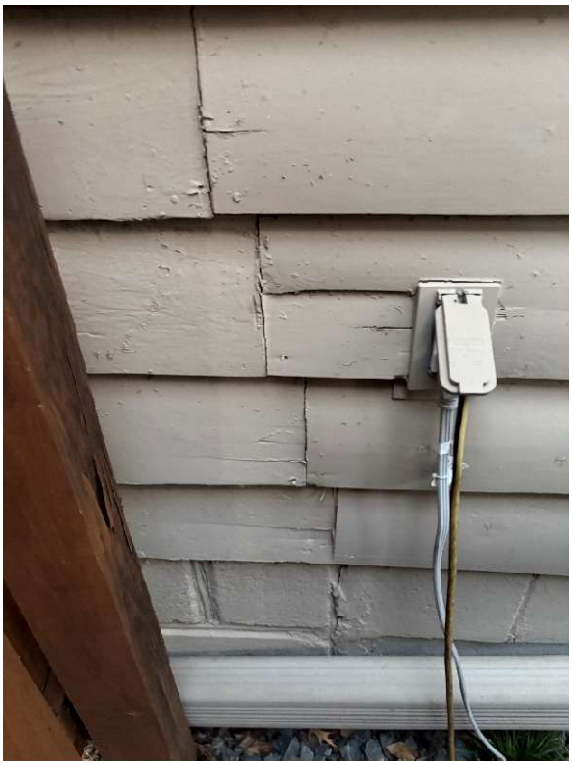


(Sanborn Map, Jacksonville 1924-May 1951, Volume 3, Sheet 332)

PICTURE OF PROPERTY WITH POSTED SIGN



PHOTOS OF PROPERTY AND DAMAGED SIDING









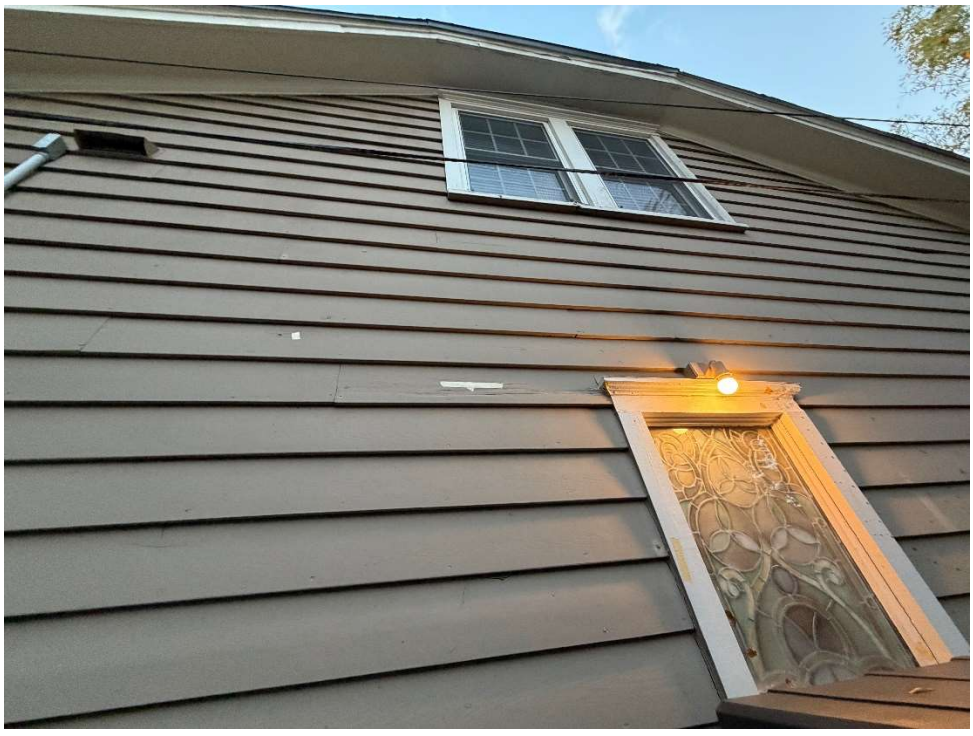




























LETTER TO STAFF FROM HOMEOWNERS TO STAFF

To whom it may concern:

We have lived at 3544 Fitch Street, Jacksonville, Florida for nearly four years. During this time, we have taken steps to maintain our property's historical integrity, including sealing the crawl space and adding steel beams for stabilization. We now request approval to replace the exterior wood with James Hardie siding due to extensive wood rot. This material resembles wood and will better preserve the home's appearance and longevity. The black shutters, white trim, and red door will remain unchanged.

We are submitting three Sherwin Williams "Historic" paint colors for pre-approval as we have not made a final decision on the color. Samples are attached.

Thank you for your consideration. We look forward to hear from you

Regards,

Brian & Candy Bilyeu

PROPOSED JAMES HARDIE SIDING MATERIAL

SEA GLASS
CONSTRUCTION AND ROOFING

James Hardie Proposal
September 30, 2025



Sea Glass Construction and Roofing
Bram Scharf
bram@seaglassjax.com
(904) 515-6999

Candy Bilyeu Siding
3544 Fitch St
Jacksonville, FL 32205

1

Application For Certificate Of Appropriateness

Application Info

Tracking #	33103	**Application Status**	FOUND SUFFICIENT
Date Started	10/26/2025	**Date Submitted**	10/26/2025

Planning and Development Department Info

COA # COA-25-33103

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 12/30/2025

Forwarded to JHPC ☑

JHPC Meeting Date 1/28/2025

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name BILYEU

First Name BRIAN

Middle Name S

Company Name

Mailing Address 3544 FITCH ST

City JACKSONVILLE

State FL

Zip Code 32205

Phone 904 312 0410

Fax 904

Email CANDYSWB73@GMAIL.COM

General Information On Owner(s)

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

Last Name BILYEU

First Name CANDY

Middle Name S

Company/Trust Name

Mailing Address 3544 FITCH ST

City JACKSONVILLE

State FL

Zip Code 32205

Phone 9043120410

Fax 904

Email CANDYSWB73@GMAIL.COM

Description Of Property

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

Map	RE#
	079705 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
3544	FITCH ST	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
REPLACE WOOD ON HOUSE WITH HARDIE BOARD SIDING

Addition Information

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

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

Alteration - Required Attachments For Complete Application

- [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]	COA LETTER
[x]	PAINT COLORS

Application Certification

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

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

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

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

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

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

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 1-5-26

COA#: 25-33103

Address: 3544 Fitch St Jacksonville, FL 32205

Owner: Brian + Candy Bilyeu

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 25-33103 **were posted on the property/site located at:**

079705-0000

Real Estate Number(s)

3544 Fitch St.

Street Address

Jacksonville

City, State Zip Code

Printed Name Candy Bilyeu

Signature Candy Bilyeu

Dated this 5th day of January, 2026

7-31 57-2S-26E
AVONDALE
LOT 593

BILYEU BRIAN JAMES
3544 FITCH ST
JACKSONVILLE, FL 32205

2025

R-079705-0000

PRINTED 8/13/2025
BY: pao

Map Id: 6428 402200.25 1.60 1.00 1.00 AVONDALE N OF PARK

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	8 HORIZONTAL LAP	100	37.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	12 HARDWOOD	75	10.00
Int Flooring	11 CER CLAY TILE	25	4.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	3.00	0
Baths	2.50	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000
Size Adj.	0.9700
TOTAL ADJUSTED POINTS	132
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0103	01	4	04	100.00	0.00	1.00	100

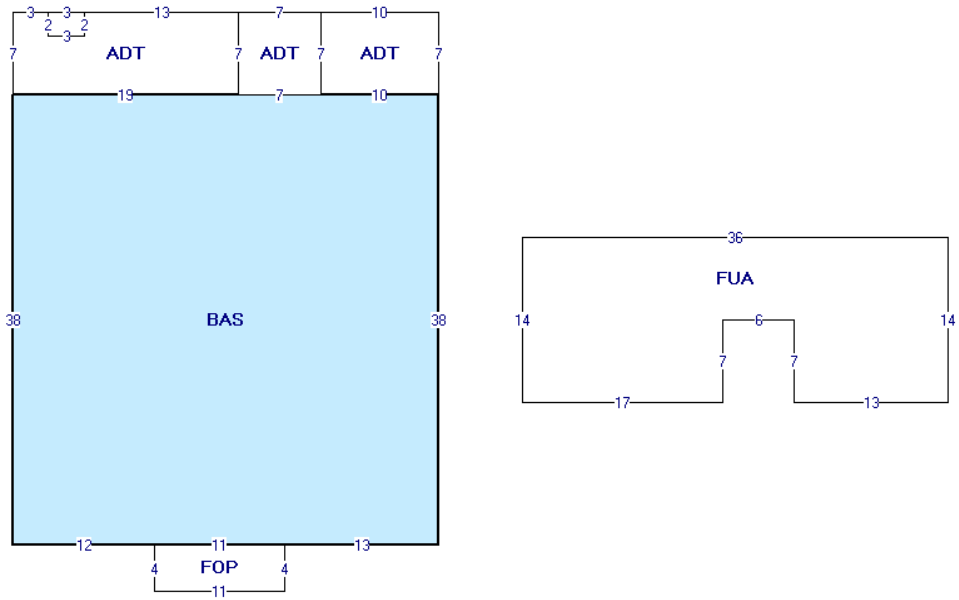
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
399,120	1923	2005	R2	17.50	82.50%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	246		X	90	221	35,620
BAS	1,368		X	100	1,368	220,483
FOP	50			30	15	2,417
FUA	462		X	95	439	70,755
	2,126		2,076		2,043	$329,274

ACREAGE 0.00 PRICE/SF 161.17

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 3544 FITCH ST JACKSONVILLE 32205- 0103 SFR SPLIT-LEVEL

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	329,274
EXTRA FEATURE VALUE	18,695
TOTAL MARKET LAND VALUE	123,840
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	471,809
ASSESSED VALUE	414,724
CAP BASE YEAR	2022
TAXABLE VALUE	364,002
EXEMPTIONS	HB HX
TOTAL EXEMPTIONS VALUE	50,722
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
B21480479	MISC	C	10X18 WOOD SHED	10,091	1/14/2022
26756	POOL	C		21,140	6/9/1999
000015805	BLDG			5,000	7/1/1985

BUILDING DIMENSIONS

ADT:26,0:=E10 S7 W10 N7 $ FUA2017:43,19:=S14 E17 N7 E6 S7 E13 N14 W36 $ ADT:0,7:=N7 E3 S2 E3 N2 E1 3 S7 W19 $ BAS:36,7:=W36 S38 E23 E13 N38 $ ADT:19,0:=E7 S7 W7 N7 $ FOP:23,45:=S4 W11 N4 E11 $ FOP:3,0:=E3 S2 W3 N2 $.

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	20056	02059	12/7/2021	WD	Q	I	01	514000	0	N	0	JOHNSON PATRICK J	BILYEU BRIAN JAMES	20220110
2	17595	01584	6/3/2016	WD	Q	I	02	355000	0	N	0	JOHNSON DOUGLAS T	JOHNSON PATRICK J ET AL	20160616
3	15766	02119	11/2/2011	WD	Q	I	02	220000	0	N	0	PHILLEY CAREN E ET AL	JOHNSON DOUGLAS T &	20111118
4	15686	00556	8/12/2011	MS	U	I	11	100	0	N	0	PHILLEY CHRISTOPHER &	PHILLEY CAREN E ET AL	20110816 CASE

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	1923	1970	2006	20	949
2	POLR3	Pool	1	100.00	0.00	0	0	1.00	3	100	29,750.00	29,750.00	100	1999	1999	2006	40	11,900
3	SPAR3	Spa	1	100.00	0.00	0	0	6.00	3	100	1,810.50	1,810.50	100	1999	1999	2006	20	2,173
4	SHWR2	Shed Wood	1	100.00	0.00	18	10	180.00	3	100	26.85	26.85	100	2022	2022	2023	76	3,673

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING	2/6/2017	WOW
LAND LINES	4/19/2004	SFB
VALUE REVIEW	6/27/2025	KK1
TRIENNIAL	7/31/2012	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	60.00	120.00	100.00	60.00	F	1	0.96	1.00	2,150.00	2,064.00	123,840

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Proposed Hardie Board Siding Material and Estimate

James Hardie Proposal

September 30, 2025



Sea Glass Construction and Roofing

Bram Scharf
bram@seaglassjax.com
(904) 515-6999

Candy Bilyeu Siding

3544 Fitch St
Jacksonville, FL 32205

Introduction

Hi Candy,

Thanks for your interest in working with us at Sea Glass Construction and Roofing. Contained in this document you will find the quote for your siding replacement.

We are a locally owned and operated business. We are from Jacksonville and have been serving the community for over 10 years. We started this business with a passion for providing high-quality construction and roofing services. We are committed to providing our customers with the highest level of professionalism and communication throughout their experience with us, from start to finish.

We recognize that safeguarding the people and possessions that hold the most value to you is of utmost importance. Your siding serves as a primary protection against the forces of nature, shielding your home from the elements, and ensuring that everything inside remains safe and dry.

Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Removal and disposal of old materials
2. Supply and installation of new materials
3. Clean up of entire work area (all nails and other materials)
4. All employees are covered under workers' compensation
5. We are Licensed to complete the required work
6. All work completed will be permitted if required by the city
7. 10-year Workmanship Warranty on complete projects - (full replacement)

After completing the job, we conduct a final inspection to confirm code compliance, adherence to our strict standards, and a clean work site.

We don't want you to be personally liable should a worker happen to get injured therefore we maintain current workers' compensation for all employees and crews. We carry $1,000,000 in liability insurance.

As well, we have mandatory safety training for our staff to ensure safe practices always.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Bram Scharf

(904) 515-6999

Sea Glass Construction and Roofing

(904) 274-1414

James Hardie Plank Siding Installation

Our Siding Installation Process

At Sea Glass Construction and Roofing, we take pride in delivering top-quality HardiePlank siding installations that protect your home and enhance its curb appeal for years to come. HardiePlank siding is a durable fiber cement product known for its resistance to rot, pests, and fire, making it an excellent investment for your Jacksonville home.

Our detailed installation process ensures every step is performed with precision and care:

1. Preparation is Key: Before any siding goes up, we prepare your home's exterior. This involves:

Surface Inspection: We thoroughly inspect the wall sheathing (the layer underneath your siding, usually plywood or OSB) to ensure it's in excellent condition and free from any damage.

PVC-Coated Aluminum Perimeter Protection: This is one of our first and most important steps for lasting protection. We meticulously install a durable, PVC-coated aluminum perimeter flashing around the entire bottom edge of your home, directly against the sheathing, extending down over the foundation. This flashing acts as a robust capillary break and splash guard, preventing ground-level moisture and splash-ups from wicking up into your home's structure.

Water Resistive Barrier: Immediately following the perimeter protection, we install a high-quality water-resistive barrier, also known as house wrap, over the entire wall sheathing. Crucially, the house wrap is installed to overlap the top edge of the PVC-coated aluminum perimeter flashing. This ensures that any moisture that gets behind the siding is channeled down the house wrap and out over the flashing, safely directing water away from your home's foundation. We overlap and tape all seams of the house wrap to create a continuous, shingle-lapped shield.

Trim Installation: Before the main siding goes on, we install all necessary trim boards around windows, doors, and at inside and outside corners. These trim pieces, often HardieTrim®, provide a clean finish and a surface for the siding to butt against. We ensure proper gaps are left for caulking to allow for expansion and contraction.

2. The All-Important Starter Strip: The first piece of HardiePlank siding is critical for the entire installation, and it starts with the "starter strip."

Creating the Angle: We create a starter strip, typically by ripping a piece of HardiePlank siding to a specific width (often 1-1/4 inches). This strip is installed along the very bottom of your wall, directly on top of the overlapped house wrap and the PVC-coated aluminum perimeter protection.

Setting the Foundation: The starter strip serves two main purposes: it kicks out the bottom edge of the first full course of siding, ensuring it has the correct angle and creates a proper drip edge, and it provides a level and consistent starting point for all subsequent rows of siding. We ensure it's perfectly level before proceeding.

3. Installing the HardiePlank Courses: With the starter strip in place, we begin installing the HardiePlank siding courses:

First Course: The first full course of HardiePlank siding is carefully placed on top of the starter strip, maintaining required clearances from the ground or any horizontal surfaces like decks. We use a pneumatic nailer to secure the planks, typically "blind nailing" where the fasteners are placed at the top edge of the plank and will be covered by the next overlapping course. This creates a clean, fastener-free appearance.

Consistent Overlap: Each subsequent course of HardiePlank siding is installed, overlapping the course below it by a specific amount (usually 1-1/4 inches). We use specialized gauges to ensure this overlap is consistent across your entire home, maintaining a uniform and attractive look.

Level and Straight: We constantly check for level and straightness with each course installed to guarantee a flawless final appearance.

4. Managing Butt Joints (Where Planks Meet): Since HardiePlank siding comes in standard lengths, planks will need to be joined together on longer walls. These "butt joints" are handled with care and precision:

Staggered Joints: We meticulously stagger the butt joints in each successive row of siding. This means that joints in adjacent courses are never directly on top of each other. We aim for a natural, random pattern or a progressive stagger, which not only looks better but also adds to the structural integrity of the siding.

Joint Flashing: Behind every butt joint, we install a piece of durable, waterproof joint flashing (typically 6 inches wide). This flashing acts as a secondary barrier, ensuring that no water can penetrate the wall cavity at these seams. It's a critical component for long-term moisture protection.

Moderate Contact: HardiePlank siding is generally installed with the butt joints in moderate contact to ⅛” with each other, creating a continuous look. For primed siding that will be painted, butt flashing is always installed for superior water management.

Landing on Studs: Wherever possible, we ensure that butt joints land directly over a wall stud for maximum strength and support. If a joint needs to be made between studs, we ensure adequate framing or blocking is in place to provide proper fastening points.

5. Finishing Touches: Once all the siding is installed:

Caulking: We apply high-quality, Sherwin-Williams paintable caulk where the HardiePlank siding meets trim boards around windows, doors, and at corners. This seals these transitions, preventing moisture intrusion and providing a neat, finished look.

Painting: For primed HardiePlank siding, our experienced painters will apply the final coats of Sherwin-Williams paint, ensuring a consistent and beautiful finish across your entire home.

Cleanup: We believe in leaving your property cleaner than we found it. Our team will thoroughly clean up all debris, leaving you with a beautifully sided home.

James Hardie Siding $35,166.00

It is our pleasure at Sea Glass Construction and Roofing to provide you with a detailed proposal for enhancing your home with a superior exterior system. We recommend James Hardie Siding combined with Sherwin-Williams Duration Paint, a powerful duo that promises not only stunning aesthetics but also long-lasting protection.
James Hardie fiber cement siding is engineered for exceptional durability, resisting moisture, pests, and fire, and comes with a 30-year non-prorated limited warranty for the siding itself. It's available in a variety of styles and textures, such as HardiePlank® lap siding which typically comes in 12-foot lengths and various widths (e.g., 5-1/4", 6-1/4", 7-1/4", 8-1/4", 9-1/4", 12") with a thickness of 5/16".
When combined with Sherwin-Williams Duration Paint, a premium acrylic latex coating, your home gains an additional layer of defense. Duration paint is renowned for its advanced weather resistance, resisting peeling, cracking, and fading, thanks to its PermaLast® Technology. It offers excellent adhesion to fiber cement, is self-priming (often requiring only one coat for repaints and two for new surfaces), and includes mildewcides to prevent mold and mildew growth—a significant benefit in our humid Jacksonville climate. Duration paint typically dries to touch in about 1-2 hours, allowing for efficient project completion.
This comprehensive solution ensures your home will maintain its vibrant appearance and structural integrity for many years, offering superior curb appeal and peace of mind.

Tear Off Siding

OSB Sheathing
Oriented Strand Board
7/16" x 4' X 8'

Perimeter Protection
Cap bottom perimeter with PVC aluminum

Install House Wrap
Install house wrap on all exterior walls

Norandex Proguard Housewrap

Install Hardie Trim - Frieze
Install 5/4 Hardie Trim to match existing frieze

Install Hardie Trim - 5/4
Install 5/4 Hardie Trim around windows, doors, and corners to match existing trim size

James Hardie HZ10 Trim 5/4" 3.5" X 12' Smooth Primed

Install Hardie Blocking
Install Hardie trim board, cut to size, around hose bibs, lights, and electrical boxes, to ensure proper flashing and weatherproofing

James Hardie HZ10 Trim 5/4 7.25" X 12' Smooth Primed

Install Hardie Plank Lap Siding

James Hardie HZ10 Plank Cedar Milled 7.25" Primed

Install Crown Moulding
1.5” to 2” or similar for frieze and window pvc crown molding

Caulking and Painting
Caulk all gaps around windows, doors, corners, and where the siding meets the trim.
Apply two coats of Sherwin-Williams Duration for full coverage, color saturation, and long-lasting durability

Sherwin-Williams Duration

Duration Premium Exterior Coating is formulated with PermaLast® technology and infused with advanced acrylic co-polymers for long-lasting performance. Duration is a self-priming exterior acrylic latex and provides a mildew-resistance coating. It requires just one coat for repaints and two coats for new work so exterior jobs get done fast.

ABC Cap Nails - Catalog

Permitting and Notice

Dumpster

Deliver, load and removal

Clean Up and Disposal

Clean up and remove all job-related debris

Financing Available

$464.53/mo for 120 months

Estimated payment if approved. Click here to apply.

Option Total: $35,166.00

Insulation $3,250.00

Inspect the exposed wall studs and frame to ensure they are clean and ready for insulation.

Insulation Installation:
Install new insulation between the wall studs.
Ensure a tight fit with no gaps or voids, which is key to preventing air leaks and maximizing energy savings.
Use an insulation R-13 for the climate and building requirements.

Financing Available

$42.93/mo for 120 months

Estimated payment if approved. Click here to apply.

Add-on Total: $3,250.00

Signature Page

☐ Structure

Options Please Choose One

☐ James Hardie Siding $35,166.00

Options & Upgrades

Options Choose Any Number

☐ Insulation $3,250.00

Summary

Customer

Name: Candy Bilyeu

Project

Name Candy Bilyeu Siding
Number #26534
Street: 3544 Fitch St
City: Jacksonville **State:** FL **Zip:** 32205

Subtotal:

Total:

- Deposit (25%):
- Balance:

Authorization

By signing this document, you confirm that you have read and agree to all Terms & Conditions, in addition to the option and/or upgrades selected above.

Signer	Signature	Date
Candy Bilyeu		
Bram Scharf		

Color

Notes/Comments

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/08/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Simply Business 53 State Street 19th Floor Boston, MA 02109	CONTACT NAME:	Simply Business
		PHONE (A/C, No, Ext):	(844) 654-7272 FAX (A/C, No):
		E-MAIL ADDRESS:	contactus@simplybusiness.com
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A :	Markel Insurance Company 38970
INSURED	Sea Glass Construction & Roofing 3780 Kori Rd Ste 15 Jacksonville, Florida 32257	INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X	Y	MKUS3933970XB	04/07/2025	04/07/2026	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
							MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	
	ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	
	DED RETENTION							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE	N / A					E.L. EACH ACCIDENT	
	OFFICER/MEMBEREXCLUDED? (Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	
	PROFESSIONAL LIABILITY						EACH CLAIM	
							AGGREGATE	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
MKUS3933970XB - Refer to Common Policy Declarations - Primary and noncontributory

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy (ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: FrankCrum Certificate Department	
	PHONE: (800) 277-1620 X 4800	FAX: (727) 797-0704
	E-MAIL ADDRESS: certs@frankcrum.com	
FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	**INSURERS(S) AFFORDING COVERAGE**	**NAIC#**
	INSURER A: **Frank Winston Crum Insurance Company**	**11600**
INSURED	INSURER B:	
	INSURER C:	
	INSURER D:	
FrankCrum L/C/F Sea Glass Home Pros LLC 100 South Missouri Avenue Clearwater, FL 33756	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 1410900 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURENCE	$
	☐ CLAIMS MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PROJECT ☐ LOC						PRODUCTS-COMP/OP AGG	$
	☐ OTHER							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE UNIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC202500000	01/01/2025	01/01/2026	X PER STATUE ☐ OTHER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE-EA EMPLOYEE	$1,000,000
							E.L. DISEASE-POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Effective 01/13/2025, coverage is for 100% of the employees of FrankCrum leased to Sea Glass Home Pros LLC (Client) for whom the client is reporting hours to FrankCrum. Coverage is not extended to statutory employees.

CERTIFICATE HOLDER

Sea Glass Construction and Roofing
3780 Kori Rd Ste 15
Jacksonville, FL 32257-

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Terms & Conditions

This Agreement ("Agreement") is made and entered into as of the last date signed ("Effective Date") by and betweenSea Glass Construction and Roofing ("Contractor") and the named customer ("Customer"). This Agreement, along with the attached Scope of Work, Terms and Conditions, and Statutory Warnings (collectively, the "Contract Documents"), constitutes the entire agreement between the parties.

1. SCOPE OF WORK: The work to be performed by Contractor under this Agreement is limited to the work described in the attached estimate ("Work"). Any change or modification to the Work must be in writing and signed by both parties. Any changes resulting in additional costs to Contractor will be billed to Customer as a separate charge in addition to the base contract price. Contractor agrees to complete the Work in a workmanlike manner, complying with all applicable building codes, statutes, and regulations. Contractor's employees and subcontractors will be covered by Worker's Compensation Insurance.

2. PAYMENT: Customer shall pay Contractor for the work, materials, and labor furnished by Contractor. The Total Base Price is subject to change due to modifications to the Work. Contractor will remove and replace rotted/compromised OSB, plywood, or other wood. If not covered by insurance, Contractor will bill the Customer for labor and materials plus 25%. Additional potential extra costs will be listed on the Pre-Job Questionnaire. A surcharge of up to 3.1% may be applied to credit card payments, not exceeding Contractor's cost of acceptance.

3. CUSTOMER’S RIGHT TO CANCEL: Customer may cancel this Agreement by providing written notice to Contractor in person, by telegram, or by mail before midnight of the third business day after signing this Agreement. If cancelled within this timeframe, Contractor may not keep any portion of the down payment.

4. GENERAL: This Agreement is subject to change without notice and is automatically withdrawn if not accepted in writing within 15 days. If Customer cancels outside the timeframe allowed by applicable laws, Customer is liable for 15% of the total Agreement price as liquidated damages. Contractor may withdraw this proposal or cancel this Agreement before commencing work if there is a pricing error. There is no specific completion date, but Contractor will perform the Work within a reasonable time and in a workmanlike manner. Contractor is not liable for water intrusion occurring before substantial completion.

5. CONSTRUCTION AND INTERPREATION: Each provision shall be construed as if mutually drafted. If any provision is deemed invalid, it shall be reformed or severed, and the remaining provisions shall remain in effect. Headings are for convenience only. The "Contract Documents" consist of this Agreement, the Scope of Work, Terms and Conditions, and Statutory Warnings. Customer's signature on any Contract Document constitutes acceptance of all Contract Documents.

6. ACCESS: Customer shall provide Contractor with access to utilities, the work site, and adjacent areas as needed. Contractor is not liable for the condition of the existing structure. Customer shall provide interior access for inspection upon reasonable notice. Contractor shall not be responsible for pre-existing damage. Customer shall ensure uninterrupted work, and any delays caused by Customer shall be compensated by Customer.

7. PAYMENT TERMS: The payment schedule is as indicated on the Agreement. Final payment is due within three days of Substantial Completion. Substantial Completion is defined as the stage where the Work is sufficiently complete for Customer's intended use. Customer agrees to pay 1.5% monthly interest (18% APR) on any unpaid amounts. Payments are applied first to interest and then to the principal. Any deviations from the scope of work will be charged separately. Contractor is entitled to recover collection costs, including attorney's fees. Contractor may suspend work or terminate this Agreement for non-payment.

8. THIRD-PARTY AUTHORIZATIONS: Customer shall instruct any third-party payer to issue joint checks naming Contractor as a co-payee. Customer has an independent obligation to pay for the Work. If the Agreement is terminated due to Customer's failure to obtain third-party payment, Customer is still responsible for work performed and materials furnished before cancellation.

9. MATERIALS: Materials and work shall meet normal industry tolerances. Contractor is not responsible for verifying manufacturer specifications. Contractor is not responsible for unknowingly installing defective products. Material substitutions and price adjustments may be necessary based on availability and cost. . If Customer selects substitute materials that increase the Agreement amount, then the Agreement will be adjusted to reflect the additional costs.

10. SITE CONDITIONS: If Contractor discovers concealed or unknown conditions, the Agreement amount shall be equitably adjusted.

11. CUSTOMER RESPONSIBILITIES: Customer shall be responsible to protect lighting fixtures, mirrors, pictures, frames, and other such items not customarily permanently affixed, as these items can fall if not firmly attached to the wall or ceiling, including damage to items not permanently affixed. Customer shall be responsible for any damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, gutters, landscaping, irrigation, appurtenances, or other real or personal property at the project location during construction. Customer is responsible for indoor air quality during the Work. Contractor is not responsible for cracks in the ceiling, dust or debris damage, nail damage, tarp failure, driveway or walkway damage, efflorescence, or asbestos/lead abatement. Customer agrees to hold Contractor harmless from any related claims.

12. RESTRICTIONS AND REGULATIONS: Customer is responsible for extra costs if codes or regulations require work beyond the scope of this Agreement. Customer shall notify Contractor in writing of any property restrictions or covenants, and Contractor shall not be responsible for non-compliant work.

13. JURY TRIAL WAIVER AND ARBITRATION: Disputes, except collection matters, shall be settled through binding arbitration with the Construction Industry Arbitration Rules of American Arbitration Association. The parties waive their rights to a jury trial. The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. In the event of litigation between the parties to this Agreement, the parties waive the right to a trial by jury in respect to any litigation arising out of or pertaining to the agreement, or any course of conduct, course of dealings, statements or actions of any person or party related to this agreement; this irrevocable waiver of the right to a jury trial is a material inducement for the parties to enter this agreement.

14. CHOICE OF LAW, VENUE, AND ATTORNEY'S FEES: This Agreement is governed by Florida law. Venue shall be Duval County, Florida. The non-prevailing party in any legal action or collections shall pay the prevailing party's attorney's fees, expenses, and costs.

15. WARRANTIES: Apart from the Ten-Year Craftsmanship Warranty, there are no express or implied warranties. Any warranties are void if Customer fails to pay. The warranty is transferable one (1) time to a subsequent purchaser within the Warranty period. To affect the transfer, the original purchaser must provide written notice to the Contractor with the name and contact information of the new owner within 60 days of the transfer. A one-year warranty is provided for repair work.

16. ACTS OF GOD; DELAY: Contractor is not responsible for delays caused by circumstances beyond its control, including acts of God, weather, accidents, pandemics, fires, vandalism, strikes, and material shortages.

17. CLAIMS: Customer must notify Contractor in writing within 10 days of any claim, defect, or deficiency. Failure to provide written notice waives all claims against Contractor.

18. DISCLAIMER: Contractor disclaims liability for claims related to mold, mildew, algae, fungus, and indoor air allergens. Customer is solely responsible for damage caused by mold. Customer agrees to indemnify, defend, and hold Contractor harmless from all Claims arising out of or relating to Mold.

19. PRE-EXISTING CONDITIONS: Contractor disclaims liability for claims related to pre-existing conditions such as weather damage, mold, water damage, and termites. Customer is solely responsible for damage arising from pre-existing conditions.

20. COMMUNICABLE ILLNESS DISCLAIMER: Customer acknowledges that Contractor is performing the Work at Customer's request and waives any claims against Contractor related to COVID-19 or other communicable illnesses.

21. DAMAGE LIMITATION: Contractor is not liable for special, consequential, punitive, or indirect damages. Customer waives subrogation claims against Contractor. Customer shall hold harmless,

defend, and indemnify Contractor for/from all Claims that relate to or arise out of any responsibility/liability which is expressly disclaimed or waived in the Contract Documents.

FLORIDA STATUTE REQUIREMENTS

LIEN LAW: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM: Any claims for construction defects are subject to the notice and cure provisions of Chapter 558, Florida Statutes.

Correspondence

Outlook

Re: COA-25-33103 for 3544 Fitch St

From Johnson, Drew - PDCM <DJohnson3@coj.net>
Date Thu 1/15/2026 1:01 PM
To Candy Bilyeu <candyswb73@gmail.com>

Good afternoon,

Thank you so much for sending over the photos and letting me know about the estimated repair cost. I will add the photos to the submitted Staff Report and Book Package that the Commission will see, so you wouldn't need to print these out! I think I should have all the information I need for the meeting.

Below is an outline of what will occur at the upcoming meeting regarding your application:

- Your application will be placed on what's called the **Regular COA Agenda**, which will include Staff's recommendation for scattered replacement (based on what we are able to approve at the administrative level).

- The Regular COA Agenda is for applications that are on the docket for JHPC discussion and decision. When your application is brought up for discussion, you'll be given three minutes to give a short statement on why you are seeking your scope of work and any reasoning and evidence to support it (that may be more than what I have). You are not required to use the entire three minutes.

- Once you are finished with your statement, the JHPC will discuss and ask any questions they have along with opening up the application for public comment (if there is any). A decision would be made there to either upholding Staff recommendation, modifying conditions to approve conditions based on the applicant/homeowner, or deny the application.

In short, JHPC will make the final decision on the application, and you will just need to prepare your explanation (if you wish) on why you are going for wholesale siding replacement. JHPC will consider all sides before making a decision, so I would also bring up the estimated cost of repair and the estimate to replace (I will add this into the packet as well just in case).

If you have any questions about the meeting and what else you would need to prepare, please reach out at any time!

Thank you,

Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7808**

From: Candy Bilyeu <candyswb73@gmail.com>
Sent: Thursday, January 15, 2026 9:41 AM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA-25-33103 for 3544 Fitch St

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

Morning Drew,

I hope you are doing well. As requested, please find the attached photos for your review. We've received estimates to replace all the wood damaged in these photos, and the cost comes to roughly around $7k. Considering this, it seems a bit redundant to spend that amount when I could have the entire house replaced with Hardie Board for $37k instead.

Additionally, I wanted to clarify if I need to print my application and all the documents I've sent to you and bring with me to the meeting?

Looking forward to your response.
Candy Bilyeu

On Mon, Jan 12, 2026 at 11:41 AM Johnson, Drew - PDCM <DJohnson3@coj.net> wrote:

> Good morning Candy,
>
> I am currently drafting your Staff Report for the JHPC meeting on January 28th and have some questions to try and help your case for the wholesale siding replacement when discussed with Staff:
>
> - **Would you potentially be able to contact your contractor to see whether the proposed Hardie-board siding would be able to match the reveal of the existing siding on the building?**
>   - Currently, the estimate states that the overlap would be 1-1/4 inches, but no mention of the reveal on each siding plank.
>   - Also, whenever you get a chance, are you able to send me the measurement (it can be an average) of reveal of the existing siding (taken at the base of a horizontal siding plank to the base of the plank directly above it)?
>   - This would help us get a better scale at which the replacement would be matching the existing siding material if it were all to be replaced.

- **If you are able to also send more photos of the exterior for me to include within the Staff Report to organize each side of the house that's being proposed for replacement, that would be wonderful!**

Note: For the JHPC meeting, I would encourage and suggest bringing any other supporting evidence (photos, reports, etc.) to help your case when presenting your application.

Any attachments and information can be sent as a reply. If you have any questions about anything referenced above, you can contact me directly and I will be more than happy to help!

Thank you,

Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7808**

From: Candy Bilyeu <candyswb73@gmail.com>
Sent: Tuesday, January 6, 2026 10:01 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA-25-33103 for 3544 Fitch St

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

Hi Drew,
Attached is the signed document and the picture of to sign in our yard. Please advise if anything else is needed.

Regards,
Candy Bilyeu

On Tue, Dec 30, 2025 at 4:07 PM Johnson, Drew - PDCM <DJohnson3@coj.net> wrote:

> Of course! That is correct. Once the invoice is paid, you should send back a photo of the signage in the yard and a copy of the signed affidavit document that will be attached to it when it's picked up. The sign acts as a public notice that the property has an active COA going through the JHPC process. As soon as the meeting ends, the sign can be taken down.

Thank you,

Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7808**

From: Candy Bilyeu <candyswb73@gmail.com>
Sent: Tuesday, December 30, 2025 3:53 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA-25-33103 for 3544 Fitch St

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

Hi Drew,
Thank you for the thorough explanation. This process is as clear as mud 😀. So once I pay the invoice and get the sign, just email you back a picture of the sign in our yard? Does the sign serve as a permit?
Apologies for all the questions.

Regards,
Candy Bilyeu

On Tue, Dec 30, 2025 at 8:49 AM Johnson, Drew - PDCM <DJohnson3@coj.net> wrote:

> Good morning,
>
> I appreciate you reaching out about the invoice. I am happy to share all the steps with you and apologize for not doing that earlier before sending out the invoice.
>
> For applications that qualify for administrative review, these incur no fee to process, which you have mentioned that you have done before. For applications that qualify for JHPC review, the fee is based on the type of exterior work/change being done to the structure. In this application, wholesale siding replacement would be considered within the "Alteration" category corresponding with the **COA Matrix**. *I have attached the most current fee schedule to this email.*

A sufficiency review would be submitted internally once all required attachments for JHPC review are submitted. This would allow the Historic Preservation Staff to write up a Staff Report with a recommendation based on submitted attachments and previously documented material for the property (including historic surveys and any information in our archival section). Once this sufficiency is returned, this deems the application eligible for scheduling onto the next available JHPC meeting agenda.

An invoice for the corresponding fee is sent out (previous email), which outlines the deadlines for payment, sign posting, and the meeting date. The deadline for the fee payment can be extended (especially for the holidays), but everything **must be done before the sign posting deadline**.

To answer the question on why this was not communicated earlier would be a fault on my end. I apologize for not getting you the information sooner and hope that this information helps. Again, I appreciate you reaching out and if you have any more questions, please feel free to contact me by email or phone!

Thank you,

Drew Johnson, MHP
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214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7808**

From: Candy Bilyeu <candyswb73@gmail.com>
Sent: Monday, December 29, 2025 5:13 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA-25-33103 for 3544 Fitch St

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

Hi Drew,

I am reaching out to seek clarification regarding the recent invoice we received. This is the first time we have encountered this particular process, and I am unsure about the specifics of the charges and the reasoning for a sign?
In previous instances of home maintenance, we did not have to follow this procedure. Additionally, the deadline of January 5th does not provide us with much time, as we will be out of town until January 2nd. I would also appreciate understanding why this information was not communicated earlier, as it would have allowed us more time to prepare.

Thank you in advance for your assistance. I look forward to your prompt response.

Candy Bilyeu

On Mon, Dec 29, 2025 at 4:12 PM Johnson, Drew - PDCM <DJohnson3@coj.net> wrote:

> Good afternoon,
>
> Please see your attached invoice. The invoice must be paid by the deadline of **January 5th by 4PM** to have the application heard at the next available Jacksonville Historic Preservation Commission (JHPC) regular meeting on **January 28th at 1PM**.
>
> Invoices can be paid at the Tax Collector's Office located at **214 North Hogan Street - 2nd Floor** or at any Tax Collector's Office in Duval County. Unfortunately, we do not have the option to pay by phone or online. If using a check, please make it out to "Tax Collector." Additionally, be sure to provide a copy of the paid invoice to the Community Planning Division (**Ed Ball Building, 3rd Floor**) or reply to this email with a copy of the receipt attached at your earliest convenience.
>
> Once the invoice is paid, you can **bring the receipt to the 3rd floor** and pick up your sign(s) within the elevator hall. The sign(s) must be picked up and posted before 5pm on Wednesday, January 14th. At the time you receive the sign(s), there will be a sign-posting affidavit attached **that must be returned by this deadline via email along with photos showing the sign(s) have been posted**.
>
> Overview
>
> - **Payment Deadline: January 5th, 2025**
>   - Pay at 214 N. Hogan St - 2nd Floor
> - **Sign Posting Deadline: January 14th, 2025**
>   - Bring a copy of the receipt to 214 N. Hogan St - 3rd Floor / pick up signs in elevator hall
>   - Sign and send back a copy of sign-posting affidavit
>   - Send photo(s) of posted sign on property
> - **JHPC Meeting: January 28th, 2025 at 1PM**
>   - 214 N. Hogan St - 1st Floor Room 1002
>
> *Please be advised that this is the only invoice you will receive from the Planning Department regarding your COA application. Please note that the City will never request payment via wire transfer. All payments must be made directly to the Duval County Tax Collector.*

Thank you,

Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7808**

From: Candy Bilyeu <candyswb73@gmail.com>
Sent: Tuesday, November 11, 2025 3:00 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA-25-33103 for 3544 Fitch St

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

Hi Drew,
Thank you for the email. Yes, let's proceed with approaching the JHPC for approval. I do understand we will not hear anything until January. In the meantime let me know if you need anything further from me.

Regards,
Candy Bilyeu

---------- Forwarded message ---------
From: **Johnson, Drew - PDCM** <DJohnson3@coj.net>
Date: Mon, Nov 10, 2025 at 11:54 AM
Subject: Re: COA-25-33103 for 3544 Fitch St
To: Candy Bilyeu <candyswb73@gmail.com>

Good afternoon Candy,

Thank you for sending the photos of the existing siding!

Based on the photos, Staff would currently only be able to approve of the recommendation for partial siding replacement and repairs as shown in the photos. Unless you have documentation for major wood rot or a WDO (Wood Destroying Organism) report that shows

irreparable damage, we would not be able to approve of wholesale siding replacement at the administrative level.

The other option would be to go to the Jacksonville Historic Preservation Commission (JHPC) for review where Staff would be most likely in favor of wholesale siding replacement as long as it is a like-for-like material or something similar in design. I would be happy to get you more information if you choose to pursue the wholesale siding replacement pathway. The only downfall is that the next meeting would be in January, so it might add a bit of time. You have already submitted all the necessary attachments that would consider your application as sufficient for JHPC review.

Please let me know what scope of work you would like to pursue and I can give you information on next steps on both. If you have any questions, please feel free to reach out anytime by phone or email!

Thank you,

Drew Johnson, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7808**

Wood Siding Inspection Report submitted by Applicant

SOUTHERN BROTHERS INSPECTIONS
(904) 747-0888
info@southernbrothersjax.com
http://www.southernbrothersjax.com



SOUTHERN BROTHERS INSPECTIONS - GENERAL INSPECTION REPORT

3544 Fitch St
Jacksonville, FL 32205

Candy Bilyeu
02/17/2026



Inspector
Alex Lloyd
HI16254
(904) 747-0888
info@southernbrothersjax.com

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3: General Interior Systems 17

All defects and notations within this report are advised to be reviewed and/or repaired in detail by a licensed professional of trade, appropriately licensed and insured according to state and local building codes, laws, and statutes.

8
ITEMS INSPECTED

1
RECOMMENDATION

4
IMMEDIATE ATTENTION/SAFETY

1: GENERAL OVERVIEW

Information

General: Start Time
9:00

General: Weather Condition
Cloudy

General: Average Temperature
58 Fahrenheit

General: Ground Condition
Damp

General: Present at time of the inspection
Client

General: Property Occupancy
Occupied

General: New Construction Inspection Readiness
Substantially Complete - Ready for Inspection

Excluded Items: The following items have been excluded from the inspection:
Any and all systems/ components besides the homes siding

Excluded Items: The following items have been excluded from the scope of this inspection:
Any systems or components besides the siding

Introduction: A Note from our CEO

Neighbor,

Over the course of my life, I have learned the difference between a house and a home - a building and a vibrant workspace. I have been on every end of a real estate transaction - from buying to selling, from builder to maintainer. Each has its role, but none more important than the hands and feet of the owners, who truly make it their own.

In order to defend the rights and knowledge of the property owner, we established Southern Brothers Inspections to equip and empower property owners with inspection services that support critical decisions. Our team and I understand the depth of the mental, emotional, and physical work it requires to be an owner and to steward well. It is for this very reason that we seek to serve you, by providing you with integrity-based inspection services that provide you with the clarity and knowledge you need to make informed decisions.

Our team at Southern Brothers Inspections desires to provide you with facts and not opinions, while at the same time providing effective inspection services through inspecting every home as if it were our own. Our desire is to serve you in the same professionalism you would serve, while providing you with the education and the highest value of inspection you require.

We are thankful for the opportunity to be of service to you and your family! If there is anything we can do to further your knowledge and understanding of property inspections or building science, we are happy to help.

We hope that we have exemplified Jesus Christ in our work and that we were able to reflect the scriptural principal of Hebrews 3:4, which is quoted, "...every house has a builder, but the one who built everything is God."

Regards,
Raymond Zalusky
President, CEO
Southern Brothers Inspections

Introduction: Story Video - All About Southern Brothers Inspections

If you're viewing your report online or via mobile device, check out Our Story video, by clicking the link below:

Watch video on YouTube

Error 153
Video player configuration error

Introduction: Confidentiality and Copyright

Southern Brothers Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. The information provided in this report is confidential to you and your representatives or agents, solely for your use. Southern Brothers Inspections will not release a copy or this report, nor will we discuss its contents with any third party, without your written consent. We ask that you honor us in protecting it's contents and not freely distributing this report or it's contents to others without our consent, according to your 'Inspection Agreement'.

General: Recent Rain (Past 3 Days)

Yes

Some water intrusion defects, such as roof leaks, window/door flashing defects, and other weather variable factors can limit the ability for an inspector to visually observe a defect. We do utilize moisture mapping tools and infrared where appropriate, however these tools are limited in their intent if water sources are not present or have not been present in recent moments, days, or weeks.

General: Category Descriptions

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current owner, but designed to inform the current client of the current condition of the property and structure.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by an owner **or Licensed Handyman** and are considered to be routine owner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future. Consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **business licensed & insured handyman, licensed contractor, or trade professional** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the property - or is of significant impact to a system performance or properties value which requires immediate attention. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **business licensed & insured handyman, licensed contractor, or trade professional**; possible damage to the structure, item, or component may occur.

General: Inspection Overview

A property inspection is not a pass or fail type of inspection. It is a limited, non-invasive, visual survey of the condition of the systems and accessible components of the property designed to identify areas of concern within specific systems or components defined by the state of Florida and InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the property new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Limitations

General

GENERAL LIMITATIONS

- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- An inspection does not determine the ability to insure or bind a policy on the property.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection does not determine the market value of the property or its marketability.
- An inspection does not include items not permanently installed.
- An inspection is not technically exhaustive.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection will not identify concealed or latent defects.
- Although we make every effort to confirm accessible and visible utility services, we advise that all clients contact the local utilities and municipalities for accessible utility services. Additionally confirmation of accessible public sewer should be confirmed with local sewage utility, since these services are typically buried and are not visible or readily accessible.
- No guarantees or warranties are provided in connection with the inspection.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed or incorporated in this inspection report, unless specifically requested under separate agreement.
- Please be aware that in light of issues regarding mold/fungi contamination in buildings, any comment in this report that indicates water damage, water stains, condensation, plumbing leaks, roof leaks, and the like, should be considered as possible areas of mold growth/development. Mold testing is not included in this limited inspection process.
- Seasonal changes such as wind-driven rain, high rain volumes, and humidity may bring some defects to light that were not noted during your inspection. Crawlspaces and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- The inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- Thick and overgrown shrubbery around the properties exterior will impede visual inspection and accessibility of some exterior features.

2: EXTERIOR

Information

Siding and Trim: Exterior Trim Material
Wood

Siding and Trim: Siding Material
Wood

Exterior Property Photos : Existing Condition - Property Elevations - Photo Documentation

















Observations

2.3.1 Siding and Trim

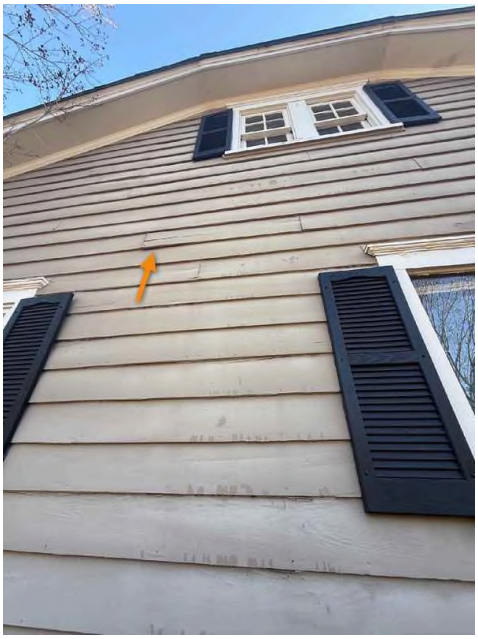
Recommendation

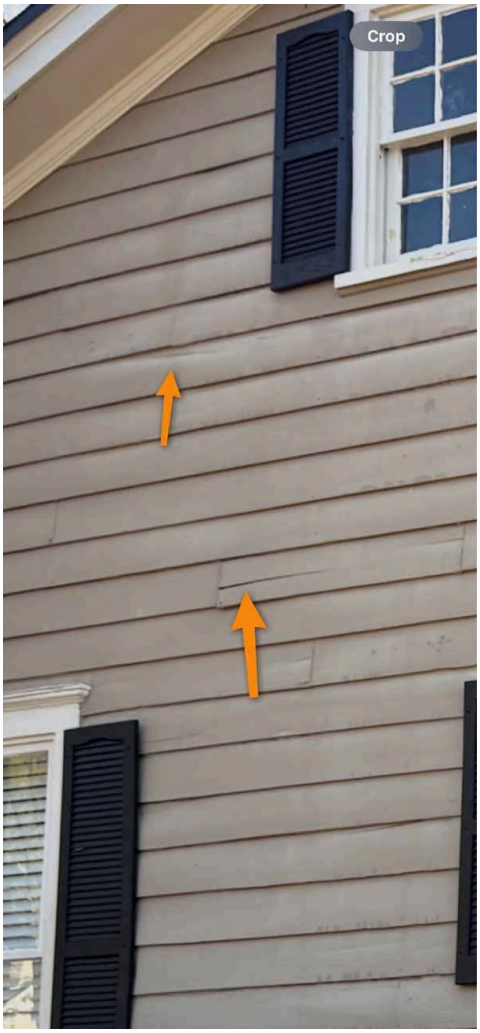
GENERAL DISREPAIR/DAMAGE AT SIDING/TRIM, MULTIPLE LOCATIONS

Multiple areas of the exterior siding system show evidence of moisture intrusion, wood rot, and general disrepair. Repair/replace damaged components and ensure proper sealing from exterior including caulking and painting as necessary. See photos for examples (not all disrepair is photographed). Recommend routine maintenance and painting as necessary for mitigation of moisture damages.

Recommendation

Contact a qualified general contractor.





2.3.2 Siding and Trim

Immediate Attention/Safety

WOOD SIDING/TRIM (HIGH MOISTURE CONTENT) - MOISTURE INTRUSION AND NON VISIBLE DAMAGES LIKELY

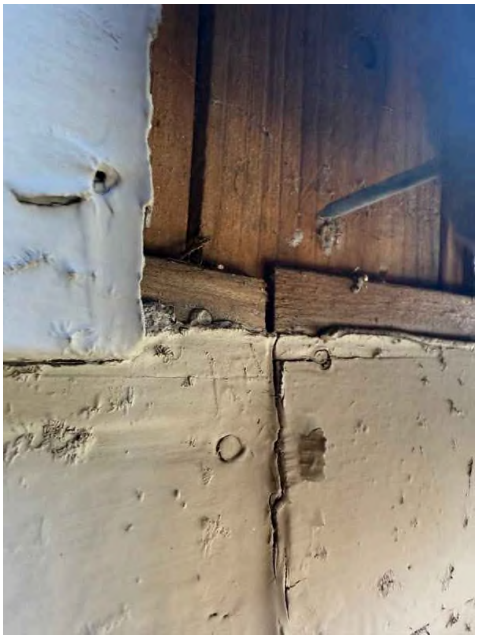
Wood damage destroys the integrity of the siding system. Damaged siding can be indicative of further unforeseeable damage beyond visual inspection. The damage may also be a symptom of an ongoing water shed design flaw, consult with a licensed contractor for best practices and water intrusion control methods. Utilize a licensed building contractor to replace the damaged areas. Consult a licensed pest control company to assist and provide a complete wood destroying organism report, to identify specific causes of wood damage. Maintain regular pressure washing maintenance, caulking, paint, to aid in eliminating water intrusion.

Recommendation

Contact a qualified professional.













2.3.3 Siding and Trim

LAP SIDING FAILING

Immediate Attention/Safety

Siding is at a point of obvious failure on this property. Starting from the front right and working my way around I could easily pull up boards and see directly into the walls of the home because when it was built they did not use wall sheathing as a part of the building envelope. So this house goes from stud to siding it does not even have a layer of house wrap to protect itself from moisture intrusion. The front sitting area has already begun to take on water underneath the window and if this isn't rectified and rectified soon the entire interior of the house could have serious moisture damage.

Recommendation

Contact a qualified professional.










2.3.4 Siding and Trim

Immediate Attention/Safety

LOOSE SIDING

The fasteners used to hold the siding in place are at the point of failure. Inspector could easily use his hands to remove boards from the side of the house. Heavy winds could do the same. Recommend removing the old siding system and replacing with a layer of sheathing behind for a full secure building envelope.

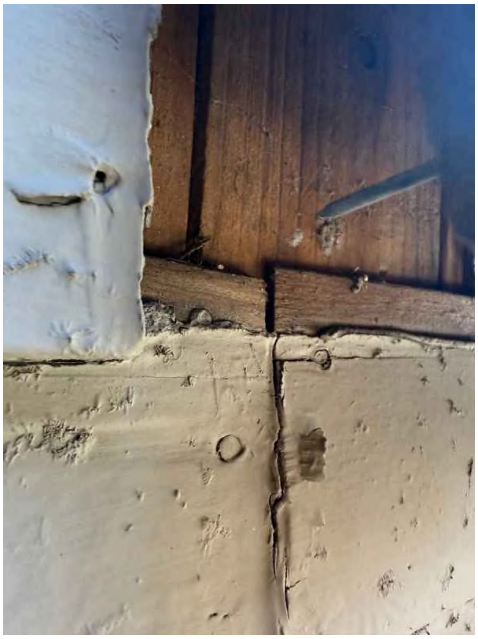
Recommendation

Contact a qualified professional.









3: GENERAL INTERIOR SYSTEMS

Observations

3.2.1 Walls

Immediate Attention/Safety

EVIDENCE OF ELEVATED MOISTURE AT WALL COVERING

This area shows indications of previous repair, moisture damages and/or water staining. Monitor this location for changes and necessary repairs. Damages may exist beyond visual inspection and repairs should be documented and records made available. Advise further more intrusive water testing and leak detection. Contact our office for more information at 904.747.0888. Repairs at exterior damages, interior wall finishes, flashing details and sealing are advised at documented locations. Recommend additional indoor air quality testing for mold exposure or adverse conditions.

Recommendation

Contact a qualified general contractor.









E. Condemned Properties

Jacksonville
Historic Preservation
Commission

F. Historic Designations

Jacksonville
Historic Preservation
Commission

G. Certificates of Appropriateness

Jacksonville
Historic Preservation
Commission

COA-25-33171

0 7th St W

February 25, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-26-33371

Address: 0 7th Street West, RE# 071489-0000

Location: South side of 7th Street West, between Perry Street and Pearl Street North

Owner: Alex Sifakis
JWB Real Estate Companies, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Applicant: Jacob Shacter
Terrawise Homes Inc.
36 W 6th Street
Jacksonville, FL 32206

Year Built: N/A

Designation: Springfield; Non-Contributing

Request: New Construction – Primary Structure; Accessory Structure

Summary Scope of Work:

1. New construction of a two-story, single-family residence
2. New construction of a two-story, garage apartment
3. Installation of a primary walkway
4. Installation of a concrete driveway

Recommendation: **Approve with Conditions**

Conditions:

Primary Structure

1. Materials, height, and design of the primary structure shall be substantially consistent with the elevation drawings dated January 31, 2026, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation of the primary structure shall be substantially consistent with the site plan submitted on January 31, 2026.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25% of the average required front yard of the adjacent contributing structures located at 324 7th Street West and 350 7th Street West.

4. Prior to permitting, the applicant shall demonstrate that the finished floor height from grade will be within 25% of the average of the adjacent contributing structures located at 324 7th Street West and 350 7th Street West.
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 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 of the primary structure shall be installed in accordance with the latest version of the HPS Window Supplement and shall be recessed within the wall openings.
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.

Accessory Structure

13. Materials and height of the accessory structure shall be substantially consistent with the elevation drawings dated February 2, 2026, or as otherwise approved by the Historic Preservation Section.
14. Location and orientation of the accessory structure shall be substantially consistent with the site plan submitted on January 31, 2026.
15. The new accessory structure shall be subordinate in height and size to the primary structure.
16. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
17. The pedestrian doors of the accessory structure shall be quarter-light craftsmen style doors.
18. The proposed oversized garage door shall either be reduced to a single bay or two paired bays with a partition between them.
19. All windows of the accessory structure shall be installed in accordance with the latest version of the HPS Window Supplement and shall be recessed within the wall openings.

Driveway

20. The width of the driveway shall be the width of the garage door opening(s).



PROJECT DESCRIPTION

COA-26-33371 is for the new construction of a two-story single-family residence and a garage apartment at 0 7th Street West (RE# 071489-0000) within the Springfield Historic District. The subject site is currently a vacant interior lot that is adjacent to predominantly two-story single-family homes to the left and right as well as across the street. The right side of the subject lot is adjacent to an improved alleyway and the front of the property has an existing retaining wall with steps. As designed, the proposed two-story home will be a frame vernacular styled residence featuring a gable roof, a full-length front porch with simple vertical railing, a three-quarter-light front door with sidelights and transom, horizontal cementitious lap siding, a raised stucco foundation, and predominantly 2/2 sash windows. Additionally, the proposed accessory garage apartment will feature a compatible roof form and siding materials as well as predominantly 2/2 sash windows to match the primary structure and an oversized garage door along the alley. The proposed plans have also been reviewed by Current Planning and Zoning and have been noted to conform with the Zoning Overlay requirements.

STAFF SUMMARY AND ANALYSIS

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

- As conditioned, the proposed primary structure will be on a vacant interior lot and will be compatible with the predominantly two-story single-family structures along the street, making it consistent with Section 306.106(k)(1)
- The proposed design of the primary structure is based off the frame vernacular style found throughout the Springfield Historic District. There are elements such as the materials, height, railing, decorative roof vents, and the proportions of the openings which are consistent with this style and Section 307.106(k)(2) and Section 307.106(m)(8).
- The proposed form and design of the primary structure will match the rhythms seen throughout the Springfield Historic District. This is consistent with Section 307.106(k)(3).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from grade is approximately thirty-one feet and six inches (31'6"), which is generally compatible with the heights of the adjacent structures along the block. Two-story, residences are the dominant 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 January 12, 2025 are consistent with other nearby structures and have been conditioned to ensure compatibility. Furthermore, the accessory structure has compatible massing and will be subordinate in height to the new primary structure. The development is consistent with Section 307.106(m)(1, 3 and 6).
- As designed, the placement of the windows and doors along the primary 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 accessory structure features an oversized garage door along the alley which will be visible from the street. Oversized doors are inconsistent with historic structures, are not recommended by the Door Design Guidelines, and are inconsistent with Section 307.106(m)(2). As such, Staff has conditioned the garage door to either be two separate bays separated by a wall partition or to be a single bay garage door (Condition #17).
- The proposed placement and orientation of the new construction would be compatible with the placement and vertical expression of other structures that are found along the street which is consistent with Section 307.106(m)(7).
- The proposed design of the new construction includes a gable roof on both the primary and accessory structure. This design is compatible with the historic frame vernacular style structures that are found throughout the district and is consistent with Section 307.106(m)(4 and 8).
- The Historic District Design Guidelines for the Springfield Historic District references "New Construction" and lists Standards Two and Nine of the Secretary of the Interior's Standards for Rehabilitation.

- Standard Two refers to the retainment of historic character of properties when new construction occurs. For the proposed new construction on a vacant lot, there will be no effect on historic structures that are within the subject property, making it consistent with Standard Two.
- Standard Nine refers to how new construction or alterations shall be compatible with the existing characteristics. The proposed primary structure will not be added onto an existing structure, but it will be utilizing the characteristics that are found throughout the streetscape and district. The proposed design would be compatible with the style that is primarily found within the district, remaining consistent with Standard Nine.

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

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

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

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

New Construction

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

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

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

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

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

- 307.106(m)(7) – *Directional Expression.* Facades in the historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

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

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

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

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

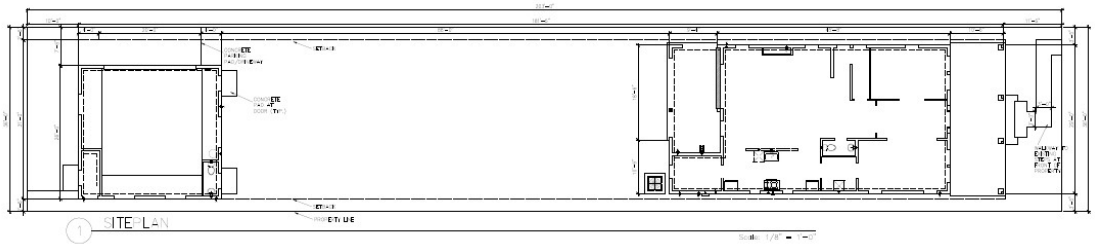
LOCATION MAP



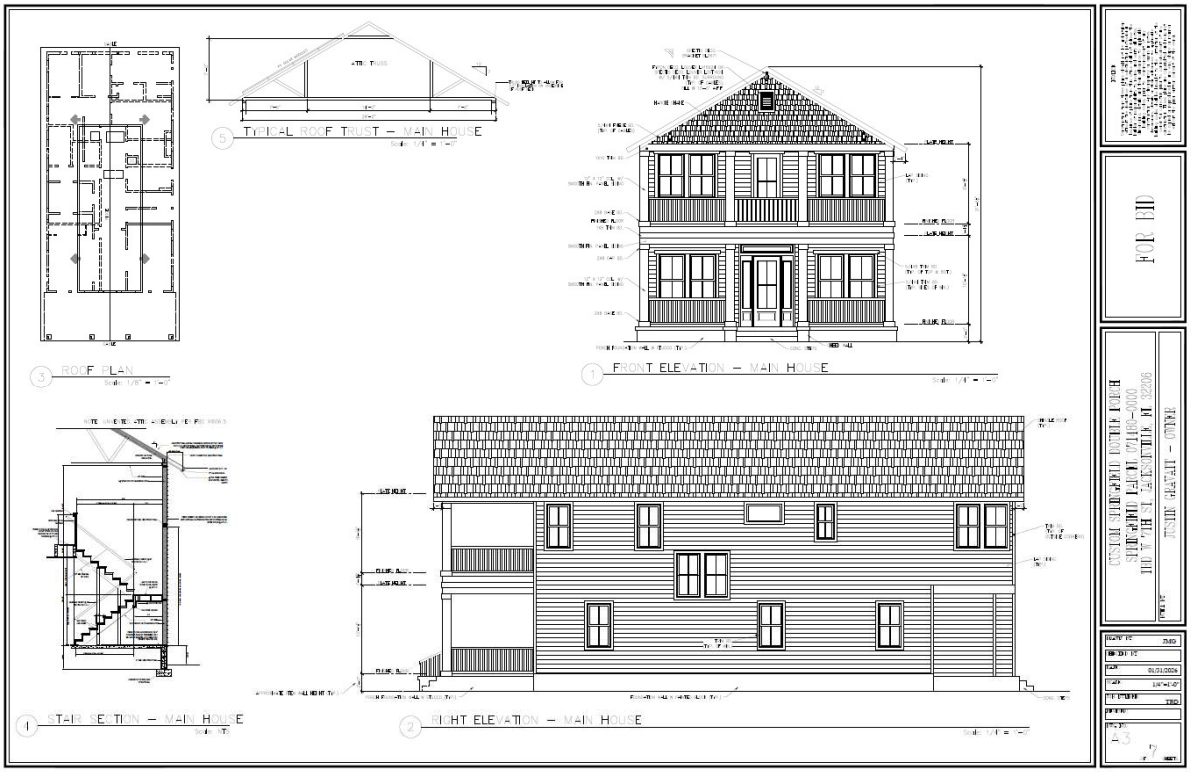
PICTURE OF PROPERTY WITH POSTED SIGN

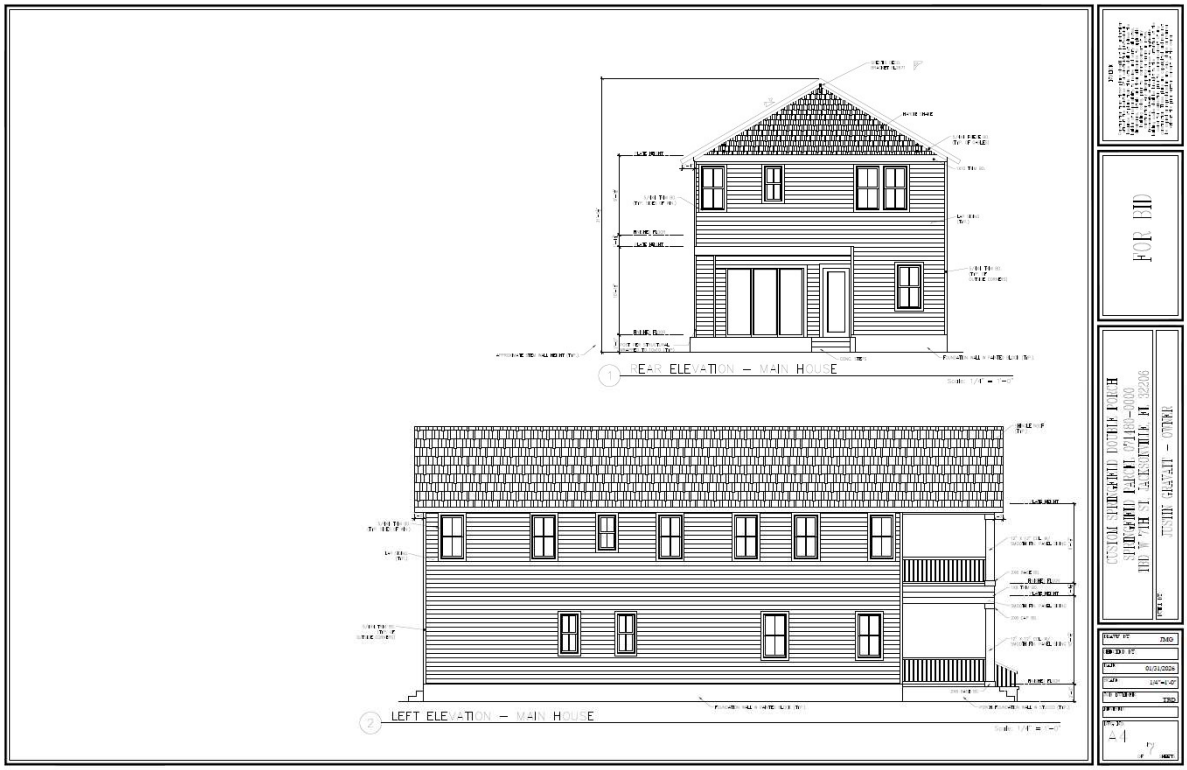


PROPOSED SITE PLAN DATED JANUARY 31, 2026

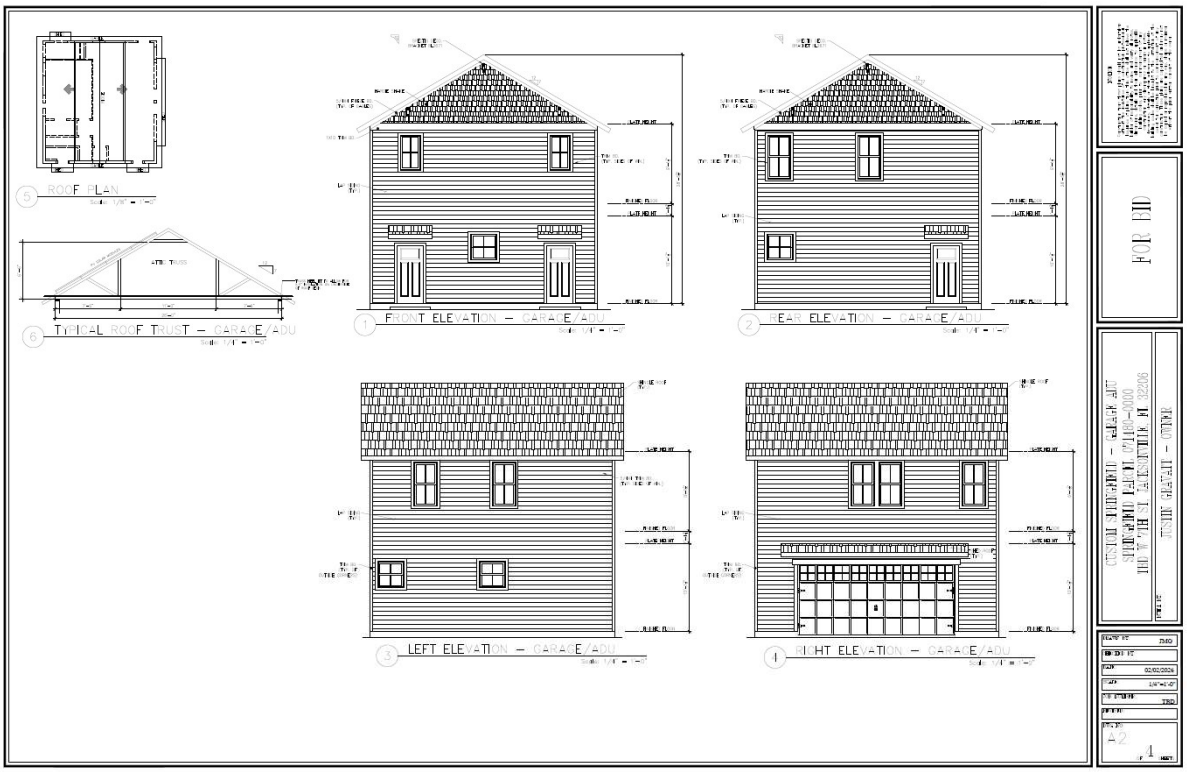


PRIMARY ELEVATION DRAWINGS DATED JANUARY 31, 2026



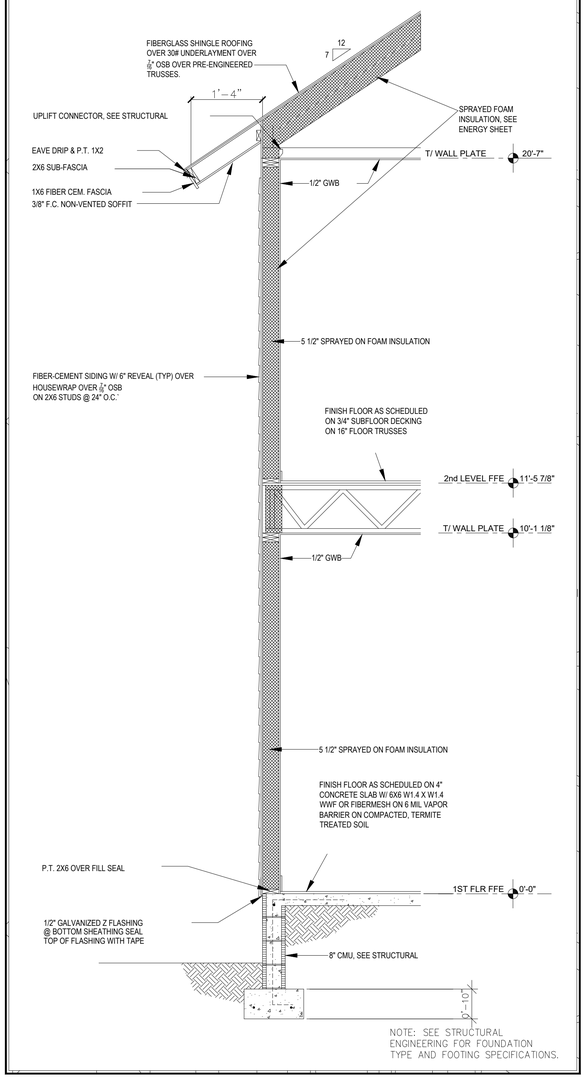

1 REAR ELEVATION – MAIN HOUSE
2 LEFT ELEVATION – MAIN HOUSE
FOR BID
A-1

ACCESSORY ELEVATION DRAWINGS DATED FEBRUARY 2, 2026



TYPICAL WALL SECTION

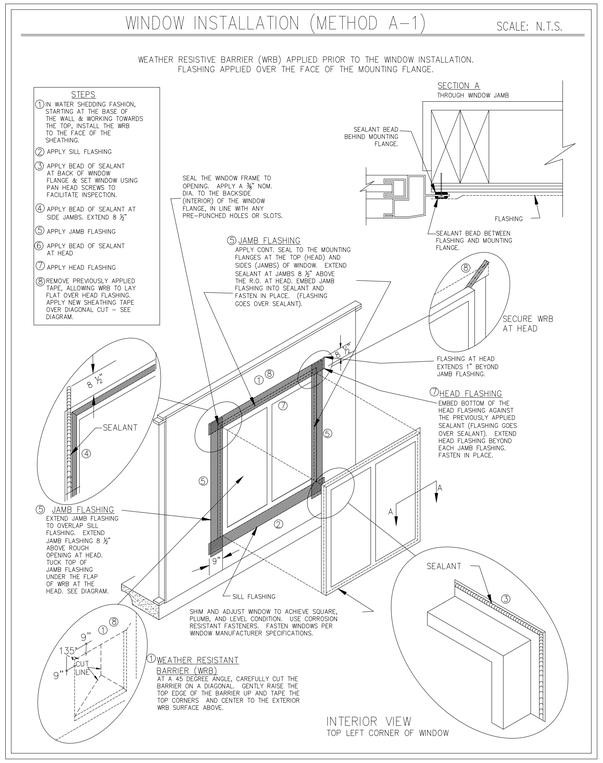
SCALE: N.T.S.



WINDOW INSTALLATION (METHOD A-1)

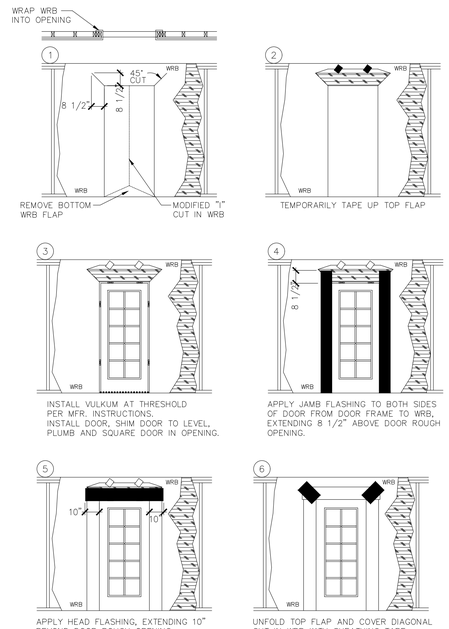
SCALE: N.T.S.

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



EXTERIOR DOOR FLASHING

SCALE: N.T.S.



NOTE:
ALL FLASHING WILL BE SELF ADHERING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

STRUCTURE HEIGHT AND NUMBER OF STORIES:

BUILDING HEIGHT 31'-5"+/- NUMBER OF STORIES 2

TYPE OF CONSTRUCTION:

TYPE V (UNPROTECTED, UNSPRINKLED)

MATERIAL INFORMATION:
ROOFING (MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS)
- ROOF UNDERLAYMENT - ASTM D 4869 TYPE II
- ROOF FLASHING (DRIP, RAKE, CAP, VALLEY) - 26 GAUGE
- ROOF SHINGLES - ASTM D3462 & ASTM D3161 TYPE 1 WIND RESISTANCE MODIFIED TO 110 M.P.H., ASTM E108 CLASS-A FIRE RESISTANCE RATING
- SHINGLE NAILING - PER MANUFACTURERS SPECIFICATIONS

WINDOWS & DOORS (ENGINEERED INSTALLATION SPECIFICATIONS TO BE ON JOB SITE AT TIME OF INSPECTION)
- WINDOWS, SINGLE HUNG -
- WINDOWS, FIXED GLASS -
- SLIDING GLASS DOORS -
- EXTERIOR DOORS -
- GARAGE DOORS -

WIND ZONE INFORMATION: VERIFY W/ EOR

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION

BUILDING IS "ENCLOSED"

BASIC WIND SPEED (M.P.H.) VERIFY W/ EOR

RISK CATEGORY II

WIND EXPOSURE CATEGORY VERIFY W/ EOR

INTERNAL PRESSURE COEFFICIENT +.18/-.18***

SEE STRUCTURAL ENGINEERING SHEETS FOR COMPONENTS AND CLADDING (END ZONE AND INTERIOR ZONE) INFORMATION

NOTICE

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FOR BID

NOTES (FBC2023-R)

SCALE: N.T.S.

NOTES (COMPLY W/ FLORIDA BUILDING CODE 2023 - RESIDENTIAL):

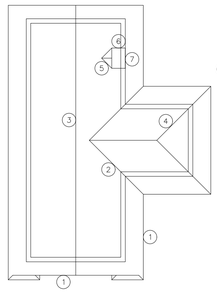
1. FBC-R302.5.1: ANY DOOR BETWEEN THE DWELLING AND THE GARAGE IS TO BE EITHER A 1 3/8" MIN. THICK SOLID WOOD OR HONEYCOMB CORE STEEL OR THE DOOR IS TO HAVE A 20 MIN. FIRE-RATING.
2. FBC-R302.5.2: DUCTS IN GARAGE SHALL BE MIN. 26 GAGE SHEET STEEL, WITH NO OPENINGS INTO THE GARAGE PERMITTED
3. FBC-R302.6: GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC WITH 1/2" MIN. GYPSUM BOARD APPLIED TO GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ROOMS ABOVE WITH 5/8" MIN. TYPE 'X' GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROJECTED WITH MIN. ½" GYPSUM BOARD.
4. FBC-R703.6.3: WHERE STUCCO IS APPLIED TO LATH OVER WOOD FRAME, A BOND BREAKER IS REQUIRED BETWEEN THE WATER RESISTIVE BARRIER AND THE STUCCO PER ONE OF THE FOLLOWING METHODS:
- 2 LAYERS OF APPROVED WATER-RESISTIVE BARRIER MATERIAL, OR
- 1 LAYER OF APPROVED WATER-RESISTIVE BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR
- OTHER METHOD IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTION.
5. FBC-R, M1307.2: GROUND MECHANICAL UNITS SHALL BE ANCHORED IN ACCORDANCE WITH THIS SECTION.
6. FBC-R, M1305.11: MIN. 4" CLEARANCE AROUND ALL SIDES OF MECHANICAL EQUIPMENT AND COMPONENTS, INCLUDING DUCT, WITH THE TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12" WIDER THAN THE FURNACE OR AIR HANDLER.

INDEX OF ARCHITECTURAL PLANS

C1 COVER SHEET & ARCH. DETAILS
A1 1st FLOOR PLAN
A2 2nd FLOOR PLAN
A3 ELEVATIONS & ROOF PLAN
A4 ELEVATIONS
A5 ELECTRICAL LAYOUT
A6 SITE PLAN & FOUNDATION LAYOUT

ROOF FLASHING

SCALE: N.T.S.



1 METAL DRIP EDGE
26 GA. GALVANIZED (NOT TO SCALE)

1 DRIP EDGE FLASHING:

DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLED ROOFS, AND OVERLAPPED A MINIMUM OF 2". EAVE DRIP EDGES SHALL EXTEND 1/4" BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2". DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12" O.C.. DRIP EDGE AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 2" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

1. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), UNDERLAYMENT SHALL COMPLY WITH ASTM D 226, TYPE I OR TYPE II OR ASTM D 4869, TYPE I OR TYPE IV OR ASTM D 6757 AND SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM), AND FASTENED WITH A 1-INCH (25 MM) ROUND PLASTIC CAP, METAL CAP NAILS OR NAILS AND TIN-TABS ATTACHED TO A NAILABLE DECK WITH ONE ROW IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE OVERLAPS FASTENED 6 INCHES (152 MM) O.C. SYNTHETIC UNDERLAYMENT SHALL BE FASTENED IN ACCORDANCE WITH THIS SECTION AND THE MANUFACTURER'S RECOMMENDATIONS.

2 VALLEY FLASHING:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR OPEN VALLEY (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 24" WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS IN TABLE R903.1

2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING, COMPLYING WITH ASTM D 249, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18" AND THE TOP LAYER A MINIMUM OF 36" WIDE.

2. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER, UNDERLAYMENT SHALL COMPLY WITH ASTM D 226, TYPE II OR ASTM D 4869, TYPE IV OR ASTM D 6757 AND SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES (51 MM), FASTENED WITH 1-INCH (25 MM) ROUND PLASTIC CAP, METAL CAP NAILS OR NAILS AND TIN-TABS ATTACHED TO A NAILABLE DECK WITH TWO STAGGERED ROWS IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE OVERLAPS FASTENED 6 INCHES (152 MM) O.C. SYNTHETIC UNDERLAYMENT SHALL BE FASTENED IN ACCORDANCE WITH THIS SECTION AND THE MANUFACTURER'S RECOMMENDATIONS END LAPS SHALL BE OFFSET BY 6 FEET (1829 MM).

3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 224 TYPE II OR TYPE III AND AT LEAST 36" WIDE OR VALLEY LINING AS DESCRIBED IN ITEMS 1 AND 2 ABOVE SHALL BE PERMITTED. SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED IN LIEU OF THE LINING MATERIAL.

3 RIDGE FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.

4 HIP FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDDING FASHION. AT THE HIP LINE, FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.

5 CRICKETS AND SADDLES FLASHING:

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30" WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

6 BASE AND COUNTER FLASHING:

BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6" ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4" FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF ROOF TO ENSURE WATER-SHEADING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHING SHALL BE OF EITHER CORRISON-RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROOL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET. COUNTER FLASHING SHALL BE CORROSION-RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE 903.1.

6 5 X 5 ANGLE FLASHING
26 GA. GALVANIZED (NOT TO SCALE)

7 "Z" FLASHING
29 GA. GALVANIZED (NOT TO SCALE)

7 FIBER CEMENT SIDING FLASHING:

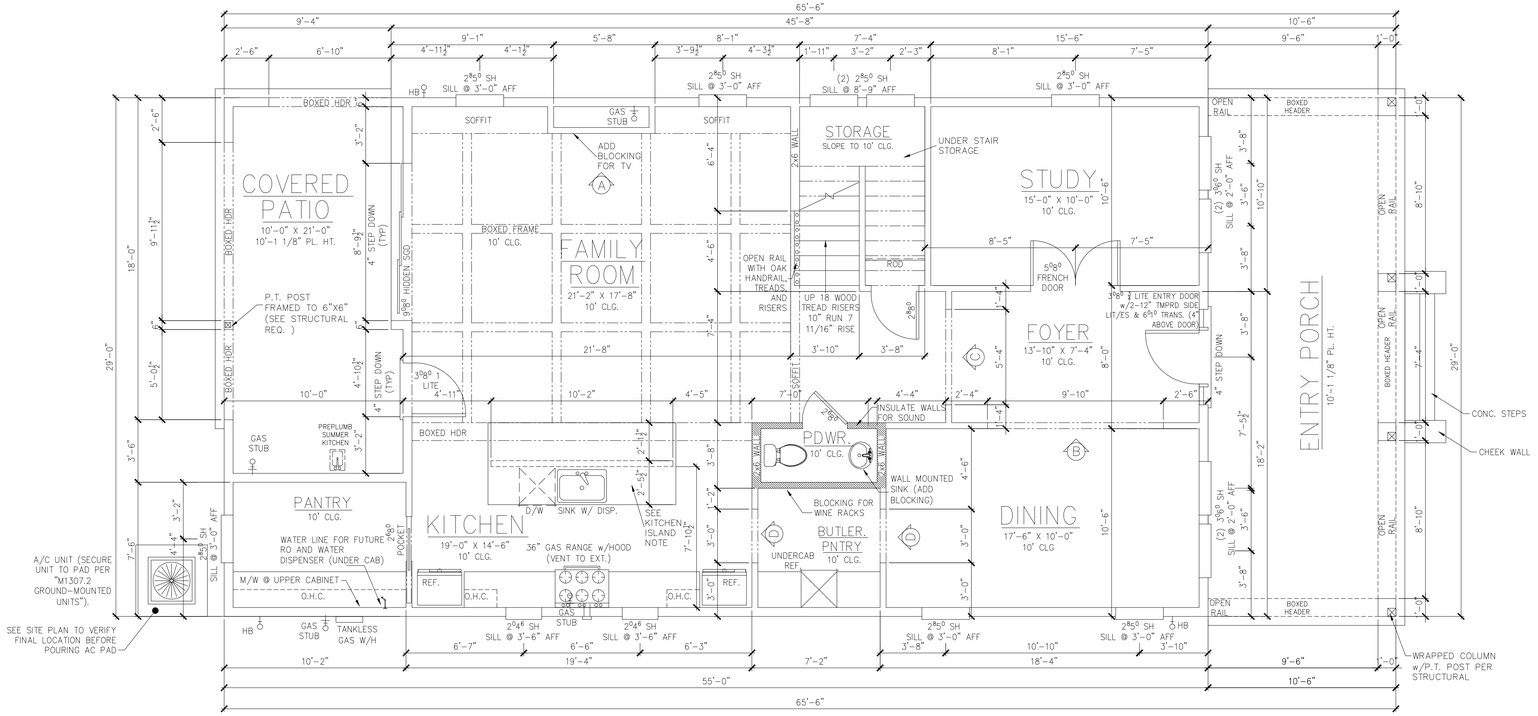
PANEL SIDING:
PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO FRAMING. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS. HORIZONTAL JOINTS SHALL BE FLASHED WITH "Z-FLASHING" AND BLOCKED WITH SOLID WOOD FRAMING.

HORIZONTAL LAP SIDING:
LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4" AND SHALL HAVE THE ENDS SEALED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER, OR LOCATED OVER A STRIP OF FLASHING. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, ACCORDING TO APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.

CUSTOM SPRINGFIELD DOUBLE PORCH
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

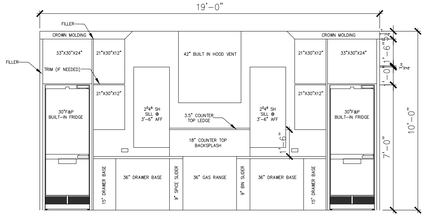
BUILT BY: JUSTIN GRAVATT - OWNER

DRAWN BY: JMG
CHECKED BY:
DATE: 01/31/2026
SCALE: 1/4"=1'-0"
JOB NUMBER: TBD
REVISED:
DWG NO: C1
OF 7 SHEETS



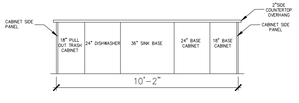
1 FIRST FLOOR PLAN – MAIN HOUSE

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



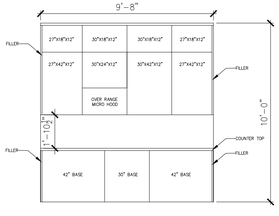
2 KITCHEN ELEVATION

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



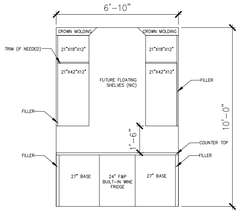
3 ISLAND ELEVATION

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



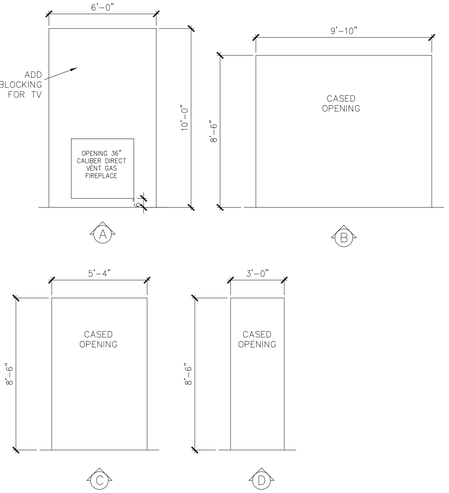
4 PANTRY ELEVATION

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



5 BUTLER PANTRY ELEVATION

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



NOTE:
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS & UNDER-STAIRS SURFACE COVERED WITH 1/2" MINIMUM GYPSUM BOARD

NOTE:
CLG. HEIGHT @ STAIRS TO BE MAXIMUM HEIGHT ALLOWED BY TRUSS DESIGN, BUT NO LOWER THAN 6'-8" IN CLEAR HEIGHT

GENERAL STAIR DETAIL

SCALE: N.T.S.

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS, AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7 OF THE FLORIDA BUILDING CODE.
MAXIMUM RISER HEIGHT: 7-3/4"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM TREAD DEPTH: 12" (NCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

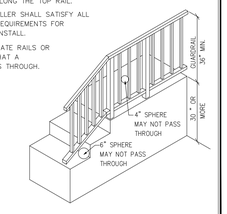
*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7.8 OF THE FLORIDA BUILDING CODE.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



NOTE:
PROVIDE BLOCKING AT ALL SHELVING LOCATIONS (42" AND 84" AFF)

NOTE:
ALL EXTERIOR WALLS TO BE 2x6 @2 SPF STUDS (U.N.O).

KITCHEN ISLAND NOTE:
2X6X35" H. PLUMB WALL

NOTE:
NO PLUMBING VENTS TO BE VISIBLE FROM FRONT OF HOUSE

AREA TABULATION – MAIN HOUSE

1ST FLOOR LIVING:	1385 S.F.
2ND FLOOR LIVING:	1527 S.F.
TOTAL A/C (GROSS FLOOR AREA):	2912 S.F.
FRONT ENTRY:	305 S.F.
COVERED PATIO	210 S.F.
BALCONY:	305 S.F.
TOTAL COVERED:	3732 S.F.

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FOR BID

CUSTOM SPRINGFIELD DOUBLE PORCH
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

BUILT BY: JUSTIN GRAVATT - OWNER

DRAWN BY: JMG
CHECKED BY:
DATE: 01/31/2026
SCALE: 1/4"=1'-0"
JOB NUMBER: TBD
REVISED:
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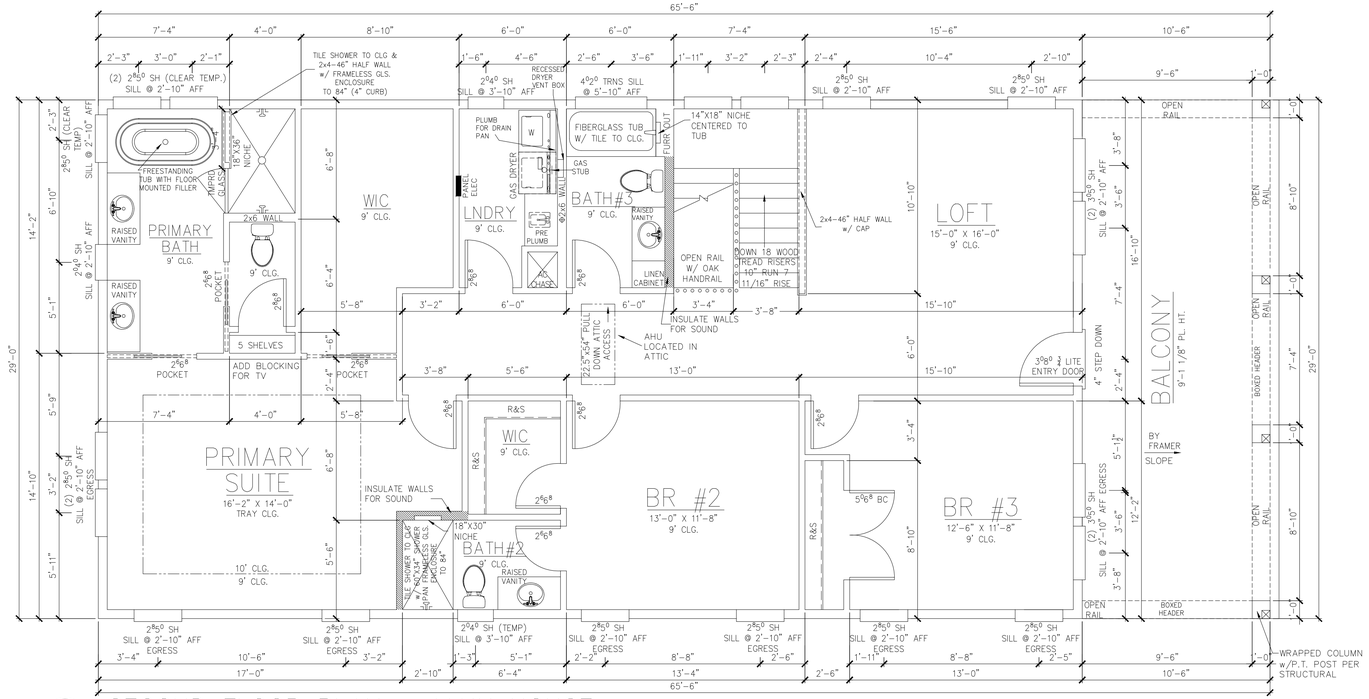
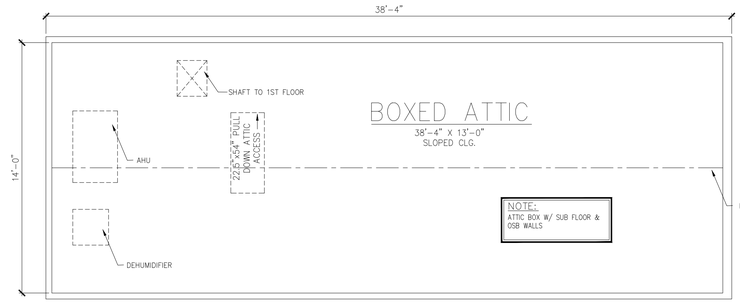
OF 7 SHEETS



1 SECOND FLOOR PLAN – MAIN HOUSE

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



2 ATTIC PLAN – MAIN HOUSE

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

AREA TABULATION – MAIN HOUSE	
1ST FLOOR LIVING:	1385 S.F.
2ND FLOOR LIVING:	1527 S.F.
TOTAL A/C (GROSS FLOOR AREA):	2912 S.F.
FRONT ENTRY:	305 S.F.
COVERED PATIO	210 S.F.
BALCONY:	305 S.F.
TOTAL COVERED:	3732 S.F.

NOTE:
PROVIDE BLOCKING AT ALL SHELVING LOCATIONS (42" AND 84" AFF)

NOTE:
SHOWER HEADS @90" AFF

NOTE:
ALL EXTERIOR WALLS TO BE 2x6 #2 SPF STUDS (U.N.O).

NOTE:
NO PLUMBING VENTS TO BE VISIBLE FROM FRONT OF HOUSE

NOTE:
CLG. HEIGHT @ STAIRS TO BE MAXIMUM HEIGHT ALLOWED BY TRUSS DESIGN, BUT NO LOWER THAN 6'-8" IN CLEAR HEIGHT

GENERAL STAIR DETAIL

SCALE: N.T.S.

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS, AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY
W/ R311.7 OF THE FLORIDA BUILDING CODE.
MAXIMUM RISER HEIGHT: 7-3/4"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM TREAD DEPTH: 12" (INCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

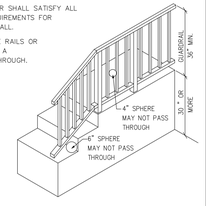
*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY
W/ R311.7.8 OF THE FLORIDA BUILDING CODE.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



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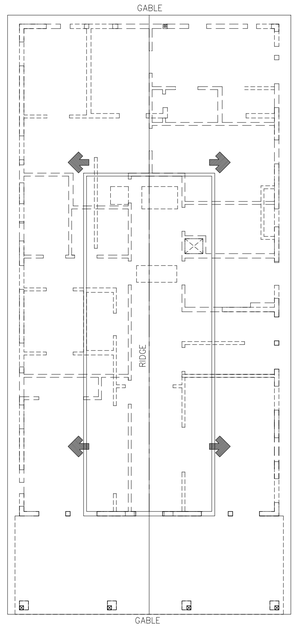
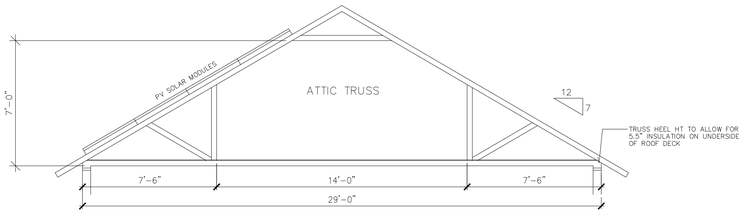
FOR BID

CUSTOM SPRINGFIELD DOUBLE PORCH
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

BUILT BY:
JUSTIN GRAVATT - OWNER

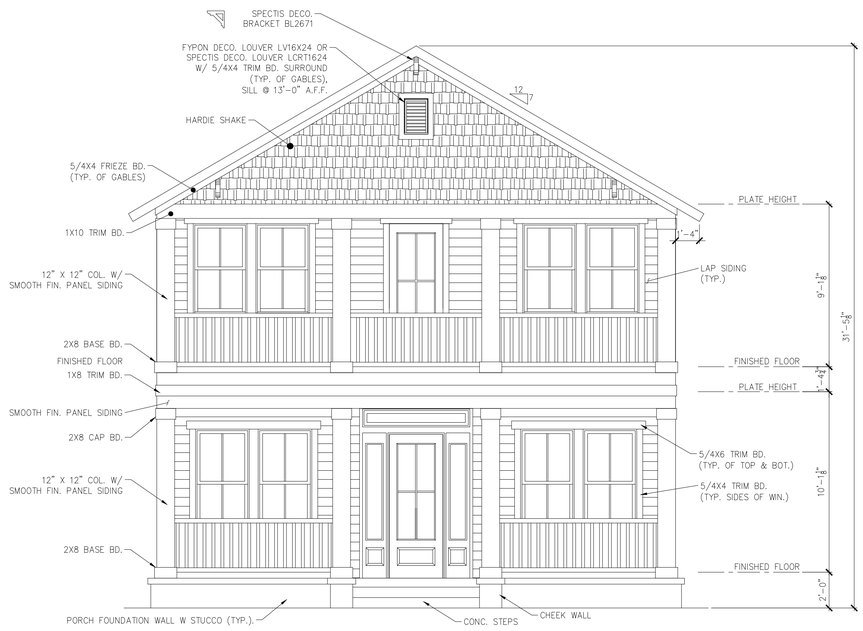
DRAWN BY:	JMG
CHECKED BY:	
DATE:	01/31/2026
SCALE:	1/4"=1'-0"
JOB NUMBER:	TBD
REVISED:	
DWG NO:	A2
OF	7 SHEETS





5 TYPICAL ROOF TRUST – MAIN HOUSE

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

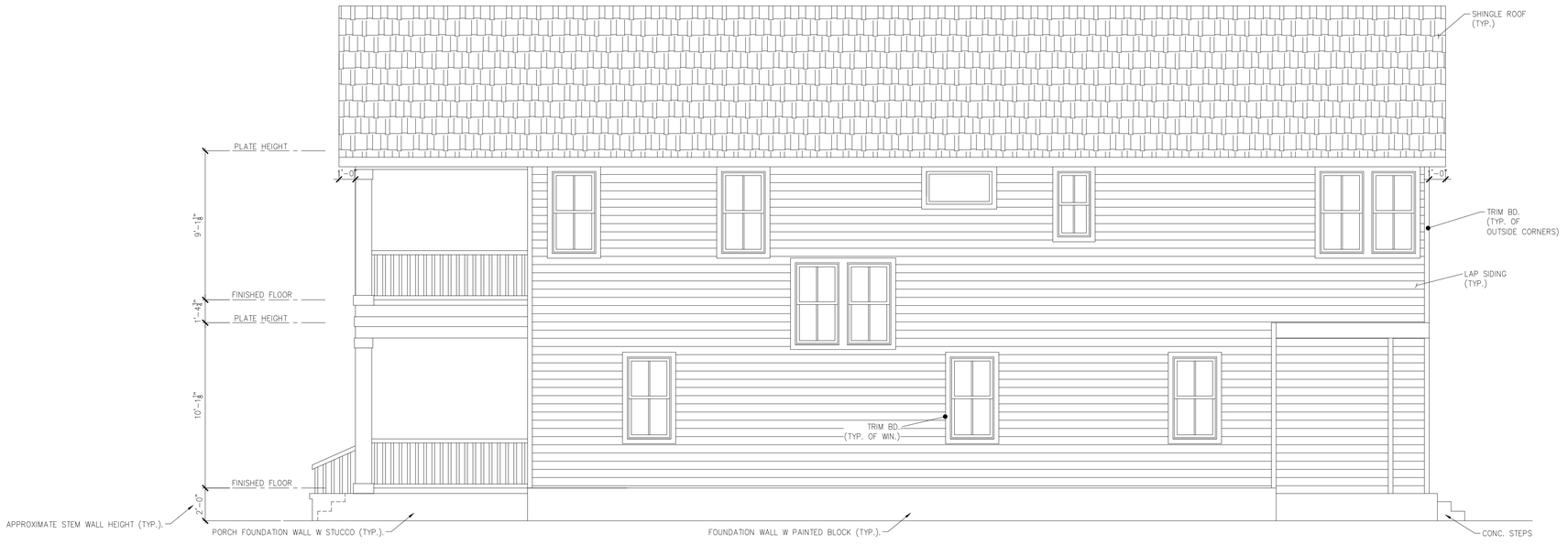


1 FRONT ELEVATION – MAIN HOUSE

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

4 STAIR SECTION – MAIN HOUSE

Scale: NTS



2 RIGHT ELEVATION – MAIN HOUSE

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

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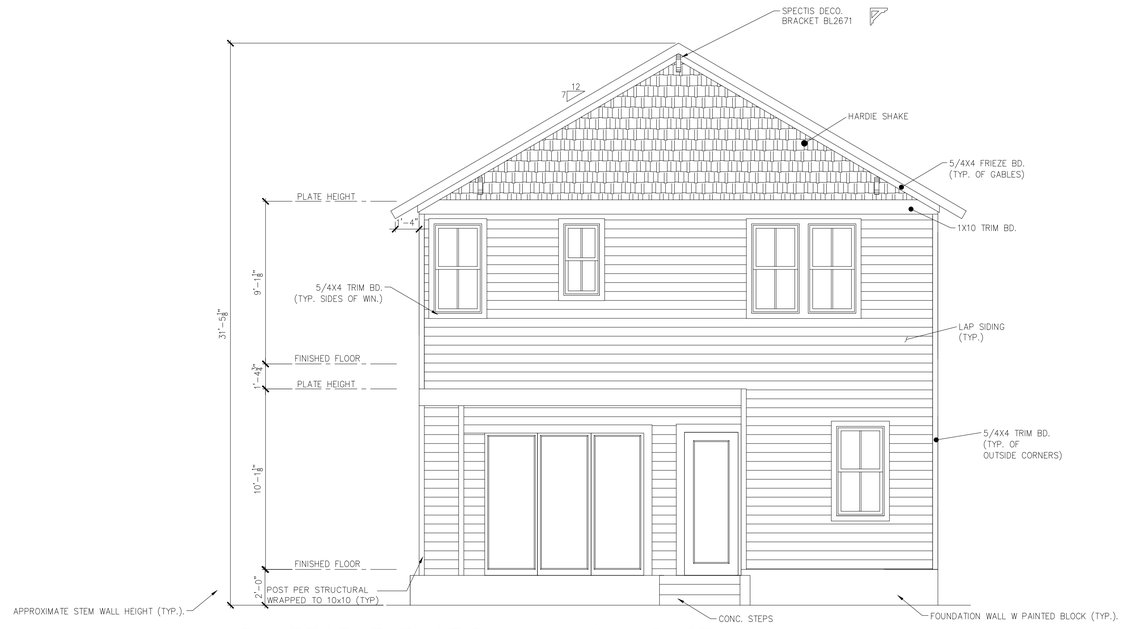
FOR BID

CUSTOM SPRINGFIELD DOUBLE PORCH
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

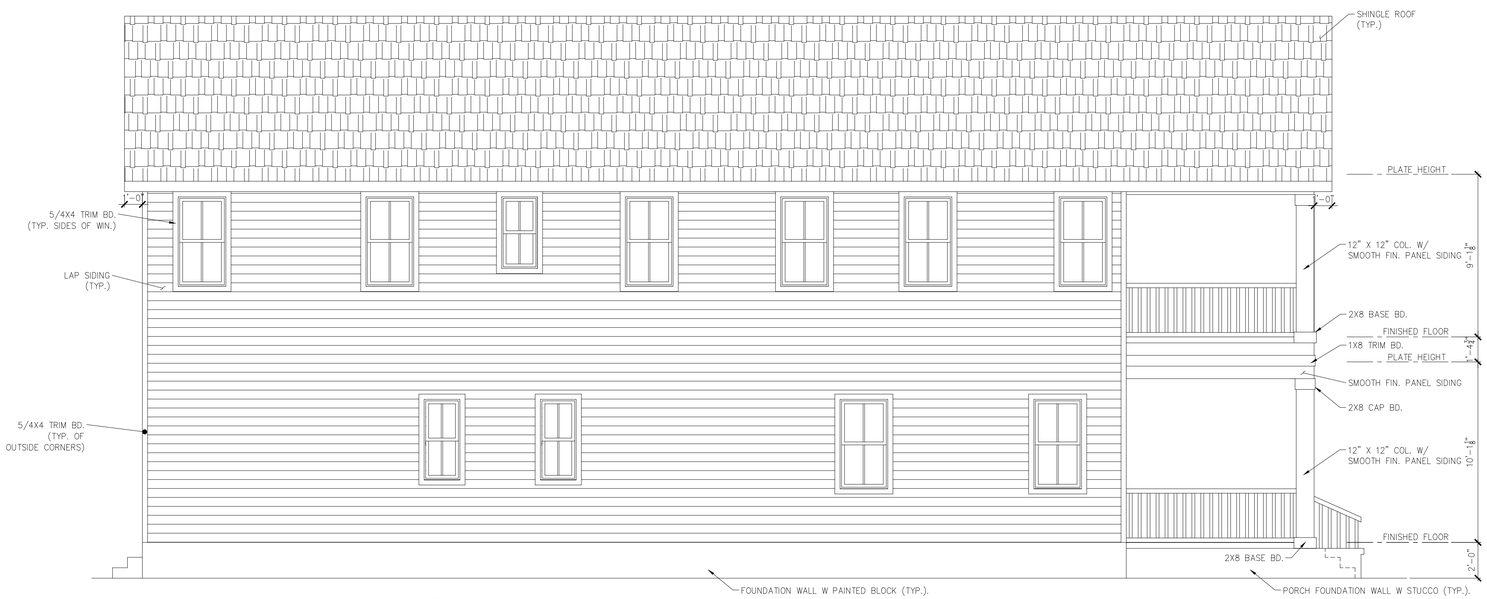
BUILT BY: JUSTIN GRAVATT - OWNER

DRAWN BY:	JMG
CHECKED BY:	
DATE:	01/31/2026
SCALE:	1/4"=1'-0"
JOB NUMBER:	TBD
REVISED:	
DWG NO:	A3
	OF 7 SHEETS



1 REAR ELEVATION – MAIN HOUSE

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



2 LEFT ELEVATION – MAIN HOUSE

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

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FOR BID

CUSTOM SPRINGFIELD DOUBLE PORCH
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

BUILT BY: JUSTIN GRAVATT – OWNER

DRAWN BY:	JMG
CHECKED BY:	
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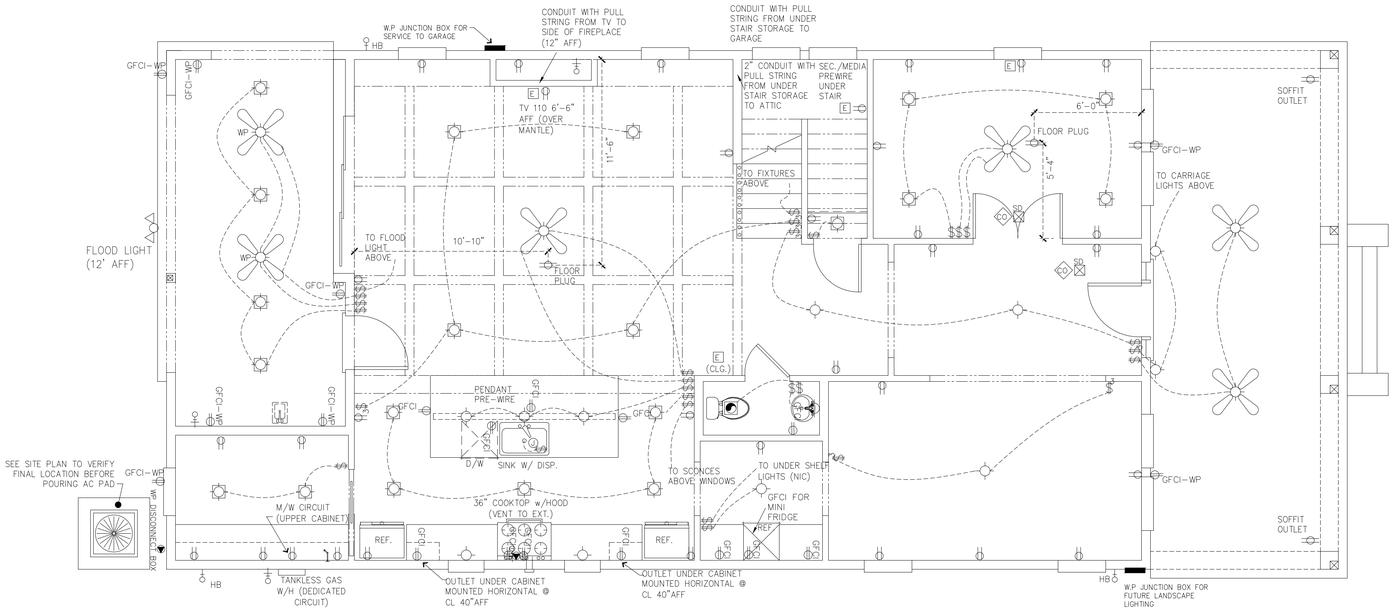
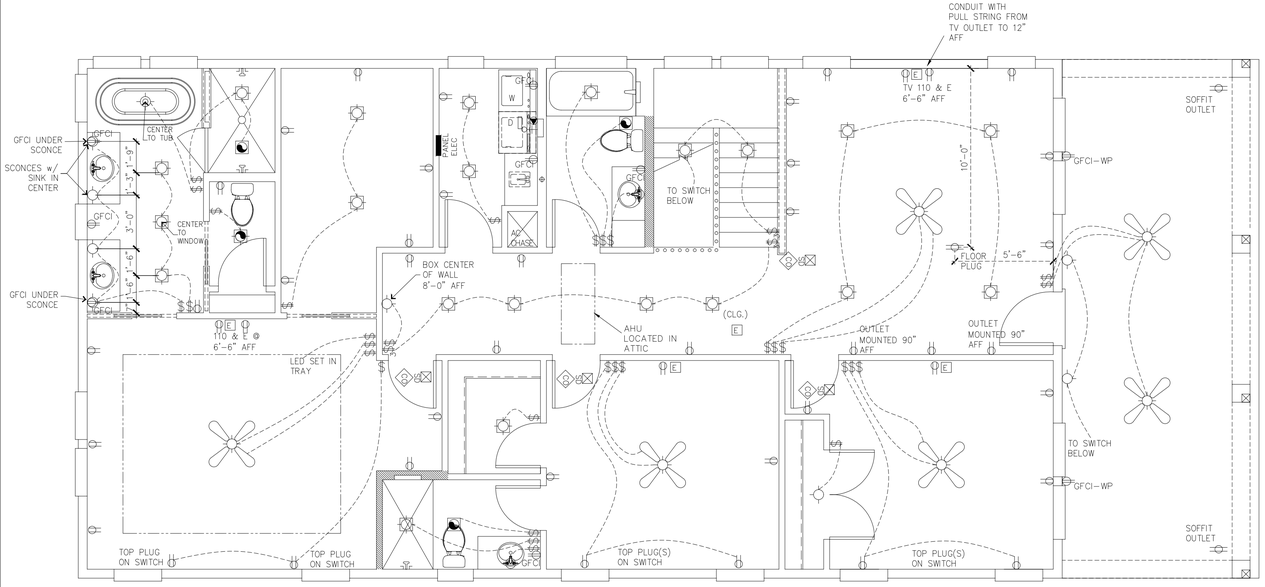
SCALE:	1/4"=1'-0"
JOB NUMBER:	TBD
REVISED:	
DWG NO:	A4 OF 7 SHEETS



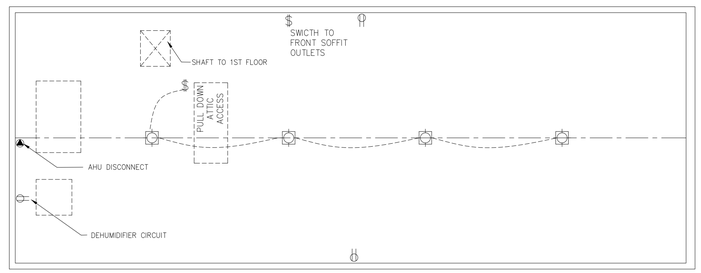
1 FIRST FLOOR ELECTRICAL PLAN

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



2 SECOND FLOOR ELECTRICAL PLAN

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



3 ATTIC ELECTRICAL PLAN

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

ELECTRICAL LEGEND

- PREWIRE & BRACE CEILING FAN W/ LIGHT
- CEILING EXHAUST FAN FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- FAN/LIGHT COMBO
- CEILING MOUNTED LIGHT (PRE-WIRE ONLY)
- WALL MOUNTED FIXTURE (PRE-WIRE ONLY)
- CEILING MOUNTED LED LIGHT BAR
- C CABLE TV OUTLET (VERIFY W/ BUILDER)
- E ETHERNET OUTLET (VERIFY W/ BUILDER)
- UNDER CABINET LIGHTING
- 220V OUTLET
- 110V OUTLET
- GFCI GFCI PROTECTED
- USB ELECTRIC/USB OUTLET
- GFCI-WP WEATHER PROTECTED
- OVER HEAD/FLOOR OUTLET
- SWITCHES
- ELEC PANEL ELECTRIC PANEL
- SD SMOKE DETECTOR (PER CODE)
- CO CARBON MONOXIDE DETECTOR (PER CODE)
- FLOOD LIGHT
- J JUNCTION BOX
- S SPEAKER PREWIRE

NOTE

- ALL KITCHEN COUNTER OUTLETS TO BE INSTALLED HORIZONTALLY @ 50" AFF TO CENTERLINE OF OUTLET
- ALL BATHROOM VANITY OUTLETS TO BE INSTALLED HORIZONTALLY @ 46" AFF TO CENTERLINE OF OUTLET

ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTER LINE OF THE BOX TO BE: 12" AFF (GENERAL) – KITCHEN INSTALLED HORIZONTALLY @ 40" AFF – BATHROOM INSTALLED HORIZONTALLY @ 44" AFF – LAUNDRY ROOM 36" AFF – EXTERIOR WATERPROOF 12" AFF – 42" AFF GARAGE GENERAL PURPOSE – 2" AFF RANGE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 46" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. ALL SMOKE ALARMS SHALL BE LISTED & LABELED IN ACCORDANCE WITH UL217 & INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE & THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72
6. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
7. GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER NEC, SECTION 210-8
8. RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (E4002.14)
9. PROVIDE ARC FAULT & GROUND FAULT PROTECTION PER 2017 NEC.

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FOR BID

CUSTOM SPRINGFIELD DOUBLE PORCH
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

BUILT BY: JUSTIN GRAVATT - OWNER

DRAWN BY:	JMG
CHECKED BY:	
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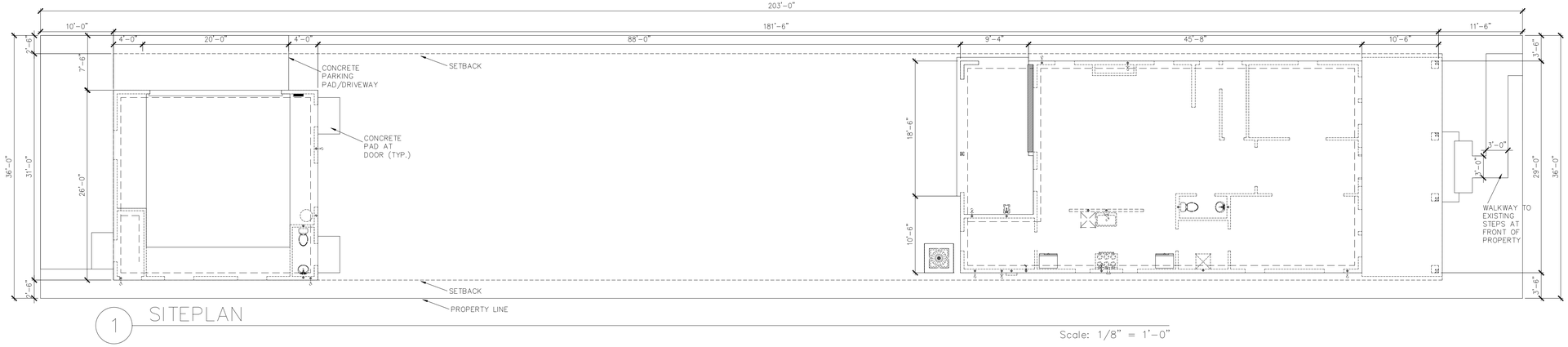
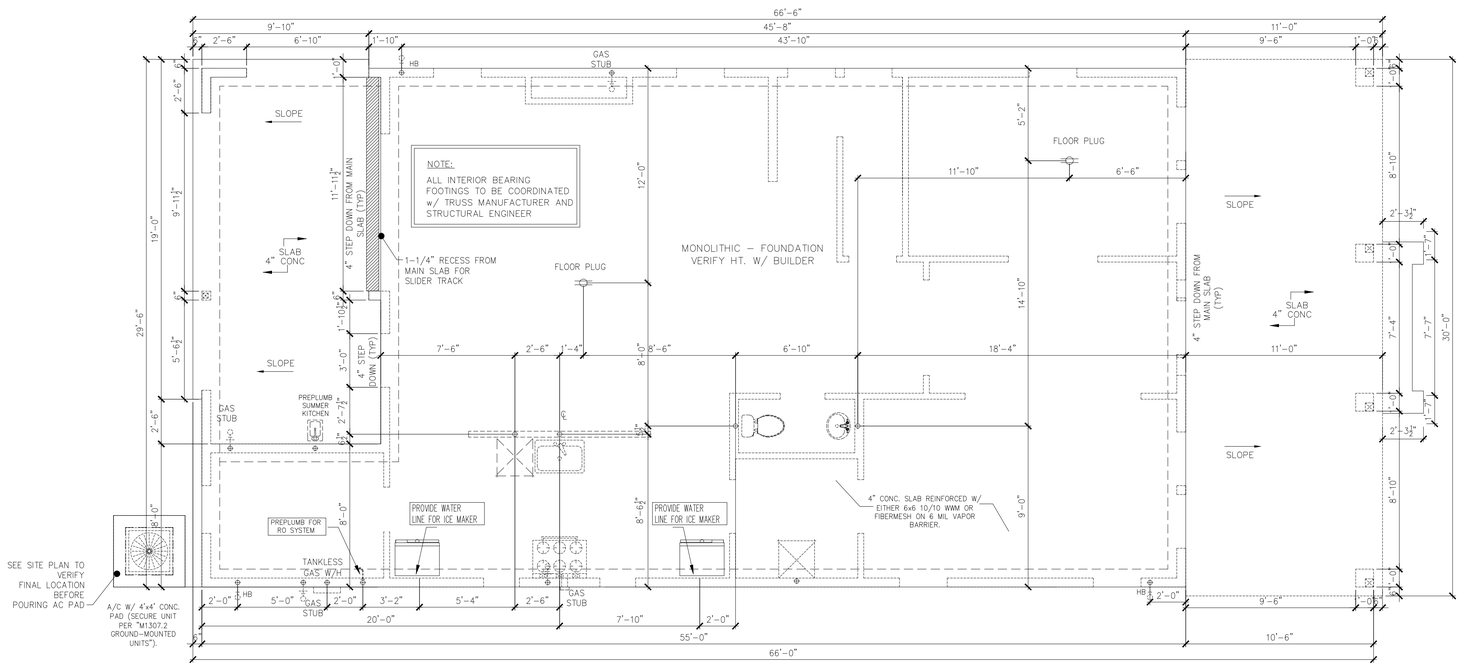
REVISED:	
DWG NO:	A5
	OF 7 SHEETS



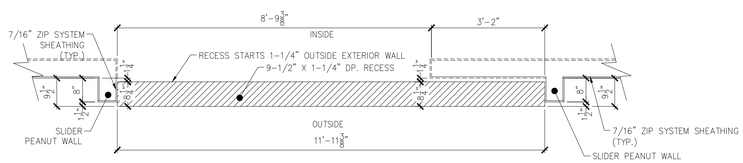
1 SITEPLAN

Scale: 1/8" = 1'-0"



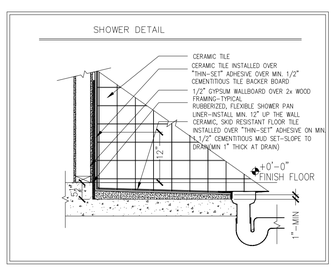
1 FOUNDATION PLAN – MAIN HOUSE

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



2 9' POCKET SLIDER TRACK RECESS DETAIL

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



3 SHOWER DETAIL

Scale: 3/4" = 1'-0"

FOUNDATION NOTES:

1) ALL WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL, AND COUNTY BUILDING DEPARTMENT.
2) STRIP TOPSOIL, TREES, STUMPS, ROOTS, ETC. FROM ALL AREAS WHERE CONSTRUCTION WILL OCCUR U.N.O.
3) FILL SHALL BE FIRMLY COMPACTED, CLEAR SAND/CLAY MATERIAL: FREE ROOTS, ORGANIC MATTER OR OTHER DEBRIS.
4) INTERIOR BEARING LOCATIONS SHOULD BE COORDINATED WITH TRUSS MANUFACTURER & STRUCTURAL ENGINEER.

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FOR BID

CUSTOM SPRINGFIELD DOUBLE PORCH
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

BUILT BY: JUSTIN GRAVATT – OWNER

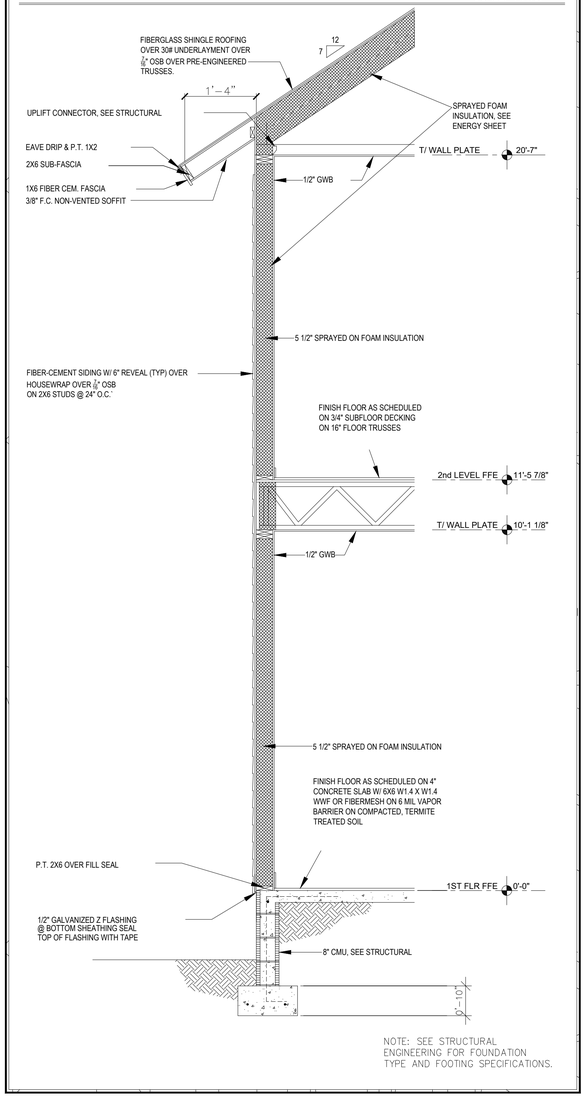
DRAWN BY:	JMG
CHECKED BY:	
DATE:	01/31/2026
SCALE:	1/4"=1'-0"
JOB NUMBER:	TBD
REVISED:	
DWG NO:	A6

OF 7 SHEETS

501

TYPICAL WALL SECTION

SCALE: N.T.S.



NOTE: SEE STRUCTURAL ENGINEERING FOR FOUNDATION TYPE AND FOOTING SPECIFICATIONS.

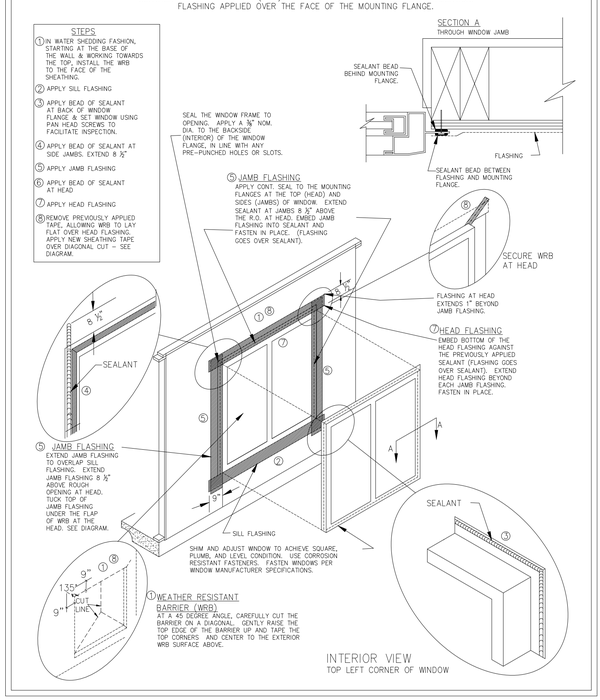
WINDOW INSTALLATION (METHOD A-1)

SCALE: N.T.S.

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

STEPS

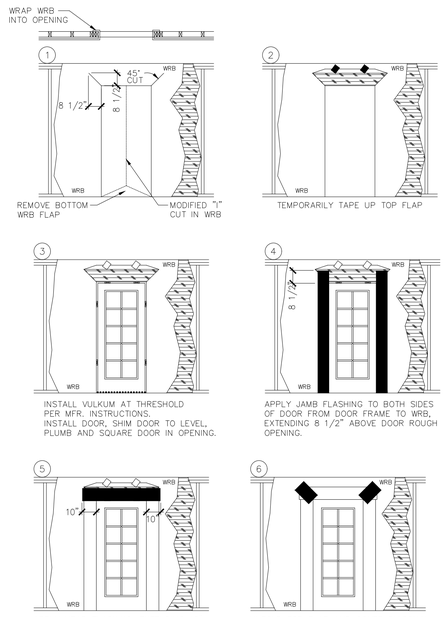
1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS EXTEND 8 ½"
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.



INTERIOR VIEW
TOP LEFT CORNER OF WINDOW

EXTERIOR DOOR FLASHING

SCALE: N.T.S.



NOTE:
ALL FLASHING WILL BE SELF ADHERING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

STRUCTURE HEIGHT AND NUMBER OF STORIES:

BUILDING HEIGHT 28'-6"+/- NUMBER OF STORIES 2

TYPE OF CONSTRUCTION:

TYPE V (UNPROTECTED, UNSPRINKLED)

MATERIAL INFORMATION:

ROOFING (MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS)
- ROOF UNDERLAYMENT - ASTM D 4869 TYPE II
- ROOF FLASHING (DRIP, RAKE, CAP, VALLEY) - 26 GAUGE
- ROOF SHINGLES - ASTM D3462 & ASTM D3161 TYPE 1 WIND RESISTANCE MODIFIED TO 110 M.P.H., ASTM E108 CLASS-A FIRE RESISTANCE RATING
- SHINGLE NAILING - PER MANUFACTURERS SPECIFICATIONS

WINDOWS & DOORS (ENGINEERED INSTALLATION SPECIFICATIONS TO BE ON JOB SITE AT TIME OF INSPECTION)
- WINDOWS, SINGLE HUNG -
- WINDOWS, FIXED GLASS -
- SLIDING GLASS DOORS -
- EXTERIOR DOORS -
- GARAGE DOORS -

WIND ZONE INFORMATION: VERIFY W/ EOR

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION

BUILDING IS "ENCLOSED"

BASIC WIND SPEED (M.P.H.) VERIFY W/ EOR

RISK CATEGORY II

WIND EXPOSURE CATEGORY VERIFY W/ EOR

INTERNAL PRESSURE COEFFICIENT +.18/-.18***

SEE STRUCTURAL ENGINEERING SHEETS FOR COMPONENTS AND CLADDING (END ZONE AND INTERIOR ZONE) INFORMATION

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FOR BID

CUSTOM SPRINGFIELD - GARAGE ADU
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

BUILT BY: JUSTIN GRAVATT - OWNER

NOTES (FBC2023-R)

SCALE: N.T.S.

NOTES (COMPLY W/ FLORIDA BUILDING CODE 2023 - RESIDENTIAL):

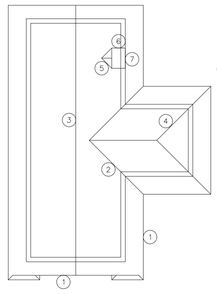
1. FBC-R302.5.1: ANY DOOR BETWEEN THE DWELLING AND THE GARAGE IS TO BE EITHER A 1 3/8" MIN. THICK SOLID WOOD OR HONEYCOMB CORE STEEL OR THE DOOR IS TO HAVE A 20 MIN. FIRE-RATING.
2. FBC-R302.5.2: DUCTS IN GARAGE SHALL BE MIN. 26 GAGE SHEET STEEL, WITH NO OPENINGS INTO THE GARAGE PERMITTED
3. FBC-R302.6: GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC WITH 1/2" MIN. GYPSUM BOARD APPLIED TO GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ROOMS ABOVE WITH 5/8" MIN. TYPE 'X' GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROJECTED WITH MIN. ½" GYPSUM BOARD.
4. FBC-R703.6.3: WHERE STUCCO IS APPLIED TO LATH OVER WOOD FRAME, A BOND BREAKER IS REQUIRED BETWEEN THE WATER RESISTIVE BARRIER AND THE STUCCO PER ONE OF THE FOLLOWING METHODS:
   - 2 LAYERS OF APPROVED WATER-RESISTIVE BARRIER MATERIAL, OR
   - 1 LAYER OF APPROVED WATER-RESISTIVE BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR
   - OTHER METHOD IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTION.
5. FBC-R, M1307.2: GROUND MECHANICAL UNITS SHALL BE ANCHORED IN ACCORDANCE WITH THIS SECTION.
6. FBC-R, M1305.11: MIN. 4" CLEARANCE AROUND ALL SIDES OF MECHANICAL EQUIPMENT AND COMPONENTS, INCLUDING DUCT, WITH THE TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12" WIDER THAN THE FURNACE OR AIR HANDLER.

INDEX OF ARCHITECTURAL PLANS

C1 COVER SHEET & ARCH. DETAILS
A1 FLOOR PLANS & ELECTRICAL LAYOUTS
A2 ELEVATIONS & ROOF PLAN - GARAGE/ADU
A3 SITE PLAN & FOUNDATION LAYOUT

ROOF FLASHING

SCALE: N.T.S.



① METAL DRIP EDGE
26 GA. GALVANIZED (NOT TO SCALE)

① DRIP EDGE FLASHING:

DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLED ROOFS, AND OVERLAPPED A MINIMUM OF 2". EAVE DRIP EDGES SHALL EXTEND 1/4" BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2". DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12" O.C.. DRIP EDGE AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 2" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

1. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), UNDERLAYMENT SHALL COMPLY WITH ASTM D 226, TYPE I OR TYPE II OR ASTM D 4869, TYPE I OR TYPE IV OR ASTM D 6757 AND SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM), AND FASTENED WITH A 1-INCH (25 MM) ROUND PLASTIC CAP, METAL CAP NAILS OR NAILS AND TIN-TABS ATTACHED TO A NAILABLE DECK WITH ONE ROW IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE OVERLAPS FASTENED 6 INCHES (152 MM) O.C. SYNTHETIC UNDERLAYMENT SHALL BE FASTENED IN ACCORDANCE WITH THIS SECTION AND THE MANUFACTURER'S RECOMMENDATIONS.

2. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER, UNDERLAYMENT SHALL COMPLY WITH ASTM D 226, TYPE II OR ASTM D 4869, TYPE IV OR ASTM D 6757 AND SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES (51 MM), FASTENED WITH 1-INCH (25 MM) ROUND PLASTIC CAP, METAL CAP NAILS OR NAILS AND TIN-TABS ATTACHED TO A NAILABLE DECK WITH TWO STAGGERED ROWS IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE OVERLAPS FASTENED 6 INCHES (152 MM) O.C. SYNTHETIC UNDERLAYMENT SHALL BE FASTENED IN ACCORDANCE WITH THIS SECTION AND THE MANUFACTURER'S RECOMMENDATIONS END LAPS SHALL BE OFFSET BY 6 FEET (1829 MM).

3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

② VALLEY FLASHING:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR OPEN VALLEY (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 24" WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS IN TABLE R903.1

2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING, COMPLYING WITH ASTM D 249, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18" AND THE TOP LAYER A MINIMUM OF 36" WIDE.

3. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 224 TYPE II OR TYPE III AND AT LEAST 36" WIDE OR VALLEY LINING AS DESCRIBED IN ITEMS 1 AND 2 ABOVE SHALL BE PERMITTED. SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED IN LIEU OF THE LINING MATERIAL.

③ RIDGE FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.

④ HIP FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDDING FASHION. AT THE HIP LINE FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.

⑤ CRICKETS AND SADDLES FLASHING:

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30" WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

⑥ BASE AND COUNTER FLASHING:

BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6" ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4" FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF ROOF TO ENSURE WATER-SHEADING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHING SHALL BE OF EITHER CORRISON-RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROOL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET. COUNTER FLASHING SHALL BE CORROSION-RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE 903.1.

5 X 5 ANGLE FLASHING
26 GA. GALVANIZED (NOT TO SCALE)

⑥

"Z" FLASHING
29 GA. GALVANIZED (NOT TO SCALE)

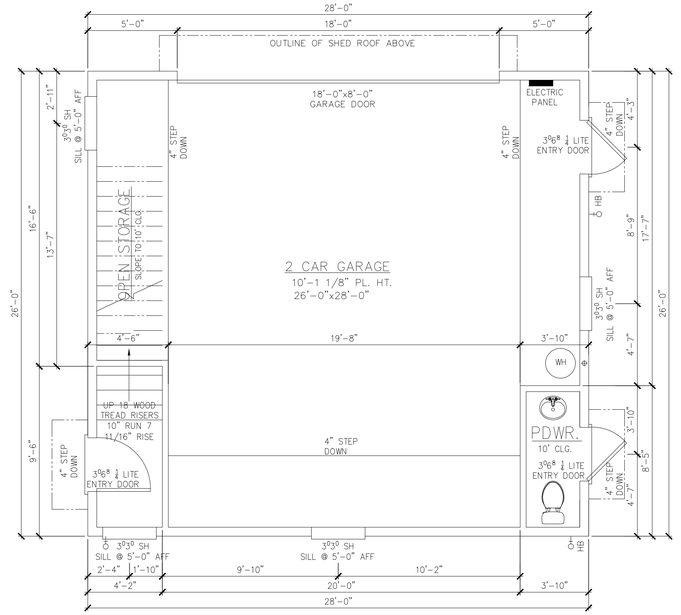
⑦

⑦ FIBER CEMENT SIDING FLASHING:

PANEL SIDING:
PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO FRAMING. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS. HORIZONTAL JOINTS SHALL BE FLASHED WITH "Z-FLASHING" AND BLOCKED WITH SOLID WOOD FRAMING.

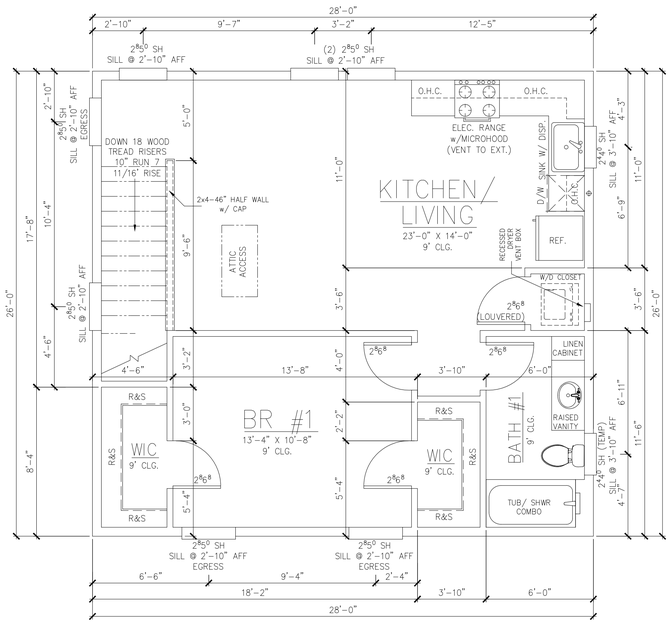
HORIZONTAL LAP SIDING:
LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4" AND SHALL HAVE THE ENDS SEALED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER, OR LOCATED OVER A STRIP OF FLASHING. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, ACCORDING TO APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.

DRAWN BY: JMG
CHECKED BY:
DATE: 02/02/2026
SCALE: 1/4"=1'-0"
JOB NUMBER: TBD
REVISED:
DWG NO: C1
OF 4 SHEETS



1 FIRST FLOOR PLAN – GARAGE/ADU

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



2 SECOND FLOOR PLAN – GARAGE/ADU

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

NOTE:
PROVIDE BLOCKING AT ALL SHELVING LOCATIONS (42" AND 84" AFF)

NOTE:
ALL EXTERIOR WALLS TO BE 2x6 #2 SPF STUDS (U.N.O).

NOTE:
NO PLUMBING VENTS TO BE VISIBLE FROM FRONT OF HOUSE

NOTE:
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS & UNDER-STAIRS SURFACE COVERED WITH 1/2" MINIMUM GYPSUM BOARD

NOTE:
CLG. HEIGHT @ STAIRS TO BE MAXIMUM HEIGHT ALLOWED BY TRUSS DESIGN, BUT NO LOWER THAN 6'-8" IN CLEAR HEIGHT

GENERAL STAIR DETAIL

SCALE: N.T.S.

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS, AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY
W/ R311.7 OF THE FLORIDA BUILDING CODE.
MAXIMUM RISER HEIGHT: 7-3/4"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM TREAD DEPTH: 12" (INCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

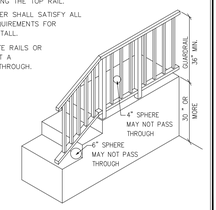
*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY
W/ R311.7.8 OF THE FLORIDA BUILDING CODE.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"–2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

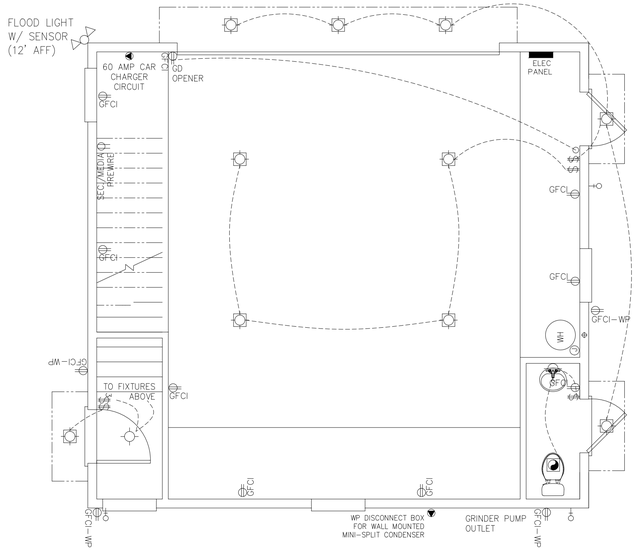
STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

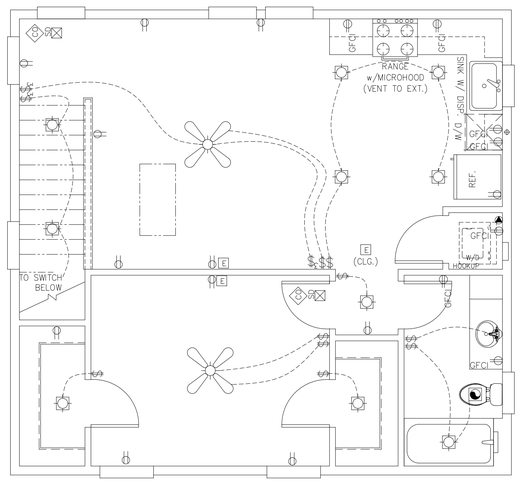
THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.





3 FIRST FLOOR ELECTRICAL PLAN – GARAGE/ADU

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



4 SECOND FLOOR ELECTRICAL PLAN – GARAGE/ADU

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

ELECTRICAL LEGEND

- PREWIRE & BRACE CEILING FAN W/ LIGHT
- CEILING EXHAUST FAN FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- FAN/LIGHT COMBO
- CEILING MOUNTED LIGHT (PRE-WIRE ONLY)
- WALL MOUNTED FIXTURE (PRE-WIRE ONLY)
- CEILING MOUNTED LED LIGHT BAR
- C CABLE TV OUTLET (VERIFY W/ BUILDER)
- E ETHERNET OUTLET (VERIFY W/ BUILDER)
- UNDER CABINET LIGHTING
- 220V OUTLET
- 110V OUTLET
- GFCI GFCI PROTECTED
- USB ELECTRIC/USB OUTLET
- GFCI–WP WEATHER PROTECTED
- OVER HEAD/FLOOR OUTLET
- SWITCHES
- ELEC PANEL ELECTRIC PANEL
- SD SMOKE DETECTOR (PER CODE)
- CO CARBON MONOXIDE DETECTOR (PER CODE)
- FLOOD LIGHT
- J JUNCTION BOX
- S SPEAKER PREWIRE

NOTE

- ALL KITCHEN COUNTER OUTLETS TO BE INSTALLED HORIZONTALLY @ 50" AFF TO CENTERLINE OF OUTLET
- ALL BATHROOM VANITY OUTLETS TO BE INSTALLED HORIZONTALLY @ 46" AFF TO CENTERLINE OF OUTLET

AREA TABULATION – GARAGE/ADU

1ST FLOOR LIVING:	44 S.F.
2ND FLOOR LIVING:	684 S.F.
TOTAL A/C:	728 S.F.
GARAGE	684 S.F.
TOTAL COVERED:	1412 S.F.
TOTAL FOOTPRINT:	728 S.F.

ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTER LINE OF THE BOX TO BE: 12" AFF (GENERAL) – KITCHEN INSTALLED HORIZONTALLY @ 50" AFF – BATHROOM INSTALLED HORIZONTALLY @ 44" AFF – LAUNDRY ROOM 36" AFF – EXTERIOR WATERPROOF 12" AFF – 42" AFF GARAGE GENERAL PURPOSE – 2" AFF RANGE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 46" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. ALL SMOKE ALARMS SHALL BE LISTED & LABELED IN ACCORDANCE WITH UL217 & INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE & THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72
6. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
7. GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER NEC, SECTION 210-8
8. RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (E4002.14)
9. PROVIDE ARC FAULT & GROUND FAULT PROTECTION PER 2017 NEC.

NOTICE

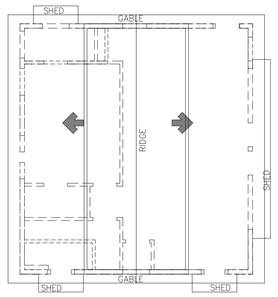
Construction from these plans should not be undertaken without the assistance of a construction professional. Issuance of plans from this office shall not relieve the builder of responsibility for errors, omissions, conflicting dimensions, details and their adherence to applicable building codes, prior to commencement of any construction. These plans are copyrighted and may not be altered without the written consent of the designer. It is the builder's responsibility to review the dimensions, details and their adherence to applicable building codes, prior to commencement of any construction. It is the builder's responsibility to review the plans with the owner for correction prior to commencement of any construction. These plans are copyrighted and may not be altered without the written consent of the designer. Reproduction of these plans may not be made without the prior written consent of the owner.

FOR BID

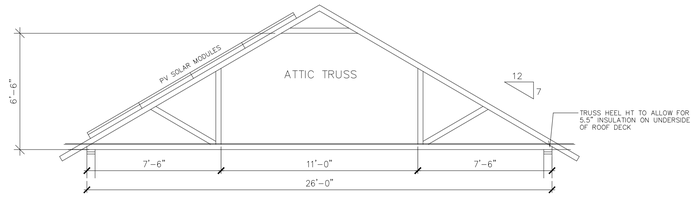
CUSTOM SPRINGFIELD - GARAGE ADU
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

BUILT BY: JUSTIN GRAVATT - OWNER

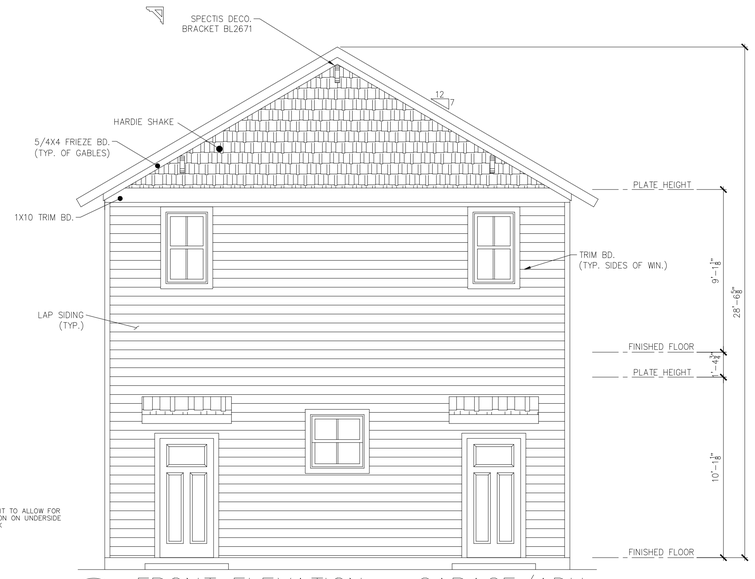
DRAWN BY:	JMG
CHECKED BY:	
DATE:	02/02/2026
SCALE:	1/4"=1'-0"
JOB NUMBER:	TBD
REVISED:	
DWG NO:	A1
OF	4 SHEETS



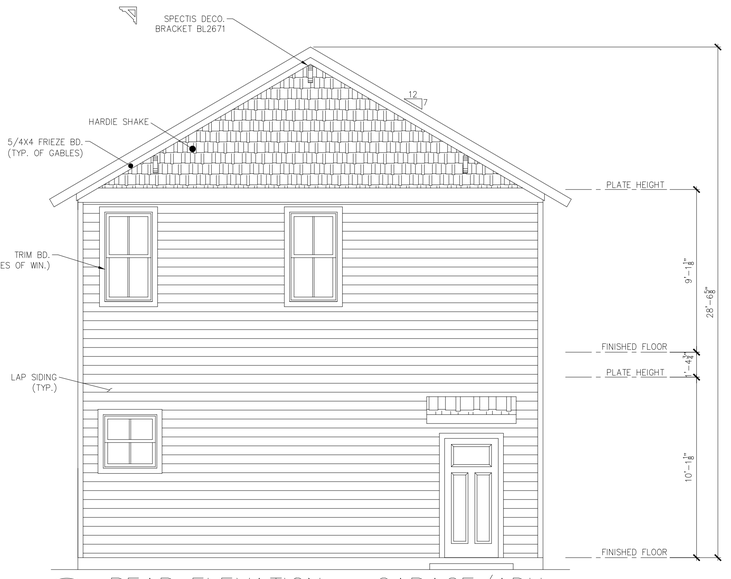
5 ROOF PLAN
Scale: 1/8" = 1'-0"



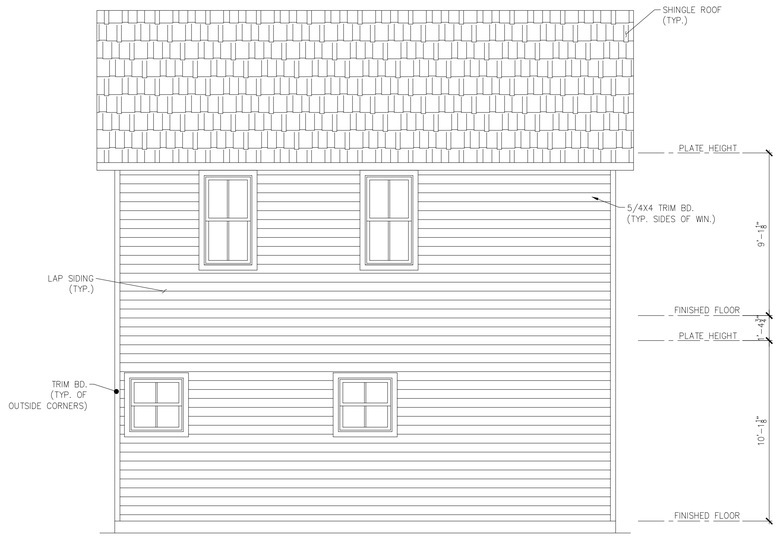
6 TYPICAL ROOF TRUST – GARAGE/ADU
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION – GARAGE/ADU
Scale: 1/4" = 1'-0"



2 REAR ELEVATION – GARAGE/ADU
Scale: 1/4" = 1'-0"



3 LEFT ELEVATION – GARAGE/ADU
Scale: 1/4" = 1'-0"



4 RIGHT ELEVATION – GARAGE/ADU
Scale: 1/4" = 1'-0"

NOTICE

Construction from these plans should not be undertaken without the assistance of a construction professional. Issuance of plans from this office shall not relieve the builder of responsibility to review and verify all notes, dimensions, details and their adherence to applicable building codes, prior to commencement of any construction. Any discrepancy or errors in notes, dimensions, details or their adherence to applicable building codes shall be brought to the attention of the owner for correction prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or manner without the prior written consent of the owner.

FOR BID

CUSTOM SPRINGFIELD – GARAGE ADU
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

BUILT BY: JUSTIN GRAVATT – OWNER

DRAWN BY:	JMG
CHECKED BY:	
DATE:	02/02/2026
SCALE:	1/4"=1'-0"
JOB NUMBER:	TBD
REVISED:	
DWG NO:	A2 OF 4 SHEETS

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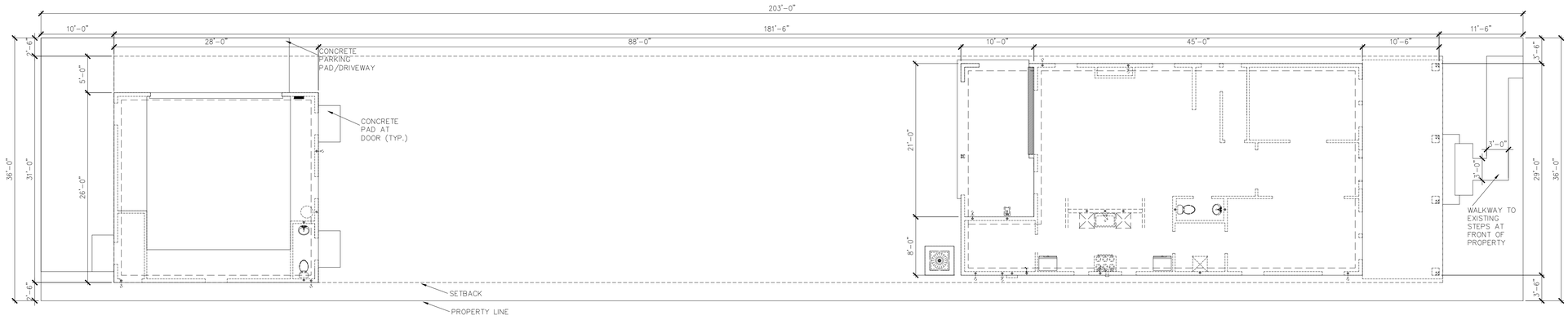
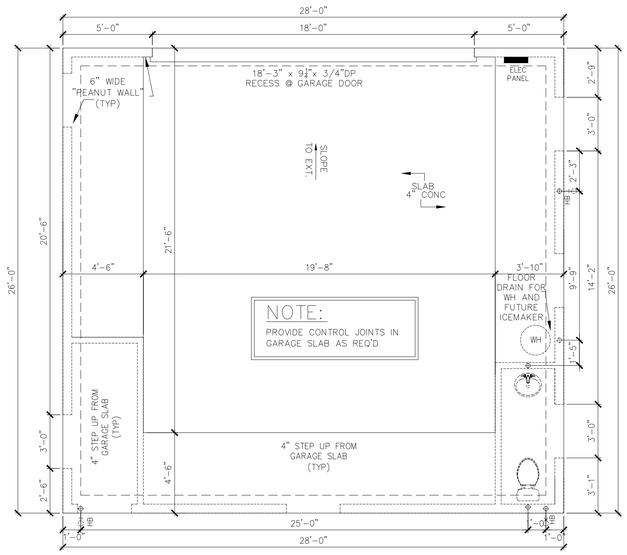


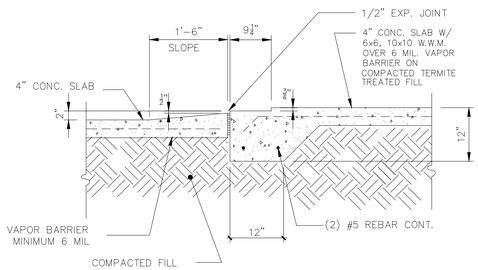
1 SITEPLAN

Scale: 1/8" = 1'-0"



2 FOUNDATION PLAN – GARAGE/ADU

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



3 GARAGE TURN DOWN

Scale: 3/4" = 1'-0"

FOUNDATION NOTES:

1) ALL WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL, AND COUNTY BUILDING DEPARTMENT.
2) STRIP TOPSOIL, TREES, STUMPS, ROOTS, ETC. FROM ALL AREAS WHERE CONSTRUCTION WILL OCCUR U.N.O.
3) FILL SHALL BE FIRMLY COMPACTED, CLEAR SAND/CLAY MATERIAL; FREE ROOTS, ORGANIC MATTER OR OTHER DEBRIS.
4) INTERIOR BEARING LOCATIONS SHOULD BE COORDINATED WITH TRUSS MANUFACTURER & STRUCTURAL ENGINEER.

NOTICE

Construction from these plans should not be undertaken without the assistance of a construction professional. Issuance of plans from this office shall not relieve the builder of responsibility for correcting any errors, omissions, dimensions, details and their adherence to applicable building codes, prior to commencement of any construction. Also, shall not relieve the builder of responsibility for the above mentioned items, during the course of construction. The builder shall notify the owner for correction prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or form nor be used for construction without the prior written consent of the owner.

FOR BID

CUSTOM SPRINGFIELD – GARAGE ADU
SPRINGFIELD PARCEL 071480-0000
TBD W 7TH ST, JACKSONVILLE, FL 32206

BUILT BY: JUSTIN GRAVATT – OWNER

DRAWN BY:	JMG
CHECKED BY:	
DATE:	02/02/2026
SCALE:	1/4"=1'-0"
JOB NUMBER:	TBD
REVISED:	
DWG NO:	A3
	OF 4 SHEETS

Standard Springfield Exterior Materials

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

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

NO DEMOLITION REQUIRED FOR THIS APPLICATION



COA 26-33371

0 7th W St, Jacksonville, FL 32206

RE# 071489-0000



1654 N Pearl St; RE 071492-0000



314 W 7th St; RE 071493-0000



316 W 7th St; RE 071490-0000



320 W 7th St; RE 071491-0000



324 W 7th St; RE 071488-0000

ADJACENT TO SUBJECT PROPERTY (TO LEFT/EAST)



Subject Property RE 071489-0000

0 W 7th St (between 324 & 350 W 7th St)



350 W 7th St; RE 071486-0005

ADJACENT TO SUBJECT PROPERTY (TO RIGHT/WEST)



354 W 7th St; RE 071485-0000



355 W 7th St; RE 071547-0000



347 W 7th St; RE 071548-0000



343 W 7th St; RE 071549-0000



337 W 7th St; RE 071568-0000

ADJACENT TO SUBJECT PROPERTY (ACROSS STREET)



335 W 7th St; RE 071569-0000



321 W 7th St; RE 071567-0000



Side view, 1704 N Pearl St; RE 071565-0000



Subject lot showing 3 adjacent detached garages: 1633 Perry St & 335 W 6th St both have 16’ wide garage doors



1633 Perry St; RE 071482-0000

This garage is directly across from the new garage to be built on the subject property.



355 W 6th St; RE 071505-0000

This garage is directly behind the new garage to be built on the subject property and on the same alley.

0 7TH ST W SETBACK CALCULATION

324 7TH ST W: 18’-0”

350 7TH ST W: 6’-10”

AVG: 12’- 5”

75% OF AVG: 9’-3.75”

125% OF AVG: 15’-6.25”

Arsenault, Caleb - PDCM

From: Batteh, Mikayla - PDCU
Sent: Thursday, January 29, 2026 4:21 PM
To: Arsenault, Caleb - PDCM
Subject: RE: COA-26-33371 for 0 7th Street West

Good afternoon,

The property located at RE#071489-0000) is zoned Residential Medium Density – A (RMD-A).

RMD-A zoning requirements Section 656.368
Maximum lot coverage is 50%
Front setback: 10 – 15ft or similar to the general area
Side setback: 14% of lot width divided between both sides (2' 6")
Rear setback: 10ft

Based on the site plans provided the setbacks for the proposed primary structure and the ADU are:
Front setback: 11' 6"
Side setback: 2' 6"
Rear setback: 10"

The proposed structures are within their setbacks and follows the zoning code.

Based on section 656.403(g) the ADU needs to be 25% of the gross floor area of the primary structure or 750ft whichever is smaller. Based on the site plan the ADU proposed size is 728 sq ft and the primary structures proposed gross floor area is 2,912 sq ft. 25% of the gross floor area is 728 sq ft which means the ADU proposed size follows the zoning code.

Let me know if you have any questions.

Thanks,

Mikayla Batteh
City Planner I – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street
Jacksonville, FL 32202
Office: 904-255-7861

From: Cox, Kaysie - PDCU <KaysieC@coj.net>
Sent: Wednesday, January 28, 2026 3:24 PM
To: Batteh, Mikayla - PDCU <MBatteh@coj.net>
Cc: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Corrigan, Connor - PDCU <CCorrigan@coj.net>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: FW: COA-26-33371 for 0 7th Street West

Mikayla,

Can you please assist with this request? Come see me or Connor if you have any questions.

Kaysie Cox
City Planner Supervisor – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7800

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Tuesday, January 27, 2026 4:22 PM
To: Corrigan, Connor - PDCU <CCorrigan@coj.net>; Cox, Kaysie - PDCU <KaysieC@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: COA-26-33371 for 0 7th Street West

Good afternoon,

Could you please have one of your planners review the attached proposed new construction of both a primary and accessory structure within the Springfield Historic District? The RE# is 071489-0000. would appreciate if the review could be returned by Friday, January 30th. Please reach out if there are any questions or if anyone needs clarification.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**

Arsenault, Caleb - PDCM

From: Arsenault, Caleb - PDCM
Sent: Tuesday, February 10, 2026 1:23 PM
To: Jac Shacter
Cc: David Shacter
Subject: RE: COJ Historic Preservation for 0 7th Street West

Good afternoon,

Yes, we received the plans with the updates for this New Construction application.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Tuesday, February 10, 2026 10:43 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: Re: COJ Historic Preservation for 0 7th Street West

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

Caleb,
I was out for a week and am trying to figure out where we are with everything... did we provide revised drawings after staff's below feedback?

Best Regards,



Jacob Shacter
Vice President of Operations at TerraWise Homes

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

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

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, January 29, 2026 12:29 PM
To: Jac Shacter <jshacter@terrawisehomes.com>; BRITTANY@JWBCOMPANIES.COM <BRITTANY@JWBCOMPANIES.COM>
Subject: RE: COJ Historic Preservation for 0 7th Street West

Good morning,

I am following up with a summary of Staff's design review comments. Please be aware that we are waiting for the **Current Planning Division's** review and we will forward that information to you once we have received it. Below are Historic's comments:

Primary Structure

- There are a variety of window proportions on the structure. We recommend more uniform window sizes including using full-size windows on the left and right elevations, especially along the first floor. Additionally, we recommend full-size windows on the rear elevation.
- We recommend that the second floor windows be dropped down from the horizontal trim board along the top. This may be a drawing error, or it may be intentional, however we recommend a gap of at least a few inches there.

Accessory Structure

- The doors on the front elevation should have light patterns rather than being solid. We recommend quarterlight, half-light, or full-light doors that align with the Door Design Guidelines.
- We recommend that the second floor windows be dropped down from the horizontal trim board along the top. This may be a drawing error, or it may be intentional, however we recommend a gap of at least a few inches there.
- We recommend spacing out the windows to create more symmetrical and vertically-aligned openings. We also recommend that full-size windows be used.
- We cannot recommend the use of an oversized garage door, especially since it will be partially visible from the street. We recommend separating this door into two separate doors.

Site Work

- Can you clarify if there will be a primary walkway from the steps at the curb to the front of the structure or any other hardscaping? If so, please indicate the materials, design, and width of these on the site plan.

General

- Please provide the product information (material, design, dimensions) of the proposed doors and windows.

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, January 23, 2026 9:54 AM
To: 'Jac Shacter' <jshacter@terrawisehomes.com>; 'BRITTANY@JWBCOMPANIES.COM' <BRITTANY@JWBCOMPANIES.COM>
Subject: RE: COJ Historic Preservation for 0 7th Street West

Good morning,

After having received verbal confirmation and email confirmation through a separate chain that you would like to pursue the February Commission meeting, please see the below:

Please be advised that **Application for Certificate of Appropriateness (COA-26-33371)** 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**, one posted 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 **February 11th**.

So long as we receive the receipt of payment by **January 30th** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **February 25th.**

Please be aware that there is an increase in malicious phishing campaigns. It is our understanding that emailed phishing attempts have been sent to applicants of City of Jacksonville applications asking for a wire transfer of application fees. These emails give the appearance that they originated from the City of Jacksonville.

The City of Jacksonville would NEVER contact applicants and ask for a wired transfer of funding to pay for fees.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**

From: Arsenault, Caleb - PDCM
Sent: Wednesday, January 21, 2026 4:59 PM
To: Jac Shacter <jshacter@terrawisehomes.com>; 'BRITTANY@JWBCOMPANIES.COM' <BRITTANY@JWBCOMPANIES.COM>
Subject: COJ Historic Preservation for 0 7th Street West

Good afternoon,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your COA, please address the following:

- I have been having some technical difficulties, so I am unable to review the submitted attachments in detail, however, on first glance it appears that all necessary information appears to have been submitted. I can see that there will be a handful of design recommendations from Staff that I will need to get back to you as soon as I can get my technical issues resolved, however I assume that you would like to pursue the February Commission meeting. To keep you on track, I can go ahead and prepare the Sufficiency Report to place this application on the February agenda and I will get back to you on the design elements ASAP. Please be aware that the standard fee for New Construction is $495 and there will be signage that will need to be posted at the property.

Please confirm how you would like to proceed.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300

Jacksonville, FL 32202
Office: **(904) 255-7854**



COA-25-33347

1127 Liberty St N

February 25, 2026

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-26-33347

Address: 1127 Liberty Street North, RE# 072720 0005

Location: East side of Liberty Street North, between 1st Street East and 2nd Street East

Owner: James Taylor
Taylor Living Trust
1127 Liberty St N
Jacksonville, FL 32206

Applicant: Justin Belichis
Pratt Guys Inc.
14559 Philips Highway
Jacksonville, FL 32256

Year Built: 2020 (Property Appraiser)

Designation: Springfield

Request: New Construction – Accessory Structure

Summary Scope of Work:

1. New construction of a one-story, 711 sq ft accessory structure

Recommendation: **Deny**



PROJECT DESCRIPTION

COA-26-33347 is for the proposed new construction of an accessory structure at 1127 Liberty Street North, located within the Springfield Historic District. The proposed structure has a metal shed roof with large overhanging eaves, with the section facing the pool (front elevation) featuring a large glass paneled wall. The right elevation that faces Liberty Street North features horizontal siding on the right half and a floor-to-ceiling glass panels on the left half. Additionally, the site will feature a fabric awning covering the pool extending from the front elevation of the proposed accessory structure to two freestanding poles.

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:

- According to the 1913-1958 Jacksonville Sanborn Map, two two-story dwellings existed on the subject property. The structures were demolished prior to the 1985 survey of the historic district with the current structure being built in 2020.
- The proposed new construction of the accessory structure will be of a contemporary design with a metal shed roof. Although the primary structure on the property was built in 2020, it was approved due to its consistency of design and massing along the streetscape as noted in the Design Guidelines of the historic district.
    - The proposed design of the accessory structure using large glass panels and a contemporary roof form that is typically not found throughout the district is inconsistent with Section 307.106(k)(1 and 2).
- The proposed glass planes that are located throughout the accessory structure are incompatible with the typical designs that are found throughout the historic district. The primary structure features six-over-six windows distributed throughout the wall planes while the accessory structure features large floor-to-ceiling glass panels, making it inconsistent with Section 307.106(m)(2).
- The primary structure has a hipped roof form with a projecting gable with adjacent structures having hipped roofs as well. The existing accessory structures along the

streetscape contain simple gabled roofs. The proposed roof form of the accessory structure is designed as a shed roof, making it inconsistent with Section 307.106(m)(4).
    - The proposed design of the accessory structure will contain partial horizontal siding. Staff recommend that the accessory structure take architectural detailing from the primary structure such as windows patterns, doors, roofing material, and siding placement. The proposed design is inconsistent with Section 307.106(m)(8).
- The Historic District Design Guidelines for the Riverside-Avondale Historic District references "New Construction" and lists Standards Nine of the Secretary of the Interior's Standards for Rehabilitation.
    - The design of the proposed accessory structure significantly differs from the primary structure's architectural detailing, making it inconsistent with Standard Nine.

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

- Section 307.106(k) General Standards: 1 and 2
- Section 307.106(m) Guidelines on New Construction: 2, 4, and 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.

New Construction

- 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.

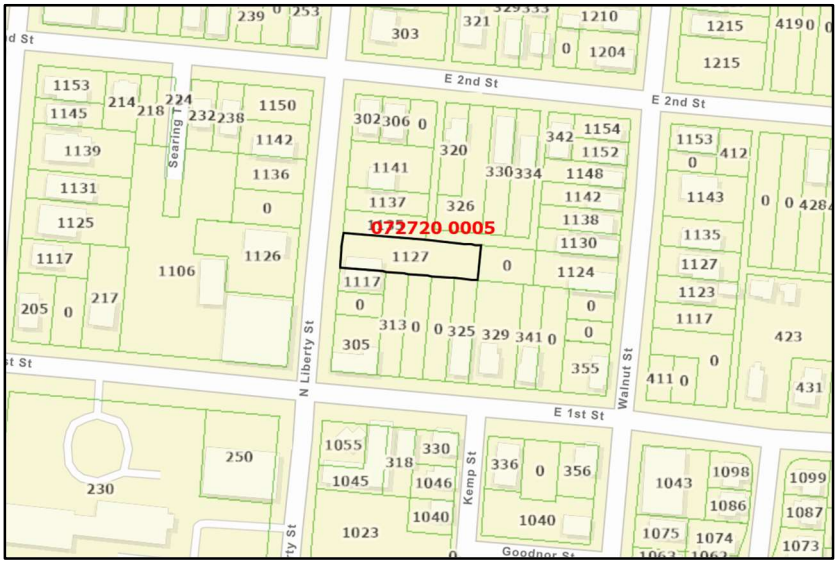
- 307.106(m)(4) – *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

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

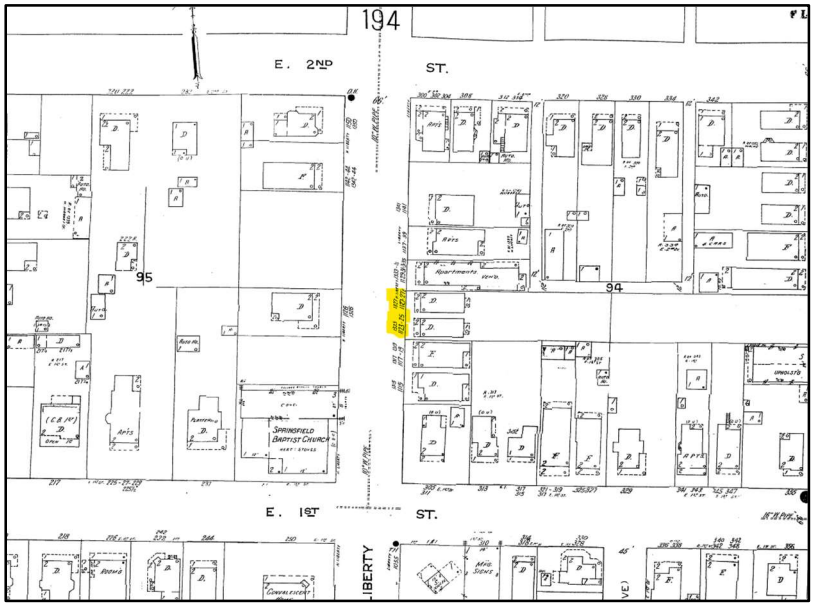
Historic District Design Guidelines, "New Construction"

- Secretary of the Interior's Standards for Rehabilitation (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



(Jacksonville Sanborn Map, Jacksonville 1913-May 1951, Volume 2, Sheet 188)

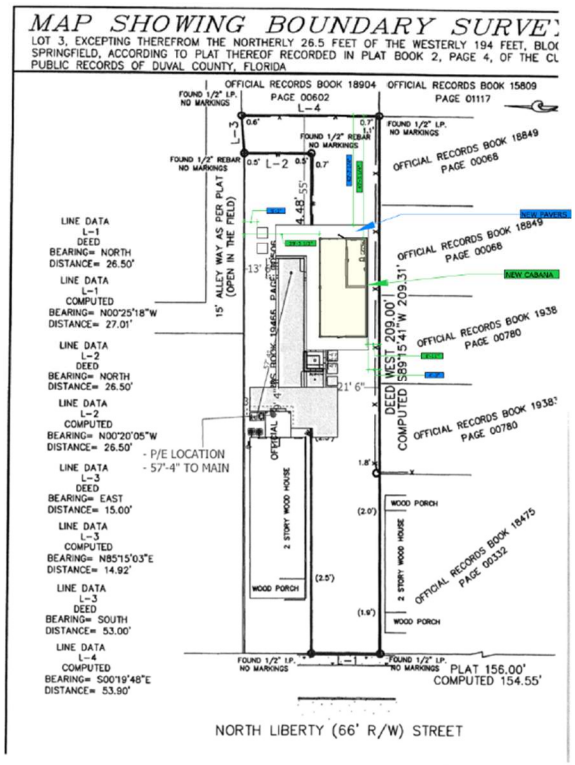
PICTURE OF PROPERTY WITH POSTED SIGN



PHOTO OF PRIMARY STRUCTURE



SITE PLAN DATED FEBRUARY 10, 2026

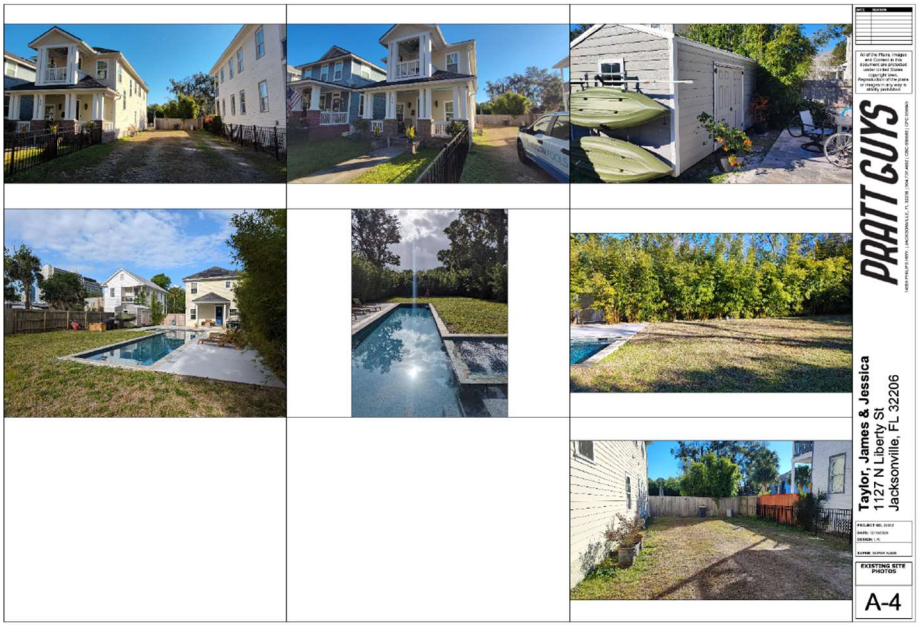


	SQ. FT.	%
LOT SIZE	11,001	
EXISTING ENCLOSED	1205	10.95%
EXISTING UNENCLOSED	1814	16.49%
EXISTING IMPERVIOUS	3019	27.44%
PROPOSED IMPERVIOUS	1344	12.21%
PROPOSED ENCLOSED	711	6.46%
TOTAL COVERAGE	4568	41.52%

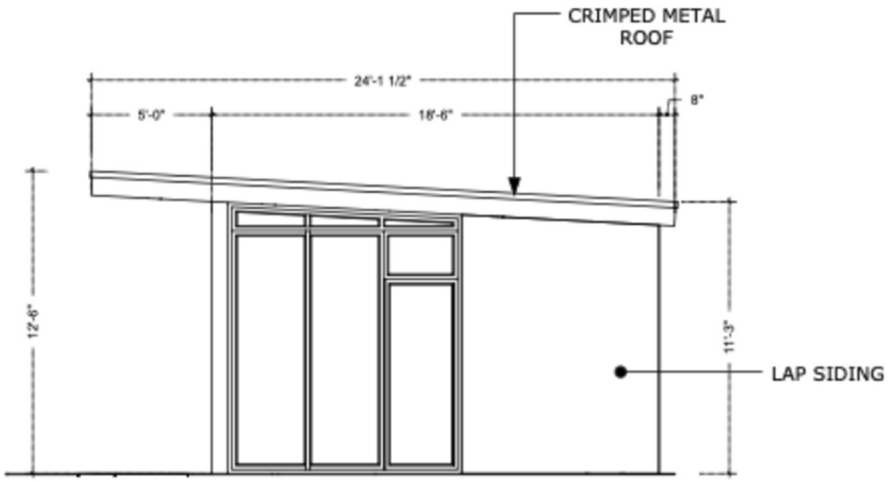
STRUCTURE	PAVERS
AREA	1,172 SQ. FT.
MATERIAL	TRAVERTINE

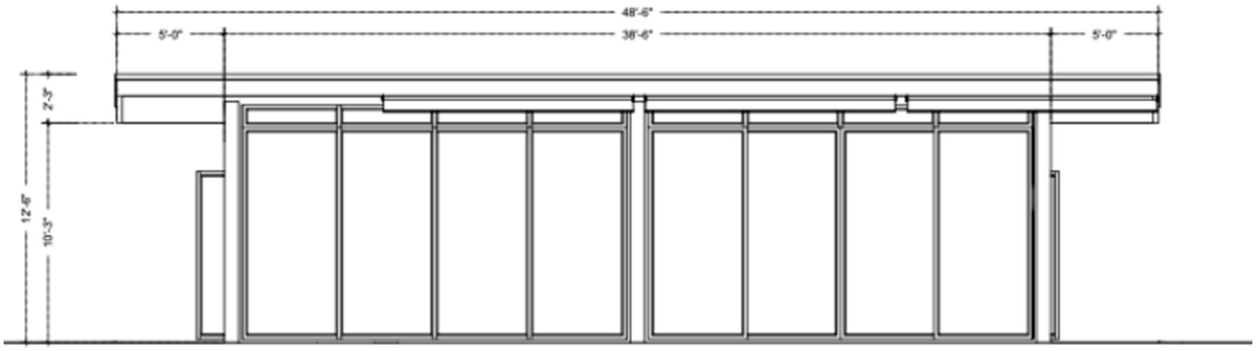
STRUCTURE	CABANA
TYPE OF IMPROVEMENT	NEW CONSTRUCTION
STRUCTURE TYPE	FREE STANDING
ROOFING	CRIMPED METAL ROOF
MATERIAL	WOOD FRAMING
AREA	711 SQ. FT.

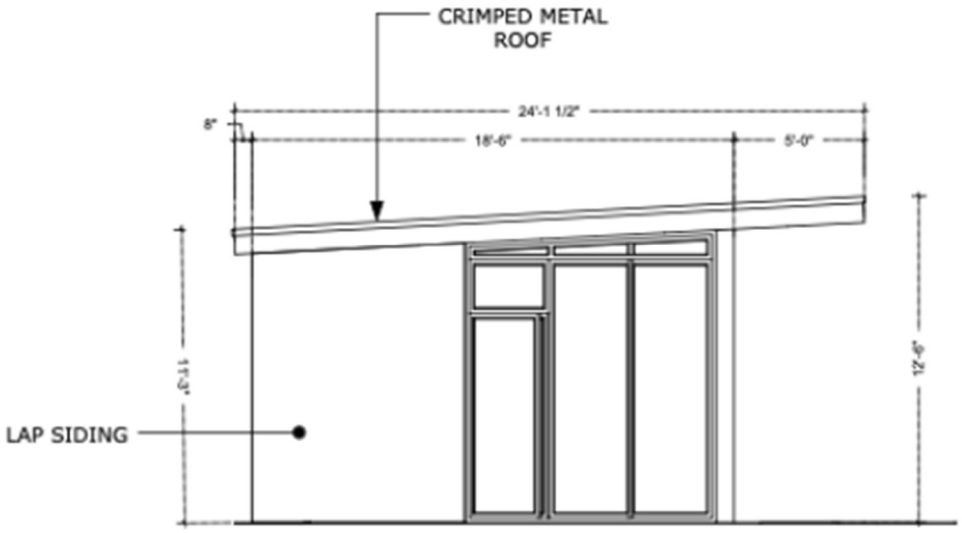
PHOTOS OF PROPERTY



PROPOSED ELEVATIONS DATED DECEMBER 18, 2025



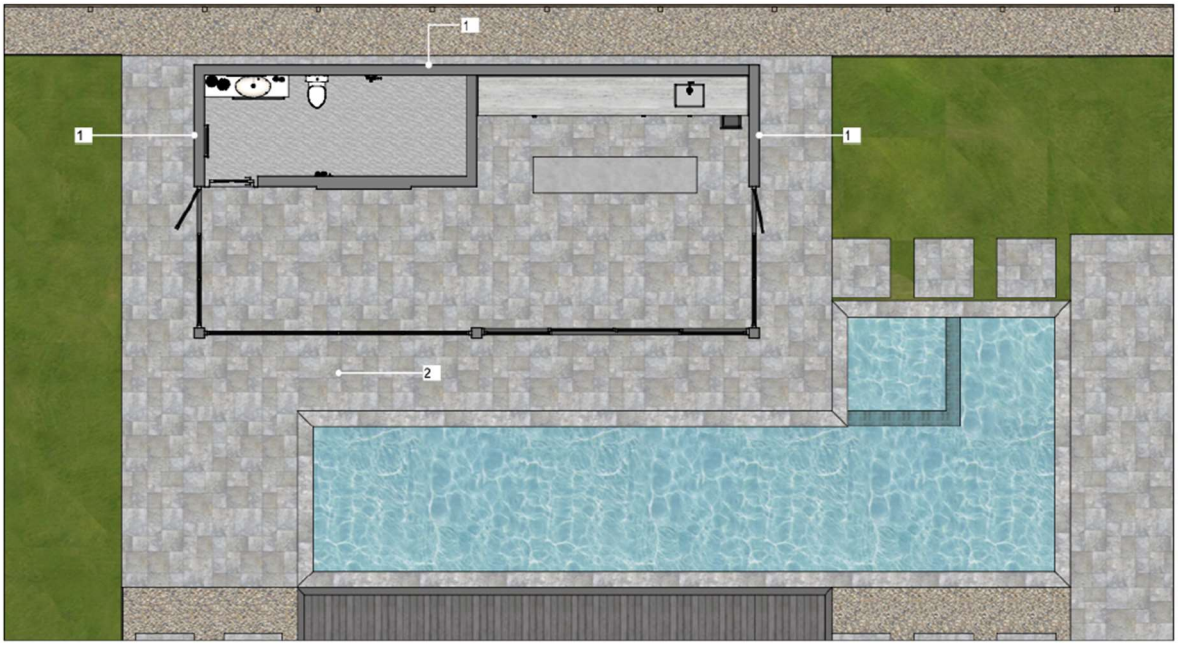




SUBMITTED RENDERINGS DATED DECEMBER 18, 2025



FLOOR PLANS DATED FEBRUARY 10, 2026



APPLICANT EXPLANATION FOR DESIGN SUBMITTED FEBRUARY 10, 2026

PrattGuys.com | 904.PERGOLA | 14559 Philips Hwy. Jacksonville, FL 32256 | CBC 056685

Historic Design References for COA-26-33347
By Pratt Guys Inc.

Dear Jacksonville Historic Preservation Commission,

When Mr. James Taylor of 1127 N Liberty Street in the Springfield neighborhood approached Pratt Guys Inc. to design and build a detached cabana to compliment the existing pool and deck in his backyard, the first thing our design team did was pull out the historic architectural guidelines in an effort to create something charming and functional with respect to its proximity.

After our designer, Mr. Iliyan Rakladzhiev, digested said guidelines, and took a stroll around the neighborhood for inspiration, he came up with what you are presented with today: An enclosed cabana that features a single pitch sloped roof, horizontal siding to match the principal structure and a tasteful stucco accent near the roofline.

Many homes in the neighborhood feature design elements that our proposed design does. Our team is hopeful you will consider this document I've assembled, which contains addresses, photos, and information about lots in the historic neighborhood akin to the spirit of our design, with an emphasis on the following details:

- Tasteful mixed exterior finishes
- Mixed roof styles of structures on the same lot
- Lots with structures featuring metal roofs

Thank you in advance for your time!

Sincerely,
Justin Belichis
Pratt Guys Inc.

Application For Certificate Of Appropriateness

Application Info

Tracking #	33347	**Application Status**	FOUND SUFFICIENT
Date Started	01/12/2026	**Date Submitted**	01/12/2026

Planning and Development Department Info

COA #	COA-26-33347
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	1/23/2026
Forwarded to JHPC	☑
JHPC Meeting Date	2/25/2026
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name BELICHIS | **First Name** JUSTIN | **Middle Name**

Company Name PRATT GUYS, INC.

Mailing Address 14559 PHILIPS HWY

City JACKSONVILLE | **State** FL | **Zip Code** 32256

Phone 904 737 4652 | **Fax** | **Email** JUSTIN@PRATTGUYS.COM

General Information On Owner(s)

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

Last Name TAYLOR | **First Name** JAMES | **Middle Name**

Company/Trust Name

Mailing Address 1127 NORTH LIBERTY STREET

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

Phone 9046249399 | **Fax** | **Email** CRUX42@GMAIL.COM

Description Of Property

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

Map	RE#
	072720 0005

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1127	LIBERTY ST N	32206

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
A SOLID ROOF, ENCLOSED CABANA WITH A SUNROOM FEEL FEATURING A SUMMER KITCHEN AND BATHROOM. SHINGLES AND SIDING TO MATCH EXISTING HOME. STRUCTURE TO TIE IN TO EXISTING POOL AND POOL DECK.

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 JOHNSON, DREW

Additional Documents Provided

	Description
[x]	SITE PLAN
[x]	RENDERINGS (1/2)
[x]	RENDERINGS (2/2)
[x]	SITE PHOTOS
[x]	FLOOR PLAN
[x]	ARCHITECTURAL DRAWING
[x]	COLORS & MATERIALS

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: Feb. 10, 2026

COA#: 26-33347

Address: 1127 Liberty St. N.
Jacksonville, FL 32206

Owner: James Taylor

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 33347 **were posted on the property/site located at:**

072720-0005
Real Estate Number(s)

1127 Liberty St. N.
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Justin Belichis

Signature

Dated this 10 day of February, 2026.

2-4 37-2S-26E .254
SPRINGFIELD
LOT 3 BLK 94

CARROLL TAYLOR LIVING TRUST
1127 N LIBERTY ST
JACKSONVILLE, FL 32206-5131

2025

R-072720-0005

PRINTED 10/08/2025
BY: pao

Map Id: 6412 101100.22 1.17 1.00 1.00 SE SPRINGFIELD

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	8 HORIZONTAL LAP	100	37.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	5 DRYWALL	100	28.00
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
Baths	3.50	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.	0.9700
TOTAL ADJUSTED POINTS	132
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0102	01	4	04	100.00	0.00	1.00	100

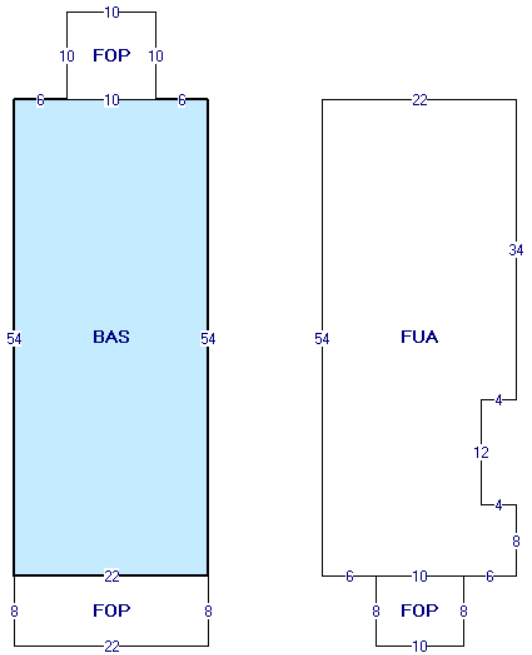
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
339,721	2020	2020	R2	3.75	96.25%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,188		X	100	1,188	163,353
FOP	356			30	107	14,713
FUA	1,140		X	95	1,083	148,915
	2,684			2,328	2,378	$326,981

ACREAGE 0.25 PRICE/SF 137.50

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1127 N LIBERTY ST JACKSONVILLE 32206- 0102 SFR 2 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	326,981
EXTRA FEATURE VALUE	39,380
TOTAL MARKET LAND VALUE	100,568
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	466,929
ASSESSED VALUE	403,319
CAP BASE YEAR	2021
TAXABLE VALUE	352,597
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
B21443122	POOL	C	POOL W/ SPA	87,512	10/08/2021
B18104987	BLDG	C	NEW SFR	160,000	08/14/2018
23349	WRKG	C	WHOLE HOUSE DEMO	2,492	04/27/2005

BUILDING DIMENSIONS

BAS2018:0,10:=S54 E22 N54 W22 $ FUA2018:35,10:=S54 E22 N8 W4 N12 E4 N34 W22 $ FOP2018:41,64:=S8 E10 N8 W10 $ FOP2018:0,64:=S8 E22 N8 W22 $ FOP2018:6,0:=S10 E10 N10 W10 $.

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	21489	00684	05/17/2025	WD	U	I	14	100	0	N	0	CARROLL JESSICA	CARROLL TAYLOR LIVING	20250616 DOT 05/17/25
2	19511	01892	12/22/2020	WD	U	V	03	40000	0	N	0	STONER LANCE CHANCELLOR	CARROLL JESSICA	20210505
3	19466	00506	11/12/2020	WD	Q	I	01	366000	0	N	0	BUTLER FRANKIE L	CARROLL JESSICA	20201208
4	18228	00645	12/20/2017	QC	U	V	11	100	0	N	0	BUTLER FRANK L	BUTLER FRANK L ET AL	20180625 MISSING

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	2020	2020	2021	94	4,458
2	POLR3	Pool	1	100.00	0.00	0	0	1.00	3	100	29,750.00	29,750.00	100	2022	2022	2023	90	26,775
3	SPAR3	Spa	1	100.00	0.00	0	0	5.00	3	100	1,810.50	1,810.50	100	2022	2022	2023	90	8,147

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	02/10/2022	MJD
LAND LINES	05/18/2021	EMP
VALUE REVIEW	04/15/2025	EMP
TRIENNIAL	05/14/2010	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	0101	RES MD 8-19 UNITS PER AC	100.00	0.00		RMD-S	53.00	209.00	100.00	53.00	F	1	1.15	1.00	1,650.00	1,897.50	100,568

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Comments from Current Planning for Initial Design

Outlook

RE: Current Planning Review COA-26-33347

From Cox, Kaysie - PDCU <KaysieC@coj.net>
Date Fri 2/6/2026 11:19 AM
To Johnson, Drew - PDCM <DJohnson3@coj.net>; Mehta, Kareena - PDCU <KMehta@coj.net>
Cc Corrigan, Connor - PDCU <CCorrigan@coj.net>

Kareena,

As a reminder, we need to review accessory structures and ADUs sizes in comparison to the primary structure, as required in Part 4.

Drew,

I see a couple of issues with it. Based on the floor plan, the cabana appears to have a stove/range, which would make it an ADU. ADUs are limited to 25% of the gross floor area of the principal structure or 750 sq ft, whichever is less. They would need to remove the 220 v outlet and stove/range from the plan to be considered an accessory structure.

Accessory structures are limited to 50% of the primary structure's building footprint.

Kaysie Cox
City Planner Supervisor – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7800

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Friday, February 6, 2026 10:31 AM
To: Mehta, Kareena - PDCU <KMehta@coj.net>; Cox, Kaysie - PDCU <KaysieC@coj.net>
Cc: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Subject: Re: Current Planning Review COA-26-33347

Thank you very much!

Drew Johnson, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7808**

From: Mehta, Kareena - PDCU <KMehta@coj.net>
Sent: Friday, February 6, 2026 10:18 AM
To: Cox, Kaysie - PDCU <KaysieC@coj.net>
Cc: Johnson, Drew - PDCM <DJohnson3@coj.net>; Corrigan, Connor - PDCU <CCorrigan@coj.net>
Subject: RE: Current Planning Review COA-26-33347

Drew,

Current Planning has reviewed the proposed accessory structure for the property at 1127 Liberty St N. The site is zoned RMD-S with the MDR land use. The proposed accessory structure will meet all the criteria from a zoning perspective including rear and side yard setbacks, lot coverage requirements, and building size requirements. An Administrative Deviation or Zoning Variance is not required.

Please let me know if you have any questions.

Best,

Kareena Mehta
City Planner I– Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7820

From: Cox, Kaysie - PDCU <KaysieC@coj.net>
Sent: Friday, February 6, 2026 9:09 AM
To: Mehta, Kareena - PDCU <KMehta@coj.net>
Cc: Johnson, Drew - PDCM <DJohnson3@coj.net>; Corrigan, Connor - PDCU <CCorrigan@coj.net>
Subject: FW: Current Planning Review COA-26-33347

Kareena,

Can you please review the attached for Drew? Let me or Connor know if you have any questions.

Kaysie Cox
City Planner Supervisor – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7800

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Thursday, February 5, 2026 11:42 AM
To: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Cc: Cox, Kaysie - PDCU <KaysieC@coj.net>
Subject: Current Planning Review COA-26-33347

Good afternoon,

I am reviewing an application for a proposed new construction of an accessory structure at 1127 Liberty Street North.

Address: 1127 Liberty St N
RE#: 072720 0005
Scope of Work: New Construction - Accessory Structure
Due Date: 2/10/2026

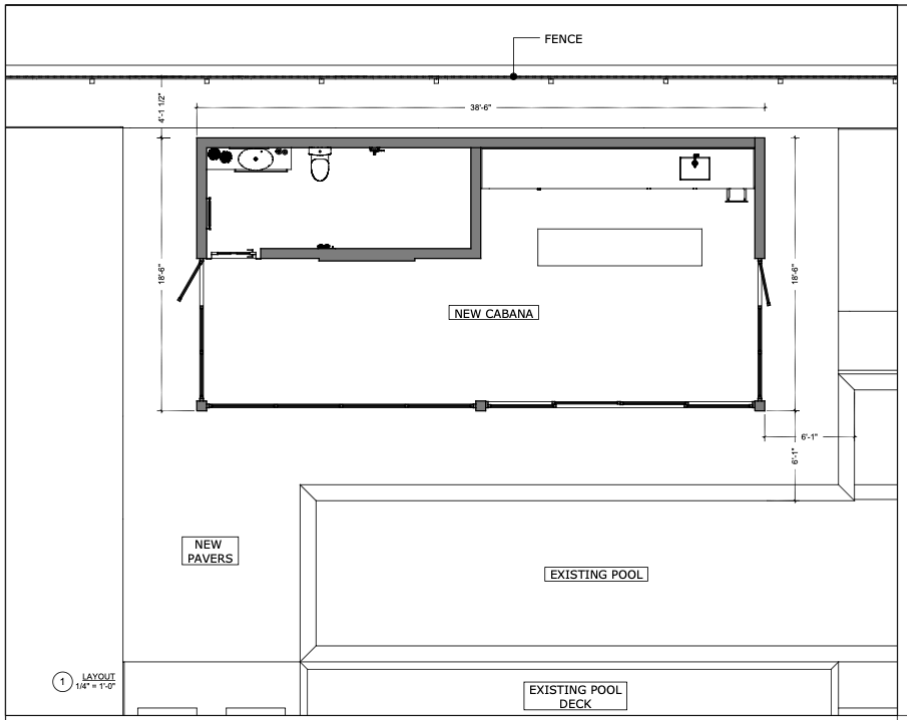
Attached is the site plan and proposed floor plans. Let me know if you need anything else!

Thank you,

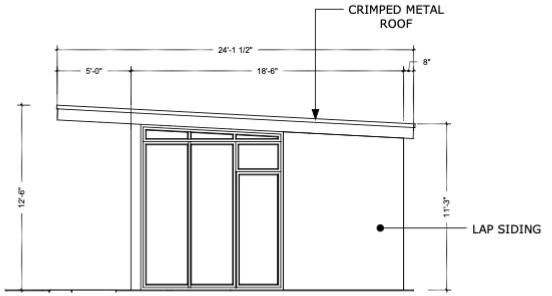
Drew Johnson, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7808**

Updated Designs after Initial Current Planning Comments

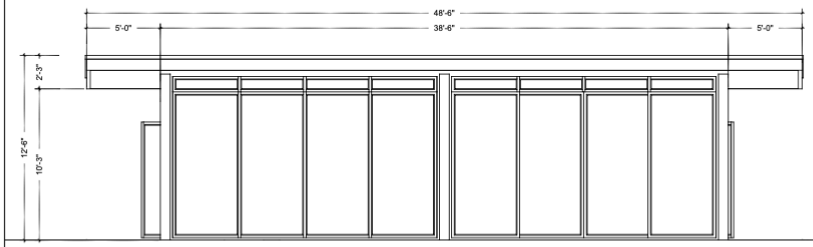
(removal of cooking unit from interior)



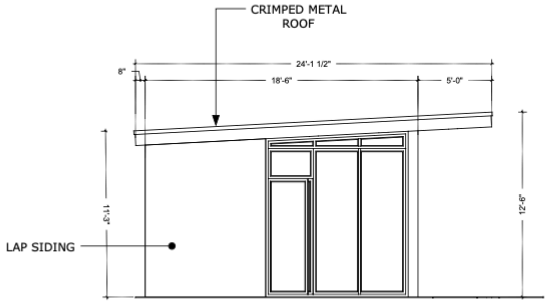
1 LAYOUT
1/4" = 1'-0"



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



2 FRONT ELEVATION
1/4" = 1'-0"



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

DATE	REVISION

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PRATT GUYS
14559 PHILIPS HWY. | JACKSONVILLE, FL 32256 | 904.737.4652 | CBC 056685 | CPC 056845

Taylor, James & Jessica
1127 N Liberty St
Jacksonville, FL 32206

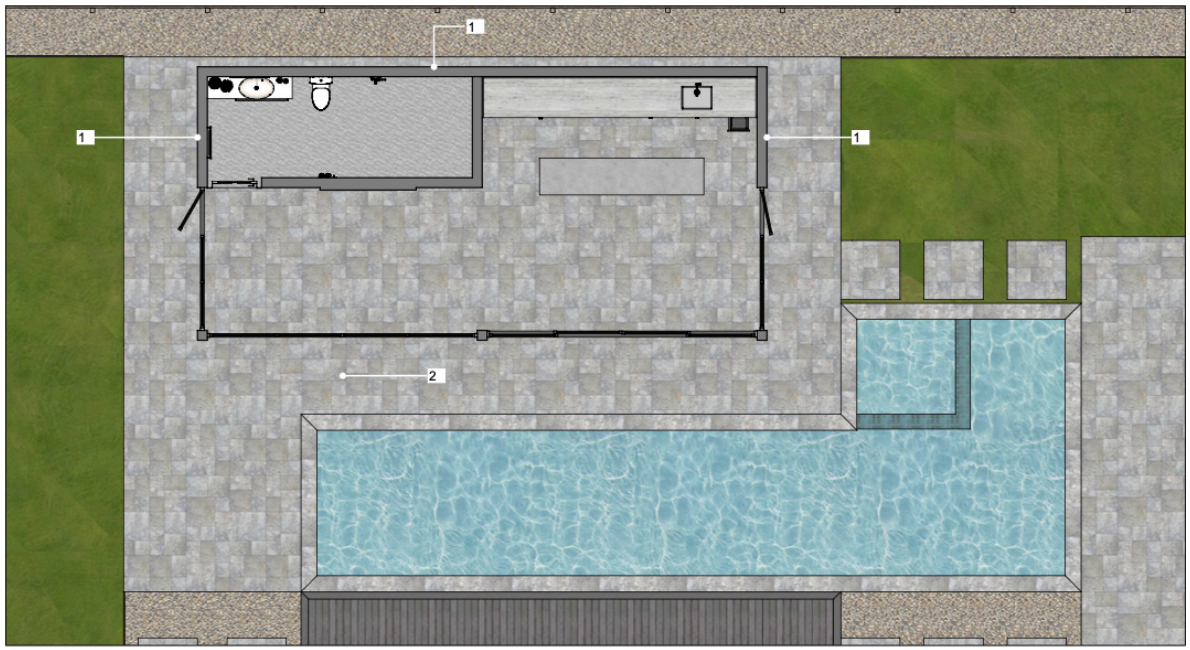
PROJECT NO. 24032
DATE: 02/10/2026
DESIGN: I. R.
SUPER: SUPER NAME

CABANA LAYOUT & ELEVATIONS

A-8

MATERIAL SELECTIONS

#	PRODUCT	TYPE	COLOR	SIZE	PATTERN	FINISH	REFERENCE IMAGE
1	SIDING	LAP SIDING MATCH EXISTING HOUSE	MATCH EXISTING HOUSE			MATCH EXISTING HOUSE	
2	PAVERS	TRAVERTINE	SILVER		FRENCH		
3	ROOF	CRIMPED METAL ROOF	MATCH EXISTING/ Requirements				
4							
5							
6							
7							
8							
9							
10							
11							



1 LAYOUT_2
1/4" = 1'-0"

DATE	REVISION

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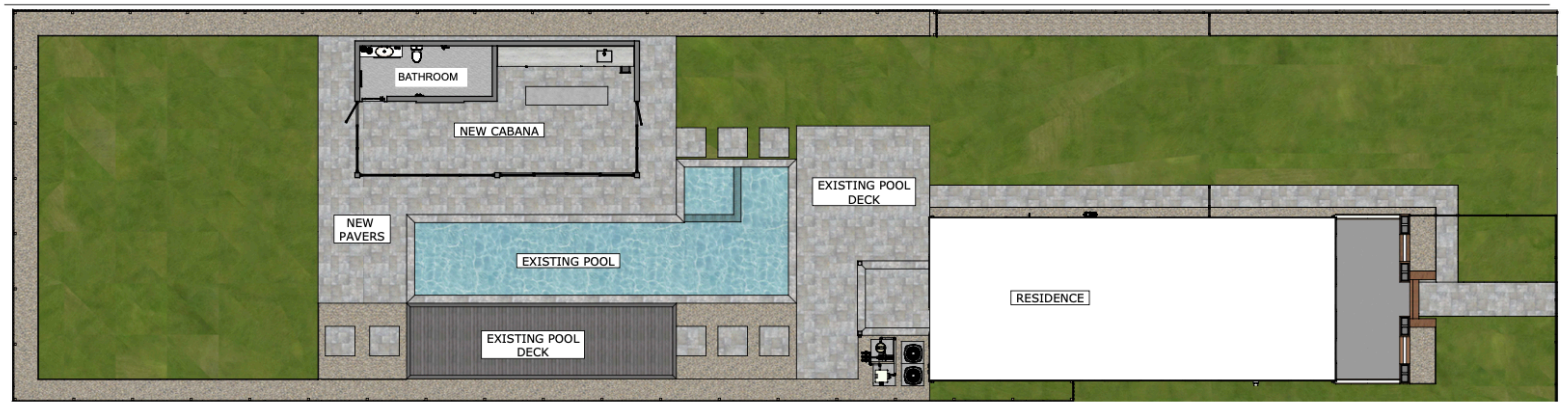
Taylor, James & Jessica
1127 N Liberty St
Jacksonville, FL 32206

PROJECT NO. 24032
DATE: 02/10/2026
DESIGN: I. R.
SUPER: SUPER NAME

MATERIAL SELECTIONS

A-7



1 LAYOUT
1/8" = 1'-0"

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Taylor, James & Jessica
1127 N Liberty St
Jacksonville, FL 32206

PROJECT NO. 24032
DATE: 02/10/2026
DESIGN: I. R.
SUPER: SUPER NAME

PROJECT OVERVIEW

A-5











DATE	REVISION

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Taylor, James & Jessica
1127 N Liberty St
Jacksonville, FL 32206

PROJECT NO. 24032
DATE: 02/10/2026
DESIGN: I. R.
SUPER: SUPER NAME

PROJECT RENDERINGS 01

A-2











DATE	REVISION

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Taylor, James & Jessica
1127 N Liberty St
Jacksonville, FL 32206

PROJECT NO. 24032
DATE: 02/10/2026
DESIGN: I. R.
SUPER: SUPER NAME

PROJECT RENDERINGS 02

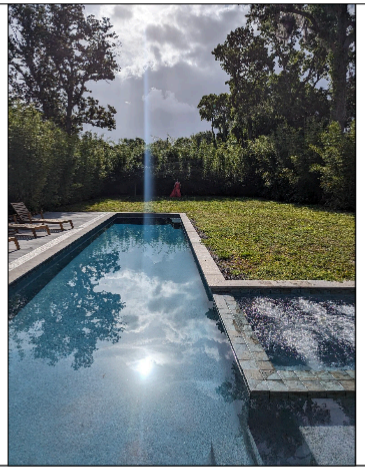
A-3















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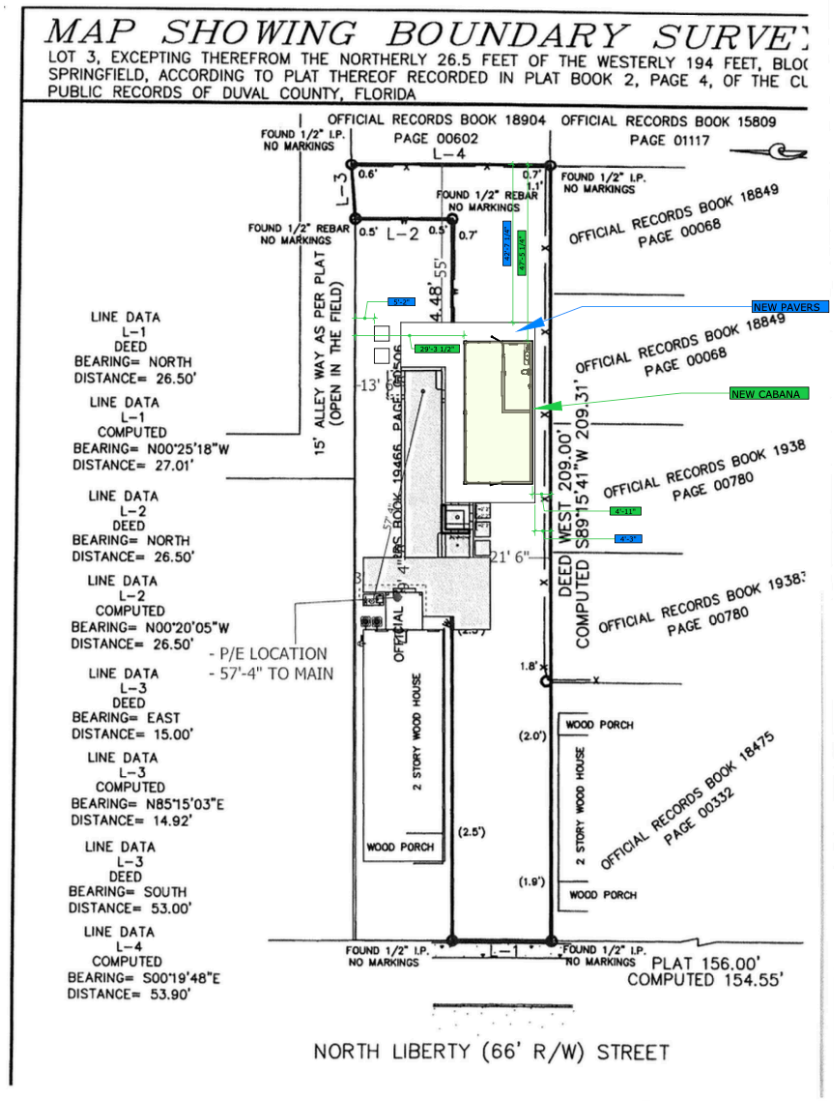
PRATT GUYS
14559 PHILIPS HWY. | JACKSONVILLE, FL 32256 | 904.737.4652 | CBC 056685 | CPC 056845

Taylor, James & Jessica
1127 N Liberty St
Jacksonville, FL 32206

PROJECT NO. 24032
DATE: 02/10/2026
DESIGN: I. R.
SUPER: SUPER NAME

EXISTING SITE PHOTOS

A-4



	SQ. FT.	%
LOT SIZE	11,001	
EXISTING ENCLOSED	1205	10.95%
EXISTING UNENCLOSED	1814	16.49%
EXISTING IMPERVIOUS	3019	27.44%
PROPOSED IMPERVIOUS	1344	12.21%
PROPOSED ENCLOSED	711	6.46%
TOTAL COVERAGE	4568	41.52%

STRUCTURE	PAVERS
AREA	1,172 SQ. FT.
MATERIAL	TRAVERTINE

STRUCTURE	CABANA
TYPE OF IMPROVEMENT	NEW CONSTRUCTION
STRUCTURE TYPE	FREE STANDING
ROOFING	CRIMPED METAL ROOF
MATERIAL	WOOD FRAMING
AREA	711 SQ. FT.

1 SITE PLAN
1/16" = 1'-0"

DATE	REVISION

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PRATT GUYS
14559 PHILIPS HWY. | JACKSONVILLE, FL 32256 | 904.737.4602 | CBC 056686 | CPC 056645

Taylor, James & Jessica
1127 N Liberty St
Jacksonville, FL 32206

PROJECT NO. 24032
DATE: 02/10/2026
DESIGN: I. R.
SUPER: SUPER NAME

SITE PLAN

A-6

Explanation for Proposed Design submitted by Applicant

PrattGuys.com | 904.PERGOLA | 14559 Philips Hwy. Jacksonville, FL 32256 | CBC 056685

Historic Design References for COA-26-33347
By Pratt Guys Inc.

Dear Jacksonville Historic Preservation Commission,

When Mr. James Taylor of 1127 N Liberty Street in the Springfield neighborhood approached Pratt Guys Inc. to design and build a detached cabana to compliment the existing pool and deck in his backyard, the first thing our design team did was pull out the historic architectural guidelines in an effort to create something charming and functional with respect to its proximity.

After our designer, Mr. Iliyan Rakladzhiev, digested said guidelines, and took a stroll around the neighborhood for inspiration, he came up with what you are presented with today: An enclosed cabana that features a single pitch sloped roof, horizontal siding to match the principal structure and a tasteful stucco accent near the roofline.

Many homes in the neighborhood feature design elements that our proposed design does. Our team is hopeful you will consider this document I've assembled, which contains addresses, photos, and information about lots in the historic neighborhood akin to the spirit of our design, with an emphasis on the following details:

- Tasteful mixed exterior finishes
- Mixed roof styles of structures on the same lot
- Lots with structures featuring metal roofs

Thank you in advance for your time!

Sincerely,
Justin Belichis
Pratt Guys Inc.

1. **38 W 9th Street (Henry Klutho House)**

- The exterior finish featured on this home is a combination of smooth stucco and horizontal lap siding. Henry Klutho designed City Hall and was the architect responsible for a good portion of the home designs in Springfield.

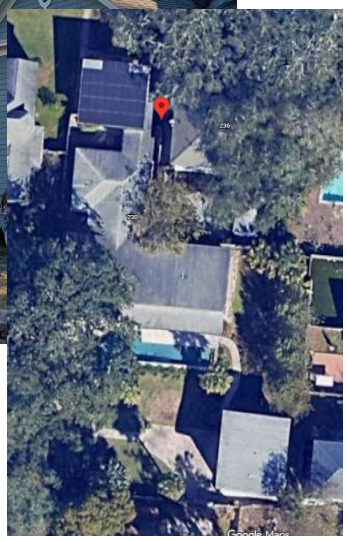


2. **232 E 3rd Street**

- This home features a single-pitch sloped roof facing the street, but is then a double-pitch roof in the back. There's a detached pool house in the rear of the lot that features a single-pitch. There are mixed roof styles present. I have provided three photos and an aerial for this one. The exterior wall that faces the street also features a mixed siding of stucco and slatting.







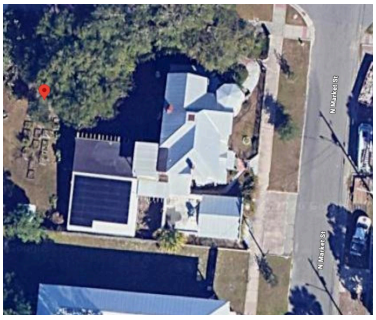
3. **1348 E Market Street**
   - This home features a double-pitch metal roof with two detached buildings:
     One detached garage faces the street with a single-pitched flat roof. The second is a carriage house with a different roofline from the other two buildings. The detached garage may be tar shingle vs. metal on the other two.











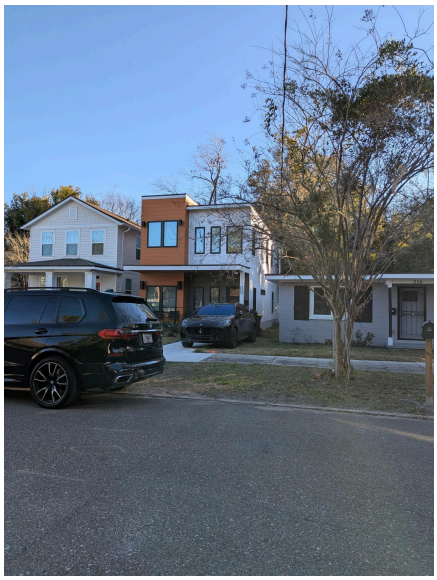
4. **1113 N Liberty Street (southern neighbor)**

– This lot features a metal double pitch roof on its principal structure, and a single pitch sloped roof on a detached accessory structure with tar shingles in the backyard.



5. **218 E 2nd Street**

- This lot features a modern and recently constructed house with single pitch roof and non-traditional slats for its siding as an exterior finish.



6. **205 E 3rd Street**
- This lot features a principal structure with a mix of a double and single pitch roof.





7. **203 E 5th Street**
- This lot features a principal structure with mixed siding that features brick and stucco.



8. **1241 E Market Street**
- This lot features a principal structure and detached accessory structure with mixed exterior siding, mixed roof pitches & a metal roof.





9. **1420 E Market Street**
- This lot features a principal structure with mixed exterior siding and a metal roof.



10. **125 4th Street**
- This lot features a principal structure with mixed exterior siding — shingles and horizontal siding.



11. **209 E 7th Street**
- This lot features a principal structure with mixed exterior siding — brick, shingle and slats.



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

Officer Elections

M. Information

Jacksonville
Historic Preservation
Commission

Demolition Delay Report

Pending Legislation

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus T. Wells, Planning Services Manager – Historic Planning and Preservation
Community Planning Division, Historic Preservation Section

SUBJECT: Historic Preservation Legislation

DATE: February 25, 2026

Final action on the following historic preservation items have taken place since the last Commission meeting:

- **Resolution 2026-0080** – This bill seeks to replace Michael Montoya with Iyla Soroka on the Historic Preservation Commission (Rules: APPROVED; CC: APPROVED)

The following historic preservation items are pending legislative action from City Council:

- **N/A**

Notification of Improvement Projects

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

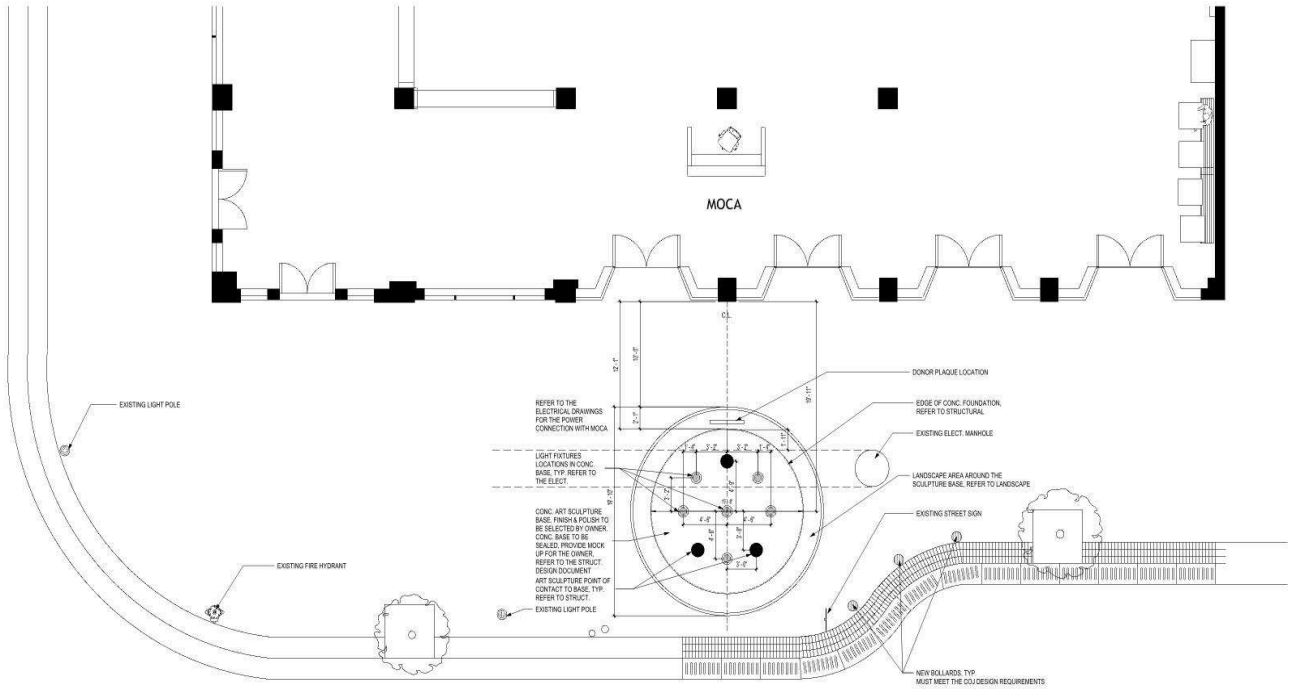
SUBJECT: Notification of Upcoming Improvement Projects

DATE: February 25, 2026

Pursuant to Section 307.106(c), Ordinance Code, all City agencies are required to notify the Historic Preservation Commission prior to the planning and construction of improvements projects within a locally designated historic district or projects that affect a local landmark.

This memorandum serves as a notification for the following improvement projects:

Project Location	Project Scope	Estimated Start Date	Estimated Completion Date	Project Details
333 Laura Street N	Right-of-way in front of the subject property along Laura Street N	2026	2026	This project seeks to install a sculpture (foundation only) within the right-of-way outside the Museum of Contemporary Art (MOCA) building. See the attached plans for more information.
1515 Mallory Street	South side of Park Street between Mallory Street and Cherry Street	2026	2026	See attached plans



1 ART SCULPTURE BASE LOCATION PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. VERIFY EXISTING CONDITIONS AND DIMENSIONS BEFORE THE COMMENCEMENT OF WORK. COORDINATE THE EXTENT OF DEMOLITION WORK AND EXISTING WORK TO REMAIN WITH THE NEW WORK. ALL DISCREPANCIES AND CONFLICTS SHOULD BE BROUGHT UP TO THE ATTENTION OF OWNER AND THE DESIGN TEAM.

2. VERIFY AND LOCATE ALL UNDERGROUND UTILITIES BEFORE STARTING THE WORK. ALL DISCREPANCIES AND CONFLICTS SHOULD BE BROUGHT UP TO THE ATTENTION OF OWNER AND THE DESIGN TEAM.

3. EXISTING WALL LAYOUT IS BASED ON ORIGINAL DRAWINGS PROVIDED BY THE OWNER. THE DATA MAY NOT BE COMPLETE AND THE ACTUAL EXISTING WALL LOCATION/ASSEMBLY MAY VARY. ALL INFORMATION MUST BE FIELD VERIFIED. ALL DISCREPANCIES AND CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE OF OWNER AND THE DESIGN TEAM.

4. COORDINATE WITH THE OWNER ALL THE EQUIPMENT/MATERIALS TO BE SALVAGED. ITEMS TO BE SALVAGED SHALL BE REMOVED AND STORED IN A MANNER TO PREVENT DAMAGE.

5. WHERE EXISTING FINISHES ARE REMOVED, PREPARE SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES.

6. ALL SHUTDOWNS OF SYSTEMS SHALL BE COORDINATED WITH THE OWNER.

7. CONTRACTOR SHALL EXERCISE CAUTION DURING DEMOLITION TO PREVENT DAMAGE TO COMPONENTS THAT ARE NOT INCLUDED IN THE PROJECT SCOPE. ANY DAMAGED DURING DEMOLITION SHALL BE REPAIRED BY THE CONTRACTOR.

8. CONTRACTOR SHALL FURNISH, INSTALL, AND CONTINUALLY MAINTAIN TEMPORARY PROTECTIVE MEASURES TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND CONSTRUCTION.

THE HASKELL COMPANY
FLORIDA
HASKELL
701 San Marco Boulevard
Jacksonville, Florida 32207
Phone # (904) 791-4260

MUSEUM OF CONTEMPORARY ART JACKSONVILLE
ART SCULPTURE
333 N Laura St, Jacksonville, FL 32202

No	DESCRIPTION	DATE
1	DR	6/30/2022
2	DR 100%	7/15/2022

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DRAWN	CHECKED
Author	Checker

AE JOB NUMBER
1900044

ART SCULPTURE BASE LOCATION PLAN

A101
SHEET NUMBER

B-26-571810.00
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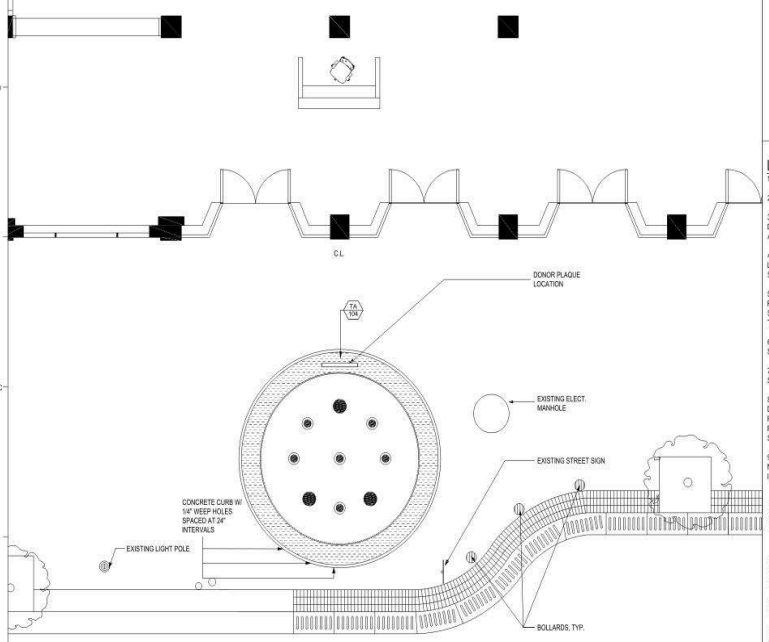


1 ART SCULPTURE BASE LOCATION PLAN
6" = 1'-0"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GROUND COVERS					
	TA	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1G	12" o.c.	104

LANDSCAPE NOTES:

1. FOR SITE GRADING AND EROSION CONTROL, SEE CIVIL PLANS.
2. ALL SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. SHRUBS SHALL BE SPACED AS SHOWN ON PLANT LIST. TREES SHALL BE INSTALLED AS SHOWN ON DRAWINGS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. WHERE FIELD ADJUSTMENTS SEEM NECESSARY, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED FOR REVIEW.
4. WITHIN A PLANTING BED, A MINIMUM OF ONE PLANT PER TYPE SHALL HAVE A DURABLE WATERPROOF LABEL WITH WATER RESISTANT INK LEGIBLE AT TIME OF FINAL INSPECTION. TAGS TO BE REMOVED BY SUBCONTRACTOR WITHIN TWO DAYS OF FINAL INSPECTION.
5. PLANTING HOLES SHALL BE TWICE THE DIAMETER OF THE ROOT BALL AND THE SAME DEPTH AS THE ROOT BALL. BACKFILL SHALL OCCUPY THE VOIDS SURROUNDING AND ENCOMPASSING THE ROOT BALL SUCH BACKFILL SHALL BE COMPOSED OF EXISTING SOIL, AND COMPACTED THOROUGHLY AND FIRMLY TO REMOVE AIR POCKETS AND VACUOLES.
6. A BERM SHALL BE CREATED AROUND THE ROOT BALL OF EACH SHRUB AND TREE TO FORM A SAUCER AREA FOR WATER RETENTION.
7. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
8. ALL WORK IS SUBJECT TO INSPECTION BY THE OWNER AND/OR HIS REPRESENTATIVE AT ANY TIME DURING THE COURSE OF THE WORK. IMPROPERLY EXECUTED WORK AND/OR REJECTED WORK SHALL BE REPLACED IMMEDIATELY. THE OWNER SHALL NOT BE OBLIGATED TO MAKE PAYMENT FOR WORK AND/OR PLANTS OR OTHER MATERIALS WHICH FAIL TO MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
9. ALL TREES AND SHRUBS SHALL BE IN FULL LEAF, FREE OF INSECT AND DISEASE, FREE OF NUTRITIONAL DEFICIENCY, EXHIBIT GOOD COLOR AND CHARACTER, AND SIZED AT NO LESS THAN NOTED IN THE PLANT LIST ON DRAWINGS.

FERTILIZERS

1. SHRUB FERTILIZER TO BE A COMPLETE COMMERCIAL MIXTURE: 50% ORGANIC MICRO-ELEMENTS. FERTILIZE AFTER INSTALLATION:
   2 LBS./100 SF BED AREAS.

MULCHES

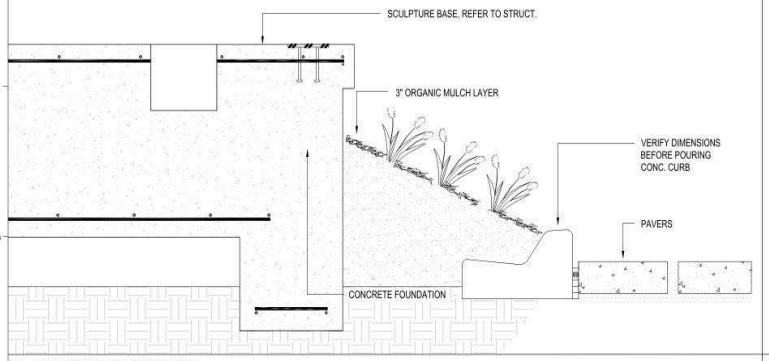
1. PLANTING BED SHALL BE MULCHED TO A UNIFORM DEPTH OF 3" WITH A SHREDDED HARDWOOD TYPE OF MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS

PLANTING SOIL

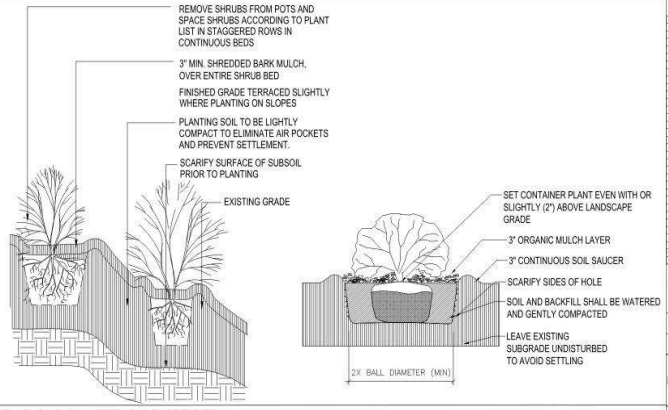
1. PLANTING SOIL ASTM D 5268 TOPSOIL, WITH PH RANGE OF 5.5 TO 6.5, A MINIMUM OF 2 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH (25 MM) OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

IRRIGATION NOTES

1. PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING 100 PERCENT IRRIGATION FOR ALL PLANT MATERIAL.
2. ALL NEW PLANTINGS SHALL BE TEMPORARILY IRRIGATED THROUGHOUT THE ESTABLISHMENT PERIOD TO ENSURE PROPER ROOT DEVELOPMENT AND LONG-TERM PLANT HEALTH. TEMPORARY IRRIGATION MAY BE VIA HAND WATERING, TEMPORARY HOSE CONNECTION OR TEMPORARY IRRIGATION SYSTEM. PROPERTY OWNER TO MAINTAIN CONSISTENT MOISTURE LEVELS UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.



2 SCULPTURE BASE SECTION
3" = 1'-0"



3 SHRUB PLANTED ON SLOPE DETAIL
1/4" = 1'-0"

THE HASKELL COMPANY
FLORIDA
HASKELL
701 San Marco Boulevard
Jacksonville, Florida 32207
Phone # (904) 791-4500

MUSEUM OF CONTEMPORARY ART JACKSONVILLE
ART SCULPTURE
333 N Laura St, Jacksonville, FL 32202

No	DESCRIPTION	DATE
B	JPI	5/22/23
A	DR 100%	7/10/23

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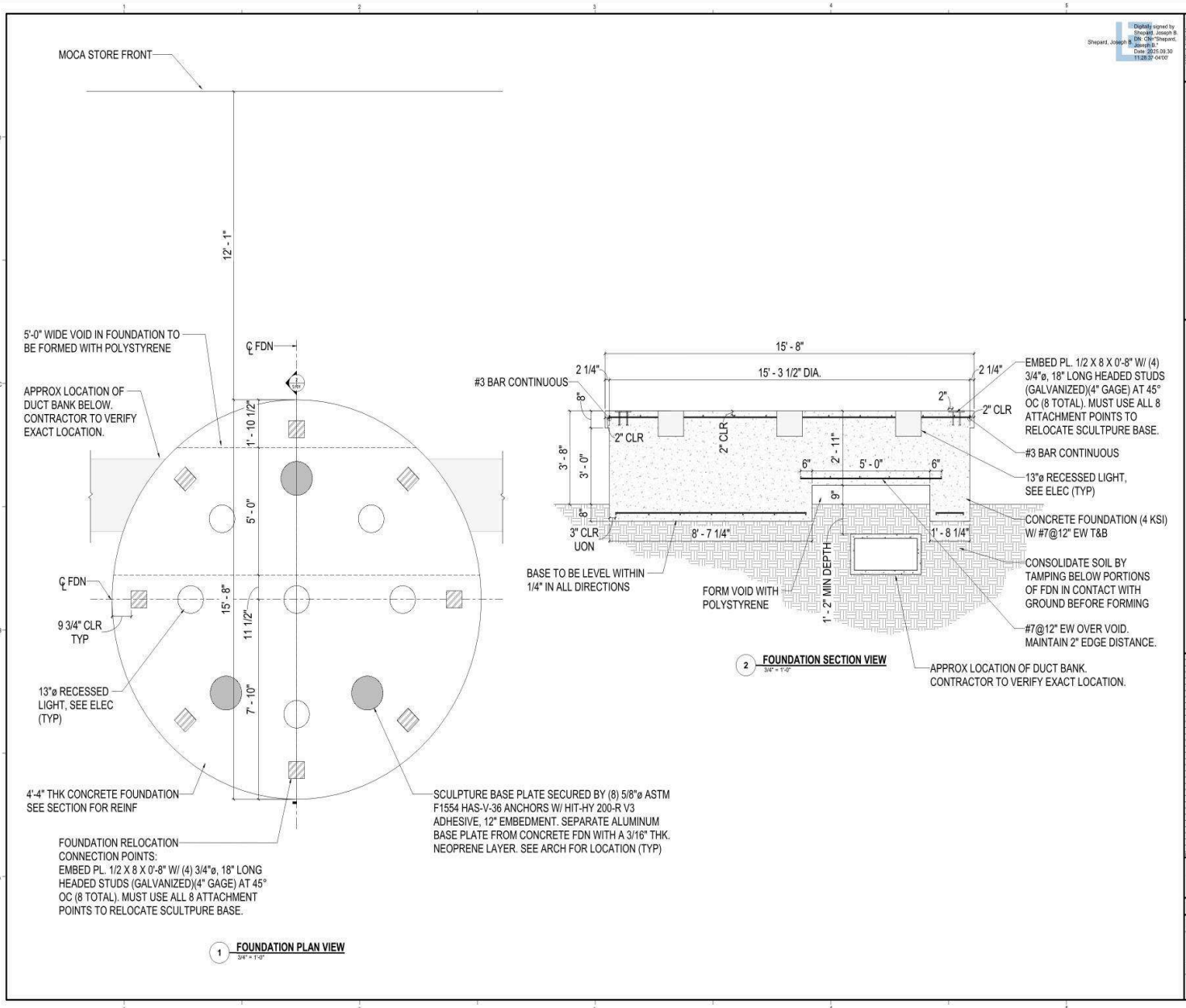
AE JOB NUMBER: 1900344

ART SCULPTURE BASE LANDSCAPE PLAN

L-120
SHEET NUMBER



Shepard, Joseph B.
Digitally signed by Shepard, Joseph B. DN: CN=Shepard, Joseph B.* Date: 2025.09.30 11:28:37-04'00'

JOSEPH B. SHEPARD LICENSE No. 64465 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE HASKELL COMPANY
FLORIDA

HASKELL
701 San Marco Boulevard
Jacksonville, Florida 32207
Phone # (904) 791-4500

MUSEUM OF CONTEMPORARY ART JACKSONVILLE
ART SCULPTURE
333 N Laura St. Jacksonville, FL 32202

No	DESCRIPTION	DATE
B	IR	9/30/2025
A	CR 100%	7/15/2025

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DRAWN: KMP
CHECKED: JBS

AE JOB NUMBER: 1900044

FOUNDATION PLAN AND SECTION VIEWS

S101
SHEET NUMBER

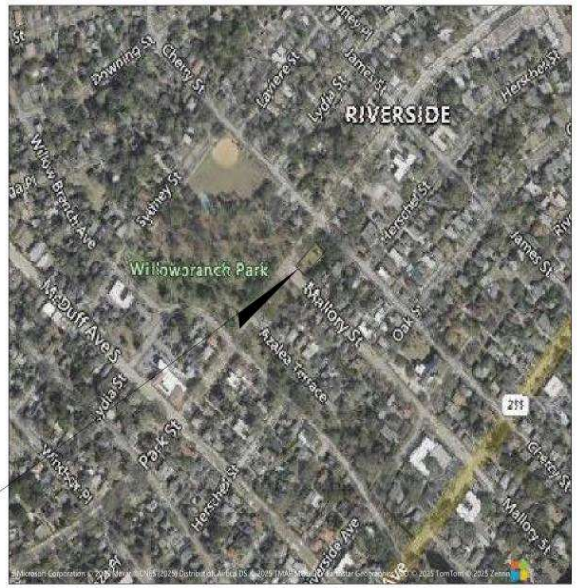
B-26-371810.00
RCV: 2/5/2026 2:22:47 PM

CDN: 6256.501
RCV: 1/16/2026 13:19

PEACE PARK MEMORIAL ROSE GARDEN

2874 Park St.
JACKSONVILLE, FL 32205

JANUARY 2026



PROJECT LOCATION

VICINITY MAP
NTS

PREPARED FOR:
PARKS, RECREATION, AND COMMUNITY SERVICES

DONNA DEEGAN
MAYOR

DARYL JOSEPH
DIRECTOR OF PARKS & RECREATION

NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS

SHELDON GIBBS, P.E.
CHIEF OF ENGINEERING AND CONSTRUCTION MANAGEMENT

CITY OF JACKSONVILLE NOTES

GENERAL

All construction shall be performed in accordance with the approved plans and comply with all standard city policies and practices. City approval is contingent upon any required state or federal permit approvals such as those from the Department of Environmental Protection or the St. Johns River Water Management District (SJRWMD).

UTILITY WORK

Plan approval through Development Services does not include utilities. Proposed water, sewer or electric construction must be approved separately through the respective utility company. In most cases, this will be:

JEA
JEA Tower - 4th Floor
21 W. Church Street
Jacksonville, FL 32202
http://www.jea.com/business/services/developerbuild/developers.asp

WORK WITHIN THE RIGHT-OF-WAY

CITY: Except for new subdivision infrastructure construction, all work performed within a City of Jacksonville right-of-way or easement requires a Right-of-way Permit. The contractor performing the proposed work must have a current Right-of-way Bond on file with Development Services. Right-of-way Permit applications are processed at:

Development Services Customer Service Counter
Edward Ball Building, 2nd Floor
214 N. Hogan St.
Jacksonville, FL 32202
(904) 255-8572
http://now.jaxdev.mil/

STATE: All work performed within a state right-of-way requires a permit from the Florida Department of Transportation (FDOT). It is the developer's responsibility to obtain required FDOT permits or maintenance-of-traffic approvals for work within FDOT right-of-ways. The FDOT regional office can be contacted at (904) 360-5200 Any changes to the approved plans needed for FDOT approval must be submitted to Development Services as revisions.

Adjacent State Roads: _____

RAILROAD: Railroad companies may require special approvals or permits to work within their right-of-ways. It is the developer's responsibility to obtain permission from any railroad right-of-way owner before performing any work within their right-of-way.

STORMWATER

Annual reports in compliance with the SJRWMD stormwater permits are required from the maintenance entity of all stormwater management facilities. Send copies of the reports to:

Engineering and Construction Management
Edward Ball Building, 10th Floor
214 N. Hogan St.
Jacksonville, FL 32202
http://www.coj.net/Departments/Public+Works/Engineering+and+Construction+Management

The owner of any project one (1) acre or larger is required to provide a Notice of Intent (NOI) in accordance with criteria set forth in the city's NPDES permit within 48 hours of beginning construction. Send NOI and NOI fee to:

Florida Department of Environmental Protection
NPDES Stormwater Notices Center, Mail Station #2510
2600 Blair Stone Road
Tallahassee, Florida 32399-2400
(866) 336-6012
http://www.dep.state.fl.us/water/stormwater/npdes/

The contractor shall contact the Environmental Quality Division, Erosion and Sedimentation Control Section (ESC) to provide verification that applicable stormwater permits have been obtained and to schedule a pre-construction ESC site inspection:

Environmental Quality Division
407 North Laura Street, Third Floor
Jacksonville, FL, 32202
(904) 255-7222

FIRE MARSHALL

Plan review and approval does not relieve the contractor of complying with all applicable State Fire Codes.

Underground mains and hydrants shall be installed, completed, and in service prior to construction work.

Underground contractor shall submit to the Fire Marshall for approval complete specs for all underground pipe and fittings relating to fire protection PRIOR to installation and inspection. Contractor shall include manufacturer's name and pipe ID along with contractor's state license number.

LANDSCAPE

A Site Work Permit is required for this project.

☐ Tree Fund payment is due: _____ inches at $_____ = $_____

☐ Article 25 funds are due: _____ inches at $_____ = $_____

TRAFFIC ENGINEERING

TRAFFIC SIGNS

Metro Name (each) _____

Standard (each) _____

Stop/Yield (each) _____

Design (per plat) 1 per plat

Installation (per hour) 1 per 2 signs (rounded up)

____ Streetlights Required

NOTE: Traffic sign costs change from time to time. Consult Attachment 8 of the Land Development Procedures Manual (http://ldpm.jaxdev.com/) for the current rates before paying for any sign installations.

No lane closures allowed from 7 a.m. till 9 a.m. and from 4 p.m. till 6 p.m.

INDEX OF SHEETS	
SHEET TITLE	SHEET NO.
COVER SHEET	C-01
GENERAL NOTES	C-02
EXIST. COND. & DEMO PLAN	C-03
SITE GEOMETRY PLAN	C-04
GRADING & DRAINAGE PLAN	C-05
DETAIL SHEET	C-06
SWPPP	C-07 - C-08

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANSON C. BOWDEN 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 DOCUMENTS.

PLAN APPROVAL

Approved By: Ellyn Cavin
Stamp By: Kevin Robinson
Approved On: January 27, 2026

Date — Development Services Division (Chief)

Date — FINAL APPROVER (Reviewer)

Plan approval is valid for five years after the initial approval date. Revisions made after the initial approval date do not extend this five-year time frame.

PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:

All Civil Plans Require a Site Work Permit to be Issued Prior to the start of Clearing Operations

Site Work Permits must be filed electronically and requires the Owner's notarized signature on the permit form and a copy of the stamped and approved civil plan documents. Contact our Landscape Permit Assistant, Alice Muir at 904/255-8514 or AMuir@coj.net for further assistance.

Digitally signed by Anson C Bowden
Date: 2026.01.15 13:44:35-05'00'

ANSON C. BOWDEN LICENSE No. 89963 STATE OF FLORIDA PROFESSIONAL ENGINEER

GENERAL PROJECT INFORMATION

GENERAL	
City Development Number	6256.501
Concurrency Application Number	
Property Appraiser Number (RE #)	077934 0010
Zoning Designation	PARK/RECREATIONAL
Zoning Application(s) (if any)	N/A
PUD Ordinance Number	8200
FIRM – Community – Panel	12031C0362J
Flood Zones (Show in Plans)	ZONE X
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD88
JEA Availability Number	N/A
SUBDIVISION	
PSD Number	
City or Private Inspection	
Public or Private Roads	
Subdivision ("911") Disk Provided?	
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	712190
Impervious Area (Sq. Ft.)	5,048.47

CITY OF JACKSONVILLE
PARKS, RECREATION, AND COMMUNITY SERVICES

PEACE PARK MEMORIAL ROSE GARDEN

COVER SHEET

C 1.0

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RCV: 1/29/2026 2:45:11 PM

CDN: 6256.501
RCV: 1/16/2026 13:19

GENERAL NOTES:

1. EXISTING CONDITIONS, SURVEY AND TOPOGRAPHIC INFORMATION ARE BASED ON THE TOPO SURVEY AND SUBSURFACE UTILITY SURVEY PROVIDED BY THE CITY OF JACKSONVILLE ON 04/08/2025.
2. HANSON PROFESSIONAL SERVICES INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
3. PROTECT ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
4. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. PROTECT ALL STREETS, FENCES, TREES, UTILITIES ABOVE AND UNDERGROUND, AND STRUCTURES THAT ARE TO REMAIN. REPAIR CONTRACTOR-CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
5. PERFORM ALL WORK IN A SAFE MANNER. FOLLOW ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, OTHER EMPLOYEES, INTRUDERS, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. INCLUDE ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT IN THE CONTRACTOR'S BID.
6. CONFORM TO THE LATEST EDITIONS OF THE CITY OF JACKSONVILLE LAND DEVELOPMENT PROCEDURES AND STANDARDS AND SPECIFICATIONS FOR ALL MATERIALS AND CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL ELEVATIONS SHOWN ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
7. VISIT THE JOB SITE AND REVIEW AVAILABLE GEOTECHNICAL INFORMATION PRIOR TO PREPARING THE BID, FOR THE PURPOSE OF BECOMING FAMILIAR WITH THE NATURE AND THE EXTENT OF THE WORK AND SITE CONDITIONS, EITHER SURFACE OR SUB-SURFACE (INCLUDING GROUNDWATER CONDITIONS), WHICH MAY AFFECT THE WORK TO BE PERFORMED AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONTRACT. THE PRICES ESTABLISHED FOR THE WORK TO BE COMPLETED WILL REFLECT ALL COSTS PERTAINING TO THE WORK. ANY CLAIMS FOR EXTRAS BASED ON SUBSTRATA OR GROUND WATER TABLE CONDITIONS WILL NOT BE ALLOWED.
8. EXISTING AND UNDERGROUND UTILITIES HAVE BEEN SHOWN FROM THE BEST INFORMATION AVAILABLE. FIELD VERIFY LOCATIONS OF EXISTING UTILITIES ANOTHER IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. IF A DISCREPANCY IS NOTED, NOTIFY THE OWNER AND ENGINEER AND RESOLVE THE DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION. EXERCISE EXTREME CAUTION WHILE WORKING NEAR EXISTING UTILITIES. PAY FOR AND REPAIR ALL DAMAGES MADE TO EXISTING UTILITIES OR IMPROVEMENTS. VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO BE CONNECTED TO. (SUNSHINE 800 432-4770)
9. FURNISH SHOP DRAWINGS TO ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO THE PURCHASE OF MATERIALS AND CONSTRUCTION.
10. VERIFY AND PROTECT ALL EXISTING TREES AND NATURAL VEGETATION THAT ARE TO REMAIN UNDISTURBED. CLEAR & GRUB AREAS INDICATED FOR CONSTRUCTION AND REMOVE ALL ROOTS AND MISCELLANEOUS VEGETATION EXCEPT SPECIFIC TREES THAT SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION WITH THE USE OF TREE BARRIERS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIP LINES OF PROTECTED TREES OR OUTSIDE THE LIMITS OF GRADING. A LICENSED TREE SURGEON WILL BE REQUIRED SHOULD MINOR TRIMMING OF PROTECTED TREES BE NECESSARY.
11. COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK. REVIEW AND ADHERE TO ALL PERMIT CONDITIONS AND REQUIREMENTS STIPULATED WITHIN PERMITS AND APPROVALS ISSUED BY ALL REGULATORY AGENCIES FOR THE PROJECT.
12. DISPOSE OF EXCESS MATERIAL IN A LEGAL MANNER OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST UNLESS OTHERWISE NOTED.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE "AS-BUILT" DRAWINGS FOR APPROVAL BY THE CITY. "AS-BUILT" DRAWINGS TO THE CITY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS AND SJRWMD REGULATIONS.
14. SUBMIT COPIES OF ALL DENSITY TESTING REPORTS TO THE CITY ENGINEER FOR RECORD.
15. DIMENSIONS ARE TO THE EDGE OF PAVEMENT, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
16. SOD ALL DISTURBED AREAS WITH FDOT APPROVED BERMUDA SOD WITHIN FDOT RIGHT-OF-WAY. OUTSIDE OF RIGHT-OF-WAY, PROVIDE GROUND COVER PER LANDSCAPE PLANS. DO NOT DISTURB PROTECTED TREES OR WETLAND AREAS UNLESS OTHERWISE DIRECTED.
17. REPORT DISCOVERY OF SUBSURFACE CONDITIONS DURING CONSTRUCTION WHICH DEVIATE FROM THE DATA OBTAINED WITHIN THE GEOTECHNICAL EXPLORATION REPORT TO THE ENGINEER FOR EVALUATION.

GRADING

1. NEW SPOT ELEVATIONS AND NEW CONTOURS REPRESENT FINISHED GRADE BELOW MULCH,TOP OF SOD MAT AND TOP OF PAVEMENT.
2. VERIFY EXISTING ELEVATIONS AND BENCHMARKS PRIOR TO BEGINNING WORK. NOTIFY THE ARCHITECT/ENGINEER IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
4. INSTALL ALL UNDERGROUND UTILITIES PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
5. REMOVE ALL UNSUITABLE MATERIAL FROM PAVEMENT SUBGRADE TO A DEPTH OF 3.0 FEET BELOW SUBGRADE AND 2.5 FEET BEYOND BACK OF CURB OR EDGE OF PAVEMENT.
6. REMOVE ANY UNSUITABLE MATERIAL ENCOUNTERED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE MATERIAL ALL OTHER SUITABLE MATERIAL TO REMAIN ON SITE, SEAWARD OF THE CCCL.
7. USE DIMENSIONS TO THE MAXIMUM EXTENT POSSIBLE. SCALE DRAWINGS FOR REFERENCE ONLY.
8. SIDEWALKS, DRIVEWAYS AND CURBING DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH JACKSONVILLE OR FDOT STANDARDS AND SPECIFICATIONS WITHIN THEIR RESPECTIVE RIGHT-OF-WAYS. SIDEWALKS REMOVED AND REPLACED IN CURB AND GUTTER AREAS AT INTERSECTIONS SHALL HAVE HANDICAP RAMPS INSTALLED. DRIVEWAYS AND SIDEWALKS SHALL BE SAWCUT ALONG THE RIGHT-OF-WAY LINE OR NEAREST JOINT AND REMOVED AND REPLACED TO THE EDGE OF STREET.
9. CUT AND FILL SLOPES ARE NOT TO EXCEED 4:1 UNLESS OTHERWISE NOTED.
10. UNLESS OTHERISE NOTED ELSEWHERE IN THE PLANS AND SPECIFICATIONS, ALL GRADED AREAS SHOULD BE COMPACTED TO AT LEAST 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) WHEN THE MATERIAL IS WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.

DEMOLITION NOTES:

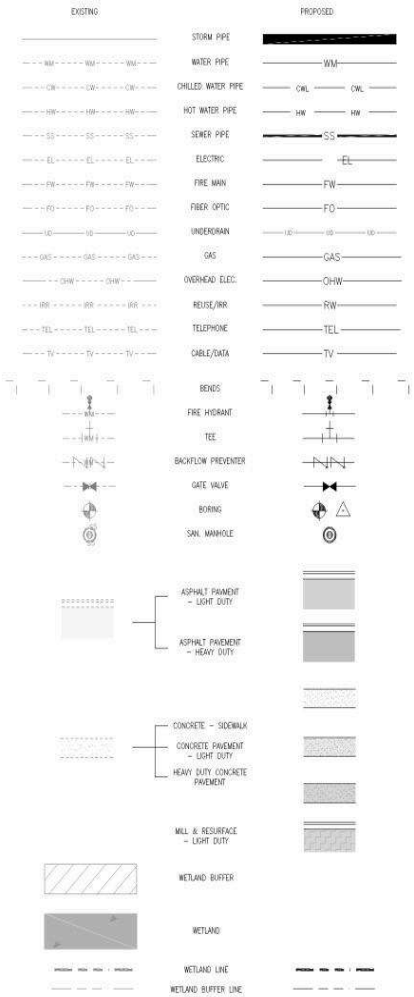
1. ALL DEMOLISHED MATERIALS WILL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF DEMOLISHED MATERIALS OFF THE OWNER'S PROPERTY IN A LEGAL MANNER.
2. REMOVE ALL EXISTING PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. SCHEDULED FOR REMOVAL TO FULL DEPTH.
3. USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.

SURVEY NOTES:

1. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY. ITS SPECIFIC PURPOSE IS TO ILLUSTRATE THE TOPOGRAPHICAL FEATURES, TREES, AND WETLANDS AS SPECIFIED BY CLIENT.
2. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY WERE NOT LOCATED EXCEPT THOSE SHOWN HEREON.
3. TREES SHOWN HEREON WERE LOCATED IN ACCORDANCE WITH THE CURRENT CITY OF JACKSONVILLE TREE ORDINANCE.
4. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. U.S. COASTAL AND GEODETIC SURVEY DATUM.
5. REFERENCE BENCHMARKS:
   CONTROL 1
   ELEV=16.48 (NAVD88) PK NAIL AND CLARY ELEVATION DISK
   N=2172198.130 E=435986.130

   CONTROL 2
   ELEV=20.00 (NAVD88) PK NAIL AND CLARY ELEVATION DISK
   N=2172373.170 E=436167.880

   CONTROL 3
   ELEV=20.85 (NAVD88) PK NAIL AND CLARY ELEVATION DISK
   N=2172347.1800 E=435936.9900
6. ELEVATIONS THUS SHOWN AS 21.00



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NO.	BY	DATE	SYMBOL	REVISIONS
5.				
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1.				

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HANSON

DESIGNER: ACB	DESIGN ENGINEER
DRAWN BY: ABL 01/2026	ANSON C. BOWDEN
CHECKED BY: ACB 01/2026	FLORIDA REGISTRATION NO. 69963

CITY OF JACKSONVILLE
PARKS, RECREATION, AND COMMUNITY SERVICES

HANSON PROJECT NO.	22L0124_23
DATE:	09/2025
SCALE:	AS NOTED

PEACE PARK MEMORIAL ROSE GARDEN

GENERAL NOTES 581

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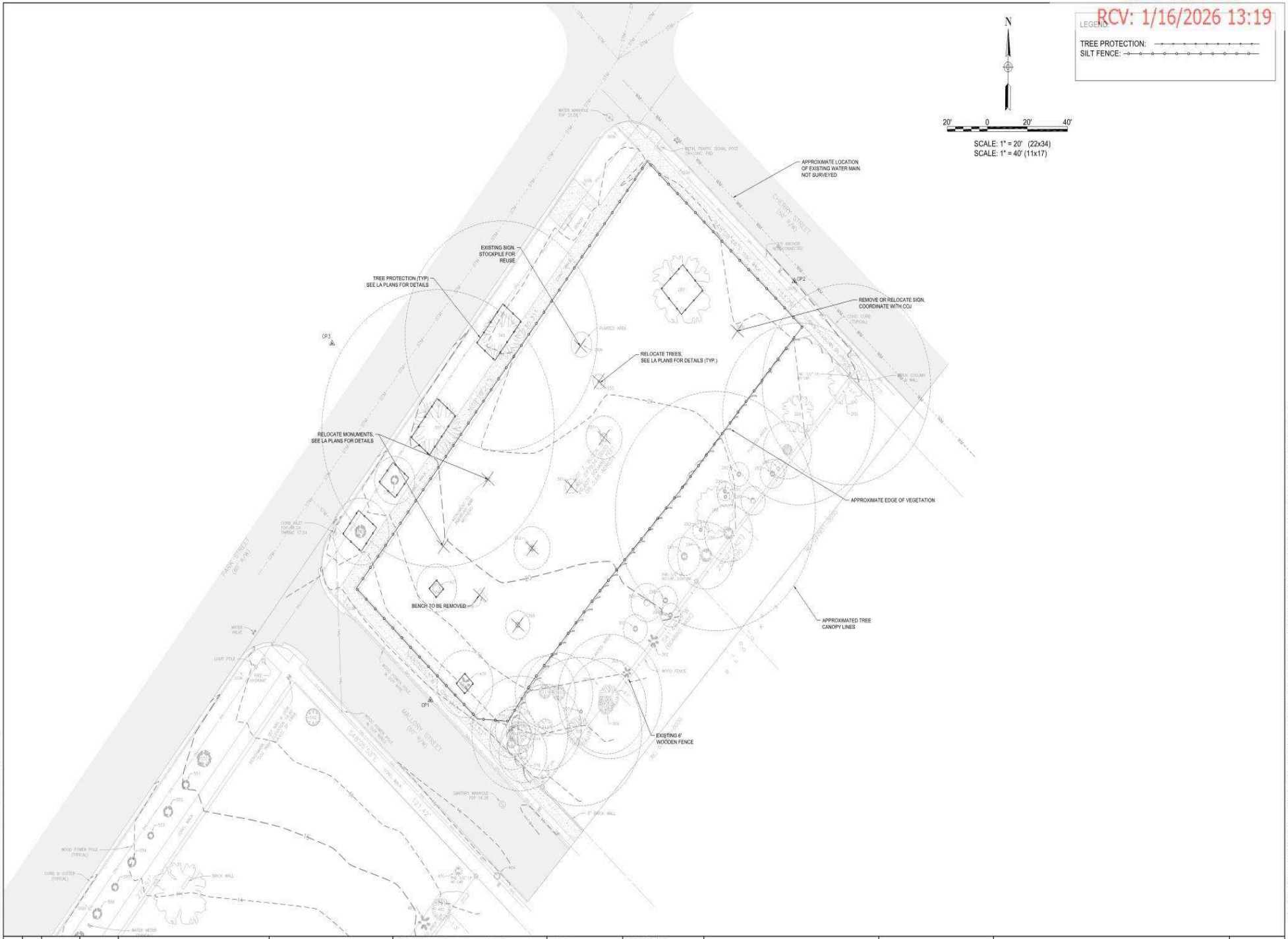

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ANSON C. BOWDEN
FLORIDA REGISTRATION NO.
69963

CITY OF JACKSONVILLE
PARKS, RECREATION, AND COMMUNITY SERVICES

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PEACE PARK MEMORIAL ROSE GARDEN
EXISTING CONDITIONS AND DEMOLITION PLAN

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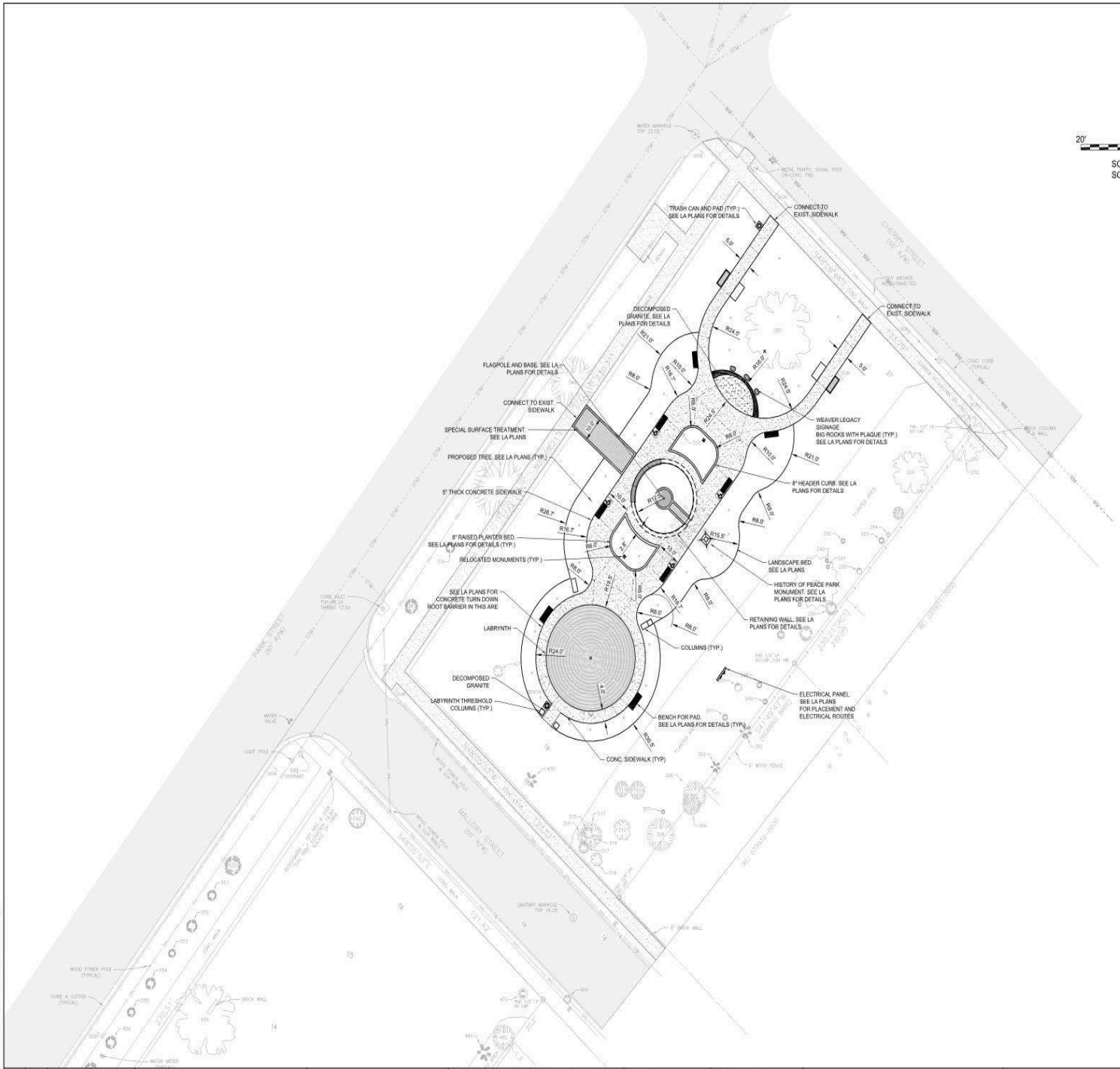

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20' 0 20' 40'

SCALE: 1" = 20' (22x34)
SCALE: 1" = 40' (11x17)

NOTES:

1) SEE LA PLANS FOR CONCRETE SIDEWALK, JOINT LAYOUT, AND JOINT DETAILS.
2) SEE LA PLANS FOR ELECTRICAL CONDUIT SLEEVE LOCATIONS.

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PEACE PARK MEMORIAL ROSE GARDEN
SITE GEOMETRY PLAN 583

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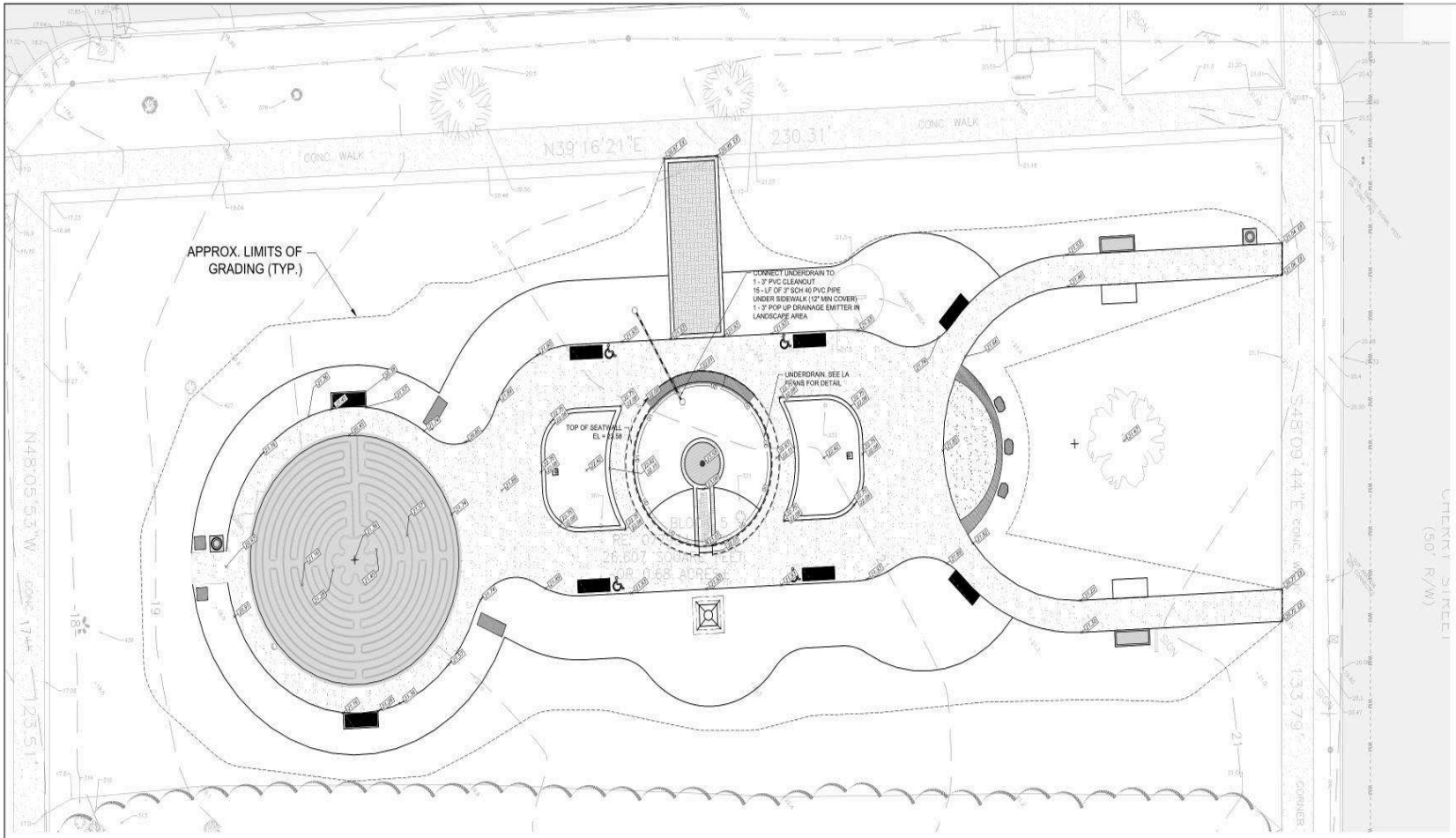

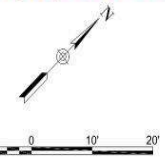

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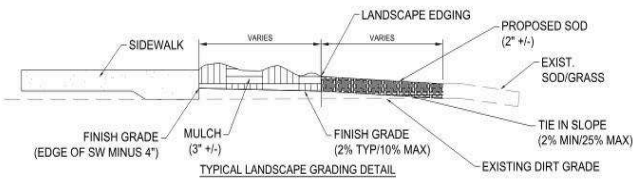
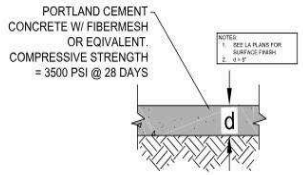


TYPICAL LANDSCAPE GRADING DETAIL



CONCRETE SIDEWALK DETAIL

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CITY OF JACKSONVILLE
PARKS, RECREATION, AND COMMUNITY SERVICES

HANSON PROJECT NO.	22L0124_23
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PEACE PARK MEMORIAL ROSE GARDEN
GRADING & DRAINAGE PLAN584

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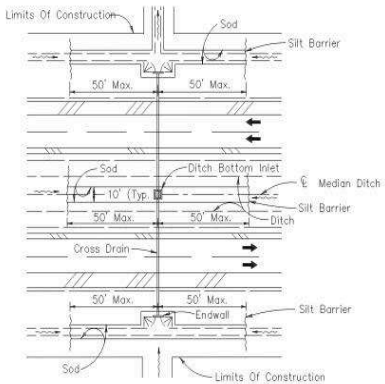
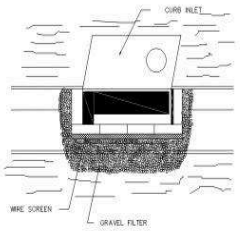
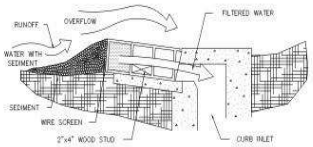
1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED IN D-903. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8 INCHES. THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
9. NECESSARY REPAIRS TO BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
10. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
11. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
13. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
14. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
15. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
16. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
17. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL" BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
18. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
19. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
20. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
21. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
22. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
23. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
24. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
25. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
26. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SJRWMD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



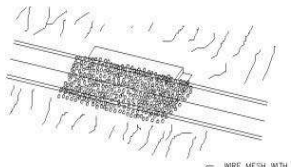


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE STRUCTURE.

BLOCK & GRAVEL CURB INLET SEDIMENT FILTER

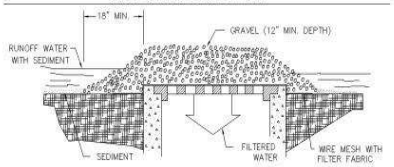
(D-902)
N.T.S.



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

GRAVEL CURB INLET SEDIMENT FILTER



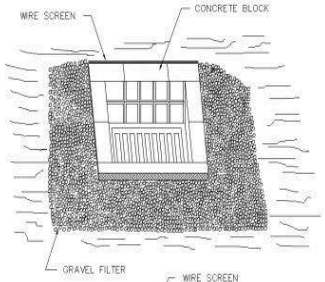
SPECIFIC APPLICATION

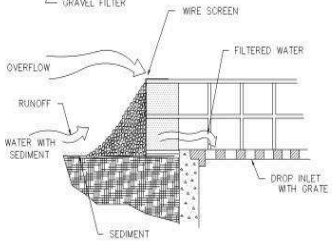
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER

GRAVEL INLET SEDIMENT TRAP

(D-903)
N.T.S.





SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

(D-904)
N.T.S.

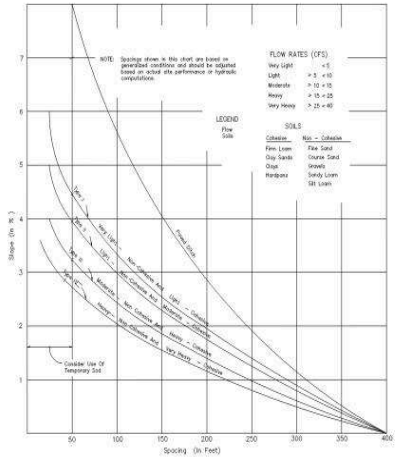


CHART 1
RECOMMENDED SPACING FOR TYPE III AND TYPE IV SILT FENCES.

SPACING RECOMMENDATION FOR SILT FENCES

(D-906)
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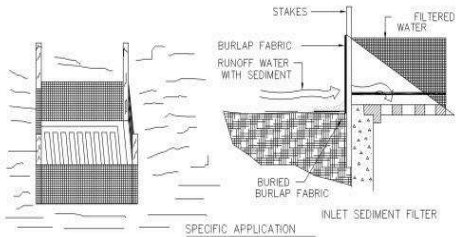

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

DROP INLET SEDIMENT FILTER

(D-905)
N.T.S.

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DESIGN ENGINEER	ANSON C. BOWDEN
FLORIDA REGISTRATION NO.	69963

CITY OF JACKSONVILLE
PARKS, RECREATION, AND COMMUNITY SERVICES

HANSON PROJECT NO.	22L0124_23
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PEACE PARK MEMORIAL ROSE GARDEN

SWPPP 585

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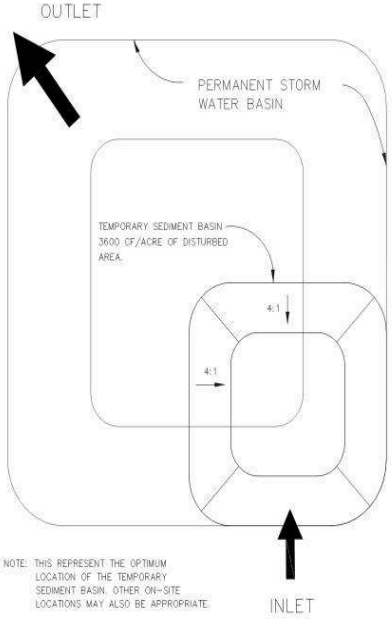

NOTE: THIS REPRESENT THE OPTIMUM LOCATION OF THE TEMPORARY SEDIMENT BASIN. OTHER ON-SITE LOCATIONS MAY ALSO BE APPROPRIATE.

TEMPORARY SEDIMENT BASIN
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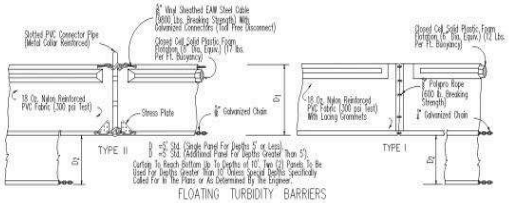
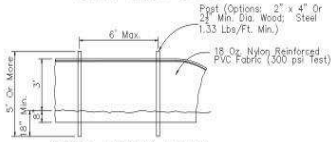
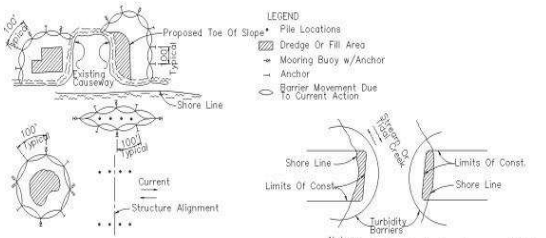




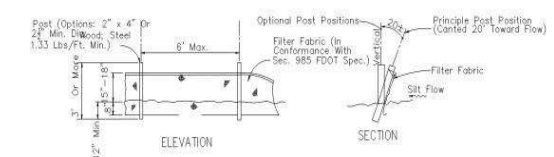


NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.

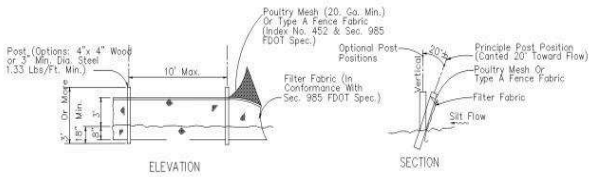
TURBIDITY BARRIER APPLICATIONS

Note: Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

TURBIDITY BARRIERS
(D-907)
N.T.S.

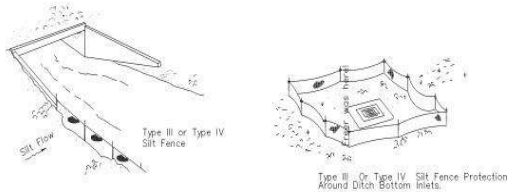


TYPE III SILT FENCE



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE IV SILT FENCE



Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS



Note: Spacing for Type III Fence to be in accordance with Chart I, Plate D-906 and ditch installations at drainage structures above.

SILT FENCE TYPE III & IV
(D-908)
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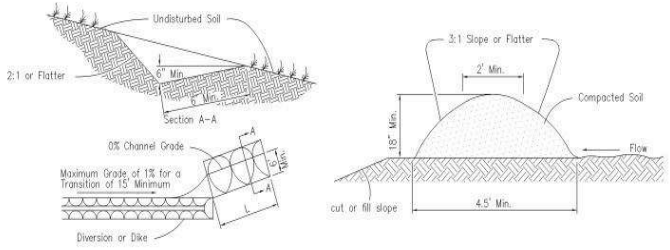

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PEACE PARK MEMORIAL ROSE GARDEN
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N. Old Business

Jacksonville
Historic Preservation
Commission

Landmarking Committee Updates

Demolition by Neglect Updates

HP Annual Mailer Letter

O. Design Issues

Jacksonville
Historic Preservation
Commission

Siding Textures

P. Addendum

Jacksonville
Historic Preservation
Commission

Q. Adjournment

Jacksonville
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