JACKSONVILLE HISTORIC PRESERVATION COMMISSION

July 23, 2025

City of Jacksonville

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

A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, July 23, 2025 at 1:00 PM

Members:

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

AGENDA

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

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

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

NOTE: The next regular meeting will be held Wednesday, August 27, 2025.
COMMENTS FROM THE PUBLIC. Comments from the public shall be limited to no more than three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

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

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

A. Call to Order/Verification of Quorum

1. Submittal of Speaker's Cards

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

3. Approval of Minutes from May 28, 2025

B. Deferred Items

1. COA-25-32380 (1247 Boulevard)

C. Consent Agenda

1. COA-25-32543
Location: Riverside Avondale – 2951 Post St
Applicant: Katie Freligh
Owner: Andrew Suslak, Post Modern Brewing LLC
Request: New Construction – Alterations
Staff Recommendation: Approve With Conditions

2. COA-25-32440
Location: Springfield – 2039 Laura St N
Applicant: Melanie Hill, Auld and White Constructors LLC
Owner: Society of Saint Pius X
Request: New Construction – Addition / Alterations
Staff Recommendation: Approve With Conditions

3. COA-25-32534
Location: Riverside Avondale – 1454 Belvedere Ave
Applicant: Hygema House Moves, Inc.
Owner: Nancy Robinson
Request: Alterations – Elevate Foundation
Staff Recommendation: Approve With Conditions

4. COA-25-32086
Location: Springfield – 1744 Main St N
Applicant: Elias Hionides
Owner: Our Main Street Properties, Inc.
Request: Alterations
Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-25-32476

Location: Riverside Avondale – 2024 Gilmore St
Applicant: Ben Hartung
Owner: STF Capital Group LLC
Request: New Construction
Staff Recommendation: Approve with Conditions

2. COA-25-32483

Location: Riverside Avondale – 1352 Lechlade St
Applicant: Heather Biltoc
Owner: Petre Biltoc, PHGC Properties LLC
Request: New Construction
Staff Recommendation: Approve with Conditions

3. COA-25-32249

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

4. COA-25-32526

Location: Riverside Avondale – 3623 Oak St
Applicant: David Conley
Owner: David Conley
Request: New Construction – Addition
Staff Recommendation: Approve With Conditions

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

1. COA-25-32258

Location: Springfield– 1340 Clark St
Applicant: Maria C. Rodriguez, Huachuma Enterprises, LLC
Owner: Maria C. Rodriguez, Bacha Properties, LLC
Request: Alterations
Staff Recommendation: Deny

2. COA-25-32257

Location: Springfield– 1342 Clark St
Applicant: Maria C. Rodriguez, Huachuma Enterprises, LLC
Owner: Maria C. Rodriguez, Pachamama Enterprises, LLC
Request: Alterations
Staff Recommendation: Deny

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

M. Information

1. Senate Bill 180 (SB 180)
2. Pending Legislation
3. Public Works Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment

1. Submittal of Speaker Cards

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Historic Preservation
Commission

2. Reminder of Meeting Break Times

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3. Approval of the Minutes

Jacksonville
Historic Preservation
Commission

CITY OF JACKSONVILLE

HISTORIC PRESERVATION COMMISSION

MEETING

Proceedings held on Wednesday, June 25, 2025, commencing at 1:00 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:

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

ALSO PRESENT:

ARIMUS WELLS, Planner Supervisor, Planning Dept.
BRITTANY FIGUEROA, Planning Department.
CALEB ARSENAULT, Planning Department.
DREW JOHNSON, Planning Department.
CARLA LOPERA, Office of General Counsel.

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P R O C E E D I N G S
June 25, 2025 1:00 p.m.
- - -

THE CHAIRMAN: Welcome, everyone.

We 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 now 1:01 p.m., June 25th, 2025.

We'll start with introductions, and begin with staff to my left.

MR. WELLS: Arimus Wells, Planning Department.

MS. LOPERA: Carla Lopera, Office of General Counsel.

COMMISSIONER EPSTEIN: Julia Epstein, commissioner.

THE CHAIRMAN: Michael Montoya, commissioner and acting chair for today.

COMMISSIONER HOFF: William Hoff, commissioner.

COMMISSIONER MORGAN: Becky Morgan, commissioner.

COMMISSIONER LOVE: Thomas Love, commissioner.

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MS. FIGUEROA: Brittany Figueroa, Planning Department.

MR. ARSENAULT: Caleb Arsenault, Planning Department.

MR. JOHNSON: Drew Johnson, Planning Department.

THE CHAIRMAN: Thank you, everyone.

Ethan Gregory, our current -- our new Chair, as of the -- last month's meeting is excused from today's meeting for personal reasons.

(Discussion held off the record.)

THE CHAIRMAN: You already can't hear me?

Arimus, I wanted a perfect round today. I've already lost it. This is my last round as Chair, so --

Just stating that Ethan Gregory is -- Commissioner Gregory is not with us today.

So we'll start with some general announcements. For everyone in the audience, again, thanks for being here.

As a courtesy, please silence your cell phones. Additionally, there will be no public displays of support or opposition. Please keep any private conversations at a low tone so the

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meeting is not disrupted. If the meeting goes longer than two hours, a ten-minute break will be held every two hours.

For anyone wishing to speak today before the Commission, including the applicants that are here, you must fill out a speaker's card and give it to staff. Please mark on the card whether you are for or against the item.

These proceedings are being recorded by a court reporter. So, as you heard her correct me just a moment ago, it's important that you speak clearly into the microphone. When you come forward to speak, please state your name and address into the mic for the record and wait to be sworn in. Only one person may speak at a time.

We ask that you please be focused and concise, that you limit your speaking to the criteria upon which our decision must be based. And note that each speaker has three minutes, including the applicants, unless there's been a request and an approval for a longer time. The timers are in view, and you'll hear a ding when it goes off.

Staff will announce when your time is up,

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in addition to that. And if you're in mid-sentence when your time is up, you may finish your sentence, but, please, no more.

If you brought materials that you intend to provide to the Commission members to consider, a minimum of ten copies need to be provided to the Commission staff.

Any tangible material submitted with a speaker's presentation, such as documents, plans, photographs, drawings, et cetera, will become part of the public record and will be kept by the Commission staff; therefore, please retain a copy of anything submitted if it is needed.

All right. That's the end of the general announcements.

We have some meetings [sic] from last month's -- some minutes from last month's meeting. Strike that; reverse it.

Would any commissioner like to make a motion regarding last month's meeting minutes?

COMMISSIONER HOFF: Through the Chair, I will make a motion to approve the May minutes as presented.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Let it be known that the meeting minutes are approved.

All right. We'll start with our agenda for today. There are no deferred items. Well, actually there are, but we'll get to that (microphone failure).

On the agenda -- we'll start, then, with the consent agenda. We have, on the consent agenda, COA-25-32315 at 3634 Riverside Avenue; COA-24-31703 at 1310 Liberty Street North; COA-25-32197 at 1611 Laura Street North; COA-25-32323 at 2360 through 2370 Riverside Avenue.

And we'll start with Number 1, COA-25-32315 at 3634 Riverside Avenue.

Oh, wait. I'm sorry.

MS. LOPERA: This is the consent agenda.

THE CHAIRMAN: That's strike 2, Arimus. That's strike 2.

We'll open the public hearing.

Is there anyone here today to speak to any of these items on the consent agenda?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: If you are, please come forward.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Hi. Good afternoon.

Kim Pryor, 245 West 5th Street.

Do I need to be sworn in for this?

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

MS. PRYOR: (Complies.)

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

MS. PRYOR: I do.

THE REPORTER: Thank you.

THE CHAIRMAN: Ms. Pryor, which item are you here to speak on?

MS. PRYOR: I would like to request that we talk about Numbers 2 and 3.

So do you pull them now -- do I talk now or do we pull them and do them individually?

THE CHAIRMAN: What is the basis of your request?

MS. PRYOR: So on -- let's see, Liberty Street, I know that one of the conditions said

that -- either make the shutters functional or remove them completely. Shutters just were not applicable back in the historic time frame. We have had issues in the past with new construction, putting inappropriate siding and so forth.

I didn't see anywhere where the siding was mentioned, but if it's Hardie lap, typically, the condition is that it be installed with the smooth side out.

They also -- the windows do not address trimming as the -- the front elevation does not appear -- probably because of the shutters -- doesn't appear to have any crown or the appropriate trim.

THE CHAIRMAN: Just a question for staff. Has that -- have those things been addressed? Have those items that are being mentioned been addressed by staff?

MR. WELLS: (Off microphone.)

(Inaudible.)

(Reporter inquiry.)

MR. WELLS: To the Acting Chair, yes.

So looking at the elevation plans, they do depict fiber cement siding.

In terms of the windows having trim and whatnot, we did condition that the windows shall be installed in accordance with our 2024 window supplement, which does require trim and whatnot.

The shutters, again, that's just something that we -- we're standing by in terms of removing them or making them functional, just to be consistent with the design guidelines.

MS. PRYOR: Okay. So are we going to allow shutters? That's -- that was one of the questions.

And then the siding, I didn't hear anything about which side -- if it's cementitious -- Arimus, I'm very sorry, I was having trouble hearing you. So is it cementitious? Is it Hardi lap?

MR. WELLS: Through the Acting Chair to Ms. Pryor, the siding will be cementitious lap siding and does not specify whether or not it will be smooth or have the grainy finish.

MS. PRYOR: All right. And so that was one of the things I was asking. Are we going to condition which side out? Because in the past, as far as -- to be consistent, other new

constructions have been required to install that siding with the smooth side out, and that's not listed here, and that was one of my concerns.

THE CHAIRMAN: Okay.

All right. So that's your request for both of -- the COA that's listed, Number 2, 24-31703, and Number 3, 25-32197, you're still requesting both of those to be withdrawn from the consent agenda?

MS. PRYOR: So that we could discuss them, yes, sir.

THE CHAIRMAN: All right. Let's put them to the -- we'll put them to the COAs.

MS. PRYOR: Okay. So they're pulled for now, Mr. Montoya?

THE CHAIRMAN: Yeah, we'll review them --

MS. PRYOR: Okay.

THE CHAIRMAN: -- in the COA section.

MS. PRYOR: Perfect.

Thank you very much.

THE CHAIRMAN: You're welcome.

Is there anyone else here to speak on any of the COA -- the consent agenda items?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Please come forward.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Swear in?

THE REPORTER: I need your name and address into the microphone for me, please.

AUDIENCE MEMBER: Donald Gullion, 14701 Philips Highway, Jacksonville, Florida 32256.

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

MR. GULLION: (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. GULLION: I do.

THE REPORTER: Thank you.

MR. GULLION: Good afternoon.

I did not plan on speaking, but on Item 2, addressing the previous comments, we'll be happy to remove the shutters. I'm with Dream Finders Homes. We'll be happy to remove the shutters and turn the siding around if that's necessary.

THE CHAIRMAN: Sir, we've pulled that. We've pulled Number 2 from the consent agenda.

So when it comes back up during the COA section, you can address that then.

MR. GULLION: Will that be in this hearing later?

THE CHAIRMAN: Yes, sir.

MR. GULLION: Okay.

THE CHAIRMAN: Yes, sir. We'll talk about it today for sure.

MR. GULLION: Thank you.

THE CHAIRMAN: Is there anyone else here to speak to any of the items on the consent agenda?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: We'll close the public hearing, and I'll entertain a motion.

COMMISSIONER EPSTEIN: Motion to approve the consent agenda, COA-25- -- as amended, COA-25-32315 and COA-25-32323.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Discussion? Is there any discussion on these two items?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No? So we'll ask for a vote.

All those in favor of approving the

consent agenda as amended?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: So let it be known that the consent agenda, as amended, has been approved.
All right. So the next item on the agenda is previously [sic] items deferred to be heard today. This was what I referred to earlier. Item Number 1 -- I'll read the items first.
Item Number 1, COA-25-31951, at 1649 Osceola Street. And Number 2 is COA-25-32025, at 2568 Herschel Street.
So the -- Item Number 1, there was a request to move this two cycles, so this will be deferred and be heard on the August 27th meeting, 2025.
And then Item Number 2, the owner has withdrawn the application, but because it has been -- it's been in the system, it's on the agenda. I need to hear a motion to approve the withdrawal of COA-25-32025.
COMMISSIONER HOFF: Through the Chair, I will make a motion to withdraw COA-25-32025 from the agenda.

COMMISSIONER EPSTEIN: Second.
THE CHAIRMAN: Any discussion?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: The only discussion item I really have is -- something we talked about in the agenda meeting that we had yesterday. Has there -- is there any -- was there any conversation with the applicant about what they intend to do in regards to -- the processes, next steps at all? Just for information.
MR. WELLS: To the Chair, we have not made a definitive confirmation in terms of what they plan to do next, so we'll follow up. Ideally, we would love for them to repair the windows.
THE CHAIRMAN: Okay. Thank you.
Any more discussion?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Okay. Then we'll put this to a vote.
All those in favor of the withdrawal of COA-25-32025?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: So let it be known that

COA-25-32025 has been officially withdrawn.
Moving on to the Certificates of Appropriateness, we have Item Number 1, COA-25-32269 at 0 12th Street West in Springfield. And then Number 2, COA-25-32344, at 1535 Ingleside Avenue. And then, of course, we have the two items that were on the consent agenda, COA-25- -- I'm sorry, COA-24-31703, at 1310 Liberty Street North, and COA-25-32197, at 1611 Laura Street North.
So we'll start with Number 1 on the COA list, Under G, COA-25-32269 at 0 12th Street West. We'll open the public hearing and hear a report from staff.
MR. WELLS: Thank you, Mr. Chair.
So this is COA-25-32269 for the property located at 0 12th Street West. It recently was assigned a new address of 2118 Pearl Street, just for reference.
This is to construct a new single-family home. This will be a two-story residence within the Springfield Historic District. According to the plans submitted with the application, it will front Pearl Street North. Both of the structures along this section are

two-story homes, with the exception of the one-story commercial structure that abuts on the south side of the property.
As designed, the proposed 2,000-square-foot structure will be frame vernacular styled and consist of a shingled front-facing gabled roof with a hipped rear; a full-width, two-story front porch; horizontal lap siding; a concrete foundation wall with a stucco finish; and 1-over-1 windows.
Overall, we found the proposed development to be consistent with the design guidelines and Ordinance Code criteria; however, staff did have some concerns, so we did condition it accordingly to add some additional full-size windows on the rear elevation and on the right side first floor elevation.
Furthermore, we did recommend to the applicant, and to the Commission as well, to have a -- either a front-facing, full-hip gable -- or a full-hip roof or a gabled roof entirely on the -- on the structure.
Other than that, we recommend approval with conditions.
THE CHAIRMAN: Thank you.

Do we have any questions for staff at this time?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Would the applicant come forward?

(Audience member approaches the podium.)

THE CHAIRMAN: Please state your name and --

AUDIENCE MEMBER: May I --

THE CHAIRMAN: Sure.

AUDIENCE MEMBER: (Tenders documents.)

THE CHAIRMAN: Thank you.

State your name and address and she'll swear you in.

AUDIENCE MEMBER: Marianna Singareddy, 1651 Walnut Street, Jacksonville, Florida 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: I do.

THE REPORTER: Thank you.

MS. SINGAREDDY: Can you hear me from this distance?

THE REPORTER: Yes.

MS. SINGAREDDY: Okay. So this is the same Centurion model that was previously approved in 2021 and built at 1950 Hubbard Street by M&M Homes, and the -- M&M Homes accept most of the conditions recommended by HPC except for the few that we wanted to discuss with you.

The question about Condition Number 3 is more like a question. Other new construction at Liberty Street was approved with -- without requirement, finish floor height shall be within 6 inches of the contributing structure, and the -- this is requirement for our new construction. So if this is not any more requirement for new construction, we would like to build as proposed, 24 inch.

Next one is -- Condition Number 6 reads, on the front elevation, first and second floor doors shall be centered. And I wanted you to take a look at Exhibit 1. This Centurion model was inspired by this historic house located at

335 West 6th Street. You can see original home and house similar. It looks to [sic] Centurion model.

And, additionally, we have submitted a list of other historic homes that could be found in Springfield neighborhood that was -- that is actually same photographs that were presented in 2021 for approval. There was the same comment about the door, and the -- not all doors in Springfield centered or aligned with steps, and some located kind of inside, behind columns.

If you can see Exhibit 2 and 3, there's a list of homes in some of the pictures.

Condition 7, there shall be three additional full-size windows on rear elevations. This home was built as a retirement dream home for one of the customers in -- they requested to have least number windows in the rear for safety and privacy. This is customer request. So just, respectfully, as many -- as least windows as possible in the rear, please.

And it's not going to be visible from the street. It backs up into someone's property

and then a commercial -- like, a warehouse structure.

Condition Number 8, similar request. There shall be additional two full-size windows on the right size [sic], first floor of the home.

(Timer notification.)

MS. SINGAREDDY: I'm sorry, I didn't even get through half of my -- can I have any additional time, please?

THE CHAIRMAN: If you can just briefly -- I see there's just 9 and 16 left.

MS. SINGAREDDY: Yes. I'll briefly summarize.

Condition Number 9, I also have Exhibit 4, where it says -- where it -- it shows some gable front and hip back combination roofs in the neighborhood. It's difficult to find because they're not visible, but I have some pictures in Exhibit 5.

And Condition 16 is -- they're talking about window supplement, and specifically recessed window requirement. I have some pictures of what -- the flange in replacement window look like, so -- to achieve this

recessed look. It's -- it's going to be -- use (indecipherable) replacement-type window. And we consulted suppliers, and supplier provided also their opinion.

You can see Exhibit 7 that also confirms our opinion on using the replacement-type window in the new construction.

And, additionally, the risk level using this replacement-type window in new construction and potential exposed to water intrusion summarized in Exhibit 8 because there are -- the new homes versus old homes, there are different techniques used. One is waterproofing and one is just good ventilation techniques.

And, lastly, I just wanted to say how important is it for new construction to be a close replica of historic home. In originally HPC guideline is Exhibit 8 state, on Page 69, that new and old work shall be differentiated but compatible in massing, size, and scale.

And on Page 79, it stated that new building have to employ contemporary design. Window vent with flange, in our opinion, essential element of contemporary design and

best in modern building practice.

So we're asking to consider and allow to build with the flange window for this construction.

I'm ready for any questions, please.

THE CHAIRMAN: Thank you. If we have questions, we'll call you back up.

MS. SINGAREDDY: Okay. Thank you.

THE CHAIRMAN: Okay. Is there anyone else here today to speak to this COA?

MS. PRYOR: (Indicating.)

THE CHAIRMAN: Okay.

(Ms. Pryor approaches the podium.)

THE CHAIRMAN: You only need to state your name since you've already been sworn in.

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

I just had a question. It says on here that there's going to be an 8-foot fence that's allowed, and I'm not sure that we have done that in the past, because there's a condition here that says the fencing shall -- the proposed 8-foot fencing shall not pass the front plane of the home, but I'm not aware of any structure that's been allowed to put an

8-foot fence up in Springfield.

And I would just like to advocate for the windows to be installed in -- in a recessed fashion so that they do conform to the historic neighborhood.

Thank you.

THE CHAIRMAN: Thank you.

Is there anyone else here today that wishes to speak to this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: No? All right. Then we'll close the public hearing, and I'll hear a motion.

COMMISSIONER HOFF: To get the discussion started, I will, through the Chair, make a motion to -- to approve COA-25-32269 with the existing conditions.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Discussion?

COMMISSIONER HOFF: Through the Chair to staff, one of the items that the applicant brought up was a condition -- I think it's Number 3 -- that talks about the finish floor height and how there is a condition for this new construction, but there is not on another

new construction that we're going to be hearing today as well. Could you address that?

MR. WELLS: Through the Chair to Commissioner Hoff, so sometimes this is -- we'll add this condition in the event -- just given the surrounding structures in the block itself. And so for this one, I mean, we -- we found that it would be prudent to include -- given the lack of single-family homes along this block, it abutting a commercial structure that's on grade, and so we just wanted to make sure that -- in order to achieve uniformity with the surrounding structures, that they were able to match that foundation -- or finish floor height.

THE CHAIRMAN: Is there -- maybe I'm not seeing it. I see finish floor height at 000. What is the distance of the finish floor height that they're proposing from grade?

MR. WELLS: To the Chair, that was what was unclear for us too, so we just, again, found that it would be important to include a condition on there, just to make sure it was obvious when they go through permitting and development.

THE CHAIRMAN: Okay. So we'll wait to -- maybe if there are more questions for the applicant -- they're going to come up. We'll wait and call the applicant back up to ask those questions, but I think that's a question --

That's where you were -- I think, Commissioner Hoff, that's where you were leading with your question as well, I guess?

COMMISSIONER HOFF: Yes.

THE CHAIRMAN: Okay. More discussion?

COMMISSIONER HOFF: So regarding the other conditions, I'm just going to get my thoughts on the ones that the (microphone failure) --

MS. PRYOR: I can't hear you.

(Reporter inquiry.)

COMMISSIONER HOFF: Sorry about that.

So regarding the other conditions that the applicant called out, I'm going to -- I'm just going to give some thoughts on those.

Condition Number 6, regarding the front elevation aligning the doors to be on the -- to be on the center of the structure, not behind the columns, I do think that that's ideal, yet

the applicant provided a lot of different examples of that not being the case, so I -- I personally don't feel strongly about that condition.

Condition Number 7 and 8 regarding having additional windows, I do like these conditions. The one I feel most strongly about would be adding -- would be Number 8, adding a full-size window on the right foundation, towards the front of the structure, because that is going to be the most visible.

I don't necessarily feel strongly either way about Condition Number 9.

And I would agree on Condition Number 16. I -- you know, if we're going to be reassessing the whole window matrix, I -- I don't know if this is going to be -- this is the time to do that, I guess, on this particular application.

And there was one last condition -- which one was it?

THE CHAIRMAN: Number 9, about the roof.

COMMISSIONER HOFF: So I mentioned that I did -- that I personally don't feel especially strongly about that one, I guess, because it is going to be on the (microphone failure), that

the rear of the roof would be more visible, so -- so I can see why that would be a -- would be of importance.

And last but not least, the condition that was -- Ms. Pryor brought up, Number 20, regarding the 8-foot fence, I believe the higher fence is allowed because of the -- because of the zoning of the adjacent structure. That said, you know -- that said, 8 foot is very high, I guess.

It's -- so those are just kind of my thoughts on (microphone failure) to get us going.

THE CHAIRMAN: So to maybe help this along, let's start with Number 3, the question about the -- the finish floor height. It sounds like -- question for staff.

Arimus, it sounds like that staff is unsure what's being proposed as the floor height over -- above grade as well, yes?

MR. WELLS: That's correct.

THE CHAIRMAN: Yeah? And so that -- we'll table that one for now.

We'll move on to -- the items about Number 6. I do remember the previous one with

other examples of historic structures in the neighborhood. And there's a lot that's been given to us here today here for this one, so I'd like to talk about that -- Item 6, and the applicant's request to keep the door.

Were there any other opinions about that one? We heard from Commissioner Hoff.

COMMISSIONER EPSTEIN: Through the Chair, I think that, you know, while, ideally, being centered within the columns is more of a standard, I think there's plenty of examples where that happens throughout the neighborhood, that I would be okay with kind of leaving this as it is or asking that it be centered in one of the other column -- maybe the -- the column adjacent to it, but --

I'm not sure if the floor plan allows for that, but I do think there's photographic evidence here of other structures where it aligns in front of a -- where the front door aligns with a column.

COMMISSIONER MORGAN: Through the Chair, I agree with that. I think that the evidence provided by the applicant is very compelling. It -- if it works better with the floor plan

for the customer, there's really no need I see to oppose that differently.

COMMISSIONER LOVE: Yeah, and through the Chair, I agree. I echo what's been expressed here. I think the evidence that was provided is more than sufficient to allay any concerns I would have.

THE CHAIRMAN: I agree. I think that -- as I said, I remembered the -- when this appeared -- a similar situation appeared before, and I want to say, this isn't about stating that a precedent is set by this, but -- because the ruling the last time didn't set a precedent for it either, but I do think it might be (inaudible) to question HPC in the future -- maybe we do need to take a harder look at the existing historic structures in the neighborhood and these conditions that -- I mean, this is a very thorough package that they've given us, and I think we could use that to our advantage to think about, historically, what's happened in the neighborhood and the way that we're looking at things like this because, I agree, I think the -- the historic evidence is compelling, that this has been done in

different ways in the neighborhood, so I tend to be okay with it as well.

Okay. So we have an idea about that one.

Number 7 and Number -- well, let's just take them in line. Number 7, the three windows at the rear elevation. The applicant made a case for the reality that it's at the rear elevation, it's not as visible, it's not on the street.

Is there any other discussion about that from the commissioners?

COMMISSIONER EPSTEIN: Through the Chair, my only thoughts on that are, because there is that adjacent alley, and the alleyways in Springfield are not -- they're typical alleyways. They're more utilized, and people, you know, kind of go down them like they're sort of a secondary street. So that would be my concern with windows, most specifically on that rear elevation, because it is very sparse, especially towards that alley side.

I would really like to see some windows on that second floor elevation. You probably could talk me into the fact that the first floor is right up -- closer to the fence and is

the first floor, but that second floor being adjacent to that alley, people are going to be seeing that quite often, I think.

COMMISSIONER MORGAN: Through the Chair, I want to add, too, I think with these new homes it sort of becomes a slippery slope when it is, you know, someone paying to build this. It is -- they are customer -- this is what they want. They're not always going to look there. Everyone has to look at it.

So, you know, when we start getting into the -- hearing, like, a customer request, like what -- you know, I think that we just have to understand it's not the -- going to always be the customer, and that's not always the driving force in making a decision. I don't know.

The specifics on the windows, I'll just -- I'll give you my thoughts real quick on 7 and 8.

One thing on 7 was the full-size windows. I'm looking at this and seeing a lot of different sized windows, which is a little -- I think could be more rhythmic and harmonic, to just look more historic, although we know there's oddballs everywhere.

If we're being intentional now, we could start with a good pattern and rhythm, but the sides is kind of sticking out to me too. And if there's a reason for function that would work for anyone in the world, let's talk about it. But if it's specific to a client, I don't know how much weight that would carry.

THE CHAIRMAN: Okay.

COMMISSIONER EPSTEIN: Yeah. I would just say for 8 -- because we started to talk -- I think we have to talk about them maybe together.

My thoughts kind of align with Commissioner Hoff, that I believe the -- the front right side, I'd love to see a window there because even though there is an adjacent building, people -- you know, walking pedestrians on the sidewalk are still going to see a blank wall there.

More towards the back of that structure, I think, is more debatable, but I think that -- that front corner is -- is -- it looks like it needs a window there.

THE CHAIRMAN: For the -- it sounds like we are -- Commissioner Love, are you generally

in line with the discussion of this so far?

COMMISSIONER LOVE: Yeah.

THE CHAIRMAN: It sounds to me -- it sounds to me like you all are, but I would ask about the quantities.

If we're in this direction -- I'm not sure two -- three full-size windows on the rear and two full-size windows on the right, that seems to me a bit excessive. I would say -- on the right side elevation, I could see requiring to have a window the same as -- size as the one above it on the second floor so there's an alignment there.

And then on the rear elevation, I would say -- rather than three, I would say two. And maybe there's one over -- you know, the same -- the same size as the other larger second floor windows, but over the one in the middle and then maybe one to the right of it, just to kind of fill that void a little bit on the second floor, but not -- not go three and two.

Are there any thoughts about that?

COMMISSIONER EPSTEIN: Yeah, through the Chair, I -- I kind of agree with you.

Placement is a little bit of a question to

me for the rear. Do you add another window on the first floor kind of equidistant with the rest? And then the window on the second floor maybe centered between those two?

THE CHAIRMAN: My thinking about that is -- because of the fencing that's going in, if it's -- even if it doesn't stay 8 feet, because there's fencing, I think it's less visible from the street. I think this -- I think that was the mention of the second floor earlier because it's more visible rather than the things on the first and the rear.

COMMISSIONER EPSTEIN: And I agree on the -- on the right side, that just doing a window immediately below the second floor windows, kind of in align [sic] with that same size, it makes a lot of sense from -- it would look quite like the other side of the house.

THE CHAIRMAN: Exactly.

I think as -- the front -- the front elevation of the house is clearly not just what we see in the front elevation. You'll see a little bit on the sides. But I think one there is maybe --

COMMISSIONER EPSTEIN: Yeah, I think one

on the right side and two on the rear. I think three on the rear might end up being a little bit --

THE CHAIRMAN: Excessive.

COMMISSIONER EPSTEIN: -- excessive, yeah, the rear.

THE CHAIRMAN: Are there any thoughts about that?

COMMISSIONER LOVE: Through the Chair, that was really going to be my concern, or question, I guess, to the staff, of -- the recommendation on the specific numbers of windows, because I do agree with that sentiment. It seems like for the back elevation -- for instance, like, the three windows specifically, it does seem, I don't know, kind of heavy to me.

THE CHAIRMAN: Okay.

COMMISSIONER EPSTEIN: Through the Chair to staff, maybe I'm mis-remembering, but I thought that there was a maximum blank distance of wall you could have in the design guidelines. Is it 20 feet? Am I making up a rule?

MR. WELLS: Through the Chair to

Commissioner Epstein, there's not anything necessarily codif- -- or written out in the design guidelines. We've just been going off of a number of -- every 5 to 7 feet, we try to see a window opening.

THE CHAIRMAN: Okay. Any other thoughts on this before we move on to the next one?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: It sounds like we're at least considering -- rather than three on the second -- on the rear elevation, we're considering it being two on the (microphone failure). And then for Number 8, instead of two on the right side, one aligned with the one above it (microphone failure).

(Reporter inquiry.)

THE CHAIRMAN: It sounds like we're -- for 7 and 8, we're considering going to two and one.

Is there any other discussion about that?

I want to move through all of these and then entertain a motion.

COMMISSIONER MORGAN: To the Chair, I, again, am just thinking about the sizes. I think the quantity looks good. We may just

want to match the specifics on sizes.

THE CHAIRMAN: Okay. And so then Number 9, the -- the roof form, the gable at the front elevation; and then moving to the hip at the rear, Commissioner Hoff made a statement about that one.

Any other thoughts on that?

COMMISSIONER LOVE: Through the Chair, I have some thoughts.

I mean, I think -- similarly to the door placement, I feel like there's been a lot of evidence provided to support a precedent for that. It doesn't bother me so much, this particular issue.

COMMISSIONER EPSTEIN: Through the Chair, I tend to agree. I think that the combination of the gable in the front and then the hip in the rear is -- is fine, especially because of the orientation and everything here. While it is on an alley, I think if it was a little bit more of a predominant location, I'd probably look for the gable, but I think the -- the hip is acceptable here.

THE CHAIRMAN: Same.

COMMISSIONER MORGAN: Through the Chair, I

agree. Again, I mean, it's specifically in the guidelines as "or," so I think that we need to look at that.

THE CHAIRMAN: Uh-huh.

Okay. And then the question of the windows, some discussion there?

COMMISSIONER EPSTEIN: Through the -- this is tough for me as an architect and a preservation -- or preservationist, because I know as an architect that -- the way that windows are designed nowadays -- to work with waterproofing is to use that nailing fin, and I know that there's a way to install them -- sorry, there's a way to install them without the nailing fin that still should work with waterproofing. It's just a little bit more complicated, and I think it's become -- I don't know if "antiquated" is the right word, just -- people don't do it as often anymore, that there -- you have to wonder if the craftsmanship is there to -- to whomever is installing them.

But I know that when you install these with the nailing fin, they end up in line with pretty much the facade of the house, and it

does not look like a historic structure anymore because a historic structure, they're -- they're set back within the walls, you get a nice shadow line on them, so I --

I can sympathize with this in a building strategy, and additionally -- I don't know if I'm giving any good information here. Additionally, as a preservationist in the fact that I know that it -- installing these windows with a nailing fin would not look like a historic building. It's not a historic building, but it's in a historic neighborhood, trying to match the design guidelines of that, so I'm -- I don't know where anybody wants to take that. Sorry.

THE CHAIRMAN: I think we understand. I think we understand your position.

Anyone else?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: I mean, just a directive. And if there's any more discussion, I think it's -- again, Commissioner Hoff, I think you said it. This one situation and the discussion about the matrix, but I -- I think that -- and the discussion should be about, you know, the

window type and adhering to the guidelines.

So no more discussion -- I would say that there are -- there are windows that use a flange that do meet the requirements of the matrix, that do meet the window requirements. They tend not to be vinyl windows. And this has been discussed at the -- and I think I mentioned this at an earlier meeting. This has been discussed with the State, at a State Historic Preservation meeting, about buildings, that we're using them, and -- the vinyl windows that weren't meeting the letter of the -- sort of the letter of the law, if you will, of the guidelines, but they -- this was -- and this was the State preservationists, they were considering them as temporary windows, like, not permanent windows. And I -- again, I don't know that that applies to this case, but there is -- there is discussion about that. And as we know, it's about the -- it's about the -- the window reading as more of a punched opening than a flush opening, which is what Commissioner Epstein was referring to earlier.

It sounds like we're on the same page there. We need to meet the guidelines unless

the guidelines change.

COMMISSIONER EPSTEIN: Through the Chair, your window details, the way that you do detail the window will have to be submitted to the City, and the City will review it for compliance, for waterproofing, that it meets the building code as well, so ...

THE CHAIRMAN: Yes.

Okay. And then Item Number 20, the 8-foot fence, maybe we can, before we have discussion about that, punt to staff for a moment, and maybe tell us the staff's opinion about the 8-foot fence and why that was okay.

MR. WELLS: Through the Chair to the Commission, just to keep in mind this -- so the fencing conditions pertain to an administrative item that qualifies based on the COA matrix.

But, essentially, we added a condition in there so -- Condition Number 20, for the 8-foot fence to not pass the front plane of the home because of its being depicted on the site plan, but appearing to pass it.

But secondly, I mean, we're -- we're in agreement with the -- or fine -- or supportive of the 8-foot fence because of the fencing and

wall guidelines which stipulate that you can do up to 8 feet if it abuts a nonresidential, uncomplementary use. So there's a commercial structure to the south there, and so it -- in essence, an 8-foot would be -- an 8-foot fence would be appropriate.

THE CHAIRMAN: Okay. Is there any discussion about that?

COMMISSIONER HOFF: Yes. Through the Chair, so I'm looking at the site plan now with the --

MS. PRYOR: I can't hear you.

COMMISSIONER HOFF: Through the Chair, so I'm looking at the site plan now with the red line indicating the proposed 8-foot fence. I know in many cases, even if it's just a 6-foot fence, there is a transition from tall to low. An 8-foot fence going even up to the very front of the house, that's -- I'm concerned about that, I guess. So I would like to see some type of transition to where it may go a bit lower than 8 feet when it gets towards the front of the house.

COMMISSIONER MORGAN: Through the Chair, I was -- I agree with this. I think it needs to

be looked at again.

Although there is a commercial building south, there is a -- there's a residential building right there that wouldn't have the 8-foot fence around it, and it would be visible from the street at that point.

It just -- I mean, we deal with this in historic neighborhoods. It just -- tall fences, pull-down doors, it's just not giving the right look. I think it should be just reconsidered, maybe in the back for privacy, but toward the street-front reduced.

COMMISSIONER EPSTEIN: Through the Chair, I like the idea of maybe stepping it, allowing the 8-foot fence at the rear of the property, along that alleyway, and then maybe as you kind of meet the halfway point of the house, step down to 6, and then step down again so that it's not so abrupt, but you're still giving the privacy that the zoning is allowing here.

COMMISSIONER MORGAN: And looking at that other building on Google maps, it would just look crazy with the fence behind it, the existing building.

THE CHAIRMAN: Where would you -- where

would you propose to move from 8 foot to 6 foot? Anyone.

COMMISSIONER HOFF: Through the Chair to staff, just to be clear, right now the proposed 8-foot fence would go up -- please clarify the front facade of the house or the front of the porch.

MR. WELLS: Through the Chair to Commissioner Hoff, so with the plans we're seeing right now -- so these are the plans that are dated April 7th. It depicts the fence going to the front of the porch. We conditioned it to just -- to go to the front wall plane, so the front -- main entrance.

COMMISSIONER HOFF: Okay. Gotcha.

THE CHAIRMAN: Commissioner Hoff, what is your feeling on that? Are you thinking it should be further back from the face of the house or --

COMMISSIONER HOFF: I think that -- I'll let other people speak about (microphone failure), I guess.

COMMISSION MEMBERS: (No response.)

COMMISSIONER HOFF: So through the Chair, if no one else is going to speak, then I

will -- I'll throw out this: I will -- so it looks like the porch is 8 foot, 8 foot wide. I would -- I'll propose that the 8-foot fence begin -- transition to a 6-foot fence at -- 16 feet from the front of the porch, and that should transition to 6 foot to the front of the porch.

COMMISSIONER EPSTEIN: Through the Chair, so the 8-foot depth of the porch would have a 4-foot fence?

COMMISSIONER HOFF: A 6-foot fence.

COMMISSIONER EPSTEIN: So the 8-foot depth of the porch, and then 8 feet in -- forward of the rest of the house. That's 16 feet. That's all 6 feet. And then forward of the porch is 4 feet?

COMMISSIONER HOFF: So -- no.

COMMISSIONER EPSTEIN: No.

COMMISSIONER HOFF: So I have not mentioned 4.

COMMISSIONER EPSTEIN: Okay. I'm sorry.

COMMISSIONER HOFF: My suggestion, just kind of judging by the 8-foot depth of the front porch there, looking at the site plan dated April the 7th, would be to allow the

8-foot fence up to 16 feet from the front of the front porch back. So that would be -- basically, double the width of the front porch, and then begin the transition down to 6 feet by the time it reaches --

THE CHAIRMAN: Okay.

COMMISSIONER HOFF: Yeah.

THE CHAIRMAN: Okay. I think we have the direction on that enough to maybe -- we could call the applicant up and just go through some things with the applicant, and then we can entertain perhaps amending the motion.

Could you come up and speak with us just a moment?

(Ms. Singareddy approaches the podium.)

THE CHAIRMAN: Thank you. And thank you for putting this package together. It's very thorough, and I appreciate it. It's very well put together.

The item -- Item Number 3 that was called into question, what -- question for you. What is the current plan for the finish floor height, slab height, above grade?

MS. SINGAREDDY: It's 2 foot, 24 inches.

THE CHAIRMAN: So 24 inches above grade.

And, of course, I asked that question because in the historic neighborhood, most of the historic homes are built off grade. And so there are a few steps up to them. If it's 24 inches, that's like a -- three steps to the porch, and then another step into the floor from -- that sounds reasonable to me, but we can talk about that when we're done, and entertain a -- an amend as (microphone failure), right?

(Reporter inquiry.)

THE CHAIRMAN: I'm so sorry. I'm not doing very well today, am I?

So 24 inches above grade is the planned slab finish floor elevation.

And then on Number 6 -- well, I think we -- I think we kind of put that one to rest. I don't think we have questions for the owner on that one. I think we've had a good discussion about that.

But on Number 7 and Number 8, how do you feel about -- on Number 7, instead of three full-size windows at the second floor rear, two windows at the second floor rear?

And then on Number 8, instead of two

full-size windows on the right side, one window that's in alignment with the one above it on the corner there?

MS. SINGAREDDY: Okay. So Condition 7, two on the second floor?

THE CHAIRMAN: Uh-huh.

MS. SINGAREDDY: Two on the second --

THE CHAIRMAN: So two windows in the master bedroom.

MS. SINGAREDDY: Uh-huh.

And then Condition 8, two on the side in the dining room on the front?

THE CHAIRMAN: So yeah, Number 8 would be one -- would be one window in the dining room, which is in alignment with the one upstairs.

And that would -- these are minimums to have for (microphone failure), you know, so --

MS. SINGAREDDY: Okay. So -- can you come -- quick consultation.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Alex Singareddy, 1651 Walnut Street, Jacksonville, Florida 32206.

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

MR. 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?

MR. SINGAREDDY: I do.

THE REPORTER: Thank you.

THE CHAIRMAN: So I think that one in the dining room -- it would be in the center of the dining room, the way it's in the center of the bedroom above.

MR. SINGAREDDY: Yes. On the right elevation, on the (inaudible), yes.

THE CHAIRMAN: For Number 8?

MR. SINGAREDDY: Yes.

MS. SINGAREDDY: And the rear --

MR. SINGAREDDY: In the rear, can we --

THE CHAIRMAN: So at the rear, I'm suggesting -- or we're suggesting two full-size windows in that -- in the master bedroom.

MR. SINGAREDDY: Can we have --

THE CHAIRMAN: Rather than three.

MR. SINGAREDDY: Instead, can we have one upstairs master? And the downstairs there's one more bedroom. So that they're aligned up and down.

MS. SINGAREDDY: He wants a door there.

(Ms. Singareddy confers with Mr. Singareddy.)

THE CHAIRMAN: Oh, do one above the --

(Simultaneous speaking.)

THE CHAIRMAN: I'm sorry. So you're suggesting on the rear -- or you're proposing at the rear elevation to have a window in the bedroom above the one on the first floor?

MR. SINGAREDDY: I think I would agree with you. I said two in the master.

THE CHAIRMAN: Two in the master, yeah. You agree?

MR. SINGAREDDY: (Nods head.)

THE CHAIRMAN: Okay.

All right. So there -- so that's two in the -- Number 7, going to an additional two full-size windows in the master that are -- and as Commissioner Morgan was stating earlier, I would say that those windows need to be the same size as --

(Simultaneous speaking.)

THE CHAIRMAN: -- same size as the primary second floor window, like in the --

MR. SINGAREDDY: The upstairs is three by

five and downstairs is three by six usually.

THE CHAIRMAN: Yes. Right.

So three by five -- two three by five --

MS. SINGAREDDY: Yeah.

THE CHAIRMAN: -- windows upstairs. One three by six upstairs. So you're good with that.

And then I think there was a -- I was hearing a kind of consensus about being okay with the -- being okay with the gable roof at the front and the hip roof at the rear.

I would -- not that it would -- well, I would say, at most, my input, that that would be suggested -- gable at the rear as well. I don't think a gable and a hip are ideal, but I understand the cost effectiveness of that for the homeowner, but it sounds like that's a -- that's sort of (microphone failure).

And then I think with the windows -- I don't think there's a -- I don't think we have a question for you on that.

I think -- we're -- we're very aware of the building construction industry and the things that are required, but that plane of the window relative to the building front, I think

we have to -- we have to uphold the design guidelines, and there are -- I mean, there are more expensive windows than vinyl windows, but there are -- there are other choices for that that meet that requirement, or they can be more expensive.

But the fence -- the fencing discussion that was going on -- question for you --

And could we go back to the fencing site plan (microphone failure)? The man behind the curtain on that one, yeah.

So on this -- on this drawing, there's the proposed 6-foot fence and the proposed 8-foot fence, but it -- you know, when I look at the drawing, it looks like -- it looks like -- like, the 8-foot fence, it just stops inboard from the corner of the property line.

Is there no other fence there or will there -- will there be a fence that goes back to the house? And I'm asking because, when I look at the floor plan, I see that there are air-conditioning units on that side of the house facing the alley, and I'm assuming you want to protect those. Was there going to be a return on the fence back there --

MR. SINGAREDDY: So usually we do a transition going from 8 foot, 6 foot, or 6 foot, 4 foot. That's how we usually do it.

So in this instant [sic], the customer is asking because there is a store right next door. So just for the safety, they want an 8 foot. If you guys are okay with 8 foot, it's okay. If not, I'm okay with 6 foot too.

THE CHAIRMAN: Oh, okay.

MR. SINGAREDDY: But the customer was requesting because -- for the safety -- because of the store right next to it.

So otherwise, as Commissioner Hoff was proposing, we can do 8 foot and then again transition to 6 foot in the front. Sixteen foot. So there's -- ideally, the -- each panel is about 8 foot, so -- as Commissioner Epstein was mentioning. So we can do 6 foot up to the porch, beginning of the porch, and then from there transition to 4 foot.

THE CHAIRMAN: Okay. But my question was -- like, I see the pink in the drawing. Is there no other fence? Like, there's no other fencing --

MS. SINGAREDDY: In the --

COMMISSIONER EPSTEIN: Like, going back to the house.

MS. SINGAREDDY: In the drawing, it's not mentioned. But yes, we would do the 4 foot in the front.

THE CHAIRMAN: Okay.

(Simultaneous speaking.)

COMMISSIONER MORGAN: Through the Chair to the applicant, I just looked in Google maps and it doesn't state here, but is the other residence fenced in, north of the proposed project? Would you be sharing a yard with them?

MS. SINGAREDDY: It's not --

(Simultaneous speaking.)

COMMISSIONER MORGAN: (Inaudible) have the same question.

MS. SINGAREDDY: It's a chain-link, existing --

COMMISSIONER MORGAN: It is chain-link?

MS. SINGAREDDY: Yeah.

COMMISSIONER MORGAN: Okay. That just --

MS. SINGAREDDY: Chain-link, 4 foot, existing, yeah.

COMMISSIONER MORGAN: Okay.

COMMISSIONER EPSTEIN: Through the Chair, I think that we need to add that fence that goes back towards the house because if we approve this, it's not on there and you add that, somebody's going to come to us and say, "They didn't ask for this small piece of fence."

So I think that we need to -- we need to add that in our conditions, that if a fence is put at the front of the house, you know, kind of going back to the house, that it's going to be -- if you want to do, like, a 4-foot fence, we need -- we need to have that language in here.

MS. SINGAREDDY: Okay.

THE CHAIRMAN: Just to clarify that --

(Simultaneous speaking.)

THE CHAIRMAN: -- (inaudible) coming from the house would be a 4-foot fence. When it reaches the alley, it would turn -- it would turn to the west and -- and move to a 6-foot fence that -- that is -- goes 16 feet from the front corner of the porch, and then it could be an 8-foot fence?

COMMISSIONER EPSTEIN: Yes.

THE CHAIRMAN: Okay.

All right. Thank you.

MS. SINGAREDDY: Thank you.

MR. SINGAREDDY: Thank you.

THE CHAIRMAN: So we -- yeah, who gets to make this motion? It's not me, right, because I'm acting chair, but (microphone failure).

So we've heard some stuff -- we've had some discussion, we've heard from the applicant. It sounds like -- just to go back to the finish floor elevation, 24 inches above grade with the finish floor elevation -- thoughts? Okay? Not okay? Okay?

Can I hear -- I'm sorry, Diane. You can't hear me?

All right. So 24 inches above finish floor, sounds okay.

And then on the -- on Number 6, it sounds like we -- we know the consensus on that for an amendment to the motion.

And also Number 7, going from three to two windows that are 3-foot by 5-foot.

And on Number 8, going -- changing the two to one full-size window that's 3 foot by 6 foot.

The existing roof form is okay as it is. It -- with that -- with a gable and a hip. So that -- that needs to be addressed.

And then I think 16 just stands.

But Number 20 needs to be addressed, and, again, it is -- a 4-foot fence coming from the house, south to the alley, turning west, it goes to a 6-foot fence that -- it has to go at least 16 feet past the front corner of the porch, and then it can transition to an 8-foot fence.

I'm just trying to help out for whoever is (microphone failure).

(Simultaneous speaking.)

THE CHAIRMAN: Sorry, everyone. We want to make sure we get this right.

COMMISSIONER HOFF: Through the Chair -- so through the Chair, I am going to attempt this. Could you please review one more time the language regarding number 20?

THE CHAIRMAN: Yes. The fence, that the fence should -- coming from some point on the side of the house, a 4-foot fence. When it reaches the alley, it can be a 6-foot fence. It can go -- it has to go at least 16 feet from

the front corner of the porch, and then it can be an 8-foot fence.

COMMISSIONER HOFF: Okay.

MS. LOPERA: Through the Chair -- to the Chair, if you could do a quick sketch so we know what you're talking about, I think that would be most helpful.

THE CHAIRMAN: I don't want any judgment on my sketch.

(Brief pause in the proceedings.)

(Chairman Montoya confers with Commissioner Epstein.)

THE CHAIRMAN: I'm going to call the applicant back up.

(Ms. Singareddy approaches the podium.)

THE CHAIRMAN: I'm sorry.

(Brief pause in the proceedings.)

(Discussion held off the record.)

MS. LOPERA: Through the Chair to the Commission, I need you guys to speak into the microphone.

THE CHAIRMAN: Sorry.

COMMISSIONER MORGAN: Through the Chair, I was just thinking this through. And in the diagram, it's only showing the two legs of

fence. We have a chain-link fence up there. I don't think someone building a new home is going to want to look at that. It's just a recommendation.

Could we ask that they just -- you know, have this discussion, but then just send back a sketch of the full fence under one permit, Arimus to review, not to come back, but I just -- we're going through all of this work to dictate how that south fence is going to look. They're going to buy the house and six months get tired of the chain-link and do whatever they want on the other side, or we're going to come back six months and talk about it.

So I'm just wondering if we can give the feedback and just have a final sketch of it.

THE CHAIRMAN: Remove Number 20 from -- altogether, don't approve the fence, and they can come back later and work out the fence with staff?

COMMISSIONER MORGAN: With the feedback, the -- kind of the idea, just with a complete --

THE CHAIRMAN: Is staff amenable to that?

MR. WELLS: We are.

THE CHAIRMAN: Is the applicant amenable to that?

MR. SINGAREDDY: (Nods head.)

MS. SINGAREDDY: We agree.

THE CHAIRMAN: Then I think we're good. We need to move. Yeah, we need to move.

Okay. So part of the amendment to the motion is to address removing item 20 and the fencing will be addressed later, under --

COMMISSIONER EPSTEIN: Or do we say that they just have to get that approved with staff?

THE CHAIRMAN: Okay. Commissioner Hoff, are you ready?

COMMISSIONER HOFF: Through the Chair to -- to the Chair, so just to be clear, Condition Number 6 and 9 are going to be eliminated?

MS. LOPERA: Six and 9 are what?

COMMISSIONER HOFF: Going to be eliminated.

COMMISSIONER MORGAN: And are we pulling 20 from this too?

COMMISSIONER EPSTEIN: I think we just say that they work it out with staff because staff knows what we've talked about here --

COMMISSIONER HOFF: Okay.
COMMISSIONER EPSTEIN: -- and I think they can approve it internally.
COMMISSIONER HOFF: All right.
MS. LOPERA: Through the Chair, do you -- you are more than welcome to make this motion or if you want me to summarize what I understand, I can do that as well. Up to you, Commissioner Hoff.
COMMISSIONER HOFF: If you are volunteering to do so, sure, I would welcome that summary before moving forward.
MS. LOPERA: All right. So through the Chair, based on your discussions, it sounds like you would like to amend the staff conditions as follows:
Number 3, the finish floor height shall be 24 inches above grade or as otherwise approved by the Historic Preservation Section.
Condition 6 shall be stricken.
Condition 7 shall read: There shall be an additional two full-size windows installed on the rear elevation, 3-foot by 5-foot dimensions.
Condition 8 will be amended to read:

There shall be an additional one full-size window installed on the right side, first floor elevation, 3-foot by 6-foot dimension.
Condition 9 will be struck.
Condition 20 will read that the height of the fencing shall be approved by the Historic Preservation Section.
Is that an accurate -- based on your discussion?
THE CHAIRMAN: Just with the fencing information, you -- in this discussion will be used in that regard.
MS. LOPERA: Based on the discussions with the Commission, yeah.
COMMISSIONER EPSTEIN: Through the Chair, for Number 8, I would also add in there that it -- that new window on the front side should be aligned with the window above.
THE CHAIRMAN: Otherwise, that was perfect.
MS. LOPERA: All right. Does someone want to move those amended conditions as stated?
COMMISSIONER EPSTEIN: I move to amend -- I move to move the amended conditions as stated.

COMMISSIONER MORGAN: Second.
THE CHAIRMAN: Discussion?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Vote. All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. So let's, ourselves, here --
MS. LOPERA: Someone needs to move approval with the conditions as amended.
COMMISSIONER EPSTEIN: I move to approve with conditions as amended.
COMMISSIONER HOFF: I will second that.
THE CHAIRMAN: All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. So COA-25-32269, at 12th Street West, has been approved with the amended conditions.
(Discussion held off the record.)
THE CHAIRMAN: Did everyone hear that? Let's make sure we really get on the microphones.

All right. Item Number 2, COA-25-32344, at 1535 Ingleside Avenue, we'll open the public hearing and hear a report from staff.
MR. WELLS: All right. Thank you, Mr. Chair.
So just a point of order here. So if you're looking for a bookmark for this particular item, it's located under the previous COA. So just hit the drop-down for that and you'll find 1535 Ingleside.
So, nonetheless, this is COA-25-32344 for the property located at 1535 Ingleside Avenue. This seeks to demolish an unlisted, one-story, detached garage and build a new construction, two-story garage in its place. This will be located within the Riverside Avondale Historic District.
The primary structure on the property is a one-and-a-half-story bungalow residential structure. This particular structure is characterized by its horizontal siding exterior, hipped and gabled/shingled roof form, a full-width, uncovered front porch, and vertical 4-over-1 windows.
In terms of the proposed two-story

detached garage, it will be characterized by its flat roof, two-car garage door, horizontal siding, and gridded windows.

The proposed height of the structure will be 19 feet while the existing primary structure's height will be 21 feet. Although the proposed structure is technically shorter than the primary structure, staff finds that, due to the scale and massing of the proposed work, it will read as a full two-story building, thereby making the primary structure to be subordinate.

Additionally, the proposed structure is only able to achieve the 19 feet height due to its flat roof, which is incompatible with the existing primary structure's hipped and gabled roof form. As such, we found that this work is inconsistent with the design guidelines and Ordinance Code criteria.

Again, the proposed two-story garage will be characterized by a majority of 6-over-6 windows, while -- whereas the existing primary structure is characterized by a majority of 4-over-1 windows.

Additionally, the windows on the primary

structure are evenly spaced throughout, whereas the two-story structure has windows spaced sporadically with no uniform size and with large amounts of empty wall space.

Again, we do reference the flat roof form, which is inconsistent and incompatible with the primary structure on the property.

Just based on all these different elements, we forward to you a recommendation for denial.

End of report.

THE CHAIRMAN: Thank you.

Do we have any questions for staff at this time?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Is the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Please come forward.

(Audience member approaches the podium.)

THE CHAIRMAN: State your name and address, she'll swear you in.

AUDIENCE MEMBER: Yeah. My name is Kamesh Aysola, and I'm the owner at 1535 Ingleside Avenue.

THE REPORTER: If you would raise your

right hand for me, please.

MR. AYSOLA: (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. AYSOLA: I do.

THE REPORTER: Thank you.

MR. AYSOLA: Yeah, I'm first one to admit that it's a flat roof and I'm asking not out of arrogance or ignorance but out of sheer necessity.

This particular garage is at the lowest point on my property. Anytime there is rain, I have 1 inch, 2 inches is very common. And my parents live in St. Augustine. We drive four times a week. It's getting harder on them and us, so the -- the (indecipherable) and build a place.

There were four conditions that the City brought. The first one is saying, hey, this is too big, so I immediately -- we reduced the square footage from 840 footprint to 740. That's met.

And the windows, I was not aware of

6-by-6, 4-over-1. I'm willing to do that, not an issue. But the rear and the back -- and the left elevations are not seen from the street at all. If you are okay with that -- there's no alley, nothing, nobody would see those windows. If we -- I'd like to keep those windows the way [sic]. It might look odd, but the next door is only 6 feet from my house and no reason to really have windows that are facing that way.

And by the way, on the -- where you see right now, this particular house has a flat roof, and on one side it have five different kinds -- size of windows on just one single side. We thought you were looking, so that's -- so --

But the flat roof requirement, either we have to -- please approve a flat roof or a roof -- gabled roof that is slightly higher than the main house because I have to raise the elevation. And I'm not building a palace; these are only 8-foot walls. So it's not like 10 foot where I can take off. So that's the minimum.

And also, it's a dead-end street. There's very little traffic there. And the flat roof

would be great because it will be less than the house because I don't think that would be really nice, but if you say I have to do it that way, I have to, but I have to have an exception on the flat roof or a gabled roof.

Windows I'm willing to work with, no issues whatsoever. But the rear and the -- the windows that are not at all visible from the street, if you can make an exception, that would be great. But if you say no, we have to do the windows exactly to the primary house -- I'm matching the entire side of the house with the cladding and all of that would match. Only exception with the flat roof.

And right next door, I have two buildings with flat roofs, I mean, next -- right next to me, so if there is a way, I would make -- make the change, but because it's the lowest point on the property, I need to raise it at least by 6 or 8 inches because it will be a living quarters and not a garage, so that's the only reason I ask for the exception.

And also just another point of contention, I don't know if you care, but it's made of ICF, integrated concrete form, and having a flat

roof will give a full structure that is a full outer envelope. It's -- as an engineer, it appeals to me. I'm not a builder by any means, but I'm an engineer. It really appeals to me.

So I ask your leeway in that to grant me that. The rest of the windows, those are all details, I will conform to whatever I need to, but the windows that are not visible from the street, it would be great if you give me an exception.

THE CHAIRMAN: Thank you.

Do we have any questions for the applicant at this time?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll call you back if we have questions.

Is there anyone else here today to speak to this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Then we'll close the public hearing and I'll entertain a motion.

COMMISSIONER HOFF: I will, through the Chair, make a motion to deny COA-25-32344.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Discussion?

COMMISSIONER HOFF: Through the Chair, it sounds like the applicant is willing to change the windows to 4-over-1 if needed, so that would address that issue.

COMMISSIONER MORGAN: Through the Chair to staff, do we know if the original structure in the back is original to the building, the one that's being demolished and replaced?

MR. WELLS: Through the Chair to Commissioner Morgan, so this structure is -- it's unlisted. It was constructed in 1964, but that is the original building.

COMMISSIONER MORGAN: Thank you.

THE CHAIRMAN: More discussion?

COMMISSIONER HOFF: Through the Chair, so ideally, we would -- at least in my mind, ideally, we would see this application for approval with conditions. Is there a reason why this was not an approval with conditions versus a denial? To the staff.

MR. WELLS: Through the Chair to Commissioner Hoff, no, the only -- normally, we will do an approval with conditions if we find that the work is reasonably consistent and compatible with the design guidelines,

et cetera. We just found that -- just given the overall request, it was wholly inconsistent, so denial would be more appropriate.

COMMISSIONER HOFF: Okay. Thank you.

THE CHAIRMAN: And to follow up on that, a question for staff.

I clearly understand the primary structure being a -- the one-story and this being a two-story, but I think it's a little bit more than that as well, right? I mean, what about the architectural character of the proposed structure relative to the primary?

MR. WELLS: To the Chair, that's correct.

So, I mean, of course -- I mean, we're looking at the accessory structure reading as a subordinate structure where, again, the architectural details are not necessarily -- it doesn't tie into the primary structure, so that was another consideration and recognition that warranted denial from us.

COMMISSIONER EPSTEIN: Through the -- I'm just -- through the Chair, I mean, the big thing here, obviously, is the flat roof, especially -- you know, we -- we don't -- we

look at context when -- you know, okay, maybe the building next -- I'm not sure if the building -- I can't tell if the building next door has a flat roof or if it's just a really low pitch because it doesn't look, structurally, like it's built with the flat roof, just looking at the width and everything.

So I think my main concern here is the -- is the flat roof, and what can we do even if it's -- you know, doing a gable that kind of is like a long ways kind of gable at, like, a 3 and 12 or something, and maybe you have a lower, you, know ceiling height at the front, where the garage is, and the opposite back side, and I just --

When I'm looking at this sort of holistically for your site and this wonderful house you have at the front, and then putting in this flat roof in the back, it's just really -- it's really striking to me that it -- it doesn't seem like a cohesive design for your site.

And I understand what you're saying. I understand that there's a dead-end street here, so it's not a lot of visibility. I just don't

believe that the flat roof is the best course of action.

You can -- yeah.

(Mr. Aysola approaches the podium.)

MR. AYSOLA: Yeah, the two buildings next to my house have a flat roof, not sloped or anything, but actually flat roof, both of them.

And the -- and the main house on that property is a gable roof, so -- I mean, I'm not trying to be hard here, I'm not -- but there is a precedent.

And there are other conditions -- you know, if I -- I mean, if I'm building a -- ten floors, you can say take it down. It's only eight. And I have raised the property by at least 8 or -- 8 inches, because it's a living quarters. All of these are precluding me from having -- I'm not trying to be hard or just say, hey, I'm arrogant, and this is what I want to do. I'm really pleading, saying there are two houses, it's a dead-end street, make an exception, please.

And windows, all those things are -- you know, I will (indecipherable) because there's a reason we live in this place, right? We all

love where we live, it's a historic district, we want to be proud of it, but, you know -- but there has to be some exceptions because at the end of the day we are all people trying to, you know, live in this place, so --

The two roofs next door are flat, absolutely flat, you know -- and I actually -- and what I told Mr. Arimus and the other individual to come, and they said, no, we have enough information. I just want them to come and see, you know, it is not -- so --

If these are flat, I mean, I'm really sorry, but those are -- the building in the front, immediately, and behind my garage, both are flat roofs. The main house is a gable roof.

COMMISSIONER LOVE: Through the Chair to staff, I have a question just to help clarify.

So it seems like, based on what I'm reading, the conundrum of sorts is the relationship between the flat and/or gable roof versus the two stories. So if it's two stories with a gable roof, the massing is off is my understanding. The massing may not be considered off if it had a flat roof. So if --

those two issues sort of meshed together, is that sort of -- am I understanding that right?

MR. WELLS: If I'm understanding you correctly, through the Chair to Commissioner Love, I would say, yes, it's just trying to marry up the -- the pitched -- they're having some type of pitched roof and complement it to the primary structure, that's the genesis of our argument here.

But, of course, I mean, the readability of it, being a two-story structure, that's something that could possibly be massaged in too when you incorporate a roof, but mainly that -- that's the biggest issue.

COMMISSIONER HOFF: Through the Chair, question to the applicant.

In the staff report it describes the main structure as being 21 feet, 8 inches while the proposed structure is 19 feet, 6 inches. That's with the flat roof. Do you know the height --

MR. AYSOLA: 23'9".

COMMISSIONER HOFF: -- if it were --

MR. AYSOLA: If it's gabled, yeah.

COMMISSIONER HOFF: Do you have a gable?

MR. AYSOLA: Yeah, 23'9".
COMMISSIONER HOFF: 23'9"?
MR. AYSOLA: So it's clearly taller.
And being at the main intersection, the taller roof won't even show, you know, from the corner, so ...
COMMISSIONER HOFF: Okay.
MR. AYSOLA: I did not --
COMMISSIONER HOFF: So that would be about 2 feet taller than the house --
MR. AYSOLA: Yeah.
COMMISSIONER HOFF: -- setback?
MR. AYSOLA: Yes.
THE CHAIRMAN: So it seems there -- there are a couple of things at issue here as well for consideration. There's the architectural massing of what's being proposed in relationship to the primary structure. And again, although there may be some things nearby that do something similar to this, that's not at issue here.
And this is -- this is a contributing structure in the historic district and there's a proposal for an accessory structure, and so the guidelines point us to the way that that's

to be executed, and so I think that's what we have to look at.
I do think that the primary -- the subordinate -- primary to subordinate position, there could be -- there could be -- my concern -- I'm trying to think of how to say this in the best way, but it's -- I don't think it's just as simple as saying it's a two-story structure and it's a one-story house because of the sectional quality of the site, and so I think that if -- if something were being -- for me, if something were being proposed that is the living portion of the --
You know, the second floor, if there was something being proposed with the roof line that was more in line with the home because of its position on the site, the sectional quality of the site, I would lean more in consideration of that.
It's the architectural character of what's being proposed that I take issue with. And, unfortunately -- and I understand the argument that there's an existing building there with a flat roof and there are things around it with a flat roof, but the existing condition is

clearly subordinate to the house. And it may not --
I may argue about the architectural character of it in relationship to the house, but, you know, as the report says, you know, it was built before these kinds of things were in place, but --
It's very diminutive in comparison to the house, but I think that the moment it can (microphone failure) itself to a much taller volume, that's when (microphone failure) --
(Reporter inquiry.)
THE CHAIRMAN: When it inflates to a much taller volume, that's when it becomes very apparent that it's out of character with the primary structure, and that's where I'm -- that's where I struggle with this. And so I understand the suggestion for denial by staff in that regard.
The question I have for staff is -- and just to confirm, a denial of this application doesn't mean the owner can't come back with something that has a different character to it later, right?
MR. WELLS: Through the Chair, that's

correct.
COMMISSIONER EPSTEIN: Yeah, through the Chair, I'm -- when I'm looking at this, I'm looking at it in comparison to your house, your contributing structure.
I understand that there's structures that are adjacent that have these sort of outparcel, detached garages that have flat roofs. We don't know, those might have been built when this Commission didn't exist.
MR. AYSOLA: They were. I'm sure they were. I know they were.
COMMISSIONER EPSTEIN: So we're asked to look at this to represent the character of the neighborhood and your house as best we can, and I cannot -- I cannot approve, myself, this flat roof.
I think that there's probably some more architectural massaging that you can do, maybe lowering some of the interior ceiling heights and giving yourself kind of a long gable, like, a 4 and 12 or a 3 and 12, or doing something that's going to break this up a little bit more. I just -- I can't approve the flat roof, myself, on this.

THE CHAIRMAN: Are there any other questions for the applicant at this time?

MR. AYSOLA: I mean, how close should it be to the main house? If I go with the 5'12", which is my current roof, it will be 23'9". That's 2 feet taller. That's clearly -- you would not approve that, right?

COMMISSIONER EPSTEIN: Through the Chair, I think that -- I think if you maintain an 8-foot ceiling height throughout your whole structure there, you're probably going to run into some issues.

But like I'm saying, if there's a way to bring some of your ceiling heights down to still meet the minimum Code requirements -- and I -- I would much prefer a roof pitch that did not match what was on your existing building and working with you on that than this flat roof structure.

So if you do a low -- as low as you can go with an asphalt shingle, which would be 4 and 12 or 3 and 12, and then played around with some of your head heights and the interior, and did a gable, I -- I think there's a way to break this up. I --

THE CHAIRMAN: Unfortunately, that -- the purpose of this proceeding is to look at what you've applied with and then make a judgment on that rather than giving you proposals for what we -- we can't say we would approve this, we wouldn't approve that. You'd have to make a submittal as an applicant and then we have to review it. So this is the -- this is the application that we have here right now before us.

MR. AYSOLA: Yes. Of course.

THE CHAIRMAN: So --

MR. AYSOLA: But the rear and the side windows, is it okay the way they are? They are not seen from anywhere. Can I go with what I have right now, the left and the --

THE CHAIRMAN: I think --

MR. AYSOLA: -- right elevation?

THE CHAIRMAN: I'm sorry, sir, but I think that -- what we have to do -- if we have more questions for you, we'll call you back up, but we need to discuss what's been presented and then we'll -- we'll make a judgment on that.

MR. AYSOLA: Okay. Thank you.

THE CHAIRMAN: Thank you.

And, you know, in that regard, I think there are larger issues here than the -- than the windows necessarily. I think it -- for me anyway. And I think, Commissioner Epstein, for you as well.

COMMISSIONER MORGAN: To the Chair, I tend to agree. And once you actually get the form and the volume, the -- all those windows are going to shift anyway. It's the cart before the horse.

THE CHAIRMAN: I also would say, following Commissioner Epstein's line, when I look at the building -- well, the -- extending the -- the partial section that's showing some of the assembly for the building, it looks like there's a lot of excessive structure on the roof and the floor trusses. I think those could actually be less deep than they are to work, especially if it's -- it's just another -- well, for the size of the building.

I think that there could be some things done to the structure of this that would reduce the overall height of it and allow a pitched roof to work. I think that -- I think that is (microphone failure) from what I see because

those are -- that's a 16-inch Super Floor steel joist on the roof and then insulation and a -- and a slab, so that's a lot -- that's a lot of structure.

I mean, he does have the -- they do have the 8-foot ceiling height, but, again, I think that floor truss could be -- it could be smaller than 16. You could make that work. I think there are some -- there are some opportunities for the applicant, for the overall height to -- to work with the pitched roof.

COMMISSIONER EPSTEIN: Yeah, through the Chair, I agree.

I understand you're going to want some space for ducting and everything as this is a liveable space, so that's probably what you're kind of showing there as maybe some structure that allows for ducting to -- to sort of work through it, but I -- I think -- I think there's some refinement here that could be done to make a pitched roof work that's more cohesive with your historic contributing structure that's on the site.

THE CHAIRMAN: And it would be tricky with

this kind of structure that's being -- the wall system that's being proposed.

This could also be a one-and-a-half-story massing rather than reading as a full two-story. I've seen that done many times for a detached accessory structure.

All right. So is there any other discussion of this or should we put this to the vote?

COMMISSIONER MORGAN: To the Chair, I just want to add, one of the things that I noticed that could be contributing as a help is -- a lot of times in these garage apartments there's not a living space on the first floor and, therefore, there's not the need for all of that space for ducting because it's not conditioned space.

So I'm just saying, those are how things are normally done. They can make it work because you've got a couple of things here that aren't typical to the ones that are normally done. All things to talk about.

COMMISSIONER EPSTEIN: Through the Chair, there's -- there's also such a small liveable space on the first floor that you might get

away with ducting in soffits and be able to give yourself another foot or two of space just to be able to kind of make that work.

THE CHAIRMAN: Or use a mini split.

COMMISSIONER MORGAN: Yeah.

THE CHAIRMAN: Okay. Is there any more discussion of this? I think we should --

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Okay. There's a motion on the floor for the denial of this COA, so we're going to put it to the vote.

All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: So let it be known COA-25-32344 at 1535 Ingleside Avenue is denied.

So now we'll go back to the two items that were on the consent agenda and we'll review those. We'll start with COA-24-31703 at 1310 Liberty Street North. We'll open the public hearing and hear a report from staff.

MR. WELLS: Thank you.

So this is COA-24-31703 for the property

located at 1310 Liberty Street North. The applicant here seeks to construct a two-story single-family residence. This structure -- the structures along this section of Liberty Street are frame vernacular styled homes. All but one contains a two-story, full-width front porch.

As designed, the proposed two-story home will be frame vernacular styled as well and consist of a shingled dutch roof form, a full-width, two-story front porch, horizontal lap siding, a concrete foundation wall with a stucco parge coating, and 2-over-2 windows.

We evaluated this application in accordance with our design guidelines and the Ordinance Code criteria and we found it to be consistent; therefore, 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: Is the applicant here?

(Mr. Gullion approaches the podium.)

THE CHAIRMAN: I think she already swore you in, right?

MR. GULLION: Yes, sir.

THE CHAIRMAN: If you'd just state your name and address.

MR. GULLION: (No response.)

THE REPORTER: If you would state your name, please, for the record.

MR. GULLION: Donald Gullion.

THE REPORTER: Thank you.

MR. GULLION: Thank you.

I think -- I guess the only thing I heard in the comments earlier was the question about the shutters and the siding being installed with the smooth side out. We're agreeable with -- with both of those, so -- we were planning on taking the shutters off. On the paperwork I saw that was -- given the option to make them operable or remove them, we were planning to remove them already.

That's all I had to add.

THE CHAIRMAN: Okay. So you're amenable to those changes?

MR. GULLION: Yes, sir.

THE CHAIRMAN: Removing the shutters and (microphone failure) smooth side out?

MS. PRYOR: I can't hear you.

THE CHAIRMAN: You're amenable to those two things, removing the shutters from the project and smooth side out on the cementitious siding?

MR. GULLION: Yes, sir.

THE CHAIRMAN: Okay. Thank you. If we have any more questions, we'll call you.

MR. GULLION: Thank you.

THE CHAIRMAN: Is there anyone else who wants to speak to this today?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Please come forward.

(Audience member approaches the podium.)

THE CHAIRMAN: State your name and address, she'll swear you in.

AUDIENCE MEMBER: Michael Haskins, 417 West 7th Street, 32206.

Sorry. Normally, I would send this as an email, but this came up last minute. I just wanted to ask a quick, clarifying question because a member of the community --

(Raises right hand.)

THE REPORTER: Thank you.

Do you affirm that the testimony you are about to give will be the truth, the whole

truth, and nothing but the truth?

MR. HASKINS: I do.

THE REPORTER: Thank you.

MR. HASKINS: -- a member of the community had asked me, and I just -- I was -- they had asked about the finish foundation height. I was looking at the conditions. It appears that it's 2 feet, 4 inches. I just wanted to confirm that so I could give this person that information.

THE CHAIRMAN: Yes, it shows on the front elevation it's 2 foot, 4 inches off grade.

MR. HASKINS: Okay. Thank you. Appreciate it.

THE CHAIRMAN: Is there anyone else here today that wishes to speak to this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: No? All right. We'll close the public hearing, and I'll entertain a motion.

COMMISSIONER EPSTEIN: Motion to approve COA-24-31703 with conditions.

COMMISSIONER LOVE: Second.

THE CHAIRMAN: Discussion?

COMMISSIONER EPSTEIN: Through the Chair,

a couple of things. If the applicant is amenable for [sic] removing the shutters, there is a note about the trim for the head jamb and sill of the windows saying that it is for the sides and the rear, typical. If they are to remove the shutters, I would prefer that that note include the front of the house as well.

And I have a question for my fellow commissioners. If the shutters are removed, do the front windows then need to become wider? I think -- my answer is yes.

COMMISSIONER MORGAN: Through the Chair, I tend to agree.

COMMISSIONER HOFF: Through the Chair to Commissioner Epstein, what would you suggest specifically?

COMMISSIONER EPSTEIN: Through the Chair, I haven't been able to find -- I might be missing here the size that those windows are called out to be.

THE CHAIRMAN: Could the applicant come back up?

(Mr. Gullion approaches the podium.)

THE CHAIRMAN: Can you tell us offhand what the --

MR. GULLION: I would say they're 3-0/5-0, possibly 3-0/6-0 on the first floor. I -- without having the -- a floor plan here, I cannot say a hundred percent.

Can we see the front elevation again?

MR. WELLS: (Complies.)

COMMISSIONER EPSTEIN: I couldn't see where any window size was called out, unless I'm -- is that on the --

MR. GULLION: It would be on the floor plan, which I do not see. I just see the elevation.

Can you show the front elevation again? Yeah, I believe those are -- 3-0/6-0 first floor, 3-0/5-0 second floor.

THE CHAIRMAN: Which is typical.

Thank you.

MR. GULLION: Thank you.

THE CHAIRMAN: Any other discussion about those windows?

I'm on the fence about that since, typically, in the historic districts those residential windows usually are 36 inches wide and tend to be tall and thin unless they're doubled up.

COMMISSIONER MORGAN: To the Chair, that's sort of my thoughts too. And with the overall size of the facade, I don't know if doubling up is really appropriate in this scenario.

THE CHAIRMAN: I think it's a good consideration, but with the double porches, I mean -- I think there's a -- there's a depth to that. I tend to think they're okay.

Any other thoughts, Commissioners?

COMMISSIONER EPSTEIN: Through the Chair, I'm okay with that. I just want to make sure that if we are removing the shutters, that there is the language changed on the elevations to include the front windows having to have the head jamb and sill casings -- or trim.

THE CHAIRMAN: Well, there are two -- there are a minimum of two things that need to be addressed in a potential amendment maybe; is that right? Maybe?

Is there more discussion? Is there more discussion?

COMMISSIONER HOFF: So the other -- so the only other item would be the -- that the cementitious siding would have the smooth side out, right? That's the only other --

THE CHAIRMAN: Correct.

COMMISSIONER HOFF: -- change?

THE CHAIRMAN: Uh-huh.

COMMISSIONER EPSTEIN: Through the Chair to General Counsel, then. To dictate the change, to the wording on our elevation that's submitted, is that an additional notation that has to happen on Item Number 1? Just with that -- the terminology for the trim? Because it's not called out anywhere as a condition on here. It's just called out to say that it should match what's on the elevations, so I -- I'd just make that change.

MS. LOPERA: Through the Chair to Commissioner Epstein, yeah, what I would recommend is that you amend Condition 1, which reads material, design, and height shall be substantially consistent with that elevation. I would amend that to say -- to change the trim.

I'm not entirely sure what you were talking about with the change to the note, so that's why I'm a little -- at a loss of words --

(Simultaneous speaking.)

COMMISSIONER EPSTEIN: I'm sorry.

MS. LOPERA: -- with the --

COMMISSIONER EPSTEIN: On the right elevation there is a note that specifically called out, on the right elevation, towards the rear, pointing at a second story window, that says -- yeah, it says, 1-by-4 trim at window head jamb and sill at sides and rear, typical, which means if we take these -- which means there never was going to be trim on the front, according to that note. And if we take these shutters off, they -- then is there trim on those windows where the shutter is removed?

MS. LOPERA: Through the Chair to Commissioner Epstein, so would it be appropriate to amend Condition 1 to read -- you know, add trim to the front elevation, matching the other sides, or something to that effect?

COMMISSIONER EPSTEIN: Yes.

MR. GULLION: If I may, it's there. It's just not called out on the front. All the windows are trimmed the same. It's part of our -- keep the water intrusion out and everything, so --

COMMISSIONER EPSTEIN: Through the

Chair --

MR. GULLION: It's what we notated.

COMMISSIONER EPSTEIN: Yeah. Through the Chair, I didn't know how you weren't having trim.

MR. GULLION: Yeah.

COMMISSIONER EPSTEIN: And it was just really an awkward note, that it was called -- it specifically left the front off of there, so --

MR. GULLION: Right.

THE CHAIRMAN: Okay. Is there any other discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Okay.

COMMISSIONER EPSTEIN: I would like to make a motion to amend the current motion.

Motion to approve COA-24-31703 with Condition 1 reading: Materials, design and height shall be substantially consistent with the elevation drawings dated November 20, 2024, or as otherwise approved by the Historic Preservation Section.

Adding the note that the front windows shall have trim consistent with the 1-by-4 trim

on the sides and the rear.

And that the -- Condition Number 5 shall read: Fascia boards and soffits composed of wood or cementitious material and siding with cementitious material that's on the smooth side. So no texture.

And then Condition Number 12 will be there shall be no shutters on the facade.

THE CHAIRMAN: Well done.

All those in favor?

MS. LOPERA: A second?

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Sorry.

Did you second?

COMMISSIONER MORGAN: I seconded.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: And now --

COMMISSIONER EPSTEIN: So now I'd like to make a motion to move the motion as amended.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All right. So let it be known that COA-24-31703 at 1310 Liberty Street North has been approved with the amended conditions.

Then COA-25-32197 at 1611 Laura Street North -- oh, my goodness. We'll table that and we'll take a 10-minute break, so we'll resume -- I was looking for you, Diane. We'll resume at 3:06.

(Discussion held off the record.)

THE CHAIRMAN: Fifteen? 3:11. We'll resume at 3:11.

(Whereupon, a brief recess was taken.)

THE CHAIRMAN: All right, everybody. We're going to get started here. Everybody ready? We'll call the meeting back to order.

We will -- the consent agenda, we have COA-25-32197 at 1611 Laura Street north. We'll open the public hearing and listen to a staff report.

MR. ARSENAULT: Thank you.

Through the Chair to the Commission, COA-25-32197 for property located at 1611 Laura Street North is for alterations to a contributing historic structure. The existing

structure is a one-story frame vernacular building characterized by its front-facing gable roof with a chimney, its irregular floor plan, its predominantly 2-over-2 wood windows, and its front porch with Doric columns and exposed rafter ends.

The proposed alterations include relocating a side door to the rear of the structure, relocating two windows from the rear to the left side of the building, enclosing several window openings on the rear, resizing a bathroom window on the rear, making foundation repairs and installing lattice, replacing damaged and missing siding on the sides and back of the rear of the structure, partial siding replacement on the left side of the addition, after the fact, removal of a gas tank on the left side of the property, a like-for-like composition shingle reroof, the removal of the concrete steps to the side entry, the construction of rear steps and railing to the proposed entry, and the painting of the structure.

The replacement of repairable historic windows and siding requires review by the

Jacksonville Historic Preservation Commission. The siding and window on the left side were replaced. They were historic but of unknown condition.

The proposed alterations will take place on the rear and side elevations, and those requiring Commission review including the after-the-fact removal of siding and replacement of a window on the left as well as the proposed relocation of historic doorways and window openings along the side and rear elevations.

The windows to be replaced on the rear and sides are historic but nonoriginal casement windows which are not identified on the Florida Master Site File for this property.

The windows on the rear are part of what was originally a porch which was identified to have been enclosed sometime shortly after the 1913 Sanborn fire insurance survey.

The window and door on the left side of the structure and the right side bathroom window are part of two early additions to the structure as well.

Staff conducted a site visit on April 10th

2025, to examine the work that was already conducted, as well as the condition of the proposed areas for alteration.

The window that was installed on the left side does not conform to the window design guidelines; however, the applicant has stated that he would like to remove it and replace it in the existing doorway with casement windows relocated from the rear.

Staff confirmed that the rear of the structure is in poor condition. Much of the flooring is missing and the structural members are damaged. Combined with a WDO report, staff believes that the rear porch enclosure has become substantially weakened and that the windows are beyond reasonable repair.

If approved, the applicant intends to salvage two of the rear windows, if possible, and relocate them to the side elevation. The applicant has also requested approval for replacement windows of matching size and design in the event that salvage is not feasible.

Staff believes that the proposed alterations are appropriate for the structure as they will provide a new use to highly

deteriorated sections of the structure while only affecting non-street-visible additions and enclosures while retaining a majority of historic materials in the process.

As such, we find this application compatible and consistent with the design guidelines and code criteria.

THE CHAIRMAN: Thank you, Caleb.

Any questions for staff at the moment?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No?

All right. Is the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: I guess -- if you agree to all the conditions currently, there's no need for you to make a statement just yet, but if someone else speaks, then maybe you can come up and speak to that.

Is there anyone else here today that would like to speak to this?

(Mr. Pryor approaches the podium.)

THE CHAIRMAN: I think you just need to state your name since she has sworn you in.

MS. PRYOR: All right. Kim Pryor, 245 West 5th.

So I asked that you guys pull this off consent so that we could talk a little bit about it.

I was a bit unclear about which windows were being closed and which window sizes were being changed because the window survey states that there are a lot of them that are going to be changed and replaced. So I'm curious as to primarily which windows are going to be replaced. Is this a wholesale window replacement or just a piecemeal replacement?

And it -- it's not clear to me in the conditions here exactly what is being done.

I'm happy to see the house being worked on, so -- but based on this -- the staff report that was just given, are they replacing all the windows or are they restoring them? What exactly is being done? Because there's a lot of stuff going on here with the windows.

MR. ARSENAULT: Through the Chair to Ms. Pryor, so the windows being replaced -- as you can see in this picture here, that area missing siding, that was two nonoriginal windows from the addition, those were replaced after the fact. Only one was reinstalled,

identified here as window 7, so --

MS. PRYOR: Okay.

MR. ARSENAULT: Those are proposed to have two relocated casement windows from the rear put there instead. And the only other windows being affected are these nonoriginal casement windows and one bathroom window on the rear addition that will be resized to allow for a new opening. It's only windows that are part of the additions but no historic -- or no original windows from the primary, original structure, so it's just piecemeal.

MS. PRYOR: Okay. Because Condition 21 states "any window replacement shall be consistent with staff's analysis," and so it just -- "all new windows shall fit the opening" -- "original openings, both horizontally and vertically."

It's -- how many are -- it's unclear here how many windows are being replaced and how many are being moved -- exactly what's being done.

Think of it from -- you know, if an inspector had to come out and make sure that they were following exactly what is written in

the COA, I think it would be confusing. It's confusing to me.

So that's -- those are my comments, so -- and, obviously, I would like to see the original historic windows restored rather than replaced.

Thank you.

THE CHAIRMAN: Thank you.

Is anyone else here that wishes to speak to this COA today?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: We'll close the public hearing and entertain a motion.

COMMISSIONER HOFF: I will move to approve COA-25-32197 with the -- with the stated conditions.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: Discussion?

COMMISSIONER HOFF: Through the Chair to staff, so to address Ms. Pryor's question, how many total windows are being replaced versus repaired?

MR. ARSENAULT: Through the Chair to Commissioner Hoff, so currently the rear bath window is being resized, four of the rear porch

windows, plus two on each side are being enclosed. Those are casement windows. So that's a total of eight. Two of those eight are proposed to be relocated to the side, if able to be salvaged.

The reason we have conditions to maintain the opening is, in the case that those windows can't be salvaged, then the new windows will match in wood, wood blend, wood clad material, and those openings.

And then identified on the rear elevation, proposed window 11 and 16 are intended to be kept.

THE CHAIRMAN: So it's clear that staff has been working with the owner to try to come to good consensus on upholding the guidelines and working to restore -- and, as you said, to -- to have use of the home again.

I think that -- Ms. Pryor's comments, though, they do -- they do strike a cord with me in regards to -- although you -- there's clearly something that's been figured out, I understand a process going on, and there's some liberty in there, depending on what happens, when the work is done because some things might

no be able to be (microphone failure).

I think it might be good to have some kind of schedule that they can outline those things for everyone. I just -- I would like to hear from the other commissioners about that because I could -- I do -- I do think it needs to be very clear, those questions that Commissioner Hoff was asking about the numbers and the -- what's happening to what, at least an outline schedule of -- as a list. It should be part of this approved package for the final order.

COMMISSIONER EPSTEIN: Through the Chair, that's how I always viewed the window survey that's here. I will say, in this case, it does say on the first sheet that there are two windows that will be replaced, and the actual window schedule -- I can't -- under "scope of work," I don't see -- I know -- I see there's an enclose, a resize, and then there's a bunch of nonapplicable (microphone failure).

I don't see -- I didn't see where any of those were just called out to be replaced, so it might be that there are elevations in this packet that are saying what was agreed upon. I think -- just -- we need to make sure that the

window survey matches what's agreed upon.

MR. ARSENAULT: Through the Chair to Commissioner Epstein, so those two windows identified reflect the -- after the work replacement. So that area that has just siding, no sheathing, there were two windows there, one of which was enclosed, the other of which is now a vinyl window. So those are the two windows that will now be relocated, casement windows instead.

COMMISSIONER EPSTEIN: Through the Chair, so the ones that are called out on the front page of your survey that say "replace," they're not being -- they're not a window that's existing that they're replacing with a new window?

MR. ARSENAULT: Correct. Those reflect the already-conducted, after-the-fact replacement.

COMMISSIONER EPSTEIN: Okay.

THE CHAIRMAN: Yeah, so I -- again, I -- I'd like to hear from all the commissioners on this, but I think, you know, perhaps in the final order that needs to be very -- a bit more straightforward or understandable.

COMMISSIONER MORGAN: Through the Chair, I agree. Even just a little legend with some notes on the same diagram so that (microphone failure).

MS. PRYOR: May I ask a question?

THE CHAIRMAN: I'm sorry, the public hearing has been closed.

COMMISSIONER MORGAN: To the Chair, I agree with that point, and I don't -- is there anything else that we wanted to discuss or is it just how do we capture that legend?

THE CHAIRMAN: I guess that's a -- that's a question for staff. I mean, is this a reasonable request for something that can happen, or do we have to -- what is the correct procedure here for that?

Because I just think it -- there is -- there are some -- it's not that the -- I'm not suggesting there are discrepancies, but there -- it's not (microphone failure).

COMMISSIONER EPSTEIN: Through the Chair, I think my -- the fact that there's a column that says "scope of work" and there's titles of "scope of work" that don't align with the -- sorry.

So there's a "scope of work" column that has -- there's a "scope of work" column that has possibilities under it that do not -- that aren't included under that project information. So maybe if there is a possible scope of work, then we need to add that to the project information so if --

You know, there's not actually windows being replaced in this project; they're being relocated or reopened. So I think if we could add more possibilities under that project information so it's less confusing, that aligns with the matrix -- the survey matrix that is underneath of [sic] this cover page ...

THE CHAIRMAN: I guess I'm -- maybe a suggestion is that -- under the conditions, maybe there needs to be either -- we need to amend 21 to be a little more specific, where we had a 23. It's a bit more directive [sic] about the decisions being -- decisions that are made being approved by staff, the final decisions about the windows being approved by staff before they go with construction.

MR. WELLS: To the Chair and to the Commission as well, staff is amenable to

including a condition, just stating something along the lines of, any window alteration or window replacement -- or final -- or -- shall be reviewed and approved by staff prior to permitting.

THE CHAIRMAN: Legal, it looks like there's an issue?

MS. LOPERA: Through the Chair to the Commission, so let me ask you this -- Condition 1 reads that the design and location of alterations to rear and side window and door openings shall be substantially consistent with the elevations submitted, May 13th.

If I'm understanding you -- and please correct me if I'm wrong -- you don't believe that that elevation accurately captures everything -- all the work that's going to be done? That's what you're saying?

THE CHAIRMAN: Yeah.

MS. LOPERA: Okay.

THE CHAIRMAN: And it's not about distrust at all. It's just that I don't want there to be a discrepancy or a gray area.

MS. LOPERA: Sure. And for enforcement purposes, we do need to make sure it's clear so

someone looking at it later can clearly observe whether or not they have followed the final order, I would agree with that.

MR. WELLS: Yeah, so in that case, through the Chair to the Commission, staff can (microphone failure) recommend a condition just stating that final plans -- engineered plans shall be reviewed and prepared and -- prior to -- or for two step [sic] prior to permitting, or something along those lines.

COMMISSIONER EPSTEIN: Yeah. Through the Chair, I think that that's a perfect thing to say, is that final plans should be approved by staff before a permit can be issued, just because the -- the drawings that are here are very conceptual and lack detailed information.

I think everybody has a -- I think everybody understands what's happening, but I want to make sure that there's a final documentation of that.

THE CHAIRMAN: Exactly.

And the applicant -- I'd prefer the applicant not to have to come back here, you know? I mean -- don't take that the wrong way.

This is a -- this is wonderful to see this

project, this building come back to life. It's awesome, so I want them to get moving.

Is Legal going to come to our rescue?

MS. LOPERA: Through the Chair -- sure.

Through the Chair to the Commission, so my recommendation would be someone to move an amendment to Condition 1 to add that final plans shall be reviewed and approved by Historic Preservation staff prior to permitting submission.

COMMISSIONER EPSTEIN: So moved.

MS. LOPERA: Is there a second?

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

COMMISSIONER EPSTEIN: I move to move the amendment as amended.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All right. Great. So let it be known that COA-25-32197 at 1611 Laura Street North has been approved as amended.

Now we're going to Work Initiated Or Completed Without a COA, Item H, COA-25-32176,

2045/2049 Post Street.

We'll open the public hearing and hear a staff report.

MR. ARSENAULT: Thank you.

Through the Chair to the Commission, COA-25-32176 for the property located at 2045 and 2049 Post Street is for after-the-fact site work to one contributing and one noncontributing structure within the Riverside Avondale Historic District.

Located on interior lots, the subject properties consist of a contributing two-story masonry vernacular structure at 2049 Post Street characterized by its intersecting gable roof with a brick chimney, its belt course two-thirds of the way up the building, its street-facing bull's eye window above the front door, its 6-over-6, double-hung sash windows with shutters, and its entry stoop.

The noncontributing property at 2045 Post Street is characterized by its hip tile roof, its stucco exterior with pronounced quoins, and its entryway with side lights and transom, in addition to its porch with hip tile roof.

The scope of work includes the

installation of two concrete pads, one 7 square feet and the other 31 square feet, at the rear of 2049 Post Street.

The work also includes the installation of a brick mailbox with a concrete foundation and trash receptacle with fencing in the right-of-way in front of 2045 front Post Street.

Finally, the work includes the removal of previous concrete hardscaping and the installation of 4,789 square feet of paver hardscaping for a driveway, rear parking area, and rear walkways.

Staff conducted a site visit to examine the work on April 14th, 2025. Staff noted that the existence of the brick mailbox and trash receptacle within the right-of-way is atypical for the nearby streetscape and the district as a whole.

Staff also noted that the driveway was constructed to be more than 20 feet wide and is shared by both properties. This is an atypical feature within both the nearby streetscape and the district as a whole.

The applicant's scope of work is install

the driveway, a mailbox, and a trash receptacle of designs and locations that are inconsistent with the subject property's nearby streetscape and the district.

The scope of work is install two concrete pads in the rear of the property. Concrete is inconsistent with the Riverside and Avondale Historic District guidelines section on setting.

The guidelines specifically note individual lots are characterized by small front yards with buildings set close to the sidewalk and large backyards where parking and trash storage are most appropriately located.

The subject properties have constructed a trash storage area in an inappropriate location. The guidelines under "Setting" also note that -- to base new site work on documentation or physical evidence, to avoid conjectural changes to the site. The subject properties have installed a brick mailbox with a concrete foundation in the right-of-way. This is an inappropriate location, and the design is inconsistent with the district. Most mailboxes within the district are affixed to

the front of the structures near the front door.

As such, staff finds the proposed work inconsistent and incompatible with the design guidelines and Code criteria and recommends the following corrective actions:

One, that the trash collection area, including fencing, shall be removed from the public right-of-way.

Two, that the driveway shall not be wider than 10 feet with a flare of 12 feet allowed at the curb.

And, three, that the mailbox shall be removed from the public right-of-way.

THE CHAIRMAN: Thank you, Caleb.

Any questions for staff?

COMMISSIONER HOFF: Yes. Question for staff. So I'm just noticing from the photographs, particularly on Page 513, it appears -- is the large gate that's in that photo on Page 513 -- that's not 513. Is that not part of this discussion?

MR. ARSENAULT: Correct.

So through the Chair to Commissioner Hoff, the fence was approved separately under an

administrative COA.

COMMISSIONER HOFF: Okay.

THE CHAIRMAN: Any other questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Is the applicant here?

AUDIENCE MEMBER: Yes.

THE CHAIRMAN: Is the applicant here?

AUDIENCE MEMBER: Yes.

THE CHAIRMAN: Oh, yeah. Would you please come forward.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Hello.

THE CHAIRMAN: Just state your name and address and she'll swear you in.

AUDIENCE MEMBER: My name is Neng Wang, and I'm the owner of 2045 Post Street.

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

MR. WANG: (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. WANG: Yes.

THE REPORTER: Thank you.

THE CHAIRMAN: Would you like to make a statement?

MR. WANG: So under expansion of the shared driveway -- because the other property belongs to my parents, so we do the shared driveway. And what they are saying is, like, the -- it's wider than 20 feet, but we measured it, like -- it's just almost 21 feet.

And then our neighbors on -- if we get it -- put a picture on the Page 5 -- our neighbors own the -- both property on their end. They have a bigger driveway than us and they all paver as well, 2033 and 2025. And you can see that photo right there.

THE CHAIRMAN: Okay.

MR. WANG: And they are all paver all the way through the whole property, you know, if you see the whole back too, yeah.

THE CHAIRMAN: Okay. Is there anything else you wanted to say?

MR. WANG: For the mailbox, the reason I build it there, because, like, we've been having package deliver, Amazon, like, always got thief taking away, that's why we build a

mailbox there, but, you know, it's understandable if you guys don't honor that, so yeah. And the trash receptacle, we -- we can remove it if you -- if it's not honor [sic] as well.

THE CHAIRMAN: Okay. Thank you.

MR. WANG: All right. Thank you.

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

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. I'll close the public hearing and entertain a motion.

COMMISSIONER EPSTEIN: Through the Chair, I guess we need to make a motion. Motion to deny COA-25-32176.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Discussion?

COMMISSIONER EPSTEIN: So it sounds like the applicant is pretty amenable to removing the mailbox and removing that trash collection area in the front, so what is in question is the driveway width. And what I'm hearing is that they're currently -- this plan says 20-foot-5, correct?

MR. ARSENAULT: Through the Chair to

Commissioner Epstein, that's correct. Twenty feet, 5 inches is what is listed on the site plan.

THE CHAIRMAN: As the applicant stated, under 21 feet, but over (microphone failure).

COMMISSIONER EPSTEIN: Through the Chair, so, then, that's the -- staff is asking that that be taken to 20 feet, which is, like, 10 feet for each driveway, basically, each shared driveway?

I'm okay with keeping it, you know, 6 inches bigger than ...

COMMISSIONER MORGAN: Through the Chair to the commissioner -- well, to the Commission, really, I don't know about, like, a shared driveway. Is that a thing? Is that a -- would we allow people to do that anyway?

COMMISSIONER EPSTEIN: I have that at my house. I mean, I don't live in Riverside Avondale. I live in St. Nicholas, which is historic, and I have a shared driveway with my neighbors. It happens quite a lot.

COMMISSIONER MORGAN: I don't know. That's what I don't (microphone failure).

COMMISSIONER EPSTEIN: I don't know if

there's rules in the overlay, but I know that it -- it happens.

MS. LOPERA: Through the Chair to the Commission, we're not aware of the overlay touching on shared driveways. I've seen it around the neighborhoods, but I don't think there are any specific design guidelines or Ordinance Code provisions.

MR. WELLS: Through the Chair, I'm going to echo that as well.

One thing I want to add, too. I have the site plan pulled up on the screen here. And just to clarify -- so the original driveway, as you can see, was 10 feet wide. The applicant expanded that up to, I believe, 21 feet.

So, essentially, just in our kind of analysis -- typically, the driveways don't exceed 10 feet in width. And so because this is a shared driveway, of course, it's 20-something feet, so that's really just the nature of our recommendation.

COMMISSIONER MORGAN: Through the Chair, I tend to agree with Commissioner Epstein. If it's less than a foot, it's -- I mean, I think that it looks nice. The -- everything would be

approved other than maybe (microphone failure) 6 inches is what I'm understanding.

THE CHAIRMAN: Yeah, that's a -- that's a 2-and-a-half percent margin.

COMMISSIONER MORGAN: Yeah.

THE CHAIRMAN: So I tend to drift in your direction as well.

COMMISSIONER EPSTEIN: Yeah. Through the Chair, understanding how this paving pattern is, you know, to take a brick out of it and -- with this herringbone design that's here and having to do the border around it, it would be extremely disruptive just to get, you know, 5 or -- you would end up probably having to do 6 -- a whole paver, I'm guessing, is about 6 inches, and I feel like that's a big ask, amount of work, for -- if it was, you know, 1 foot or 2 foot, I would -- I mean, really, it's kind of -- 5 inches over right now, so ...

THE CHAIRMAN: Negligible.

Commissioner Hoff, how do you -- would you chime in on this?

COMMISSIONER HOFF: Not pertaining to the issues that we are discussing today.

COMMISSIONER LOVE: Through the Chair, my

thoughts are similar. I don't really have an issue with it considering how close it is to the threshold. I agree with what Commissioner Epstein had to say, the rationale.

THE CHAIRMAN: Well, the applicant was quite amenable to Numbers [sic] 1 and Numbers 3 -- Number 1 and Number 3. And I think with the driveway, I'm certainly -- I would entertain an amendment.

COMMISSIONER EPSTEIN: Yeah. Through the Chair, I -- the mailbox, the sort of not typical mailbox that doesn't even really match the design of either of the houses and that outparcel, kind of garbage collection center is more of what I'm interested in seeing taken away.

So motion to amend the previous motion -- amend to approve with Conditions 2 and 3, and 1 stricken. Is that --

MS. LOPERA: (Off microphone.)

COMMISSIONER EPSTEIN: Okay. So motion to amend to approve, including Conditions 1 and 3, and 2 is stricken.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.
COMMISSIONER EPSTEIN: Motion to --
MS. LOPERA: Through the Chair, I just want to make sure all the commissioners have in front of you what those two conditions are and everyone knows what we're voting on.
I see a lot of heads nodding in the affirmative.
Thank you.
Proceed.
COMMISSIONER EPSTEIN: Motion to approve with the amended conditions.
COMMISSIONER MORGAN: Second.
THE CHAIRMAN: All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: All right. So COA-25-32176, 2045 and 2049 Post Street has been approved with conditions.
The second one is COA-25-32327 at 3664 Richmond Street. We'll open the public hearing and listen to a staff report.
MR. ARSENAULT: Thank you.
Through the Chair to the Commission, COA-25-32327 for the property located at 3664 Richmond Street is seeking after-the-fact

approval for the replacement of 16 historic windows on a historic structure.
The residential structure is a Colonial Revival style house characterized by its hipped roof with chimneys, 6-over-6 double-sash windows with shutters, brick exterior, and wrought iron balcony and rear terrace.
The existing windows on the structure are predominantly wood with light patterns that are 6-over-6. As proposed, the application seeks to replace 16 historic windows along the second floor on the rear and side elevations.
The replacement of repairable historic windows on contributing structures requires review by the Jacksonville Historic Preservation Commission. Windows that were replaced were historic and are believed to have been in repairable condition.
Staff conducted archival research to determine the condition and historicity of the windows that were replaced. The subject windows were historic, either original or having existed on the structure for a majority of its existence.
In a previous application, COA-22-28339,

the subject property requested approval for wholesale window replacement. This application was deemed sufficient and a report was published which is attached to this book package. However, the application was deferred and eventually removed from the agenda due to inaction.
The applicant, at the time, stated that the windows were nonhistoric due to the lack of ropes and pulleys and the presence of metal springs. Staff researched metal springs in windows and noted that sash windows' spring balances were first introduced within the 1880s. This further demonstrates that the windows with springs are possibly original to the structure and the structure was constructed around the 1940s.
Staff does not have an objection to the replacement material or design; however, because the subject windows were not documented as having been previously replaced and there's not substantial evidence that the windows were beyond repair, staff recommends against replacement. The replacement of 16 historic windows will remove a significant amount of

historic architectural character from the structure.
Based on the site visit the staff conducted on April 28th of 2023, it was examined [sic] that all 51 windows on the structure were in the same repairable condition with no significant damage such as wood rot, broken glass, or termite damage.
One of the subject windows was approved for repair on October 2nd, 2023, under COA-23-29779. The intent of the application was to remove the window to determine if repair was feasible. No update or confirmation was ever provided to staff and there is no existing record that the work that took place, if it was successful or not.
As such, staff finds the proposed work inconsistent and incompatible with the design guidelines and code criteria and recommends denial.
THE CHAIRMAN: Thank you.
Questions for staff?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Is the applicant here?
(Audience member approaches the podium.)

THE CHAIRMAN: State your name and address and she'll swear you in.

AUDIENCE MEMBER: Daniel Greer, JBL Construction, 4617 San Juan Avenue.

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

MR. GREER: (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. GREER: Yes.

THE REPORTER: Thank you.

MR. GREER: I just wanted to kind of go over a timeline of kind of the history here.

First, I've gone through a lot of the COAs. I've never gone through the post COA, so I don't know if I should talk about the next step with this -- I mean, obviously, it's been done. There's no going back, so I don't know if I just treat it as it's not been done?

COMMISSIONER EPSTEIN: Through the Chair, yes, that's how we're asked to review these, is if it -- the work has not been completed.

MR. GREER: Okay. So the current owners

bought the house in 2020. It underwent a very extensive repair on the interior from about 2021 to 2022. Two COAs were filed for other items, one was a -- garage doors, one was for a new driveway. Those were submitted and approved.

The COA that was concerning the windows, that was late 2022. Excuse me. Let me back up.

During the renovation, the windows were repaired as best they could without being removed. They were -- some wood filler, caulk, those sort of minor things.

After the renovation, the windows still leaked. Some additional maintenance was done to them. It was researched about removing them and having them restored; however, the owners were not on board with that considering that -- amount of time it takes. They have two small children. Fortunately, the kids' bedrooms are along the second floor in the back. It would have boarded up their windows.

Even if it was restored, there's no guarantee that they weren't going to leak, and how long are restored windows going to last?

So they put up with it for a few more years, until it continued to rain inside the house.

One of the children has a health issue that continued to affect -- and I don't know if any of you all are mothers, but once that starts happening, the mom was like, that's it, we're done, and she decided to not do the whole 51. She tried to go down to the 25 percent rule and do the -- I think it was 16 total. So we have used the Marvin double-hung windows that I believe are -- would be approved otherwise.

I do have a video from the owner, during one of the storms, with the -- just showing the water just dripping in. This is from late 2024, so late last year.

And that's --

(Timer notification.)

MR. GREER: -- that's about it.

THE CHAIRMAN: Is it the Marvin Elevate line or what is it?

MR. GREER: No, it's the Ultimate.

THE CHAIRMAN: Marvin Ultimate. All right. Because it said a wood clad, so that's a -- I'm sorry. Because the Ultimate is an

aluminum clad wood window, not a wood clad fiberglass window, so -- but you're saying you (inaudible) Marvin Ultimate?

MR. GREER: Yes, it was the Ultimate.

Let's see where -- yeah, nonetheless, it was the Marvin Ultimate series.

THE CHAIRMAN: Okay.

MR. GREER: I don't know if y'all want to see the video. It's a video of water dripping inside the windows, pooled up on the floors.

THE CHAIRMAN: I don't.

MR. GREER: Okay.

THE CHAIRMAN: Any other questions for the applicant while he's up here?

COMMISSIONER HOFF: Question, through the Chair to the applicant. This is after the fact. How long ago did the work take place?

MR. GREER: It completed February of this year. I think it was January, February.

THE CHAIRMAN: All right.

Thank you.

COMMISSIONER MORGAN: Through the Chair to the applicant, was it your company that completed the work?

MR. GREER: Yes, with a slight caveat.

It started before I started there, so I'm kind of --

COMMISSIONER MORGAN: Yeah.

MR. GREER: -- piecing things together also.

COMMISSIONER MORGAN: Sure.

MR. GREER: But yes, we were the contractors in the -- in the work.

THE CHAIRMAN: So you were operating under the assumption that there was a COA for this work or -- for the window replacement or (inaudible) --

(Simultaneous speaking.)

MR. GREER: No, I believe they weren't operating under that assumption. Yeah, they --

THE CHAIRMAN: All right.

MR. GREER: They kind of -- they were kind of between the risk of getting sued by the homeowner for water intrusion and not being able to -- yeah, so I think that --

THE CHAIRMAN: The previous contractor installed the windows and they're Marvin Ultimates?

MR. GREER: No. JBL did. It's just I wasn't part of the -- I wasn't part of the

decision, I guess, back then, and so I'm kind of trying to piece some of the information together as well so --

THE CHAIRMAN: All right.

MR. GREER: Sorry.

THE CHAIRMAN: Okay. I think I get it.

Any other questions?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. If we have more questions, we'll call you back up.

MR. GREER: Okay. Thank you.

THE CHAIRMAN: Is there anyone else here who wishes to speak to this COA today?

(Mr. Pryor approaches the podium.)

MS. PRYOR: Kim Pryor, 245 West 5th.

I just wanted to encourage the Commission to deny this application. It's a slippery slope when an applicant comes in requesting window replacement and they never come to the Commission and then someone makes the decision to go ahead and just do it anyway, knowing full well that permission was required and denied this commission the opportunity to even hear that because they never came forward.

As you guys know, windows are my heart and

soul. And the windows of a historic structure are the eyes to see into the soul of that structure. And as soon as you rip them out, you change the entire facade.

And windows are important. They need to go back. They need to be historic. And we can't set this precedent that it's okay if you just -- if you just go ahead and do it, then we're going to approve it after the fact. No. We need to protect our historic structures more than that.

And I appreciate your time.

THE CHAIRMAN: Thank you.

Is there anyone else who wishes to speak to the COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll close the public hearing and entertain a motion.

COMMISSIONER HOFF: Through the Chair, I'll motion to deny COA-25-32327 per staff recommendation.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: Discussion?

COMMISSIONER HOFF: Through the Chair to staff, so just for clarification, we don't know

what the condition was at the time of replacement. The windows that were used to replace, that type would be acceptable to staff; is that correct, if they were (microphone failure)?

MR. WELLS: Through the Chair to Commissioner Hoff, yeah, so there's two points in your question, so I'll address the first point.

This is a tricky one. So if staff -- we had to approach this as if the work was done -- never done. And so had we deemed the work -- the windows irreparable, or even the Commission deemed them irreparable, then you would have required them to replace the windows with a wood or wood-clad material.

So the wood -- the Marvin windows that they presented would be an appropriate material or window design, so that's what makes it a little bit trickier here, so --

And as [sic] since -- let me just make sure. What was the second part of your question?

COMMISSIONER HOFF: That was it.

One, we don't know the condition of the

windows?
MR. WELLS: Yes.
COMMISSIONER HOFF: Two, is the material that they used -- would those have been okay with you if they were (microphone failure)?
MR. WELLS: Gotcha.
Yeah. So we had to go off of our 2023 site visit. So when they previously applied for the original COA, at that time, in April of 2023, the windows were in excellent condition, so that's what we went off of.
COMMISSIONER HOFF: Sorry. One more question to the applicant. Could you tell us the date of the video that was taken with the water coming in the windows?
MR. GREER: I'll check. I think it was September 2024.
COMMISSIONER HOFF: Okay.
THE CHAIRMAN: And, I'm sorry, what date were the Marvin windows installed?
MR. GREER: January.
THE CHAIRMAN: Of '25?
MR. GREER: Yes, of '25.
Yeah, they had been fighting the water issue since they bought the house, but the

video she had was from late last year.
COMMISSIONER MORGAN: Through the Chair to the applicant, do you know if they ever called someone to look at repairing them?
I know they said they didn't like the idea, but did they do the due diligence of having someone --
MR. GREER: Yeah, they had someone come out, and that's -- that's who told them how long the process was going to take and kind of talked through the pros and cons --
COMMISSIONER MORGAN: So they were fixable? They just chose not to?
MR. GREER: Yeah. I think -- I think -- they could have been, yeah.
There is one picture on the -- in the application showing the south side of the house, comparing the historic to nonhistoric windows. You questioned --
Thank you.
THE CHAIRMAN: Thank you.
COMMISSIONER EPSTEIN: Through the Chair, I don't -- I don't think anybody here is upset with the product that was used. I think -- you know, if you have a window that needs to be

restored, this is a really nice product for that. And, obviously, that looks comparable.
I think the question is, you know, if these windows, which we have heard from on multiple occasions -- and even from the applicant themselves, that they would have been repairable, and that's kind of what's in question here.
MS. LOPERA: Through the Chair to the Commission, we're trying to look up the information, but this came before you, I believe it was June 28th of 2023, at least once. I know it was deferred a few times, and I would have to look up each month to figure out how many times they actually appeared and made their arguments that they weren't historic and yada, yada, yada, but it definitely came before you.
THE CHAIRMAN: I remember.
MS. LOPERA: Okay.
THE CHAIRMAN: I remember.
Question for Legal too. Just to remind everyone. This is a -- this is being reviewed as if it didn't happen, right? And so we're denying it. We're going to vote on the -- what

are the -- because the -- there are -- the windows are gone -- wait. They're not in storage somewhere, right?
MR. GREER: No.
THE CHAIRMAN: The windows are gone, right?
The windows are gone, so we -- if -- speculating on the denial of this COA application, what is the -- what happens? Tell us what happens, so everyone hears it.
MS. LOPERA: Through the Chair to the Commission, so should you elect to deny this COA for work that's already been completed, the next step is that staff works with them on an appropriate remedy, because every day that those windows continue to be in the house is a violation of our Ordinance Code.
So what we always ask you to do is opine on the appropriateness of the replacement product because -- we have a few options. You could require them to remove all the windows and replace them with something else.
If the replacement product is acceptable to you all, something you would have approved had you approved the initial window

replacement, then we'll talk about the fines that have assessed and close it out in that way with civil fines and penalties.

THE CHAIRMAN: Thank you.

I just wanted everyone to understand, and for the people out there, to (microphone failure) where this goes.

COMMISSIONER EPSTEIN: Through the Chair, I'll just say that, because there was previous evidence that these were repairable, and even the applicant has said such, I believe we would -- I would deny this, just -- I'll say, for the record, for that next process, if we come to that, which I think we are going to, that the product that is installed is an appropriate product in my opinion.

THE CHAIRMAN: I agree. The Marvin -- both the Marvin Ultimate and the Marvin Elevate have been previously approved and they're excellent -- they're both excellent products, but this is just another -- this is on the list of the difficult things that we have to do. There's -- there are only -- the point of this commission is to help people do work, and this kind of action is -- it's just really

unacceptable.

I mean, there's a process here. The owner didn't follow the process. And we have no real evidence other than what we had when they tried to do -- they tried to do things going through the process, and it didn't work, and then they took -- they took another route, and I find it offensive, frankly, so ...

COMMISSIONER EPSTEIN: Yeah, I agree.

I know -- I see this -- GC signs around the neighborhood before, so I would hope that this would have come -- it did come to us, and I would have hoped that it would have come to us before this.

THE CHAIRMAN: Any other discussion?

COMMISSIONER MORGAN: Don't you need a permit for windows and (microphone failure)?

THE CHAIRMAN: Absolutely. But --

COMMISSIONER MORGAN: So I just want to --

(Simultaneous speaking.)

THE CHAIRMAN: No system is --

COMMISSIONER MORGAN: (Off microphone.)

THE CHAIRMAN: No system is perfect. There are more people to blame than we know, right?

COMMISSIONER MORGAN: (Off microphone.)

There is. I just want to make sure he heard that too.

THE CHAIRMAN: But thank you for saying that.

Any other discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: There's a motion on the floor. Let's put it to the vote.

All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: So let it be known that COA-25-32327 at 3664 Richmond Street is denied.

All right. Thank you.

Okay. I want to -- before we get to public comment, I want to go through the two other items first because I feel like there are people that are -- in the Information section and in the Design Issues section on the agenda, those are not open as a public hearing, and so I want to go through Information and the Design Issues sections, and then we can have public comment. And so if anyone wants to speak to

any of those issues, you could certainly do it during public comments. I think that's a better way for us to do it in this particular situation.

So we'll start with Information. The first one is the -- Number 1, Municipal Code Compliance Division, the MCCD emergency demolition of 213 6th Street East, COA-25-32478.

I'll hand it over to the staff.

MR. WELLS: Thank you.

So through the Chair to the Commission, this is just a notification of an emergency abatement that was conducted at 213 6th Street. So this occurred in -- a couple of weeks ago, but, essentially, pursuant to Sections 518.151 and 307.113 of the Ordinance Code, the chief of the Municipal Code Compliance Division has the discretion to declare a structure as unsafe and seek emergency abatement when the existing conditions pose an extreme and imminent public safety hazard.

So included in the book package itself, there's an emergency abatement order as well as a notice and just some pictures of the scope of

work for this particular building because the sanctuary portion of this church was demolished.

So, again, this is an emergency abatement, and this is a courtesy notification to the Commission of this demolition.

THE CHAIRMAN: Thank you.

Just a question for staff. Could you -- and to set the table for this, there's been a lot of discussion in Springfield as a community and probably outside of Springfield about this since it happened and while it was going on, and so if you could just sort of outline for us the process of the -- the sort of steps that led up to the demolition occurring, just to set the table for that, like, the timeline of that at all or --

MR. WELLS: To the Chair, if I may, I'm going to defer to Thomas Register, the chief of Municipal Code, to explain.

THE CHAIRMAN: Thank you.

I want to set the table for it in case people want to speak to it so that they know what happened.

(Mr. Register approaches the podium.)

MR. REGISTER: Good afternoon.

Thomas Register. I'm with Municipal Code Compliance.

We were notified by an engineer, a structural engineer, of the condition of the property -- or it was actually an architect who told us about the engineer's report. I asked our staff to wait for that engineer's report. The engineer, then, submitted documentation saying that they were not comfortable doing any type of structural repairs or shoring and that it was an imminent threat and could come down at any moment. I then called him and spoke to him about it and then visited the property myself.

We did determine that it was an emergency and it was potentially going to collapse at any moment. We got bids to take down the structure. However, during the same time, the engineer was working with the owner to pull permits and to do the demolition themselves. So we did get a quote to take it down, but they were also moving forward, so the City and Municipal Code Compliance wasn't the one that demolish the structure.

THE CHAIRMAN: Okay. And I assume that the architect and the structural engineer that you referred to, they're listed in the application, right? There's an architect in the application? Jude Costa did the -- was the structural engineer?

MR. REGISTER: That's him, yes.

THE CHAIRMAN: All right. Thank you.

MR. REGISTER: Yes, sir.

THE CHAIRMAN: Any questions for --

COMMISSIONER HOFF: Yeah. Through the Chair to Mr. Register, so this is just, I guess, a question about process.

So if there is an emergency demolition that's needed, there was an option for the owner to demolish it themselves; is that what you're saying?

MR. REGISTER: That is an option.

Our immediate request is to shore this property so that it isn't an emergency. And the engineer said that that wasn't possible; it wasn't safe for anybody to shore it the way it would need to be shored to prevent it from collapsing.

So we start moving forward, but if the

owner moves forward at the same pace that we are, then we allow them to do the demolition. And we're prepared to step in if they stop, which has also happened. An owner says they're moving forward, they have a contractor on site that they file a permit and they cause a delay, and then we step in and do the demolition. We didn't have to in this case.

THE CHAIRMAN: Any other questions for Mr. Register or staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No?

Thank you.

MR. REGISTER: Thank you.

THE CHAIRMAN: Okay. So we'll continue appropriately with Number 2, demolition by neglect, final report and update.

COMMISSIONER HOFF: Yes. So demolition by neglect final report. I wanted to provide an update on some of the action steps.

Mr. Register, Mr. Wells, and the GIS section of the City have worked on gathering all the necessary data to create that -- kind of one list of locally designated historic properties that have a fine or lien on them,

with a number of other helpful columns of data as well.

So it has taken a little bit longer than we hoped for, but I talked with Mr. Register earlier today and that list should be compiled and put into an easily readable format by the end of next month, so that's good.

One of the other action steps was creating a demolition by neglect matrix, which we could then use to help evaluate properties. That's also taking a little bit longer than expected. So our target date to putting that into implementation was July 31st. I don't think that's realistic because we do have to discuss it here, so I think that (inaudible) that back one month to the end of August is realistic.

Following up with that, Mr. Wells, sometime ago now, set some tentative meetings where the list and the matrix would be used with Mr. Register, and I believe the intention was also to include someone from the Building Department and -- and an HPC commissioner.

So I would ask Mr. Wells to also bump that back one month. So I believe those were to begin in August, and so the first one would

have been (microphone failure) in September.

(Reporter inquiry.)

COMMISSIONER HOFF: So those were to start in August for a period of three months, but I think we can bump that one month to start in September.

Last but not least, one thing that I think is very valuable and we could do is an annual notification. In the process of doing that task force -- we just mentioned this before -- we came to learn that this commission has a roughly $11,000 fund that has been untouched for many, many years, so I would like to ask HPC here if we could have staff research the cost of doing an annual notification sometime soon that would go out to every owner of a locally designated historic property.

And then, if needed, we could request to use that fund to pay for that if -- if necessary.

So that would be my request.

Thoughts?

THE CHAIRMAN: Thanks, Commissioner Hoff. That seems very reasonable to me.

MR. WELLS: Staff agrees.

COMMISSIONER HOFF: Okay. Great.

So that's -- so just as far as process goes, it's my understanding -- and please correct me, Ms. Lopera. If we did need to use any of that fund, then we would put in a formal request at a future meeting that would then be reviewed by the mayor's office?

MS. LOPERA: Through the Chair to the Commission, yeah, that's correct.

I think once you have a dollar amount and an estimate, I would ask you all to vote to approve, sending a request to the chief administrative officer, who that needs to go to, to disburse funds from the trust fund.

COMMISSIONER HOFF: Okay. And that is my update.

THE CHAIRMAN: Thank you, Bill.

So now, let's see, pending legislation and Public Works improvement projects.

MR. WELLS: All right. Thank you.

So through the Chair to the Commission, there's a few moving items here. So three landmarks. You have -- the first one is 2025-0460. This is at 38 Monroe Street. This is -- will be going to City Council, LU- -- or

Land Use and Zoning Committee, on August 5th, as well as its companion ordinance. So it's the property next door. This is 461/231 Laura Street.

Trying to work with the applicant on this one because I believe they may be deferring their application or even withdrawing just due to the whole billboard issue that we discussed at the previous Commission meeting.

But, nonetheless, the third one is 464 [sic]. This is to designate a school building at 964 St. Clair Street as a local landmark. This is the Annie R. Morgan Elementary School. That will also be going to City Council on August 5th.

End of report.

THE CHAIRMAN: And Public Works?

MR. WELLS: And Public Works, there's nothing to report.

THE CHAIRMAN: All right. So that's good news, the pending legislation.

Thank you.

So the design issues -- we have two items under Design Issues. JHPC interpretation of -- 2025 COA matrix, the installation of brick

veneer, and then JHPC interpretation of (inaudible).

(Reporter inquiry.)

THE CHAIRMAN: So sorry.

JHPC interpretation of 2025 COA matrix, installation of brick veneer. And then the second under the same heading is elevating buildings on new foundations.

MR. WELLS: All right. Thank you.

So this is an unusual request, but, essentially, the Department is requesting the Commission's assistance in interpreting whether the installation of a brick veneer product -- where it would fall under the 2025 COA matrix and whether the proposed scope of work would qualify for staff review or Commission review.

So included within this package itself is a brief scope of work, which you'll find on the latter pages, some product information pertaining to the brick veneer, as well as correspondence from the applicant, and a copy of the COA matrix.

So, again, staff would just like your --

(Reporter inquiry.)

MR. WELLS: I'm sorry.

So, again, staff would like your assistance in interpreting where this scope of work would apply on the COA matrix.

THE CHAIRMAN: And does -- Arimus, do you or staff have a position about that that you do want to discuss or -- or just a freestyle?

MR. WELLS: To the Chair and to the Commission, originally, when this scope of work came in, the applicant was requesting to remove the -- because there used to be some cementitious siding here, or not even siding, but -- I think it might have been plywood, but, essentially, it was removed, and underneath it was the historic brick. And as you can see from the picture here itself, it's in extremely terrible condition, or deteriorated. And so the applicant for this particular one wants to install brick -- a brick veneer product over it.

So our original analysis of this was just based on the COA matrix, because it doesn't necessarily contemplate for masonry structures and siding and whatnot, so I -- really, our only recourse here, just looking at the matrix, is to use the section on siding, where it talks

about any siding installation that covers historic siding. Obviously, that didn't contemplate for masonry. It's really written for residential structures, so we just wanted some guidance on that.

COMMISSIONER EPSTEIN: Through the Chair, so it's not brick -- so this is confusing because brick is a veneer. A thickness -- a width of brick is installed, nowadays and back through most of construction time where you don't have a substantial building, is a brick veneer, but this is kind of like a tile brick. They're using veneer -- they're using veneer as sort of like a veneer or plywood or something, but it is more like a tile but is a brick.

THE CHAIRMAN: So, Commissioner Epstein, I think the question, though, is -- what's coming into question is, is a situation like this something that could be handled administratively or does it have to appear before the Commission in regards to the matrix?

And I think you're answering the question in an indirect way. And I would assume that your response to what I've just said is, must appear before the Commission, yes?

COMMISSIONER EPSTEIN: Yes.

THE CHAIRMAN: And I think the -- part of the nuance of that is, when you look at the image -- veneer implies not structure. Veneer implies -- and, typically, in residential construction there's airspace between the brick and the actual structural wood frame.

In a situation like this in a commercial building, that may or may not be a veneer. It may actually be bonded to a concrete masonry unit or even a -- if it's old enough, a cinder unit behind it, and it's part of the structure.

(Reporter inquiry.)

THE CHAIRMAN: So the brick may actually be part of the structural wall. It may be (inaudible) with the structural wall and not just be a veneer, and so that -- that's -- the nuances of that, improving those kinds of things, I think -- I think that's part of what would require a situation like this to come before the Commission and not be reviewed administratively.

That's my take on it, but I want to hear -- and I apologize. I should have let you all speak before I said anything, but I

don't -- I just -- I want to hear what you think.

COMMISSIONER EPSTEIN: You've got my thoughts on it.

COMMISSIONER MORGAN: To the Chair, I tend to agree that this needs to come to Commission. I think there's way too many variables in each of those things that we would just want to look at and consider, from installation to product type to -- all of it. And if it's coming to that (inaudible), I think we just want to look at it.

MS. LOPERA: Mr. Chair --

AUDIENCE MEMBER: (Inaudible.)

THE CHAIRMAN: Sorry, sir. You can't -- wait until public comment.

MS. LOPERA: Do you mind if I give a little -- a quick overview?

THE CHAIRMAN: Absolutely not.

MS. LOPERA: Okay. Just as a reminder, you all have the authority under the Ordinance Code to designate a list of routine alterations, minor repairs, or other work that may receive immediate approval at the staff level.

(Commissioner Epstein exits the proceedings.)

MS. LOPERA: And the matrix is what you have created because that's what you all have decided qualifies as routine alterations, minor repairs, that type of thing. And when you do that and it's approved at the staff level, there is no public hearing held. So we generally reserve it for things -- -- like-for-like shingle repair and, like, really basic things.

But in this instance, several people have asked that their item, their COAs be approved at the staff level, and staff was not comfortable doing so but wanted you all to weigh in on whether they have the authority to approve such a thing.

Now, you cannot take up either of these COAs today; they have not been noticed for a hearing, so you can't actually speak to whether or not you are -- would approve them, but just whether they're eligible for staff approval.

THE CHAIRMAN: Thank you.

That's why I'm trying to keep my language more broad rather than specific. I appreciate

having this example in front of us here, but I think it's more -- it's a discussion about process and how we're going to operate in relation with each other, staff, the Jacksonville HPC, and then us as a commission, so --

COMMISSIONER LOVE: To the Chair, I agree with Commissioner Morgan. I think it's -- the variables that you run into I think make it more appropriate for Commission review, in my opinion.

THE CHAIRMAN: Thank you.

Commissioner Hoff.

COMMISSIONER HOFF: I concur.

THE CHAIRMAN: All right. And then the second one as well?

MR. WELLS: Yes.

THE CHAIRMAN: Eliminating buildings on new foundations.

MR. WELLS: Yeah, so, in this instance, we wanted to request your assistance in interpreting the foundation section of the COA matrix and whether the proposed raising of a foundation on an accessory structure would qualify for staff review or Commission review.

So enclosed within this one is a brief scope of work. They have photographs of the accessory structure that's contemplated for raising, a site plan, and the foundation section of the COA matrix.

I know it's been a couple of years since we revised the matrix in a -- an overhaul, but, again, this applies to an accessory structure. You can see from the street view, it's somewhat street visible. Again, they want to raise it approximately 8 inches.

There is some language in here about raising the -- buildings on a new foundation. We just wanted to make sure that was the same kind of language that you wanted to apply to all structures within the district. It may be clear-cut, but, again, we just wanted some guidance.

THE CHAIRMAN: Thank you.

Thoughts or questions?

COMMISSIONER HOFF: So I would -- yeah, I mean, I would -- I would agree that accessory structures, including their foundations, should be part of the typical COA process by -- by the HPC.

THE CHAIRMAN: Any other thoughts?
COMMISSIONER MORGAN: I absolutely agree with Commissioner Hoff. I think there's just a lot of the things that we'd be looking at beyond just that. And I have a side note that I'd like to mention when we close this relative to that.
THE CHAIRMAN: Okay.
Thomas.
COMMISSIONER LOVE: I concur.
THE CHAIRMAN: Okay. I think that's good.
Now, I -- we -- it seems like -- am I misremembering? I think we had a -- something appear before us a while back where they were doing that and we approved it. There was some brick -- because they had new brick, because they were elevating the structure. And, of course, they couldn't match the brick, and we -- right? Wasn't there a COA for that?
MR. WELLS: To the Chair, that's correct.
The only difference there, they were doing a primary structure and it was contributing. And they were raising it substantially, so we weren't sure whether "de minimis" could be applied here or -- because it's 8 inches, but

again, this is helpful to --
THE CHAIRMAN: Yeah. I mean, I --
MR. WELLS: -- (inaudible) forward.
THE CHAIRMAN: That was different than this, but I think it's along the -- it's not completely different. It's along those same lines, and so I agree. I think it's important to -- now -- and it doesn't -- and if I remember correctly, in that case, too, there was a recommendation, right?
We reviewed it. I think it was approved with conditions. We had a discussion. So it doesn't mean staff's not reviewing these things. They're making a recommendation and then we get to put our eyes on it too and -- and make sure that we're in agreement on it. I think it's a good process, you know?
Okay. And then, Commissioner Morgan, you wanted to add something?
COMMISSIONER MORGAN: I just wanted to add to the elevation thing in general. And we don't have to dig in on it today, but I was hoping someone could maybe point me to some resources to understand a little bit more.
I know that, like, in St. Augustine

they're elevating all these old buildings. I was just in Sanibel; they've restored all of their old homes, they're elevated, and sort of -- where can I look at those guidelines and recommendations? Is it just placed on a floodplain or, like, where in the guidelines does it start to address some of these new requirements from FEMA? Or examples I could look at.
THE CHAIRMAN: I mean, it really --
MR. WELLS: Through the Chair to Commissioner Morgan, I would just say -- but, one, it's a good question. It's something that we looked at when we were revising the matrix -- or just creating the matrix back in 2023, just contemplating for resiliency measures and whatnot, and so what we found is -- from our local design guidelines, they didn't contemplate for any, like -- any foundation raising or anything of that nature, so hence why we created the language in here.
And we try to model, some of our guidance in terms of recommendations, off of the -- the National Park Service, they have a brief on elevating surfaces -- or foundations, but,

really, everything in our code itself is silent to it. It's something we do need to address and accommodate moving forward.
COMMISSIONER MORGAN: Thank you.
That makes me definitely feel like we should be discussing things, then, until we have, like, a really strong idea of (microphone failure).
THE CHAIRMAN: Yeah.
COMMISSIONER MORGAN: (Off microphone.)
THE CHAIRMAN: Totally agree. That -- that's great.
Okay. So now we're going to go to public comments. And just to let -- set the stage for this too, public comments are you making comment. We may or may not engage you. It's not a sort of Q and A session or debate. If there's something that you need to say in regards to something you've heard today or something that's been on your mind in regards to historic preservation, that's what this time is for. All right?
So is anyone here to speak today?
AUDIENCE MEMBERS: (Indicating.)
THE CHAIRMAN: Just come forward one by

one.

(Audience member approaches the podium.)

THE CHAIRMAN: You can just state your name and address. You don't need to be sworn in. I'm assuming you're all going to tell the truth.

AUDIENCE MEMBER: My name is Lisa Dunner. My address is 753 Wyngate Drive West in Valley Stream, New York.

I'm here today representing my daughter who was unable to be here. She said that someone was going to know that I'm coming for -- I'm not sure who it is, but she had an issue. She had requested to be heard, but there was some kind of SNAFU and they didn't get her on the schedule, so they told her to come and speak during this time, public comments, regarding a request to --

She got approval for windows in her house -- in the house that she purchased, but they were told -- but she was told that the windows had to be wood or wood blend, and she wanted to know if she could get vinyl windows and what type of vinyl windows would be appropriate because she could not afford the

wood windows that they were telling her she had to get.

MR. WELLS: Through the Chair -- or to the Commission, just to add some context here -- and if I'm recalling correctly, we had an applicant who submitted a COA, again, to replace -- the wholesale replacement of their windows, and they replace with a vinyl product. We told them that we wouldn't support that vinyl product just based on our matrix guidelines. So they wanted some guidance.

And I believe that's what your daughter was looking for, just some guidance in terms of next steps and whatnot, so ...

THE CHAIRMAN: And so just -- so I can understand a little bit, so the applicant has been approved for windows, but --

MR. WELLS: No. There's just a request right now. So the --

MS. DUNNER: I'm sorry. She was approved.

They gave her approval that she would be able to use a majority -- what is it? They said wood, wood blend, or wood clad. So she did get approval because they said the windows were beyond reasonable repair and the majority

of the windows were nonhistoric.

MR. WELLS: Okay. So if you're approved for that, then that's (inaudible) -- if you're approved for that --

(Simultaneous speaking.)

MS. FIGUEROA: To the Chair and the Commission, so this application has not been formally approved. I'm still working with the applicant and I was giving them their options.

THE CHAIRMAN: Okay.

MS. FIGUEROA: Their options were that -- the windows are deemed irreparable by staff and we can approve that the window replacement be with the wood, wood blend, or wood clad product.

The applicant does not want to install those. She prefers vinyl. She was just invoiced to go to the Commission in July, and so this is where the application is at the moment.

THE CHAIRMAN: Okay.

MS. DUNNER: Like, she just -- she got estimates for both vinyl and wood, and the wood windows were a minimum of $50,000 as opposed to the vinyl which was under 20-. And she has run

out of money, and the windows are irreplaceable and can't do anything with them.

COMMISSIONER HOFF: Through the Chair to the public speaker, there is a financial hardship process that applicants are able to go through. That's not done commonly because from what I understand you do have to show all of your financials and it's a pretty stringent --

MS. DUNNER: And lengthy.

COMMISSIONER HOFF: -- process.

MS. DUNNER: She found that out.

COMMISSIONER HOFF: And there's also no guarantee of approval, so -- I have not seen that done in years. So there is that option if a person has a legitimate financial hardship. I'm just kind of --

MS. DUNNER: The other part of it is that the windows are in such bad shape. Some of them are actually missing altogether, so it's to the point where the weather is getting bad, coming up on hurricane season, and don't want the house to be destroyed even further, so that's why --

And every company that she's gone through has said that there's a 10- to 12-week waiting

process just to get the windows made. And the longer we wait the more time it's going to take, so that's why she was asking, is there a type of vinyl window that is acceptable?

THE CHAIRMAN: So that --

MS. DUNNER: Because I know that there's some in the neighborhood. She had -- we had gone through the neighborhood and saw other windows were replaced with vinyl windows and just wanted to know what or how that's done.

THE CHAIRMAN: The review -- and, staff, correct me if I'm wrong, but we -- we don't give you specific manufacturers' names. We can only point you to the guidelines that speak about how far off the outside plane of the building -- the window needs to be, and you were here for some earlier discussions about window (microphone failure).

(Reporter inquiry.)

THE CHAIRMAN: So the guidelines are specific on the website about what those dimensional requirements are. And so that's why in the case of -- some people wanting to use windows with nailing fins and other things. They might not -- a lot of vinyl windows don't

meet those requirements. So you have to find a window that actually meets the requirements of the guidelines and propose it, and then staff will give you guidance on that.

If at the end of it you still don't agree with the recommendation that's -- and I'm sorry, I know this is your daughter, not you.

MS. DUNNER: Yes. That's right.

THE CHAIRMAN: But if your daughter doesn't agree with the recommendations that the staff is making, then she would appear before the Commission. Once the application is complete and they -- the staff has given a report and made a recommendation, if she doesn't agree with it, then she can come before the Commission and state her case of why she wants to use the -- whatever window she's trying to use.

But when she does that, we're voting on it, and then the decision is made.

MS. DUNNER: Right.

THE CHAIRMAN: So it's always recommended to try to be on the consent agenda. Even though you might -- and as you saw today, some items got pulled off, but it's to her best

interest to be on the consent agenda and work with staff as much as possible as they are trying to work with her.

MS. DUNNER: Right.

THE CHAIRMAN: So that's really -- the windows that were being suggested during this application process are a good path. But if your daughter wants to do something different, she needs to find a window that meets the requirements and can be installed in relationship to the guideline requirements.

MS. DUNNER: Okay.

THE CHAIRMAN: Does that make sense?

MS. DUNNER: That does.

THE CHAIRMAN: Thank you.

MS. DUNNER: That's exactly what she needed.

Thank you.

THE CHAIRMAN: All right. Is there anyone else here today to make public comment?

(Audience member approaches the podium.)

AUDIENCE MEMBER: My name is Elias Hionides, 234 West 6th Street.

I was the one asking about the partial siding replacement. I just want to point out

that the matrix that you guys use is pretty [sic] vastly missing major sections.

The request that we put forward was a partial siding replacement and somehow your matrix does not stipulate brick, stucco, or several other historic materials that are seen throughout the city of Jacksonville. Cementitious or wood material is often only seen in residential applications.

So, you know, our argument here is -- we have an operating business. I have a storefront that is very clearly destroyed. I was hoping staff -- considering the lengths we took to select historic, appropriate materials and design and preserve as much as we possibly could.

In addition, this building is a noncontributing structure. Are you guys aware of that at the Commission?

COMMISSIONER MORGAN: Through the Chair, we haven't reviewed your application.

MR. HIONIDES: Oh, that's right.

COMMISSIONER MORGAN: That was made clear, so --

MR. HIONIDES: Okay. So when we come

forward to the Commission after several months of the business being open with a destroyed storefront, we will see that the building is not a contributing structure to the historic district and that we are going to very far lengths to ensure that we're making a historic storefront beautiful for the neighborhood, but I would suggest the Commission quickly adjust your matrix to avoid lawsuits in the future from commercial property owners because it is quite missing here and I think being interpreted poorly, and I think it makes -- it is egregious to commercial property owners more so than it is to residential being that all the materials for commercial properties are not included in the matrix, so --

THE CHAIRMAN: When was the siding -- when was the surface that was on the building removed?

MR. HIONIDES: I don't know, about a month and a half ago.

So I could have left the Hardiboard up there, and that would have been acceptable. I could leave what's there now, which is also acceptable. We want to come before the

Commission to turn a noncontributing building and go through the process to make it look as appropriate as possible. We're happy to do that.

I was hoping to try to get staff approval for the sake of the business that's operating there. I think that staff has been favorable in their interpretation of what the materials that we've chosen are. They're very expensive materials. They are very much historically accurate and appropriate for the area and for the building.

And then I was told that -- well, first of all, it is a partial replacement, which is on the administrative review. It's not a full replacement. And then, of course, there is no mention of brick or anything in the matrix to allow us to have a more constructive conversation with staff about this type of partial siding replacement.

So due to those discrepancies, we're going to have to wait several months and go through the process and likely waste some staff time, some of your time, but that's just the way the cookie crumbles.

Thank you.

THE CHAIRMAN: Is there anyone else who wants to speak today?

(Ms. Pryor approaches the podium.)

MS. PRYOR: Hi. Kim Pryor.

I want to start with the demolition on East 6th Street. I think that we need to take a closer look at what happened here.

I understand that Code Enforcement deemed the structure an emergency demolition. And as Chief Register -- who, unfortunately, is not here anymore -- stated when he came up and spoke, they actually bid the project out and awarded a contract to Arwood. That was done on June 5th.

And then there's a comment in the case file that states that "demolition will hold due to active permit" -- and lists the permit number -- "for demolition by owner." Okay?

This demolition was not done by the City. This demolition was done by a private owner, which means that we cannot bypass the demolition COA process, which is exactly what was done in this case.

There is a COA, and the applicant is not

the City of Jacksonville. The applicant is Brooke Robbins, who is with Robbins Design Studio, who's acting on behalf of the owner.

How did we allow a demolition COA to be administratively approved that should never have happened? Yes, Code Enforcement deemed it an emergency. Yes, they bid it out to have it torn down. Yes, they don't have to get a COA when they tear things down, but private owners do. And that entire process was bypassed in this case.

All the EPA things, the sewer disconnect wasn't done, the 10-day asbestos notification wasn't done. All of those things were ignored, and that is inappropriate. There was an administrative approval of a demolition COA which should have never happen.

One of the other things I want to mention to you, in case you didn't know, Martin Kennelly has retired. He was the only historic Code Enforcement inspector for the City. My understanding now is that he will not be replaced and that the duties to inspect historic structures will fall to regular MCCD Code Enforcement inspectors. I find that -- I

don't know how to describe that.

How could we give up our position? We only had one, and, boy, he was busy all the time, but now we don't have anyone.

(Timer notification.)

MS. PRYOR: And my understanding is that we fought very hard to get that position in the first place, and now we're just giving it up with no discussion?

I think that's something that this particular board -- you were talking about getting funding for mailing letters and so forth out to -- annually, Commissioner Hoff. I think the funding needs to be gotten to replace our historic Code Enforcement inspector. I think that's extremely important.

Thank you.

THE CHAIRMAN: Thank you.

Is there anyone else who wants to speak today?

COMMISSIONER HOFF: Sorry, real fast, through the Chair, could I just comment on that quickly?

So I have spoken with Mr. Register about this. And from what I understand, there are

some advantages of having multiple people responsible for that role. And it's been described to me how seriously they are taking learning the historic district guidelines and how to read COAs and how to evaluate the kind of unique issues that are found in historic districts, so I totally understand the concern, but I would just urge you to speak with him to kind of come to a fuller understanding on how they plan to have that role moving forward.

THE CHAIRMAN: Thanks, Bill.

Do you want to come forward?

(Audience member approaches the podium.)

AUDIENCE MEMBER: Mike Haskins, 417 West 7th Street.

I just wanted to -- food for thought. Three quick things.

On the COA matrix, I understand it was kind of developed in 2023. I'm not exactly sure what preexisted it, but as I recall, it was kind of a combination of documents. They weren't publicly accessible, you had to email staff to get them. So I will -- I say all this to make kind of two points. One is I think the COA matrix is a, like, leap forward -- a

quantum leap forward in improving how this body works.

I also think it's a -- probably a living document that will periodically need updates. And I -- you know, I saw you all kind of taking some notes on thoughts as the other speakers were speaking. I think that, you know, an annual update or some -- every two years, whatever -- you all will figure it out, but I do think that that is a good approach and appreciate your-all's attention to the matrix.

Related to the matrix and the interpretation thereof, I did want to note, we got this in late so it was not included in the book, that was my fault, but the board of directors of SPAR did issue a letter of support for the facade proposal for 1744 North Main Street.

They did not take a stance on whether it should be a commission-based review or an administrative staff review, but they did review the facade proposal. They believe it's in line with historic guidelines, so I did want to share that with the Commission. And they did specially note, because it is an operating

business that is new, they would love to see a speedy resolution for the sake of that business.

And then the last thing I wanted to bring to your attention is 1205 North Market Street, which is a contributing structure, apartment complex at 2nd and Market in Springfield. It has a COA from 2023 approving window infill.

Their -- you know, the COA, they -- assuming they are doing work according to the COA, that is fine. As you know, they have an approved COA. But we would, as you're thinking about matrix updates, suggest that some kind of higher level of scrutiny be applied to window infill.

The work -- the COA appears to be in line with the COA matrix, and so -- so we don't think there was any bad action done. We -- but we do think that, despite the fact that all the proper steps were followed, the outcome is just -- it's not a great outcome. There's a lot of -- there's a lot of windows that are now covered up with stucco that are being painted to look like brick. It does not appear aesthetically pleasing even though it was a

properly approved COA in line with the matrix as written.

So we would just -- we would highlight that as an opportunity for a potential improvement as you're reviewing the matrix or -- and whatever process you determine is best to do that.

Appreciate your time.

THE CHAIRMAN: Thank you.

Is there anyone else who wants to speak today?

AUDIENCE MEMBERS: (No response.)

MR. WELLS: Through the Chair, if I may --

THE CHAIRMAN: Sorry?

MR. WELLS: I just want to say a couple of comments, just to make sure -- clear up a couple of points here and just to add on because I know there was a couple of -- misinformation in terms of the Code Enforcement thing.

So just to add on to Commissioner Hoff's comments, we did an audit of the Code Enforcement position, so -- that, again, used to be Martin Kennelly's position. That included his own assessment of the job, as well

as just some HR components. And what we found is that one person presiding over the review and enforcement of 7,000 structures was not -- it's not effective. It may have been effective back in 2007 when we were just coming on line with the COA process for both districts. But now in 2025, it makes it -- it is much more in terms of capacity-wise effective to have MCCD cover 7,000 structures with 37 code enforcement officers. They have the technology and the specialization --

(Reporter inquiry.)

MR. WELLS: Sorry.

They have the technology and the specialization to, again, keep up with the Code Enforcement cases and whatnot. So we took a hard look at it. The administration was on board with this, and this went into effect later -- earlier this month.

Now, this component about the demolition. Again, there is a section in our Ordinance Code. So this is 307.113 that authorizes the property owner, MCCD, to abate the conditions by obtaining a COA. So, again, the property owner has the right to declare -- or obtain

that COA. We're preempted from intervening in an emergency action. We're just passing along the COA and just uploading it to the demolition permit. So I wanted to make that abundantly clear for the record moving forward.

THE CHAIRMAN: So that was the -- I was thinking about that too because that's what Mr. Register was explaining to us, that the demolition was imminent, but the applicant took it over, and so they were -- they were good with that.

MR. WELLS: That's correct.

THE CHAIRMAN: Okay. Now, a question about the MCCD. Is there -- will all Code Enforcement inspectors be -- because I'm assuming you don't just say, "Okay, everyone, you're going to be looking at historic buildings now." There's some training and there's some things that need to be done. Will there be a group of them that are tasked with that or will all of them be tasked with that?

MR. WELLS: To the Chair, right now they're doing a pilot phase, so they're going to train just the senior supervisors right now. So starting off with one supervisor, and then

they're going to expand to a larger team. So the -- I believe the intent ultimately, just to see how things run now, and we train and communicate with them to have all their officers --

THE CHAIRMAN: So the onboarding people will actually be doing both, but maybe everyone will be doing both?

MR. WELLS: That's correct.

THE CHAIRMAN: Okay. That's great.

And I think that -- yeah, there are no other questions about (microphone failure) public comment. (Microphone failure) comments about that. Okay.

I think we're done.

And just to let everyone know, last month -- if you didn't notice at the beginning of the agenda -- on the first page of the agenda -- at last month's meeting we elected new officers, and so Ethan -- Commissioner -- Chair Gregory couldn't be here today, but Ethan Gregory is now the chair. I will move to vice chair. Commissioner Hoff is the secretary. And, hopefully, next month we'll hear from Commissioner Epstein about the landmarking

committee, and we'll -- I'm going to keep doing my own -- now that I'm vice chair, I can do other things instead of trying to make the meeting not go as long as it seems to go when I'm chair.

But the alley -- looking at the alleys in Springfield is something I'm going to be working on on my own, and hopefully you'll hear about that later.

So meeting adjourned. Thank you, everyone.

(The foregoing proceedings were adjourned at 5:05 p.m.)

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CERTIFICATE OF REPORTER

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)
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 10th day of July 2025.

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Florida Professional Reporter

Diane M. Tropia, Inc.
Post Office Box 2575, Jacksonville, FL 32203
(904) 821-0500
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$11,000 [1] - 150:12
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'25 [2] - 137:22, 137:23

0

0 [3] - 15:4, 15:12, 15:17
000 [1] - 24:17

1

1 [20] - 6:16, 13:10, 13:11, 13:14, 15:3, 15:11, 18:24, 67:15, 94:8, 94:16, 95:16, 96:19, 111:10, 113:7, 123:18, 124:6, 124:7, 124:18, 124:22, 144:6
1-by-4 [2] - 95:7, 96:25
1-over-1 [1] - 16:10
10 [6] - 68:22, 117:11, 121:9, 122:14, 122:18, 168:25
10-day [1] - 176:13
10-minute [1] - 98:7
1002 [1] - 1:8
10th [2] - 100:25, 186:15
11 [1] - 106:12
12 [7] - 73:12, 80:22, 81:22, 97:7, 117:11
12-week [1] - 168:25
1205 [1] - 180:5
12th [4] - 15:4, 15:12, 15:17, 63:20
1310 [5] - 6:12, 15:9, 86:21, 87:1, 98:2
13th [1] - 111:13
14701 [1] - 11:6
14th [1] - 115:15
1535 [6] - 15:6, 64:2, 64:10, 64:12, 66:23, 86:17
16 [16] - 20:12, 20:21, 26:14, 45:5, 45:14, 46:1, 55:22, 57:4, 57:9, 57:25, 84:8, 106:12, 126:1, 126:11, 127:24, 131:9
16-inch [1] - 84:1
1611 [6] - 6:13, 15:10, 98:5, 98:18, 98:23, 113:22
1649 [1] - 13:11
1651 [2] - 17:16, 48:21
1744 [1] - 179:17
1880s [1] - 127:14
19 [3] - 65:5, 65:14, 76:19
1913 [1] - 100:20
1940s [1] - 127:17
1950 [1] - 18:7
1964 [1] - 71:11
1:00 [2] - 1:7, 2:1
1:01 [1] - 2:9

2

2 [21] - 6:20, 6:21, 7:19, 10:7, 11:18, 11:25, 13:12, 13:18, 15:5, 19:13, 46:24, 64:1, 67:15, 77:10, 81:6, 90:8, 90:12, 123:18, 124:18, 124:23, 148:16
2,000-square-foot [1] - 16:5
2-and-a-half [1] - 123:4
2-over-2 [2] - 87:12, 99:4
20 [14] - 27:5, 35:23, 41:9, 41:19, 57:5, 57:20, 59:17, 60:8, 60:22, 62:5, 96:21, 115:21, 119:8, 121:8
20- [1] - 167:25
20-foot-5 [1] - 120:24
20-something [1] - 122:20
2007 [1] - 182:5
2020 [1] - 130:1
2021 [3] - 18:7, 19:8, 130:3
2022 [2] - 130:3, 130:8
2023 [8] - 128:4, 128:10, 137:7, 137:10, 139:12, 163:16, 178:19, 180:8
2024 [4] - 9:3, 96:21, 131:16, 137:17
2025 [12] - 1:6, 2:1, 2:9, 13:17, 101:1, 115:15, 119:14, 152:25, 153:5, 153:14, 182:7, 186:15
2025-0460 [1] - 151:24
2033 [1] - 119:14
2045 [5] - 114:6, 114:20, 115:7, 118:17, 125:17
2045/2049 [1] - 114:1
2049 [4] - 114:7, 114:13, 115:3, 125:17
21 [7] - 65:6, 76:18, 104:13, 110:18, 119:9, 121:5, 122:15
2118 [1] - 15:18
213 [2] - 144:8, 144:14
214 [1] - 1:8
23 [1] - 110:19
23'9 [1] - 77:2
23'9" [3] - 76:22, 77:1, 81:5
234 [1] - 171:23
2360 [1] - 6:14
2370 [1] - 6:14
24 [8] - 18:20, 46:24, 46:25, 47:5, 47:14, 56:11, 56:16, 61:18
24-31703 [1] - 10:8
245 [4] - 7:5, 22:16, 102:24, 134:15
25 [3] - 1:6, 2:1, 131:8
25-32197 [1] - 10:8
2568 [1] - 13:13
25th [1] - 2:9
27th [1] - 13:16
28th [2] - 128:4, 139:12
2nd [2] - 128:10, 180:7

3

3 [16] - 7:19, 10:8, 18:12, 19:13, 23:23, 27:15, 46:20, 56:24, 61:17, 73:11, 80:22, 81:22, 124:7, 124:18, 124:22
3-0/5-0 [2] - 92:1, 92:15
3-0/6-0 [2] - 92:2, 92:14
3-foot [3] - 56:22, 61:23, 62:3
307.113 [2] - 144:17, 182:22
31 [1] - 115:2
31st [1] - 149:13
32206 [3] - 17:17, 48:22, 89:17
32256 [1] - 11:7
335 [1] - 19:1
36 [1] - 92:23
3634 [2] - 6:11, 6:17
3664 [3] - 125:19, 125:24, 143:15
37 [1] - 182:9
38 [1] - 151:24
3:06 [1] - 98:9
3:11 [2] - 98:11, 98:12

4

4 [11] - 20:15, 45:16, 45:20, 53:3, 53:20, 54:4, 54:23, 80:22, 81:21, 90:8, 90:12
4,789 [1] - 115:11
4-foot [5] - 45:10, 55:12, 55:19, 57:6, 57:23
4-over-1 [4] - 64:24, 65:24, 68:1, 71:3
417 [2] - 89:16, 178:14
461/231 [1] - 152:3
4617 [1] - 129:4
464 [1] - 152:10

5

5 [7] - 20:20, 36:4, 97:2, 119:11, 121:2, 123:13, 123:19
5'12 [1] - 81:4
5-foot [2] - 56:22, 61:23
51 [2] - 128:5, 131:8
513 [3] - 117:19, 117:21
518.151 [1] - 144:16
5:05 [1] - 185:13
5th [7] - 7:5, 22:16, 102:25, 134:15, 152:1, 152:15, 175:15

6

6 [27] - 18:16, 18:21, 25:22, 27:25, 28:4, 43:18, 44:2, 45:6, 45:15, 46:4, 47:16, 53:2, 53:3, 53:8, 53:15, 53:18, 56:18, 56:25, 60:16, 61:20, 68:8, 69:20, 76:19, 121:12, 123:2, 123:15, 123:16
6-by-6 [1] - 68:1
6-foot [8] - 42:16, 45:4, 45:11, 52:13, 55:21, 57:8, 57:24, 62:3
6-over-6 [4] - 65:21, 114:18, 126:5, 126:10
69 [1] - 21:19
6th [5] - 19:1, 144:8, 144:14, 171:23, 175:7

7

7 [17] - 19:15, 21:5, 26:5, 30:4, 30:5, 31:18, 31:20, 36:4, 36:18, 47:21, 47:22, 48:4, 50:17, 56:21, 61:21, 104:1, 115:1
7,000 [2] - 182:3, 182:9
740 [1] - 67:23
753 [1] - 165:8
79 [1] - 21:22
7th [4] - 44:11, 45:25, 89:17, 178:15

8

8 [36] - 20:3, 21:11, 21:19, 26:5, 26:8, 27:10, 31:19, 32:10, 34:7, 36:13, 36:18, 42:2, 42:22, 44:1, 45:2, 45:13, 47:21, 47:25, 48:11, 48:13, 49:13, 53:2, 53:7, 53:14, 53:17, 56:23, 61:25, 62:16, 69:20, 74:16, 76:18, 160:11, 161:25
8-foot [28] - 22:19, 22:23, 23:1, 27:6, 41:9, 41:13, 41:19, 41:25, 42:5, 42:15, 42:18, 43:5, 43:15, 44:5, 45:3, 45:9, 45:12, 45:23, 46:1, 52:13, 52:16, 55:24, 57:10, 58:2, 68:21, 81:10, 84:6
840 [1] - 67:23

9

9 [8] - 20:12, 20:15, 26:13, 26:21, 37:3, 60:16, 60:18, 62:4
964 [1] - 152:12

A

abate [1] - 182:23
abatement [4] - 144:14, 144:20,

144:24, 145:4
able [10] - 24:14, 65:14, 86:1, 86:3, 91:18, 106:5, 107:1, 133:20, 166:22, 168:5
abrupt [1] - 43:19
absolutely [4] - 75:7, 142:18, 157:19, 161:2
abundantly [1] - 183:4
abuts [2] - 16:2, 42:2
abutting [1] - 24:10
accept [1] - 18:9
acceptable [6] - 37:23, 136:3, 140:23, 169:4, 173:23, 173:25
accessible [1] - 178:22
accessory [7] - 72:16, 77:24, 85:6, 159:24, 160:3, 160:8, 160:22
accommodate [1] - 164:3
accordance [2] - 9:3, 87:14
according [3] - 15:23, 95:11, 180:10
accordingly [1] - 16:15
accurate [2] - 62:8, 174:11
accurately [1] - 111:16
achieve [3] - 20:25, 24:12, 65:14
acting [3] - 2:19, 56:7, 176:3
Acting [3] - 1:13, 8:23, 9:18
action [6] - 74:2, 141:25, 148:20, 149:8, 180:18, 183:2
actions [1] - 117:6
active [1] - 175:18
actual [2] - 107:16, 156:7
add [20] - 16:15, 24:5, 31:5, 34:1, 55:2, 55:4, 55:9, 62:16, 85:11, 88:19, 95:17, 110:6, 110:11, 113:7, 122:11, 162:19, 162:20, 166:4, 181:17, 181:21
added [1] - 41:18
adding [3] - 26:8, 96:24
addition [6] - 5:1, 99:17, 103:24, 104:8, 114:24, 172:17
additional [10] - 16:15, 19:16, 20:4, 20:10, 26:6, 50:17, 61:22, 62:1, 94:7, 130:15
additionally [7] - 3:23, 19:4, 21:8, 39:6, 39:8, 65:13, 65:25
additions [3] - 100:23, 102:2, 104:10
address [20] - 4:14, 8:11, 11:5, 12:2, 15:18, 17:13, 24:2, 60:8, 66:21, 71:4, 88:3, 89:15, 105:20, 118:15, 129:1, 136:8, 163:7, 164:2, 165:4, 165:8
addressed [6] - 8:17, 8:19, 57:3, 57:5, 60:9, 93:18
addressing [1] - 11:19
adhering [1] - 40:1
adjacent [6] - 27:8, 28:16, 30:14, 31:2, 32:16, 80:7
adjourned [2] - 185:10, 185:12
adjust [1] - 173:8
administration [1] - 182:17
administrative [6] - 41:16, 118:1, 151:13, 174:15, 176:16, 179:21
administratively [3] - 155:20, 156:22, 176:5
admit [1] - 67:9
advantage [1] - 29:21
advantages [1] - 178:1
advocate [1] - 23:2
aesthetically [1] - 180:25
affect [1] - 131:4
affected [1] - 104:6
affecting [1] - 102:2
affirm [8] - 7:10, 11:11, 17:21, 49:1, 67:3, 89:24, 118:21, 129:8
affixed [1] - 116:25
afford [1] - 165:25
after-the-fact [4] - 100:8, 108:18, 114:7, 125:25
afternoon [3] - 7:4, 11:17, 146:1
agenda [26] - 6:5, 6:9, 6:10, 6:11, 6:19, 6:24, 10:10, 10:24, 11:25, 12:12, 12:17, 13:1, 13:6, 13:7, 13:21, 13:25, 14:6, 15:8, 86:20, 98:17, 127:6, 143:21, 170:23, 171:1, 184:18, 184:19
ago [5] - 4:11, 132:17, 144:15, 149:18, 173:21
agree [34] - 26:14, 28:23, 29:4, 29:8, 29:24, 33:24, 34:13, 35:13, 37:16, 38:1, 42:25, 50:10, 50:13, 60:4, 83:7, 84:14, 91:13, 102:14, 109:2, 109:9, 112:3, 122:23, 124:3, 141:17, 142:9, 157:6, 159:7, 160:22, 161:2, 162:7, 164:11, 170:5, 170:10, 170:15
agreeable [1] - 88:13
agreed [2] - 107:24, 108:1
agreement [2] - 41:24, 162:16
agrees [1] - 150:25
ahead [2] - 134:21, 135:8
air [1] - 52:22
air-conditioning [1] - 52:22
airspace [1] - 156:6
Alex [1] - 48:21
align [3] - 32:13, 34:16, 109:24
aligned [4] - 19:10, 36:14, 49:24, 62:18
aligning [1] - 25:23
alignment [3] - 33:13, 48:2, 48:15
aligns [3] - 28:20, 28:21, 110:12
all's [1] - 179:11
allay [1] - 29:6
alley [10] - 30:14, 30:21, 31:2, 37:20, 52:23, 55:20, 57:7, 57:24, 68:5, 185:6
alleys [1] - 185:6
alleyway [1] - 43:16
alleyways [2] - 30:14, 30:16
allow [9] - 9:11, 22:2, 45:25, 83:23, 104:8, 121:17, 148:2, 174:18, 176:4
allowed [4] - 22:20, 22:25, 27:7, 117:11
allowing [2] - 43:14, 43:20
allows [2] - 28:17, 84:19
almost [1] - 119:9
already-conducted [1] - 108:18
ALSO [1] - 1:16
alteration [2] - 101:3, 111:2
alterations [7] - 98:24, 99:7, 100:5, 101:24, 111:11, 157:23, 158:5
altogether [2] - 59:18, 168:19
aluminum [1] - 132:1
Amazon [1] - 119:24
amenable [8] - 59:24, 60:1, 88:20, 89:1, 91:2, 110:25, 120:19, 124:6
amend [11] - 47:9, 61:15, 62:23, 94:16, 94:19, 95:16, 96:17, 110:18, 124:17, 124:18, 124:22
amended [14] - 12:17, 13:1, 13:6, 61:25, 62:22, 62:24, 63:11, 63:13, 63:21, 97:22, 98:3, 113:17, 113:23, 125:12
amending [1] - 46:12
amendment [6] - 56:20, 60:7, 93:18, 113:7, 113:17, 124:9
amount [4] - 123:17, 127:25, 130:19, 151:10
amounts [1] - 66:4
analysis [3] - 104:15, 122:17, 154:20
Annie [1] - 152:13
announce [1] - 4:25
announcements [2] - 3:20, 5:16
annual [3] - 150:8, 150:15, 179:8
annually [1] - 177:13
answer [1] - 91:11
answering [1] - 155:22
antiquated [1] - 38:18
anytime [1] - 67:14
anyway [4] - 83:4, 83:9, 121:17, 134:21
apartment [1] - 180:6
apartments [1] - 85:13
apologize [1] - 156:24
apparent [1] - 79:15
appeals [2] - 70:3, 70:4
appear [7] - 8:13, 8:14, 155:20, 155:25, 161:14, 170:11, 180:24
appeared [3] - 29:10, 139:15
appearing [1] - 41:22
applicable [1] - 8:3
applicant [60] - 14:8, 16:19, 17:5, 23:21, 25:3, 25:4, 25:20, 26:1, 28:24, 30:6, 46:10, 46:11, 54:9, 56:10, 58:14, 60:1, 66:16, 70:12, 71:2, 76:16, 81:2, 82:7, 84:10, 87:2, 87:22, 91:1, 91:21, 101:6, 101:17, 101:20, 102:12, 112:22, 112:23, 118:6, 118:8, 120:19, 121:4, 122:14, 124:5, 127:8, 128:24, 132:14, 132:16, 132:23, 134:18, 137:13, 138:3, 139:6, 141:11, 152:5, 153:21, 154:9, 154:17, 166:6, 166:16, 167:9, 167:16, 175:25, 176:1, 183:9
applicant's [2] - 28:5, 115:25
applicants [3] - 4:5, 4:21, 168:5
application [24] - 13:19, 15:24, 26:18, 71:17, 79:21, 82:9, 87:13, 102:5, 126:10, 126:25, 127:2, 127:5, 128:11, 134:17, 138:17, 140:9, 147:4, 147:5, 152:7, 167:7, 167:19,

170:12, 171:7, 172:21
applications [1] - 172:9
applied [4] - 82:3, 137:8, 161:25, 180:14
applies [2] - 40:18, 160:8
apply [2] - 154:3, 160:15
appreciate [6] - 46:18, 90:14, 135:12, 158:25, 179:11, 181:8
approach [2] - 136:11, 179:10
approaches [21] - 7:3, 11:2, 17:6, 22:13, 46:15, 48:20, 58:15, 66:19, 74:4, 87:23, 89:13, 91:23, 102:21, 118:12, 128:25, 134:14, 145:25, 165:2, 171:21, 175:4, 178:13
appropriate [14] - 8:15, 42:6, 72:4, 93:4, 95:16, 101:24, 136:18, 140:15, 141:16, 159:10, 165:25, 172:14, 174:3, 174:11
appropriately [2] - 116:14, 148:16
Appropriateness [1] - 15:3
appropriateness [1] - 140:19
approval [19] - 4:22, 16:23, 19:8, 63:11, 71:18, 71:19, 71:23, 87:17, 101:20, 126:1, 127:1, 157:24, 158:22, 165:19, 166:21, 166:24, 168:13, 174:5, 176:16
approve [25] - 5:23, 12:16, 13:21, 23:16, 55:4, 59:18, 61:3, 63:12, 68:17, 80:16, 80:24, 81:7, 82:5, 82:6, 90:21, 96:18, 105:14, 124:18, 124:22, 125:11, 135:9, 151:12, 158:17, 158:21, 167:13
approved [39] - 6:4, 13:6, 18:7, 18:14, 60:11, 61:18, 62:6, 63:21, 96:22, 98:3, 101:17, 107:11, 110:21, 110:22, 111:4, 112:13, 113:8, 113:23, 117:25, 123:1, 125:18, 128:9, 130:6, 131:11, 140:24, 140:25, 141:19, 158:7, 158:13, 161:15, 162:11, 166:17, 166:20, 167:2, 167:4, 167:8, 176:5, 180:12, 181:1
approving [2] - 12:25, 180:8
April [6] - 44:11, 45:25, 100:25, 115:15, 128:4, 137:9
architect [5] - 38:8, 38:10, 146:6, 147:2, 147:4
architectural [7] - 72:12, 72:18, 77:16, 78:20, 79:3, 80:19, 128:1
archival [1] - 126:19
area [8] - 103:22, 108:5, 111:23, 115:12, 116:16, 117:7, 120:21, 174:11
areas [1] - 101:3
argue [1] - 79:3
argument [3] - 76:9, 78:22, 172:10
arguments [1] - 139:16
ARIMUS [1] - 1:17
Arimus [8] - 2:12, 3:14, 6:20, 9:15, 27:18, 59:8, 75:8, 154:4
arrogance [1] - 67:11
arrogant [1] - 74:19
Arsenault [1] - 3:3
ARSENAULT [12] - 1:18, 3:3, 98:21, 103:20, 104:3, 105:23, 108:2, 108:17, 114:4, 117:23, 120:25, 125:22
Arwood [1] - 175:14
asbestos [1] - 176:13
asphalt [1] - 81:21
assembly [1] - 83:15
assessed [1] - 141:2
assessment [1] - 181:25
assigned [1] - 15:18
assistance [3] - 153:12, 154:2, 159:21
assume [2] - 147:1, 155:23
assuming [4] - 52:23, 165:5, 180:10, 183:16
assumption [2] - 133:10, 133:15
attached [1] - 127:4
attempt [1] - 57:18
attending [1] - 2:6
attention [2] - 179:11, 180:5
atypical [2] - 115:17, 115:22
AUDIENCE [32] - 6:25, 7:4, 10:25, 11:3, 11:6, 12:13, 17:9, 17:11, 17:15, 23:10, 48:21, 66:17, 66:22, 70:19, 89:11, 89:16, 90:17, 102:13, 105:11, 118:7, 118:9, 118:13, 118:16, 120:10, 129:3, 135:16, 157:14, 164:24, 165:7, 171:22, 178:14, 181:12
audience [1] - 3:20
Audience [11] - 7:3, 11:2, 17:6, 48:20, 66:19, 89:13, 118:12, 128:25, 165:2, 171:21, 178:13
audit [1] - 181:22
August [6] - 13:16, 149:16, 149:25, 150:4, 152:1, 152:15
Augustine [2] - 67:16, 162:25
authority [2] - 157:21, 158:16
authorized [1] - 186:8
authorizes [1] - 182:22
Avenue [9] - 6:11, 6:15, 6:17, 15:6, 64:2, 64:12, 66:24, 86:17, 129:4
avoid [2] - 116:19, 173:9
Avondale [4] - 64:16, 114:10, 116:7, 121:20
awarded [1] - 175:14
aware [5] - 22:24, 51:22, 67:25, 122:4, 172:18
awesome [1] - 113:2
awkward [1] - 96:8
aye [13] - 6:2, 13:2, 14:22, 63:5, 63:16, 86:13, 97:17, 97:25, 113:15, 113:20, 125:1, 125:15, 143:11
Aysola [2] - 66:23, 74:4
AYSOLA [17] - 67:2, 67:7, 67:9, 74:5, 76:22, 76:24, 77:1, 77:3, 77:8, 77:11, 77:13, 80:11, 81:3, 82:11, 82:13, 82:18, 82:24

B

backs [1] - 19:25
backyards [1] - 116:13
bad [3] - 168:18, 168:20, 180:18
balances [1] - 127:13
balcony [1] - 126:7
Ball [1] - 1:7
base [1] - 116:18
based [12] - 4:19, 41:17, 61:14, 62:8, 62:13, 66:8, 75:19, 103:15, 128:3, 154:21, 166:10, 179:20
basic [1] - 158:11
basis [1] - 7:22
bath [1] - 105:24
bathroom [3] - 99:12, 100:22, 104:7
beautiful [1] - 173:7
BECKY [1] - 1:14
Becky [1] - 2:22
become [4] - 5:11, 38:17, 91:10, 101:15
becomes [2] - 31:6, 79:14
bedroom [5] - 48:9, 49:10, 49:19, 49:24, 50:9
bedrooms [1] - 130:20
begin [4] - 2:10, 45:4, 46:4, 149:25
beginning [2] - 53:19, 184:17
behalf [1] - 176:3
behind [6] - 19:11, 25:24, 43:23, 52:10, 75:14, 156:12
believes [2] - 101:14, 101:23
belongs [1] - 119:6
below [1] - 34:15
belt [1] - 114:15
best [7] - 22:1, 74:1, 78:7, 80:15, 130:11, 170:25, 181:7
better [2] - 28:25, 144:3
between [4] - 34:4, 75:21, 133:18, 156:6
beyond [4] - 101:16, 127:23, 161:5, 166:25
bid [2] - 175:13, 176:7
bids [1] - 146:18
big [3] - 67:22, 72:23, 123:16
bigger [2] - 119:13, 121:12
biggest [1] - 76:14
Bill [2] - 151:17, 178:11
billboard [1] - 152:8
bit [19] - 33:9, 33:20, 33:25, 34:23, 35:3, 37:20, 38:16, 42:21, 72:10, 80:23, 103:2, 103:4, 108:24, 110:19, 136:20, 149:3, 149:11, 162:24, 166:16
blame [1] - 142:24
blank [2] - 32:19, 35:21
blend [4] - 106:9, 165:22, 166:23, 167:14
block [2] - 24:6, 24:10
board [4] - 130:18, 177:11, 179:15, 182:18
boarded [1] - 130:22
boards [1] - 97:3
body [1] - 179:1
bonded [1] - 156:10
book [3] - 127:4, 144:23, 179:15
bookmark [1] - 64:7
border [1] - 123:12
bother [1] - 37:13
bought [2] - 130:1, 137:25

boy [1] - 177:3
break [4] - 4:2, 80:23, 81:25, 98:7
brick [27] - 114:15, 115:5, 115:16, 116:21, 123:10, 126:6, 152:25, 153:6, 153:13, 153:20, 154:14, 154:18, 155:7, 155:8, 155:9, 155:11, 155:12, 155:15, 156:6, 156:14, 161:16, 161:18, 172:5, 174:17, 180:24
brief [6] - 58:10, 58:17, 98:13, 153:18, 160:1, 163:24
briefly [2] - 20:11, 20:13
bring [2] - 81:14, 180:4
BRITTANY [1] - 1:17
Brittany [1] - 3:1
broad [1] - 158:25
broken [1] - 128:8
Brooke [1] - 176:2
brought [4] - 5:4, 23:22, 27:5, 67:21
build [7] - 18:20, 22:3, 31:7, 64:14, 67:18, 119:23, 119:25
builder [1] - 70:3
building [42] - 21:23, 22:1, 32:17, 39:5, 39:11, 39:12, 41:7, 43:2, 43:4, 43:22, 43:24, 51:23, 51:25, 59:2, 65:11, 68:20, 71:7, 71:12, 73:2, 73:3, 74:13, 75:13, 78:23, 81:17, 83:13, 83:15, 83:20, 99:2, 99:10, 113:1, 114:16, 145:1, 152:11, 155:11, 156:9, 169:16, 172:17, 173:3, 173:18, 174:1, 174:12
Building [2] - 1:7, 149:21
buildings [9] - 40:10, 69:15, 74:5, 116:12, 153:8, 159:18, 160:13, 163:1, 183:18
built [6] - 18:7, 19:17, 47:3, 73:6, 79:6, 80:9
bull's [1] - 114:17
bump [2] - 149:23, 150:5
bunch [1] - 107:19
bungalow [1] - 64:19
business [5] - 172:11, 173:2, 174:6, 180:1, 180:3
busy [1] - 177:3
buy [1] - 59:11
bypass [1] - 175:22
bypassed [1] - 176:10

C

Caleb [3] - 3:3, 102:8, 117:15
CALEB [1] - 1:18
cannot [5] - 80:16, 92:4, 158:18, 175:22
capacity [1] - 182:8
capacity-wise [1] - 182:8
capture [1] - 109:11
captures [1] - 111:16
car [1] - 65:2
card [2] - 4:6, 4:7
care [1] - 69:24
CARLA [1] - 1:19
Carla [1] - 2:14
carry [1] - 32:7
cart [1] - 83:9
case [15] - 26:2, 30:7, 40:18, 106:7, 107:14, 112:4, 145:22, 148:8, 162:9, 169:23, 170:16, 175:16, 175:24, 176:11, 176:19
casement [6] - 100:14, 101:8, 104:4, 104:6, 106:2, 108:10
cases [2] - 42:16, 182:16
casings [1] - 93:15
caulk [1] - 130:12
caveat [1] - 132:25
ceiling [5] - 73:13, 80:20, 81:10, 81:14, 84:6
cell [1] - 3:22
cement [1] - 8:25
cementitious [9] - 9:15, 9:17, 9:19, 89:3, 93:24, 97:4, 97:5, 154:11, 172:8
center [4] - 25:24, 49:8, 49:9, 124:14
centered [5] - 18:23, 19:10, 28:10, 28:14, 34:4
Centurion [3] - 18:6, 18:24, 19:2
certainly [2] - 124:8, 144:1
CERTIFICATE [1] - 186:1
Certificates [1] - 15:2
certify [1] - 186:8
cetera [2] - 5:10, 72:1
chain [5] - 54:18, 54:20, 54:23, 59:1, 59:12
chain-link [5] - 54:18, 54:20, 54:23, 59:1, 59:12
Chair [140] - 1:13, 3:9, 3:16, 5:22, 8:23, 9:18, 13:23, 14:11, 15:15, 23:15, 23:20, 24:3, 24:20, 28:8, 28:22, 29:4, 30:12, 31:4, 33:24, 35:9, 35:19, 35:25, 36:23, 37:8, 37:15, 37:25, 41:2, 41:14, 42:10, 42:13, 42:24, 43:13, 44:3, 44:8, 44:24, 45:8, 54:8, 55:1, 57:17, 57:18, 58:4, 58:5, 58:19, 58:23, 60:14, 60:15, 61:5, 61:14, 62:15, 64:5, 70:23, 71:1, 71:5, 71:9, 71:15, 71:21, 72:14, 72:23, 75:17, 76:4, 76:15, 79:25, 80:3, 81:8, 83:6, 84:14, 85:10, 85:23, 90:25, 91:12, 91:14, 91:17, 93:1, 93:10, 94:4, 94:14, 95:14, 96:1, 96:4, 98:22, 103:20, 105:19, 105:23, 107:12, 108:2, 108:11, 109:1, 109:8, 109:21, 110:24, 111:8, 112:5, 112:12, 113:4, 113:5, 114:5, 117:24, 120:13, 120:25, 121:6, 121:13, 122:3, 122:9, 122:22, 123:9, 123:25, 124:11, 125:3, 125:23, 129:22, 132:16, 132:22, 135:19, 135:24, 136:6, 138:2, 138:22, 139:9, 140:11, 141:8, 144:12, 145:18, 147:12, 151:8, 151:21, 154:7, 155:6, 157:5, 157:13, 159:7, 161:20, 163:11, 166:3, 167:6, 168:3, 172:20, 177:22, 181:13, 183:22, 184:21
chair [6] - 2:19, 56:7, 184:22, 184:23, 185:2, 185:5
chairman [1] - 58:11
CHAIRMAN [309] - 2:3, 2:18, 3:7, 3:13, 6:1, 6:3, 6:20, 7:1, 7:16, 7:22, 8:16, 10:5, 10:13, 10:17, 10:19, 10:22, 11:1, 11:24, 12:5, 12:7, 12:10, 12:14, 12:20, 12:23, 13:3, 13:5, 14:2, 14:4, 14:15, 14:18, 14:23, 14:25, 16:25, 17:4, 17:7, 17:10, 17:12, 20:11, 22:6, 22:9, 22:12, 22:14, 23:7, 23:11, 23:19, 24:16, 25:1, 25:11, 26:21, 27:14, 27:22, 29:8, 32:8, 32:24, 33:3, 34:5, 34:19, 35:4, 35:7, 35:18, 36:6, 36:9, 36:17, 37:2, 37:24, 38:4, 39:16, 39:20, 41:8, 42:7, 43:25, 44:16, 46:6, 46:8, 46:16, 46:25, 47:12, 48:6, 48:8, 48:13, 49:7, 49:13, 49:17, 49:21, 50:4, 50:6, 50:12, 50:15, 50:23, 51:2, 51:5, 53:9, 53:21, 54:6, 55:16, 55:18, 56:1, 56:5, 57:15, 57:21, 58:8, 58:13, 58:16, 58:22, 59:17, 59:24, 60:1, 60:5, 60:12, 62:10, 62:19, 63:2, 63:4, 63:6, 63:8, 63:15, 63:17, 63:19, 63:23, 66:12, 66:16, 66:18, 66:20, 70:11, 70:15, 70:20, 70:25, 71:14, 72:6, 77:14, 79:13, 81:1, 82:1, 82:12, 82:17, 82:19, 82:25, 83:11, 84:25, 86:4, 86:6, 86:9, 86:14, 86:16, 87:19, 87:22, 87:24, 88:2, 88:20, 88:23, 89:1, 89:6, 89:9, 89:12, 89:14, 90:11, 90:15, 90:18, 90:24, 91:21, 91:24, 92:16, 92:19, 93:5, 93:16, 94:1, 94:3, 96:12, 96:15, 97:9, 97:13, 97:16, 97:18, 97:20, 97:24, 98:1, 98:11, 98:14, 102:8, 102:11, 102:14, 102:22, 105:8, 105:12, 105:18, 106:14, 108:21, 109:6, 109:12, 110:15, 111:6, 111:19, 111:21, 112:21, 113:14, 113:19, 113:21, 117:15, 118:3, 118:6, 118:8, 118:10, 118:14, 119:2, 119:16, 119:20, 120:6, 120:8, 120:11, 120:17, 121:4, 123:3, 123:6, 123:20, 124:5, 124:25, 125:14, 125:16, 128:21, 128:24, 129:1, 131:20, 131:23, 132:7, 132:11, 132:13, 132:20, 133:9, 133:16, 133:21, 134:4, 134:6, 134:9, 134:12, 135:13, 135:17, 135:23, 137:19, 137:22, 138:21, 139:19, 139:21, 140:5, 141:4, 141:17, 142:15, 142:18, 142:21, 142:23, 143:4, 143:8, 143:12, 143:14, 145:7, 145:21, 147:1, 147:8, 147:10, 148:9, 148:12, 148:15, 150:23, 151:17,

152:17, 152:20, 153:4, 154:4, 155:16, 156:2, 156:14, 157:15, 157:19, 158:23, 159:12, 159:15, 159:18, 160:19, 161:1, 161:8, 161:11, 162:2, 162:4, 163:10, 164:9, 164:11, 164:25, 165:3, 166:15, 167:10, 167:21, 169:5, 169:11, 169:20, 170:9, 170:22, 171:5, 171:13, 171:15, 171:19, 173:17, 175:2, 177:18, 178:11, 181:9, 181:14, 183:6, 183:13, 184:6, 184:10
change [9] - 41:1, 69:18, 71:2, 94:2, 94:6, 94:13, 94:19, 94:22, 135:4
changed [3] - 93:13, 103:6, 103:8
changes [2] - 88:21, 116:20
changing [1] - 56:23
character [7] - 72:12, 78:20, 79:4, 79:15, 79:23, 80:14, 128:1
characterized [9] - 64:21, 65:1, 65:21, 65:23, 99:2, 114:14, 114:21, 116:11, 126:4
check [1] - 137:16
Chief [1] - 175:11
chief [3] - 144:17, 145:19, 151:12
children [2] - 130:20, 131:3
chime [1] - 123:22
chimney [2] - 99:3, 114:15
chimneys [1] - 126:5
choices [1] - 52:4
chose [1] - 138:13
chosen [1] - 174:9
church [1] - 145:2
cinder [1] - 156:11
CITY [1] - 1:1
city [1] - 172:7
City [10] - 41:5, 67:20, 146:23, 148:22, 151:25, 152:14, 175:20, 176:1, 176:21
civil [1] - 141:3
clad [7] - 106:9, 131:24, 132:1, 136:16, 166:23, 167:14
cladding [1] - 69:13
Clair [1] - 152:12
clarification [1] - 135:25
clarify [4] - 44:5, 55:16, 75:18, 122:13
clarifying [1] - 89:20
clear [10] - 44:4, 60:15, 103:12, 106:14, 107:7, 111:25, 160:17, 172:23, 181:16, 183:5
clear-cut [1] - 160:17
clearly [9] - 4:12, 34:21, 72:8, 77:3, 79:1, 81:6, 106:22, 112:1, 172:12
client [1] - 32:6
close [13] - 12:14, 21:18, 23:12, 70:20, 81:3, 90:19, 105:12, 116:12, 120:11, 124:2, 135:17, 141:2, 161:6
closed [2] - 103:5, 109:7
closer [2] - 30:25, 175:8
COA [54] - 10:7, 10:19, 10:24, 12:1, 15:11, 22:10, 23:9, 41:17, 64:9, 70:18, 86:10, 90:16, 105:1, 105:10, 113:25, 118:1, 120:9, 129:17, 130:7, 133:10, 134:13, 135:15, 137:9, 140:8, 140:13, 152:25, 153:5, 153:14, 153:22, 154:3, 154:21, 159:22, 160:5, 160:24, 161:19, 166:6, 175:23, 175:25, 176:4, 176:8, 176:16, 178:18, 178:25, 180:8, 180:9, 180:11, 180:12, 180:16, 180:17, 181:1, 182:6, 182:24, 183:1, 183:3
COA-22-28339 [1] - 126:25
COA-23-29779 [1] - 128:11
COA-24-31703 [7] - 6:12, 15:8, 86:21, 86:25, 90:22, 96:18, 98:2
COA-25 [2] - 12:17, 15:8
COA-25-31951 [1] - 13:11
COA-25-32025 [5] - 13:12, 13:22, 13:24, 14:21, 15:1
COA-25-32176 [4] - 113:25, 114:6, 120:15, 125:17
COA-25-32197 [7] - 6:13, 15:9, 98:5, 98:18, 98:23, 105:15, 113:22
COA-25-32269 [5] - 15:4, 15:12, 15:16, 23:16, 63:20
COA-25-32315 [3] - 6:11, 6:17, 12:18
COA-25-32323 [2] - 6:14, 12:18
COA-25-32327 [4] - 125:19, 125:24, 135:20, 143:15
COA-25-32344 [5] - 15:5, 64:1, 64:11, 70:23, 86:17
COA-25-32478 [1] - 144:9
COAs [6] - 10:14, 129:17, 130:3, 158:13, 158:19, 178:5
coating [1] - 87:12
Code [24] - 16:13, 65:19, 81:15, 87:15, 117:5, 122:8, 140:17, 144:6, 144:17, 144:18, 145:20, 146:2, 146:24, 157:22, 175:9, 176:6, 176:21, 176:25, 177:15, 181:19, 181:22, 182:16, 182:22, 183:14
code [5] - 41:7, 102:7, 128:19, 164:1, 182:9
codif [1] - 36:2
cohesive [2] - 73:21, 84:22
collapse [1] - 146:17
collapsing [1] - 147:24
collection [3] - 117:7, 120:20, 124:14
Colonial [1] - 126:3
column [6] - 28:15, 28:21, 109:22, 110:1, 110:2
columns [5] - 19:12, 25:25, 28:10, 99:5, 149:1
combination [3] - 20:17, 37:16, 178:21
combined [1] - 101:13
comfortable [2] - 146:10, 158:15
coming [9] - 55:18, 57:6, 57:22, 137:15, 155:17, 157:10, 165:12, 168:21, 182:5
commencing [1] - 1:7
comment [9] - 19:9, 143:18, 143:25, 157:16, 164:16, 171:20, 175:16, 177:22, 184:13
comments [11] - 11:19, 88:11, 105:3, 106:19, 144:2, 164:14, 164:15, 165:18, 181:16, 181:22, 184:13
commercial [9] - 16:2, 20:1, 24:10, 42:3, 43:2, 156:8, 173:10, 173:13, 173:15
commission [5] - 134:23, 141:24, 150:11, 159:5, 179:20
COMMISSION [40] - 1:2, 6:2, 12:22, 13:2, 13:4, 14:3, 14:17, 14:22, 14:24, 17:3, 36:8, 39:19, 44:23, 63:3, 63:5, 63:7, 63:16, 63:18, 66:15, 70:14, 86:8, 86:13, 86:15, 87:21, 96:14, 97:17, 97:19, 97:25, 102:10, 113:15, 113:20, 118:5, 125:1, 125:15, 128:23, 134:8, 143:7, 143:11, 143:13, 148:11
Commission [53] - 1:14, 1:14, 1:15, 2:5, 4:5, 5:5, 5:7, 5:12, 16:19, 41:15, 58:20, 62:14, 80:10, 98:22, 100:1, 100:7, 110:25, 111:9, 112:5, 113:5, 114:5, 121:14, 122:4, 125:23, 126:16, 134:16, 134:20, 136:13, 139:10, 140:12, 144:12, 145:6, 151:9, 151:21, 152:9, 153:16, 154:8, 155:21, 155:25, 156:21, 157:6, 159:10, 159:25, 166:4, 167:7, 167:18, 170:12, 170:16, 172:19, 173:1, 173:8, 174:1, 179:24
Commission's [1] - 153:12
commission-based [1] - 179:20
COMMISSIONER [206] - 2:16, 2:20, 2:22, 2:24, 5:22, 5:25, 12:16, 12:19, 13:23, 14:1, 23:14, 23:18, 23:20, 25:10, 25:12, 25:18, 26:22, 28:8, 28:22, 29:3, 30:12, 31:4, 32:9, 33:2, 33:23, 34:13, 34:25, 35:5, 35:9, 35:19, 36:23, 37:8, 37:15, 37:25, 38:7, 41:2, 42:9, 42:13, 42:24, 43:13, 43:21, 44:3, 44:15, 44:20, 44:24, 45:8, 45:11, 45:12, 45:17, 45:18, 45:19, 45:21, 45:22, 46:7, 54:1, 54:8, 54:16, 54:20, 54:22, 54:25, 55:1, 55:25, 57:17, 58:3, 58:23, 59:21, 60:10, 60:14, 60:19, 60:21, 60:23, 61:1, 61:2, 61:4, 61:10, 62:15, 62:23, 63:1, 63:12, 63:14, 70:22, 70:24, 71:1, 71:5, 71:13, 71:15, 72:5, 72:22, 75:17, 76:15, 76:23, 76:25, 77:2, 77:7, 77:9, 77:12, 80:2, 80:13, 81:8, 83:6, 84:13, 85:10,

85:23, 86:5, 90:21, 90:23, 90:25, 91:12, 91:14, 91:17, 92:7, 93:1, 93:10, 93:22, 94:2, 94:4, 95:1, 95:3, 95:19, 95:25, 96:3, 96:7, 96:16, 97:12, 97:15, 97:21, 97:23, 105:14, 105:17, 105:19, 107:12, 108:11, 108:20, 109:1, 109:8, 109:21, 112:11, 113:11, 113:13, 113:16, 113:18, 117:17, 118:2, 120:13, 120:16, 120:18, 121:6, 121:13, 121:18, 121:23, 121:25, 122:22, 123:5, 123:8, 123:23, 123:25, 124:10, 124:21, 124:24, 125:2, 125:11, 125:13, 129:22, 132:15, 132:22, 133:3, 133:6, 135:19, 135:22, 135:24, 136:24, 137:3, 137:12, 137:18, 138:2, 138:12, 138:22, 141:8, 142:9, 142:16, 142:19, 142:22, 143:1, 147:11, 148:18, 150:3, 151:1, 151:15, 155:6, 156:1, 157:3, 157:5, 159:7, 159:14, 160:21, 161:2, 161:10, 162:20, 164:4, 164:10, 168:3, 168:10, 168:12, 172:20, 172:23, 177:21

Commissioner [48] - 3:18, 24:4, 25:8, 28:7, 32:14, 32:25, 36:1, 37:5, 39:22, 40:23, 44:9, 44:16, 50:19, 53:13, 53:17, 58:12, 60:12, 61:9, 71:10, 71:22, 76:4, 83:4, 83:12, 91:15, 94:15, 95:15, 105:24, 107:7, 108:3, 117:24, 121:1, 122:23, 123:21, 124:3, 136:7, 150:23, 155:16, 158:1, 159:8, 159:13, 161:3, 162:18, 163:12, 177:13, 181:21, 184:20, 184:23, 184:25

commissioner [8] - 2:17, 2:19, 2:21, 2:23, 2:25, 5:20, 121:14, 149:22

Commissioners [1] - 93:9

commissioners [5] - 30:11, 91:9, 107:5, 108:22, 125:4

committee [1] - 185:1

Committee [1] - 152:1

common [1] - 67:15

commonly [1] - 168:6

communicate [1] - 184:4

community [3] - 89:21, 90:4, 145:10

companion [1] - 152:2

company [2] - 132:23, 168:24

comparable [1] - 139:2

comparing [1] - 138:18

comparison [2] - 79:8, 80:4

compatible [3] - 21:21, 71:25, 102:6

compelling [2] - 28:24, 29:25

compiled [1] - 149:5

complement [1] - 76:7

complete [3] - 59:23, 170:13, 186:10

Completed [1] - 113:25

completed [4] - 129:24, 132:18, 132:24, 140:13

completely [2] - 8:2, 162:6

complex [1] - 180:7

compliance [1] - 41:6

Compliance [4] - 144:7, 144:18, 146:3, 146:24

complicated [1] - 38:17

complies [1] - 92:6

Complies [7] - 7:9, 11:10, 17:20, 48:25, 67:2, 118:20, 129:7

component [1] - 182:20

components [1] - 182:1

composed [1] - 97:3

composition [1] - 99:19

conceptual [1] - 112:16

concern [5] - 30:19, 35:10, 73:8, 78:6, 178:7

concerned [1] - 42:19

concerning [1] - 130:7

concerns [3] - 10:4, 16:14, 29:6

concise [1] - 4:18

concrete [11] - 16:9, 69:25, 87:11, 99:20, 115:1, 115:5, 115:10, 116:5, 116:6, 116:22, 156:10

concur [2] - 159:14, 161:10

Condition [26] - 18:12, 18:21, 19:15, 20:3, 20:15, 20:21, 25:22, 26:5, 26:13, 26:14, 41:19, 48:4, 48:11, 60:16, 61:20, 61:21, 61:25, 62:4, 94:16, 95:16, 96:19, 97:2, 97:7, 104:13, 111:9, 113:7

condition [29] - 8:9, 9:2, 9:24, 16:14, 22:21, 23:22, 23:24, 24:5, 24:23, 26:4, 26:19, 27:4, 41:18, 62:5, 78:25, 94:10, 100:4, 101:2, 101:11, 111:1, 112:6, 126:18, 126:20, 128:6, 136:1, 136:25, 137:10, 146:5, 154:16

conditioned [2] - 44:13, 85:16

conditioning [1] - 52:22

conditions [36] - 7:25, 16:24, 18:9, 23:17, 25:13, 25:19, 26:6, 29:18, 41:16, 55:9, 61:16, 62:22, 62:24, 63:11, 63:13, 63:21, 67:20, 71:18, 71:19, 71:23, 74:12, 87:17, 90:7, 90:22, 98:4, 102:15, 103:13, 105:16, 106:6, 110:16, 125:5, 125:12, 125:18, 144:21, 162:12, 182:23

Conditions [2] - 124:18, 124:22

conducted [7] - 100:25, 101:2, 108:18, 115:14, 126:19, 128:4, 144:14

confers [2] - 50:2, 58:11

confirm [2] - 79:21, 90:9

confirmation [2] - 14:12, 128:13

confirmed [1] - 101:10

confirms [1] - 21:5

conform [3] - 23:4, 70:7, 101:5

confusing [4] - 105:1, 105:2, 110:12, 155:7

conjectural [1] - 116:20

cons [1] - 138:11

consensus [3] - 51:9, 56:19, 106:16

consent [17] - 6:10, 6:19, 6:24, 10:10, 10:24, 11:25, 12:11, 12:17, 13:1, 13:6, 15:7, 86:20, 98:17, 103:2, 170:23, 171:1

consider [3] - 5:6, 22:2, 157:9

consideration [4] - 72:20, 77:16, 78:18, 93:6

considered [1] - 75:25

considering [7] - 36:10, 36:12, 36:18, 40:16, 124:2, 130:18, 172:13

consist [3] - 16:6, 87:9, 114:12

consistent [11] - 9:9, 9:25, 16:12, 71:24, 87:16, 94:18, 96:20, 96:25, 102:6, 104:15, 111:12

construct [2] - 15:20, 87:2

constructed [4] - 71:11, 115:21, 116:15, 127:16

Construction [1] - 129:4

construction [16] - 8:5, 18:13, 18:18, 18:19, 21:7, 21:10, 21:17, 22:4, 23:25, 24:1, 51:23, 64:14, 99:21, 110:23, 155:10, 156:6

constructions [1] - 10:1

constructive [1] - 174:18

consultation [1] - 48:19

consulted [1] - 21:3

contains [1] - 87:6

contemplate [3] - 154:22, 155:3, 163:19

contemplated [1] - 160:3

contemplating [1] - 163:16

contemporary [2] - 21:23, 21:25

contention [1] - 69:23

context [2] - 73:1, 166:4

continue [2] - 140:16, 148:15

continued [2] - 131:2, 131:4

contract [1] - 175:14

contractor [2] - 133:21, 148:5

contractors [1] - 133:8

contributing [12] - 18:16, 77:22, 80:5, 84:23, 85:12, 98:25, 114:8, 114:12, 126:14, 161:22, 173:4, 180:6

conundrum [1] - 75:20

conversation [2] - 14:8, 174:19

conversations [1] - 3:25

cookie [1] - 174:25

copies [1] - 5:6

copy [2] - 5:13, 153:21

cord [1] - 106:20

corner [7] - 32:22, 48:3, 52:17, 55:23, 57:9, 58:1, 77:6

correct [18] - 4:10, 27:21, 72:14, 80:1, 94:1, 108:17, 109:15, 111:15,

117:23, 120:24, 121:1, 136:4, 151:4, 151:9, 161:20, 169:12, 183:12, 184:9
corrective [1] - 117:6
correctly [3] - 76:4, 162:9, 166:5
correspondence [1] - 153:21
cost [2] - 51:16, 150:15
Costa [1] - 147:5
Council [2] - 151:25, 152:14
Counsel [3] - 1:19, 2:15, 94:5
COUNTY [1] - 186:4
couple [8] - 77:15, 85:20, 91:1, 144:15, 160:6, 181:15, 181:17, 181:18
course [10] - 15:6, 47:1, 72:15, 74:1, 76:10, 82:11, 114:15, 122:19, 161:18, 174:16
court [1] - 4:10
courtesy [2] - 3:22, 145:5
cover [2] - 110:14, 182:9
covered [1] - 180:23
covers [1] - 155:1
craftsmanship [1] - 38:21
crazy [1] - 43:23
create [1] - 148:23
created [2] - 158:4, 163:21
creating [2] - 149:8, 163:15
criteria [7] - 4:19, 16:13, 65:19, 87:15, 102:7, 117:5, 128:19
crown [1] - 8:14
crumbles [1] - 174:25
curb [1] - 117:12
curious [1] - 103:8
current [5] - 3:8, 46:22, 81:5, 96:17, 129:25
curtain [1] - 52:11
customer [7] - 19:21, 29:1, 31:8, 31:12, 31:15, 53:4, 53:10
customers [1] - 19:18
cut [1] - 160:17
cycles [1] - 13:15

D

damage [2] - 128:7, 128:8
damaged [2] - 99:14, 101:13
Daniel [1] - 129:3
data [2] - 148:23, 149:1
date [3] - 137:14, 137:19, 149:12
DATED [1] - 186:15
dated [3] - 44:11, 45:25, 96:21
daughter [5] - 165:10, 166:12, 170:7, 170:9, 171:8
de [1] - 161:24
dead [3] - 68:24, 73:24, 74:21
dead-end [3] - 68:24, 73:24, 74:21
deal [1] - 43:7
debatable [1] - 32:21
debate [1] - 164:17
decided [2] - 131:7, 158:5
decision [5] - 4:19, 31:16, 134:1, 134:20, 170:20
decisions [3] - 110:20, 110:22
declare [2] - 144:19, 182:25
deemed [6] - 127:3, 136:12, 136:14, 167:12, 175:9, 176:6
deep [1] - 83:18
defer [1] - 145:19
deferred [5] - 6:6, 13:8, 13:16, 127:5, 139:13
deferring [1] - 152:6
definitely [2] - 139:17, 164:5
definitive [1] - 14:12
delay [1] - 148:6
deliver [1] - 119:24
demolish [3] - 64:13, 146:25, 147:16
demolished [2] - 71:8, 145:3
demolition [22] - 144:8, 145:6, 145:15, 146:21, 147:14, 148:2, 148:7, 148:16, 148:18, 149:9, 175:6, 175:10, 175:17, 175:19, 175:20, 175:21, 175:23, 176:4, 176:16, 182:20, 183:3, 183:9
demonstrates [1] - 127:14
denial [9] - 66:10, 71:20, 72:3, 72:21, 79:18, 79:21, 86:10, 128:20, 140:8
denied [3] - 86:18, 134:22, 143:15
deny [6] - 70:23, 120:15, 134:17, 135:20, 140:12, 141:12
denying [1] - 139:25
Department [9] - 1:17, 1:18, 1:18, 2:13, 3:2, 3:4, 3:6, 149:22, 153:11
depict [1] - 8:25
depicted [1] - 41:21
depicts [1] - 44:11
Dept [1] - 1:17
depth [4] - 45:9, 45:12, 45:23, 93:7
describe [1] - 177:1
described [1] - 178:3
describes [1] - 76:17
Design [4] - 143:21, 143:23, 152:24, 176:2
design [29] - 9:9, 16:12, 21:23, 21:25, 35:22, 36:3, 39:13, 52:1, 65:18, 71:25, 73:21, 87:14, 94:17, 96:19, 101:5, 101:21, 102:6, 111:10, 116:24, 117:4, 122:7, 123:11, 124:13, 127:19, 128:18, 136:19, 152:23, 163:18, 172:15
designate [2] - 152:11, 157:22
designated [2] - 148:24, 150:17
designed [3] - 16:4, 38:11, 87:7
designs [1] - 116:2
despite [1] - 180:19
destroyed [3] - 168:22, 172:12, 173:2
detached [4] - 64:14, 65:1, 80:8, 85:6
detail [1] - 41:3
detailed [1] - 112:16
details [3] - 41:3, 70:7, 72:18
deteriorated [2] - 102:1, 154:16
determine [4] - 126:20, 128:12, 146:16, 181:6
developed [1] - 178:19
development [2] - 16:11, 24:25
diagram [2] - 58:25, 109:3
Diane [5] - 1:9, 56:14, 98:8, 186:7, 186:18
dictate [2] - 59:10, 94:5
difference [1] - 161:21
different [10] - 21:13, 26:1, 30:1, 31:22, 66:8, 68:12, 79:23, 162:4, 162:6, 171:8
differentiated [1] - 21:20
differently [1] - 29:2
difficult [2] - 20:18, 141:22
dig [1] - 162:22
diligence [1] - 138:6
dimension [1] - 62:3
dimensional [1] - 169:22
dimensions [1] - 61:24
diminutive [1] - 79:8
ding [1] - 4:23
dining [4] - 48:12, 48:14, 49:8, 49:9
direction [3] - 33:6, 46:9, 123:7
directive [2] - 39:20, 110:19
directors [1] - 179:16
disburse [1] - 151:14
disconnect [1] - 176:12
discrepancies [2] - 109:19, 174:21
discrepancy [1] - 111:23
discretion [1] - 144:19
discuss [6] - 10:11, 18:11, 82:22, 109:10, 149:14, 154:6
discussed [3] - 40:7, 40:9, 152:8
discussing [2] - 123:24, 164:6
Discussion [3] - 3:12, 63:22, 98:10
discussion [46] - 12:20, 12:21, 14:2, 14:4, 14:16, 23:14, 23:19, 25:11, 30:10, 33:1, 36:20, 38:6, 39:21, 39:23, 39:25, 40:2, 40:19, 41:10, 42:8, 47:20, 52:7, 56:9, 58:18, 59:6, 62:9, 62:11, 63:2, 70:25, 71:14, 85:8, 86:7, 90:24, 92:19, 93:20, 93:21, 96:13, 105:18, 117:22, 120:17, 135:23, 142:15, 143:6, 145:10, 159:2, 162:12, 177:9
discussions [3] - 61:14, 62:13, 169:17
displays [1] - 3:24
disrupted [1] - 4:1
disruptive [1] - 123:13
distance [3] - 18:3, 24:18, 35:21
District [4] - 15:22, 64:17, 114:10, 116:8
district [10] - 75:1, 77:23, 115:18, 115:24, 116:4, 116:24, 116:25, 160:16, 173:5, 178:4
districts [3] - 92:22, 178:7, 182:6
distrust [1] - 111:21
Division [2] - 144:7, 144:18
document [1] - 179:4
documentation [3] - 112:20, 116:19, 146:9
documented [1] - 127:20
documents [3] - 5:9, 17:11, 178:21
dollar [1] - 151:10
Donald [2] - 11:6, 88:7
done [32] - 22:20, 29:25, 47:8, 83:22, 84:21, 85:5, 85:19, 85:22, 97:9, 103:13, 103:18, 104:22, 106:25, 111:18, 129:20, 129:21, 130:15, 131:7, 136:11, 136:12, 168:6, 168:14, 169:10, 175:14,

175:20, 175:21, 175:24, 176:13, 176:14, 180:18, 183:19, 184:15
door [17] - 19:9, 28:5, 28:20, 37:10, 50:1, 53:6, 65:2, 68:7, 69:15, 73:4, 75:6, 99:8, 100:21, 111:11, 114:18, 117:2, 152:3
doors [5] - 18:23, 19:10, 25:23, 43:9, 130:4
doorway [1] - 101:8
doorways [1] - 100:10
Doric [1] - 99:5
double [5] - 46:3, 93:6, 114:18, 126:5, 131:10
double-hung [2] - 114:18, 131:10
double-sash [1] - 126:5
doubled [1] - 92:25
doubling [1] - 93:3
down [15] - 30:17, 43:9, 43:18, 46:4, 49:25, 64:9, 74:14, 81:14, 131:8, 146:12, 146:18, 146:22, 176:8, 176:9
downstairs [2] - 49:23, 51:1
drawing [4] - 52:12, 52:15, 53:22, 54:3
drawings [3] - 5:10, 96:21, 112:15
Dream [1] - 11:20
dream [1] - 19:18
drew [1] - 3:5
DREW [1] - 1:18
drift [1] - 123:6
dripping [2] - 131:15, 132:9
drive [1] - 67:16
Drive [1] - 165:8
driveway [16] - 115:12, 115:20, 116:1, 117:10, 119:5, 119:7, 119:13, 120:22, 121:9, 121:10, 121:16, 121:21, 122:13, 122:19, 124:8, 130:5
driveways [2] - 122:5, 122:17
driving [1] - 31:15
drop [1] - 64:9
drop-down [1] - 64:9
ducting [4] - 84:16, 84:19, 85:16, 86:1
due [8] - 65:9, 65:14, 127:6, 127:9, 138:6, 152:7, 174:21, 175:17
Dunner [1] - 165:7
DUNNER [12] - 166:20, 167:22, 168:9, 168:11, 168:17, 169:6, 170:8, 170:21, 171:4, 171:12, 171:14, 171:16
during [7] - 12:1, 130:10, 131:13, 144:2, 146:19, 165:17, 171:6
dutch [1] - 87:9
duties [1] - 176:23
DUVAL [1] - 186:4

E

early [1] - 100:23
easily [1] - 149:6
East [2] - 144:8, 175:7
echo [2] - 29:4, 122:10
Edward [1] - 1:7
effect [2] - 95:18, 182:18
effective [3] - 182:4, 182:8
effectiveness [1] - 51:16
egregious [1] - 173:13
eight [3] - 74:15, 106:3
either [9] - 8:1, 16:20, 26:12, 29:14, 68:16, 110:17, 124:13, 126:22, 158:18
elect [1] - 140:12
elected [1] - 184:19
element [1] - 21:25
Elementary [1] - 152:13
elements [1] - 66:9
Elevate [2] - 131:20, 141:18
elevated [1] - 163:3
elevating [4] - 153:7, 161:17, 163:1, 163:25
elevation [40] - 8:12, 8:24, 16:16, 16:17, 18:22, 25:23, 30:6, 30:8, 30:20, 30:23, 33:10, 33:14, 34:21, 34:22, 35:15, 36:11, 37:4, 47:15, 49:12, 50:8, 56:11, 56:12, 61:23, 62:3, 68:20, 82:18, 90:12, 92:5, 92:12, 92:13, 94:6, 94:18, 95:4, 95:5, 95:17, 96:21, 101:19, 106:11, 111:16, 162:21
elevations [9] - 19:17, 68:3, 93:13, 94:12, 100:6, 100:12, 107:23, 111:13, 126:12
Elias [1] - 171:22
eligible [1] - 158:22
eliminated [2] - 60:17, 60:20
eliminating [1] - 159:18
email [2] - 89:19, 178:22
emergency [11] - 144:7, 144:13, 144:20, 144:24, 145:4, 146:16, 147:14, 147:20, 175:10, 176:7, 183:2
employ [1] - 21:23
empty [1] - 66:4
enclose [1] - 107:19
enclosed [4] - 100:19, 106:2, 108:7, 160:1
enclosing [1] - 99:10
enclosure [1] - 101:14
enclosures [1] - 102:3
encourage [1] - 134:16
end [14] - 5:15, 35:2, 38:24, 66:11, 68:24, 73:24, 74:21, 75:4, 119:13, 123:14, 149:7, 149:16, 152:16, 170:5
ends [1] - 99:6
enforcement [3] - 111:24, 182:3, 182:9
Enforcement [9] - 175:9, 176:6, 176:21, 176:25, 177:15, 181:19, 181:23, 182:16, 183:15
engage [1] - 164:16
engineer [9] - 70:2, 70:4, 146:4, 146:5, 146:9, 146:20, 147:2, 147:6, 147:21
engineer's [2] - 146:7, 146:8
engineered [1] - 112:7
ensure [1] - 173:6
entertain [10] - 12:15, 36:22, 46:12, 47:9, 70:21, 90:19, 105:13, 120:12, 124:9, 135:18
entire [3] - 69:12, 135:4, 176:10
entirely [2] - 16:22, 94:21
entrance [1] - 44:14
entry [3] - 99:21, 99:22, 114:19
entryway [1] - 114:23
envelope [1] - 70:2
EPA [1] - 176:12
EPSTEIN [76] - 1:14, 2:16, 5:25, 12:16, 14:1, 28:8, 30:12, 32:9, 33:23, 34:13, 34:25, 35:5, 35:19, 37:15, 38:7, 41:2, 43:13, 45:8, 45:12, 45:18, 45:21, 54:1, 55:1, 55:25, 60:10, 60:23, 61:2, 62:15, 62:23, 63:12, 72:22, 80:2, 80:13, 81:8, 84:13, 85:23, 90:21, 90:25, 91:17, 92:7, 93:10, 94:4, 95:1, 95:3, 95:19, 95:25, 96:3, 96:7, 96:16, 97:21, 105:17, 107:12, 108:11, 108:20, 109:21, 112:11, 113:11, 113:16, 120:13, 120:18, 121:6, 121:18, 121:25, 123:8, 124:10, 124:21, 125:2, 125:11, 129:22, 135:22, 138:22, 141:8, 142:9, 155:6, 156:1, 157:3
Epstein [16] - 2:16, 36:1, 40:23, 53:17, 58:12, 83:4, 91:15, 94:15, 95:15, 108:3, 121:1, 122:23, 124:4, 155:16, 158:1, 184:25
Epstein's [1] - 83:12
equidistant [1] - 34:2
especially [5] - 26:23, 30:21, 37:18, 72:25, 83:19
essence [1] - 42:5
essential [1] - 21:25
essentially [5] - 41:18, 122:16, 144:16, 153:11, 154:13
estimate [1] - 151:11
estimates [1] - 167:23
et [2] - 5:10, 72:1
Ethan [4] - 3:8, 3:17, 184:20, 184:21
evaluate [2] - 149:10, 178:5
evaluated [1] - 87:13
evenly [1] - 66:1
event [2] - 24:5, 101:22
eventually [1] - 127:6
everywhere [1] - 31:25
evidence [9] - 28:19, 28:23, 29:5, 29:24, 37:12, 116:19, 127:22, 141:10, 142:4
exactly [10] - 34:19, 69:11, 103:13, 103:18, 104:21, 104:25, 112:21, 171:16, 175:23, 178:19
examine [2] - 101:1, 115:14
examined [1] - 128:5
example [1] - 159:1
examples [4] - 26:2, 28:1, 28:11, 163:8
exceed [1] - 122:18
excellent [3] - 137:10, 141:20
except [1] - 18:10
exception [7] - 16:1, 69:5, 69:9, 69:14, 69:22, 70:10, 74:22
exceptions [1] - 75:3
excessive [4] - 33:9, 35:4, 35:5, 83:16
excuse [1] - 130:8
excused [1] - 3:10
executed [1] - 78:1
Exhibit [7] - 18:24, 19:13, 20:15, 20:20, 21:5, 21:11, 21:19
exist [1] - 80:10
existed [1] - 126:23
existence [2] - 115:16, 126:24
existing [18] - 23:17, 29:17, 43:24, 54:19, 54:24, 57:1, 65:5, 65:16, 65:22, 78:23,

78:25, 81:17, 98:25, 101:8, 108:15, 126:8, 128:14, 144:20
exits [1] - 158:1
expand [1] - 184:1
expanded [1] - 122:15
expansion [1] - 119:4
expected [1] - 149:11
expensive [3] - 52:3, 52:6, 174:9
explain [1] - 145:20
explaining [1] - 183:8
exposed [2] - 21:10, 99:6
expressed [1] - 29:4
extending [1] - 83:13
extensive [1] - 130:2
exterior [3] - 64:22, 114:22, 126:6
extreme [1] - 144:21
extremely [3] - 123:13, 154:15, 177:16
eye [1] - 114:17
eyes [2] - 135:2, 162:15

F

facade [7] - 38:25, 44:6, 93:3, 97:8, 135:4, 179:17, 179:22
face [1] - 44:18
facing [6] - 16:7, 16:20, 52:23, 68:9, 99:2, 114:17
fact [12] - 30:24, 39:8, 99:17, 100:8, 103:25, 108:18, 109:22, 114:7, 125:25, 132:17, 135:9, 180:19
failure [20] - 25:15, 26:25, 27:12, 44:22, 47:10, 48:17, 52:10, 79:10, 79:11, 83:25, 88:24, 112:6, 123:1, 136:5, 137:5, 141:7, 142:17, 150:1, 184:12, 184:13
failure) [14] - 6:8, 36:13, 36:15, 51:18, 56:7, 57:13, 107:1, 107:20, 109:4, 109:20, 121:5, 121:24, 164:8, 169:18
fall [2] - 153:14, 176:24
family [3] - 15:20, 24:9, 87:3
far [5] - 9:25, 33:1, 151:2, 169:15, 173:5
fascia [1] - 97:3
fashion [1] - 23:4
fast [1] - 177:21
fault [1] - 179:15
favor [14] - 6:1, 12:25, 14:20, 63:4, 63:15, 86:12, 97:10, 97:16, 97:24, 113:14, 113:19, 124:25, 125:14, 143:10
favorable [1] - 174:7
feasible [2] - 101:22, 128:13
feature [1] - 115:23
February [2] - 132:18, 132:19
feedback [2] - 59:16, 59:21
feet [40] - 34:7, 35:23, 36:4, 42:2, 42:22, 45:5, 45:13, 45:14, 45:15, 45:16, 46:1, 46:4, 55:22, 57:9, 57:25, 65:5, 65:6, 65:14, 68:8, 76:18, 76:19, 77:10, 81:6, 90:8, 115:2, 115:11, 115:21, 117:11, 119:8, 119:9, 121:2, 121:5, 121:8, 121:9, 122:14, 122:15, 122:18, 122:20
fellow [1] - 91:8
FEMA [1] - 163:8
fence [54] - 22:19, 23:1, 27:6, 27:7, 30:25, 41:10, 41:13, 41:20, 41:25, 42:5, 42:15, 42:17, 42:18, 43:5, 43:15, 43:23, 44:5, 44:11, 45:3, 45:4, 45:10, 45:11, 46:1, 52:7, 52:13, 52:14, 52:16, 52:18, 52:19, 52:25, 53:23, 55:2, 55:7, 55:9, 55:12, 55:19, 55:22, 55:24, 57:6, 57:8, 57:11, 57:21, 57:22, 57:23, 57:24, 58:2, 59:1, 59:7, 59:10, 59:18, 59:19, 92:21, 117:25
fenced [1] - 54:11
fences [1] - 43:9
fencing [14] - 22:22, 22:23, 34:6, 34:8, 41:16, 41:25, 52:7, 52:9, 53:24, 60:9, 62:6, 62:10, 115:6, 117:8
few [6] - 18:10, 47:4, 131:1, 139:13, 140:20, 151:22
fiber [1] - 8:25
fiberglass [1] - 132:2
fifteen [1] - 98:11
fighting [1] - 137:24
Figueroa [1] - 3:1
FIGUEROA [4] - 1:17, 3:1, 167:6, 167:11
figure [2] - 139:14, 179:9
figured [1] - 106:22
file [2] - 148:6, 175:17
File [1] - 100:16
filed [1] - 130:3
fill [2] - 4:6, 33:20
filler [1] - 130:12
fin [4] - 38:12, 38:15, 38:24, 39:10
final [12] - 59:16, 107:11, 108:24, 110:21, 111:3, 112:2, 112:7, 112:13, 112:19, 113:7, 148:17, 148:19
finally [1] - 115:9
financial [2] - 168:4, 168:15
financials [1] - 168:8
Finders [1] - 11:21
fine [4] - 37:18, 41:24, 148:25, 180:11
fines [2] - 141:1, 141:3
finish [16] - 5:3, 9:21, 16:10, 18:15, 23:23, 24:14, 24:17, 24:18, 27:16, 46:22, 47:15, 56:11, 56:12, 56:16, 61:17, 90:6
fins [1] - 169:24
fire [1] - 100:20
first [27] - 13:10, 16:17, 18:22, 20:5, 30:24, 31:1, 34:2, 34:12, 50:9, 62:2, 67:9, 67:21, 85:14, 85:25, 92:2, 92:14, 107:15, 127:13, 129:16, 136:8, 143:19, 144:6, 149:25, 151:23, 174:13, 177:8, 184:18
fit [1] - 104:16
five [4] - 51:1, 51:3, 68:12
fixable [1] - 138:13
flange [4] - 20:24, 21:24, 22:3, 40:4
flare [1] - 117:11
flat [33] - 65:2, 65:15, 66:5, 67:10, 68:11, 68:16, 68:17, 68:25, 69:5, 69:14, 69:16, 69:25, 72:24, 73:4, 73:6, 73:9, 73:19, 74:1, 74:6, 74:7, 75:6, 75:7, 75:12, 75:15, 75:21, 75:25, 76:20, 78:24, 78:25, 80:8, 80:16, 80:24, 81:18
floodplain [1] - 163:6
floor [52] - 16:17, 18:15, 18:22, 20:5, 23:23, 24:15, 24:17, 24:18, 27:16, 27:19, 28:17, 28:25, 30:23, 30:25, 31:1, 33:12, 33:17, 33:21, 34:2, 34:3, 34:10, 34:15, 46:22, 47:6, 47:15, 47:23, 47:24, 48:5, 50:9, 50:24, 52:21, 56:11, 56:12, 56:17, 61:17, 62:2, 78:14, 83:17, 84:7, 85:14, 85:25, 86:10, 92:2, 92:3, 92:10, 92:15, 99:3, 126:12, 130:21, 143:9
Floor [1] - 84:1
flooring [1] - 101:12
floors [2] - 74:14, 132:10
FLORIDA [1] - 186:3
Florida [8] - 1:9, 1:10, 11:7, 17:16, 48:22, 100:15, 186:7, 186:18
flush [1] - 40:22
focused [1] - 4:17
follow [3] - 14:13, 72:6, 142:3
followed [2] - 112:2, 180:20
following [4] - 83:11, 104:25, 117:6, 149:17
follows [1] - 61:16
food [1] - 178:16
foot [30] - 27:10, 44:1, 44:2, 45:2, 45:6, 46:24, 53:2, 53:3, 53:7, 53:8, 53:14, 53:15, 53:16, 53:17, 53:18, 53:20, 54:4, 54:23, 56:24, 56:25, 68:22, 86:2, 90:12, 122:24, 123:18
footage [1] - 67:23
footprint [1] - 67:23
force [2] - 31:16, 150:10
foregoing [2] - 185:12, 186:9
form [8] - 37:3, 57:1, 64:22, 65:17, 66:5, 69:25, 83:7, 87:9
formal [1] - 151:5
formally [1] - 167:8
format [1] - 149:6
forth [2] - 8:6, 177:13
fortunately [1] - 130:20
forward [27] - 4:13, 7:2, 11:1, 17:5, 45:13, 45:15, 61:12, 66:9, 66:18, 87:16, 89:12, 118:11, 134:24, 146:23, 147:25, 148:1, 148:5, 162:3, 164:3, 164:25, 172:3, 173:1, 178:10, 178:12, 178:25, 179:1, 183:5
fought [1] - 177:7
foundation [13] - 16:9, 24:14, 26:9, 87:11, 90:6, 99:12, 115:5, 116:22, 159:22, 159:24, 160:4, 160:13, 163:20
foundations [4] - 153:8, 159:19, 160:23, 163:25
four [3] - 67:16, 67:20, 105:25
FPR [1] - 1:9
frame [6] - 8:3, 16:5, 87:5, 87:8, 99:1, 156:7
frankly [1] - 142:8
freestyle [1] - 154:6
front [73] - 8:12, 15:24, 16:7, 16:8, 16:20, 18:22, 20:17, 22:24, 25:22, 26:10, 28:20, 32:15, 32:22, 34:20, 34:22, 37:4, 37:17, 41:20, 42:18,

42:23, 43:12, 44:6, 44:12, 44:13, 44:14, 45:5, 45:6, 45:24, 46:1, 46:2, 46:3, 48:12, 51:11, 51:25, 53:15, 54:5, 55:10, 55:23, 57:9, 58:1, 62:17, 64:23, 73:13, 73:18, 75:14, 87:6, 87:10, 90:11, 91:7, 91:10, 92:5, 92:13, 93:14, 95:10, 95:17, 95:21, 96:9, 96:24, 99:2, 99:5, 108:12, 114:17, 115:7, 116:12, 117:1, 120:21, 125:5, 159:1
front-facing [3] - 16:7, 16:20, 99:2
full [27] - 16:8, 16:15, 16:20, 16:21, 19:16, 20:4, 26:8, 31:20, 33:7, 33:8, 47:23, 48:1, 49:18, 50:18, 56:24, 59:7, 61:22, 62:1, 64:23, 65:10, 70:1, 85:4, 87:6, 87:10, 134:21, 174:15
full-hip [2] - 16:20, 16:21
full-size [14] - 16:15, 19:16, 20:4, 26:8, 31:20, 33:7, 33:8, 47:23, 48:1, 49:18, 50:18, 56:24, 61:22, 62:1
full-width [4] - 16:8, 64:23, 87:6, 87:10
fuller [1] - 178:9
function [1] - 32:4
functional [2] - 8:1, 9:8
fund [4] - 150:12, 150:19, 151:5, 151:14
funding [2] - 177:12, 177:14
funds [1] - 151:14
furthermore [1] - 16:18
future [3] - 29:16, 151:6, 173:9

G

gable [20] - 16:21, 20:17, 37:3, 37:17, 37:22, 51:10, 51:14, 51:15, 57:2, 73:10, 73:11, 74:9, 75:15, 75:21, 75:23, 76:25, 80:21, 81:24, 99:3, 114:14
gabled [6] - 16:7, 16:21, 65:16, 68:18, 69:5, 76:24
gabled/shingled [1] - 64:22
garage [11] - 64:14, 64:15, 65:1, 65:2, 65:20, 67:13, 69:21, 73:14, 75:14, 85:13, 130:4
garages [1] - 80:8
garbage [1] - 124:14
gas [1] - 99:17
gate [1] - 117:20
gathering [1] - 148:22
GC [1] - 142:10
general [3] - 3:19, 5:15, 162:21
General [3] - 1:19, 2:15, 94:5
generally [2] - 32:25, 158:9
genesis [1] - 76:8
GIS [1] - 148:21
given [8] - 24:6, 24:9, 28:3, 29:20, 72:1, 88:16, 103:16, 170:13
glass [1] - 128:8
goodness [1] - 98:6
Google [2] - 43:22, 54:9
gotcha [2] - 44:15, 137:6
grade [10] - 24:11, 24:19, 27:20, 46:23, 46:25, 47:3, 47:14, 56:12, 61:18, 90:12
grainy [1] - 9:21
grant [1] - 70:5
gray [1] - 111:23
great [8] - 69:1, 69:10, 70:9, 113:21, 151:1, 164:12, 180:21, 184:10
Greer [1] - 129:3
GREER [24] - 129:7, 129:12, 129:14, 129:25, 131:19, 131:22, 132:4, 132:8, 132:12, 132:18, 132:25, 133:4, 133:7, 133:14, 133:17, 133:24, 134:5, 134:11, 137:16, 137:21, 137:23, 138:8, 138:14, 140:4
Gregory [5] - 3:8, 3:17, 3:18, 184:21, 184:22
gridded [1] - 65:3
group [1] - 183:20
guarantee [2] - 130:24, 168:13
guess [14] - 25:9, 26:18, 26:24, 27:10, 35:11, 42:20, 44:22, 88:10, 102:14, 109:12, 110:15, 120:14, 134:1, 147:13
guessing [1] - 123:15
guidance [6] - 155:5, 160:18, 163:22, 166:11, 166:13, 170:4
guideline [2] - 21:19, 171:11
guidelines [34] - 9:9, 16:12, 35:23, 36:3, 38:2, 39:13, 40:1, 40:14, 40:25, 41:1, 42:1, 52:2, 65:18, 71:25, 77:25, 87:14, 101:6, 102:7, 106:16, 116:8, 116:10, 116:17, 117:5, 122:7, 128:19, 163:4, 163:6, 163:18, 166:11, 169:14, 169:20, 170:3, 178:4, 179:23
Gullion [4] - 11:6, 87:23, 88:7, 91:23
GULLION [20] - 11:10, 11:15, 11:17, 12:3, 12:6, 12:9, 88:1, 88:4, 88:7, 88:9, 88:22, 89:5, 89:8, 92:1, 92:10, 92:18, 95:20, 96:2, 96:6, 96:11
guys [7] - 53:7, 58:20, 103:1, 120:2, 134:25, 172:1, 172:18

H

half [4] - 20:9, 64:19, 85:3, 173:21
halfway [1] - 43:17
hand [9] - 7:8, 11:9, 17:19, 48:24, 67:1, 89:22, 118:19, 129:6, 144:10
handled [1] - 155:19
happy [4] - 11:20, 11:21, 103:14, 174:3
hard [4] - 74:10, 74:18, 177:7, 182:17
harder [2] - 29:16, 67:17
Hardi [1] - 9:17
Hardiboard [1] - 173:22
Hardie [1] - 8:8
hardscaping [2] - 115:10, 115:12
hardship [2] - 168:5, 168:15
harmonic [1] - 31:23
Haskins [2] - 89:16, 178:14
HASKINS [3] - 90:2, 90:4, 90:13
hazard [1] - 144:22
head [6] - 50:14, 60:3, 81:23, 91:3, 93:15, 95:8
heading [1] - 153:7
heads [1] - 125:7
health [1] - 131:3
hear [23] - 3:13, 4:23, 9:13, 13:21, 15:13, 18:2, 23:12, 25:16, 42:12, 56:14, 56:15, 63:23, 64:3, 86:23, 88:25, 107:4, 108:22, 114:2, 134:23, 156:24, 157:1, 184:24, 185:8
heard [11] - 4:10, 13:8, 13:16, 28:7, 56:8, 56:9, 88:10, 139:4, 143:3, 164:19, 165:14
Hearing [1] - 1:8
hearing [24] - 6:22, 9:16, 12:3, 12:15, 15:13, 23:12, 24:1, 31:12, 51:9, 64:3, 70:21, 86:23, 90:19, 98:19, 105:13, 109:7, 114:2, 120:12, 120:22, 125:20, 135:18, 143:22, 158:8, 158:20
hears [1] - 140:10
heart [1] - 134:25
heavy [1] - 35:17
height [23] - 18:15, 23:24, 24:15, 24:17, 24:18, 27:16, 27:20, 46:23, 61:17, 62:5, 65:4, 65:6, 65:14, 73:13, 76:21, 81:10, 83:23, 84:6, 84:11, 90:6, 94:17, 96:20
heights [3] - 80:20, 81:14, 81:23
held [7] - 1:6, 3:12, 4:3, 58:18, 63:22, 98:10, 158:8
hello [1] - 118:13
help [6] - 27:14, 57:12, 75:18, 85:12, 141:24, 149:10
helpful [3] - 58:7, 149:1, 162:1
hence [1] - 163:21
hereby [1] - 2:4
herringbone [1] - 123:11
Herschel [1] - 13:13
hi [2] - 7:4, 175:5
high [1] - 27:10
higher [3] - 27:7, 68:18, 180:14
highlight [1] - 181:3
highly [1] - 101:25
Highway [1] - 11:7
Hionides [1] - 171:23
HIONIDES [3] - 172:22, 172:25, 173:20
hip [11] - 16:20, 16:21, 20:17, 37:4, 37:17, 37:22, 51:11, 51:15, 57:2, 114:21, 114:24
hipped [4] - 16:7, 64:22, 65:16, 126:4
Historic [12] - 2:5, 15:22, 40:10, 61:19, 62:6, 64:16, 96:22, 100:1, 113:9, 114:10, 116:8, 126:15
HISTORIC [1] - 1:2
historic [59] - 8:3, 18:25, 19:5, 21:18, 23:4, 28:1, 29:17, 29:24, 31:24, 39:1, 39:2, 39:11, 39:12, 43:8, 47:2, 47:3, 75:1, 77:23, 84:23, 92:22, 98:25, 99:24, 100:3, 100:10, 100:14, 102:4, 104:10, 105:5, 121:21, 126:1, 126:2, 126:11, 126:13, 126:17,

126:22, 127:24, 128:1, 135:1, 135:6, 135:10, 138:18, 139:16, 148:24, 150:17, 154:14, 155:2, 164:21, 172:6, 172:14, 173:4, 173:6, 176:20, 176:24, 177:15, 178:4, 178:6, 179:23, 183:17
historically [2] - 29:21, 174:10
historicity [1] - 126:20
history [1] - 129:15
hit [1] - 64:9
Hoff [23] - 2:20, 24:4, 25:8, 28:7, 32:14, 37:5, 39:22, 44:9, 44:16, 53:13, 60:12, 61:9, 71:22, 105:24, 107:8, 117:24, 123:21, 136:7, 150:23, 159:13, 161:3, 177:13, 184:23
HOFF [66] - 1:13, 2:20, 5:22, 13:23, 23:14, 23:20, 25:10, 25:12, 25:18, 26:22, 42:9, 42:13, 44:3, 44:15, 44:20, 44:24, 45:11, 45:17, 45:19, 45:22, 46:7, 57:17, 58:3, 60:14, 60:19, 61:1, 61:4, 61:10, 63:14, 70:22, 71:1, 71:15, 72:5, 76:15, 76:23, 76:25, 77:2, 77:7, 77:9, 77:12, 91:14, 93:22, 94:2, 105:14, 105:19, 117:17, 118:2, 123:23, 132:15, 135:19, 135:24, 136:24, 137:3, 137:12, 137:18, 147:11, 148:18, 150:3, 151:1, 151:15, 159:14, 160:21, 168:3, 168:10, 168:12, 177:21
Hoff's [1] - 181:21
Hogan [1] - 1:8
hold [1] - 175:17
holistically [1] - 73:17
home [12] - 15:21, 19:1, 19:17, 19:18, 20:6, 21:18, 22:24, 41:20, 59:2, 78:16, 87:7, 106:18
homeowner [2] - 51:17, 133:19
Homes [3] - 11:21, 18:8
homes [10] - 16:1, 19:5, 19:14, 21:12, 24:9, 31:5, 47:3, 87:5, 163:3
honor [2] - 120:2, 120:4
hope [1] - 142:11
hoped [2] - 142:13, 149:4
hopefully [2] - 184:24, 185:8
hoping [3] - 162:23, 172:13, 174:5
horizontal [4] - 16:8, 64:21, 65:2, 87:10
horizontally [1] - 104:18
horse [1] - 83:10
hours [2] - 4:2, 4:3
house [51] - 18:25, 19:2, 34:18, 34:21, 38:25, 42:19, 42:23, 43:17, 44:6, 44:19, 45:14, 52:20, 52:23, 54:2, 55:3, 55:10, 55:11, 55:19, 57:7, 57:23, 59:11, 68:8, 68:11, 68:19, 69:2, 69:11, 69:12, 73:18, 74:6, 74:8, 75:15, 77:10, 78:9, 79:1, 79:4, 79:9, 80:4, 80:15, 81:4, 91:7, 103:14, 121:19, 126:4, 130:1, 131:2, 137:25, 138:18, 140:16, 165:20, 168:22
houses [2] - 74:21, 124:13
HPC [7] - 18:10, 21:19, 29:15, 149:22, 150:14, 159:5, 160:25
HR [1] - 182:1
Hubbard [1] - 18:7
hundred [1] - 92:4
hung [2] - 114:18, 131:10
hurricane [1] - 168:21

I

ICF [1] - 69:24
idea [5] - 30:3, 43:14, 59:22, 138:6, 164:7
ideal [2] - 25:25, 51:15
ideally [5] - 14:13, 28:9, 53:16, 71:16, 71:17
identified [5] - 100:15, 100:18, 104:1, 106:11, 108:4
ignorance [1] - 67:11
ignored [1] - 176:14
image [1] - 156:4
immediate [2] - 147:19, 157:24
immediately [3] - 34:15, 67:22, 75:14
imminent [3] - 144:21, 146:12, 183:9
implementation [1] - 149:13
implies [2] - 156:4, 156:5
importance [1] - 27:3
important [6] - 4:11, 21:17, 24:22, 135:5, 162:7, 177:16
improvement [2] - 151:19, 181:5
improving [2] - 156:18, 179:1
inaction [1] - 127:7
inappropriate [4] - 8:5, 116:16, 116:23, 176:15
inaudible [12] - 29:15, 49:12, 54:16, 55:18, 132:3, 133:12, 149:15, 156:16, 157:11, 157:14, 162:3, 167:3
Inaudible [1] - 8:21
inaudible) [1] - 153:2
inboard [1] - 52:16
inch [2] - 18:20, 67:15
inches [23] - 18:16, 46:24, 46:25, 47:5, 47:14, 56:11, 56:16, 61:18, 67:15, 69:20, 74:16, 76:18, 76:19, 90:8, 90:12, 92:23, 121:2, 121:12, 123:2, 123:16, 123:19, 160:11, 161:25
include [6] - 24:8, 24:22, 91:7, 93:14, 99:7, 149:21
included [6] - 110:4, 144:23, 153:17, 173:16, 179:14, 181:25
includes [3] - 114:25, 115:4, 115:9
including [7] - 4:5, 4:21, 100:7, 111:1, 117:8, 124:22, 160:23
incompatible [4] - 65:15, 66:6, 117:4, 128:18
inconsistent [8] - 65:18, 66:6, 72:3, 116:2, 116:7, 116:24, 117:4, 128:18
incorporate [1] - 76:13
indecipherable [3] - 21:2, 67:18, 74:24
indicating [1] - 42:15
Indicating [7] - 6:25, 10:25, 22:11, 66:17, 89:11, 102:13, 164:24
indirect [1] - 155:23
individual [2] - 75:9, 116:11
individually [1] - 7:21
industry [1] - 51:23
infill [2] - 180:8, 180:15
inflates [1] - 79:13
information [12] - 14:10, 39:7, 62:11, 75:10, 90:10, 110:4, 110:7, 110:12, 112:16, 134:2, 139:11, 153:19
Information [3] - 143:20, 143:23, 144:5
Ingleside [6] - 15:6, 64:2, 64:10, 64:12, 66:23, 86:17
initial [1] - 140:25
Initiated [1] - 113:24
input [1] - 51:13
inquiry [11] - 8:22, 25:17, 36:16, 47:11, 79:12, 150:2, 153:3, 153:24, 156:13, 169:19, 182:12
inside [3] - 19:11, 131:2, 132:10
inspect [1] - 176:23
inspector [3] - 104:24, 176:21, 177:15
inspectors [2] - 176:25, 183:15
inspired [1] - 18:25
install [8] - 10:1, 38:13, 38:14, 38:23, 115:25, 116:5, 154:18, 167:16
installation [8] - 115:1, 115:4, 115:11, 152:25, 153:6, 153:13, 155:1, 157:9
installed [13] - 8:9, 9:3, 23:3, 61:22, 62:2, 88:12, 101:4, 116:21, 133:22, 137:20, 141:15, 155:9, 171:10
installing [3] - 38:22, 39:9, 99:13
instance [3] - 35:15, 158:12, 159:20
instant [1] - 53:4
instead [7] - 36:13, 47:22, 47:25, 49:22, 104:5, 108:10, 185:3
insulation [1] - 84:2
insurance [1] - 100:20
integrated [1] - 69:25
intend [2] - 5:4, 14:9
intended [1] - 106:12
intends [1] - 101:17
intent [2] - 128:11, 184:2
intention [1] - 149:20
intentional [1] - 32:1
interest [1] - 171:1
interested [1] - 124:15
interior [4] - 80:20, 81:23, 114:11, 130:2
internally [1] - 61:3
interpretation [5] - 152:24, 153:1, 153:5, 174:8, 179:13
interpreted [1] - 173:12
interpreting [3] - 153:12, 154:2, 159:22
intersecting [1] - 114:14
intersection [1] - 77:4
intervening [1] - 183:1
introduced [1] - 127:13
introductions [1] - 2:10
intrusion [3] - 21:11, 95:23, 133:19
invoiced [1] - 167:18
iron [1] - 126:7
irregular [1] - 99:3
irreparable [3] -

136:13, 136:14, 167:12
irreplaceable [1] - 168:1
issue [14] - 37:14, 68:2, 71:4, 76:14, 77:15, 77:21, 78:21, 111:7, 124:2, 131:3, 137:25, 152:8, 165:14, 179:16
issued [1] - 112:14
issues [9] - 8:4, 69:7, 76:1, 81:12, 83:2, 123:24, 144:1, 152:23, 178:6
Issues [3] - 143:21, 143:24, 152:24
item [11] - 4:8, 7:16, 13:7, 13:10, 14:4, 41:17, 46:20, 60:8, 64:8, 93:23, 158:13
Item [11] - 11:18, 13:11, 13:14, 13:18, 15:3, 28:4, 41:9, 46:20, 64:1, 94:8, 113:25
items [17] - 6:6, 6:24, 8:18, 10:24, 12:11, 12:21, 13:8, 13:10, 15:7, 23:21, 27:24, 86:19, 130:4, 143:19, 151:22, 152:23, 170:25
itself [6] - 24:7, 79:10, 144:23, 153:17, 154:15, 164:1

J

JACKSONVILLE [1] - 1:1
Jacksonville [10] - 1:8, 2:5, 11:7, 17:16, 48:22, 100:1, 126:15, 159:5, 172:7, 176:1
jamb [3] - 91:3, 93:15, 95:8
January [2] - 132:19, 137:21
JBL [2] - 129:3, 133:24
JHPC [3] - 152:24, 153:1, 153:5
job [1] - 181:25
JOHNSON [2] - 1:18, 3:5
Johnson [1] - 3:5
joist [1] - 84:2
Juan [1] - 129:4
Jude [1] - 147:5
judging [1] - 45:23
judgment [3] - 58:8, 82:3, 82:23
Julia [1] - 2:16
JULIA [1] - 1:14
July [3] - 149:13, 167:18, 186:15
June [5] - 1:6, 2:1, 2:9, 139:12, 175:15

K

Kamesh [1] - 66:22
keep [8] - 3:24, 28:5, 41:15, 68:6, 95:23, 158:24, 182:15, 185:1
keeping [1] - 121:11
Kennelly [1] - 176:20
Kennelly's [1] - 181:24
kept [2] - 5:12, 106:13
kids' [1] - 130:20
Kim [5] - 7:5, 22:16, 102:24, 134:15, 175:5
kind [48] - 19:11, 27:11, 28:13, 30:17, 32:3, 32:13, 33:19, 33:24, 34:2, 34:16, 35:17, 43:16, 45:23, 47:17, 51:9, 55:10, 59:22, 73:10, 73:11, 80:21, 84:18, 85:1, 86:3, 107:2, 122:16, 123:19, 124:14, 129:14, 129:15, 133:2, 133:17, 134:1, 138:10, 139:7, 141:25, 148:23, 155:12, 160:15, 165:15, 168:16, 178:5, 178:9, 178:19, 178:21, 178:24, 179:5, 180:13
kinds [3] - 68:13, 79:6, 156:18
knowing [1] - 134:21
known [7] - 6:3, 13:5, 14:25, 86:16, 98:2, 113:22, 143:14
knows [2] - 60:25, 125:6

L

lack [3] - 24:9, 112:16, 127:9
Land [1] - 152:1
landmark [1] - 152:12
landmarking [1] - 184:25
landmarks [1] - 151:23
language [7] - 55:13, 57:20, 93:13, 158:24, 160:12, 160:15, 163:21
lap [5] - 8:8, 9:17, 9:19, 16:9, 87:11
Large [1] - 1:10
large [3] - 66:4, 116:13, 117:20
larger [3] - 33:17, 83:2, 184:1
last [16] - 3:9, 3:15, 5:17, 5:18, 5:21, 26:19, 27:4, 29:13, 89:19, 130:25, 131:16, 138:1, 150:7, 180:4, 184:16, 184:19
lastly [1] - 21:16
late [5] - 130:8, 131:15, 131:16, 138:1, 179:14
latter [1] - 153:19
lattice [1] - 99:13
Laura [7] - 6:13, 15:10, 98:5, 98:18, 98:23, 113:22, 152:3
law [1] - 40:13
lawsuits [1] - 173:9
leading [1] - 25:9
leak [1] - 130:24
leaked [1] - 130:15
lean [1] - 78:18
leap [2] - 178:25, 179:1
learn [1] - 150:11
learning [1] - 178:4
least [12] - 19:19, 19:22, 27:4, 36:10, 57:9, 57:25, 69:19, 71:16, 74:16, 107:9, 139:12, 150:7
leave [1] - 173:24
leaving [1] - 28:13
led [1] - 145:15
leeway [1] - 70:5
left [13] - 2:11, 20:12, 68:3, 82:16, 96:9, 99:10, 99:16, 99:18, 100:2, 100:9, 100:21, 101:4, 173:22
legal [1] - 111:6
Legal [2] - 113:3, 139:22
legend [2] - 109:2, 109:11
legislation [2] - 151:18, 152:21
legitimate [1] - 168:15
legs [1] - 58:25
lengths [2] - 172:13, 173:6
lengthy [1] - 168:9
less [5] - 34:8, 69:1, 83:18, 110:12, 122:24
letter [3] - 40:12, 40:13, 179:16
letters [1] - 177:12
level [5] - 21:8, 157:25, 158:7, 158:14, 180:14
Liberty [8] - 6:12, 7:24, 15:9, 18:14, 86:22, 87:1, 87:4, 98:2
liberty [1] - 106:24
lien [1] - 148:25
life [1] - 113:1
light [1] - 126:9
lights [1] - 114:23
like-for-like [2] - 99:19, 158:10
likely [1] - 174:23
limit [1] - 4:18
line [14] - 30:5, 33:1, 38:24, 39:4, 42:15, 52:17, 78:15, 78:16, 83:12, 131:21, 179:23, 180:16, 181:1, 182:5
lines [3] - 111:2, 112:10, 162:7
link [5] - 54:18, 54:20, 54:23, 59:1, 59:12
Lisa [1] - 165:7
list [9] - 15:12, 19:5, 19:14, 107:10, 141:21, 148:24, 149:5, 149:19, 157:22
listed [4] - 10:3, 10:7, 121:2, 147:3
listen [2] - 98:19, 125:21
lists [1] - 175:18
live [6] - 67:16, 74:25, 75:1, 75:5, 121:19, 121:20
liveable [2] - 84:17, 85:24
living [5] - 69:20, 74:16, 78:13, 85:14, 179:3
local [2] - 152:12, 163:18
locally [2] - 148:24, 150:17
located [12] - 15:17, 18:25, 19:11, 64:8, 64:12, 64:16, 87:1, 98:23, 114:6, 114:11, 116:14, 125:24
location [4] - 37:21, 111:10, 116:17, 116:23
locations [1] - 116:2
look [37] - 18:24, 20:25, 21:1, 29:17, 31:9, 31:10, 31:24, 34:18, 37:22, 38:3, 39:1, 39:10, 43:10, 43:23, 52:14, 52:21, 59:3, 59:10, 68:7, 73:1, 73:5, 78:2, 80:14, 82:2, 83:12, 138:4, 139:10, 139:14, 156:3, 157:8, 157:11, 163:4, 163:9, 174:2, 175:8, 180:24, 182:17
looked [3] - 43:1, 54:9, 163:14
looking [22] - 8:24, 29:23, 31:21, 42:10, 42:14, 43:21, 45:24, 64:7, 68:14, 72:16, 73:7, 73:16, 80:3, 80:4, 90:7, 98:8, 112:1, 154:24, 161:4, 166:13, 183:17, 185:6
looks [10] - 19:2, 32:22, 36:25, 45:2, 52:15, 83:15, 111:6, 122:25, 139:2
LOPERA [31] - 1:19, 2:14, 6:19, 58:4, 58:19, 60:18, 61:5, 61:13, 62:13, 62:21, 63:10, 94:14, 95:2, 95:14, 97:11, 111:8, 111:20, 111:24, 113:4, 113:12, 122:3, 124:20, 125:3, 139:9, 139:20, 140:11, 151:8, 157:13, 157:17, 157:20, 158:3
Lopera [2] - 2:14,

151:4
loss [1] - 94:23
lost [1] - 3:15
love [4] - 14:14, 32:15, 75:1, 180:1
Love [3] - 2:24, 32:25, 76:5
LOVE [11] - 1:15, 2:24, 29:3, 33:2, 35:9, 37:8, 75:17, 90:23, 123:25, 159:7, 161:10
low [5] - 3:25, 42:17, 73:5, 81:20
lower [2] - 42:22, 73:13
lowering [1] - 80:20
lowest [2] - 67:13, 69:18
LU [1] - 151:25

M

M&M [2] - 18:8
mailbox [10] - 115:5, 115:16, 116:1, 116:21, 117:13, 119:22, 120:1, 120:20, 124:11, 124:12
mailboxes [1] - 116:25
mailing [1] - 177:12
main [8] - 44:14, 68:19, 73:8, 74:8, 75:15, 76:17, 77:4, 81:4
Main [1] - 179:17
maintain [2] - 81:9, 106:6
maintenance [1] - 130:15
major [1] - 172:2
majority [6] - 65:21, 65:23, 102:3, 126:23, 166:22, 166:25
man [1] - 52:10
manufacturers' [1] - 169:13
maps [2] - 43:22, 54:9
margin [1] - 123:4
Marianna [1] - 17:15
mark [1] - 4:7
Market [2] - 180:5, 180:7
marry [1] - 76:6
Martin [2] - 176:19, 181:24
Marvin [11] - 131:10, 131:20, 131:23, 132:3, 132:6, 133:22, 136:17, 137:20, 141:17, 141:18
masonry [4] - 114:13, 154:22, 155:3, 156:10
massaged [1] - 76:12
massaging [1] - 80:19
massing [6] - 21:21, 65:9, 75:23, 75:24, 77:17, 85:4
Master [1] - 100:16
master [6] - 48:9, 49:19, 49:23, 50:11, 50:12, 50:18
match [9] - 24:14, 37:1, 39:13, 69:13, 81:17, 94:12, 106:9, 124:12, 161:18
matches [1] - 108:1
matching [3] - 69:12, 95:17, 101:21
material [10] - 5:8, 94:17, 97:4, 97:5, 106:9, 127:19, 136:16, 136:18, 137:3, 172:8
materials [8] - 5:4, 96:19, 102:4, 172:6, 172:14, 173:15, 174:8, 174:10
matrix [36] - 26:16, 39:24, 40:5, 41:17, 110:13, 149:9, 149:19, 152:25, 153:5, 153:14, 153:22, 154:3, 154:21, 154:24, 155:21, 158:3, 159:23, 160:5, 160:7, 163:15, 166:10, 172:1, 172:5, 173:9, 173:16, 174:17, 178:18, 178:25, 179:11, 179:12, 180:13, 180:17, 181:1, 181:5
maximum [1] - 35:21
mayor's [1] - 151:7
MCCD [5] - 144:7, 176:24, 182:8, 182:23, 183:14
mean [32] - 24:7, 29:19, 37:10, 38:1, 39:20, 41:23, 43:7, 52:2, 69:16, 72:11, 72:15, 72:23, 74:9, 74:13, 75:12, 76:10, 79:22, 81:3, 84:5, 93:7, 109:13, 112:24, 121:19, 122:24, 123:18, 129:19, 142:2, 160:22, 162:2, 162:13, 163:10
means [4] - 70:3, 95:9, 175:22
measured [1] - 119:8
measures [1] - 163:17
meet [7] - 40:4, 40:5, 40:25, 43:17, 52:5, 81:15, 170:1
MEETING [1] - 1:3
meeting [19] - 2:4, 3:9, 3:10, 4:1, 5:19, 5:21, 6:4, 13:17, 14:6, 40:8, 40:10, 40:12, 98:16, 151:6, 152:9, 184:19, 185:4, 185:10
meetings [2] - 5:17, 149:18
meets [3] - 41:6, 170:2, 171:9
MEMBER [23] - 6:25, 7:4, 10:25, 11:3, 11:6, 17:9, 17:11, 17:15, 48:21, 66:17, 66:22, 89:11, 89:16, 102:13, 118:7, 118:9, 118:13, 118:16, 129:3, 157:14, 165:7, 171:22, 178:14
Member [3] - 1:14, 1:14, 1:15
member [13] - 7:3, 11:2, 17:6, 48:20, 66:19, 89:13, 89:21, 90:4, 118:12, 128:25, 165:2, 171:21, 178:13
members [2] - 5:5, 101:12
MEMBERS [48] - 6:2, 12:13, 12:22, 13:2, 13:4, 14:3, 14:17, 14:22, 14:24, 17:3, 23:10, 36:8, 39:19, 44:23, 63:3, 63:5, 63:7, 63:16, 63:18, 66:15, 70:14, 70:19, 86:8, 86:13, 86:15, 87:21, 90:17, 96:14, 97:17, 97:19, 97:25, 102:10, 105:11, 113:15, 113:20, 118:5, 120:10, 125:1, 125:15, 128:23, 134:8, 135:16, 143:7, 143:11, 143:13, 148:11, 164:24, 181:12
mention [4] - 34:10, 161:6, 174:17, 176:18
mentioned [7] - 8:8, 8:18, 26:22, 40:8, 45:20, 54:4, 150:10
mentioning [1] - 53:18
meshed [1] - 76:1
met [1] - 67:24
metal [2] - 127:10, 127:11
mic [1] - 4:14
MICHAEL [1] - 1:13
Michael [2] - 2:18, 89:16
microphone [42] - 4:12, 6:8, 8:20, 11:5, 25:14, 26:25, 27:12, 36:12, 36:15, 44:21, 47:9, 48:17, 51:18, 52:10, 56:7, 57:13, 58:21, 79:10, 79:11, 83:25, 88:24, 107:1, 107:20, 109:3, 109:20, 112:6, 121:5, 121:24, 123:1, 124:20, 136:5, 137:5, 141:6, 142:17, 142:22, 143:1, 150:1, 164:7, 164:10, 169:18, 184:12, 184:13
microphones [1] - 63:25
mid [1] - 5:2
mid-sentence [1] - 5:2
middle [1] - 33:18
might [12] - 29:15, 35:2, 68:7, 80:9, 85:25, 91:18, 106:25, 107:2, 107:23, 154:12, 169:25, 170:24
Mike [1] - 178:14
mind [4] - 41:15, 71:16, 157:17, 164:20
mini [1] - 86:4
minimis [1] - 161:24
minimum [5] - 5:6, 68:23, 81:15, 93:17, 167:24
minimums [1] - 48:16
minor [3] - 130:13, 157:23, 158:5
minute [2] - 4:2, 89:19
minutes [5] - 4:20, 5:18, 5:21, 5:23, 6:4
mis [1] - 35:20
mis-remembering [1] - 35:20
misinformation [1] - 181:19
misremembering [1] - 161:13
missing [7] - 91:19, 99:14, 101:12, 103:23, 168:19, 172:2, 173:11
model [4] - 18:6, 18:24, 19:3, 163:22
modern [1] - 22:1
mom [1] - 131:6
moment [8] - 4:11, 41:11, 46:14, 79:9, 102:9, 146:13, 146:18, 167:20
money [1] - 168:1
Monroe [1] - 151:24
month [9] - 139:14, 149:7, 149:16, 149:24, 150:5, 173:20, 182:19, 184:17, 184:24
month's [5] - 3:9, 5:18, 5:21, 184:19
months [5] - 59:11, 59:14, 150:4, 173:1, 174:22
Montoya [3] - 2:18, 10:16, 58:11
MONTOYA [1] - 1:13
Morgan [7] - 2:22, 50:19, 71:10, 152:13, 159:8, 162:18, 163:12
MORGAN [57] - 1:14, 2:22, 12:19, 23:18, 28:22, 31:4, 36:23, 37:25, 42:24, 43:21, 54:8, 54:16, 54:20, 54:22, 54:25, 58:23, 59:21, 60:21, 63:1, 70:24, 71:5, 71:13, 83:6, 85:10, 86:5, 91:12, 93:1, 97:12, 97:15, 97:23, 109:1, 109:8, 113:13, 113:18, 120:16, 121:13, 121:23, 122:22, 123:5, 124:24, 125:13, 132:22, 133:3,

133:6, 138:2, 138:12, 142:16, 142:19, 142:22, 143:1, 157:5, 161:2, 162:20, 164:4, 164:10, 172:20, 172:23
most [10] - 18:9, 26:7, 26:11, 30:19, 47:2, 51:13, 58:7, 116:14, 116:24, 155:10
mothers [1] - 131:5
motion [36] - 5:21, 5:23, 12:15, 12:16, 13:21, 13:24, 23:13, 23:16, 36:22, 46:12, 56:6, 56:20, 60:8, 61:6, 70:21, 70:23, 86:9, 90:20, 90:21, 96:17, 96:18, 97:22, 105:13, 120:12, 120:14, 124:17, 124:21, 125:2, 125:11, 135:18, 135:20, 143:8
move [20] - 13:15, 27:24, 36:7, 36:21, 44:1, 55:21, 60:6, 62:22, 62:23, 62:24, 63:10, 63:12, 97:22, 105:14, 113:6, 113:16, 184:22
moved [2] - 104:21, 113:11
moves [1] - 148:1
moving [11] - 15:2, 37:4, 61:12, 113:2, 146:23, 147:25, 148:5, 151:22, 164:3, 178:10, 183:5
MR [153] - 2:12, 3:3, 3:5, 8:20, 8:23, 9:18, 11:10, 11:15, 11:17, 12:3, 12:6, 12:9, 14:11, 15:15, 24:3, 24:20, 27:21, 35:25, 41:14, 44:8, 48:25, 49:5, 49:11, 49:14, 49:16, 49:20, 49:22, 50:10, 50:14, 50:25, 53:1, 53:10, 56:4, 59:25, 60:3, 64:4, 67:2, 67:7, 67:9, 71:9, 71:21, 72:14, 74:5, 76:3, 76:22, 76:24, 77:1, 77:3, 77:8, 77:11, 77:13, 79:25, 80:11, 81:3, 82:11, 82:13, 82:18, 82:24, 86:24, 88:1, 88:4, 88:7, 88:9, 88:22, 89:5, 89:8, 90:2, 90:4, 90:13, 92:1, 92:6, 92:10, 92:18, 95:20, 96:2, 96:6, 96:11, 98:21, 103:20, 104:3, 105:23, 108:2, 108:17, 110:24, 112:4, 114:4, 117:23, 118:20, 118:25, 119:4, 119:17, 119:22, 120:7, 120:25, 122:9, 125:22, 129:7, 129:12, 129:14, 129:25, 131:19, 131:22, 132:4, 132:8, 132:12, 132:18, 132:25, 133:4, 133:7, 133:14, 133:17, 133:24, 134:5, 134:11, 136:6, 137:2, 137:6, 137:16, 137:21, 137:23, 138:8, 138:14, 140:4, 144:11, 145:18, 146:1, 147:7, 147:9, 147:18, 148:14, 150:25, 151:20, 152:18, 153:9, 153:25, 154:7, 159:17, 159:20, 161:20, 162:3, 163:11, 166:3, 166:18, 167:2, 172:22, 172:25, 173:20, 181:13, 181:15, 182:13, 183:12, 183:22, 184:9
MS [91] - 2:14, 3:1, 6:19, 7:9, 7:14, 7:18, 7:24, 9:10, 9:22, 10:11, 10:15, 10:18, 10:20, 17:20, 17:25, 18:2, 18:5, 20:8, 20:13, 22:8, 22:11, 22:16, 25:16, 42:12, 46:24, 48:4, 48:7, 48:10, 48:18, 49:15, 50:1, 51:4, 53:25, 54:3, 54:14, 54:18, 54:21, 54:23, 55:15, 56:3, 58:4, 58:19, 60:4, 60:18, 61:5, 61:13, 62:13, 62:21, 63:10, 88:25, 94:14, 95:2, 95:14, 97:11, 102:24, 104:2, 104:13, 109:5, 111:8, 111:20, 111:24, 113:4, 113:12, 122:3, 124:20, 125:3, 134:15, 139:9, 139:20, 140:11, 151:8, 157:13, 157:17, 157:20, 158:3, 166:20, 167:6, 167:11, 167:22, 168:9, 168:11, 168:17, 169:6, 170:8, 170:21, 171:4, 171:12, 171:14, 171:16, 175:5, 177:6
multiple [2] - 139:5, 178:1
Municipal [5] - 144:6, 144:18, 145:20, 146:2, 146:24
must [3] - 4:6, 4:19, 155:24

N

nailing [5] - 38:12, 38:15, 38:24, 39:10, 169:24
name [17] - 4:13, 11:4, 17:7, 17:13, 22:15, 66:20, 66:22, 88:3, 88:6, 89:14, 102:23, 118:14, 118:16, 129:1, 165:4, 165:7, 171:22
names [1] - 169:13
National [1] - 163:24
nature [2] - 122:21, 163:20
near [1] - 117:1
nearby [4] - 77:19, 115:18, 115:23, 116:3
necessarily [5] - 26:12, 36:2, 72:18, 83:3, 154:22
necessary [3] - 11:23, 148:23, 150:20
necessity [1] - 67:12
need [43] - 5:6, 7:6, 11:4, 13:21, 22:14, 29:1, 29:16, 38:2, 40:25, 50:20, 55:2, 55:8, 55:13, 58:20, 60:6, 69:19, 70:7, 82:22, 85:15, 91:10, 93:17, 102:15, 102:22, 107:25, 110:6, 110:17, 111:25, 120:14, 135:5, 135:6, 135:10, 142:16, 147:23, 151:4, 164:2, 164:18, 165:4, 175:7, 179:4, 183:19
needed [5] - 5:14, 71:3, 147:15, 150:18, 171:17
needs [14] - 32:23, 42:25, 57:3, 57:5, 63:10, 107:6, 108:24, 110:17, 138:25, 151:13, 157:6, 169:16, 171:9, 177:14
neglect [3] - 148:17, 148:19, 149:9
negligible [1] - 123:20
neighborhood [15] - 19:6, 20:18, 23:5, 28:2, 28:12, 29:18, 29:22, 30:1, 39:12, 47:2, 80:15, 142:11, 169:7, 169:8, 173:7
neighborhoods [2] - 43:8, 122:6
neighbors [3] - 119:10, 119:12, 121:22
Neng [1] - 118:16
never [7] - 95:10, 129:17, 134:19, 134:24, 136:12, 176:5, 176:17
New [1] - 165:9
new [34] - 3:8, 8:4, 9:25, 15:18, 15:20, 18:13, 18:17, 18:19, 21:7, 21:9, 21:12, 21:17, 21:20, 21:22, 23:25, 24:1, 31:5, 59:2, 62:17, 64:14, 101:25, 104:9, 104:16, 106:8, 108:15, 116:18, 130:5, 153:8, 159:19, 160:13, 161:16, 163:7, 180:1, 184:20
news [1] - 152:21
next [22] - 13:7, 14:10, 14:13, 18:21, 36:7, 53:5, 53:12, 68:7, 69:15, 69:16, 73:2, 73:3, 74:5, 75:6, 129:18, 140:14, 141:13, 149:7, 152:3, 166:14, 184:24
nice [4] - 39:4, 69:3, 122:25, 139:1
Nicholas [1] - 121:20
nobody [1] - 68:5
non [1] - 102:2
non-street-visible [1] - 102:2
nonapplicable [1] - 107:20
noncontributing [4] - 114:9, 114:20, 172:18, 174:1
nonetheless [3] - 64:11, 132:5, 152:10
nonhistoric [3] - 127:9, 138:18, 167:1
nonoriginal [3] - 100:14, 103:23, 104:6
nonresidential [1] - 42:2
normally [4] - 71:22, 85:19, 85:21, 89:18
north [2] - 54:11, 98:18
North [14] - 1:8, 6:12, 6:13, 15:9, 15:10, 15:24, 86:22, 87:1, 98:3, 98:6, 98:24, 113:23, 179:17, 180:5
Notary [1] - 1:9
notated [1] - 96:2
notation [1] - 94:7
note [13] - 4:20, 91:3, 91:7, 94:22, 95:4, 95:11, 96:8, 96:24, 116:10, 116:18, 161:5, 179:13, 179:25
noted [4] - 87:18, 115:15, 115:20, 127:12
notes [3] - 109:3, 179:6, 186:11
nothing [10] - 7:12, 11:13, 17:23, 49:3, 67:5, 68:5, 90:1, 118:23, 129:10, 152:19
notice [2] - 144:25, 184:17
noticed [2] - 85:11, 158:19
noticing [1] - 117:18
notification [8] - 20:7, 131:18, 144:13,

145:5, 150:9, 150:15, 176:13, 177:5
notified [1] - 146:4
November [1] - 96:21
nowadays [2] - 38:11, 155:9
nuance [1] - 156:3
nuances [1] - 156:18
Number [58] - 6:16, 10:7, 10:8, 11:25, 13:10, 13:11, 13:12, 13:14, 13:18, 15:3, 15:5, 15:11, 18:12, 18:21, 20:3, 20:15, 23:23, 25:22, 26:5, 26:8, 26:13, 26:14, 26:21, 27:5, 27:15, 27:25, 30:4, 30:5, 36:13, 37:3, 41:9, 41:19, 46:20, 47:16, 47:21, 47:22, 47:25, 48:13, 49:13, 50:17, 56:18, 56:21, 56:23, 57:5, 59:17, 60:16, 61:17, 62:16, 64:1, 94:8, 97:2, 97:7, 124:7, 144:6, 148:16
number [5] - 19:19, 36:4, 57:20, 149:1, 175:19
numbers [2] - 35:12, 107:8
Numbers [3] - 7:19, 124:6, 124:7

O

objection [1] - 127:18
observe [1] - 112:1
obtain [1] - 182:25
obtaining [1] - 182:24
obvious [1] - 24:24
obviously [5] - 72:24, 105:4, 129:19, 139:2, 155:2
occasions [1] - 139:5
occurred [1] - 144:15
occurring [1] - 145:15
October [1] - 128:10
odd [1] - 68:7
oddballs [1] - 31:25
OF [4] - 1:1, 186:1, 186:3, 186:4
offensive [1] - 142:8
offhand [1] - 91:24
Office [2] - 1:19, 2:14
office [1] - 151:7
officer [1] - 151:13
officers [3] - 182:10, 184:5, 184:20
officially [1] - 15:1
often [3] - 31:3, 38:19, 172:8
old [5] - 21:12, 21:20, 156:11, 163:1, 163:3
onboarding [1] - 184:6
once [5] - 83:7, 131:5, 139:13, 151:10, 170:12
one [109] - 4:15, 7:25, 9:11, 9:23, 10:3, 16:2, 18:21, 19:18, 21:13, 21:14, 23:21, 24:7, 26:7, 26:19, 26:20, 26:24, 27:23, 27:25, 28:3, 28:7, 28:14, 30:3, 31:20, 33:11, 33:16, 33:18, 33:19, 34:23, 34:25, 36:7, 36:14, 36:19, 37:6, 39:23, 44:25, 47:17, 47:19, 48:1, 48:2, 48:14, 48:15, 49:7, 49:22, 49:24, 50:4, 50:9, 51:5, 52:11, 56:24, 57:19, 59:7, 62:1, 64:13, 64:19, 67:9, 67:21, 68:12, 68:13, 71:7, 72:9, 78:9, 85:3, 85:11, 87:5, 99:1, 103:25, 104:7, 108:7, 114:8, 115:1, 117:7, 122:11, 125:19, 128:9, 130:4, 131:3, 131:14, 136:10, 136:25, 137:12, 138:16, 144:6, 146:24, 148:24, 149:8, 149:16, 149:24, 149:25, 150:5, 150:7, 151:23, 152:6, 152:10, 154:17, 159:16, 160:1, 163:13, 164:25, 165:1, 171:24, 176:18, 177:3, 178:24, 182:2, 183:25
one-and-a-half-story [2] - 64:19, 85:3
one-story [5] - 16:2, 64:13, 72:9, 78:9, 99:1
ones [3] - 25:14, 85:21, 108:12
open [9] - 6:22, 15:13, 64:2, 86:22, 98:19, 114:2, 125:20, 143:22, 173:2
opening [6] - 36:5, 40:21, 40:22, 104:9, 104:17, 106:7
openings [5] - 99:11, 100:11, 104:17, 106:10, 111:12
operable [1] - 88:17
operate [1] - 159:3
operating [5] - 133:9, 133:15, 172:11, 174:6, 179:25
opine [1] - 140:18
opinion [6] - 21:4, 21:6, 21:24, 41:12, 141:16, 159:11
opinions [1] - 28:6
opportunities [1] - 84:10
opportunity [2] - 134:23, 181:4
oppose [1] - 29:2
opposed [8] - 13:3, 14:23, 63:6, 63:17, 86:14, 97:18, 143:12, 167:24
opposite [1] - 73:14
opposition [1] - 3:24
option [4] - 88:16, 147:15, 147:18, 168:14
options [3] - 140:20, 167:9, 167:11
order [8] - 2:6, 24:12, 64:6, 98:16, 107:11, 108:24, 112:3, 144:24
Ordinance [8] - 16:13, 65:19, 87:15, 122:8, 140:17, 144:17, 157:21, 182:21
ordinance [1] - 152:2
orientation [1] - 37:19
original [13] - 19:1, 71:6, 71:7, 71:12, 104:11, 104:17, 105:5, 122:13, 126:22, 127:15, 137:9, 154:20
originally [3] - 21:18, 100:18, 154:8
Osceola [1] - 13:12
otherwise [5] - 53:13, 61:18, 62:19, 96:22, 131:12
ourselves [1] - 63:9
outcome [2] - 180:20, 180:21
outer [1] - 70:2
outline [3] - 107:3, 107:9, 145:13
outparcel [2] - 80:7, 124:14
outside [2] - 145:11, 169:15
overall [5] - 16:11, 72:2, 83:23, 84:11, 93:2
overhaul [1] - 160:7
overlay [2] - 122:1, 122:4
overview [1] - 157:18
own [4] - 119:12, 181:25, 185:2, 185:8
owner [18] - 13:18, 47:18, 66:23, 79:22, 106:15, 118:17, 131:13, 142:2, 146:20, 147:16, 148:1, 148:4, 150:16, 175:19, 175:21, 176:3, 182:23, 182:25
owners [5] - 129:25, 130:17, 173:10, 173:13, 176:9

P

p.m [4] - 1:7, 2:1, 2:9, 185:13
pace [1] - 148:1
package [7] - 29:19, 46:17, 107:11, 119:24, 127:5, 144:23, 153:17
packet [1] - 107:24
pads [2] - 115:1, 116:6
Page [5] - 21:19, 21:22, 117:19, 117:21, 119:11
page [4] - 40:24, 108:13, 110:14, 184:18
pages [1] - 153:19
painted [1] - 180:23
painting [1] - 99:22
palace [1] - 68:20
panel [1] - 53:16
paperwork [1] - 88:16
parents [2] - 67:16, 119:6
parge [1] - 87:12
Park [1] - 163:24
parking [2] - 115:12, 116:13
part [17] - 5:11, 60:7, 95:22, 100:17, 100:23, 104:9, 107:10, 117:22, 133:25, 136:22, 156:2, 156:12, 156:15, 156:19, 160:24, 168:17
partial [6] - 83:14, 99:15, 171:24, 172:4, 174:14, 174:20
particular [10] - 26:18, 37:14, 64:8, 64:20, 67:13, 68:11, 144:3, 145:1, 154:17, 177:11
particularly [1] - 117:19
pass [3] - 22:23, 41:20, 41:22
passing [1] - 183:2
past [4] - 8:4, 9:25, 22:21, 57:9
path [1] - 171:7
pattern [2] - 32:2, 123:9
patterns [1] - 126:9
pause [2] - 58:10, 58:17
paver [4] - 115:11, 119:14, 119:17, 123:15
paving [1] - 123:9
pay [1] - 150:19
paying [1] - 31:7
Pearl [2] - 15:18, 15:24
pedestrians [1] - 32:18
penalties [1] - 141:3
pending [2] - 151:18, 152:21
people [16] - 30:16, 31:2, 32:17, 38:19, 44:21, 75:4, 121:17, 141:6, 141:24, 142:24, 143:20, 145:23, 158:12, 169:23, 178:1, 184:6
per [1] - 135:20
percent [3] - 92:4, 123:4, 131:8
perfect [5] - 3:14, 10:20, 62:20, 112:12, 142:23
perhaps [2] - 46:12, 108:23
period [1] - 150:4
periodically [1] - 179:4

permanent [1] - 40:17
permission [1] - 134:22
permit [7] - 59:7, 112:14, 142:17, 148:6, 175:18, 183:4
permits [1] - 146:21
permitting [4] - 24:24, 111:5, 112:10, 113:9
person [4] - 4:15, 90:9, 168:15, 182:2
personal [1] - 3:10
personally [2] - 26:3, 26:23
pertain [1] - 41:16
pertaining [2] - 123:23, 153:20
phase [1] - 183:23
Philips [1] - 11:7
phones [1] - 3:23
photo [2] - 117:21, 119:15
photographic [1] - 28:18
photographs [4] - 5:10, 19:7, 117:19, 160:2
physical [1] - 116:19
picture [4] - 103:22, 119:11, 138:16, 154:15
pictures [4] - 19:14, 20:20, 20:24, 144:25
piece [2] - 55:6, 134:2
piecemeal [2] - 103:11, 104:12
piecing [1] - 133:4
pilot [1] - 183:23
pink [1] - 53:22
pitch [2] - 73:5, 81:16
pitched [5] - 76:6, 76:7, 83:23, 84:11, 84:22
place [9] - 64:15, 67:19, 74:25, 75:5, 79:7, 100:5, 128:15, 132:17, 177:8
placed [1] - 163:5
placement [2] - 33:25, 37:11
plan [19] - 11:18, 14:13, 28:17, 28:25, 41:21, 42:10, 42:14, 45:24, 46:22, 52:10, 52:21, 92:3, 92:11, 99:4, 120:23, 121:3, 122:12, 160:4, 178:10
plane [5] - 22:24, 41:20, 44:14, 51:24, 169:15
planned [1] - 47:14
Planner [1] - 1:17
planning [2] - 88:15, 88:18
Planning [8] - 1:17, 1:17, 1:18, 1:18, 2:12, 3:1, 3:3, 3:5
plans [9] - 5:10, 8:24, 15:23, 44:9, 44:10, 112:7, 112:13, 113:8
played [1] - 81:22
pleading [1] - 74:20
pleasing [1] - 180:25
plenty [1] - 28:11
plus [1] - 106:1
plywood [2] - 154:12, 155:14
podium [21] - 7:3, 11:2, 17:6, 22:13, 46:15, 48:20, 58:15, 66:19, 74:4, 87:23, 89:13, 91:23, 102:21, 118:12, 128:25, 134:14, 145:25, 165:2, 171:21, 175:4, 178:13
point [15] - 43:6, 43:17, 57:22, 64:6, 67:14, 69:18, 69:23, 77:25, 109:9, 136:9, 141:23, 162:23, 168:20, 169:14, 171:25
pointing [1] - 95:6
points [3] - 136:7, 178:24, 181:17
pooled [1] - 132:10
poor [1] - 101:11
poorly [1] - 173:12
porch [26] - 16:8, 44:7, 44:12, 45:2, 45:5, 45:7, 45:9, 45:13, 45:15, 45:24, 46:2, 46:3, 47:6, 53:19, 55:23, 57:10, 58:1, 64:23, 87:6, 87:10, 99:5, 100:18, 101:14, 105:25, 114:24
porches [1] - 93:6
portion [2] - 78:13, 145:2
pose [1] - 144:21
position [8] - 39:17, 78:4, 78:17, 154:5, 177:2, 177:7, 181:23, 181:24
possibilities [2] - 110:3, 110:11
possible [6] - 19:23, 101:18, 110:5, 147:21, 171:2, 174:3
possibly [4] - 76:12, 92:2, 127:15, 172:15
post [1] - 129:17
Post [8] - 114:1, 114:7, 114:13, 114:20, 115:3, 115:7, 118:17, 125:17
potential [3] - 21:10, 93:18, 181:4
potentially [1] - 146:17
practice [1] - 22:1
precedent [5] - 29:12, 29:14, 37:12, 74:11, 135:7
precluding [1] - 74:17
predominant [1] - 37:21
predominantly [2] - 99:4, 126:9
preempted [1] - 183:1
preexisted [1] - 178:20
prefer [3] - 81:16, 91:6, 112:22
prefers [1] - 167:17
prepared [2] - 112:8, 148:3
presence [1] - 127:10
PRESENT [2] - 1:12, 1:16
presentation [1] - 5:9
presented [4] - 5:24, 19:8, 82:22, 136:18
preservation [2] - 38:9, 164:21
PRESERVATION [1] - 1:2
Preservation [8] - 2:5, 40:10, 61:19, 62:7, 96:23, 100:1, 113:9, 126:16
preservationist [2] - 38:9, 39:8
preservationists [1] - 40:15
preserve [1] - 172:15
presiding [1] - 182:2
pretty [4] - 38:25, 120:19, 168:8, 172:1
prevent [1] - 147:23
previous [9] - 11:19, 27:25, 64:9, 115:10, 124:17, 126:25, 133:21, 141:9, 152:9
previously [5] - 13:8, 18:6, 127:21, 137:8, 141:19
primarily [1] - 103:9
primary [20] - 50:23, 64:18, 65:5, 65:8, 65:11, 65:16, 65:22, 65:25, 66:7, 69:11, 72:8, 72:13, 72:19, 76:8, 77:18, 78:3, 78:4, 79:16, 104:11, 161:22
privacy [3] - 19:20, 43:11, 43:20
private [3] - 3:25, 175:21, 176:9
procedure [1] - 109:16
proceed [1] - 125:10
proceeding [1] - 82:2
Proceedings [1] - 1:6
proceedings [6] - 4:9, 58:10, 58:17, 158:2, 185:12, 186:9
process [24] - 102:4, 106:23, 138:10, 141:13, 142:2, 142:3, 142:6, 145:14, 147:13, 150:9, 151:2, 159:3, 160:24, 162:17, 168:5, 168:10, 169:1, 171:7, 174:2, 174:23, 175:23, 176:10, 181:6, 182:6
processes [1] - 14:9
product [13] - 138:24, 139:1, 140:20, 140:23, 141:15, 141:16, 153:13, 153:19, 154:18, 157:9, 166:8, 166:10, 167:15
products [1] - 141:20
Professional [2] - 186:7, 186:18
project [8] - 54:12, 89:3, 110:4, 110:6, 110:9, 110:11, 113:1, 175:13
projects [1] - 151:19
pronounced [1] - 114:22
proper [1] - 180:20
properly [1] - 181:1
properties [7] - 114:12, 115:22, 116:15, 116:21, 148:25, 149:10, 173:15
property [33] - 15:16, 16:3, 19:25, 43:15, 52:17, 64:12, 64:18, 66:7, 67:14, 69:19, 74:9, 74:15, 86:25, 98:23, 99:18, 100:16, 114:6, 114:20, 116:6, 119:5, 119:12, 119:18, 125:24, 127:1, 146:6, 146:14, 147:20, 150:17, 152:3, 173:10, 173:13, 182:23, 182:24
property's [1] - 116:3
proposal [3] - 77:24, 179:17, 179:22
proposals [1] - 82:4
propose [3] - 44:1, 45:3, 170:3
proposed [38] - 16:4, 16:11, 18:20, 22:23, 27:19, 42:15, 44:4, 52:13, 54:11, 64:25, 65:4, 65:7, 65:9, 65:13, 65:20, 72:12, 76:19, 77:17, 78:12, 78:15, 78:21, 85:2, 87:7, 99:7, 99:22, 100:5, 100:10, 101:3, 101:23, 104:3, 106:4, 106:12, 117:3, 126:10, 128:17, 153:15, 159:23
proposing [3] - 24:19, 50:7, 53:14
pros [1] - 138:11
protect [2] - 52:24, 135:10
proud [1] - 75:2
provide [3] - 5:5, 101:25, 148:19
provided [7] - 5:7, 21:4, 26:1, 28:24, 29:5, 37:12, 128:14
provisions [1] - 122:8
prudent [1] - 24:8
Pryor [13] - 7:5, 7:16, 9:19, 22:13, 22:16, 27:5, 102:21, 102:24, 103:21, 134:14, 134:15, 175:4, 175:5
PRYOR [22] - 7:9, 7:14, 7:18, 7:24, 9:10, 9:22, 10:11, 10:15, 10:18, 10:20, 22:11, 22:16, 25:16, 42:12, 88:25,

102:24, 104:2, 104:13, 109:5, 134:15, 175:5, 177:6
Pryor's [2] - 105:20, 106:19
Public [4] - 1:9, 151:19, 152:17, 152:18
public [32] - 3:23, 5:11, 6:22, 12:14, 15:13, 23:12, 64:2, 70:20, 86:22, 90:19, 98:19, 105:12, 109:6, 114:2, 117:9, 117:14, 120:12, 125:20, 135:18, 143:18, 143:22, 143:24, 144:2, 144:21, 157:16, 158:8, 164:13, 164:15, 165:17, 168:4, 171:20, 184:13
publicly [1] - 178:22
published [1] - 127:4
pull [5] - 7:20, 7:21, 43:9, 103:1, 146:20
pull-down [1] - 43:9
pulled [5] - 10:15, 11:24, 11:25, 122:12, 170:25
pulleys [1] - 127:10
pulling [1] - 60:21
punched [1] - 40:21
punt [1] - 41:11
purchased [1] - 165:20
purpose [1] - 82:2
purposes [1] - 111:25
pursuant [1] - 144:16
put [17] - 10:13, 10:14, 14:18, 22:25, 46:19, 47:17, 55:10, 85:8, 86:11, 104:5, 119:11, 131:1, 143:9, 149:6, 151:5, 162:15, 172:3
putting [4] - 8:5, 46:17, 73:18, 149:12

Q

qualifies [2] - 41:17, 158:5
qualify [2] - 153:16, 159:25
quality [2] - 78:10, 78:17
quantities [1] - 33:5
quantity [1] - 36:25
quantum [1] - 179:1
quarters [2] - 69:21, 74:17
questioned [1] - 138:19
questions [26] - 9:12, 17:1, 22:5, 22:7, 25:2, 25:5, 47:18, 66:13, 70:12, 70:16, 81:2, 82:21, 87:20, 89:7, 102:9, 107:7, 117:16, 118:3, 128:22, 132:13, 134:7, 134:10, 147:10, 148:9, 160:20, 184:12
quick [6] - 31:18, 48:19, 58:5, 89:20, 157:18, 178:17
quickly [2] - 173:8, 177:23
quite [5] - 31:3, 34:18, 121:22, 124:6, 173:11
quoins [1] - 114:22
quote [1] - 146:22

R

rafter [1] - 99:6
railing [1] - 99:22
rain [2] - 67:14, 131:2
raise [10] - 7:7, 11:8, 17:18, 48:23, 66:25, 68:19, 69:19, 118:18, 129:5, 160:10
raised [1] - 74:15
Raises [1] - 89:22
raising [5] - 159:23, 160:4, 160:13, 161:23, 163:20
rather [8] - 33:15, 34:11, 36:10, 49:21, 82:4, 85:4, 105:5, 158:25
rationale [1] - 124:4
reaches [3] - 46:5, 55:20, 57:24
read [8] - 13:10, 61:21, 61:25, 62:5, 65:10, 95:16, 97:3, 178:5
readability [1] - 76:10
readable [1] - 149:6
reading [5] - 40:21, 72:16, 75:20, 85:4, 96:19
reads [3] - 18:21, 94:17, 111:10
ready [3] - 22:5, 60:13, 98:16
real [3] - 31:18, 142:3, 177:21
realistic [2] - 149:14, 149:16
reality [1] - 30:7
really [29] - 14:5, 29:1, 30:22, 35:10, 63:24, 68:9, 69:3, 70:4, 73:4, 73:20, 74:20, 75:12, 93:4, 96:8, 121:15, 122:20, 123:18, 124:1, 124:12, 139:1, 141:25, 154:23, 155:3, 158:10, 163:10, 164:1, 164:7, 171:5
rear [63] - 16:7, 16:16, 19:16, 19:20, 19:23, 27:1, 30:6, 30:7, 30:20, 33:7, 33:14, 34:1, 34:12, 35:1, 35:2, 35:6, 36:11, 37:5, 37:18, 43:15, 47:23, 47:24, 49:15, 49:16, 49:17, 50:7, 50:8, 51:11, 51:14, 61:23, 68:2, 69:7, 82:13, 91:5, 95:6, 95:8, 97:1, 99:8, 99:9, 99:11, 99:12, 99:15, 99:21, 100:6, 100:11, 100:13, 100:17, 101:9, 101:10, 101:14, 101:18, 104:4, 104:7, 105:24, 105:25, 106:11, 111:11, 115:2, 115:12, 115:13, 116:6, 126:7, 126:12
reason [7] - 32:4, 68:8, 69:22, 71:18, 74:25, 106:6, 119:22
reasonable [5] - 47:7, 101:16, 109:14, 150:24, 166:25
reasonably [1] - 71:24
reasons [1] - 3:11
reassessing [1] - 26:15
recalling [1] - 166:5
receive [1] - 157:24
recently [1] - 15:17
receptacle [4] - 115:6, 115:17, 116:1, 120:3
recess [1] - 98:13
recessed [3] - 20:23, 21:1, 23:3
recognition [1] - 72:20
recommend [4] - 16:18, 16:23, 94:16, 112:6
recommendation [11] - 35:12, 59:4, 66:9, 87:17, 113:6, 122:21, 135:21, 162:10, 162:14, 170:6, 170:14
recommendations [3] - 163:5, 163:23, 170:10
recommended [2] - 18:9, 170:22
recommends [3] - 117:5, 127:23, 128:19
reconsidered [1] - 43:11
record [12] - 2:8, 3:12, 4:14, 5:11, 58:18, 63:22, 88:6, 98:10, 128:15, 141:13, 183:5, 186:10
recorded [1] - 4:9
recourse [1] - 154:24
red [1] - 42:14
reduce [1] - 83:22
reduced [2] - 43:12, 67:22
reference [2] - 15:19, 66:5
referred [2] - 13:9, 147:3
referring [1] - 40:23
refinement [1] - 84:21
reflect [3] - 2:8, 108:4, 108:17
regard [3] - 62:12, 79:19, 83:1
regarding [8] - 5:21, 25:12, 25:19, 25:22, 26:5, 27:6, 57:20, 165:18
regards [5] - 14:9, 106:21, 155:21, 164:19, 164:20
Register [4] - 145:19, 145:25, 146:2, 175:11
REGISTER [5] - 146:1, 147:7, 147:9, 147:18, 148:14
register [7] - 147:12, 148:10, 148:21, 149:4, 149:20, 177:24, 183:8
regular [1] - 176:24
reinstalled [1] - 103:25
related [1] - 179:12
relation [1] - 159:4
relationship [4] - 75:21, 77:18, 79:4, 171:11
relative [3] - 51:25, 72:13, 161:6
relocate [1] - 101:19
relocated [5] - 101:9, 104:4, 106:4, 108:9, 110:10
relocating [2] - 99:8, 99:9
relocation [1] - 100:10
remedy [1] - 140:15
remember [4] - 27:25, 139:19, 139:21, 162:9
remembered [1] - 29:9
remembering [1] - 35:20
remind [1] - 139:22
reminder [1] - 157:20
removal [4] - 99:17, 99:20, 100:8, 115:9
remove [13] - 8:2, 11:20, 11:21, 59:17, 88:17, 88:18, 91:6, 101:7, 120:4, 127:25, 128:12, 140:21, 154:9
removed [8] - 91:9, 95:13, 117:8, 117:14, 127:6, 130:12, 154:13, 173:19
removing [9] - 9:8, 60:8, 88:23, 89:2, 91:2, 93:12, 120:19, 120:20, 130:16
renovation [2] - 130:10, 130:14
reopened [1] - 110:10
repair [8] - 14:14, 101:16, 127:23, 128:10, 128:12, 130:2, 158:10, 166:25
repairable [6] - 99:24, 126:13, 126:18, 128:6, 139:7, 141:10
repaired [2] - 105:22, 130:11
repairing [1] - 138:4
repairs [4] - 99:13, 146:11, 157:23, 158:6

replace [9] - 101:7, 108:13, 126:11, 136:3, 136:15, 140:22, 166:7, 166:8, 177:14
replaced [18] - 71:8, 100:3, 100:13, 103:8, 103:10, 103:21, 103:24, 104:20, 105:6, 105:21, 107:16, 107:22, 110:9, 126:17, 126:21, 127:21, 169:9, 176:23
replacement [33] - 20:24, 21:2, 21:6, 21:9, 99:16, 99:24, 100:9, 101:21, 103:11, 104:14, 108:5, 108:19, 111:3, 126:1, 126:13, 127:2, 127:19, 127:24, 133:11, 134:19, 136:2, 140:19, 140:23, 141:1, 166:7, 167:13, 171:25, 172:4, 174:14, 174:16, 174:20
replacement-type [3] - 21:2, 21:6, 21:9
replacing [3] - 99:13, 103:16, 108:15
replica [1] - 21:18
report [21] - 15:14, 64:3, 66:11, 76:17, 79:5, 86:23, 87:18, 98:20, 101:13, 103:15, 114:3, 125:21, 127:3, 146:7, 146:8, 148:17, 148:19, 152:16, 152:19, 170:14, 186:9
Reporter [13] - 8:22, 25:17, 36:16, 47:11, 79:12, 150:2, 153:3, 153:24, 156:13, 169:19, 182:12, 186:8, 186:18
reporter [1] - 4:10
REPORTER [28] - 7:7, 7:10, 7:15, 11:4, 11:8, 11:11, 11:16, 17:18, 17:21, 18:1, 18:4, 48:23, 49:1, 49:6, 66:25, 67:3, 67:8, 88:5, 88:8, 89:23, 90:3, 118:18, 118:21, 119:1, 129:5, 129:8, 129:13, 186:1
represent [1] - 80:14
representing [1] - 165:10
request [21] - 4:22, 7:18, 7:23, 10:6, 13:15, 19:21, 20:3, 28:5, 31:12, 72:2, 109:14, 147:19, 150:18, 150:21, 151:6, 151:12, 153:10, 159:21, 165:18, 166:18, 172:3
requested [4] - 19:19, 101:20, 127:1, 165:14
requesting [5] - 10:9, 53:11, 134:18, 153:11, 154:9
require [3] - 9:4, 140:21, 156:20
required [4] - 10:1, 51:24, 134:22, 136:15
requirement [6] - 18:15, 18:17, 18:19, 20:23, 52:5, 68:16
requirements [9] - 40:4, 40:5, 81:15, 163:8, 169:22, 170:1, 170:2, 171:10, 171:11
requires [2] - 99:25, 126:14
requiring [2] - 33:10, 100:7
reroof [1] - 99:19
rescue [1] - 113:3
research [2] - 126:19, 150:14
researched [2] - 127:11, 130:16
reserve [1] - 158:9
residence [3] - 15:21, 54:11, 87:3
residential [8] - 43:3, 64:19, 92:23, 126:3, 155:4, 156:5, 172:9, 173:14
resiliency [1] - 163:16
resize [1] - 107:19
resized [2] - 104:8, 105:25
resizing [1] - 99:11
resolution [1] - 180:2
resources [1] - 162:24
respectfully [1] - 19:22
response [36] - 12:13, 12:22, 13:4, 14:3, 14:17, 14:24, 17:3, 23:10, 36:8, 39:19, 44:23, 63:3, 63:7, 63:18, 66:15, 70:14, 70:19, 86:8, 86:15, 87:21, 88:4, 90:17, 96:14, 97:19, 102:10, 105:11, 118:5, 120:10, 128:23, 134:8, 135:16, 143:7, 143:13, 148:11, 155:24, 181:12
responsible [1] - 178:2
rest [4] - 34:3, 45:14, 47:17, 70:6
restore [1] - 106:17
restored [6] - 105:5, 130:17, 130:23, 130:25, 139:1, 163:2
restoring [1] - 103:17
resume [3] - 98:8, 98:9, 98:12
retain [1] - 5:13
retaining [1] - 102:3
retired [1] - 176:20
retirement [1] - 19:18
return [1] - 52:25
reverse [1] - 5:19
review [21] - 10:17, 41:5, 57:19, 59:8, 82:8, 86:20, 99:25, 100:7, 126:15, 129:23, 153:16, 159:10, 159:25, 169:11, 174:15, 179:20, 179:21, 179:22, 182:2
reviewed [8] - 111:4, 112:8, 113:8, 139:23, 151:7, 156:21, 162:11, 172:21
reviewing [2] - 162:13, 181:5
revised [1] - 160:7
revising [1] - 163:14
Revival [1] - 126:4
rhythm [1] - 32:2
rhythmic [1] - 31:23
Richmond [3] - 125:20, 125:25, 143:15
right-of-way [5] - 115:7, 115:17, 116:22, 117:9, 117:14
rip [1] - 135:3
risk [2] - 21:8, 133:18
Riverside [7] - 6:11, 6:14, 6:17, 64:16, 114:9, 116:7, 121:19
Robbins [2] - 176:2
role [2] - 178:2, 178:10
roof [61] - 16:7, 16:21, 26:21, 27:1, 37:3, 51:10, 51:11, 57:1, 64:22, 65:2, 65:15, 65:17, 66:5, 67:10, 68:12, 68:16, 68:17, 68:18, 68:25, 69:5, 69:14, 70:1, 72:24, 73:4, 73:7, 73:9, 73:19, 74:1, 74:6, 74:7, 74:9, 75:16, 75:21, 75:23, 75:25, 76:7, 76:13, 76:20, 77:5, 78:15, 78:24, 78:25, 80:17, 80:24, 81:5, 81:16, 81:19, 83:17, 83:24, 84:2, 84:12, 84:22, 87:9, 99:3, 114:15, 114:21, 114:24, 126:5
roofs [5] - 20:17, 69:16, 75:6, 75:15, 80:8
Room [1] - 1:8
room [4] - 48:12, 48:14, 49:8, 49:9
ropes [1] - 127:10
rot [1] - 128:7
roughly [1] - 150:12
round [2] - 3:14, 3:15
route [1] - 142:7
routine [2] - 157:22, 158:5
rule [2] - 35:24, 131:9
rules [1] - 122:1
ruling [1] - 29:13
run [4] - 81:11, 159:9, 167:25, 184:3

S

safe [1] - 147:22
safety [4] - 19:20, 53:6, 53:11, 144:22
sake [2] - 174:6, 180:2
salvage [2] - 101:18, 101:22
salvaged [2] - 106:5, 106:8
San [1] - 129:4
Sanborn [1] - 100:20
sanctuary [1] - 145:2
Sanibel [1] - 163:2
sash [3] - 114:18, 126:5, 127:12
saw [4] - 88:16, 169:8, 170:24, 179:5
scale [2] - 21:21, 65:9
scenario [1] - 93:4
schedule [4] - 107:3, 107:10, 107:17, 165:16
school [1] - 152:11
School [1] - 152:13
scope [15] - 107:17, 109:23, 109:24, 110:1, 110:2, 110:5, 114:25, 115:25, 116:5, 144:25, 153:15, 153:18, 154:2, 154:8, 160:2
screen [1] - 122:12
scrutiny [1] - 180:14
season [1] - 168:21
second [44] - 5:25, 12:19, 14:1, 18:22, 23:18, 30:23, 31:1, 33:12, 33:17, 33:20, 34:3, 34:10, 34:15, 36:11, 47:23, 47:24, 48:5, 48:7, 50:24, 63:1, 63:14, 70:24, 78:14, 90:23, 92:15, 95:6, 97:11, 97:12, 97:14, 97:23, 105:17, 113:12, 113:13, 113:18, 120:16, 124:24, 125:13, 125:19, 126:11, 130:21, 135:22, 136:22, 153:7, 159:16
secondary [1] - 30:18
seconded [1] - 97:15
secondly [1] - 41:23
secretary [1] - 184:23
Secretary [1] - 1:13
Section [3] - 61:19, 62:7, 96:23
section [13] - 10:19, 12:2, 15:25, 83:14, 87:4, 116:8, 143:20, 143:21, 148:22, 154:25, 159:22, 160:5, 182:21
sectional [2] - 78:10, 78:17
Sections [1] - 144:16
sections [3] - 102:1,

143:24, 172:2
see [50] - 7:24, 8:7, 19:1, 19:13, 20:12, 21:5, 24:17, 27:2, 29:1, 30:22, 32:15, 32:19, 33:10, 34:22, 36:5, 42:20, 52:21, 53:22, 68:5, 68:10, 71:17, 75:11, 83:25, 92:5, 92:7, 92:11, 103:14, 103:22, 105:4, 107:18, 107:21, 112:25, 119:15, 119:19, 122:14, 125:7, 132:5, 132:9, 135:2, 142:10, 151:18, 154:14, 160:9, 173:3, 180:1, 184:3
seeing [5] - 24:17, 31:3, 31:21, 44:10, 124:15
seek [1] - 144:20
seeking [1] - 125:25
seeks [3] - 64:13, 87:2, 126:10
seem [2] - 35:16, 73:21
select [1] - 172:14
send [2] - 59:6, 89:18
sending [1] - 151:12
senior [1] - 183:24
sense [2] - 34:17, 171:13
sentence [2] - 5:2, 5:3
sentiment [1] - 35:14
separately [1] - 117:25
September [3] - 137:17, 150:1, 150:6
series [1] - 132:6
seriously [1] - 178:3
Service [1] - 163:24
session [1] - 164:17
set [10] - 29:12, 29:13, 39:3, 116:12, 135:7, 145:9, 145:15, 145:22, 149:18, 164:14
setback [1] - 77:12
setting [1] - 116:9
Setting [1] - 116:17
several [5] - 99:11, 158:12, 172:6, 173:1, 174:22
sewer [1] - 176:12
shadow [1] - 39:4
shall [28] - 9:3, 18:15, 18:23, 19:15, 20:4, 21:20, 22:22, 22:23, 61:17, 61:20, 61:21, 62:1, 62:6, 94:17, 96:20, 96:25, 97:2, 97:8, 104:14, 104:16, 111:3, 111:12, 112:8, 113:8, 117:8, 117:10, 117:13
shape [1] - 168:18
share [1] - 179:24
shared [8] - 115:22, 119:5, 119:6, 121:10, 121:15, 121:21, 122:5, 122:19
sharing [1] - 54:12
sheathing [1] - 108:6
sheer [1] - 67:11
sheet [1] - 107:15
shift [1] - 83:9
shingle [3] - 81:21, 99:19, 158:10
shingled [2] - 16:6, 87:9
shore [2] - 147:19, 147:22
shored [1] - 147:23
shoring [1] - 146:11
shorter [1] - 65:7
shortly [1] - 100:19
show [3] - 77:5, 92:13, 168:7
showing [5] - 58:25, 83:14, 84:18, 131:14, 138:17
shows [2] - 20:16, 90:11
shutter [1] - 95:13
shutters [19] - 8:1, 8:2, 8:13, 9:6, 9:11, 11:20, 11:22, 88:12, 88:15, 88:23, 89:2, 91:2, 91:6, 91:9, 93:12, 95:12, 97:8, 114:19, 126:6
sic [15] - 5:17, 13:8, 19:2, 20:5, 34:16, 53:4, 91:2, 110:14, 110:19, 112:9, 120:4, 124:6, 128:5, 136:21, 172:2
sic] [2] - 68:7, 152:11
side [49] - 8:10, 9:14, 9:24, 10:2, 16:3, 16:17, 30:21, 32:15, 33:10, 34:14, 34:18, 35:1, 36:14, 48:1, 48:11, 52:22, 57:23, 59:13, 62:2, 62:17, 68:12, 68:14, 69:12, 73:15, 82:13, 88:13, 88:24, 89:3, 93:24, 97:6, 99:8, 99:10, 99:16, 99:18, 99:20, 100:2, 100:6, 100:11, 100:21, 100:22, 101:5, 101:19, 106:1, 106:4, 111:11, 114:23, 126:12, 138:17, 161:5
sides [8] - 32:3, 34:23, 91:5, 95:8, 95:18, 97:1, 99:14, 100:14
sidewalk [2] - 32:18, 116:13
siding [33] - 8:5, 8:7, 8:25, 9:13, 9:19, 9:20, 10:2, 11:22, 16:9, 64:21, 65:3, 87:11, 88:12, 89:4, 93:24, 97:4, 99:14, 99:16, 99:25, 100:2, 100:8, 103:23, 108:6, 154:11, 154:23, 154:25, 155:1, 155:2, 171:25, 172:4, 173:17, 174:20
significant [2] - 127:25, 128:7
signs [1] - 142:10
silence [1] - 3:22
silent [1] - 164:1
sill [3] - 91:4, 93:15, 95:8
similar [5] - 19:2, 20:3, 29:10, 77:20, 124:1
similarly [1] - 37:10
simple [1] - 78:8
Simultaneous [10] - 50:5, 50:22, 54:7, 54:15, 55:17, 57:14, 94:25, 133:13, 142:20, 167:5
Singareddy [6] - 17:15, 46:15, 48:21, 50:2, 50:3, 58:15
SINGAREDDY [38] - 17:20, 17:25, 18:2, 18:5, 20:8, 20:13, 22:8, 46:24, 48:4, 48:7, 48:10, 48:18, 48:25, 49:5, 49:11, 49:14, 49:15, 49:16, 49:20, 49:22, 50:1, 50:10, 50:14, 50:25, 51:4, 53:1, 53:10, 53:25, 54:3, 54:14, 54:18, 54:21, 54:23, 55:15, 56:3, 56:4, 60:3, 60:4
single [4] - 15:20, 24:9, 68:13, 87:3
single-family [3] - 15:20, 24:9, 87:3
site [22] - 41:21, 42:10, 42:14, 45:24, 52:9, 73:17, 73:22, 78:10, 78:17, 78:18, 84:24, 100:25, 114:7, 115:14, 116:18, 116:20, 121:3, 122:12, 128:3, 137:8, 148:5, 160:4
Site [1] - 100:16
situation [6] - 29:10, 39:23, 144:4, 155:18, 156:8, 156:20
six [5] - 51:1, 51:6, 59:11, 59:14, 60:18
sixteen [1] - 53:15
size [28] - 16:15, 19:16, 20:4, 20:5, 21:21, 26:8, 31:20, 33:7, 33:8, 33:11, 33:17, 34:17, 47:23, 48:1, 49:18, 50:18, 50:21, 50:23, 56:24, 61:22, 62:1, 66:3, 68:13, 83:20, 91:19, 92:8, 93:3, 101:21
sized [1] - 31:22
sizes [3] - 36:24, 37:1, 103:5
sketch [4] - 58:5, 58:9, 59:7, 59:16
slab [3] - 46:23, 47:15, 84:3
slight [1] - 132:25
slightly [1] - 68:18
slippery [2] - 31:6, 134:17
slope [2] - 31:6, 134:18
sloped [1] - 74:6
small [4] - 55:6, 85:24, 116:11, 130:19
smaller [1] - 84:8
smooth [8] - 8:10, 9:21, 10:2, 88:13, 88:24, 89:3, 93:24, 97:5
SNAFU [1] - 165:15
soffits [2] - 86:1, 97:3
someone [14] - 31:7, 59:2, 62:21, 63:10, 102:17, 112:1, 113:6, 134:20, 138:4, 138:7, 138:8, 149:21, 162:23, 165:12
sometime [3] - 100:19, 149:18, 150:15
sometimes [1] - 24:4
somewhat [1] - 160:9
somewhere [1] - 140:3
soon [2] - 135:3, 150:16
sorry [33] - 6:18, 9:15, 15:8, 20:8, 25:18, 38:14, 39:15, 45:21, 47:12, 50:6, 56:14, 57:15, 58:16, 58:22, 75:13, 82:19, 89:18, 95:1, 97:13, 109:6, 109:25, 131:25, 134:5, 137:12, 137:19, 153:4, 153:25, 157:15, 166:20, 170:7, 177:21, 181:14, 182:13
sort [17] - 30:18, 31:6, 40:12, 51:18, 73:16, 76:1, 76:2, 80:7, 84:19, 93:2, 124:11, 130:13, 145:13, 145:14, 155:14, 163:3, 164:17
sorts [1] - 75:20
soul [2] - 135:1, 135:2
sounds [16] - 27:17, 27:18, 32:24, 33:3, 33:4, 36:9, 36:17, 40:24, 47:7, 51:17, 56:10, 56:17, 56:18, 61:14, 71:2, 120:18
south [6] - 16:3, 42:4, 43:3, 57:7, 59:10, 138:17
space [8] - 66:4, 84:16, 84:17, 85:14, 85:16, 85:17, 85:25, 86:2
spaced [2] - 66:1, 66:2
SPAR [1] - 179:16
sparse [1] - 30:20
speaker [2] - 4:20, 168:4
speaker's [2] - 4:6, 5:9
speakers [1] - 179:6
speaking [13] - 4:18, 11:18, 50:5, 50:22, 54:7, 54:15, 55:17,

57:14, 94:25, 133:13, 142:20, 167:5, 179:7
speaks [1] - 102:17
specialization [2] - 182:11, 182:15
specially [1] - 179:25
specific [7] - 32:6, 35:12, 110:18, 122:7, 158:25, 169:13, 169:21
specifically [8] - 20:22, 30:19, 35:16, 38:1, 91:16, 95:4, 96:9, 116:10
specifics [2] - 31:17, 37:1
specify [1] - 9:20
speculating [1] - 140:8
speedy [1] - 180:2
split [1] - 86:4
spoken [1] - 177:24
sporadically [1] - 66:3
spring [1] - 127:12
Springfield [10] - 15:5, 15:22, 19:6, 19:10, 23:1, 30:15, 145:10, 145:11, 180:7, 185:7
springs [3] - 127:11, 127:15
square [4] - 67:23, 115:1, 115:2, 115:11
St [4] - 67:16, 121:20, 152:12, 162:25
staff [105] - 2:11, 4:7, 4:25, 5:7, 5:12, 8:16, 8:19, 15:14, 16:13, 17:1, 23:21, 27:17, 27:18, 35:11, 35:20, 41:11, 44:4, 59:20, 59:24, 60:11, 60:24, 61:15, 64:3, 65:8, 66:13, 71:6, 71:20, 72:7, 75:18, 76:17, 79:18, 79:20, 86:23, 87:20, 98:19, 100:25, 101:10, 101:13, 101:23, 102:9, 103:15, 105:20, 106:14, 109:13, 110:21, 110:23, 110:25, 111:4, 112:5, 112:14, 113:9, 114:3, 115:14, 115:15, 115:20, 117:3, 117:16, 117:18, 118:4, 121:7, 125:21, 126:19, 127:11, 127:18, 127:23, 128:3, 128:14, 128:17, 128:22, 135:20, 135:25, 136:4, 136:10, 140:14, 144:10, 145:8, 146:8, 148:10, 150:14, 150:25, 153:16, 153:23, 154:1, 154:5, 157:24, 158:7, 158:14, 158:22, 159:4, 159:25, 167:12, 169:11, 170:3, 170:11, 170:13, 171:2, 172:13, 174:5, 174:7, 174:19, 174:23, 178:23, 179:21
staff's [3] - 41:12, 104:15, 162:13
stage [1] - 164:14
stance [1] - 179:19
standard [1] - 28:11
standing [1] - 9:7
stands [1] - 57:4
start [16] - 2:10, 3:19, 6:5, 6:9, 6:16, 15:11, 27:15, 31:11, 32:2, 86:21, 144:5, 147:25, 150:3, 150:5, 163:7, 175:6
started [5] - 23:15, 32:10, 98:15, 133:1
starting [1] - 183:25
starts [1] - 131:6
State [4] - 1:10, 40:9, 40:15
state [15] - 4:13, 17:7, 17:13, 21:19, 22:14, 54:10, 66:20, 88:2, 88:5, 89:14, 102:23, 118:14, 129:1, 165:3, 170:16
STATE [1] - 186:3
statement [3] - 37:5, 102:16, 119:3
states [3] - 103:6, 104:14, 175:17
stating [5] - 3:17, 29:12, 50:19, 111:1, 112:7
stay [1] - 34:7
steel [1] - 84:1
stenographic [1] - 186:11
stenographically [1] - 186:9
step [8] - 43:17, 43:18, 47:6, 112:9, 129:19, 140:14, 148:3, 148:7
stepping [1] - 43:14
steps [11] - 14:10, 19:11, 47:4, 47:5, 99:20, 99:21, 145:14, 148:20, 149:8, 166:14, 180:20
sticking [1] - 32:3
still [8] - 10:8, 32:18, 38:15, 43:19, 81:15, 130:14, 167:8, 170:5
stipulate [2] - 42:1, 172:5
stoop [1] - 114:19
stop [1] - 148:3
stops [1] - 52:16
storage [3] - 116:14, 116:16, 140:3
store [2] - 53:5, 53:12
storefront [3] - 172:12, 173:3, 173:7
stories [2] - 75:22
storms [1] - 131:14
story [25] - 15:21, 16:1, 16:2, 16:8, 64:13, 64:15, 64:19, 64:25, 65:10, 65:20, 66:2, 72:9, 72:10, 76:11, 78:8, 78:9, 85:3, 85:5, 87:2, 87:6, 87:7, 87:10, 95:6, 99:1, 114:12
straightforward [1] - 108:25
strategy [1] - 39:6
Stream [1] - 165:9
Street [51] - 1:8, 6:12, 6:13, 7:5, 7:25, 13:12, 13:13, 15:4, 15:9, 15:10, 15:12, 15:17, 15:18, 15:24, 17:16, 18:8, 18:14, 19:1, 22:17, 48:22, 63:20, 86:22, 87:1, 87:4, 89:17, 98:2, 98:5, 98:18, 98:24, 113:23, 114:1, 114:7, 114:14, 114:21, 115:3, 115:8, 118:17, 125:17, 125:20, 125:25, 143:15, 144:8, 144:14, 151:24, 152:4, 152:12, 171:23, 175:7, 178:15, 179:18, 180:5
street [16] - 19:25, 30:9, 30:18, 34:9, 43:6, 43:12, 68:3, 68:24, 69:9, 70:9, 73:24, 74:21, 102:2, 114:17, 160:9, 160:10
street-facing [1] - 114:17
street-front [1] - 43:12
streetscape [3] - 115:18, 115:23, 116:3
stricken [3] - 61:20, 124:19, 124:23
strike [4] - 5:19, 6:20, 6:21, 106:20
striking [1] - 73:20
stringent [1] - 168:8
strong [1] - 164:7
strongly [4] - 26:3, 26:7, 26:12, 26:24
struck [1] - 62:4
structural [8] - 101:12, 146:5, 146:11, 147:2, 147:6, 156:7, 156:15, 156:16
structurally [1] - 73:6
structure [91] - 16:2, 16:5, 16:22, 18:16, 20:2, 22:25, 24:10, 25:24, 26:10, 27:9, 32:20, 39:1, 39:2, 42:4, 64:18, 64:20, 65:4, 65:7, 65:8, 65:11, 65:13, 65:23, 66:1, 66:2, 66:7, 70:1, 71:6, 71:10, 72:8, 72:13, 72:16, 72:17, 72:19, 76:8, 76:11, 76:18, 76:19, 77:18, 77:23, 77:24, 78:9, 79:16, 80:5, 81:11, 81:19, 83:16, 83:22, 84:4, 84:18, 84:23, 85:1, 85:6, 87:3, 98:25, 99:1, 99:9, 99:15, 99:23, 100:22, 100:24, 101:11, 101:24, 102:1, 104:12, 114:9, 114:13, 126:2, 126:3, 126:8, 126:23, 127:16, 128:2, 128:6, 135:1, 135:3, 144:19, 146:19, 146:25, 156:4, 156:12, 159:24, 160:3, 160:8, 161:17, 161:22, 172:18, 173:4, 175:10, 180:6
structure's [2] - 65:6, 65:16
structures [18] - 15:25, 24:6, 24:13, 28:1, 28:19, 29:17, 80:6, 87:4, 117:1, 126:14, 135:10, 154:22, 155:4, 160:16, 160:23, 176:24, 182:3, 182:9
struggle [1] - 79:17
stucco [5] - 16:10, 87:12, 114:22, 172:5, 180:23
Studio [1] - 176:3
stuff [2] - 56:8, 103:19
style [1] - 126:4
styled [3] - 16:6, 87:5, 87:8
subject [8] - 114:11, 116:3, 116:15, 116:20, 126:21, 127:1, 127:20, 128:9
submission [1] - 113:10
submittal [1] - 82:7
submitted [10] - 5:8, 5:13, 15:23, 19:4, 41:4, 94:7, 111:13, 130:5, 146:9, 166:6
subordinate [5] - 65:12, 72:17, 78:4, 79:1
substantial [2] - 127:22, 155:11
substantially [5] - 94:18, 96:20, 101:15, 111:12, 161:23
successful [1] - 128:16
sued [1] - 133:18
sufficient [2] - 29:6, 127:3
suggest [3] - 91:15, 173:8, 180:13
suggested [2] - 51:14, 171:6
suggesting [4] - 49:18, 50:7, 109:19
suggestion [3] - 45:22, 79:18, 110:16
summarize [2] - 20:14, 61:7
summarized [1] - 21:11
summary [1] - 61:12
Super [1] - 84:1

supervisor [1] - 183:25
Supervisor [1] - 1:17
supervisors [1] - 183:24
supplement [2] - 9:4, 20:22
supplier [1] - 21:3
suppliers [1] - 21:3
support [4] - 3:24, 37:12, 166:9, 179:16
supportive [1] - 41:24
surface [1] - 173:18
surfaces [1] - 163:25
surrounding [2] - 24:6, 24:13
survey [6] - 100:20, 103:6, 107:13, 108:1, 108:13, 110:13
swear [6] - 11:3, 17:14, 66:21, 89:15, 118:15, 129:2
swore [1] - 87:24
sworn [5] - 4:15, 7:6, 22:15, 102:23, 165:4
sympathize [1] - 39:5
system [4] - 13:20, 85:2, 142:21, 142:23

T

table [5] - 27:23, 98:6, 145:9, 145:16, 145:22
talks [2] - 23:23, 154:25
tall [3] - 42:17, 43:8, 92:24
taller [6] - 77:3, 77:5, 77:10, 79:10, 79:14, 81:6
tangible [1] - 5:8
tank [1] - 99:17
target [1] - 149:12
task [1] - 150:10
tasked [2] - 183:20, 183:21
team [1] - 184:1
tear [1] - 176:9
technically [1] - 65:7
techniques [2] - 21:13, 21:15
technology [2] - 182:10, 182:14
temporary [1] - 40:16
ten [3] - 4:2, 5:6, 74:13
ten-minute [1] - 4:2
tend [10] - 30:1, 37:16, 40:6, 83:6, 91:13, 92:24, 93:8, 122:23, 123:6, 157:5
tenders [1] - 17:11
tentative [1] - 149:18
terminology [1] - 94:9
termite [1] - 128:8
terms [8] - 9:1, 9:7, 14:12, 64:25, 163:23, 166:13, 181:19, 182:8
terrace [1] - 126:7
terrible [1] - 154:16
testimony [8] - 7:11, 11:12, 17:22, 49:2, 67:4, 89:24, 118:22, 129:9
texture [1] - 97:6
THE [336] - 2:3, 2:18, 3:7, 3:13, 6:1, 6:3, 6:20, 7:1, 7:7, 7:10, 7:15, 7:16, 7:22, 8:16, 10:5, 10:13, 10:17, 10:19, 10:22, 11:1, 11:4, 11:8, 11:11, 11:16, 11:24, 12:5, 12:7, 12:10, 12:14, 12:20, 12:23, 13:3, 13:5, 14:2, 14:4, 14:15, 14:18, 14:23, 14:25, 16:25, 17:4, 17:7, 17:10, 17:12, 17:18, 17:21, 18:1, 18:4, 20:11, 22:6, 22:9, 22:12, 22:14, 23:7, 23:11, 23:19, 24:16, 25:1, 25:11, 26:21, 27:14, 27:22, 29:8, 32:8, 32:24, 33:3, 34:5, 34:19, 35:4, 35:7, 35:18, 36:6, 36:9, 36:17, 37:2, 37:24, 38:4, 39:16, 39:20, 41:8, 42:7, 43:25, 44:16, 46:6, 46:8, 46:16, 46:25, 47:12, 48:6, 48:8, 48:13, 48:23, 49:1, 49:6, 49:7, 49:13, 49:17, 49:21, 50:4, 50:6, 50:12, 50:15, 50:23, 51:2, 51:5, 53:9, 53:21, 54:6, 55:16, 55:18, 56:1, 56:5, 57:15, 57:21, 58:8, 58:13, 58:16, 58:22, 59:17, 59:24, 60:1, 60:5, 60:12, 62:10, 62:19, 63:2, 63:4, 63:6, 63:8, 63:15, 63:17, 63:19, 63:23, 66:12, 66:16, 66:18, 66:20, 66:25, 67:3, 67:8, 70:11, 70:15, 70:20, 70:25, 71:14, 72:6, 77:14, 79:13, 81:1, 82:1, 82:12, 82:17, 82:19, 82:25, 83:11, 84:25, 86:4, 86:6, 86:9, 86:14, 86:16, 87:19, 87:22, 87:24, 88:2, 88:5, 88:8, 88:20, 88:23, 89:1, 89:6, 89:9, 89:12, 89:14, 89:23, 90:3, 90:11, 90:15, 90:18, 90:24, 91:21, 91:24, 92:16, 92:19, 93:5, 93:16, 94:1, 94:3, 96:12, 96:15, 97:9, 97:13, 97:16, 97:18, 97:20, 97:24, 98:1, 98:11, 98:14, 102:8, 102:11, 102:14, 102:22, 105:8, 105:12, 105:18, 106:14, 108:21, 109:6, 109:12, 110:15, 111:6, 111:19, 111:21, 112:21, 113:14, 113:19, 113:21, 117:15, 118:3, 118:6, 118:8, 118:10, 118:14, 118:18, 118:21, 119:1, 119:2, 119:16, 119:20, 120:6, 120:8, 120:11, 120:17, 121:4, 123:3, 123:6, 123:20, 124:5, 124:25, 125:14, 125:16, 128:21, 128:24, 129:1, 129:5, 129:8, 129:13, 131:20, 131:23, 132:7, 132:11, 132:13, 132:20, 133:9, 133:16, 133:21, 134:4, 134:6, 134:9, 134:12, 135:13, 135:17, 135:23, 137:19, 137:22, 138:21, 139:19, 139:21, 140:5, 141:4, 141:17, 142:15, 142:18, 142:21, 142:23, 143:4, 143:8, 143:12, 143:14, 145:7, 145:21, 147:1, 147:8, 147:10, 148:9, 148:12, 148:15, 150:23, 151:17, 152:17, 152:20, 153:4, 154:4, 155:16, 156:2, 156:14, 157:15, 157:19, 158:23, 159:12, 159:15, 159:18, 160:19, 161:1, 161:8, 161:11, 162:2, 162:4, 163:10, 164:9, 164:11, 164:25, 165:3, 166:15, 167:10, 167:21, 169:5, 169:11, 169:20, 170:9, 170:22, 171:5, 171:13, 171:15, 171:19, 173:17, 175:2, 177:18, 178:11, 181:9, 181:14, 183:6, 183:13, 184:6, 184:10
themselves [3] - 139:6, 146:21, 147:16
thereby [1] - 65:11
therefore [3] - 5:12, 85:15, 87:16
thereof [1] - 179:13
they've [2] - 29:20, 163:2
thickness [1] - 155:8
thief [1] - 119:25
thin [1] - 92:24
thinking [6] - 34:5, 36:24, 44:17, 58:24, 180:12, 183:7
third [1] - 152:10
thirds [1] - 114:16
Thomas [4] - 2:24, 145:19, 146:2, 161:9
THOMAS [1] - 1:15
thorough [2] - 29:19, 46:18
thoughts [20] - 25:14, 25:21, 27:12, 30:13, 31:18, 32:13, 33:22, 35:7, 36:6, 37:7, 37:9, 56:13, 93:2, 93:9, 124:1, 150:22, 157:4, 160:20, 161:1, 179:6
threat [1] - 146:12
three [22] - 4:20, 19:15, 30:5, 33:7, 33:15, 33:21, 35:2, 35:15, 36:10, 47:5, 47:22, 49:21, 50:25, 51:1, 51:3, 51:6, 56:21, 117:13, 150:4, 151:22, 178:17
threshold [1] - 124:3
throughout [4] - 28:12, 66:1, 81:10, 172:7
throw [1] - 45:1
tie [1] - 72:19
tile [4] - 114:21, 114:24, 155:12, 155:15
timeline [2] - 129:15, 145:16
Timer [3] - 20:7, 131:18, 177:5
timers [1] - 4:23
tired [1] - 59:12
titles [1] - 109:23
today [34] - 2:7, 2:19, 3:14, 3:18, 4:4, 6:6, 6:23, 12:8, 13:9, 22:10, 23:8, 24:2, 28:3, 47:13, 70:17, 89:10, 90:16, 102:19, 105:10, 120:9, 123:24, 134:13, 149:5, 158:19, 162:22, 164:19, 164:23, 165:10, 170:24, 171:20, 175:3, 177:20, 181:11, 184:21
today's [1] - 3:10
together [6] - 32:12, 46:17, 46:19, 76:1, 133:4, 134:3
tone [1] - 3:25
took [6] - 128:15, 142:7, 172:14, 182:16, 183:9
torn [1] - 176:8
total [3] - 105:21, 106:3, 131:9
totally [2] - 164:11, 178:7
touching [1] - 122:5
tough [1] - 38:8
toward [1] - 43:12
towards [6] - 26:9, 30:21, 32:20, 42:22, 55:3, 95:5
traffic [1] - 68:25

train [2] - 183:24, 184:3
training [1] - 183:18
transcript [1] - 186:10
transition [9] - 42:17, 42:21, 45:4, 45:6, 46:4, 53:2, 53:15, 53:20, 57:10
transom [1] - 114:23
trash [8] - 115:6, 115:16, 116:1, 116:14, 116:16, 117:7, 120:3, 120:20
treat [1] - 129:21
trickier [1] - 136:20
tricky [2] - 84:25, 136:10
tried [3] - 131:8, 142:4, 142:5
trim [14] - 8:15, 9:1, 9:4, 91:3, 93:15, 94:9, 94:20, 95:7, 95:10, 95:12, 95:17, 96:5, 96:25
trimmed [1] - 95:22
trimming [1] - 8:12
Tropia [3] - 1:9, 186:7, 186:18
trouble [1] - 9:16
true [1] - 186:10
truss [1] - 84:7
trusses [1] - 83:17
trust [1] - 151:14
truth [25] - 7:12, 7:13, 11:13, 11:14, 17:23, 17:24, 49:3, 49:4, 67:5, 67:6, 89:25, 90:1, 118:23, 118:24, 129:10, 129:11, 165:6
try [5] - 36:4, 106:15, 163:22, 170:23, 174:5
trying [14] - 39:13, 57:12, 74:10, 74:18, 75:4, 76:5, 78:6, 134:2, 139:10, 152:5, 158:24, 170:18, 171:3, 185:3
turn [4] - 11:22, 55:20, 55:21, 174:1
turning [1] - 57:7
twenty [1] - 121:2
Two [1] - 130:3
two [85] - 4:2, 4:3, 12:21, 13:15, 15:7, 15:21, 16:1, 16:8, 20:4, 33:7, 33:8, 33:15, 33:21, 34:4, 35:1, 36:12, 36:14, 36:18, 47:23, 47:25, 48:5, 48:7, 48:8, 48:11, 49:18, 50:11, 50:12, 50:16, 50:17, 51:3, 56:21, 56:23, 58:25, 61:22, 64:15, 64:25, 65:2, 65:10, 65:20, 66:2, 69:15, 72:10, 74:5, 74:21, 75:6, 75:22, 76:1, 76:11, 78:8, 85:5, 86:2, 86:19, 87:2, 87:6, 87:7, 87:10, 89:2, 93:16, 93:17, 99:9, 100:23, 101:18, 103:23, 104:4, 106:1, 106:3, 107:15, 108:3, 108:6, 108:9, 112:9, 114:12, 114:16, 115:1, 116:5, 117:10, 125:5, 130:19, 136:7, 137:3, 143:18, 152:23, 178:24, 179:8
two-car [1] - 65:2
two-story [17] - 15:21, 16:1, 16:8, 64:15, 64:25, 65:10, 65:20, 66:2, 72:10, 76:11, 78:8, 85:5, 87:2, 87:6, 87:7, 87:10, 114:12
two-thirds [1] - 114:16
type [13] - 21:2, 21:6, 21:9, 40:1, 42:21, 76:7, 136:3, 146:11, 157:10, 158:6, 165:24, 169:4, 174:19
typical [7] - 30:15, 85:21, 91:5, 92:16, 95:8, 124:12, 160:24
typically [4] - 8:8, 92:22, 122:17, 156:5

U

Ultimate [7] - 131:22, 131:23, 131:25, 132:3, 132:4, 132:6, 141:18
ultimately [1] - 184:2
Ultimates [1] - 133:23
unable [1] - 165:11
unacceptable [1] - 142:1
unclear [3] - 24:21, 103:4, 104:19
uncomplementary [1] - 42:3
uncovered [1] - 64:23
under [20] - 59:7, 60:9, 64:8, 107:17, 110:3, 110:4, 110:11, 110:16, 116:17, 117:25, 119:4, 121:5, 128:10, 133:9, 133:15, 152:24, 153:7, 153:14, 157:21, 167:25
Under [1] - 15:12
underneath [2] - 110:14, 154:13
understandable [2] - 108:25, 120:2
underwent [1] - 130:1
unfortunately [3] - 78:22, 82:1, 175:11
uniform [1] - 66:3
uniformity [1] - 24:12
unique [1] - 178:6
unit [2] - 156:11, 156:12
units [1] - 52:22
unknown [1] - 100:3
unless [4] - 4:21, 40:25, 92:8, 92:24
unlisted [2] - 64:13, 71:11
unsafe [1] - 144:19
unsure [1] - 27:19
untouched [1] - 150:12
unusual [1] - 153:10
up [60] - 4:25, 5:2, 12:1, 14:13, 19:25, 22:7, 23:1, 23:22, 25:3, 25:4, 27:5, 30:25, 35:2, 35:23, 38:24, 42:2, 42:18, 44:5, 46:1, 46:10, 46:13, 47:4, 49:24, 53:18, 58:14, 59:1, 61:8, 72:6, 76:6, 80:23, 81:25, 82:21, 89:19, 91:22, 92:25, 93:3, 102:17, 114:16, 122:12, 122:15, 123:14, 130:9, 130:22, 131:1, 132:10, 132:14, 134:10, 139:10, 139:14, 145:15, 149:17, 158:18, 168:21, 173:22, 175:12, 177:2, 177:8, 180:23, 181:16, 182:15
update [5] - 128:13, 148:17, 148:20, 151:16, 179:8
updates [2] - 179:4, 180:13
uphold [1] - 52:1
upholding [1] - 106:16
uploading [1] - 183:3
upset [1] - 138:23
upstairs [5] - 48:15, 49:23, 50:25, 51:5, 51:6
urge [1] - 178:8
utilized [1] - 30:16

V

Valley [1] - 165:8
valuable [1] - 150:8
variables [2] - 157:7, 159:9
vastly [1] - 172:2
veneer [14] - 153:1, 153:6, 153:13, 153:20, 154:18, 155:8, 155:12, 155:13, 155:14, 156:4, 156:9, 156:17
vent [1] - 21:24
ventilation [1] - 21:14
vernacular [5] - 16:6, 87:5, 87:8, 99:1, 114:13
versus [4] - 21:12, 71:20, 75:22, 105:21
vertical [1] - 64:24
vertically [1] - 104:18
vice [2] - 184:22, 185:2
video [5] - 131:13, 132:9, 137:14, 138:1
view [2] - 4:23, 160:9
viewed [1] - 107:13
vinyl [14] - 40:6, 40:11, 52:3, 108:8, 165:23, 165:24, 166:8, 166:10, 167:17, 167:23, 167:25, 169:4, 169:9, 169:25
violation [1] - 140:17
visibility [1] - 73:25
visible [12] - 19:24, 20:19, 26:11, 27:1, 30:8, 34:9, 34:11, 43:5, 69:8, 70:8, 102:2, 160:10
visit [4] - 100:25, 115:14, 128:3, 137:8
visited [1] - 146:14
void [1] - 33:20
volume [3] - 79:11, 79:14, 83:8
volunteering [1] - 61:11
vote [8] - 12:24, 14:19, 63:4, 85:9, 86:11, 139:25, 143:9, 151:11
voting [2] - 125:6, 170:19

W

wait [9] - 4:15, 6:18, 25:1, 25:4, 140:2, 146:8, 157:16, 169:2, 174:22
waiting [1] - 168:25
walking [1] - 32:17
walkways [1] - 115:13
wall [10] - 16:9, 32:19, 35:22, 42:1, 44:14, 66:4, 85:1, 87:11, 156:15, 156:16
walls [2] - 39:3, 68:21
Walnut [2] - 17:16, 48:22
WANG [6] - 118:20, 118:25, 119:4, 119:17, 119:22, 120:7
Wang [1] - 118:16
wants [10] - 39:14, 50:1, 89:10, 143:25, 154:17, 170:17, 171:8, 175:3, 177:19, 181:10
warehouse [1] - 20:1
warranted [1] - 72:21
waste [1] - 174:23
water [7] - 21:10, 95:23, 131:15, 132:9, 133:19, 137:15, 137:24
waterproofing [4] - 21:14, 38:12, 38:16, 41:6
ways [2] - 30:1, 73:11
WDO [1] - 101:13
weakened [1] - 101:15
weather [1] - 168:20
website [1] - 169:21
Wednesday [1] - 1:6
week [1] - 67:17
weeks [1] - 144:15
weigh [1] - 158:16
weight [1] - 32:7

welcome [5] - 2:3, 2:6, 10:22, 61:6, 61:11
WELLS [50] - 1:17, 2:12, 8:20, 8:23, 9:18, 14:11, 15:15, 24:3, 24:20, 27:21, 35:25, 41:14, 44:8, 59:25, 64:4, 71:9, 71:21, 72:14, 76:3, 79:25, 86:24, 92:6, 110:24, 112:4, 122:9, 136:6, 137:2, 137:6, 144:11, 145:18, 150:25, 151:20, 152:18, 153:9, 153:25, 154:7, 159:17, 159:20, 161:20, 162:3, 163:11, 166:3, 166:18, 167:2, 181:13, 181:15, 182:13, 183:12, 183:22, 184:9
Wells [4] - 2:12, 148:21, 149:17, 149:23
West [13] - 7:5, 15:4, 15:13, 15:17, 19:1, 22:16, 63:20, 89:17, 102:25, 134:15, 165:8, 171:23, 178:14
west [2] - 55:21, 57:7
whatnot [6] - 9:2, 9:5, 154:23, 163:17, 166:14, 182:16
whatsoever [1] - 69:7
whereas [2] - 65:22, 66:1
whole [17] - 7:12, 11:13, 17:23, 26:16, 49:3, 67:5, 81:10, 89:25, 115:19, 115:24, 118:23, 119:18, 119:19, 123:15, 129:10, 131:7, 152:8
wholesale [3] - 103:10, 127:2, 166:7
wholly [1] - 72:2
wide [4] - 45:2, 92:23, 115:21, 122:14
wider [3] - 91:10, 117:10, 119:8
width [9] - 16:8, 46:3, 64:23, 73:7, 87:6, 87:10, 120:22, 122:18, 155:9
William [1] - 2:20
WILLIAM [1] - 1:13
willing [3] - 68:1, 69:6, 71:2
window [80] - 9:4, 20:22, 20:23, 20:25, 21:2, 21:7, 21:9, 21:24, 22:3, 26:9, 26:16, 32:15, 32:23, 33:11, 34:1, 34:3, 34:15, 36:5, 40:1, 40:5, 40:21, 41:3, 41:4, 48:1, 48:14, 50:8, 50:24, 51:25, 56:24, 62:2, 62:17, 62:18, 92:8, 95:6, 95:7, 99:11, 99:12, 100:2, 100:9, 100:11, 100:21, 100:23, 101:4, 101:5, 103:5, 103:6, 103:10, 104:1, 104:7, 104:14, 105:25, 106:12, 107:13, 107:17, 108:1, 108:8, 108:14, 108:16, 111:2, 111:3, 111:11, 114:17, 127:2, 128:12, 132:1, 132:2, 133:11, 134:19, 136:19, 138:25, 140:25, 167:13, 169:4, 169:16, 169:18, 170:2, 170:17, 171:9, 180:8, 180:14
windows [176] - 8:11, 9:1, 9:2, 14:14, 16:10, 16:16, 19:16, 19:20, 19:22, 20:4, 23:3, 26:6, 30:5, 30:19, 30:22, 31:17, 31:20, 31:22, 33:7, 33:8, 33:18, 34:16, 35:13, 35:16, 38:6, 38:11, 39:9, 40:3, 40:6, 40:11, 40:16, 40:17, 47:23, 47:24, 48:1, 48:8, 49:19, 50:18, 50:20, 51:5, 51:19, 52:3, 56:22, 61:22, 64:24, 65:3, 65:22, 65:24, 65:25, 66:2, 67:25, 68:5, 68:6, 68:9, 68:13, 69:6, 69:8, 69:11, 70:6, 70:8, 71:3, 74:23, 82:14, 83:3, 83:8, 87:12, 91:4, 91:10, 91:19, 92:20, 92:23, 93:14, 95:13, 95:22, 96:24, 99:4, 99:9, 99:25, 100:13, 100:15, 100:17, 101:8, 101:16, 101:18, 101:21, 103:4, 103:9, 103:17, 103:19, 103:21, 103:24, 104:4, 104:5, 104:7, 104:9, 104:11, 104:16, 104:20, 105:5, 105:21, 106:1, 106:2, 106:7, 106:8, 107:16, 108:3, 108:6, 108:9, 108:10, 110:8, 110:22, 114:18, 126:2, 126:6, 126:8, 126:11, 126:14, 126:16, 126:21, 126:22, 127:9, 127:12, 127:15, 127:20, 127:22, 127:25, 128:5, 128:9, 130:7, 130:10, 130:14, 130:22, 130:25, 131:10, 132:10, 133:22, 134:25, 135:1, 135:5, 136:2, 136:13, 136:15, 136:17, 137:1, 137:10, 137:15, 137:20, 138:19, 139:4, 140:2, 140:5, 140:7, 140:16, 140:21, 142:17, 165:19, 165:22, 165:23, 165:24, 166:1, 166:8, 166:17, 166:24, 167:1, 167:12, 167:24, 168:1, 168:18, 169:1, 169:9, 169:24, 169:25, 171:6, 180:22
windows' [1] - 127:12
wise [1] - 182:8
wishes [5] - 23:9, 90:16, 105:9, 134:13, 135:14
wishing [1] - 4:4
withdraw [1] - 13:24
withdrawal [2] - 13:22, 14:20
withdrawing [1] - 152:7
withdrawn [3] - 10:9, 13:19, 15:1
wonder [1] - 38:20
wonderful [2] - 73:17, 112:25
wondering [1] - 59:15
wood [27] - 97:4, 99:4, 106:9, 126:9, 128:7, 130:12, 131:24, 132:1, 136:16, 136:17, 156:7, 165:22, 166:1, 166:23, 167:14, 167:23, 172:8
wood-clad [1] - 136:16
word [1] - 38:18
wording [1] - 94:6
words [1] - 94:24
Works [3] - 151:19, 152:17, 152:18
works [3] - 28:25, 140:14, 179:2
world [1] - 32:5
written [4] - 36:2, 104:25, 155:3, 181:2
wrought [1] - 126:7
Wyngate [1] - 165:8

Y

y'all [1] - 132:8
yada [3] - 139:17
yard [1] - 54:12
yards [1] - 116:12
year [3] - 131:16, 132:19, 138:1
years [5] - 131:1, 150:13, 160:6, 168:14, 179:8
yesterday [1] - 14:6
York [1] - 165:9
your-all's [1] - 179:11
yourself [2] - 80:21, 86:2

Z

zoning [2] - 27:8, 43:20
Zoning [1] - 152:1

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-25-32543

2951 Post St

July 23, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32543

Address: 2951 Post Street, RE# 064127-0000

Location: Northwestern corner of Post Street and Willow Branch Avenue

Owner: Andrew Suslak; Post Modern Brewing LLC
2951 Post Street
Jacksonville, FL 32205

Applicant: Katie Freligh; Brandon Construction
7 Arenta Street
St. Augustine, FL 32084

Year Built: *c.* 1935 *(Property Appraiser)*

Designation: Riverside Avondale; Contributing

Request: Alterations

Summary Scope of Work:
1. Construction of a dormer with a pedestrian door on the second-floor rear of the structure
2. Construction of exterior stairs
3. Installation of aluminum railing *(Administrative)*
4. Installation of decking on the roof *(Administrative)*

Recommendation: **Approve with Conditions**

Conditions:

Construction of a Dormer with a Pedestrian Door on the Second-Floor Rear of the Structure

1. Materials and height shall be substantially consistent with the elevation drawings approved by the Historic Preservation Section on **July 14, 2025**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan approved by the Historic Preservation Section on **July 14, 2025**, or as otherwise approved by the Historic Preservation Section.

Construction of Exterior Stairs

3. The stairs shall be composed of either wood or metal materials.
4. If wood stairs are constructed, the wood materials shall be painted or stained.

5. The railing system shall have spindles centered between an upper and lower rail with no exposed ends (no vinyl, PVC, or horizontal railing).
6. The location and design of the metal stairs shall be consistent with the plans approved by the Historic Preservation Section on **July 14, 2025**, or as otherwise approved by the Historic Preservation Section.

Installation of Aluminum Railing *(Administrative)*

7. The railing system shall have spindles centered between an upper and lower rail with no exposed ends (no vinyl, PVC, or horizontal railing).
8. The location and design of the aluminum railing shall be consistent with the plans approved by the Historic Preservation Section on **July 14, 2025**, or as otherwise approved by the Historic Preservation Section.

Installation of Decking on the Roof *(Administrative)*

9. Wood materials shall be painted or stained.
10. The location and design of the aluminum railing shall be consistent with the plans approved by the Historic Preservation Section on **July 14, 2025**, or as otherwise approved by the Historic Preservation Section.

PROJECT DESCRIPTION

COA-25-32158 seeks to perform alterations on a contributing commercial structure within the Riverside Avondale Historic District. The property is located at the northwest corner of Post Street and Willow Branch Avenue. The structure was originally a Pure Oil gas station and is currently being converted to a brewery and tap room. As proposed by the owner, the scope of work

includes the installation of metal or wood stairs on the right side of the structure, the installation of aluminum railing along a portion of flat roofing on the rear, the construction of a dormer with a pedestrian door on the second floor rear of the structure and decking over the flat roof portion of the structure.

As conditioned, the portion of work pertaining to the aluminum railing and decking on the roof can be approved administratively. As such, the report will focus on the construction of a dormer with a pedestrian door on the roof and the exterior stairs.

STAFF SUMMARY AND ANALYSIS

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

- Within COA-22-26787, the property was approved for door replacement, window replacement, reroofing, and other alterations.
- Within COA-22-27256, the property was approved for the replacement of seven (7) windows.
- Within COA-23-30003, the property was approved for a change in the bay door design, reroofing, window alterations, painting, minor repairs, fence removal, doorway alterations, and window configurations.
- Within COA-23-30007, the property was approved for the installation of a vehicle use area (VUA).
- Consistent with Standard 2 and 9 of the Secretary of the Interior's Standards for Rehabilitation, Section 307.106(l)(1 and 2), and Section 307.106(k)(3), the proposed scope of work does not destroy any of the distinguishing original qualities or character of the structure and requires minimal demolition of existing fabric of the commercial structure. Additionally, the property will continue to be used for its original commercial purpose.
- Consistent with Section 307.106(l)(5) and Section 307.106(k)(1 and 3), the proposed alteration does not remove any examples of skilled craftsmanship or architectural style which characterize the structure.
- Consistent with Section 307.106(k)(4), the proposed scope of work is small in scale and can be completed by the applicant within a reasonable period of time.
- Consistent with Section 307.106(m)(4) and Section 307.106(k)(2), the design of the pitched roof form on the dormer is compatible with the existing pitched roof forms of the structure and other roof forms found within the District.
- Consistent with Standard 10 of the Secretary of the Interior's Standards for Rehabilitation, the proposed scope of work consists of a new roof form that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

1. Section 307.106(k) General Standards: 1 - 4
2. Section 307.106(l) Guidelines on Alterations: 1, 2 and 5
3. Section 307.106(m) Guidelines on New Construction: 4
4. Secretary of Interior's Standards for Rehabilitation: 2, 9 and 10

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) – The effect of the proposed work on the landmark, landmark site, or property within an historic district upon which such work is to be done;
- 307.106(k)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(l)(2) – The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(l)(5) – Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

New Construction

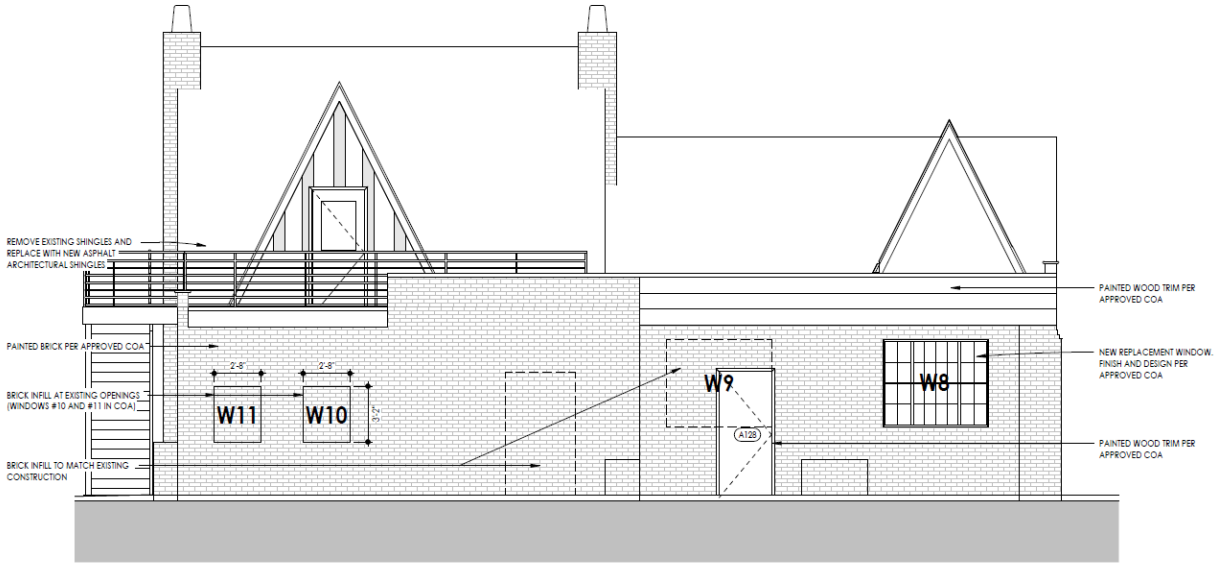
- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

LOCATION MAP

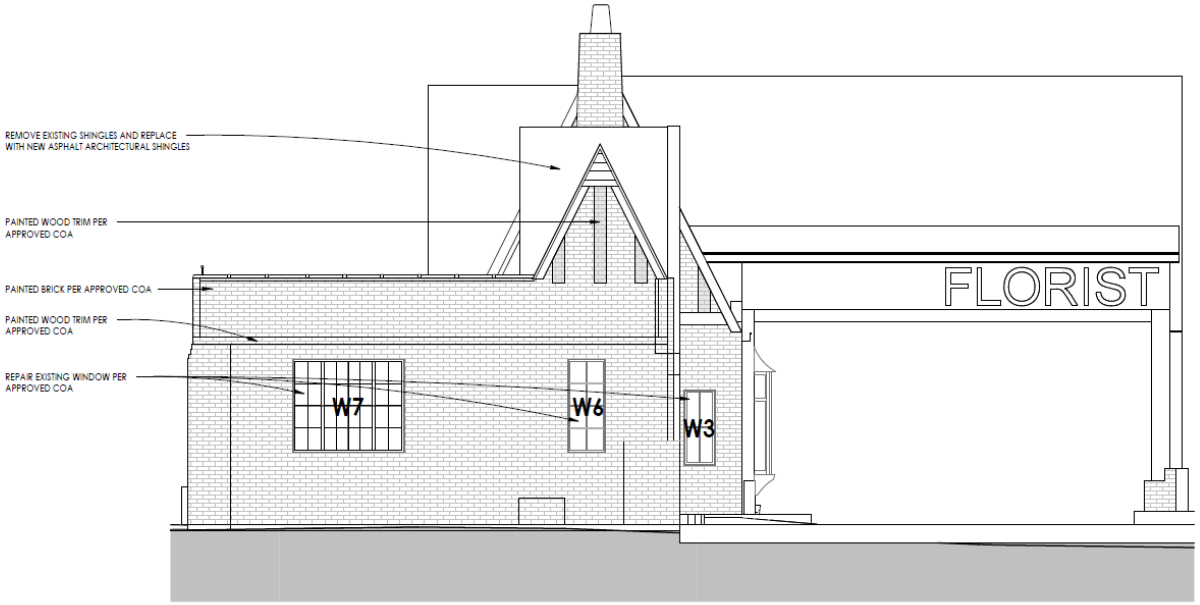
PICTURE OF PROPERTY WITH POSTED SIGN

ELEVATION DRAWINGS APPROVED BY THE HISTORIC PRESERVATION SECTION ON JULY 14, 2025

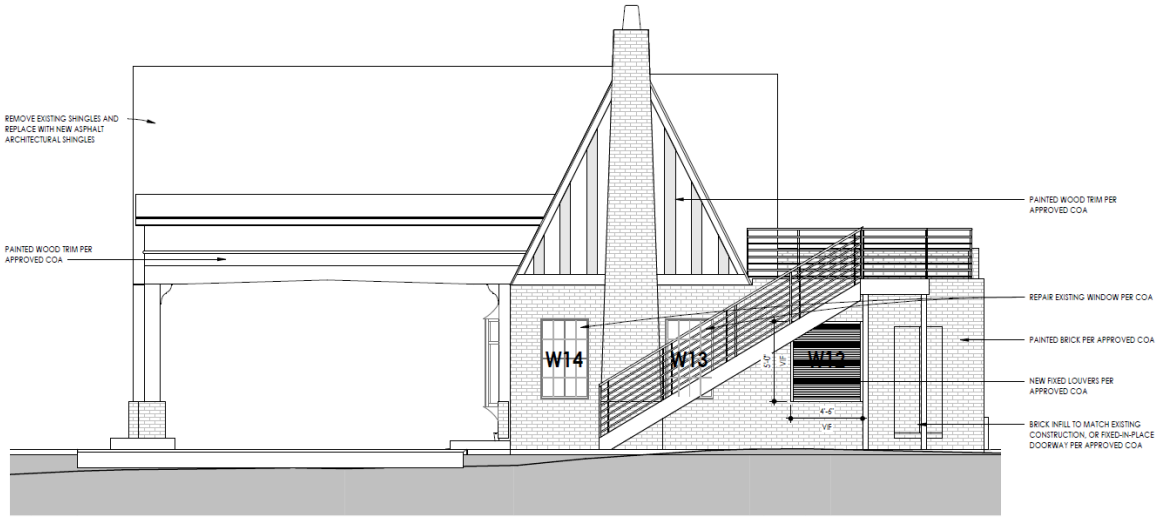
4 **FRONT ELEVATION**
1/4" = 1'-0"



2 **NORTH ELEVATION**
1/4" = 1'-0"

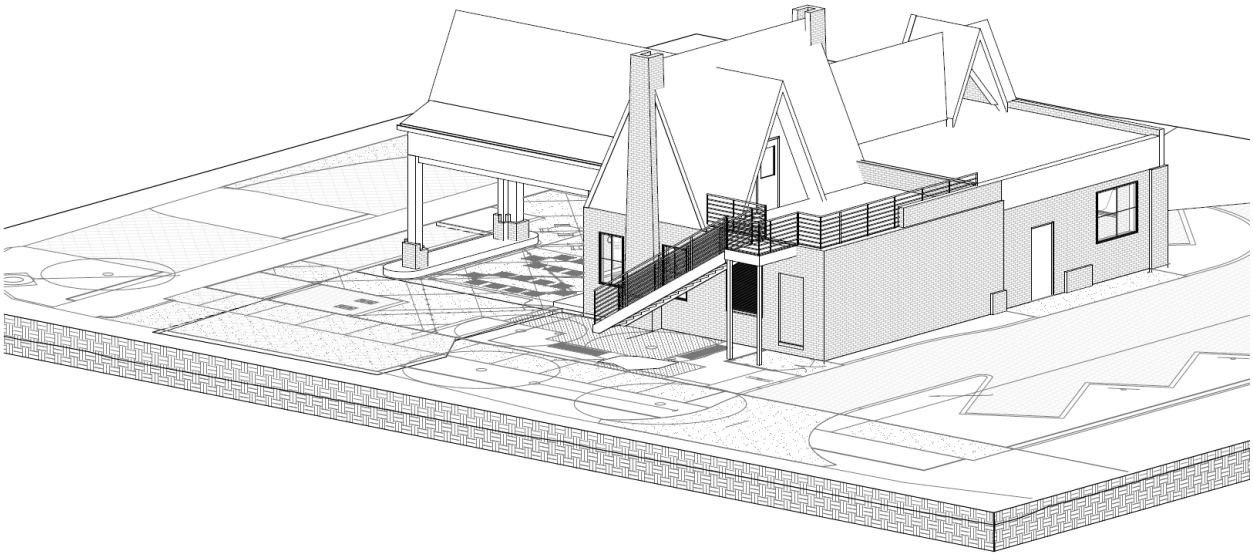


1 WEST ELEVATION
1/4" = 1'-0"



3 WILLOW BRANCH ELEVATION
1/4" = 1'-0"

REAR RENDERING APPROVED BY THE HISTORIC PRESERVATION SECTION ON JULY 14, 2025



REAR AXONOMETRIC VIEW

Application For Certificate Of Appropriateness

Application Info

Tracking #	32543	**Application Status**	FOUND SUFFICIENT
Date Started	06/17/2025	**Date Submitted**	06/17/2025

Planning and Development Department Info

COA # COA-25-32543

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 7/23/2025

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name FRELIGH

First Name KATIE

Middle Name

Company Name BRANDON CONSTRUCTION

Mailing Address 7 ARENTA ST

City STAUGUSTINE

State FL

Zip Code 32084

Phone 904 478 5175

Fax

Email SHAYNA@BRANDONBUILDING.COM

General Information On Owner(s)

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

Last Name SUSLAK

First Name ANDREW

Middle Name

Company/Trust Name POST MODERN

Mailing Address 2951 POST STREET

City JACKSONVILLE

State FL

Zip Code 32205

Phone 9043076114

Fax

Email ANDREWSUSLAK@GMAIL.COM

Description Of Property

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

Map	RE#

	064127 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2951	POST 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
ADDING THE FOLLOWING; NEW METAL STAIR NEW ALUMINUM RAILING NEW DORMER WITH 3/12 ROOF PITCH NEW DOOR TO THE ATTIC NEW DECKING OVER SLEEPERS TO ROOF

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

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: July 23rd, 2025

COA#: 32543

Address: 2951 Post Street Jacksonville, FL 32205

Owner: Post Modern Brewing LLC

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 32543 **were posted on the property/site located at:**

064127-0000
Real Estate Number(s)

2951 Post Street
Street Address

Jacksonville, FL 32205
City, State Zip Code

Printed Name Andrew Surlak

Signature

Dated this 8th day of July, 2025.

POST MODERN BREWING LLC
2511 HENDRICKS AVE
JACKSONVILLE, FL 32207

Primary Site Address
2951 POST ST
Jacksonville FL 32205-

Official Record Book/Page
19875-02409

Tile #
6421

2951 POST ST

Property Detail

RE #	064127-0000
Tax District	USD1
Property Use	1191 Store Retail
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01040 CENTRAL ADDN TO RIVERSIDE
Total Area	10000
Characteristics	Historic Designation

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	$53,499.00	$49,152.00
Extra Feature Value	$6,986.00	$6,954.00
Land Value (Market)	$32,500.00	$85,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$92,985.00	$141,106.00
Assessed Value	$92,985.00	$102,283.00
Cap Diff/Portability Amt	$0.00 / $0.00	$38,823.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$92,985.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19875-02409	8/16/2021	$100.00	MS - Miscellaneous	Unqualified	Improved
18931-01678	9/9/2019	$118,000.00	WD - Warranty Deed	Qualified	Improved
17256-00660	8/3/2015	$90,000.00	SW - Special Warranty	Unqualified	Improved
16749-01499	4/10/2014	$100.00	MS - Miscellaneous	Unqualified	Improved
09545-00884	10/20/1997	$100.00	MS - Miscellaneous	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	2,773.00	$5,091.00
2	FPMC6	Fireplace Masonry	1	0	0	1.00	$884.00
3	FWDC1	Fence Wood	1	0	0	210.00	$979.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	10,000.00	Square Footage	$85,000.00

Legal

LN	Legal Description
1	6-6 21-2S-26E .229
2	CENTRAL ADDN TO RIVERSIDE
3	LOTS 4,5 BLK 17

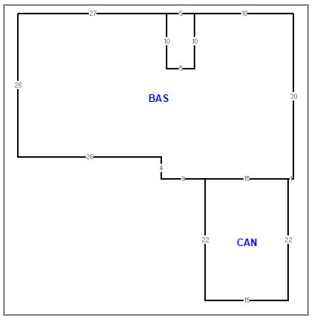
Buildings

Building 1
Building 1 Site Address
2951 POST ST Unit
Jacksonville FL 32205-

Building Type	1101 - STORE RETAIL
Year Built	1935
Building Value	$49,152.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1346	1346	1346
Canopy	50	0	12
Canopy	330	0	82
Total	1726	1346	1440

Element	Code	Detail
Exterior Wall	19	19 Common Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Int Flooring	5	5 Asphalt tile
Heating Fuel	2	2 Oil
Heating Type	2	2 Convection
Air Cond	2	2 Wall Unit
Ceiling Wall Finish	4	4 NS Ceil Min Wall
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry



Element	Code	Detail

Stories	1.000	
Baths	4.000	
Rooms / Units	4.000	
Avg Story Height	10.000	

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	$92,985.00	$0.00	$92,985.00	$1,071.21	$1,052.30	$1,019.12
Urban Service Dist1	$92,985.00	$0.00	$92,985.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$92,985.00	$0.00	$92,985.00	$301.29	$287.51	$292.81
By Local Board	$92,985.00	$0.00	$92,985.00	$212.79	$209.03	$205.81
FL Inland Navigation Dist.	$92,985.00	$0.00	$92,985.00	$2.73	$2.68	$2.47
Water Mgmt Dist. SJRWMD	$92,985.00	$0.00	$92,985.00	$16.97	$16.67	$15.68
School Board Voted	$92,985.00	$0.00	$92,985.00	$94.66	$92.99	$92.99
Urb Ser Dist1 Voted	$92,985.00	$0.00	$92,985.00	$0.00	$0.00	$0.00
			Totals	$1,699.65	$1,661.18	$1,628.88

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$94,656.00	$94,656.00	$0.00	$94,656.00
Current Year	$92,985.00	$92,985.00	$0.00	$92,985.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

Detail by Entity Name

Florida Limited Liability Company
POST MODERN BREWING LLC

Filing Information

Document Number	L19000176438
FEI/EIN Number	84-2514486
Date Filed	07/09/2019
Effective Date	07/03/2019
State	FL
Status	ACTIVE

Principal Address

2951 Post St.
Jacksonville, FL 32205

Changed: 06/15/2020

Mailing Address

2511 Hendricks Ave
Jacksonville, FL 32207

Changed: 02/09/2021

Registered Agent Name & Address

Suslak, Andrew Jeremiah, DR.
2511 HENDRICKS AVE
JACKSONVILLE, FL 32207

Name Changed: 02/09/2021

Authorized Person(s) Detail

Name & Address

Title Manager

Suslak, Andrew Jeremiah
2511 Hendricks Ave
Jacksonville, FL 32207

Annual Reports

Report Year	Filed Date

2023	03/02/2023
2024	04/16/2024
2025	04/30/2025

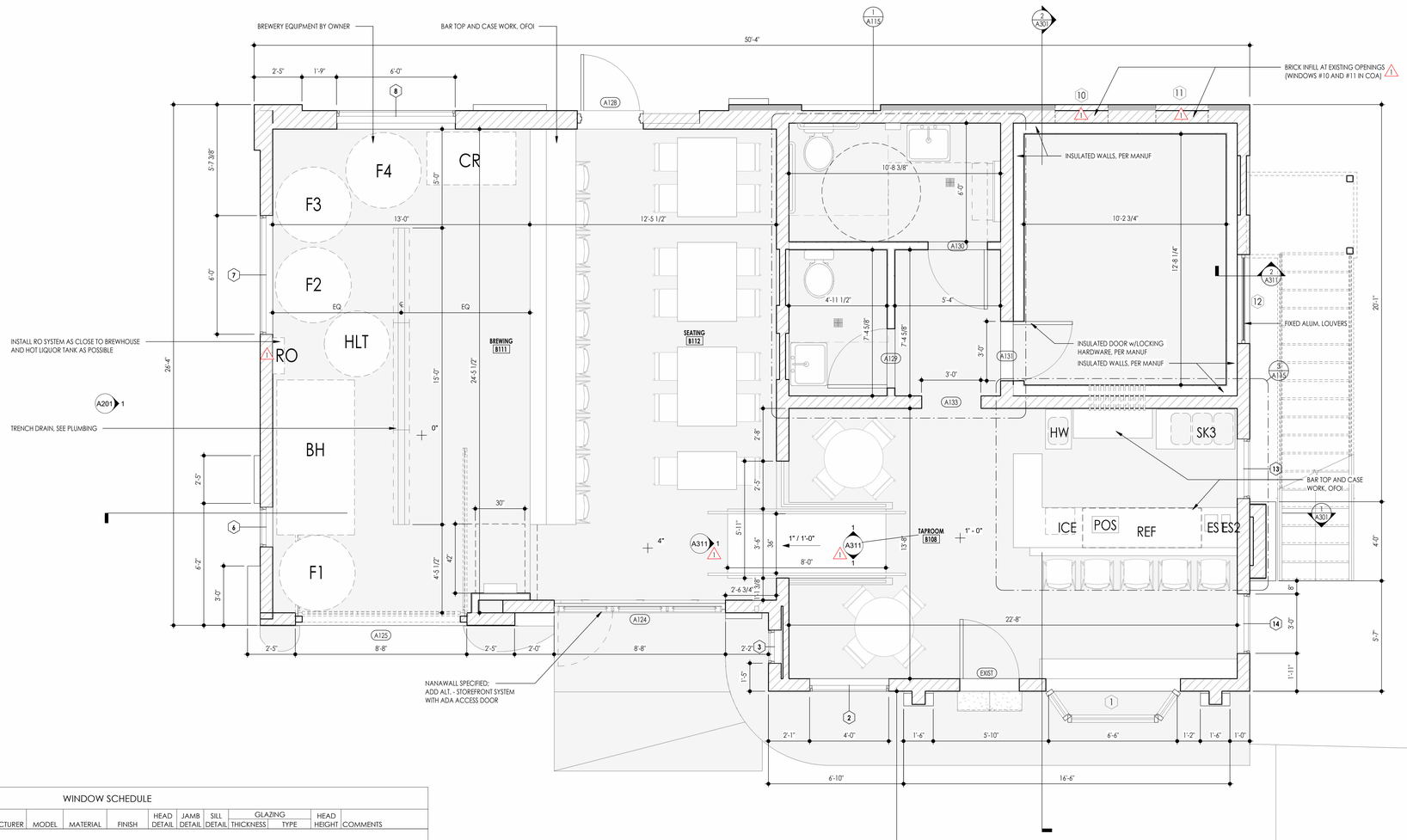
Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/16/2024 -- ANNUAL REPORT	View image in PDF format
03/02/2023 -- ANNUAL REPORT	View image in PDF format
04/21/2022 -- ANNUAL REPORT	View image in PDF format
02/09/2021 -- ANNUAL REPORT	View image in PDF format
06/15/2020 -- ANNUAL REPORT	View image in PDF format
07/09/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

APPROVED

By Historic Preservation Section at 4:24 pm, Jul 14, 2025



WINDOW SCHEDULE

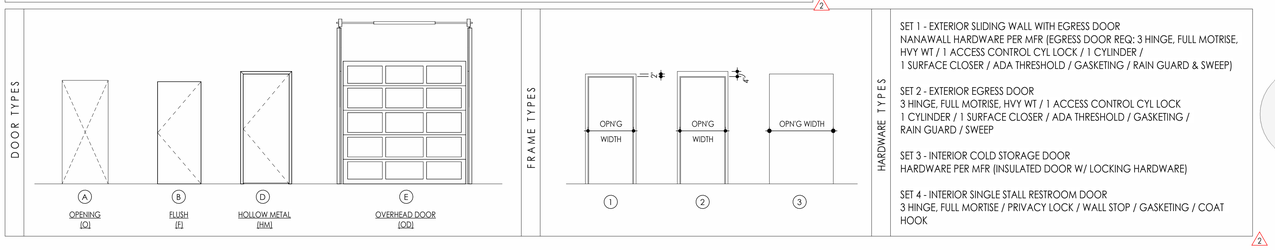
WINDOW ID	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	MODEL	MATERIAL	FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	GLAZING THICKNESS	GLAZING TYPE	HEAD HEIGHT	COMMENTS

FOR ALL WINDOW REPLACEMENTS, RESTORATIONS, AND REMOVAL REFER TO CITY APPROVED COA #27256 "2951 Post St - Alterations" , APPROVED 03/19/2022 AND ATTACHED AS AN ADDENDA TO THIS PERMIT SET

DOOR SCHEDULE

MARK	WT WIDTH	WT HEIGHT	DOOR THICK	DOOR TYPE	DOOR MATERIAL	DOOR LEAVES	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HDW GROUP [2]	REMARKS
A124	8' - 8"	8' - 0"	3 9/16"	32	PER MANUF	3	PER MANUF	PER MANUF	PER MANUF	PER MANUF				1 [2]	NANAWALL: ADD ALT. - STOREFRONT
A125	8' - 8"	8' - 0"	PER MNF	E	ALUM.	5	PAINT	3	BRICK MASONRY	PAINT				PER MFR [2]	OVERHEAD DOOR
A128	3' - 0"	7' - 2"	1 3/4"	D	HM	1	PAINT	2	METAL	PAINT				2 [2]	
A129	3' - 0"	6' - 8"	2"	B	WOOD	1	PAINT	1	WOOD	PAINT				4 [2]	
A130	3' - 0"	6' - 8"	2"	B	WOOD	1	PAINT	1	WOOD	PAINT				4 [2]	
A131	3' - 0"	6' - 8"	2"	B	WOOD	1	PAINT	1	WOOD	PAINT				3 [2]	
A133	3' - 0"	7' - 0"	0"	A	-		-	3	BRICK MASONRY	PAINT				-	CASED OPENING
A142	3' - 0"	7' - 2"	1 3/4"	15	FIBERGLASS	1		1	HM						
EXIST	3' - 0"	6' - 8"	2"	E.T.R.	E.T.R.	1	PAINT	E.T.R.	E.T.R.	PAINT				E.T.R.	

NOTES:
1. E.T.R. = EXISTING TO REMAIN
2. ALL HARDWARE TO BE PROVIDED BY OWNER; HARDWARE SET REQUIREMENTS PROVIDED FOR CODE & EGRESS REQUIREMENTS. CONTRACTOR TO CONFIRM ALL HARDWARE INSTALLED MEETS MINIMUM EGRESS REQUIREMENTS PER NFPA AND FBC BUILDING & ACCESSIBILITY CODE.



FLOOR PLAN - GROUND LEVEL

3/8" = 1'-0"

6/4/2025 3:36:54 PM

elm

planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8066

elmplan.com

AA26000604 - LC26000209

STATE OF FLORIDA
NOAH C. MARKS
AR98198
REGISTERED ARCHITECT

NOAH C. MARKS
AR98198

CRAFT BREWERY RENOVATION
POST MODERN BREWING, LLC.
2951 POST STREET, JACKSONVILLE, FLORIDA 32205

ISSUE DATES

NO.	DESCRIPTION	DATE
1	ASI 01	07.08.2024
2	ASI 02	07.26.2024

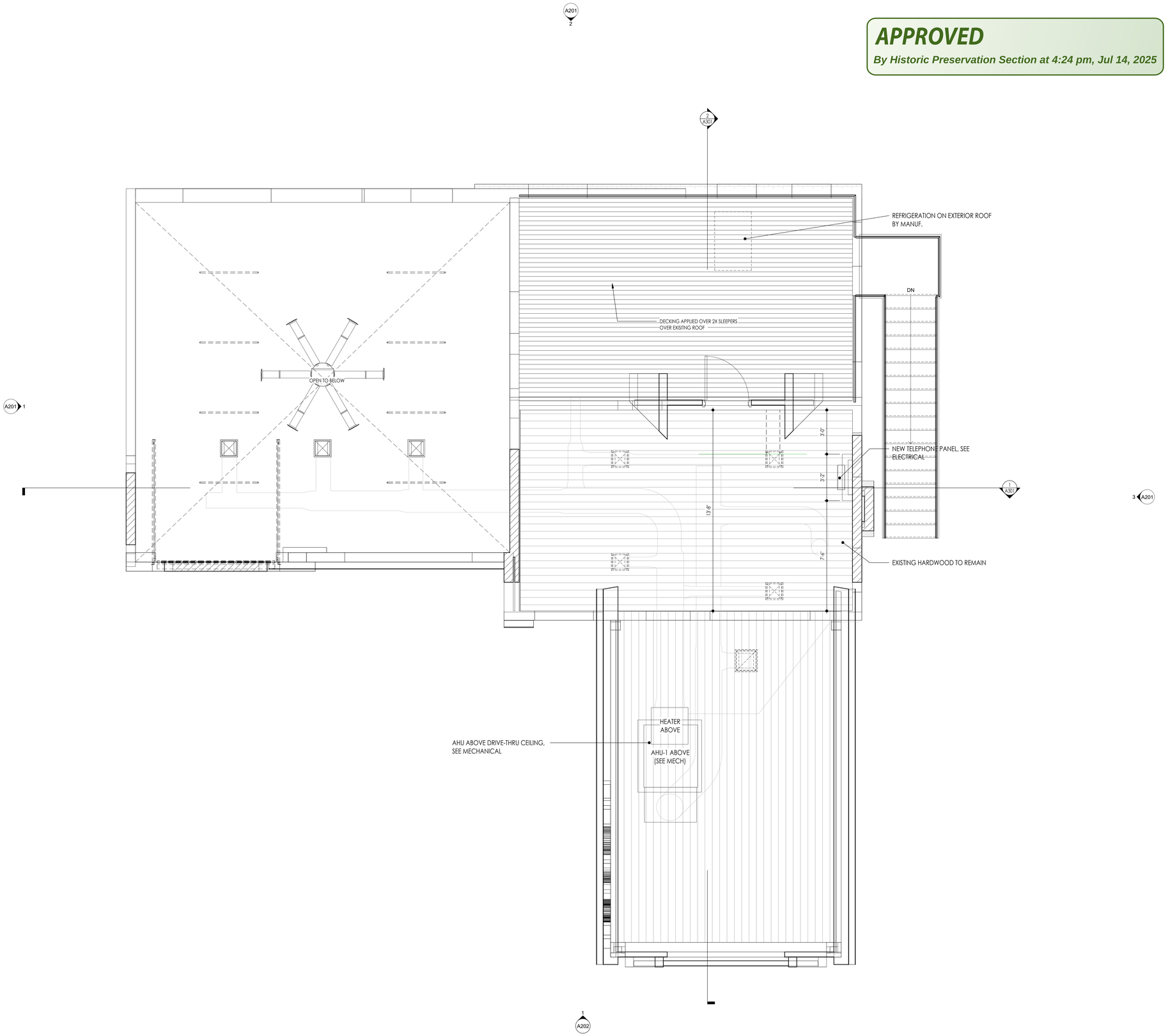
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, NC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE

PROJ. #: 21-42
DATE: 10/27/2023
DRAWN BY: JA
CHECKED BY: NM
SCALE: AS NOTED

PROPOSED FLOOR PLAN

SHEET NUMBER
A110
CONSTRUCTION DOCUMENTS

APPROVED
By Historic Preservation Section at 4:24 pm, Jul 14, 2025



1 **PROPOSED- ATTIC SPACE**
3/8" = 1'-0"

elm
planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8066

elmplan.com

AA26000604 - LC26000209

STATE OF FLORIDA
NOAH C. MARKS
AR98198
REGISTERED ARCHITECT

NOAH C. MARKS
AR98198

CRAFT BREWERY RENOVATION
POST MODERN BREWING, LLC.
2951 POST STREET, JACKSONVILLE, FLORIDA 32205

ISSUE DATES

NO.	DESCRIPTION	DATE
1	ASI 01	07.08.2024

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, NC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE

PROJ. #: 21-42
DATE: 10/27/2023
DRAWN BY: JA
CHECKED BY: NM
SCALE: AS NOTED

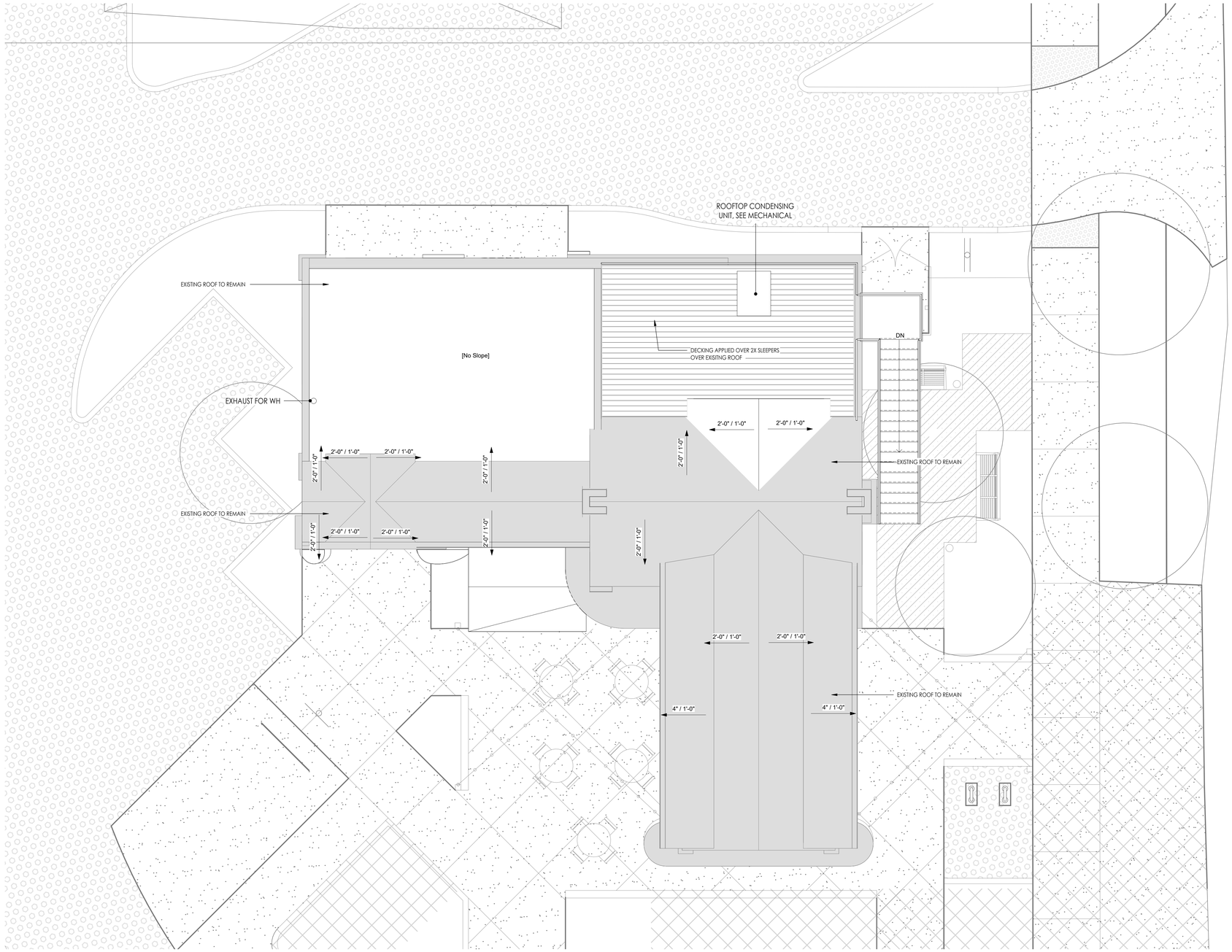
PROPOSED FLOOR PLAN

SHEET NUMBER
A111
CONSTRUCTION DOCUMENTS

6/4/2025 3:37:45 PM

APPROVED

By Historic Preservation Section at 4:24 pm, Jul 14, 2025



ROOF PLAN - BREWERY BUIDLING

1/4" = 1'-0"

6/4/2025 3:36:29 PM

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Jacksonville, FL 32207
t 904 296 8066

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AA26000604 - LC26000209

STATE OF FLORIDA
NOAH C. MARKS
AR98198
REGISTERED ARCHITECT

NOAH C. MARKS
AR98198

CRAFT BREWERY RENOVATION
POST MODERN BREWING, LLC.
2951 POST STREET, JACKSONVILLE, FLORIDA 32205

ISSUE DATES

NO.	DESCRIPTION	DATE

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PROJ. #:	21-42
DATE:	10/27/2023
DRAWN BY:	JA
CHECKED BY:	NM
SCALE:	AS NOTED

ROOF PLAN

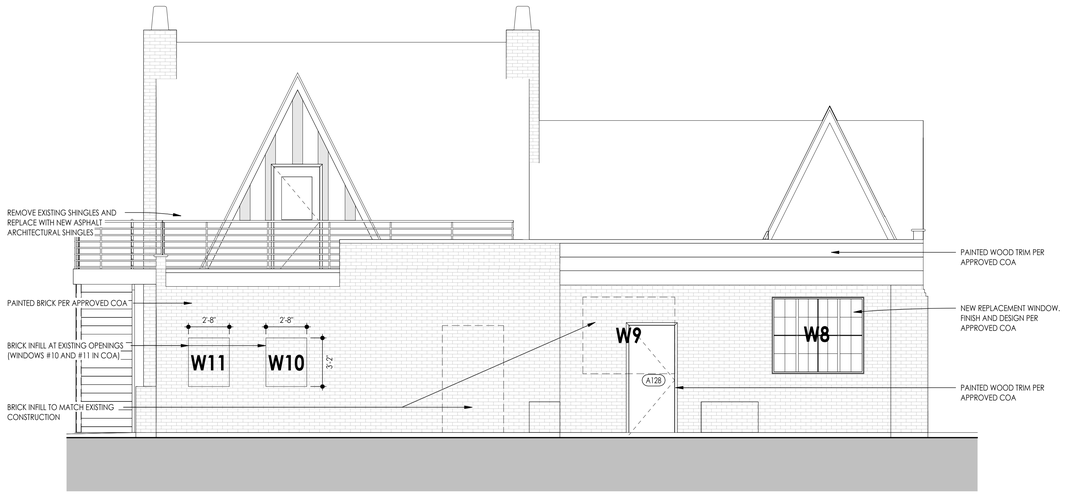
SHEET NUMBER

A102

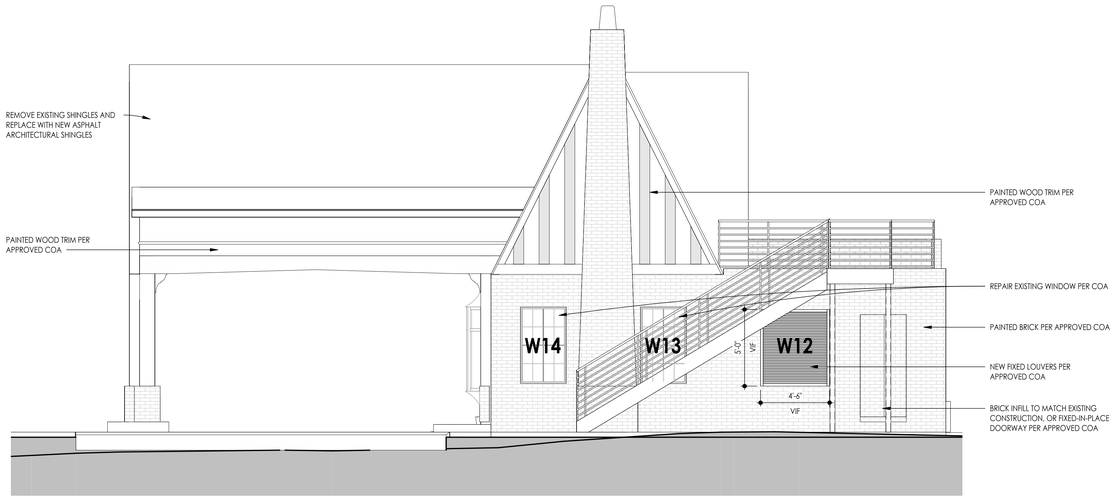
CONSTRUCTION DOCUMENTS

APPROVED
By Historic Preservation Section at 4:24 pm, Jul 14, 2025

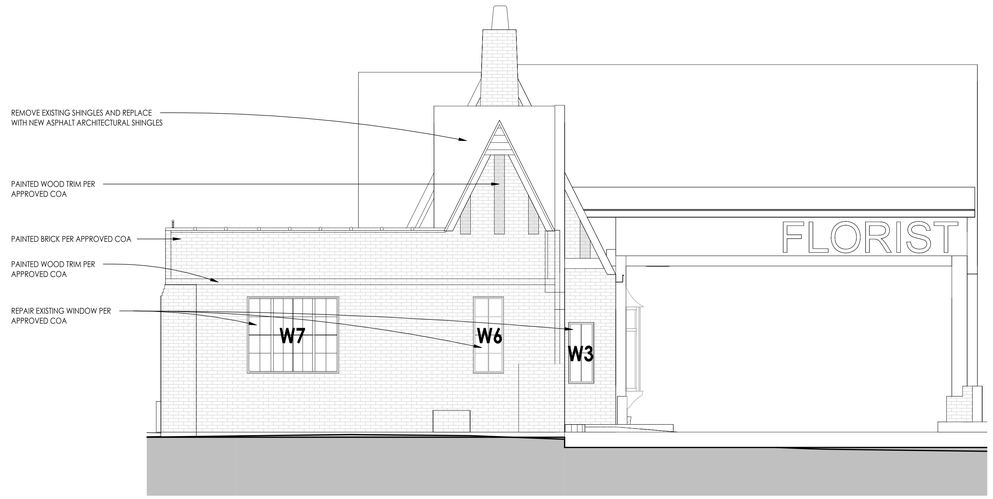
4 FRONT ELEVATION
1/4" = 1'-0"



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



3 WILLOW BRANCH ELEVATION
1/4" = 1'-0"



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

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PROJ. #:	21-42
DATE:	10/27/2023
DRAWN BY:	JA
CHECKED BY:	NM
SCALE:	AS NOTED

PROPOSED ELEVATIONS

SHEET NUMBER
A201
CONSTRUCTION DOCUMENTS

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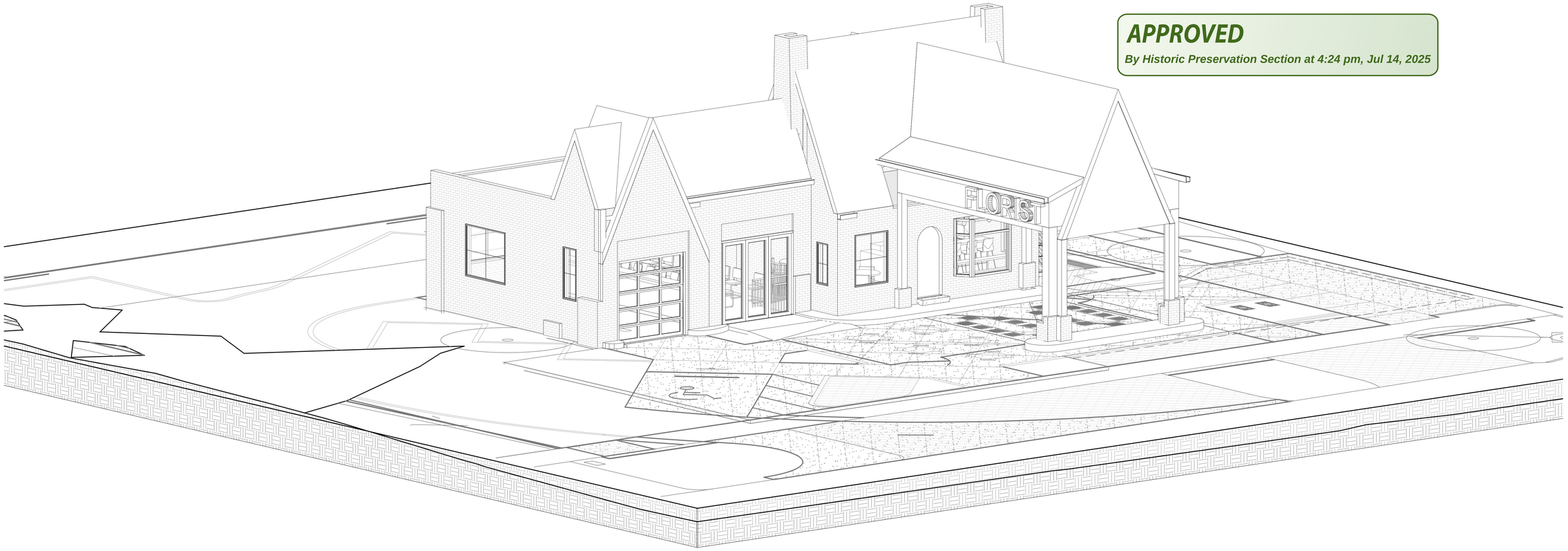
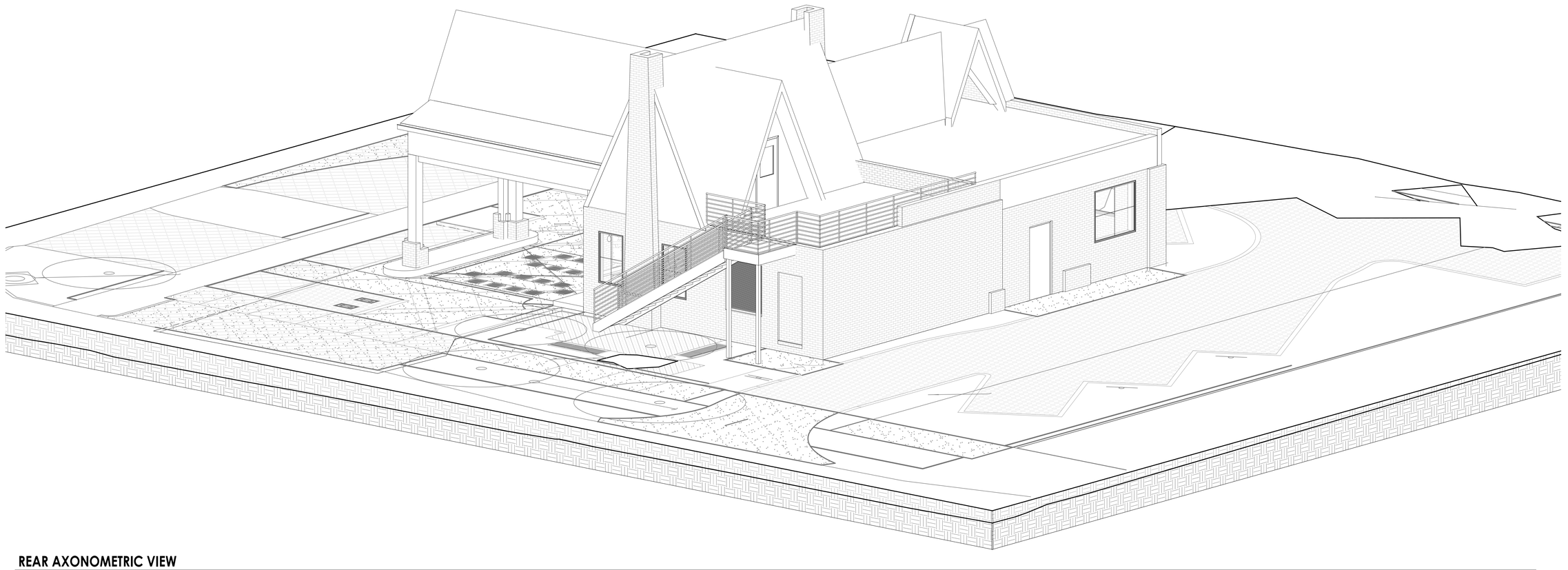


APPROVED

By Historic Preservation Section at 4:24 pm, Jul 14, 2025

AXONOMETRIC VIEW



REAR AXONOMETRIC VIEW

6/4/2025 3:39:30 PM

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ISSUE DATES

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PROJ. #:	21-42
DATE:	10/27/2023
DRAWN BY:	JA
CHECKED BY:	NM
SCALE:	AS NOTED

AXONOMETRICS

SHEET NUMBER

A901

CONSTRUCTION DOCUMENTS

COA-25-32440

2039 Laura St N

July 23, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32440

Address: 2039 Laura Street North/25 Cottage Avenue,
RE# 073185 0000/073184 0000/073183 0000

Location: Northeast corner of Cottage Avenue and Laura Street North

Owner: David Thomas
Society of Saint Pius X
11485 North Farley Road
Platte City, Missouri 64079

Applicant: Melanie Hill
Auld and White Constructors, LLC
4168 Southpoint Parkway, Suite 101
Jacksonville, Florida 32216

Year Built: *c.* 1923 (2039 Laura Street North; *Property Appraiser*)
c. 1924 (25 Cottage Avenue; *Property Appraiser*)

Designation: Springfield - Contributing

Request: Alterations – Windows; Doors; Railing; Roofs; Accessibility Ramps
New Construction – Addition
Site Work – Fences; Hardscaping

Summary Scope of Work:

1. Replace existing sidewalk pavers
2. Install a new doorway, small deck, and accessibility ramp on the side of the 2039 Laura Street North
3. Install ~10,728 sq. ft. of pavers for a parking lot and walkways
4. Install ~956 sq. ft. of poured concrete for walkways and pads for a playground
5. Construct an ~864 sq. ft., single-story addition on the rear of 2039 Laura Street North
6. Install utilities within a walled enclosure on either side of the addition
7. Install a temporary restroom with accessibility ramp until a future building is constructed
8. Install gutters
9. Replace the existing stairway railing on the front and side elevations (Administrative)
10. Repair the existing front and side doors (Administrative)
11. Install four (4) feet tall aluminum fencing and gates (Administrative)
12. Repair the existing windows (Administrative)

13. Install a new awning above the side door (Administrative)
14. Repair sections of the roof with matching composite roofing (Administrative)
15. Remove plywood from niches and install composite material (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

Accessibility Ramps

1. The location and design of the ramp shall be substantially consistent with the submitted plans.
2. The ramp shall be a non-permanent feature and shall not obscure significant architectural details.
3. The railing system shall be made of wood or composite materials and the spindles shall be centered between an upper and lower rail with no exposed ends (no vinyl or PVC).
4. And wood ramps shall be painted or stained.

Awning

5. The awning shall be metal to match the adjacent metal awning.
6. The awning shall not obscure significant architectural features.
7. The awning shall be attached in a manner that would minimize damage to the wall surface.
8. The shape of the awning shall follow the lines of the door opening.
9. The width of the awning shall not exceed the door opening (inclusive of trim).

Deck

10. If tongue and groove boards are not being used, there shall be a horizontal trim board along the exposed edge of the flooring so it is hidden from street view.

Doors

11. The door repairs shall be made with like materials.
12. The removal of the doors shall cause the least amount of damage to the structure.
13. If it is determined that the doors marked for repair require replacement, a new COA shall be obtained prior to replacement.

Railing

14. Any new railing system shall be made of wood, wood composite, or metal materials and the spindles centered between an upper and lower rail with no exposed ends (no vinyl or PVC).

Roof

15. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.) during the course of the work, the repairs shall be made with like materials. If wholesale replacement is necessary and the existing materials are not historic, then the replacement materials shall be historically appropriate.
16. 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.
17. Only flat roofs shall have modified bitumen or torch down installed.
18. If the building has open rafters then half-round style gutters shall be used on street-facing roof edges.

19. If the building has enclosed soffits, k-style gutters or seamless gutters may be used.
20. Downspout locations are limited to the sides and rear of the structure.

Windows

21. The removal of windows shall be done with care to ensure the least amount of damage and all openings where windows are removed shall be secured in a manner that does not damage the historic casing and trim.
22. Repairs shall involve the least degree of intervention possible such as patching, piercing-in, splicing, consolidating, and reinforcing in accordance with preservation methods, with limited replacement of components with matching materials.
23. Any trim that needs to be replaced as part of the work shall match the historic material and design.
24. The scope of work is explicitly for the repairing of the windows and shall not include the replacement of any of the windows on the structure. If during the course of work, replacement is necessary, a separate COA application will be applied for.
25. All window repairs shall be consistent with the latest version of the HPS Window Supplement.
26. All preparation for painting shall utilize gentle means such as hand scraping/sanding, heat guns, and strippers. No abrasive cleaning methods such as rotary sanding, sandblasting, extreme high-pressure washing, or torches shall be used.

Addition

27. Materials, design, and height shall be substantially consistent with the elevation drawings submitted June 13, 2025, or as otherwise approved by the Historic Preservation Section.
28. Location and orientation shall be as substantially shown on the site plan submitted June 13, 2025.
29. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
30. 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.

Fence

31. The location of the fencing and gates shall be substantially consistent with the site plan submitted June 13, 2025.
32. Fencing installation shall be consistent with the Fencing and Wall Guidelines.

Hardscaping

33. The parking lot and walkways shall be substantially consistent to the site plan submitted June 13, 2025.
34. The material of the walkways and parking lot shall be brick pavers of 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).
35. A right-of-way permit may be required through Development Services, the approval of this COA does not grant approval in the right-of-way with review by the Development Services Division.

Utilities

36. The design and location of the equipment shall be substantially consistent with the site plan submitted June 13, 2025.

Temporary Structure

37. Any temporary structure shall be substantially consistent to the site plan submitted June 13, 2025.
38. The scope of work shall be substantially consistent to the product material/rendering attached within the book package.
39. The temporary structure shall be erected for no longer than two (2) years from the effective date of the Final Order. If it is determined that the structure is necessary for a longer period of time, a new COA requesting a time extension shall be applied for.

PROJECT DESCRIPTION

COA-25-32440 is for the construction of an addition, alterations, and site work to two (2) contributing properties within the Springfield Historic District. The properties are located on one (1) corner and two (2) interior lots with two (2) contributing structures located on the properties. A non-contributing accessory structure and two (2) non-historic additions at 2039 Laura Street North were administratively approved for demolition under COA-25-32527. The primary structure at 2039 Laura Street North is a Romanesque Revival stone masonry structure, characterized by its cast-stone exterior made to resemble chiseled stone, its rounded arches and

elongated windows as well as its Gothic inspired bell tower. As proposed, the scope of work includes the construction of a one-story addition on the rear of the structure and the creation of a new door opening on the side of the structure with an accessibility ramp in addition to various repairs and the replacement of the existing railing. These changes will allow for proper HVAC for the interior and for ADA accessibility respectively. The work also includes a temporary restroom with a ramp until a new building with restroom facilities is constructed as well as new fencing, concrete pads for a playground, and a parking lot.

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted a site visit to the subject properties on June 6, 2025. Staff noted that the proposed location of the new doorway and ramp would be partially obscured from street view, slightly recessed behind the left tower. The location is also devoid of any windows or architectural detailing. Finally, Staff noted that the proposed location of the addition, while street-visible, will be compatible in design and material as well as subordinate in scale to the historic structure. It will not obscure or destroy any significant architectural details.
- The proposed new door opening and accessibility ramp will be located in the most non-visible location possible and will not destroy or obscure any significant architectural features of the building. This is consistent with the Design Guidelines, Section 307.106(k)(1 and 3), and Section 307.106(l)(1, 2, and 5).
- The location, design, materials, and scale of the proposed addition are compatible with the primary structure and will not destroy or obscure any significant architectural features. Additionally, the proposed addition will provide updated utilities to the building in a manner that does not detract from the exterior appearance of the overall building. A split-face cast stone wall with aluminum guardrails approximately eight (8) feet tall is proposed to be installed around the addition to enclose the utilities. This is consistent with the Design Guidelines and Section 307.106(m)(1, 4, 6, and 8).
- The proposed parking lot, walkways, and lights will replace old concrete hardscaping and dirt for new vehicular and pedestrian access to the property. As conditioned (#34), the small sections of poured concrete in the parking lot and walkway shall be rectangular pavers to match the rest of the hardscaping. This is consistent with the Design Guidelines, Section 307.106(k)(2), and Section 307.106(l)(1 and 2).
- Consistent with Section 307.106(k)(4), the proposed scope of work is small in scale and can be completed by the applicant within a reasonable period of time.

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

- Section 307.106(k) General Standards: 1 - 4
- Section 307.106(l) Guidelines on "Alterations": 1, 2, and 5

- Section 307.106(m) Guidelines on “New Construction”: 1, 4, 6, and 8
- Historic District Design Guidelines, Sections on “Additions” and “Setting”

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

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

Alterations

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

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

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

New Construction

- 307.106(m)(1) – Height. The height of an 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)(4) – Roof shape. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.
- 307.106(m)(6) – Scale. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(8) – Architectural details. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or

character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, Section on "Additions"

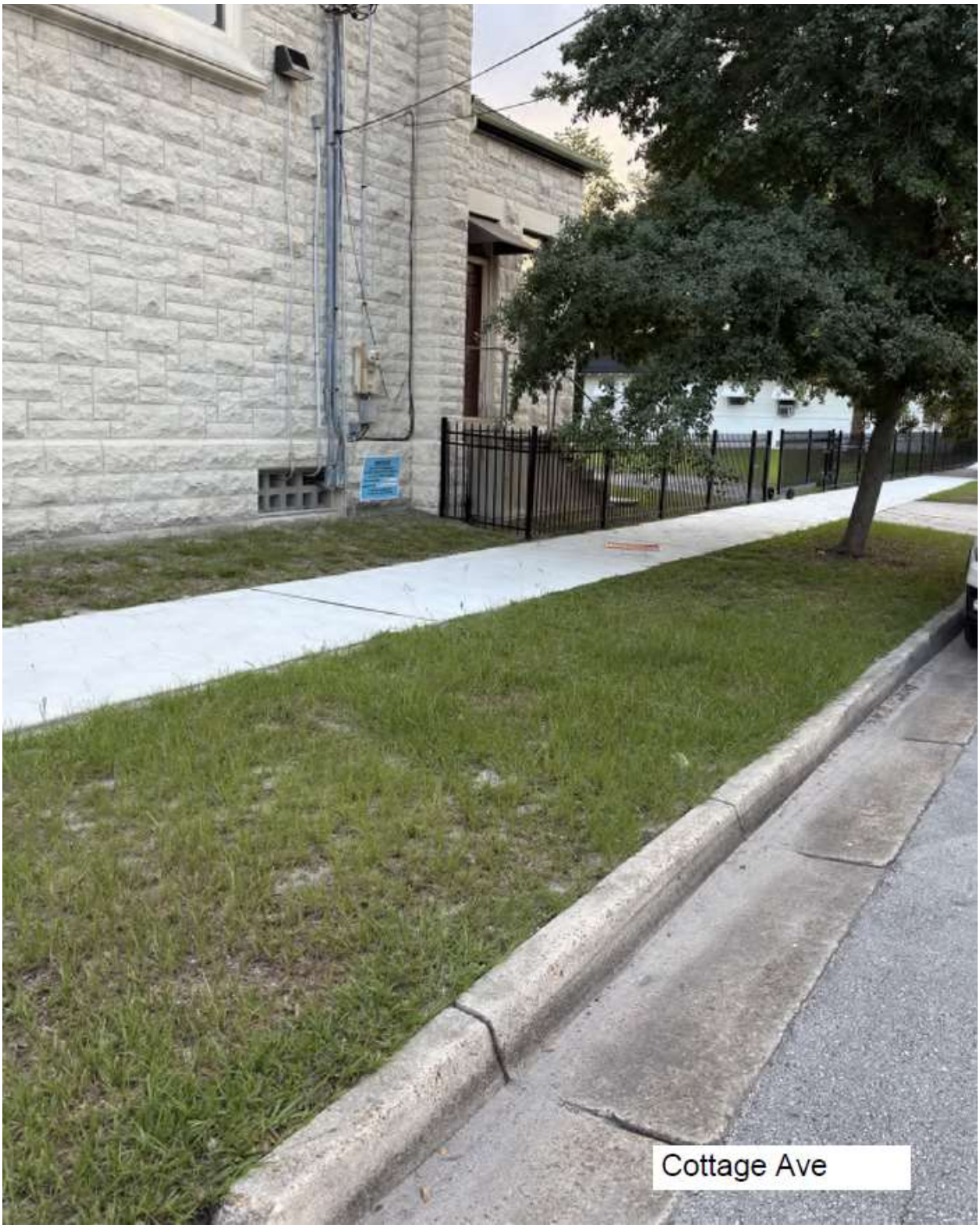
- Recommendation #1: "Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."
- Recommendation #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."
- Recommendation #4: "Protect architectural details and features that contribute to the character of the building during the course of constructing the addition."

Historic District Design Guidelines, Section on "Setting"

- *Fencing and Walls*, Recommendation #1: "Construct new front-yard fences of vertical pickets in simple design, especially on frame vernacular buildings. Limit cast iron fencing to high-styled buildings such as Queen Anne, Colonial Revival, and Neo-Classical."
- *Fencing and Walls*, Recommendation #3: "Design new fences of appropriate scale on visible main and side elevations. Limit height on street-side elevation to four feet. Wooden, vertical board (stockade) privacy fences up to six feet in height are appropriate on side and rear elevations. Recess privacy fences from the wall place on the street-side elevation."
- *Parking and Driveways*, Recommendation #2: "Limit parking to the rear or side of buildings."

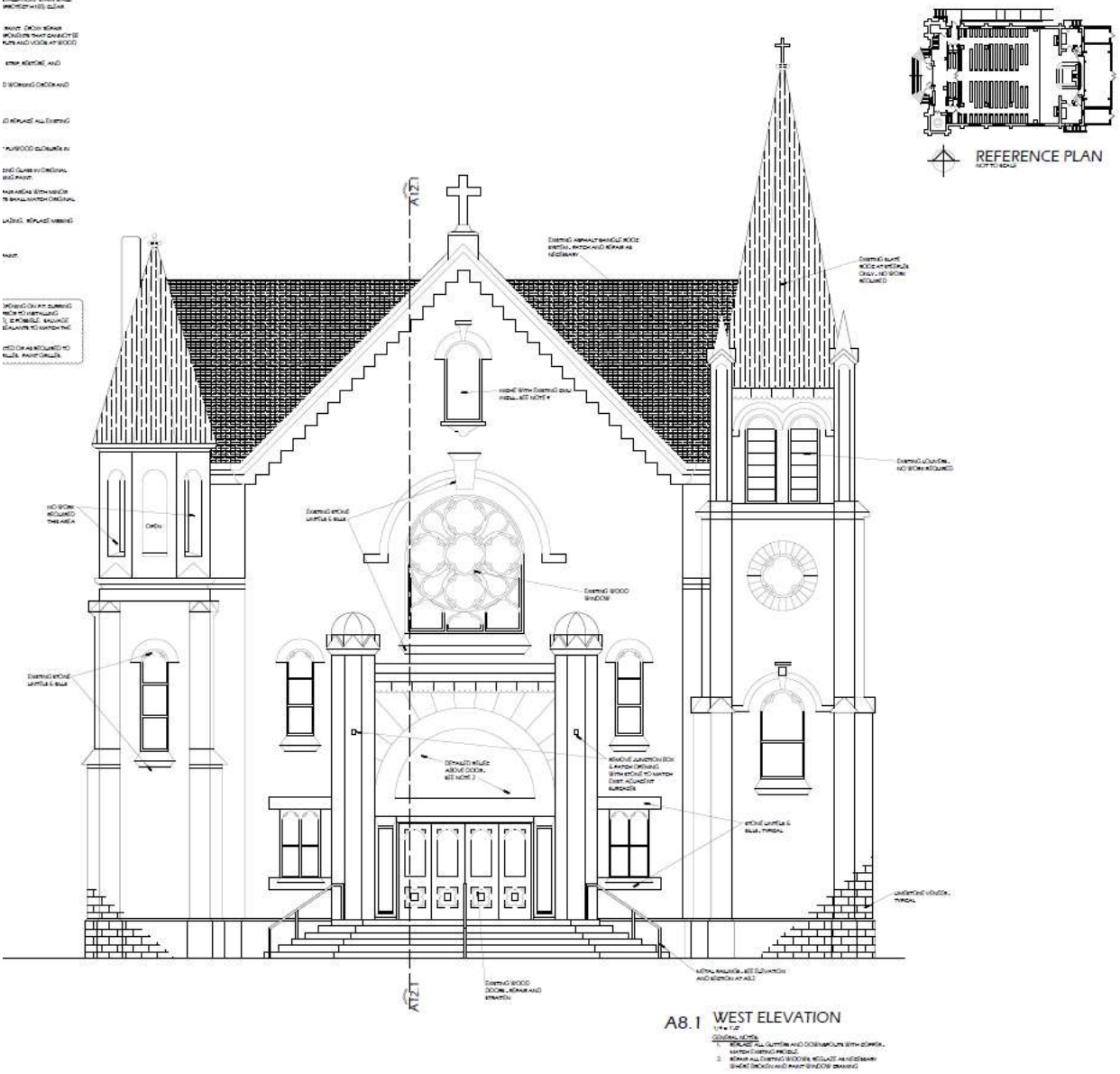
LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS

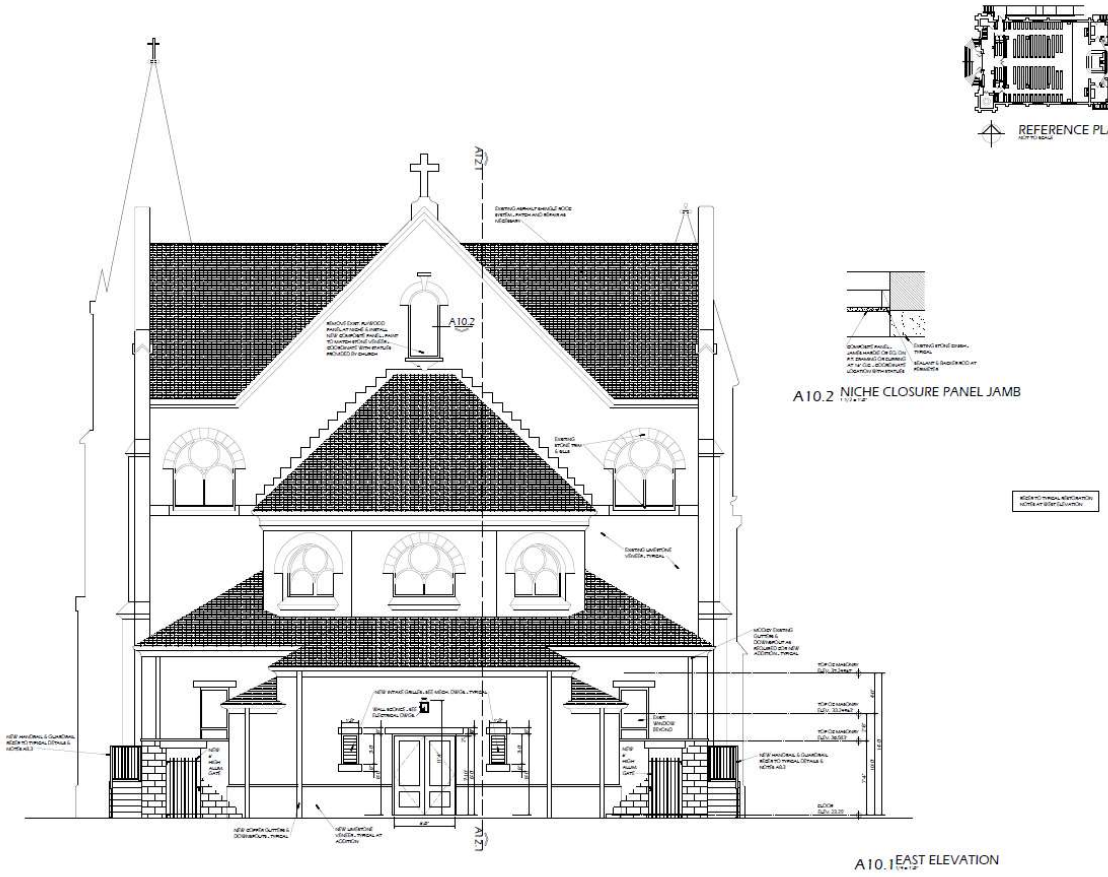

Cottage Ave

Laura St N

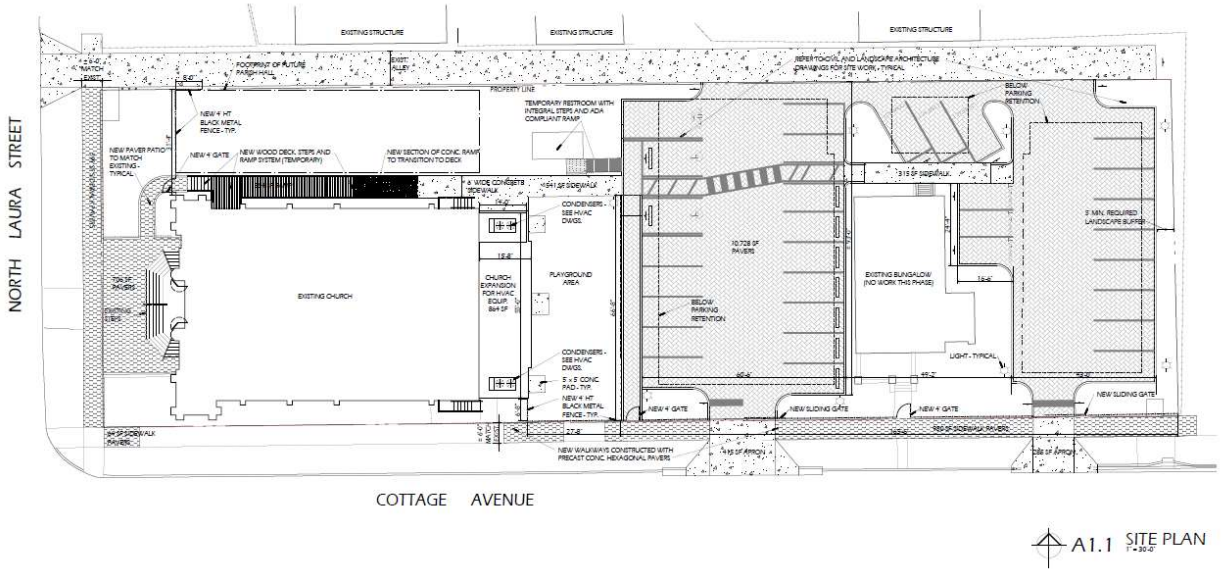
ELEVATION DRAWINGS SUBMITTED JUNE 13, 2025



REFERENCE PLAN
A9.1 SOUTH ELEVATION


REFERENCE PLAN
A10.2
A10.2 NICHE CLOSURE PANEL JAMB
A10.1 EAST ELEVATION

SITE PLAN SUBMITTED JUNE 13, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	32440	**Application Status**	FOUND SUFFICIENT
Date Started	05/27/2025	**Date Submitted**	05/27/2025

Planning and Development Department Info

COA #	COA-25-32440
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	6/20/2025
Forwarded to JHPC	☑
JHPC Meeting Date	7/23/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name HILL
First Name MELANIE
Middle Name

Company Name AULD AND WHITE CONSTRUCTORS LLC

Mailing Address 4168 SOUTHPOINT PKWY SUITE 101

City JACKSONVILLE
State FL
Zip Code 32216

Phone 904 296 2555
Fax
Email MHILL@AULD-WHITE.COM

General Information On Owner(s)

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

Last Name THOMAS
First Name DAVID
Middle Name

Company/Trust Name SOCIETY OF SAINT PIUS X

Mailing Address 11485 N FARLEY RD

City PLATTE CITY
State MO
Zip Code 64079

Phone 2039107708
Fax
Email MHILL@AULD-WHITE.COM

Description Of Property

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

Map	RE#
	073185 0000

	073184 0000
	073183 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
2039	LAURA ST N	32206

Type Of Improvement

- [x] **Addition**
- [x] **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
RENOVATION AND EXPANSION TO EXISTING CHURCH. THE EXISTING STRUCTURE WILL HAVE RESTORATION THROUGHOUT THE BUILDING WITH NEW MECHANICAL, ELECTRICAL, PLUMBING FIRE ALARM, AND SPRINKLER SYSTEMS ADDED. A NEW MECHANICAL ADDITION WILL BE ADDED AT THE EAST SIDE OF THE BUILDING. AN ACCESSIBLE RAMP AND DOOR WILL BE ADDED AT THE NORTH ELEVATION. SITE IMPROVEMENTS PER PLANS.

Addition Information

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

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

Addition - Required Attachments For Complete Application

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

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.

☑ **Structure Photos -** Overall photos of structure.

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

Driveway - Required Attachments For Complete Application

☑ **Site Plan -** Site plan/survey showing placement of new driveway.

☑ **Proposed Materials For Driveway**

☑ **Photos Of Property -** Photos of property with affected area/photo of existing curb-cut.

Additional Documents Provided

	Description
☑	RAMP DETAILS

Application Certification

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

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

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

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

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

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

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: June 25, 2025

COA#: COA-25-32440

Address:
2039 N. Laura Street
Jacksonville, FL 32206

Owner: SOCIETY OF SAINT PIUS X

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-25-32440 **were posted on the property/site located at:**

073185 0000 / 073184 0000/ 073183 0000
Real Estate Number(s)

2039 N. Laura Street
Street Address
Jacksonville, FL 32206
City, State Zip Code

Printed Name Melanie Hill

Signature Melanie Hill

Digitally signed by Melanie Hill
DN: C=US, E=mhill@auslnwhite.com, O=Auld & White Constructors LLC, OU="Permitting Specialist", CN=Melanie Hill
Reason: I am the author of this document
Date: 2025.06.25 09:25:00-04'00'

Dated this 25 day of June, 20 25.

2-40 12-2S-26E .124
SPRINGFIELD
LOT 7 BLK 130

SOCIETY OF SAINT PIUS X
11485 N FARLEY RD
PLATTE CITY, MO 64079

2024

R-073183-0000

PRINTED 10/10/2024
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 0.12 PRICE/SF 0.00

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

BUILDING: 0 AKA:

SITE ADDRESS: COTTAGE AVE, 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	55,269
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	55,269
ASSESSED VALUE	50,222
CAP BASE YEAR	0
TAXABLE VALUE	0
EXEMPTIONS	503
TOTAL EXEMPTIONS VALUE	50,222
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
15516	WRKG			12,000	04/06/1999

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	20124	00982	01/26/2022	SW	U	V	17	570000	0	N	0	SOUTHEASTERN CONFRENCE	SOCIETY OF SAINT PIUS X	20220301 GRANTOR
2	07344	00953	05/01/1992	WD	U	I	17	10000	0	N	0			
3	07234	00154	11/01/1991	SW	U	I	12	5500	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		
VALUE REVIEW	05/06/2024	EMP
TRIENNIAL	05/13/2010	TWH
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	54.00	100.00	100.00	54.00	F	1	0.89	1.00	1,150.00	1,023.50	55,269

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

2-40 12-2S-26E
SPRINGFIELD
LOT 8 BLK 130

SOCIETY OF SAINT PIUS X
11485 N FARLEY RD
PLATTE CITY, MO 64079

2024

R-073184-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6412 101200.23 1.25 1.00 1.00 NW SPRINGFIELD

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	16 FRAME STUCCO	50	19.00
Exterior Wall	7 CEM FIB SHING	50	15.00
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	9 PINE/SOFT WOOD	100	8.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	3 FRCD NOT DUCTD	100	2.00
Air Cond	2 WALL UNIT	100	1.00

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

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	1.0100
TOTAL ADJUSTED POINTS	98
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	4	03	0.00	100.00	1.00	100

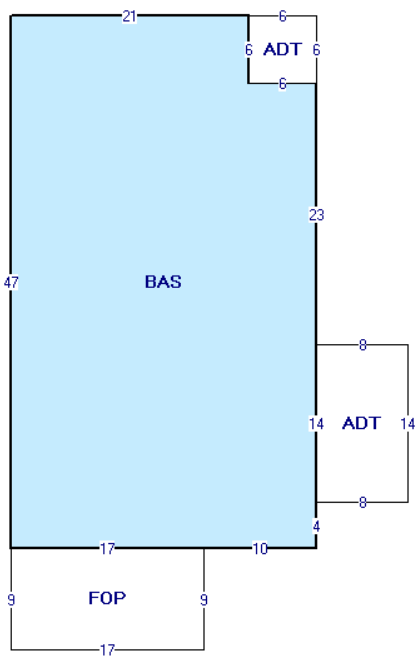
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
159,132	1924	1950	R2	47.00	53.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	148		X	90	133	7,944
BAS	1,233		X	100	1,233	73,648
FOP	153			30	46	2,748
	1,534		1,381		1,412	$84,340

ACREAGE 0.00 PRICE/SF 59.73

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 25 COTTAGE AVE JACKSONVILLE 32206- 0101 SFR 1 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	84,340
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	54,246
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	138,586
ASSESSED VALUE	138,586
CAP BASE YEAR	0
TAXABLE VALUE	0
EXEMPTIONS	503
TOTAL EXEMPTIONS VALUE	138,586
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS

ADT:27,43:=N14 E8 S14 W8 $ BAS:0,47:=N47 E21 S6 E 6 S41 W27 $ ADT:21,0:=E6 S6 W6 N6 $ FOP:0,47:=E1 7 S9 W17 N9 $.

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	20124	00982	01/26/2022	SW	U	I	17	570000	0	N	0	SOUTHEASTERN CONFRENCE	SOCIETY OF SAINT PIUS X	20220301 GRANTOR
2	08901	00557	03/31/1998	WD	U	I	17	31000	0	N	0	SOLOMON RAYMOND G		980414
3	08755	01769	10/09/1997	QC	U	I	11	9100	0	N	0	WAREH CONSTRUCTION CO		
4	08718	00910	09/08/1997	TD	U	I	18	8000	0	N	0	CLERK OF CIRCUIT COURT		

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	07/08/1988	PTC
LAND LINES	07/08/1988	PTC
VALUE REVIEW	05/06/2024	EMP
TRIENNIAL	05/13/2010	TWH
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	53.00	100.00	100.00	53.00	F	1	0.89	1.00	1,150.00	1,023.50	54,246

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

2-4 12-2S-26E
SPRINGFIELD
LOTS 9 TO 12 BLK 130

SOCIETY OF SAINT PIUS X
11485 N FARLEY RD
PLATTE CITY, MO 64079

2024

R-073185-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6412 101200.01 1.00 1.00 1.00 CENSUS TRACT 012.00

BUILDING CHARACTERISTICS

7100 Church

** VALUE SUBJECT TO CHANGE **

CATEGORY	TYPE	%	PTS
Exterior Wall	21 STONE	100	37.00
Roof Struct	4 WOOD TRUSS	100	7.00
Roofing Cover	3 ASPH/COMP SHNG	100	3.00
Interior Wall	3 PLASTERED	100	28.00
Int Flooring	12 HARDWOOD	100	20.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	6.00
Ceiling Wall	6 NS CEIL WALL	100	1.00
Comm Htg & AC	1 NOT ZONED	100	1.00
Comm Frame	3 C-MASONRY	100	5.00

CATEGORY	UNITS	ADJ
Restrooms	2.00	0
Stories	1.00	0
Baths	5.00	0
Rooms / Units	3.00	0
Avg Story Height	24.00	0

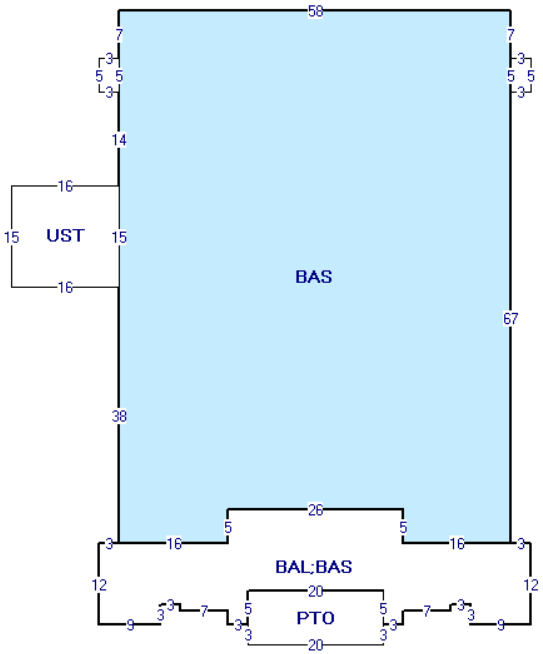
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
TOTAL ADJUSTED POINTS	137
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
7101	04	3	03	0.00	100.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
1,127,858	1923	1923	C4	80.00	20.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAL	752			15	113	4,699
BAS	5,204		X	100	5,204	216,382
PTO	160			5	8	333
STP	30			10	4	166
UST	240			40	96	3,992
	6,386			5,204	5,425	$225,572

ACREAGE 0.00 PRICE/SF 41.58



BUILDING: 1 AKA: ST MICHAEL THE ARCHANGEL CHURCH

SITE ADDRESS: 2039 N LAURA ST JACKSONVILLE 32206- 7101 CHURCH

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	257,596
EXTRA FEATURE VALUE	5,443
TOTAL MARKET LAND VALUE	43,125
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	306,164
ASSESSED VALUE	306,164
CAP BASE YEAR	0
TAXABLE VALUE	0
EXEMPTIONS	503
TOTAL EXEMPTIONS VALUE	306,164
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
B24108806	ALTS	P	EXT RENO	75,300	01/23/2024
B22520895	ALTS	P	HIST REPAIRS	282,296	02/02/2023
000010322	BLDG			2,010	12/13/1978

BUILDING DIMENSIONS

BAS:74,0:=W58 S7 S5 S14 S15 S38 E16 N5 E26 S5 E16 N72 N7 $ UST:16,26:=S15 W16 N15 E16 $ STP:16,7:=S5 W3 N5 E3 $ BAL;BAS:16,79:=W3 S12 E9 N3 E3 S1 E 7 S2 E3 N5 E20 S5 E3 N2 E7 N1 E3 S3 E9 N12 W19 N5 W26 S5 W16 $ PTO:35,86:=E20 S8 W20 N8 $ STP:74,7 :=E3 S5 W3 N5 $.

BUILDING NOTES

BREATH OF LIFE SEVENTH DAY ADVENTIST CHURCH

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	20124	00982	01/26/2022	SW	U	I	17	570000	0	N	0	SOUTHEASTERN CONFRENCE	SOCIETY OF SAINT PIUS X	20220301 GRANTOR
2	07344	00954	05/22/1992	WD	U	I	17	80000	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	PVCC1	Paving Concrete	1	0.00	100.00	0	0	827.00	3	100	7.70	9.24	100	1960	1960	2010	20	1,528
2	LPMC1	Light Pole Metal	1	0.00	100.00	0	0	2.00	2	100	2,711.50	2,440.35	100	2000	2000	2010	20	976
3	LITC1	Lighting Fixtures	1	0.00	100.00	0	0	2.00	2	100	1,368.50	1,231.65	100	2000	2000	2010	20	493
4	FWIC1	Fence Wrought Iron	1	0.00	100.00	0	0	140.00	3	100	87.35	87.35	100	2000	2000	2015	20	2,446

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	02/08/2024	TWH
LAND LINES	02/13/2018	TCY
VALUE REVIEW	02/21/2018	TCY
TRIENNIAL	07/12/2019	TWH
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	100.00	212.00	100.00	100.00	F	1	1.15	1.00	375.00	431.25	43,125

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

2-4 12-2S-26E
SPRINGFIELD
LOTS 9 TO 12 BLK 130

SOCIETY OF SAINT PIUS X
11485 N FARLEY RD
PLATTE CITY, MO 64079

2024

R-073185-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6412 101200.01 1.00 1.00 1.00 CENSUS TRACT 012.00

BUILDING CHARACTERISTICS

7100 Church

** VALUE SUBJECT TO CHANGE **

CATEGORY	TYPE	%	PTS
Exterior Wall	20 FACE BRICK	75	27.00
Exterior Wall	15 CONCRETE BLK	25	8.00
Roof Struct	4 WOOD TRUSS	100	7.00
Roofing Cover	4 BUILT UP/T&G	100	3.00
Interior Wall	5 DRYWALL	100	23.00
Int Flooring	5 ASPHALT TILE	100	10.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	3 FRCD NOT DUCTD	100	2.00
Air Cond	2 WALL UNIT	100	1.00
Ceiling Wall	5 S CEIL WALL	100	1.00
Comm Htg & AC	0 NONE	100	1.00
Comm Frame	3 C-MASONRY	100	5.00

CATEGORY	UNITS	ADJ
Restrooms	2.00	0
Stories	2.00	0
Baths	5.00	0
Rooms / Units	4.00	0
Avg Story Height	10.00	0

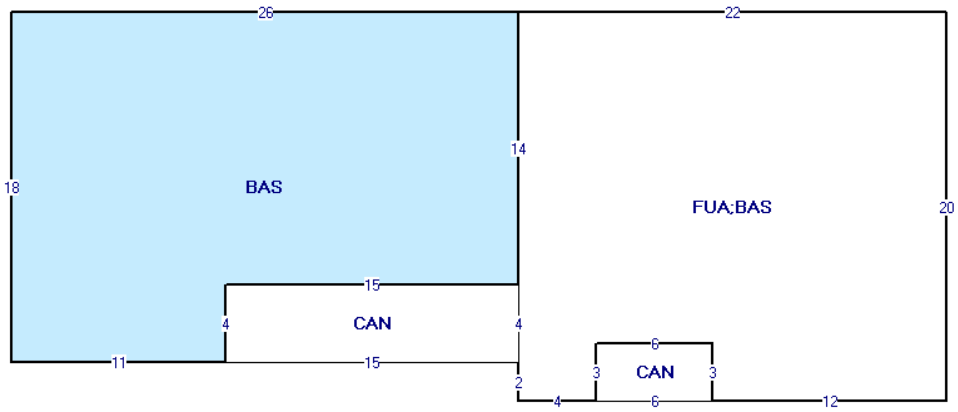
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
TOTAL ADJUSTED POINTS	99
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
1701	04	3	03	0.00	100.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
160,121	1923	1923	C4	80.00	20.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	830		X	100	830	20,913
CAN	78			25	19	479
FUA	422		X	100	422	10,633
	1,330			1,252	1,271	$32,024

ACREAGE 0.00 PRICE/SF 25.20



BUILDING: 2 AKA:

SITE ADDRESS: 2039 N LAURA ST, JACKSONVILLE 32206- 1701 OFFICE 1-2 STY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	257,596
EXTRA FEATURE VALUE	5,443
TOTAL MARKET LAND VALUE	43,125
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	306,164
ASSESSED VALUE	306,164
CAP BASE YEAR	0
TAXABLE VALUE	0
EXEMPTIONS	503
TOTAL EXEMPTIONS VALUE	306,164
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
B24108806	ALTS	P	EXT RENO	75,300	01/23/2024
B22520895	ALTS	P	HIST REPAIRS	282,296	02/02/2023
000010322	BLDG			2,010	12/13/1978

BUILDING DIMENSIONS

CAN:30,20:=E6 N3 W6 S3 $ FUA;BAS:48,0:=W22 S20 E4 N3 E6 S3 E12 N20 $ BAS:26,0:=W26 S18 E11 N4 E15 N14 $ CAN:11,14:=E15 S4 W15 N4 $.

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	20124	00982	01/26/2022	SW	U	I	17	570000	0	N	0	SOUTHEASTERN CONFRENCE	SOCIETY OF SAINT PIUS X	20220301 GRANTOR
2	07344	00954	05/22/1992	WD	U	I	17	80000	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	02/08/2024	TWH
LAND LINES	02/13/2018	TCY
VALUE REVIEW	02/21/2018	TCY
TRIENNIAL	07/12/2019	TWH
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

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Renovations and Additions for

Our Lady of Pompeii

at:
2039 N Laura St
Jacksonville, FL 32206
Architectural Services:

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

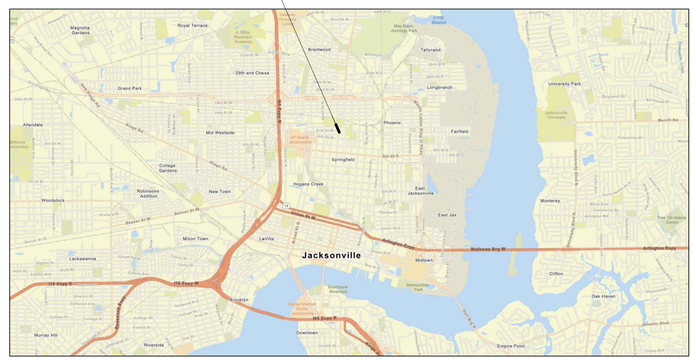
Structural Engineering:
Atlantic Engineering Services
4141 Southpoint Drive E, Suite C
Jacksonville, FL 32216
904 743 4633
Engineers of Record:
Jude Kostage, PE 53931

Plumbing, & Electrical Engineering:
Powell & Hinkle Engineering
1409 Kingsley Avenue, Building 12A
Orange Park, Florida
904 264 5570
Robert Hinkle, PE No. 29302
Lane Hinkle, PE No. 48076
Thomas Elder, PE No. 56121

17 April 2025

17 April 2025

AERIAL MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

MATERIAL LEGEND

- CONCRETE
- EARTH
- PAINTED GWB (IN ELEVATION AND RCP)
- WOOD BLOCKING (CONTINUOUS)
- WOOD BLOCKING (DISCONTINUOUS)
- WOOD SHEATHING
- FINISHED WOOD TRIM
- RIGID OR FOAM INSULATION
- BATT INSULATION
- CMU (IN PLAN)

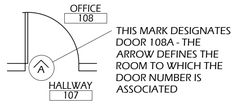
ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR (MEASURED FROM THE TOP OF THE SLAB)	H.M.	HOLLOW METAL
		MFR.	MANUFACTURER
A.H.J.	AUTHORITY HAVING JURISDICTION	M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING
B.O.	BY OWNER	M.O.	MASONRY OPENING
C.I.P.	CAST IN PLACE	N.A.	NOT APPLICABLE
CLR.	CLEAR	N.T.S.	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	NOM.	NOMINAL
CONT.	CONTINUOUS	O.H.	OPPOSITE HAND
C. J.	CONTROL JOINT	P.E.M.B.	PRE-ENGINEERED METAL BUILDING
E.T.R.	EXISTING TO REMAIN	P.T.	PRESSURE TREATED
E.W.C.	ELECTRIC WATER COOLER	R.C.P.	REFLECTED CEILING PLAN
F.B.C.	FLORIDA BUILDING CODE	R.O.	ROUGH OPENING
F.D.	FLOOR DRAIN	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	T.O.M.	TOP OF MASONRY
F.E.C.	FIRE EXTINGUISHER CABINET	T.O.S.	TOP OF STEEL
F.T.F.	FINISH TO FINISH (DIMENSIONING)	T.O. SLAB	TOP OF SLAB
F.V.	FIELD VERIFY	U.N.O.	UNLESS NOTED OTHERWISE
G.C.	GENERAL CONTRACTOR	W.P.	WORKING POINT
G.W.B.	GYPSUM WALLBOARD	V.W.C.	VINYL WALLCOVERING

NOTE: WOOD FRAMING AND TRIM IS TYPICALLY DIMENSIONED USING NOMINAL DIMENSIONS. FOR EXAMPLE, 2 x 4 FRAMING IS 1.5" x 3.5". WHEN ACTUAL DIMENSIONS OF WOOD ARE REQUIRED, THIS IS NOTED WITH ". FOR EXAMPLE, 1" x 2.5" TRIM IS ACTUALLY 1" x 2.5".

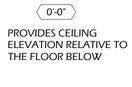
DRAWING CONVENTIONS

TYPICAL INTERIOR DOOR REFERENCING:



SECTION/ELEVATION MARK:

CEILING ELEVATION MARK:



LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS
D1 FIRST FLOOR DEMOLITION PLAN
D2 FIRST FLOOR CEILING DEMOLITION PLAN
D3 SECOND FLOOR DEMOLITION PLAN
D4 SECOND FLOOR CEILING DEMOLITION PLAN
D5 DEMOLITION AT EXTERIOR ELEVATIONS
A1 SITE PLAN
A2 SITE RAMP & SECTIONS
A3 FIRST FLOOR PLAN
A4 FIRST FLOOR REFLECTED CEILING PLAN
A5 SECOND FLOOR PLAN
A6 SECOND FLOOR REFLECTED CEILING PLAN
A7 ROOF PLAN
A8 WEST ELEVATION
A9 SOUTH ELEVATION
A10 EAST ELEVATION
A11 NORTH ELEVATION
A12 BUILDING SECTION - NORTH
A13 BUILDING SECTION - SIDE ALTARS & RAIL
A14 BUILDING SECTION - MAIN ALTAR
A15 BUILDING SECTION - WEST
A16 SECTIONS & INTERIOR ELEVATIONS
A17 BUILDING SECTION - ADDITION
A18 WALL SECTIONS
A19 DOOR SCHEDULE
LS1 LIFE SAFETY PLAN
ID1 FINISH SCHEDULE
ID2 FINISH PLAN

STRUCTURAL DRAWINGS
S0.1 GENERAL NOTES
S0.2 COMPONENTS AND CLADDING
S1.1 ALTAR PLANS
S1.2 EXISTING FLOOR FRAMING PLAN
S1.3 ROOF FRAMING PLAN
S1.4 ALTAR CONSTRUCTION PLAN AND SECTIONS
S2.1 SECTIONS
S2.2 SECTIONS
S2.3 SECTIONS
S2.4 SECTIONS
S2.5 SECTIONS
S2.6 ENLARGED BALCONY PLANS
S5.1 TYPICAL DETAILS
S5.2 TYPICAL DETAILS

FIRE PROTECTION DRAWINGS
FP1 FIRE PROTECTION "A TO M" PLAN

PLUMBING DRAWINGS
P1 PLUMBING DEMO FLOOR PLAN
P2 PLUMBING FLOOR PLAN
P3 PLUMBING ROOF PLAN
P4 PLUMBING RISER DIAGRAMS
P5 LEGEND, SCHEDULE & MISC. DETAILS
P6 MISC. DETAILS

MECHANICAL DRAWINGS
M1 GRADE LEVEL HVAC PLAN
M2 FIRST FLOOR HVAC PLAN
M3 SECOND FLOOR & PARTIAL ROOF HVAC PLAN
M4 HVAC SCHEDULES & CONTROLS
M5 HVAC DETAILS
M6 HVAC SPECS.

ELECTRICAL DRAWINGS
E0 ELECTRICAL SITE PLAN
E1 FIRST FLOOR PLAN - LIGHTING
E2 SECOND FLOOR PLAN - LIGHTING
E3 FIRST FLOOR PLAN - POWER & SYSTEMS
E4 SECOND FLOOR PLAN - POWER & SYSTEMS
E5 FIRST FLOOR PLAN - ELEC. HVAC & FIRE ALARM
E6 SECOND FLOOR PLAN - ELEC. HVAC & FIRE ALARM
E7 POWER RISER & PANEL SCHEDULES
E8 FIRE ALARM DIAGRAM & A-O CRITERIA
E9 ELEC. LEGEND, SCHEDULES & DETAILS
E10 ELECTRICAL SPECIFICATIONS

PROJECT DATA AND BUILDING CODE SUMMARY

PROJECT DESCRIPTION:

THIS IS AN EXISTING HISTORIC CHURCH IN SPRINGFIELD. THE EXISTING STRUCTURE IS MASONRY WITH WOOD FRAMED FLOOR AND ROOF. THE SCOPE OF WORK IS TO INSTALL A FOUNDATION STRUCTURE TO SUPPORT A RELOCATED ALTAR FROM ANOTHER CHURCH AND INSTALL SIDE ALTARS AND MISCELLANEOUS INTERIOR RENOVATIONS. ALSO, NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS WILL BE INSTALLED IN THE BUILDING. A NEW MECHANICAL ROOM ADDITION WILL BE ADDED AT THE EAST SIDE OF THE CHURCH TO ACCOMMODATE THE NEW EQUIPMENT. PEWS AND CONFESSIONAL WILL BE INSTALLED BY OTHERS.

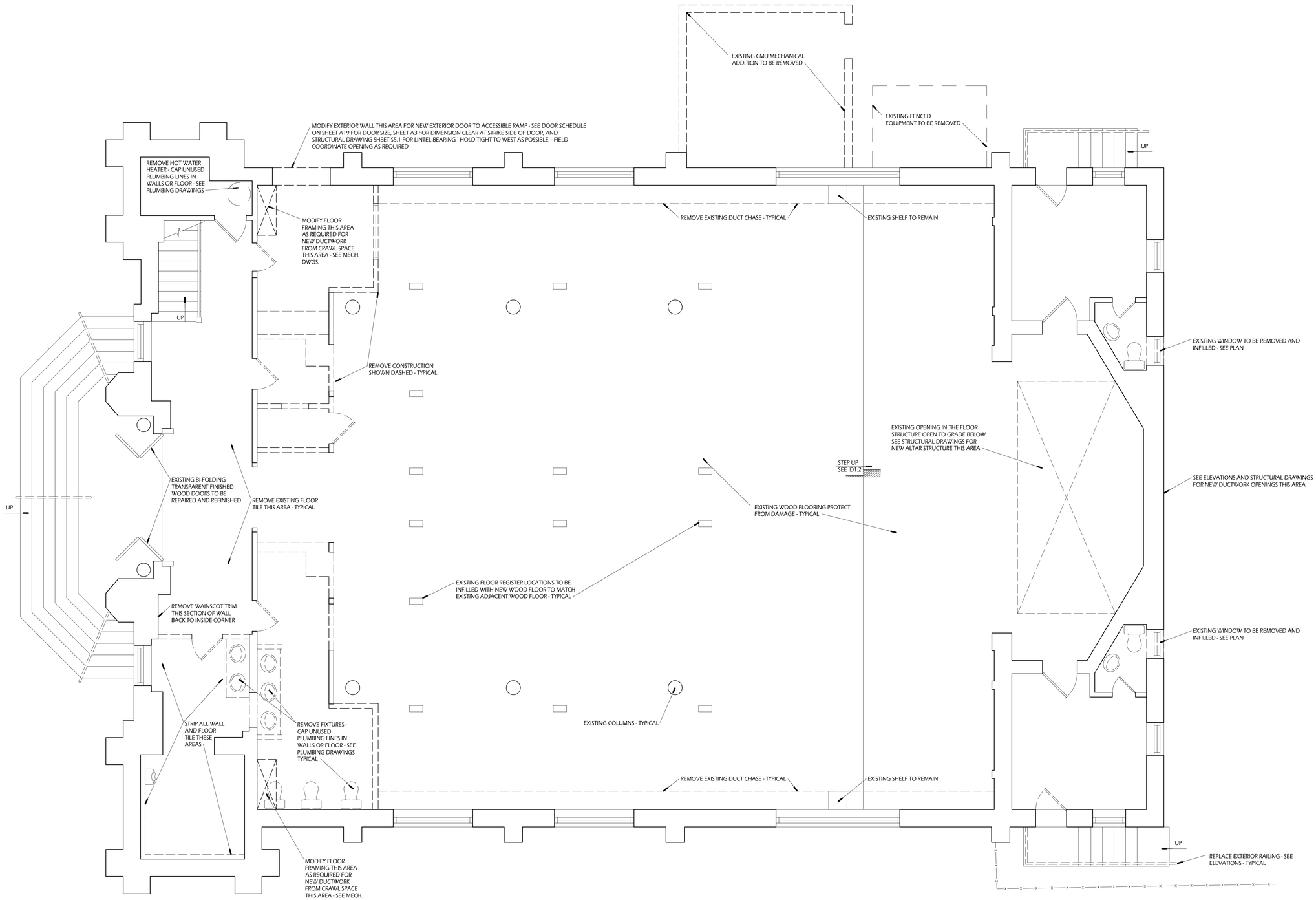
REFER TO THE LIFE SAFETY PLAN FOR ADDITIONAL INFORMATION.

GOVERNING BUILDING CODE:	FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - BUILDING FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - EXISTING BUILDING FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - PLUMBING FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - MECHANICAL FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - ENERGY CONSERVATION FLORIDA BUILDING CODE, EIGHTH EDITION (2023) - FUEL - GAS FLORIDA FIRE PREVENTION CODE, EIGHTH EDITION (2023) NFPA 70 - 2023 NATIONAL ELECTRIC CODE
OCCUPANCY:	ASSEMBLY GROUP A-3 (CHURCH)
AREA:	4,452 SF
MEAN ROOF HEIGHT:	47'-6"
NUMBER OF STRORIES:	2
REQUIRED PLUMBING FIXTURES:	PER TABLE 403.1, REQUIREMENTS ARE AS FOLLOWS FOR 425 OCCUPANTS: WC - 1:150 FOR MEN & 1:75 FOR WOMEN - 5 WC REQUIRED (5 PROVIDED) L - 1:200 - 4 L REQUIRED (5 PROVIDED) DF - 1:1,000 - 1 DF REQUIRED (1 PROVIDED) OTHER - 1 SERVICE SINK REQUIRED (1 PROVIDED)

FIRE RATINGS PER TABLE 601 - CONSTRUCTION TYPE IIIB (CHURCH):

PRIMARY STRUCTURAL FRAME	0 HR.
BEARING WALLS	
EXTERIOR	2 HR.
INTERIOR	0 HR.
NON-BEARING WALLS AND PARTITIONS	0 HR.
EXTERIOR WALLS PER TABLE 602 (WHERE SEPARATION IS GREATER THAN 30')	0 HR.
INTERIOR	0 HR.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
SHAFT ENCLOSURES LESS THAN 4 STORIES PER FBC SECTIONS 713.1, 1023.2	1 HR.

AS PER FLORIDA BUILDING CODE - BUILDING, TABLE 803.11, ALL INTERIOR EXIT STAIRWAYS AND PASSAGEWAYS SHALL HAVE CLASS B FINISH. ALL OTHER AREAS SHALL BE CLASS C FINISH.



D1.1 DEMOLITION PLAN
1/4" = 1'-0"

Renovations and Additions for:

Our Lady of Pompeii

2039 N. Laura Street
Jacksonville, Florida 32206

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

Structural Engineering:
Atlantic Engineering Services
4141 Southpoint Drive E, Suite C
Jacksonville, FL 32216
904 743 4633
Engineers of Record:
Jude Kostage, PE 53931

Plumbing, Mechanical & Electrical Engineering:
Powell & Hinkle Engineering
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Orange Park, Florida
904 264 5570
Robert Hinkle, PE No. 29302
Lane Hinkle, PE No. 48076
Thomas Elder, PE No. 56121

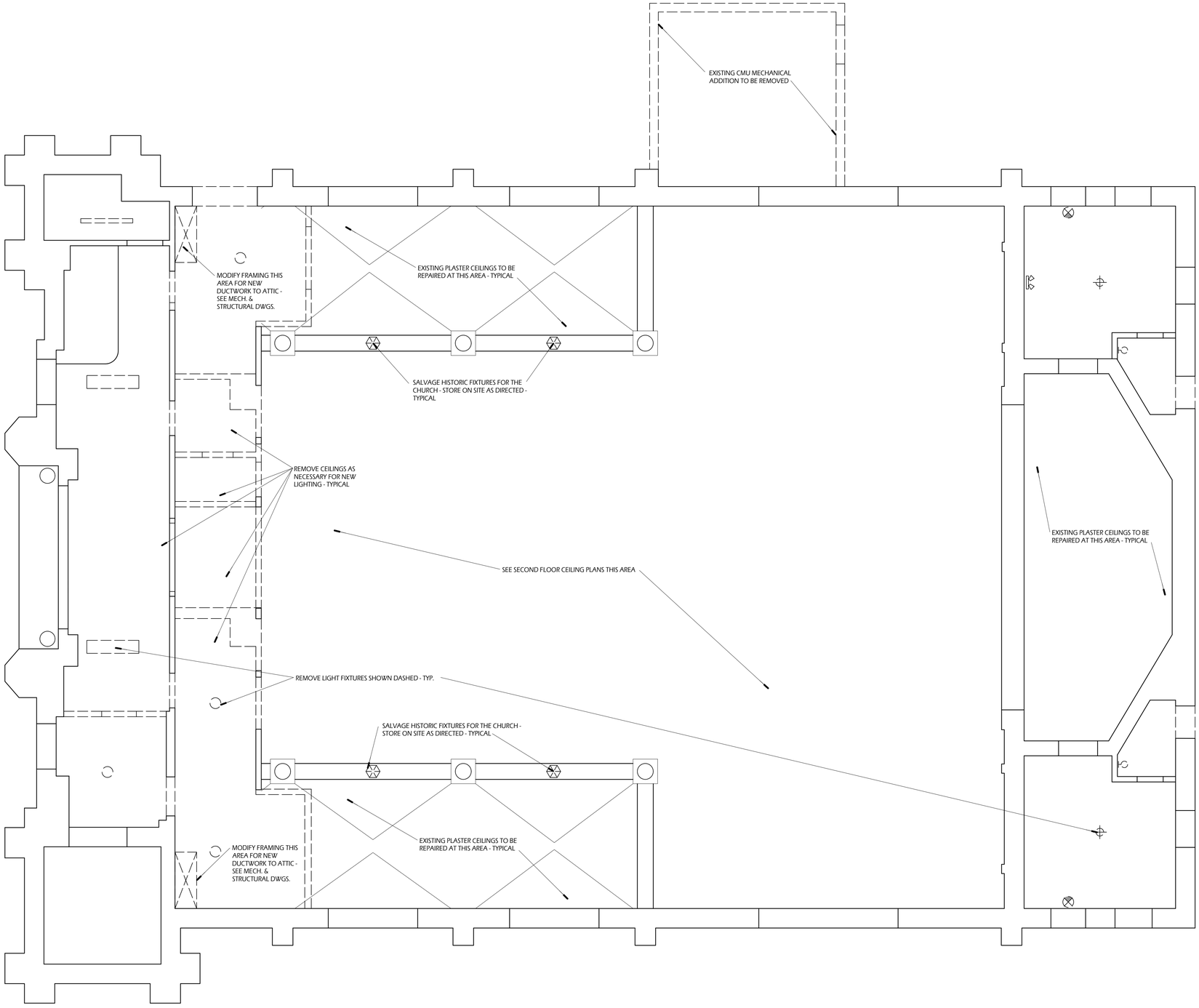
Revisions:

Date: 4.17.2025

File: OURLADYOFPOMPEIIPLAN1

FIRST FLOOR DEMOLITION PLAN

D1



D2.1 CEILING DEMOLITION PLAN
1/4" = 1'-0"

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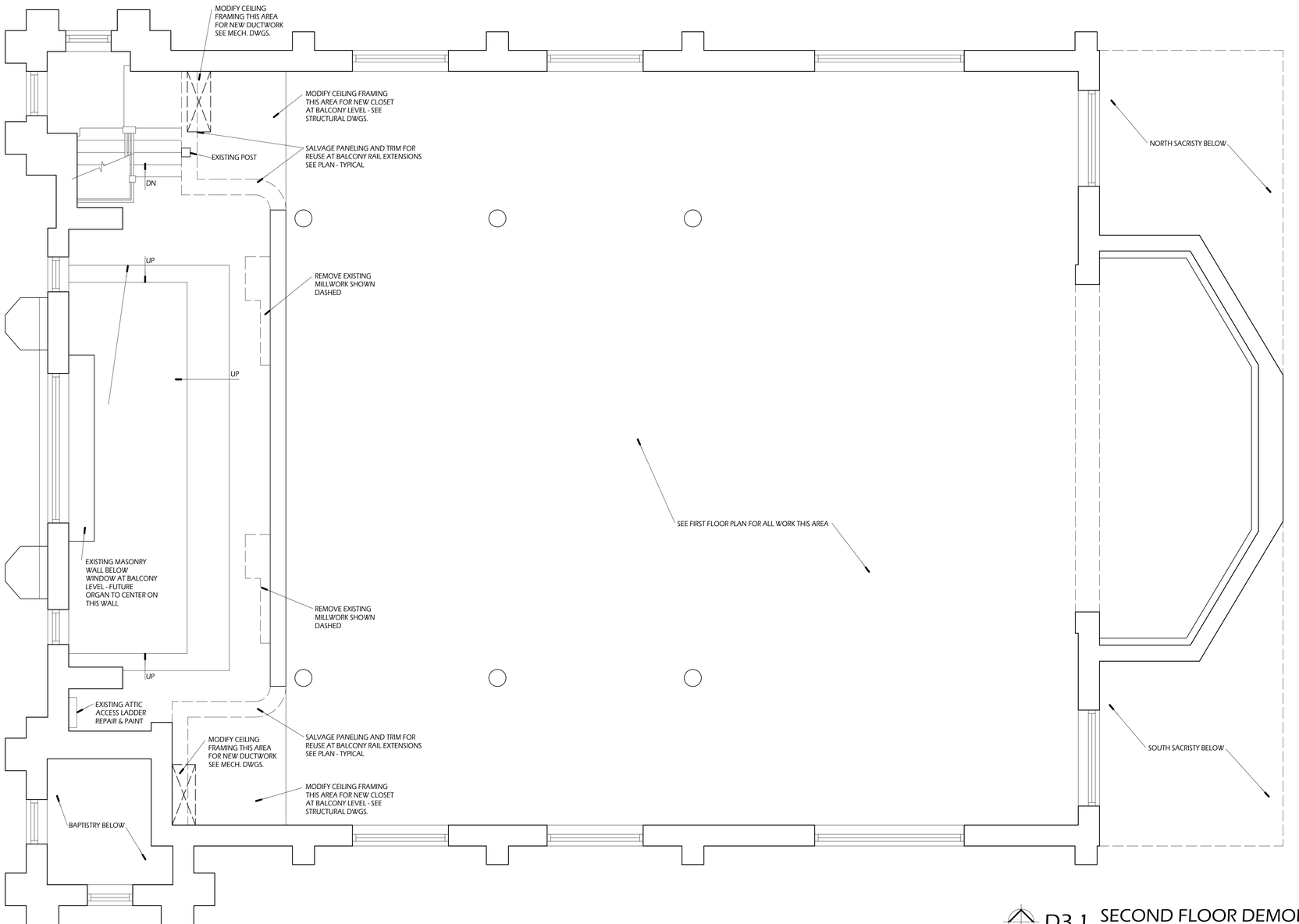
FIRST FLOOR CEILING DEMOLITION PLAN

D2



D3.1 SECOND FLOOR DEMOLITION PLAN
1/4 = 1'-0"

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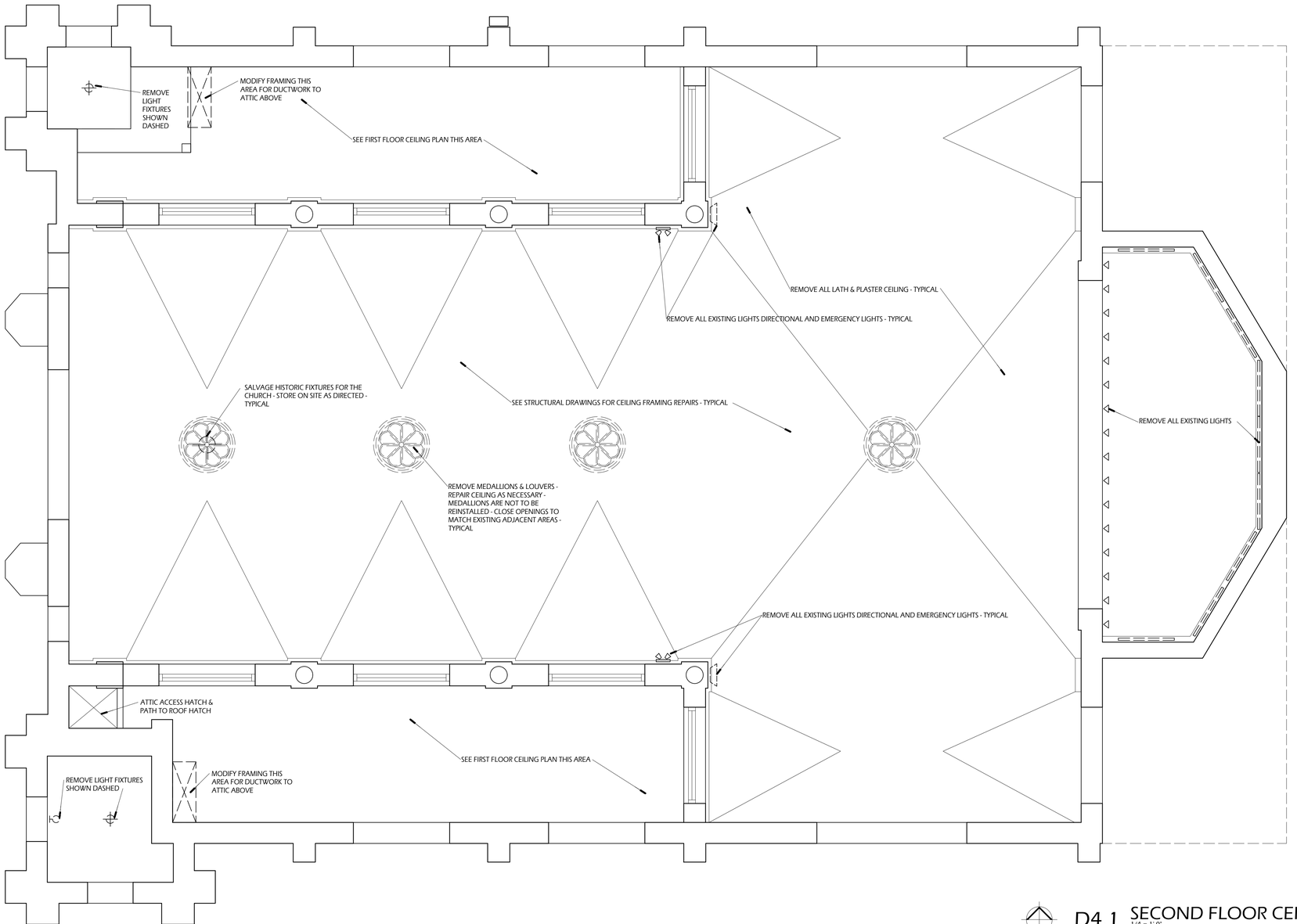
Thomas Elder, PE No. 56121

Revisions:

Date: 4.17.2025
File: OURLADYOFPOMPEIIPLAN2

SECOND FLOOR DEMOLITION PLAN

D3



D4.1 SECOND FLOOR CEILING DEMOLITION PLAN
1/4" = 1'-0"

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904 Margaret Street
Jacksonville, Florida 32204
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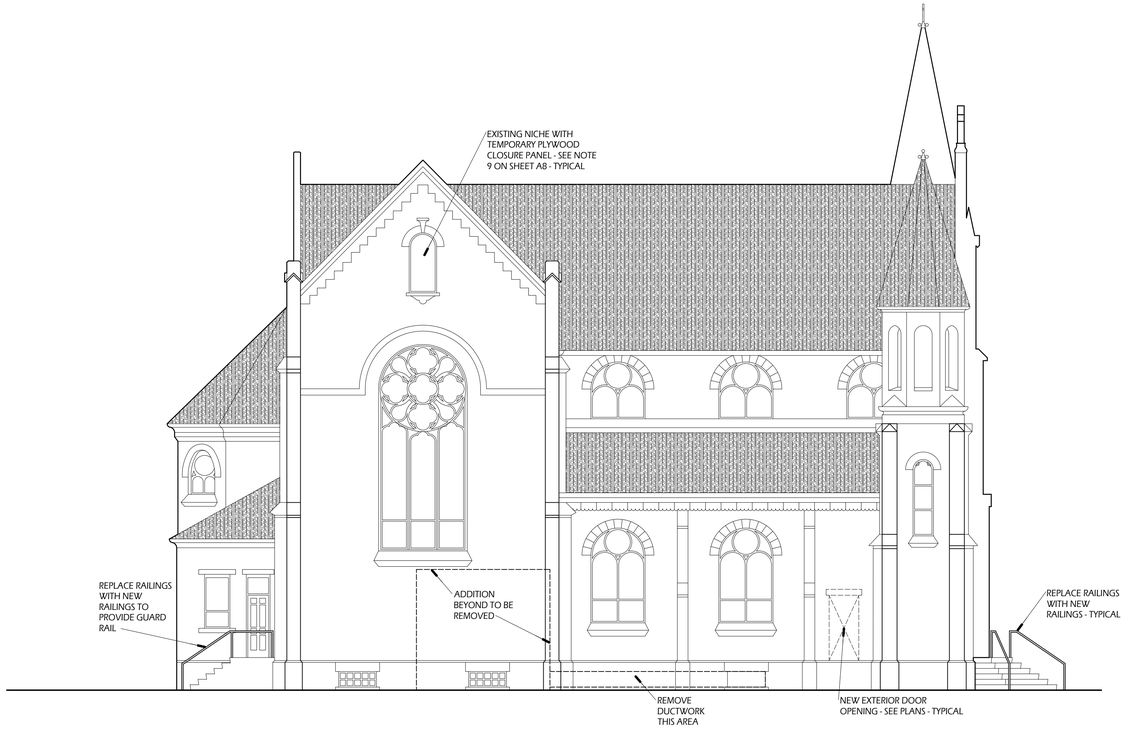
Revisions:

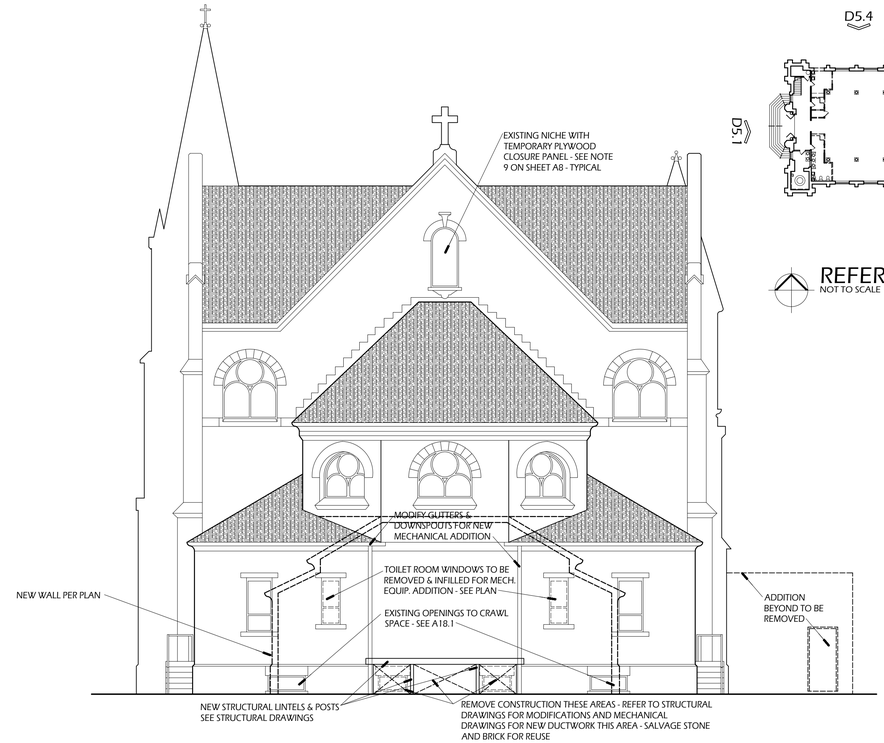
Date: 4.17.2025
File: OURLADYOFPOMPEIIPLAN2

SECOND FLOOR CEILING DEMOLITION PLAN

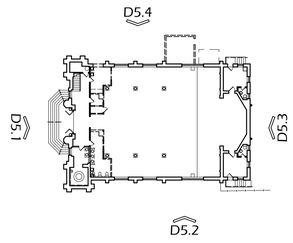
D4



D5.4 NORTH ELEVATION
1/8" = 1'-0"

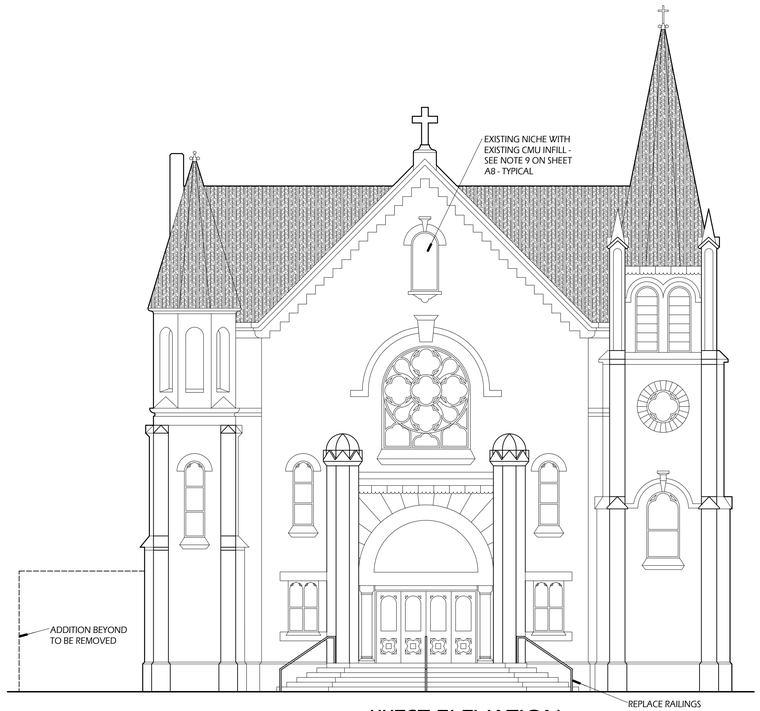


D5.3 EAST ELEVATION
1/8" = 1'-0"



REFERENCE PLAN
NOT TO SCALE

D5.2 SOUTH ELEVATION
1/8" = 1'-0"



D5.1 WEST ELEVATION
1/8" = 1'-0"

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Revisions:

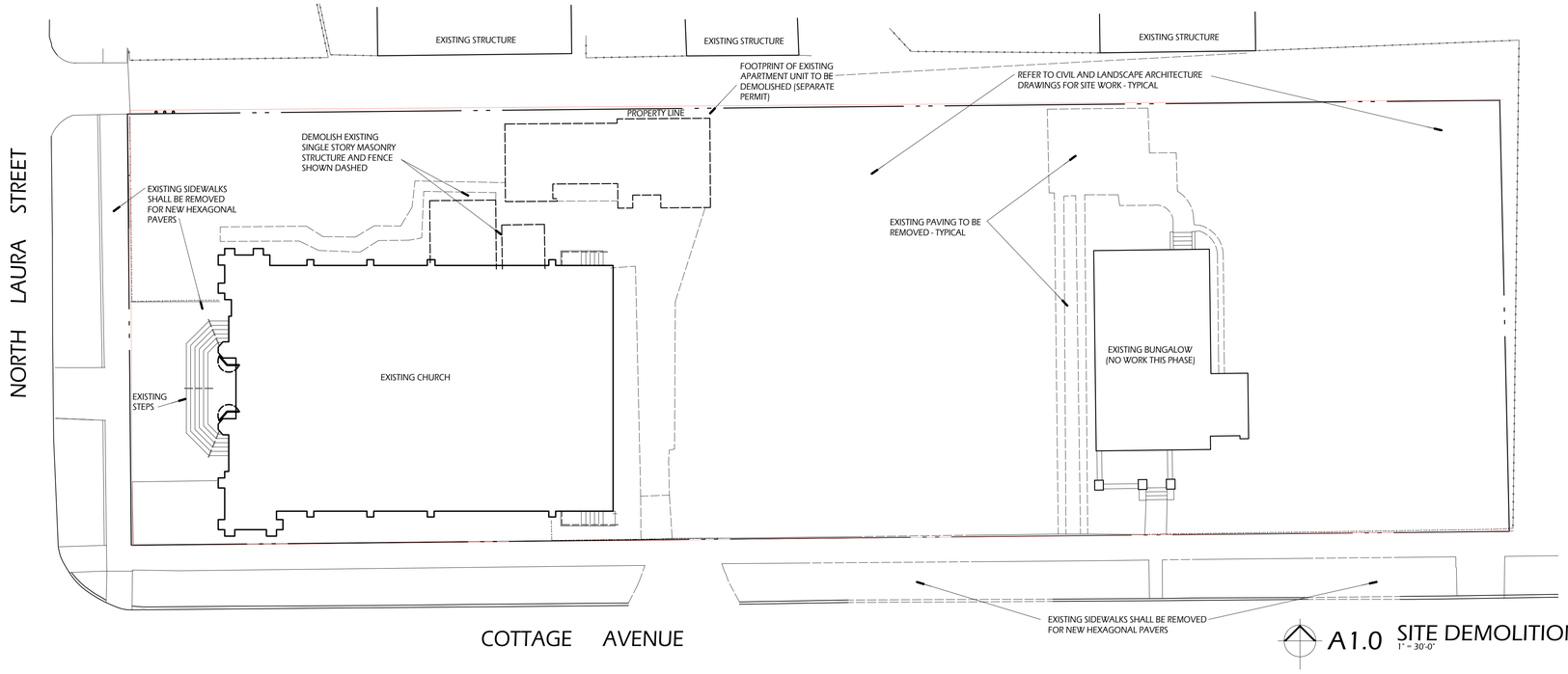
1 4.17.2025 PLAN REVIEW RESPONSE

Date: 4.17.2025

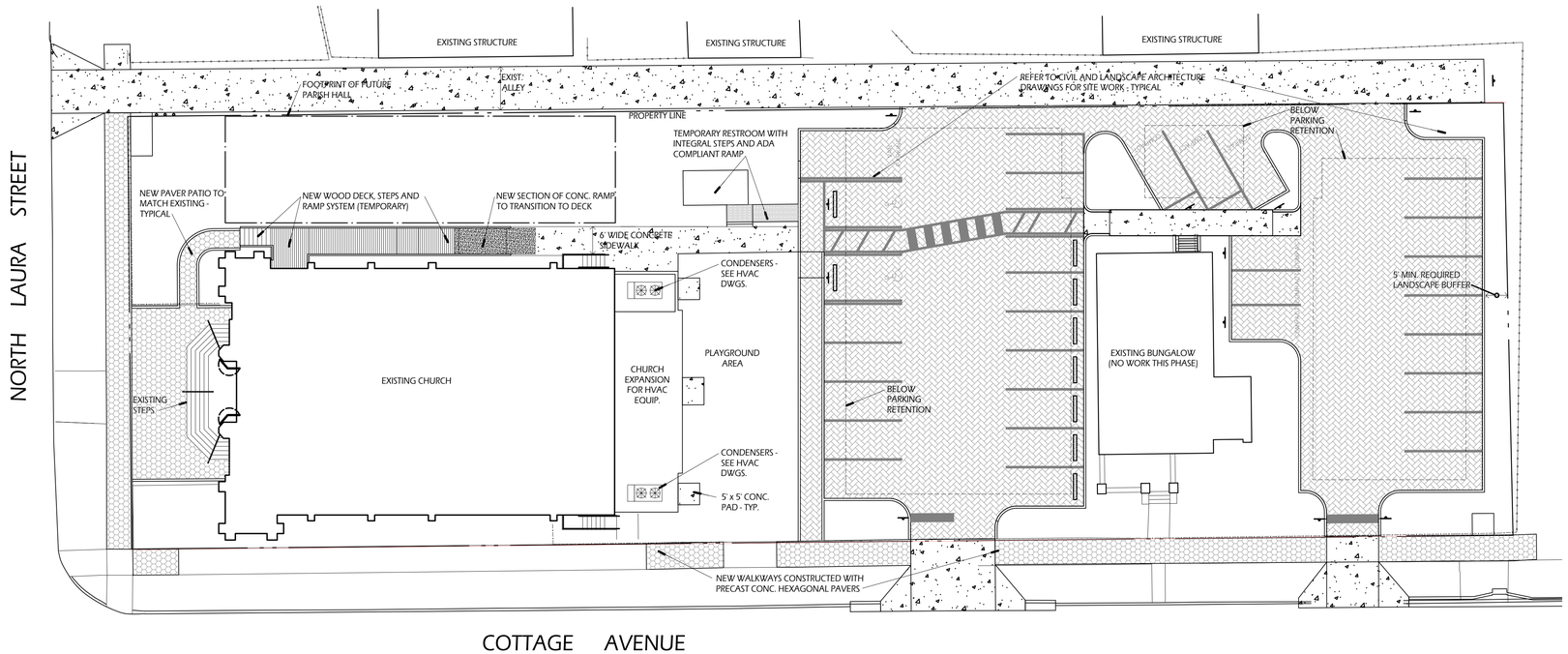
File: OUR LADY OF POMPEII ALTAR

DEMOLITION AT EXTERIOR ELEVATIONS

D5



A1.0 SITE DEMOLITION PLAN
1" = 30'-0"



A1.1 SITE PLAN
1" = 30'-0"

Renovations for:

Our Lady of Pompeii Catholic Church

2039 N. Laura Street
Jacksonville, Florida 32206

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

Structural Engineering:
Atlantic Engineering Services
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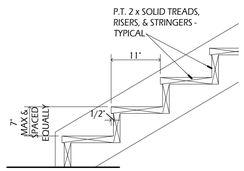
Revisions:

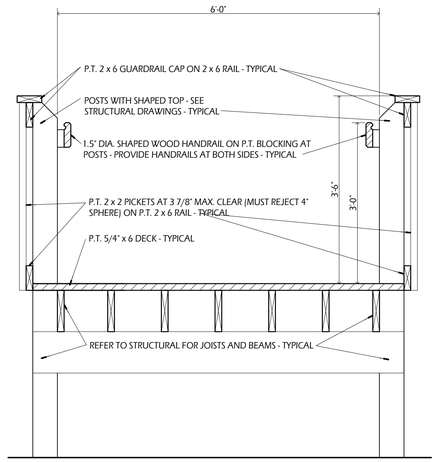
Date: 4.17.2025
File: OURLADYOFPOMPEIISITE

SITE PLAN

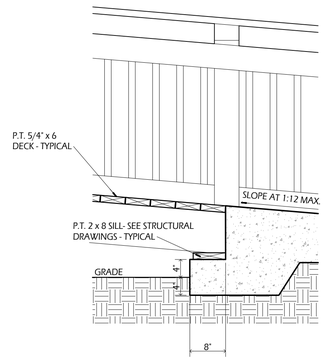
A1



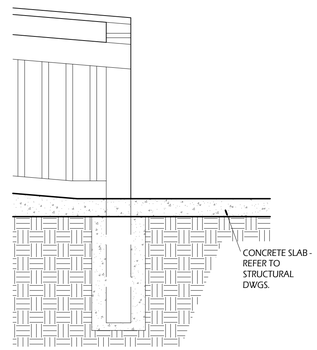
A2.4 STAIR SECTION
3/4" = 1'-0"

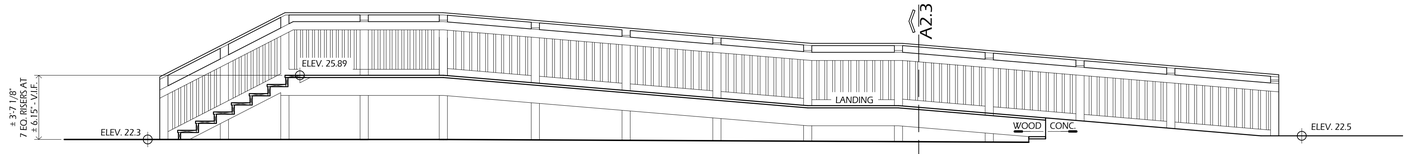


A2.3 RAMP SECTION
3/4" = 1'-0"

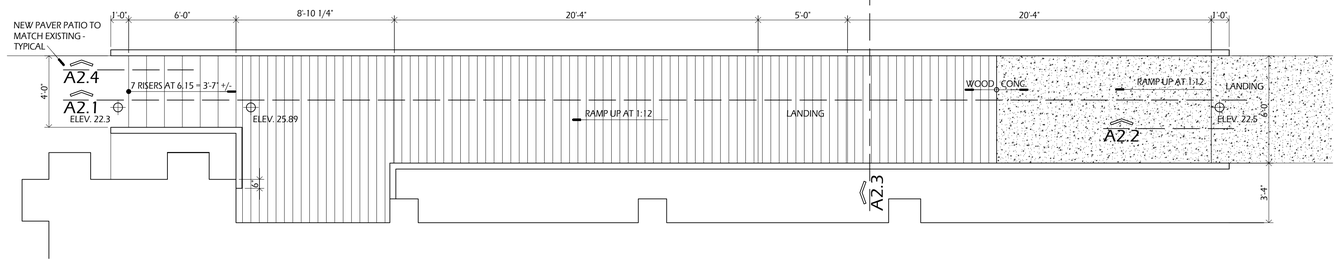


A2.2 RAMP SECTION
3/4" = 1'-0"





A2.1 RAMP SECTION
14" = 1'-0"



A2.0 RAMP PLAN
14" = 1'-0"

Renovations for:

Our Lady of Pompeii Catholic Church

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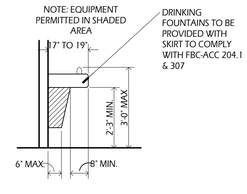
Revisions:

Date: 4.17.2025
File: OURLADYOFPOMPEIIRAMP

SITE RAMP & SECTIONS

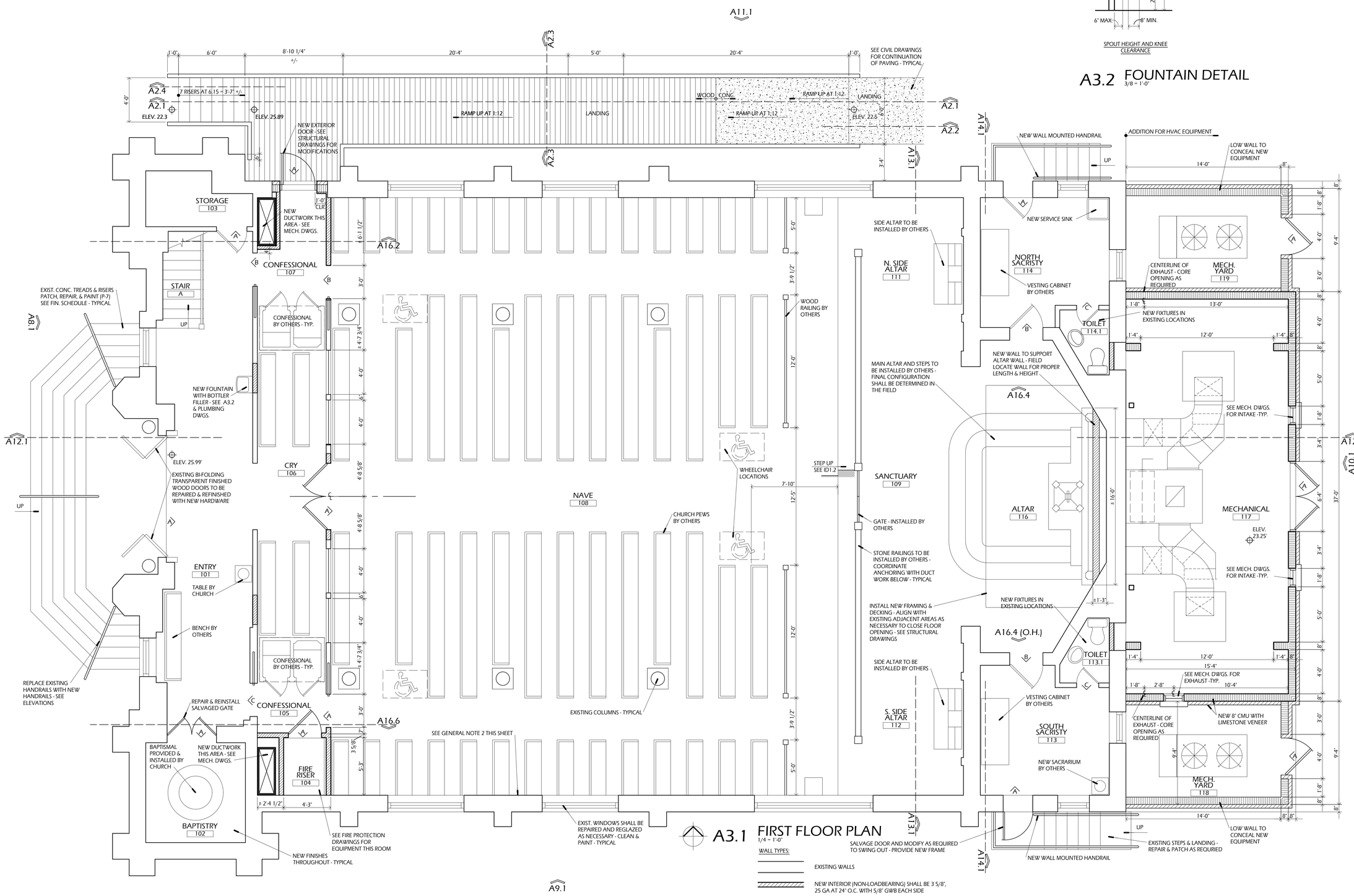
A2

1 TERMITE TREATMENT:
APPLY APPROPRIATE SOIL PESTICIDES, BAIT STATIONS, AND PREVENTATIVE TREATMENTS TO THE SITE. PROVIDE A CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT TO READ, "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN CONCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." PER FBC 1816.



SPOUT HEIGHT AND KNEE CLEARANCE

A3.2 FOUNTAIN DETAIL
3/8" = 1'-0"



A3.1 FIRST FLOOR PLAN
1/4" = 1'-0"

WALL TYPES:

- EXISTING WALLS
- NEW INTERIOR (NON-LOADBEARING) SHALL BE 3 5/8", 25 GA AT 24" O.C. WITH 5/8" GWB EACH SIDE
- NEW INTERIOR (LOADBEARING) SEE STRUCTURAL FOR FRAMING SPEC - INSTALL 5/8" GWB EACH SIDE
- NEW 8" CMU WALL WITH NEW LIMESTONE VENEER

GENERAL NOTES:
1. REMOVE ALL CHIPPED PAINT, PATCH, & REPAIR AS NECESSARY.
2. REPAIR ALL EXISTING INTERIOR PLASTER ON WOOD FURRING TO GOOD CONDITION AT WALLS AND CEILINGS NOT INDICATED TO BE REMOVED. CUT OUT LOOSE, DAMAGED, OR CRACKED AREAS AND REPAIR PLASTER WALLS TO MATCH EXISTING ADJACENT UNDAMAGED AREAS. SEE FINISH SCHEDULE FOR PAINTING - TYPICAL.

Renovations and Additions for:

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Revisions:

1 4.17.2025 PLAN REVIEW RESPONSE

Date: 4.17.2025

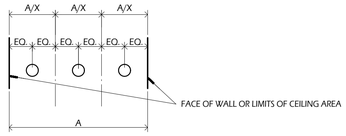
File: OURLADYOFPOMPEIIPLAN1

FIRST FLOOR PLAN

A3

METHOD FOR SPACING LIGHT FIXTURES, UNLESS NOTED OTHEWISE:

X = NUMBER OF FIXTURES



LIGHT FIXTURE SCHEDULE

KICHLER: 52721CPZ MADDEN CHANDELIER LINEAR 6 LIGHT WITH SHADES EQ. TO SPRINGCREST BLACK PAPER CHANDELIER SHADES 3 x 5 x 4 BY LAMPS PLUS - ADJUST STEM TO MOUNT BOTTOM OF FIXTURE AT 82" AFF.

KICHLER: 52716CPZ MADDEN CHANDELIER 4 LIGHT WITH SHADES EQ. TO SPRINGCREST BLACK PAPER CHANDELIER SHADES 3 x 5 x 4 BY LAMPS PLUS ADJUST STEM TO MOUNT BOTTOM OF FIXTURE AT 82" AFF.

METALUX SURFACE MOUNT STRIP LIGHT: 4SNX-LC-UNV-CC83-CD1 (NON DIM)

HALO: 6" LED DOWNLIGHT

EXIT/EMERGENCY COMBO: EMERGI-LITE CPNR6-2HA-AD

ECOSENSE LIGHTING: TROV L60-E-12-18-MULT-30X30

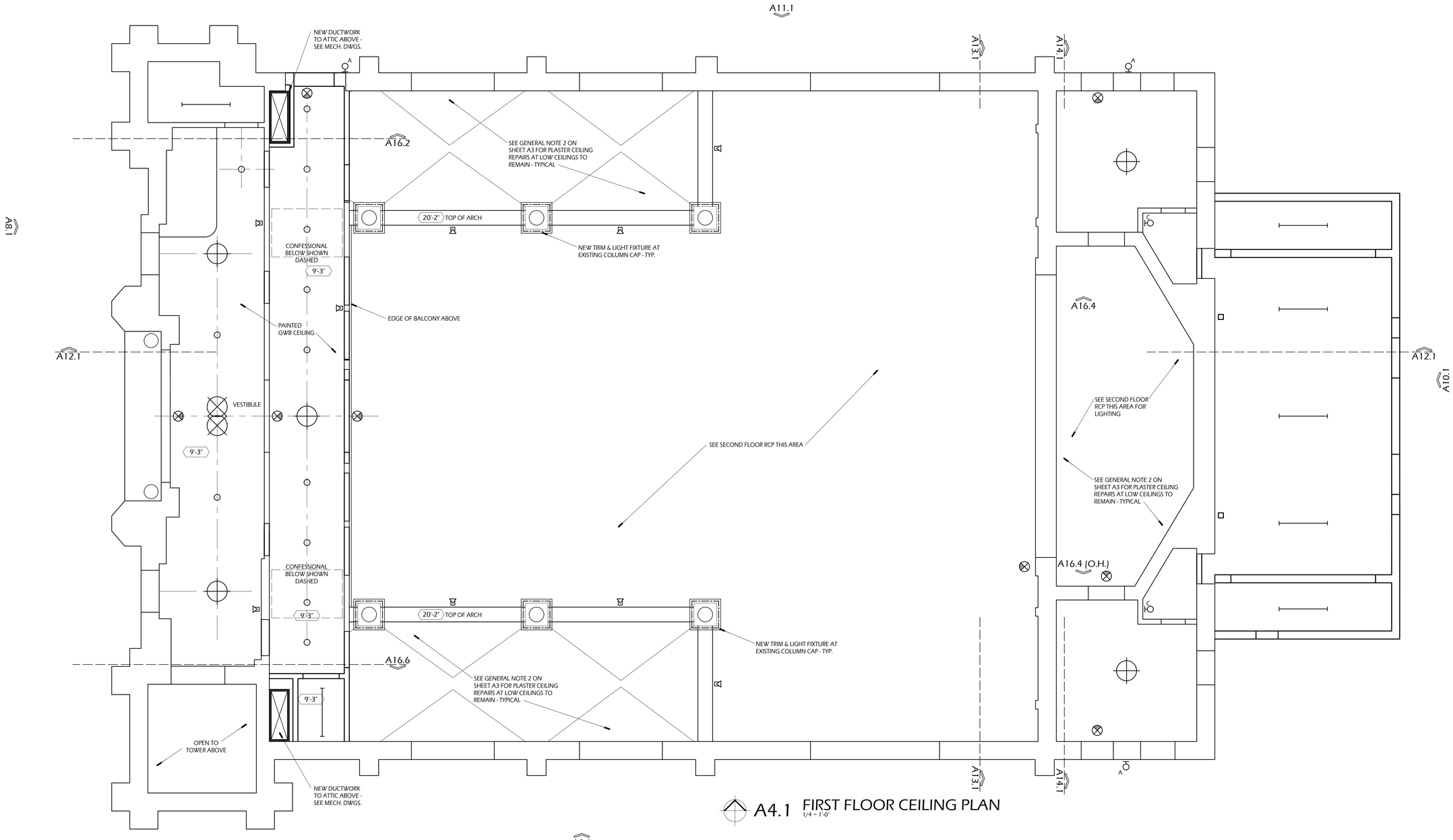
A CARRIAGE LIGHT: KICHLER MADISON 9655TZ

B ECOSENSE RISE F080

C KICHLER: COSABELLA SCONCE 55090 PN

SURE-LITES: SELA-29-SD

NOTES:
1. ALL FIXTURES SHALL BE CONTROLLED VIA DIMMER - UNO
2. FIXTURES LIGHTING DIFFERENT AREAS OR FEATURES SHALL BE CONTROLLED AS SEPARATE GROUPS
3. ALL FIXTURES SHALL HAVE 3000K COLOR TEMPERATURE
4. LIGHT FIXTURES SPECIFIED HERE ARE INTENDED TO CONVEY A DESIGN INTENT - SEE ENGINEERING DRAWINGS FOR CIRCUITRY, EMERGENCY, ETC



A4.1 FIRST FLOOR CEILING PLAN
1/4" = 1'-0"

Renovations and Additions for:

Our Lady of Pompeii

2039 N. Laura Street
Jacksonville, Florida 32206

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

Structural Engineering:
Atlantic Engineering Services
4141 Southpoint Drive E, Suite C
Jacksonville, FL 32216
904 743 4633
Engineers of Record:
Jude Kostage, PE 53931

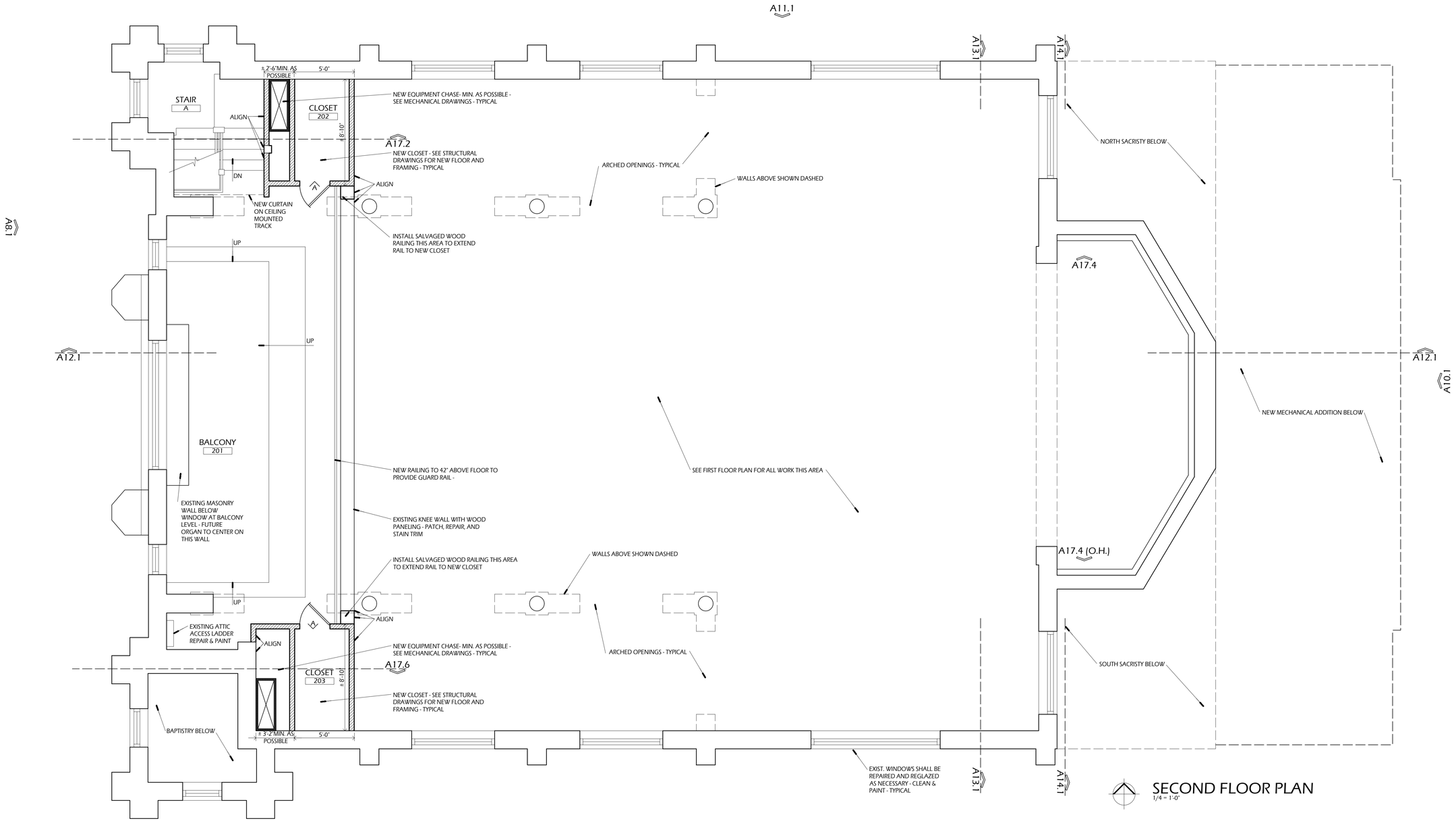
Plumbing, Mechanical & Electrical Engineering:
Powell & Hinkle Engineering
1409 Kingsley Avenue
Building 12A
Orange Park, Florida
904 264 5570
Robert Hinkle, PE No. 29302
Lane Hinkle, PE No. 48076
Thomas Elder, PE No. 56121

Revisions:

Date: 4.17.2025
File: OURLADYOFPOMPEIIPLAN1

FIRST FLOOR REFLECTED CEILING PLAN

A4



SECOND FLOOR PLAN
1/4 = 1'-0"

Renovations and Additions for:

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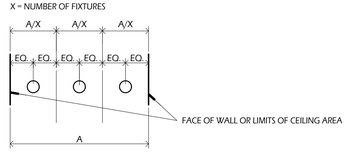
Date: 4.17.2025
File: OURLADYOFPOMPEIIPLAN2

SECOND FLOOR PLAN

A5

METHOD FOR SPACING LIGHT FIXTURES, UNLESS NOTED OTHEWISE:

X = NUMBER OF FIXTURES



LIGHT FIXTURE SCHEDULE

EXISTING PENDANT TO BE RELOCATED AS SHOWN: CLEAN & RE-LAMP - COORDINATE MOUNTING HEIGHT WITH OWNER

B — ECOSENSE RISE MONOPOINT: F080-4M-HO-30-8-10

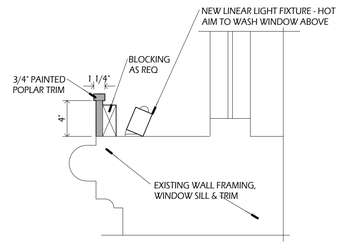
ECOSENSE LIGHTING: TROV L60-E-XX-18-30-80-MULT-30X30

NEORAY 8' WALL: S124DW-S575D830-8F0-1E-UDD-A
INSTALL TIGHT TO CEILING/WALL

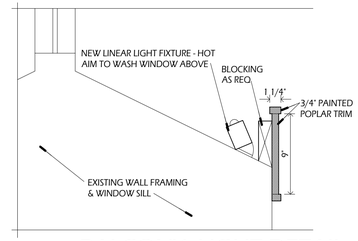
EXIT/EMERGENCY COMBO: EMERGI-LITE CPNR6-2HA-AD

METALUX SURFACE MOUNT STRIP LIGHT: 4SNX-LC-UNV-CC83-CD I (NON DIM)

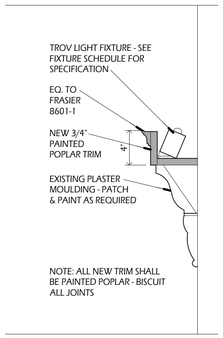
NOTES:
1. ALL FIXTURES SHALL BE CONTROLLED VIA DIMMER - UNO
2. FIXTURES LIGHTING DIFFERENT AREAS OR FEATURES SHALL BE CONTROLLED AS SEPARATE GROUPS
3. ALL FIXTURES SHALL HAVE 3000K COLOR TEMPERATURE
4. LIGHT FIXTURES SPECIFIED HERE ARE INTENDED TO CONVEY A DESIGN INTENT - SEE ENGINEERING DRAWINGS FOR CIRCUITRY, EMERGENCY, ETC



A6.1 ALTAR LIGHT DETAIL
1 1/2 = 1'-0"

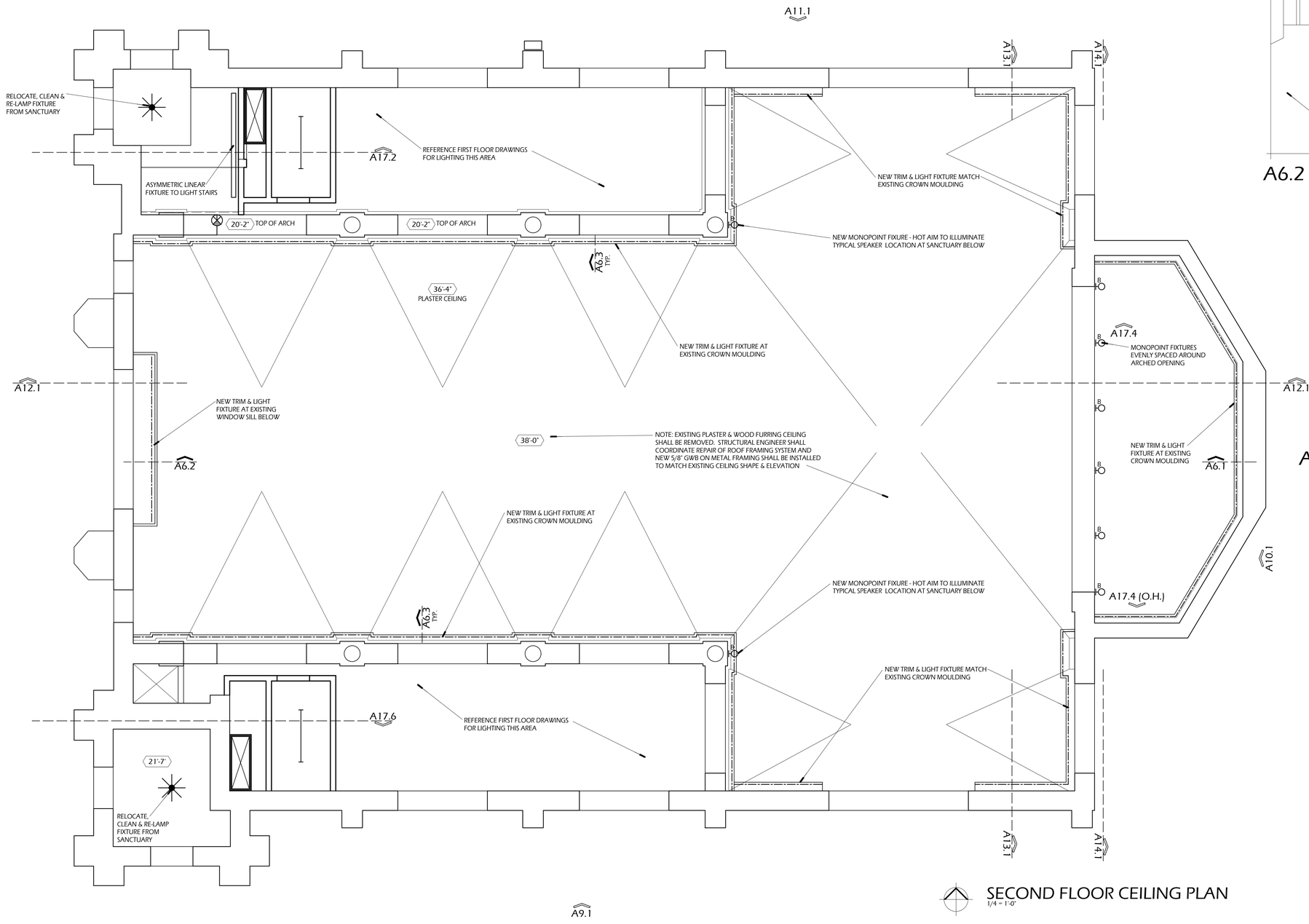


A6.2 BALCONY LIGHT DETAIL
1 1/2 = 1'-0"



A6.3 CROWN LIGHT DETAIL
1 1/2 = 1'-0"

LIGHT DETAIL NOTE: PROVIDE MOCKUP OF ALL WOOD TRIM AND LIGHT DETAILS FOR REVIEW AND APPROVAL. FIELD COORDINATE MOUNTING AS REQUIRED.



SECOND FLOOR CEILING PLAN
1/4 = 1'-0"

Renovations and Additions for:

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Revisions:

Date: 4.17.2025

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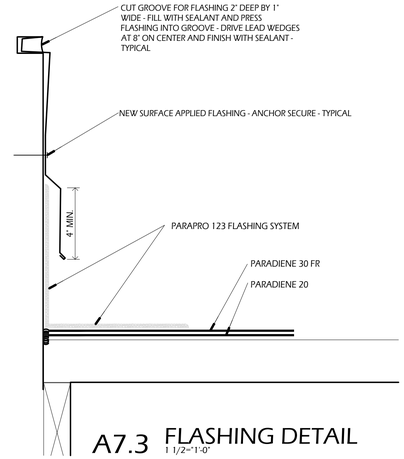
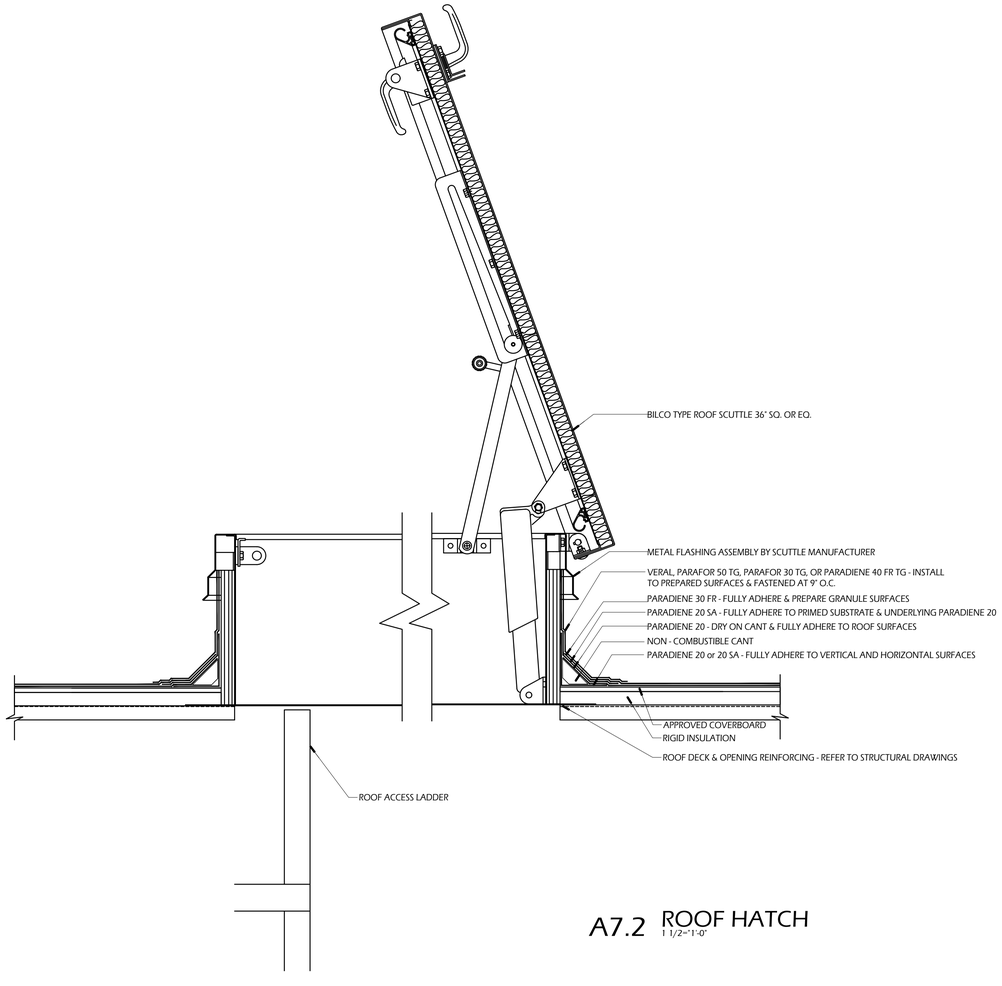
SECOND FLOOR CEILING PLAN

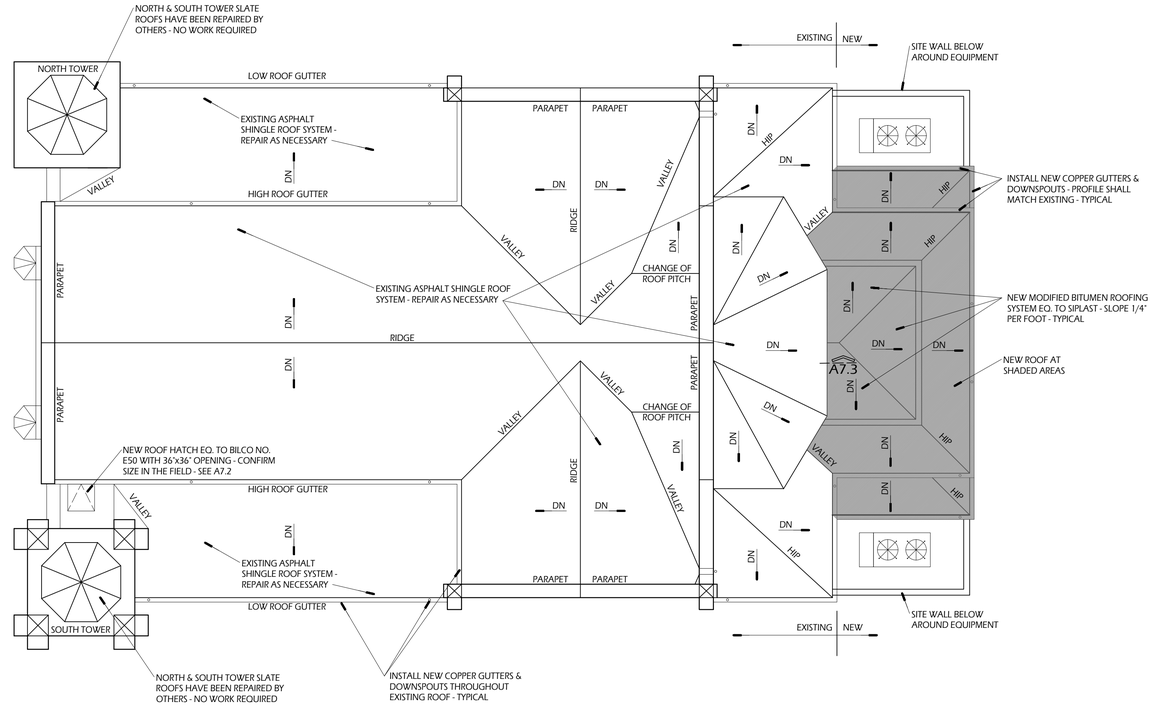
A6



A7.3 FLASHING DETAIL
1 1/2"=1'-0"



A7.2 ROOF HATCH
1 1/2"=1'-0"



A7.1 ROOF PLAN
1/8"=1'-0"

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Date: 4.17.2025
File: OUR LADY OF POMPEII

ROOF PLAN

A7

RESTORATION NOTES:

1. CONCRETE AND STONE CLEANING - PRESSURE WASH AND CLEAN ALL EXISTING EXPOSED CONCRETE SURFACES TO REMOVE ALL SOILING, STAINS AND DISCOLORATIONS. REMOVE ALL OUT OF SERVICE FASTENERS. CUT OUT AND FILL CRACKS AND FASTENER OPENINGS WITH SEALANT.

2. STONE & BRICK MASONRY REPAIRS - CUT OUT AND REPOINT ALL OPEN, LOOSE, OR OTHERWISE DAMAGED EXISTING MORTAR AND BROKEN MASONRY. REPAIR OR REPLACED MISSING AND BROKEN COMPONENTS. REPOINT ALL AREAS AS REQUIRED PROVIDE GOOD SOUND INSTALLATION. STAIN WALL AND PATCHES WHERE REQUIRED TO MATCH COLOR OF ADJACENT SURFACES. PROVIDE SIKAGARD 185 ENVIROSEAL PBT (MPROTECT H185) CLEAR WATER REPELLANT OR EQ. INSTALL AT SAMPLE AREA FOR REVIEW PRIOR TO PROCEEDING WITH INSTALLATION.

3. PAINTED WOOD REPAIRS - PRESSURE WASH AND CLEAN ALL EXPOSED WOOD SURFACES. REMOVE ALL LOOSE AREAS OF PAINT. EPOXY REPAIR MINOR DAMAGED AREAS OF WOOD COMPONENTS TO MATCH ADJACENT SURFACES. REMOVE AND REPLACE WOOD COMPONENTS THAT CANNOT BE SUCCESSFULLY EPOXY REPAIRED. NEW REPLACED COMPONENTS SHALL MATCH EXISTING ADJACENT COMPONENTS. FILL SPLITS AND VOIDS AT WOOD TRIM WITH EPOXY AND SAND SMOOTH. PAINT ALL PREVIOUSLY PAINTED SURFACES.

4. TRANSPARENT WOOD REPAIRS - CLOSE AND FILL ALL OPENINGS OR VOIDS WITH WOOD PLUGS OR EPOXY WOOD FILLER. STRIP, RESTORE, AND REFINISH TRANSPARENT FINISHED WOOD DOORS AND TRIM.

5. HARDWARE - CLEAN, ADJUST, OIL OR PAINT EXISTING DOOR HARDWARE AS REQUIRED TO PROVIDE HARDWARE IN GOOD WORKING ORDER AND PROPER OPERATION.

6. METAL REPAIRS - HAND TOOL CLEAN, PRIME, AND PAINT ALL EXISTING METAL. MATCH EXISTING COLOR.

7. SEALANTS - CUT OUT ALL PERIMETER SEALANTS AT DOORS, WINDOWS, AND OTHER OPENINGS. CLEAN ALL SURFACES AND REPLACE ALL EXISTING PERIMETER SEALANTS.

8. WOOD WINDOWS - CLEAN, REPAIR, RESTORE, AND PAINT WOOD WINDOWS
A. REMOVE ALL REMAINING SCREENS. IF REQUIRED, REMOVE WINDOW SASH FROM FRAMES AND INSTALL TEMPORARY 5/8" PLYWOOD CLOSURES IN WINDOW OPENINGS WHILE SASH IS REMOVED FOR REPAIR.

B. CAREFULLY REMOVE GLASS FROM WINDOW SASH AND SALVAGE FOR REUSE. MARK SASH AND GLASS TO PERMIT REPLACING GLASS IN ORIGINAL OPENINGS. STRIP AND REMOVE ALL LOOSE PAINT FINISHES. SAND CLEANED SURFACES SMOOTH. 'FEATHER EDGE' REMAINING PAINT.

C. REPAIR FRAMES, SASH, SILLS, AND TRIM TO GOOD, SOUND CONDITION. REPLACE ALL MISSING COMPONENTS. EPOXY REPAIR AREAS WITH MINOR DAMAGE. REMOVE AND REPLACE COMPONENTS THAT CANNOT BE SUCCESSFULLY REPAIRED WITH EPOXY. REPLACED UNITS SHALL MATCH ORIGINAL UNITS IN SIZE, SHAPE, CONSTRUCTION AND ANCHORAGE.

D. REINSTALL SALVAGED GLASS IN NEW OR REPAIRED SASH. PRIME PAINT SASH SURFACES. REINSTALL GLASS AND PUTTY GLAZING. REPLACE MISSING OR BROKEN GLASS.

E. SAND ALL SURFACES SMOOTH AND PAINT WINDOW FRAMES, SASH, SILLS, AND TRIM TO MATCH ORIGINAL FINISH.

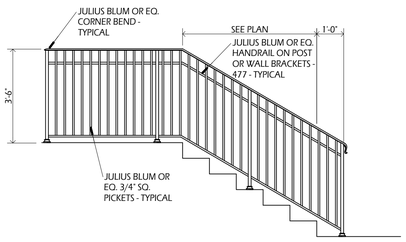
F. REINSTALL SASH IN ORIGINAL FRAME LOCATIONS AND FIX SASH IN CLOSED POSITION. LIGHTLY SAND AND APPLY FINAL PAINT.

G. REMOVE EXISTING SEALANTS AND INSTALL NEW SEALANTS AND BACKER ROD AROUND WINDOW OPENINGS AND SILLS.

H. CLEAN AND REPAIR ADJACENT SURFACES AND TOUCH UP PAINT ALL SURFACES DISTURBED BY WINDOW RESTORATION. CLEAN INSIDE AND OUTSIDE OF WINDOWS.

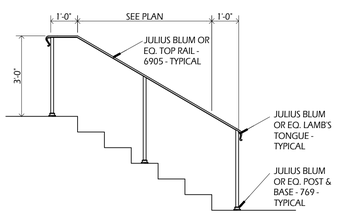
9. FOR EXTERIOR NICHES, INSTALL COMPOSITE PANELS (JAMES HARDIE OR EQ. PAINTED TO MATCH STONE) OVER CMU OR OPENING ON P.T. FURRING OR FRAMING AT 16" O.C. AS REQUIRED. FOR NICHES WITH TEMPORARY PLYWOOD PANELS - REMOVE TEMPORARY PANELS PRIOR TO INSTALLING COMPOSITE PANELS. FOR NICHES WITH LOUVERS, INSTALL COMPOSITE PANEL OVER LOUVER (ABANDON LOUVER IN PLACE), IF POSSIBLE. SALVAGE LOUVER AND PROVIDE TO CHURCH IF IT MUST BE REMOVED FOR COMPOSITE PANEL INSTALLATION. PROVIDE PERIMETER SEALANTS TO MATCH THE ADJACENT STONE FINISH.

10. CRAWL SPACE VENTS, REPAIR TO GOOD CONDITION. REPLACE MISSING VENT GRILLES WHERE FORMER DUCTWORK ROUTED OR AS REQUIRED TO MATCH EXISTING SOUTH ELEVATION GRILLES. INSTALL NEW GALVANIZED HARDWARE CLOTH AT CRAWL SPACE SIDE OF GRILLES. PAINT GRILLES.



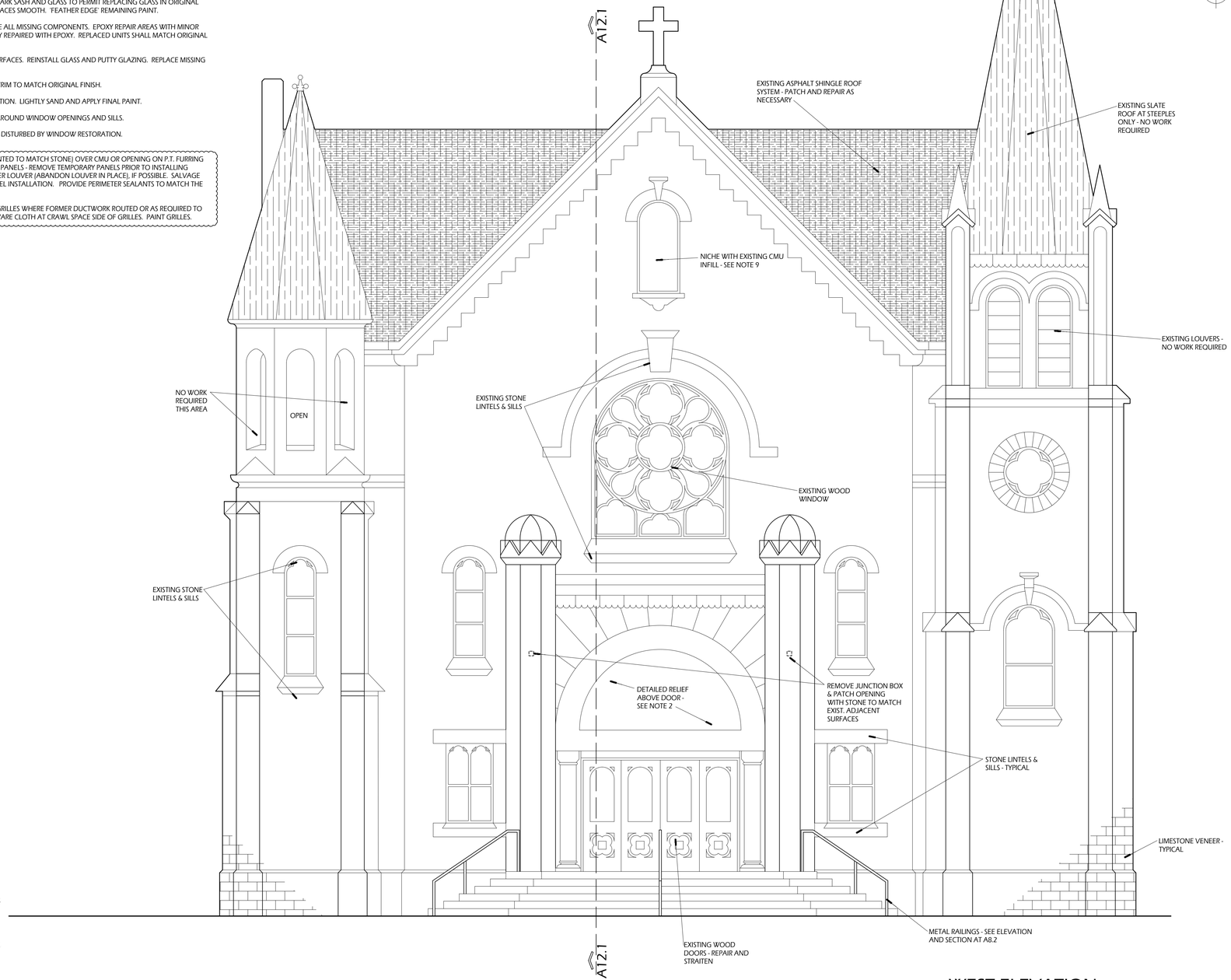
A8.3 GUARDRAIL ELEVATION
3/8" = 1'-0"

RAILINGS SHALL BE BLACK PAINTED ALUMINUM - TYPICAL



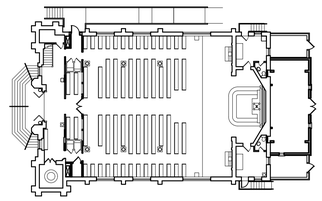
A8.2 HANDRAIL ELEVATION
3/8" = 1'-0"

RAILINGS SHALL BE BLACK PAINTED ALUMINUM - TYPICAL



A8.1 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES:
1. REPLACE ALL GUTTERS AND DOWNSPOUTS WITH COPPER - MATCH EXISTING PROFILE.
2. REPAIR ALL EXISTING WIDOWS, REGLAZE AS NECESSARY WHERE BROKEN AND PAINT WINDOW FRAMING



REFERENCE PLAN
NOT TO SCALE

Renovations and Additions for:

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Revisions:

1 4.17.2025 PLAN REVIEW RESPONSE

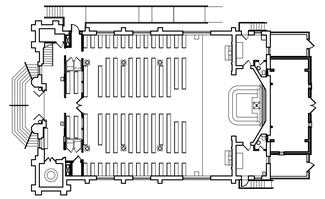
Date: 4.17.2025

File: OUR LADY OF POMPEII ALTAR

WEST ELEVATION

A8

A9.1 SOUTH ELEVATION
1/4" = 1'-0"



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Revisions:

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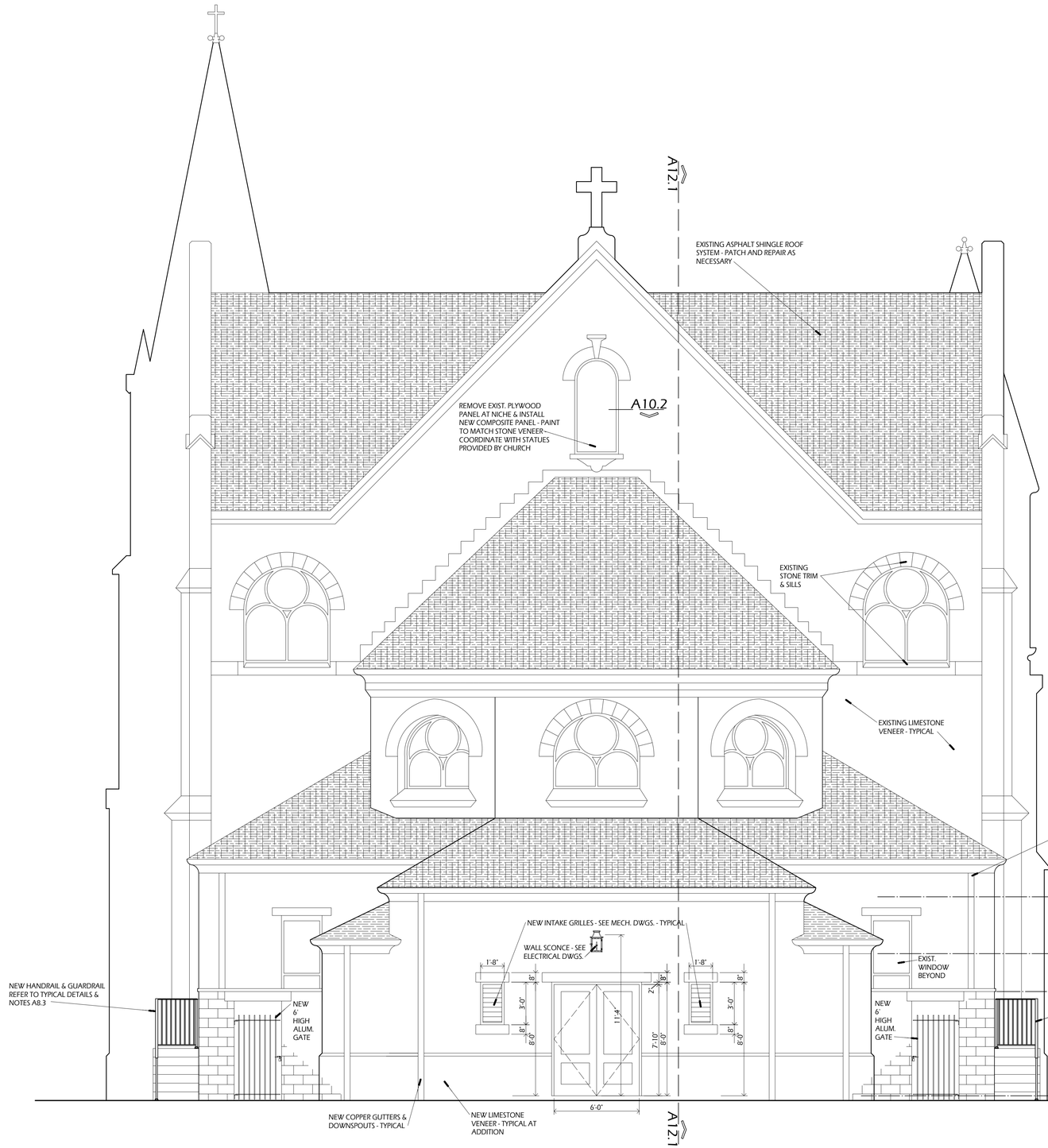
Date: 4.17.2025
File: OUR LADY OF POMPEII ALTAR

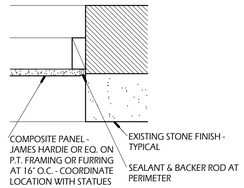
SOUTH ELEVATION

A9

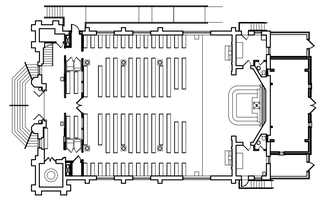


A10.1 EAST ELEVATION
1/4" = 1'-0"

REFER TO TYPICAL RESTORATION NOTES AT WEST ELEVATION



A10.2 NICHE CLOSURE PANEL JAMB
1 1/2" = 1'-0"



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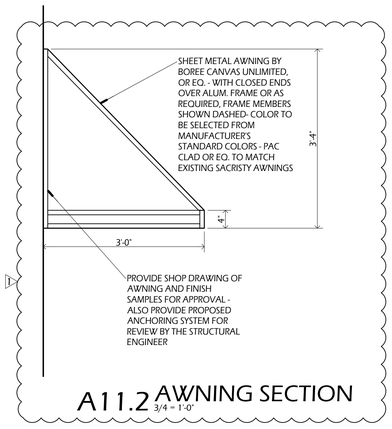
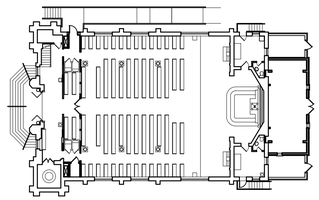
EAST ELEVATION

A10



A11.2 AWNING SECTION
3/4" = 1'-0"



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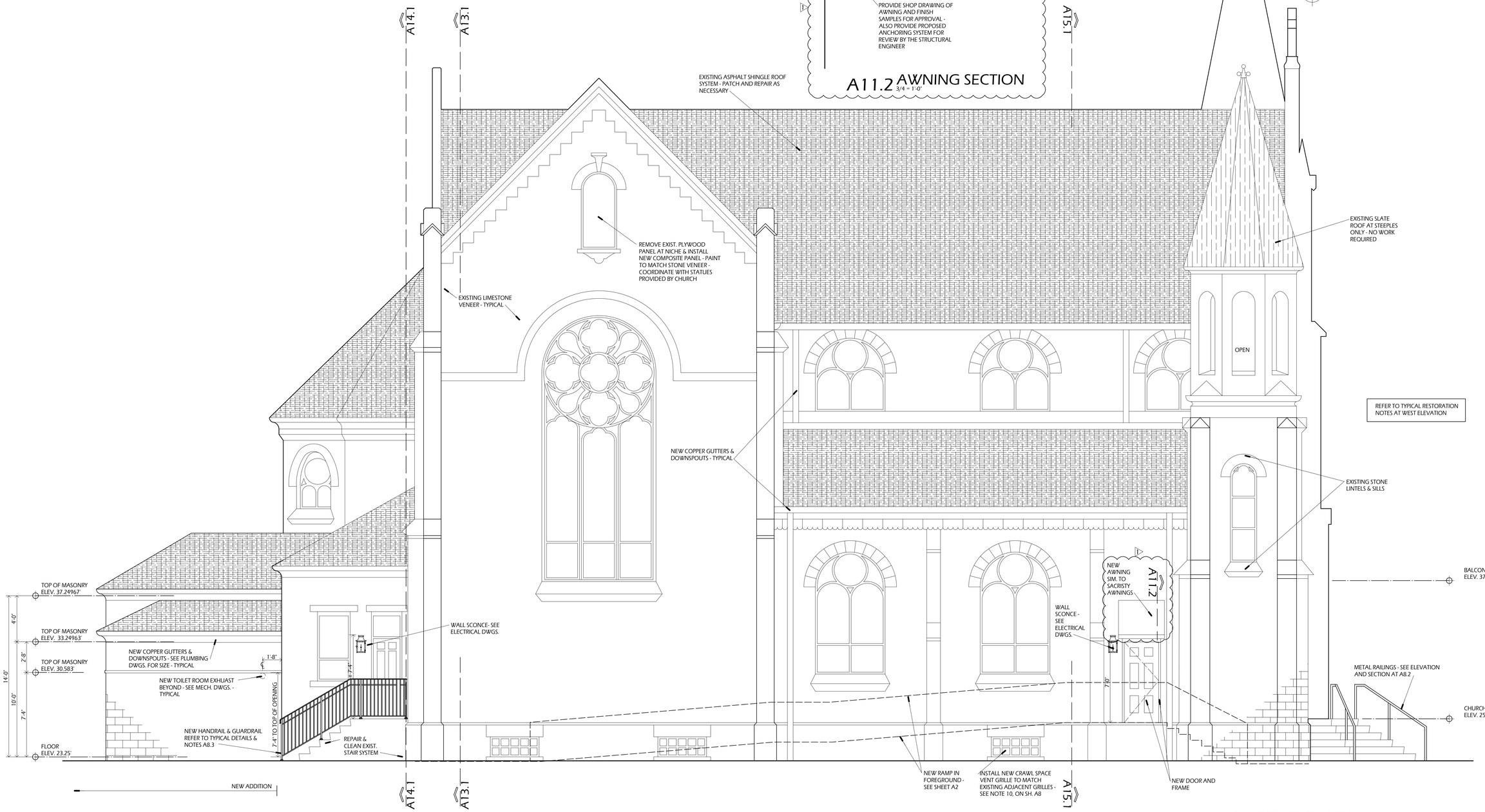

A11.1 NORTH ELEVATION
1/4" = 1'-0"

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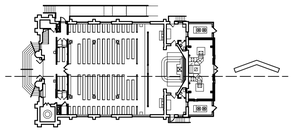
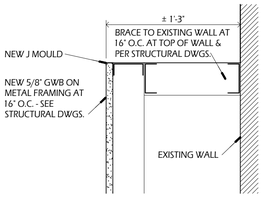
NORTH ELEVATION

A11

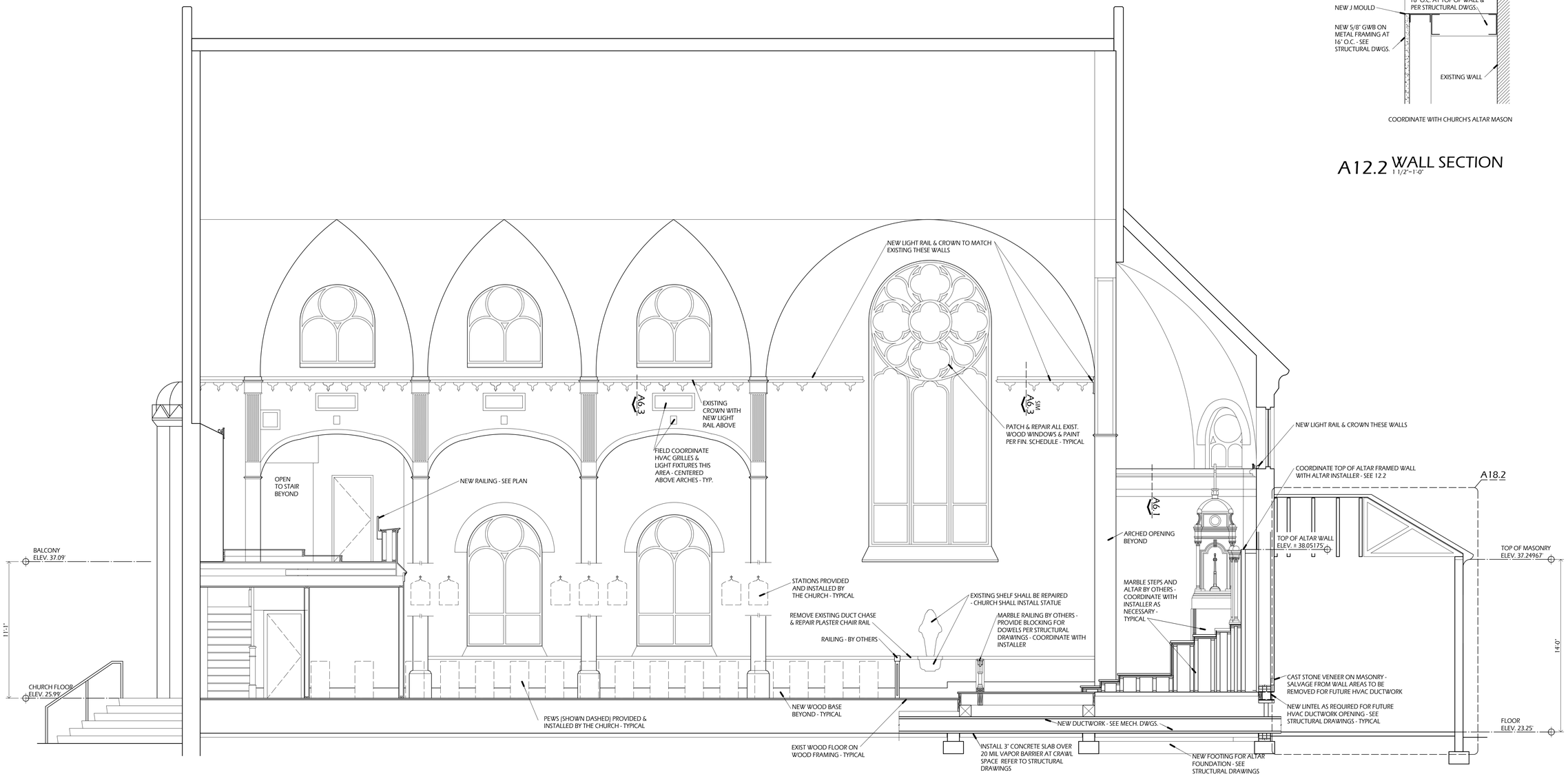


KEY PLAN
NOT TO SCALE



COORDINATE WITH CHURCH'S ALTAR MASON

A12.2 WALL SECTION
1 1/2"=1'-0"



A12.1 BUILDING SECTION
1/4"=1'-0"

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

Structural Engineering:
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Jacksonville, FL 32216
904 743 4633
Engineers of Record:
Jude Kostage, PE 53931

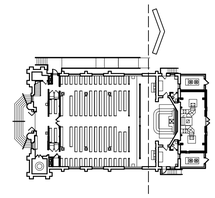
Plumbing, Mechanical & Electrical Engineering:
Powell & Hinkle Engineering
1409 Kingsley Avenue
Building 12A
Orange Park, Florida
904 264 5570
Robert Hinkle, PE No. 29302
Lane Hinkle, PE No. 48076
Thomas Elder, PE No. 56121

Revisions:

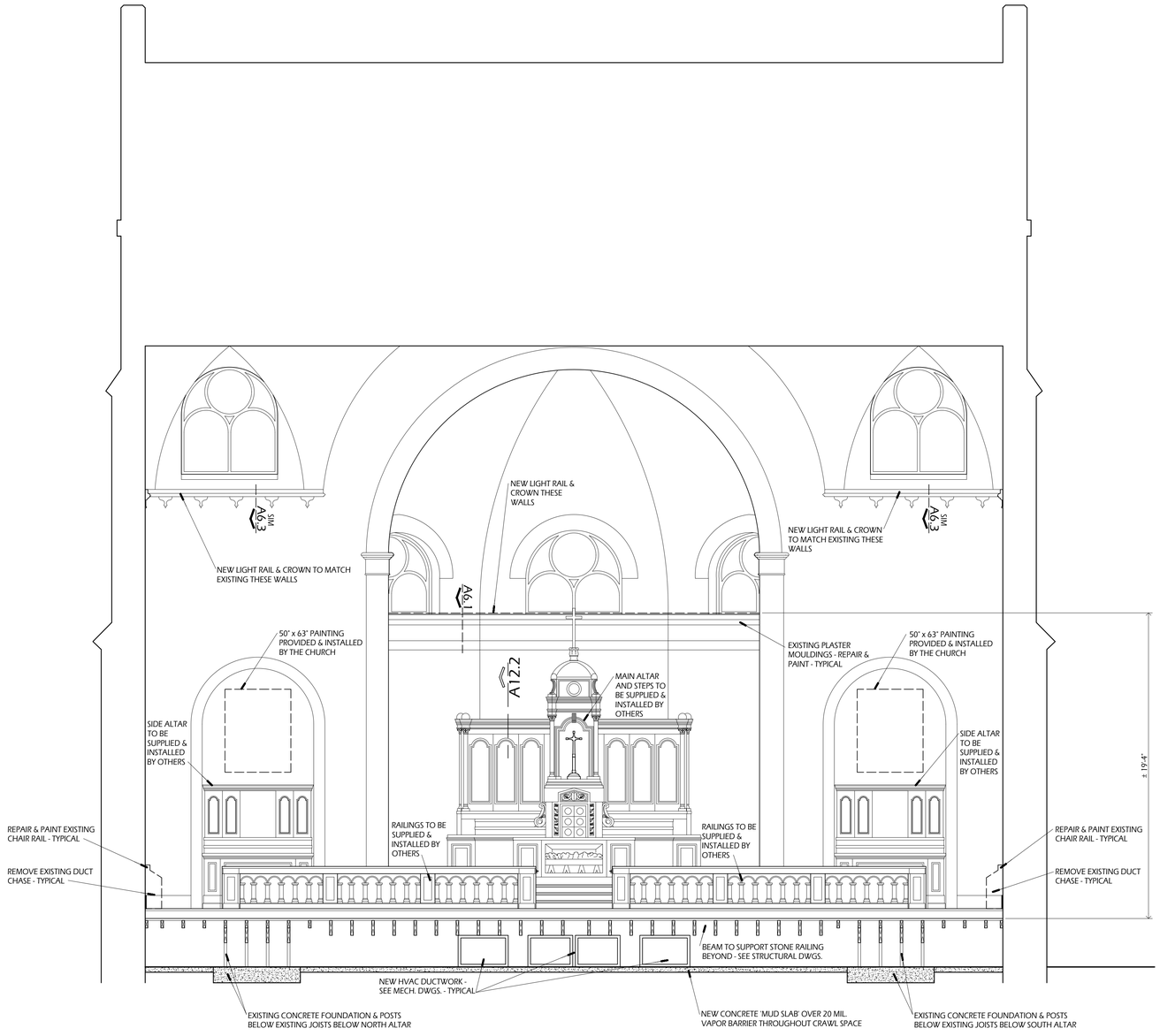
Date: 4.17.2025
File: OUR LADY OF POMPEII ALTAR

BUILDING SECTION

A12



KEY PLAN
NOT TO SCALE



A13.1 BUILDING SECTION
1/4"=1'-0"

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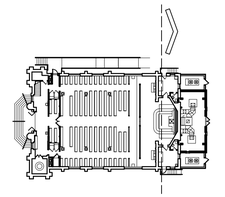
Revisions:

Date: 4.17.2025
File: OUR LADY OF POMPEII ALTAR

BUILDING SECTION

A13



KEY PLAN
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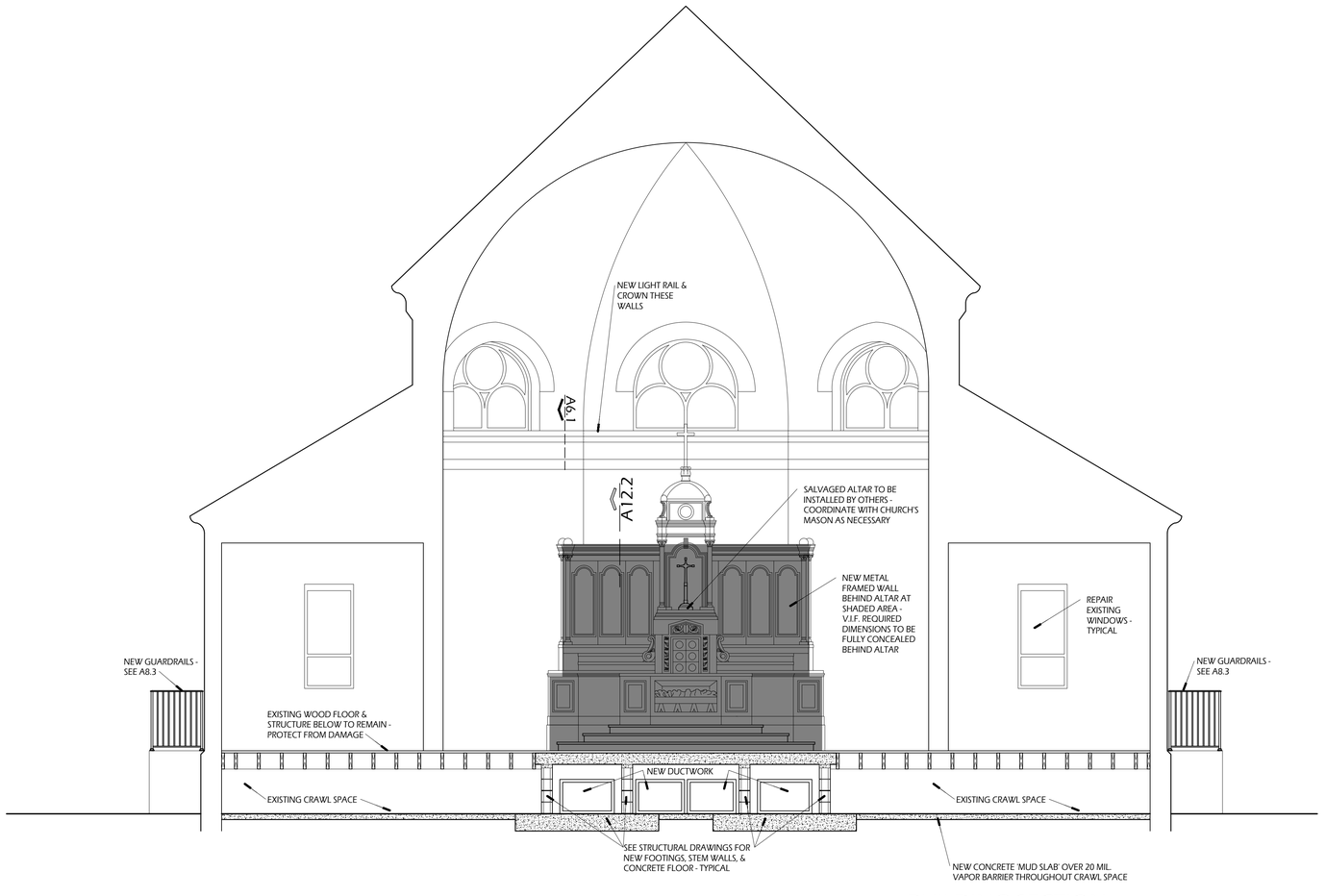


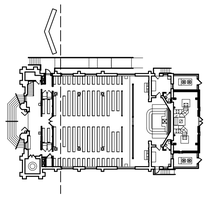
A14.1 BUILDING SECTION
1/4"=1'-0"

Revisions:

Date: 4.17.2025
File: OUR LADY OF POMPEII ALTAR

BUILDING SECTION

A14



KEY PLAN
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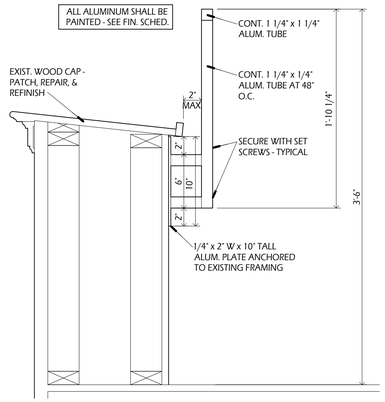
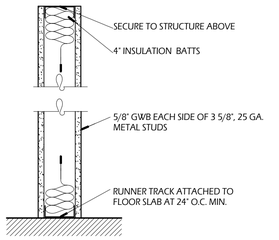
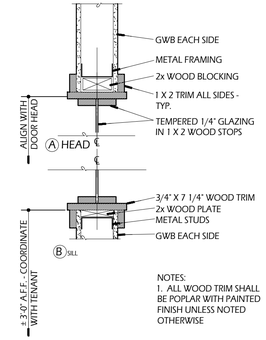


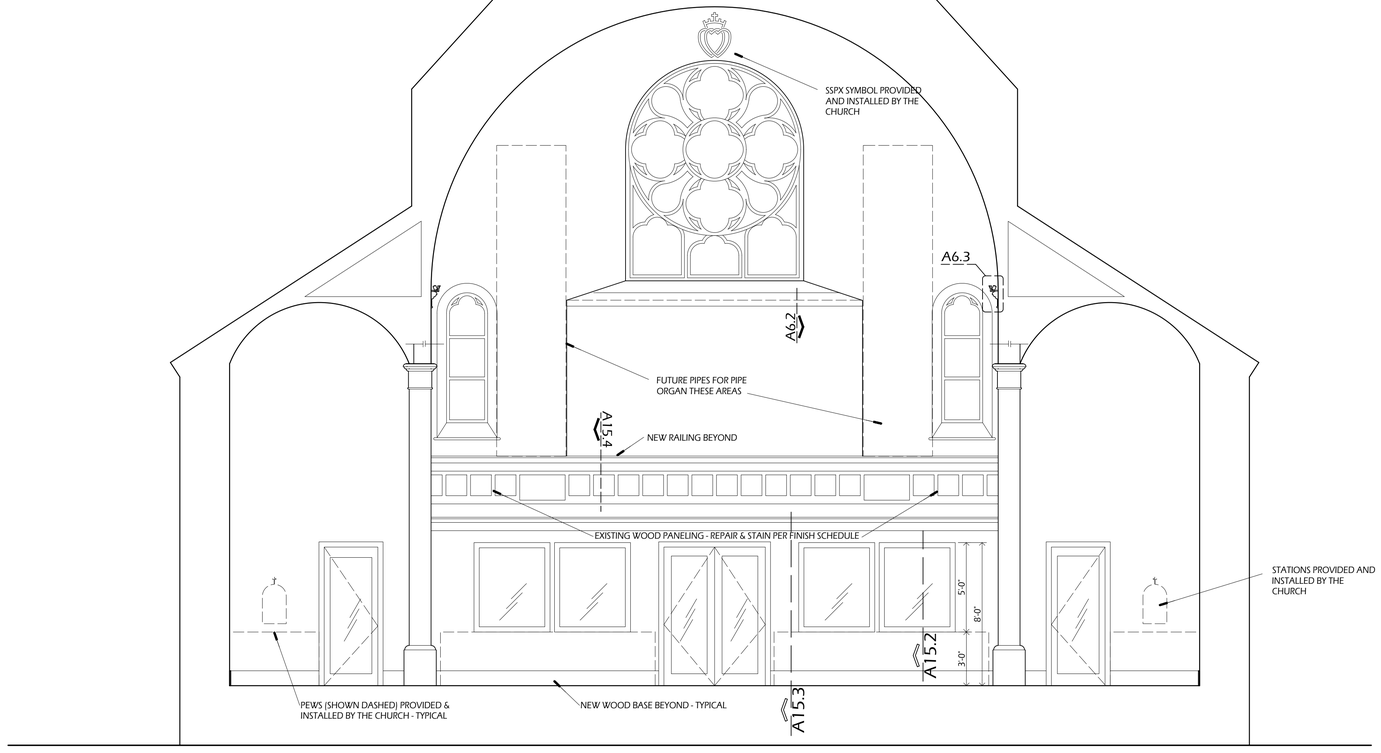
A15.4 RAILING SECTION
1 1/2"=1'-0"



A15.3 WALL SECTION
1 1/2"=1'-0"



A15.2 WALL SECTION
1 1/2"=1'-0"



A15.1 BUILDING SECTION
1/4"=1'-0"

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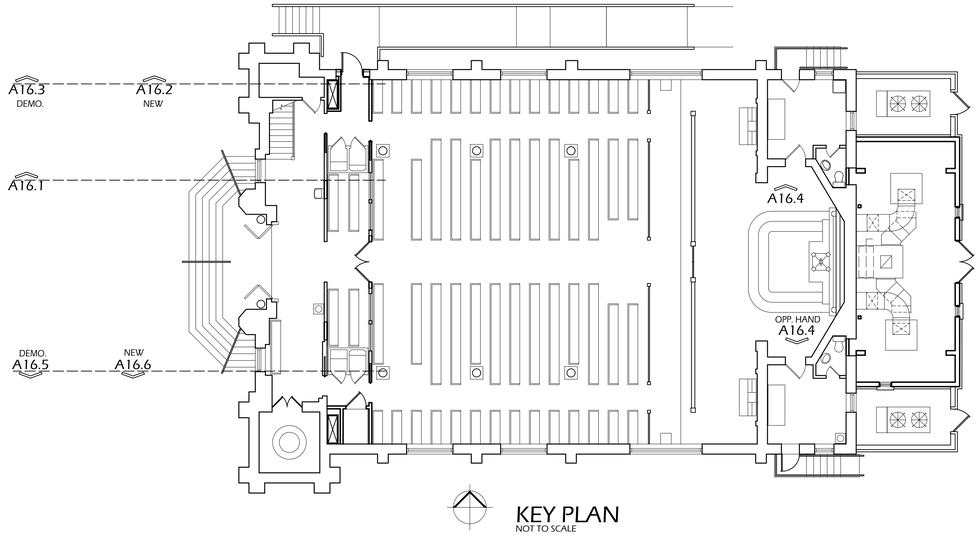
Revisions:

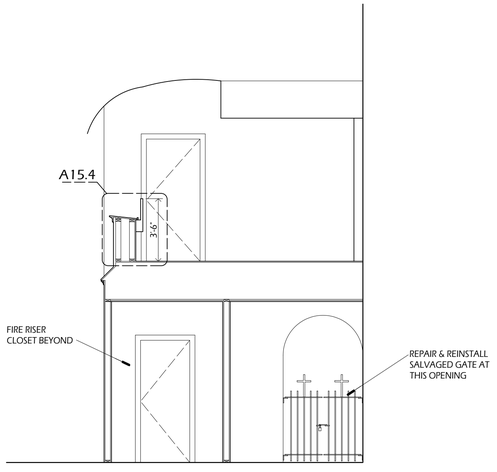
Date: 4.17.2025
File: OUR LADY OF POMPEII ALTAR

BUILDING SECTION

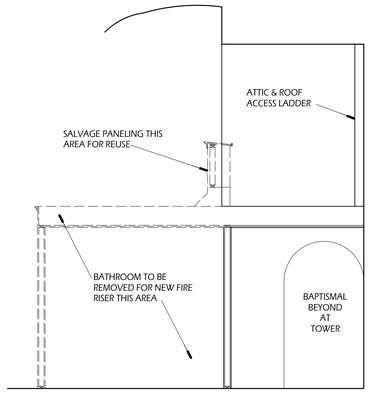
A15



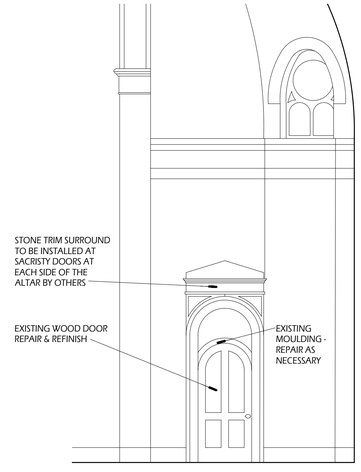
KEY PLAN
NOT TO SCALE



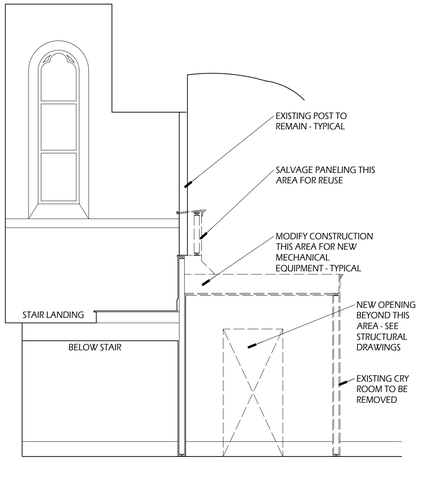
A16.6 INTERIOR ELEVATION
1/4"=1'-0"



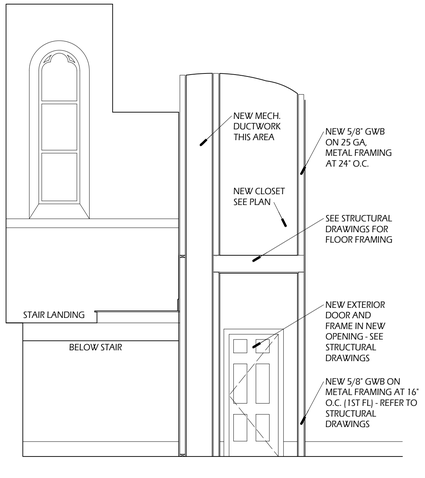
A16.5 INTERIOR ELEVATION
1/4"=1'-0" (DEMOLITION)



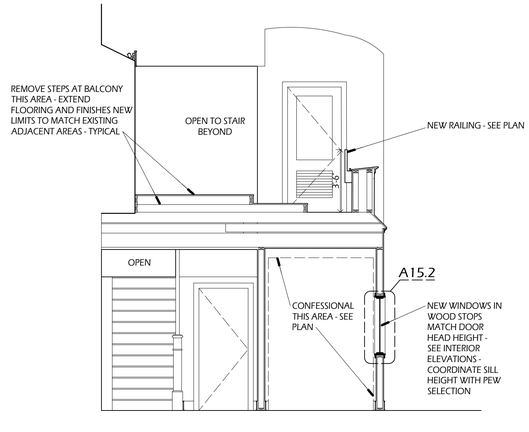
A16.4 INTERIOR ELEVATION
1/4"=1'-0"



A16.3 BUILDING SECTION
1/4"=1'-0" (DEMOLITION)



A16.2 BUILDING SECTION
1/4"=1'-0"



A16.1 BUILDING SECTION
1/4"=1'-0"

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Revisions:

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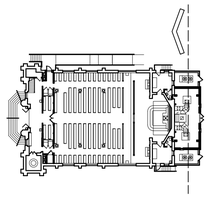
File: OUR LADY OF POMPEII ALTAR

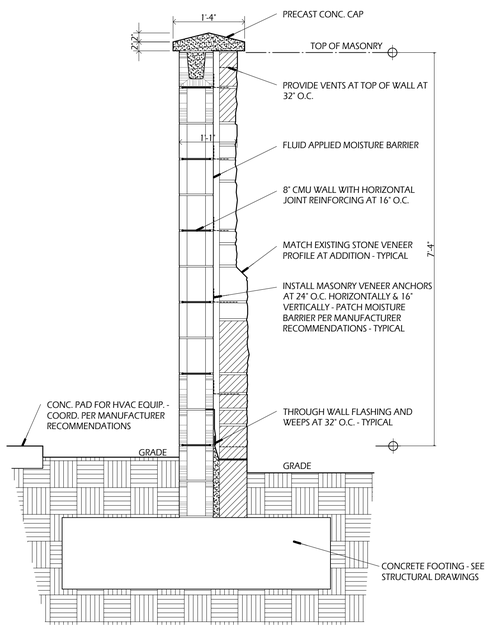
SECTIONS &
INTERIOR ELEVATIONS

A16



KEY PLAN
NOT TO SCALE

A17.1 BUILDING SECTION
1/4"=1'-0"



A17.2 SITE WALL SECTION
3/4"=1'-0"

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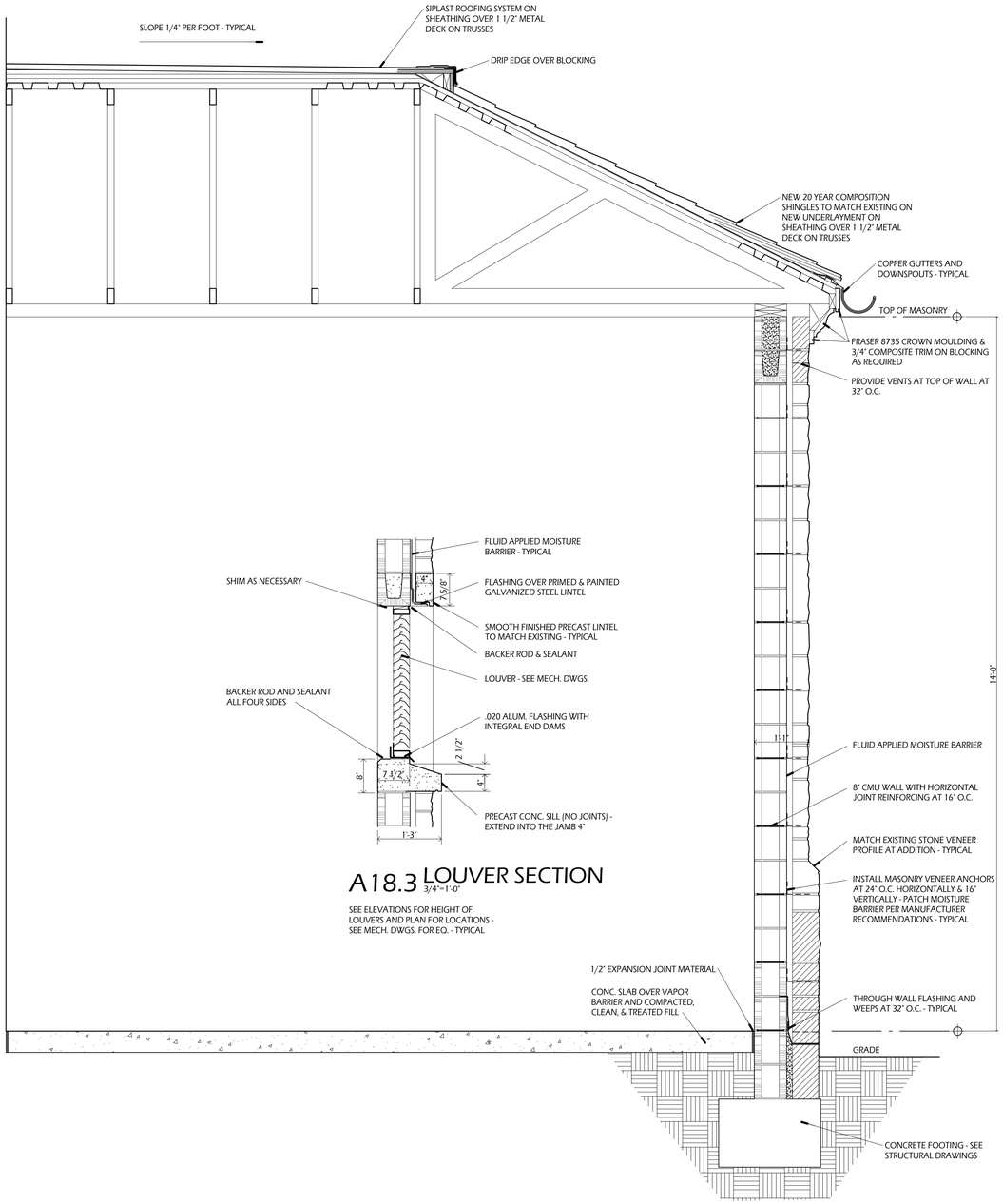
BUILDING SECTION

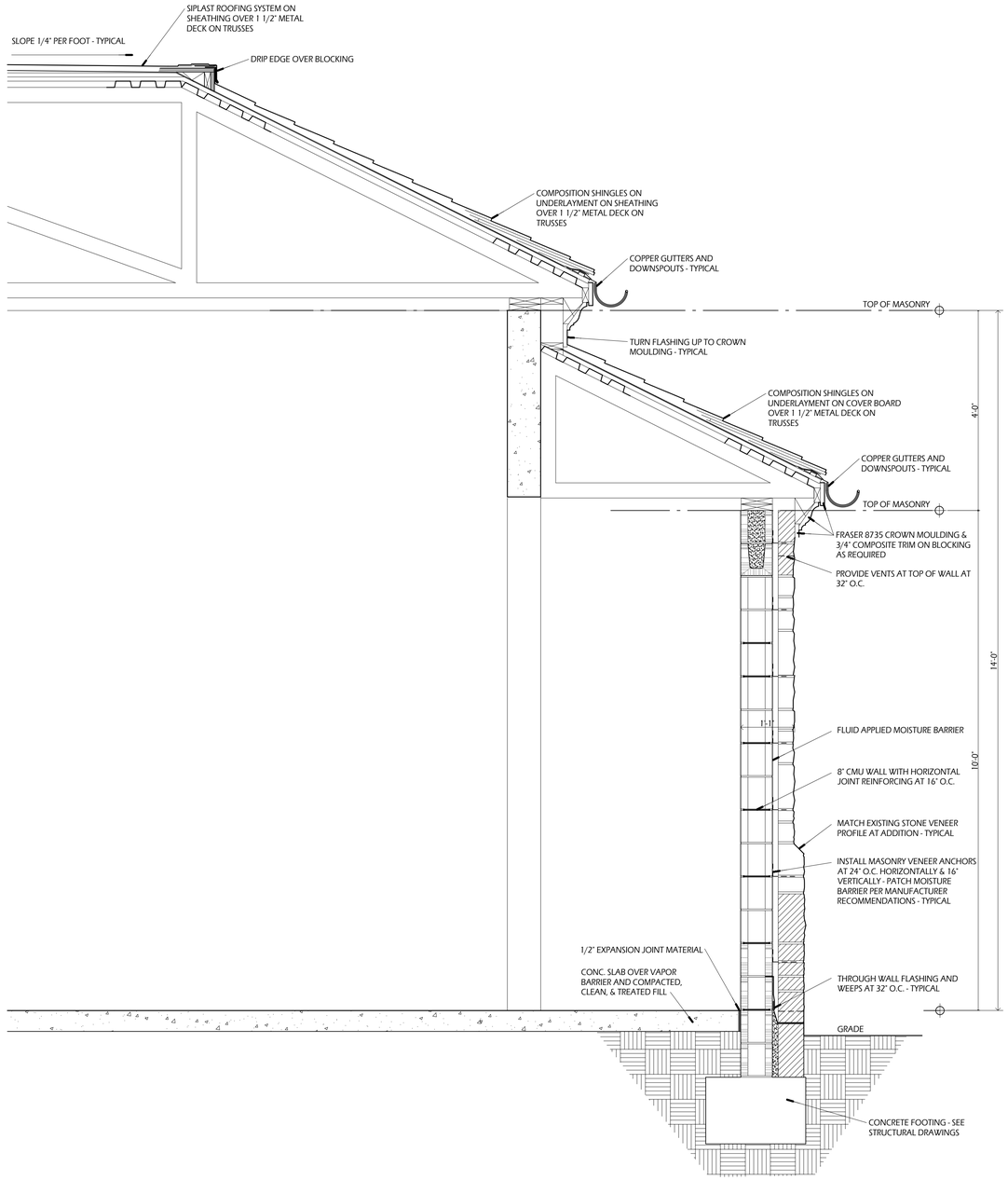
A17



A18.3 LOUVER SECTION
3/4"=1'-0"

SEE ELEVATIONS FOR HEIGHT OF LOUVERS AND PLAN FOR LOCATIONS - SEE MECH. DWGS. FOR EQ. - TYPICAL

A18.2 WALL SECTION
3/4"=1'-0"



A18.1 WALL SECTION
3/4"=1'-0"

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WALL SECTIONS

A18

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR MATERIAL	FRAME MATERIAL	DOOR ELEVATION	NOTES:
101A	± 8'-0" WIDE x ±11'-6"	SCW	SCW	EXIST.	RESTORE EXISTING DOOR & FRAME - REPLACE HARDWARE
101B	3'-0" WIDE x 8'-0"	SCW	SCW	D	NEW POCKET DOOR & FRAME
101C	3'-0" WIDE x 8'-0"	SCW	SCW	D	NEW POCKET DOOR & FRAME
102A	4'-6" WIDE x ± 4'-0"	M	M	-	RESTORE & INSTALL SALVAGED GATE STORED ON SITE
103A	2'-8" WIDE x ± 6'-8"	SCW	SCW	E	RESTORE EXISTING DOOR & FRAME BELOW STAIR
104A	3'-0" WIDE x 8'-0"	SCW	SCW	E	NEW FIRE RISER DOOR & FRAME
105A	3'-0" WIDE x 8'-0"	SCW	SCW	D	NEW POCKET DOOR & FRAME
107A	3'-0" WIDE x 8'-0"	W	W	B	NEW STILE & RAIL PANELED EXTERIOR WOOD DOOR & FRAME
107B	3'-0" WIDE x 8'-0"	SCW	SCW	C	NEW POCKET DOOR & FRAME
108A	6'-0" WIDE x 8'-0"	SCW	SCW	C	NEW FRAME & PAIR OF DOORS
113A	2'-8" WIDE x 7'-0"	SCW	SCW	B	RESTORE EXISTING EXTERIOR DOOR & FRAME - RE-SWING OUT
113B	3'-0" WIDE x 7'-0"	SCW	SCW	SIM. TO B	RESTORE EXISTING ARCH TOP DOOR - MARBLE SURROUND BY OTHERS
113C	2'-0" WIDE x 7'-0"	SCW	SCW	A	RESTORE EXISTING TOILET ROOM DOOR
114A	2'-8" WIDE x 7'-0"	SCW	SCW	B	RESTORE EXISTING EXTERIOR DOOR & FRAME
114B	3'-0" WIDE x 7'-0"	SCW	SCW	SIM. TO B	RESTORE EXISTING ARCH TOP DOOR - MARBLE SURROUND BY OTHERS
114C	2'-0" WIDE x 7'-0"	SCW	SCW	A	RESTORE EXISTING TOILET ROOM DOOR
117A	6'-0" WIDE x 7'-10"	W	HM	E	NEW STILE & RAIL PAIR OF DOORS AT MECHANICAL ROOM
118A	3'-0" WIDE x 6'-0"	ALUM	ALUM	-	NEW GATE AT MECHANICAL YARD
119A	3'-0" WIDE x 6'-0"	ALUM	ALUM	-	NEW GATE AT MECHANICAL YARD
202A	3'-0" WIDE x 8'-0"	SCW	SCW	F	NEW LOUVERED DOOR AND FRAME AT BALCONY CLOSET
203A	3'-0" WIDE x 8'-0"	SCW	SCW	E	NEW DOOR AND FRAME AT BALCONY CLOSET

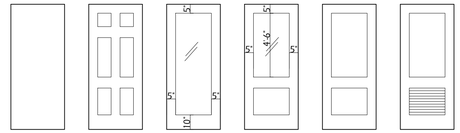
DOOR ABBREVIATIONS

ALUM	ALUMINUM
HM	HOLLOW METAL
M	METAL
SCW	SOLID CORE WOOD

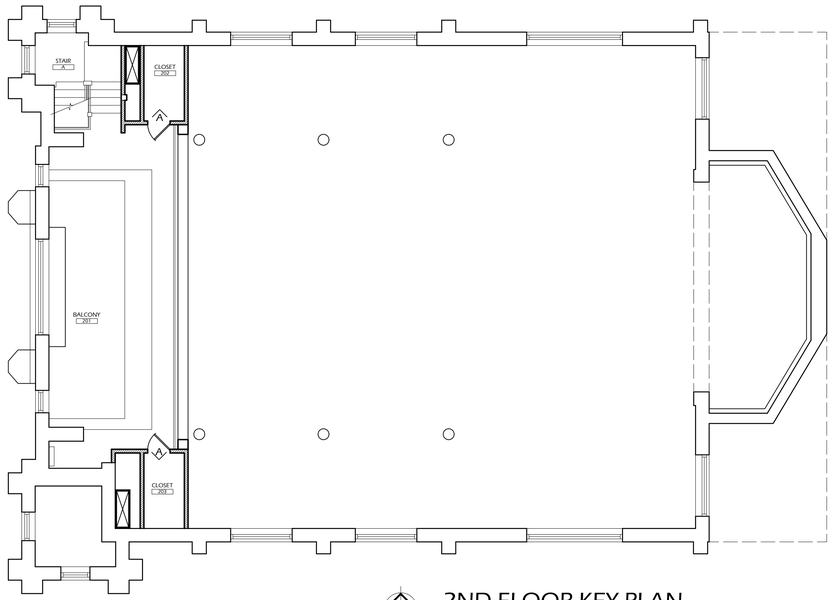
DOOR NOTES

1. ALL NEW DOORS SHALL MATCH EXISTING DOOR HEIGHTS. FIELD VERIFY HEIGHTS BEFORE ORDERING.
2. ALL INTERIOR DOORS SHALL BE 1 3/4" THICK SOLID CORE WOOD
3. SALVAGED DOORS IN GOOD CONDITION MAY BE REUSED AT NEW LOCATIONS - TYPICAL.
4. SERVICE EXISTING HARDWARE TO REMAIN TO GOOD WORKING CONDITION. REVIEW HARDWARE THAT CANNOT BE REPAIRED WITH ARCHITECT.
5. INSTALL LEVER OR PUSH / PULL TYPE ADA COMPLIANT HARDWARE THROUGHOUT THE CHURCH . PROVIDE PRIVACY LOCKSET AT TOILET ROOMS; STORERROOM LOCKSET AT CLOSETS; AND EXIT DEVICES AT EXTERIOR DOORS.
6. POCKET DOOR HARDWARE TO BE EQUAL TO INDEXD.COM / HALLIDAY-BAILLIE SYSTEMS. COORDINATE POCKET DOOR FRAME WITH HARDWARE.
7. REFER TO FINISH SCHEDULE FOR STAIN OR PAINT FINISH.

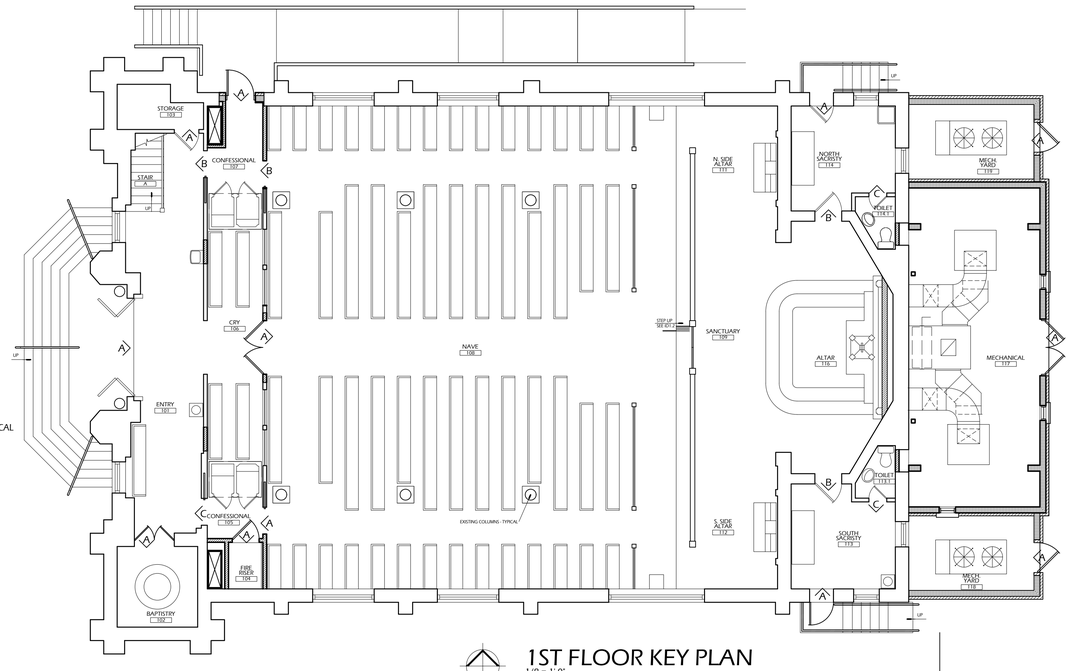
DOOR ELEVATIONS



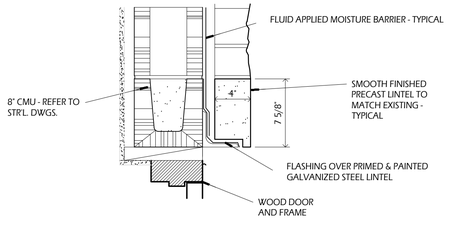
ELEV. "A" (FLUSH) | ELEV. "B" (PANELED) | ELEV. "C" (TEMPERED GLASS) | ELEV. "D" (HALF GLASS) | ELEV. "E" (PANELED) | ELEV. "F" (LOUVERED)



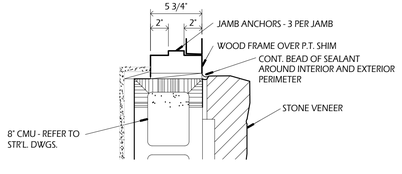
2ND FLOOR KEY PLAN
1/8" = 1'-0"



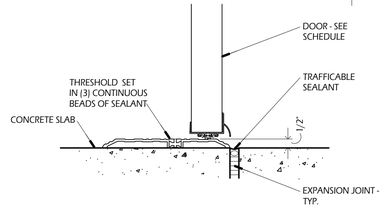
1ST FLOOR KEY PLAN
1/8" = 1'-0"



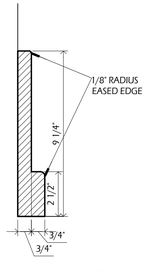
A19.6 DOOR HEAD AT 107A
1 1/2" = 1'-0"



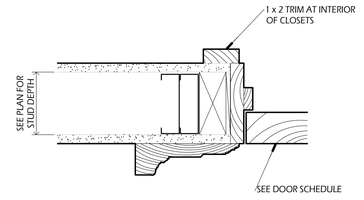
A19.5 DOOR JAMB AT 107A
1 1/2" = 1'-0"



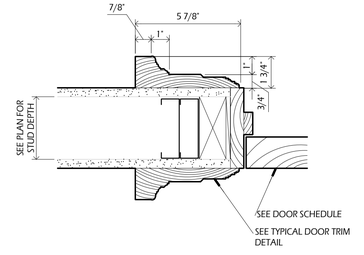
A19.4 DOOR SILL AT 107A
3" = 1'-0"



A19.3 TYPICAL BASE DETAIL
3" = 1'-0"



A19.2 CLOSET DOOR JAMB
3" = 1'-0"



A19.1 TYPICAL DOOR JAMB
3" = 1'-0"

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Revisions:

Date: 4.17.2025
File: OURLADYOFPOMPEIIPLAN1

DOOR SCHEDULE

A19

FLORIDA BUILDING CODE (EIGHTH EDITION) SUMMARY:

1. THIS IS AN EXISTING HISTORIC CHURCH. REFER TO THE PROJECT DESCRIPTION ON THE COVER SHEET FOR SUMMARY AND CONSTRUCTION TYPE. REFER TO THE ELECTRICAL DRAWINGS FOR EXIT SIGNS, FIRE ALARM SYSTEMS, ETC.
2. OCCUPANCY: ASSEMBLY GROUP A-3
3. BUILDING OCCUPANT LOAD CALCULATION (FBC TABLE 1004.5):

SEATING:	576 LF	AT 1:18"	384 OCCUPANTS
BALCONY:	282 SF	AT 1:7	41 OCCUPANTS

4. THIS BUILDING HAS A SPRINKLER SYSTEM AND FIRE ALARM.
5. MAX TRAVEL DISTANCE TO EXIT - 250 FT. (FBC TABLE 1017.2)
6. MAX COMMON PATH OF EGRESS TRAVEL DISTANCE - 100 FT. (FBC TABLE 1006.2.1)
7. MAX DEAD END CORRIDOR LENGTH - 50 FT. (FBC 1020.5, EXCEPTION 2)
8. INTERIOR WALL AND CEILING FINISHES (FBC TABLE 803.11)
   INTERIOR EXIT STAIRWAYS, RAMPS, & PASSAGEWAYS - CLASS B
   CORRIDORS & ENCLOSURES FOR EXIT ACCESS STAIRWAYS & RAMPS - CLASS C
   ROOMS AND ENCLOSED SPACES - CLASS C
9. FLOOR FINISHES (FBC 804.4.2)
   NOT LESS THAN CLASS II

MEANS OF EGRESS COMPONENTS:

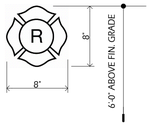
EGRESS CAPACITY LEVEL COMPONENTS:	425 OCCUPANTS x .2" = 85" REQUIRED AND PROVIDED MIN. OF 36" PER NFPA 101 7.3.4
EGRESS CAPACITY STAIRWAYS:	425 OCCUPANTS x .3" = 127.5" REQUIRED AND PROVIDED

NFPA 101 - FLORIDA FIRE PREVENTION CODE (EIGHTH EDITION) SUMMARY:

1. THIS IS AN EXISTING HISTORIC CHURCH. REFER TO THE PROJECT DESCRIPTION ON THE COVER SHEET FOR SUMMARY AND CONSTRUCTION TYPE. REFER TO THE ELECTRICAL DRAWINGS FOR EXIT SIGNS, FIRE ALARM SYSTEMS, ETC.
2. OCCUPANCY: ASSEMBLY
3. BUILDING OCCUPANT LOAD CALCULATION (NFPA 101 TABLE 7.3.1.2):

SEATING:	576 LF	AT 1:18"	384 OCCUPANTS

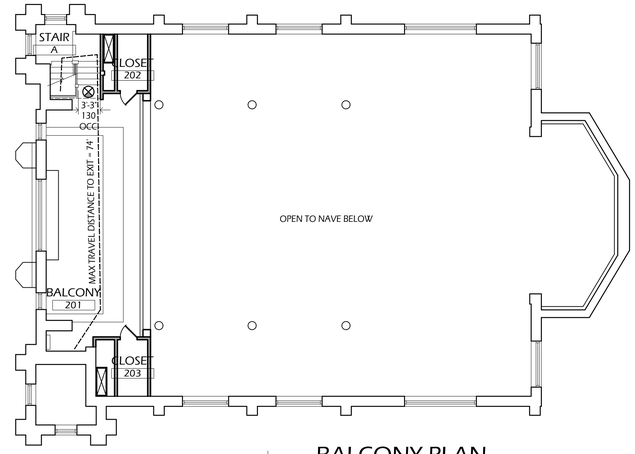
4. THIS BUILDING HAS A SPRINKLER SYSTEM AND FIRE ALARM.
5. FIRE EXTINGUISHERS (TYPE A HAZARD) SHALL BE 2A-10BC MULTI-PURPOSE DRY CHEMICAL EQUAL TO "COSMIC 5E" BY JL INDUSTRIES. FUTURE KITCHEN SHALL HAVE TYPE 'K' EXTINGUISHER. EXTINGUISHERS SHALL BE MOUNTED ON SURFACE MOUNTED BRACKETS.
   A. MAXIMUM FLOOR ARE PER UNIT OF "A" IS 3,000 SF
   B. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75'
6. INSTALL TACTILE SIGNAGE AT EACH EXIT DOOR READING "EXIT" AND IN COMPLIANCE WITH N.F.P.A. 101, 7.10.1.3.
7. ALL AREAS SHALL BE FULLY SPRINKLERED.
8. INSTALL SYMBOL INDICATING LIGHT-FRAME TRUSS-TYPE ROOF CONSTRUCTION IN ACCORDANCE WITH FAC 69A-60.0081. SIGN SHALL BE MARKED WITH A MALTESE CROSS MEASURING 8" x 8", OF A BRIGHT RED REFLECTIVE COLOR, INSTALLED WITHIN 24" TO THE LEFT OF ALL MAIN ENTRY DOORS AND BE PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE ON A CONTRASTING BACKGROUND OR BE MOUNTED ON A CONTRASTING BASE MATERIAL WHICH IS THEN PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE AS SHOWN BELOW:



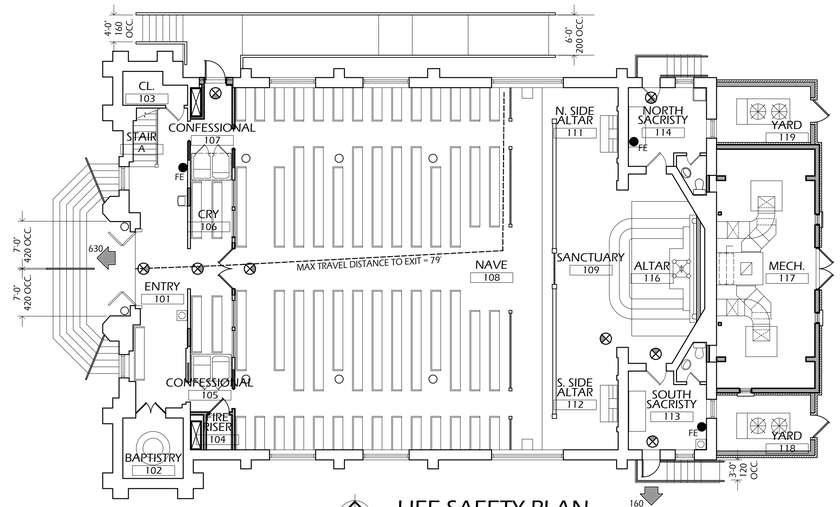
NOTE:
3,000 SF PER UNIT OF "A" FOR LOW HAZARD OCCUPANCY SUCH AS OFFICES.
1500 SF PER UNIT OF "A" FOR MODERATE HAZARD OCCUPANCIES SUCH AS KITCHENS AND DINING AREAS

ASSEMBLY:

COMMON PATH OF TRAVEL:	20' NFPA 101 12.2.5.2
DEAD END CORRIDOR:	20' NFPA 101 12.2.5.3
TRAVEL DISTANCE:	250' NFPA 101 12.2.6.2
INTERIOR WALL & CEILING FINISHES:	NFPA 101 12.3.3.2 & 12.3.3.3
ENCLOSED STAIRWAYS - CLASS A	
CORRIDORS AND LOBBIES - CLASS A OR B	
AT OTHER AREAS - CLASS A, B FOR ANY OCCUPANT LOAD	
INTERIOR FLOOR FINISH AT EXIT ENCLOSURES & CONNECTED AREAS - CLASS II:	NFPA 101 12.3.3.5
STORAGE:	
COMMON PATH OF TRAVEL:	100' NFPA 101 TABLE 42.2.5
DEAD END CORRIDOR:	100' NFPA 101 TABLE 42.2.5
TRAVEL DISTANCE:	400' NFPA 101 TABLE 40.2.6



BALCONY PLAN
3/32 = 1'-0"



LIFE SAFETY PLAN
3/32 = 1'-0"

LIFE SAFETY LEGEND:

- EXIT LIGHT
- EMERGENCY LIGHT
- FE 2A 10BC FIRE EXTINGUISHER
- 180 OCCUPANT CAPACITY

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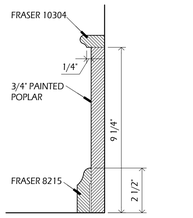
Thomas Elder, PE No. 56121

Revisions:

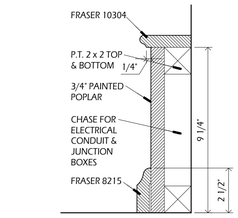
Date: 4.17.2025
File: OURLADYOFPOMPEIIPLAN1

LIFE SAFETY PLAN

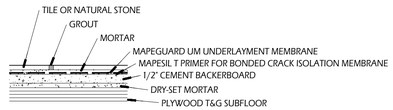
LS1



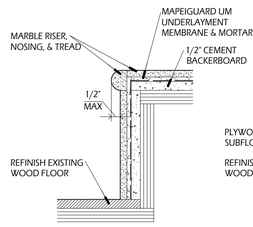
ID1.3 TYP. WOOD BASE
3" = 1'-0"



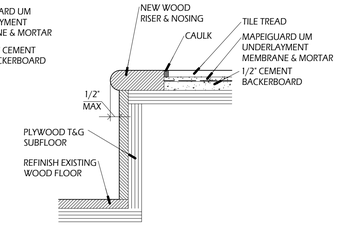
ID1.4 NAVE BASE
3" = 1'-0"



ID1.1 TILE UNDERLAYMENT ASSEMBLY
3" = 1'-0"



ID1.2 MARBLE STAIR DETAIL
3" = 1'-0"



ID1.2a TILE STAIR DETAIL
3" = 1'-0"

ABBREVIATIONS AND DESCRIPTIONS

CARPET	BROADLOOM
CONC.	UNFINISHED CONCRETE
ETR	EXISTING TO REMAIN
EP-GWB	EPOXY PAINTED GWB
P-CMU	PAINTED CMU
P-GWB	PAINTED GWB
P-STUCCO	PAINTED STUCCO
TB	PORCELAIN TILE BASE
TILE	PORCELAIN TILE
WB	WOOD BASE

FINISH SCHEDULE

NO.	NAME	FLOOR	BASE	WALLS	CEILING	NOTES
101	ENTRY	TILE-3	WB	P-GWB	P-GWB	SEE TILE UNDERLAYMENT DETAIL ID1.1 - TYP.
102	BAPTISTRY	TILE-1 & 4	WB	P-GWB	P-GWB	
103	STORAGE	TILE-3	WB	P-GWB	P-GWB	
104	FIRE RISER	WOOD	WB	P-GWB	N/A	
105	CONFESSIONAL	WOOD	WB	P-GWB	P-GWB	
106	CRYING ROOM	WOOD	WB	P-GWB	P-GWB	
107	CONFESSIONAL	WOOD	WB	P-GWB	P-GWB	
108	NAVE	WOOD	WB	P-GWB	P-GWB	SEE DETAIL ID1.4 FOR WOOD BASE - LOCATIONS SHOWN ON FINISH PLAN ON ID2
109	SANCTUARY	MARBLE	WB	P-GWB	P-GWB	PROVIDE DEDUCT ALTERNATE FOR TILE-2 FLOOR - SEE STAIR DETAIL ID1.2
110	OMITTED					
111	NORTH SIDE ALTAR	MARBLE	WB	P-GWB/WC	P-GWB	PROVIDE DEDUCT ALTERNATE FOR TILE-2 FLOOR, & WALLCOVERING INSIDE NICHE ON EAST WALL
112	SOUTH SIDE ALTAR	MARBLE	WB	P-GWB/WC	P-GWB	PROVIDE DEDUCT ALTERNATE FOR TILE-2 FLOOR, & WALLCOVERING INSIDE NICHE ON EAST WALL
113	SOUTH SACRISTY	TILE-3	WB	P-GWB	P-GWB	
113.1	TOILET	TILE-3	WB	EP-GWB	P-GWB	
114	NORTH SACRISTY	TILE-3	WB	P-GWB	P-GWB	
114.1	TOILET	TILE-3	WB	EP-GWB	P-GWB	
115	OMITTED					
116	ALTAR	MARBLE	WB	P-GWB	P-GWB	PROVIDE DEDUCT ALTERNATE FOR TILE-2 FLOOR
117	MECHANICAL	CONC.	N/A	P-CMU	N/A	UNFINISHED MECHANICAL SPACE
118	MECHANICAL YARD	CONC.	N/A	P-CMU	N/A	UNFINISHED MECHANICAL SPACE
119	MECHANICAL YARD	CONC.	N/A	P-CMU	N/A	UNFINISHED MECHANICAL SPACE
A	STAIR	WOOD	WB	P-GWB	P-GWB	STRIP PAINT, PATCH, REPAIR, AND STAIN ALL WOOD SURFACES, RAILINGS, TRIM, ETC.
201	BALCONY	WOOD	WB	P-GWB	P-GWB	STRIP PAINT, PATCH, REPAIR, AND STAIN ALL WOOD SURFACES, RAILINGS, TRIM, ETC.
202	CLOSET	WOOD	WB	P-GWB	P-GWB	STRIP PAINT, PATCH, REPAIR, AND STAIN ALL WOOD SURFACES, RAILINGS, TRIM, ETC.
203	CLOSET	WOOD	WB	P-GWB	P-GWB	STRIP PAINT, PATCH, REPAIR, AND STAIN ALL WOOD SURFACES, RAILINGS, TRIM, ETC.

FINISH NOTES:

1. PHYSICAL SAMPLES & MATERIAL DATA SHEETS FOR ALL FINISHES SHOWN HERE SHALL BE PROVIDED TO THE ARCHITECT & INTERIOR DESIGNER IN A FORMAL SUBMITTAL FOR APPROVAL. ANY SITE CONSTRAINTS THAT ARISE IN THE FIELD AND EFFECT FINISH INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & INTERIOR DESIGNER. ANY DEVIATION FROM THIS COURSE OF ACTION RESULTING IN DAMAGE TO PRODUCTS, FINISHES, OR THE JOBSITE, SHALL BE RECTIFIED AT THE EXPENSE OF THE GENERAL CONTRACTOR.
2. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S AND TRADE ASSOCIATION'S RECOMMENDATIONS.
3. MANUFACTURERS LISTED ARE PREFERRED VENDORS AND HAVE INVESTED THEIR TIME AND EXPERTISE, AND SHALL BE GIVEN FIRST RIGHT OF REFUSAL. IF ALTERNATES ARE TO BE CONSIDERED ARCHITECT & DESIGNER MUST BE NOTIFIED IN ADVANCE
4. PRIOR TO ALL FLOORING AND UNDERLAYMENT INSTALLATION, GC SHALL OBTAIN THIRD PARTY TESTING PER ASTM F2170 FOR RELATIVE HUMITIDY. TEST SHALL BE PERFORMED BY A THIRD PARTY CONSULTANT CERTIFIED IN MOISTURE TESTING.
5. ALL FLOOR FINISHES SHALL MEET CLASS 1 & ALL WALL AND CEILING FINISHES SHALL MEET CLASS A FIRE RATINGS PER NFPA 101 38.3.3.3/2
6. INSTALLER SHALL EXAMINE SUBSTRATE AND CONDITIONS UNDER WHICH FLOORING IS TO BE INSTALLED, AND SHALL NOTIFY CONTRACTOR IN WRITING OF CONDITIONS AFFECTING INSTALLATION. REPAIR AND REPLACE AS NECESSARY ALL SUBSTRATES NOT IN COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS. BEGINNING OF WORK SHALL CONSTITUTE ACCEPTANCE OF SURFACES AS SATISFACTORY
7. ALL CHIPPED PAINT SHALL BE REMOVED, WITH SUBSTRATE SANDED, PATCHED & REPAIRED AS NECESSARY PRIOR TO NEW FINISH APPLICATION
8. SEE FINISH PLAN ON SHEET ID-2 FOR PATTERNS, TRANSITIONS, ETC. COORDINATE ANY COLORS OR PRODUCTS NOT LISTED HERE WITH THE INTERIOR DESIGNER
9. ALL FINISHES SHALL BE CLEANED AND PROPERLY PROTECTED AFTER INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ANY DAMAGE TO INSTALLED FINISHES SHALL BE REPAIRED OR REPLACED AT THE COST OF THE GENERAL CONTRACTOR

CARPET

CARPET	MFG: TBD BUDGET $30/SY MATERIAL COST ONLY

DOORS

DR-1	SPECIES: TBD CUT: STAIN: ALL DOORS SHALL BE FACTORY FINISHED ALL DOORS SHALL HAVE STAINED FINISH - COORDINATE AVAILABLE STAIN FINISHES WITH INTERIOR DESIGNER

FILM

FILM	LOCATION: ALL EXTERIOR WINDOWS MFG: DECORATIVEFILMS PATTERN: ULTRACOOL - S6060 NOTES: 1. GC SHALL INSTALL A MOCKUP FOR CLIENT APPROVAL. MOCKUP SHALL BE A MINIMUM OF 5' x 5' 2. CONTACT DANNY DELAGE AT ALL SPEC SUN CONTROL DAN@ALLSPECSUNCONTROL.COM, 904.745.5930

MARBLE

MARBLE	LOCATION: SANCTUARY, ALTAR, & SIDE ALTARS MFG: TARMAK PRODUCT NAME: CALACATTA GOLD HONED & EASED BEVEL EDGE SIZE: 24" x 24" INSTALLATION: BRICK BOND COAT: MAPEI ULTRAFLEX LFT GROUT: ULTRACOLOR PLUS FA COLOR: TBD NOTES: 1. GC SHALL PROVIDE MOCK UP OF STONE, BOND COAT, AND GROUT ASSEMBLY FOR CLIENT APPROVAL. MOCK UP SHALL BE AT LEAST 2 TILES WIDE BY 2 TILES LONG. 2. GC SHALL PROVIDE DEDUCT ALTERNATE PRICING FOR TILE-2 FINISH 3. CONTACT COLLEEN BERRY BECKER OF TILE MARKET SAN MARCO, COLLEEN@TILEMARKET.NET (904) 854-0747

PAINT

P-1	LOCATION: PAINTED WINDOW FRAMES & EXTERIOR TRIM MFG: BENJAMIN MOORE PRODUCT: REGAL SELECT EXTERIOR LOW LUSTER COLOR: TBD NOTES:
P-2	LOCATION: NORTH STAIR TOWER EXTERIOR BEADBOARD CEILING MFG: BENJAMIN MOORE PRODUCT: INSULEX PRIME LOCK COLOR: TBD NOTES:
P-3	LOCATION: INTERIOR FIELD PAINT MFG: BENJAMIN MOORE PRODUCT: REGAL SELECT COLOR: TBD FINISH: MATTE NOTES: 1. GC SHALL PROVIDE DEDUCT ALTERNATE PRICE FOR ULTRASPEC 500
P-4	LOCATION: INTERIOR COLUMNS & TRIM PAINT MFG: BENJAMIN MOORE PRODUCT: SCUFF-X COLOR: TBD FINISH: SATIN NOTES:
P-5	LOCATION: METAL WINDOWS MFG: BENJAMIN MOORE PRIMER: STIX ACRYLIC PRIMER PAINT: SCUFF-X - SATIN COLOR: TBD NOTES:
P-6	LOCATION: INTERIOR ACCENT WALLS MFG: BENJAMIN MOORE PRIMER: STIX ACRYLIC PRIMER PAINT: SCUFF-X - SATIN COLOR: TBD NOTES:
P-7	LOCATION: EXTERIOR STAIRS MFG: BENJAMIN MOORE SEALANT: INSIL-X COLOR: TBD PRIOR TO PAINT APPLICATION, GRIND OFF EXISTING PAINT & DEBRIS, PATCH CRACKS WITH MAPECEM QUICKPATCH

TILE

TILE-1	LOCATION: BAPTISTRY MFG: MILESTONE PRODUCT NAME: JEM COLOR: TBD FINISH: MATTE SIZE: 3" x 12" INSTALLATION: SEE FINISH PLANS GROUT: MAPEI FLEXCOLOR CQ GROUT FINISH: TBD CONTACT: COLLEEN BERRY BECKER OF TILE MARKET SAN MARCO, COLLEEN@TILEMARKET.NET (904) 854-0747 NOTE: GC SHALL PROVIDE DEDUCT ALTERNATE FOR TILE-3
TILE-2	LOCATION: PRICE AS DEDUCT ALTERNATE IN SANCTUARY, ALTAR, & SIDE ALTARS MFG: MILESTONE PRODUCT NAME: JEM COLOR: TBD FINISH: MATTE SIZE: 48" x 48" INSTALLATION: SEE FINISH PLANS GROUT: MAPEI FLEXCOLOR CQ GROUT FINISH:TBD CONTACT: COLLEEN BERRY BECKER OF TILE MARKET SAN MARCO, COLLEEN@TILEMARKET.NET (904) 854-0747 NOTE: GC SHALL PRICE AS DEDUCT ALTERNATE TO MARBLE
TILE-3	LOCATION: ENTRY, STORAGE & TOILET ROOMS MFG: MILESTONE PRODUCT NAME: JEM COLOR: TBD FINISH: MATTE SIZE: 12" x 24" INSTALLATION: SEE FINISH PLANS - 1/3 RUNNING BOND GROUT: MAPEI FLEXCOLOR CQ GROUT FINISH:TBD CONTACT: COLLEEN BERRY BECKER OF TILE MARKET SAN MARCO, COLLEEN@TILEMARKET.NET (904) 854-0747
TILE-4	LOCATION: BAPTISTRY MFG: MILESTONE PRODUCT NAME: JEM COLOR: TBD FINISH: MATTE SIZE: 2" x 2" HEXAGON MESH MOSAIC GROUT: MAPEI FLEXCOLOR CQ GROUT FINISH:TBD CONTACT: COLLEEN BERRY BECKER OF TILE MARKET SAN MARCO, COLLEEN@TILEMARKET.NET (904) 854-0747

WALLCOVERING

WC-1	LOCATION: EAST WALL INSIDE NICHE AT SIDE ALTARS MFG: TBD PATTERN: COLOR: NOTES: 1. BUDGET $30/SY MATERIAL ONLY 2. WHERE WALLCOVERING IS SHOWN AT EXTERIOR WALLS, WALLCOVERING SHALL BE PERFORATED

WOOD BASE

WB	LOCATION: THROUGHOUT PRODUCT: SEE DETAILS ID1.3 & ID1.4 FINISH: STAIN TBD NOTES: SEE LOCATIONS OF ID1.4 ON FINISH PLAN

WOOD FLOORING

WOOD	LOCATION: NAVE REPAIR EXISTING WOOD FLOOR, SAND & STAIN. COORDINATE STAIN WITH INTERIOR DESIGNER NOTES:

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904 743 4633
Engineers of Record:
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Plumbing, Mechanical & Electrical Engineering:
Powell & Hinkle Engineering
1409 Kingsley Avenue
Building 12A
Orange Park, Florida
904 264 5570
Robert Hinkle, PE No. 29302
Lane Hinkle, PE No. 48076
Thomas Elder, PE No. 56121

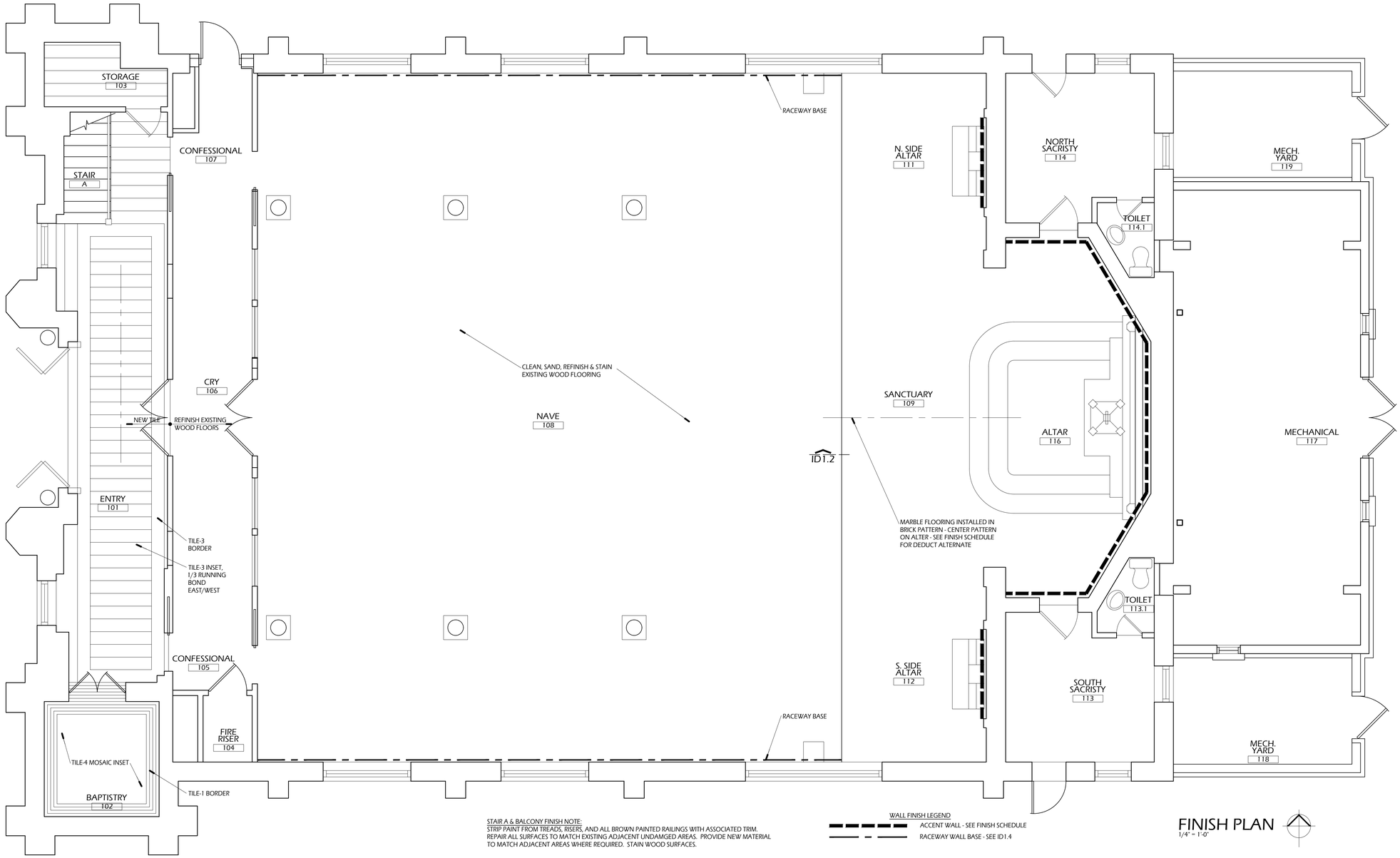
Revisions:

Date: 4.17.2025

File: OLOP FINISHSCHEDULE

FINISH SCHEDULE & DETAILS

ID1



STAIR A & BALCONY FINISH NOTE:
STRIP PAINT FROM TREADS, RISERS, AND ALL BROWN PAINTED RAILINGS WITH ASSOCIATED TRIM. REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT UNDAMGED AREAS. PROVIDE NEW MATERIAL TO MATCH ADJACENT AREAS WHERE REQUIRED. STAIN WOOD SURFACES.

WALL FINISH LEGEND
- ACCENT WALL - SEE FINISH SCHEDULE
- RACEWAY WALL BASE - SEE ID1.4

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

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Revisions:

Date: 4.17.2025
File: OLOP FINISHSCHEDULE

FIRST FLOOR
FINISH PLAN

ID2

RESTORATION NOTES:

1. CONCRETE AND STONE CLEANING - PRESSURE WASH AND CLEAN ALL EXISTING EXPOSED CONCRETE SURFACES TO REMOVE ALL SOILING, STAINS AND DISCOLORATIONS. REMOVE ALL OUT OF SERVICE FASTENERS. CUT OUT AND FILL CRACKS AND FASTENER OPENINGS WITH SEALANT.

2. STONE & BRICK MASONRY REPAIRS - CUT OUT AND REPOINT ALL OPEN, LOOSE, OR OTHERWISE DAMAGED EXISTING MORTAR AND BROKEN MASONRY. REPAIR OR REPLACED MISSING AND BROKEN COMPONENTS. REPOINT ALL AREAS AS REQUIRED PROVIDE GOOD SOUND INSTALLATION. STAIN WALL AND PATCHES WHERE REQUIRED TO MATCH COLOR OF ADJACENT SURFACES. PROVIDE SIKAGARD 185 ENVIROSEAL PBT (MPROTECT H185) CLEAR WATER REPELLANT OR EQ. INSTALL AT SAMPLE AREA FOR REVIEW PRIOR TO PROCEEDING WITH INSTALLATION.

3. PAINTED WOOD REPAIRS - PRESSURE WASH AND CLEAN ALL EXPOSED WOOD SURFACES. REMOVE ALL LOOSE AREAS OF PAINT. EPOXY REPAIR MINOR DAMAGED AREAS OF WOOD COMPONENTS TO MATCH ADJACENT SURFACES. REMOVE AND REPLACE WOOD COMPONENTS THAT CANNOT BE SUCCESSFULLY EPOXY REPAIRED. NEW REPLACED COMPONENTS SHALL MATCH EXISTING ADJACENT COMPONENTS. FILL SPLITS AND VOIDS AT WOOD TRIM WITH EPOXY AND SAND SMOOTH. PAINT ALL PREVIOUSLY PAINTED SURFACES.

4. TRANSPARENT WOOD REPAIRS - CLOSE AND FILL ALL OPENINGS OR VOIDS WITH WOOD PLUGS OR EPOXY WOOD FILLER. STRIP, RESTORE, AND REFINISH TRANSPARENT FINISHED WOOD DOORS AND TRIM.

5. HARDWARE - CLEAN, ADJUST, OIL OR PAINT EXISTING DOOR HARDWARE AS REQUIRED TO PROVIDE HARDWARE IN GOOD WORKING ORDER AND PROPER OPERATION.

6. METAL REPAIRS - HAND TOOL CLEAN, PRIME, AND PAINT ALL EXISTING METAL. MATCH EXISTING COLOR.

7. SEALANTS - CUT OUT ALL PERIMETER SEALANTS AT DOORS, WINDOWS, AND OTHER OPENINGS. CLEAN ALL SURFACES AND REPLACE ALL EXISTING PERIMETER SEALANTS.

8. WOOD WINDOWS - CLEAN, REPAIR, RESTORE, AND PAINT WOOD WINDOWS
A. REMOVE ALL REMAINING SCREENS. IF REQUIRED, REMOVE WINDOW SASH FROM FRAMES AND INSTALL TEMPORARY 5/8" PLYWOOD CLOSURES IN WINDOW OPENINGS WHILE SASH IS REMOVED FOR REPAIR.

B. CAREFULLY REMOVE GLASS FROM WINDOW SASH AND SALVAGE FOR REUSE. MARK SASH AND GLASS TO PERMIT REPLACING GLASS IN ORIGINAL OPENINGS. STRIP AND REMOVE ALL LOOSE PAINT FINISHES. SAND CLEANED SURFACES SMOOTH. 'FEATHER EDGE' REMAINING PAINT.

C. REPAIR FRAMES, SASH, SILLS, AND TRIM TO GOOD, SOUND CONDITION. REPLACE ALL MISSING COMPONENTS. EPOXY REPAIR AREAS WITH MINOR DAMAGE. REMOVE AND REPLACE COMPONENTS THAT CANNOT BE SUCCESSFULLY REPAIRED WITH EPOXY. REPLACED UNITS SHALL MATCH ORIGINAL UNITS IN SIZE, SHAPE, CONSTRUCTION AND ANCHORAGE.

D. REINSTALL SALVAGED GLASS IN NEW OR REPAIRED SASH. PRIME PAINT SASH SURFACES. REINSTALL GLASS AND PUTTY GLAZING. REPLACE MISSING OR BROKEN GLASS.

E. SAND ALL SURFACES SMOOTH AND PAINT WINDOW FRAMES, SASH, SILLS, AND TRIM TO MATCH ORIGINAL FINISH.

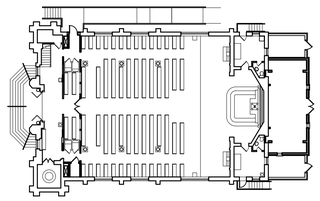
F. REINSTALL SASH IN ORIGINAL FRAME LOCATIONS AND FIX SASH IN CLOSED POSITION. LIGHTLY SAND AND APPLY FINAL PAINT.

G. REMOVE EXISTING SEALANTS AND INSTALL NEW SEALANTS AND BACKER ROD AROUND WINDOW OPENINGS AND SILLS.

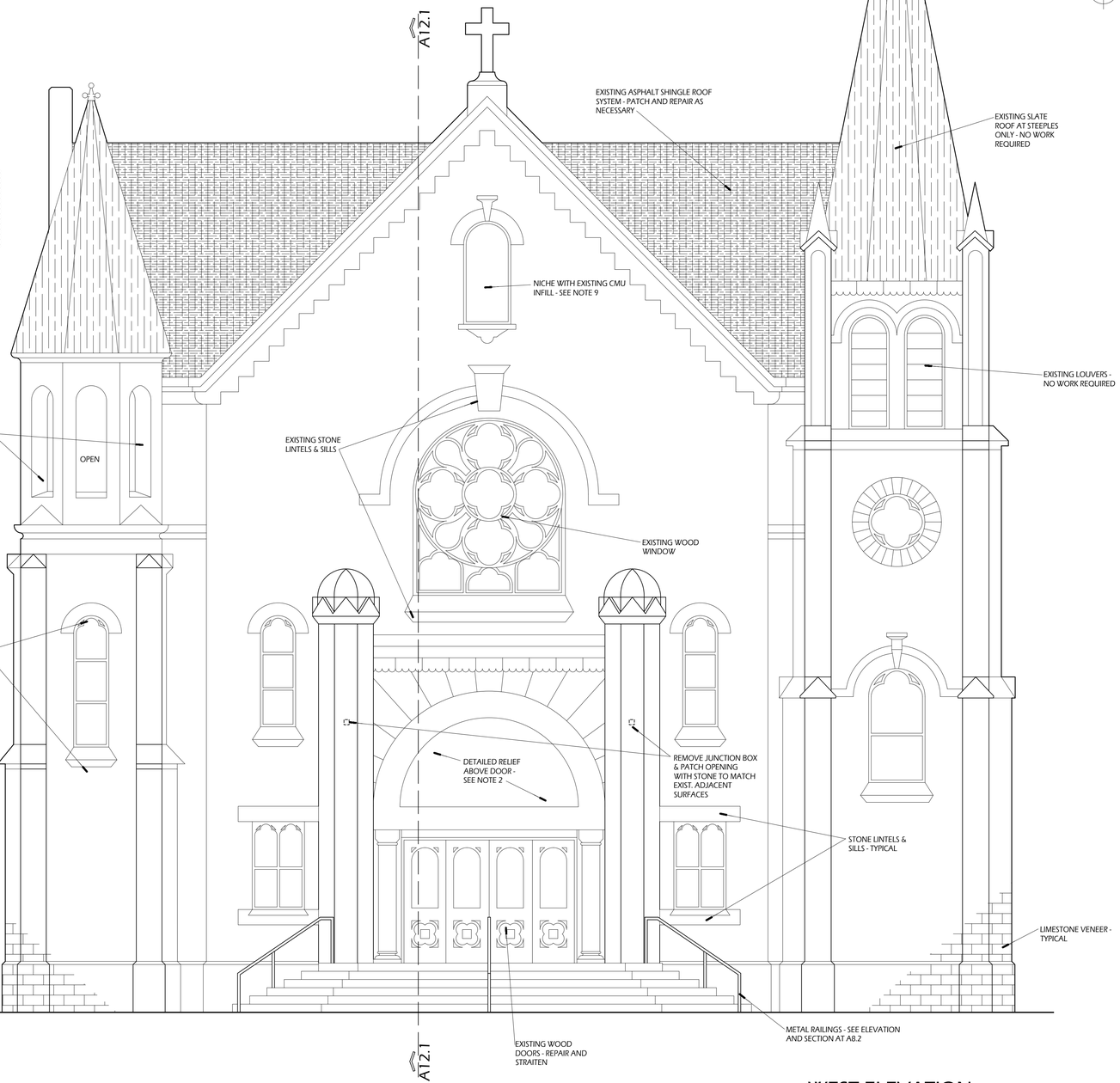
H. CLEAN AND REPAIR ADJACENT SURFACES AND TOUCH UP PAINT ALL SURFACES DISTURBED BY WINDOW RESTORATION. CLEAN INSIDE AND OUTSIDE OF WINDOWS.

9. FOR EXTERIOR NICHES, INSTALL COMPOSITE PANELS (JAMES HARDIE OR EQ. PAINTED TO MATCH STONE) OVER CMU OR OPENING ON P.T. FURRING OR FRAMING AT 16" O.C. AS REQUIRED. FOR NICHES WITH TEMPORARY PLYWOOD PANELS - REMOVE TEMPORARY PANELS PRIOR TO INSTALLING COMPOSITE PANELS. FOR NICHES WITH LOUVERS, INSTALL COMPOSITE PANEL OVER LOUVER (ABANDON LOUVER IN PLACE), IF POSSIBLE. SALVAGE LOUVER AND PROVIDE TO CHURCH IF IT MUST BE REMOVED FOR COMPOSITE PANEL INSTALLATION. PROVIDE PERIMETER SEALANTS TO MATCH THE ADJACENT STONE FINISH.

10. CRAWL SPACE VENTS, REPAIR TO GOOD CONDITION. REPLACE MISSING VENT GRILLES WHERE FORMER DUCTWORK ROUTED OR AS REQUIRED TO MATCH EXISTING SOUTH ELEVATION GRILLES. INSTALL NEW GALVANIZED HARDWARE CLOTH AT CRAWL SPACE SIDE OF GRILLES. PAINT GRILLES.

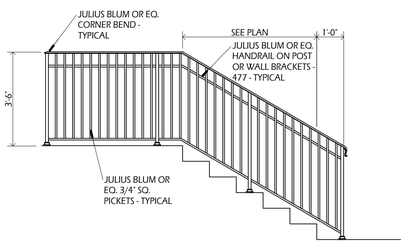


REFERENCE PLAN
NOT TO SCALE



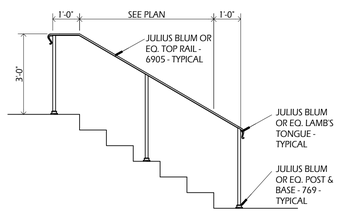
A8.1 WEST ELEVATION
1/4 = 1'-0"

GENERAL NOTES:
1. REPLACE ALL GUTTERS AND DOWNSPOUTS WITH COPPER - MATCH EXISTING PROFILE.
2. REPAIR ALL EXISTING WIDOWS, REGLAZE AS NECESSARY WHERE BROKEN AND PAINT WINDOW FRAMING



A8.3 GUARDRAIL ELEVATION
3/8 = 1'-0"

RAILINGS SHALL BE BLACK PAINTED ALUMINUM - TYPICAL



A8.2 HANDRAIL ELEVATION
3/8 = 1'-0"

RAILINGS SHALL BE BLACK PAINTED ALUMINUM - TYPICAL

Renovations and Additions for:

Our Lady of Pompeii

2039 N. Laura Street
Jacksonville, Florida 32206

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

Structural Engineering:
Atlantic Engineering Services
4141 Southpoint Drive E, Suite C
Jacksonville, FL 32216
904 743 4633
Engineers of Record:
Jude Kostage, PE 53931

Plumbing, Mechanical & Electrical Engineering:
Powell & Hinkle Engineering
1409 Kingsley Avenue
Building 12A
Orange Park, Florida
904 264 5570
Robert Hinkle, PE No. 29302
Lane Hinkle, PE No. 48076
Thomas Elder, PE No. 56121

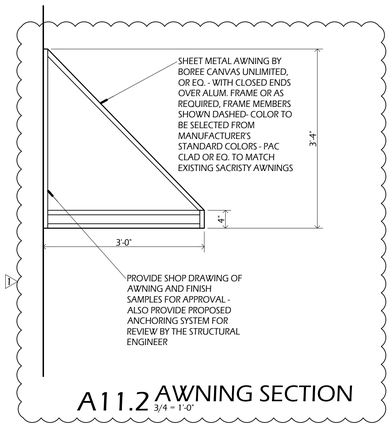
Revisions:

1 4.17.2025 PLAN REVIEW RESPONSE

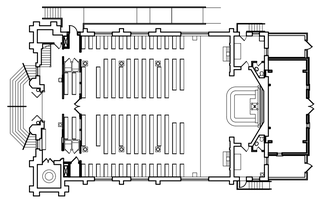
Date: 4.17.2025
File: OUR LADY OF POMPEII ALTAR

WEST ELEVATION

A8



A11.2 AWNING SECTION
3/4" = 1'-0"



REFERENCE PLAN
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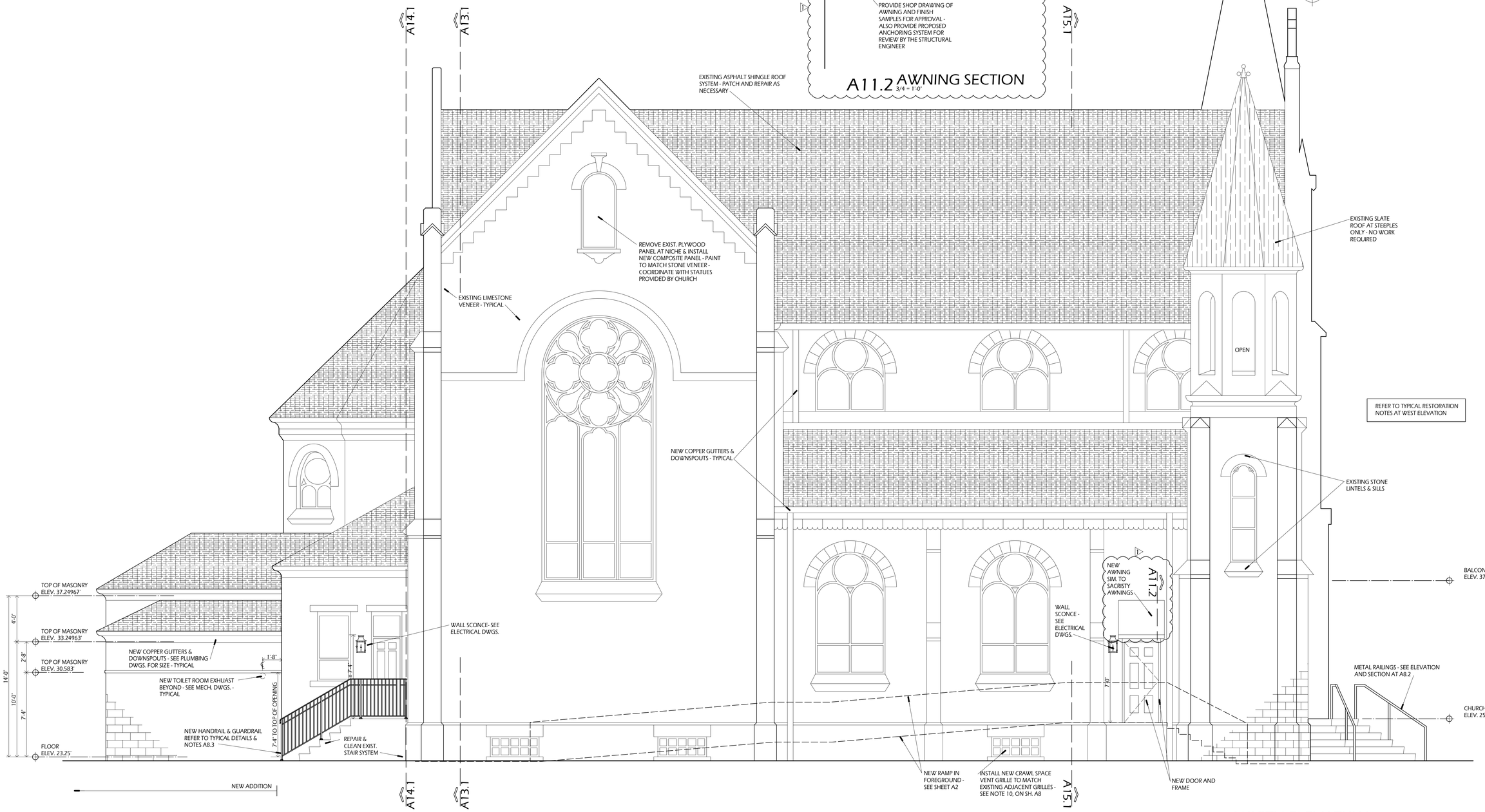

A11.1 NORTH ELEVATION
1/4" = 1'-0"

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Revisions:

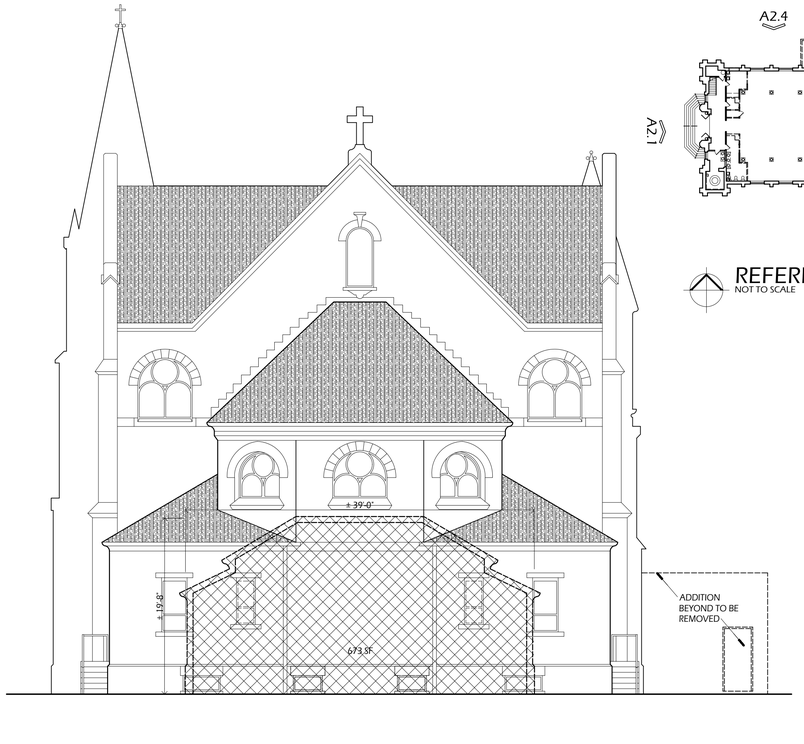
1 4.17.2025 PLAN REVIEW RESPONSE

Date: 4.17.2025
File: OUR LADY OF POMPEII ALTAR

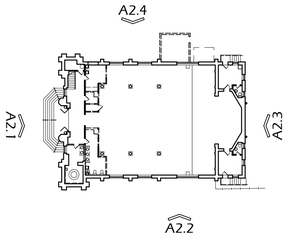
NORTH ELEVATION

A11

A2.4 NORTH ELEVATION
1/8" = 1'-0"



A2.3 EAST ELEVATION
1/8" = 1'-0"



REFERENCE PLAN
NOT TO SCALE

A2.2 SOUTH ELEVATION
1/8" = 1'-0"

A2.1 WEST ELEVATION
1/8" = 1'-0"

Renovations and
Additions for:

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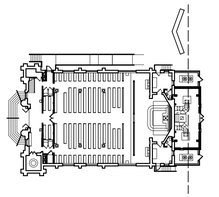
Thomas Elder, PE No. 56121

Revisions:

Date: 4.17.2025
File: OUR LADY OF POMPEII ALTAR

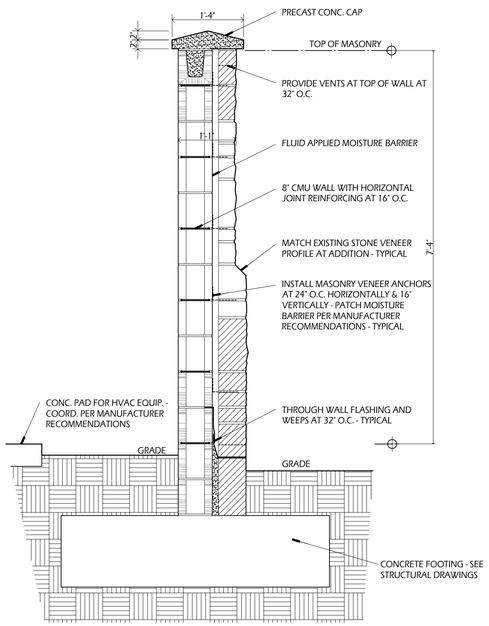
EXISTING
EXTERIOR ELEVATIONS

A2



KEY PLAN
NOT TO SCALE

A17.1 BUILDING SECTION
1/4"=1'-0"



A17.2 SITE WALL SECTION
3/4"=1'-0"

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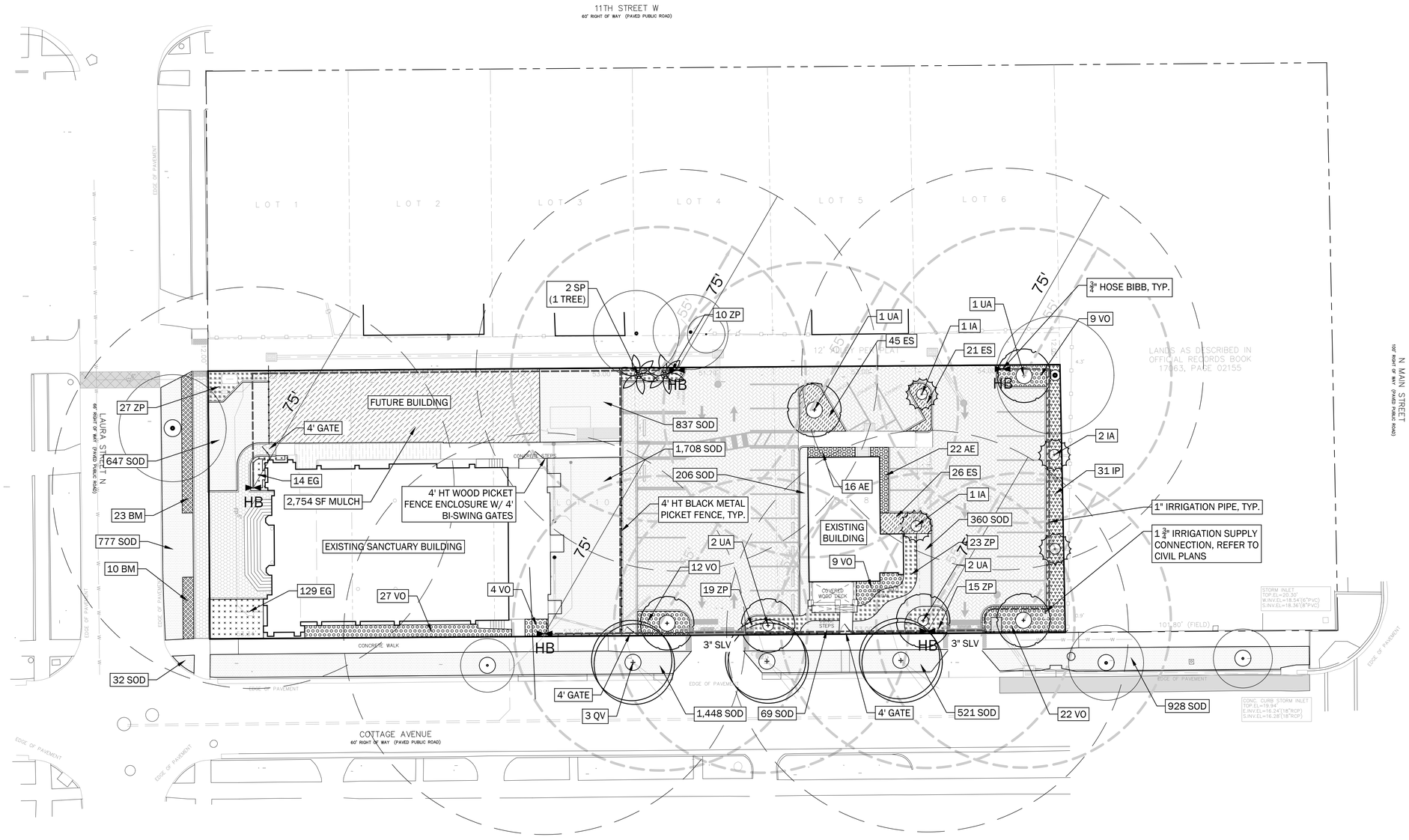
Revisions:

Date: 4.17.2025
File: OUR LADY OF POMPEII ALTAR

BUILDING SECTION

A17



NOTE: ALL DISTURBED AREAS NOT SHOWN TO BE LANDSCAPED IN THE PLANS SHALL BE FINE-GRADED AND SODDED WITH THE SPECIFIED SOD, OR BAHIA SOD (*PASPALUM NOTATUM*) IF NOT SPECIFIED.

811 Know what's **below.** **Call** before you dig.

20 0 20
SCALE IN FEET

Pittman
LANDSCAPE ARCHITECTURE
4049 San Servera Dr N
Jacksonville, Florida 32217
ph 904 327 7718 PittmanLA.com

PLANS PREPARED UNDER THE DIRECTION OF
Alfred B. Pittman, MLA, PLA
Florida Landscape Architect LA-1601
ISA Certified Arborist FL-5742A

CLIENT

KENNEDY
CIVIL SERVICES
3731 Eagle Ridge Drive
Jacksonville, Florida 32224
P: 904.683.1748 C: 904.233.9065

PROJECT

Our Lady of Pompeii Renovation

2039 North Laura Street
Jacksonville, FL

DATE
5-2-25

REVISIONS

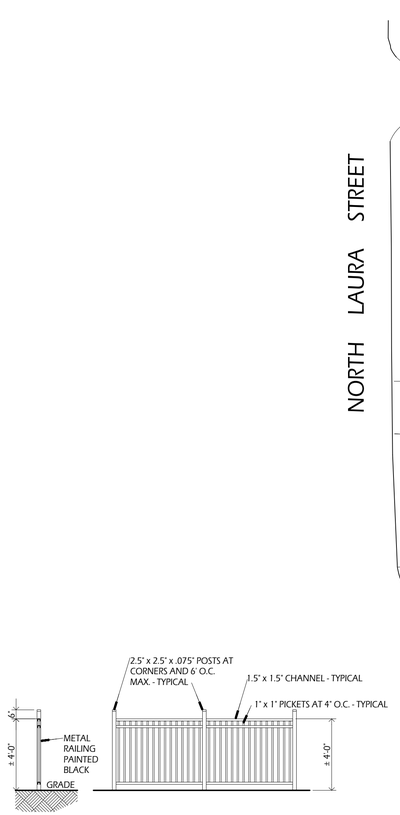
No.	Date	Description

DRAWING TITLE

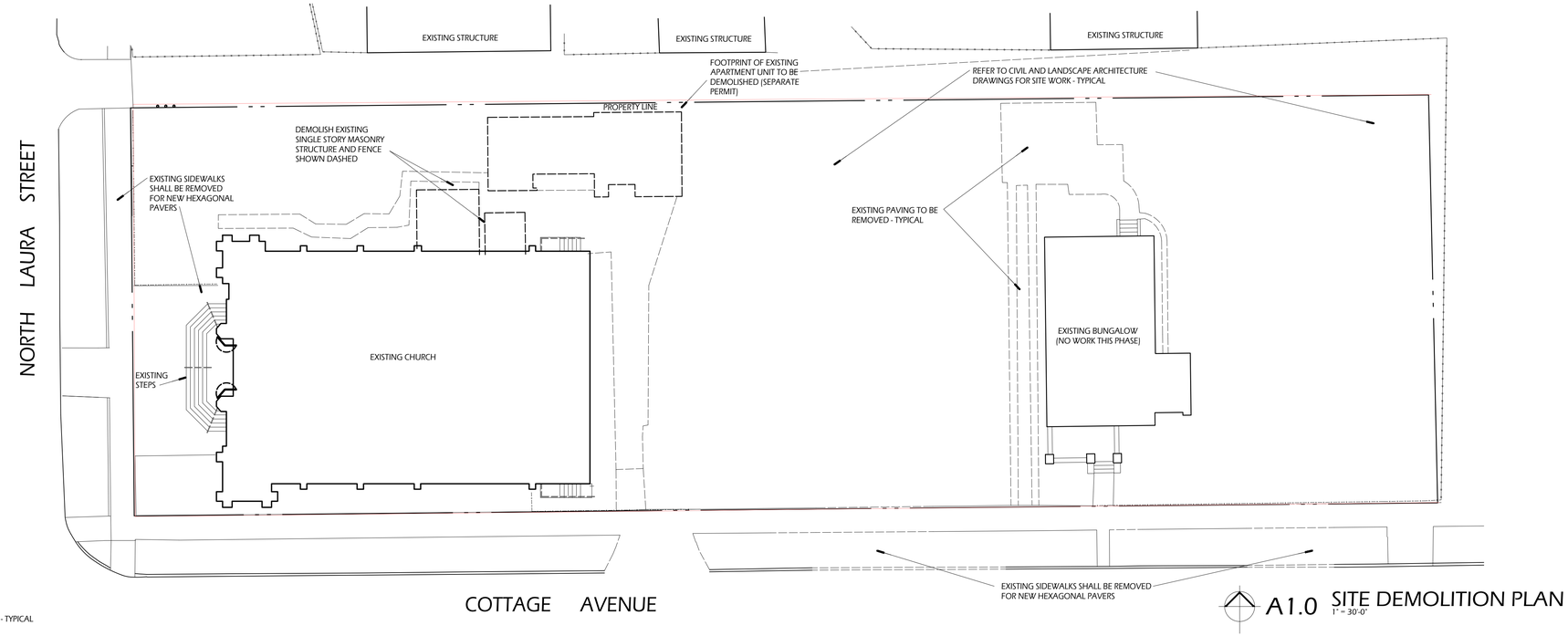
LANDSCAPE PLAN

SHEET NO.

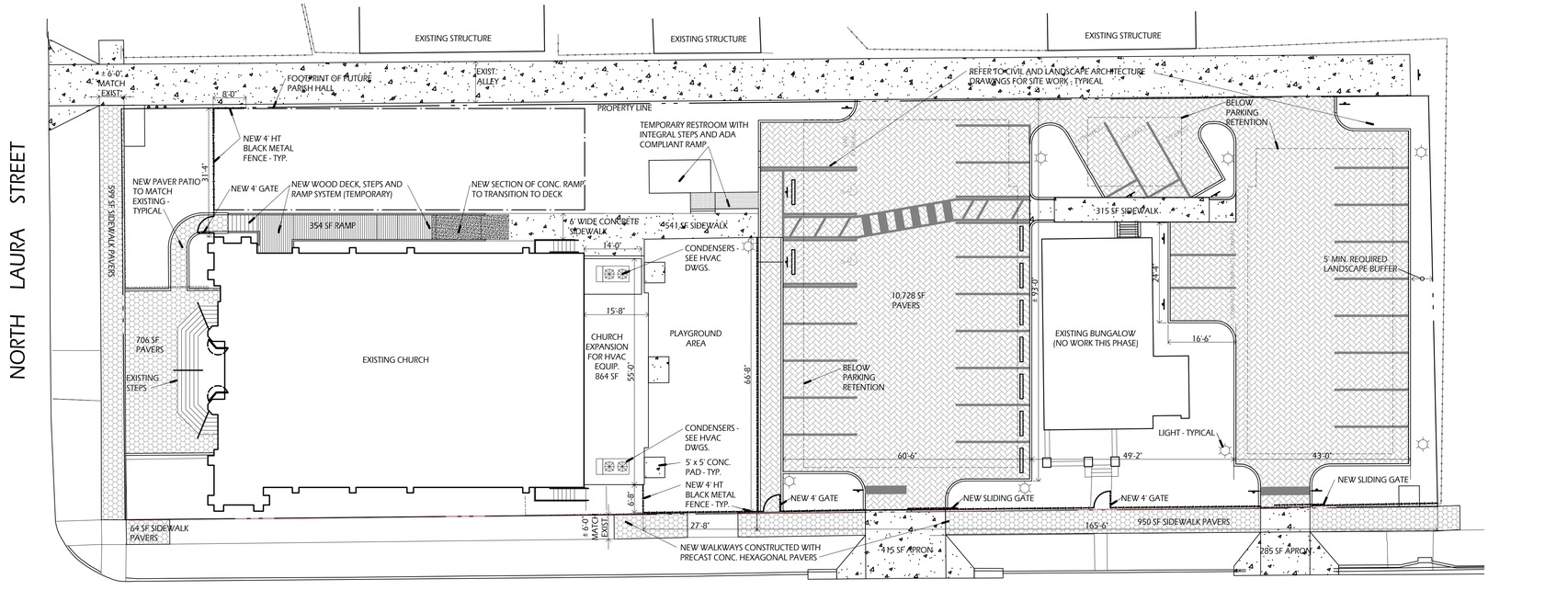
L1



FENCE SECTION FENCE ELEVATION



A1.0 SITE DEMOLITION PLAN
1" = 30'-0"



A1.1 SITE PLAN
1" = 30'-0"

Renovations for:

Our Lady of Pompeii Catholic Church

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Lane Hinkle, PE No. 48076
Thomas Elder, PE No. 56121

Revisions:

Date: 4.17.2025
File: OURLADYOFPOMPEIISITE

SITE PLAN

A1

Portable Restroom Trailers, LLC
Mobile Restroom Trailers
1-877-600-8645
info@portablerestroomtrailers.com

Lane Architecture
Purchase Quote
Used
ADA + 2 Station Restroom Trailer
- Maritime Pro Series
- 3 Season Heat Package
1/27/25

Portable Restroom Trailers, LLC
WOSB Certified
Disadvantaged, Small Business Enterprise
DUNS: 806679325
CAGE Code: 4VAL5
TIN: 46-4031428
NAICS: 56291

Prepared For

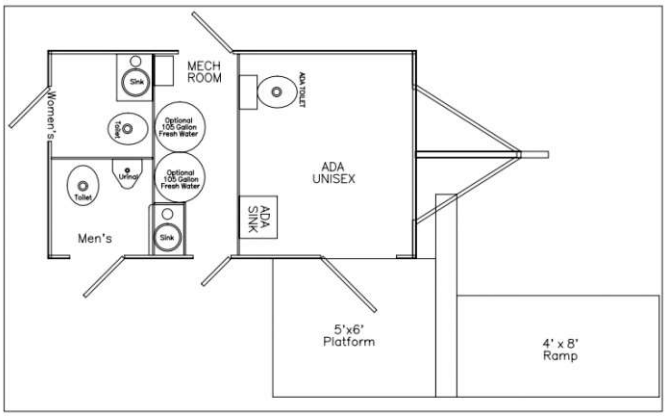
Jef Lane
Lane Architecture
jlane@lanearch.com

****Quote good for 7 business days;**
Subject to availability;

Created By

Ron Gerino
Ron@portablerestroomtrailers.com

Used ADA +2 Station Restroom Trailer - Maritime Pro Series - 3 Season Heat Package



***Photo's used as example only;**

Used ADA + 2 Station Restroom Trailer - Maritime Pro Series - 3 Season Heat Package

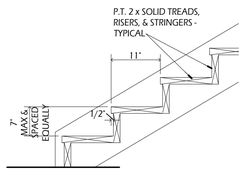
Specs:

- Stations: 3
- Standard Toilets: 2
- ADA Toilets: 1
- Sinks: 3
- Solar panel: No
- Keyless Entry: No
- Laundry: No
- Fresh Water Tank (Gallons): 200
- Waste Tank (Gallons): 300
- Water Heater: Yes
- Mechanics Room: No
- Box Length: 14'6"
- A/C Unit Type (BTU): 13.5
- A/C Unit Count: 1
- Water Supply: City Water- Pressurized Water System- Garden Hose
- Power Supply/Cords: (1-4) 120v 20/30 amp - varies by heat package - TBD AT TIME OF BILL OF SALE
- Motion Sensor Step Lights: No
- 3 Season Heat Package

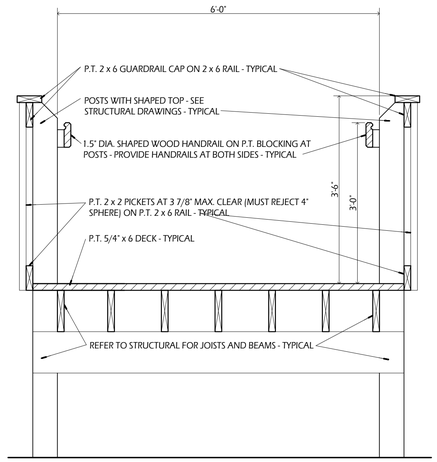
Pricing

Name	Price	QTY	Subtotal
Used ADA + 2 Station Restroom Trailer - Maritime Pro Series - 3 Season Heat Package *Available Now *Subject to Availability SKU#STA897159-1	$69,600.00	1	$69,600.00
Freight-Approximate to Zip 32204 *Free freight up to 1,000 miles *Estimate Only *Rate does not include delivery to the PORT *Actual freight to be determined at time of Bill of Sale	$0.00	1	$0.00
		Subtotal	**$69,600.00**
		Total	**$69,600.00**

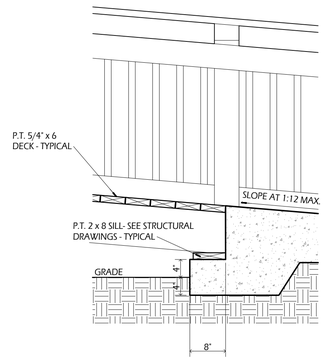
PRODUCT - EXT DOOR - Eggers S&R Collection Brochure



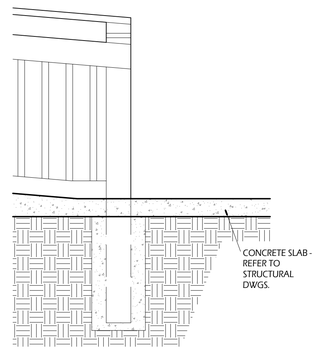
A2.4 STAIR SECTION
3/4" = 1'-0"

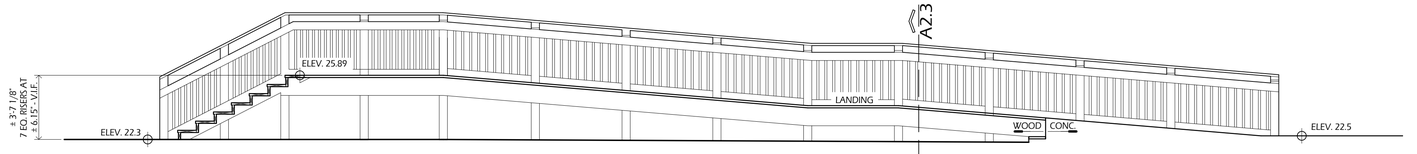


A2.3 RAMP SECTION
3/4" = 1'-0"

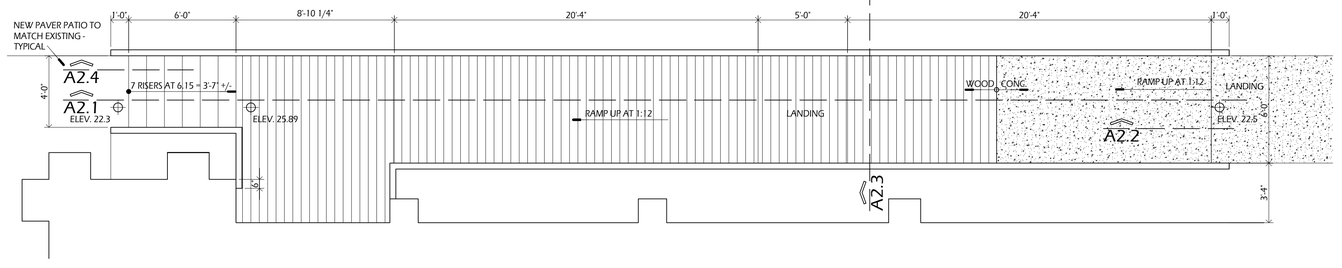


A2.2 RAMP SECTION
3/4" = 1'-0"





A2.1 RAMP SECTION
14" = 1'-0"



A2.0 RAMP PLAN
14" = 1'-0"

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Thomas Elder, PE No. 56121

Revisions:

Date: 4.17.2025
File: OURLADYOFPOMPEIIRAMP

SITE RAMP & SECTIONS

A2

VT INDUSTRIES Architectural Wood Doors

Eggers Stile & Rail Collection

E103 White Maple Veneer
Ravine Finish

Product Offering

Whether you're restoring a historic building or wanting to add the perfect detail to new construction, you'll find the performance and beauty your project demands in VT's wide selection of standard and custom stile and rail doors. With the Egger's Stile & Rail Collection, your design possibilities are endless.

Our state-of-the-art manufacturing equipment, paired with the skilled craftsmanship of our dedicated team members creates unique, one-of-a-kind openings perfect for your project.

Match or create any door aesthetic with our advanced custom capabilities. VT offers a wide array of domestic and import veneers in stock along with customizable panels, glass, and door tops. Choose from raised membrane pressed, raised rim-banded, flat, louver, and glass panels, or add additional distinctive character with a custom sticking profile. With sketch face, inlay, and split species design capabilities, you'll find the intricate details your project demands in VT.

All our doors are manufactured to meet the strictest performance standards and are factory finished to match flawlessly, offering the perfect balance of style and performance. With a long and respected history of quality and craftsmanship, VT brings even more expertise to our customers. When you need the right door to fit your project, look no further than the impeccable craftsmanship and design options available from VT.

Custom Elevation
Painted White

E106 White Birch
Onyx Finish

Stile & Rail Doors

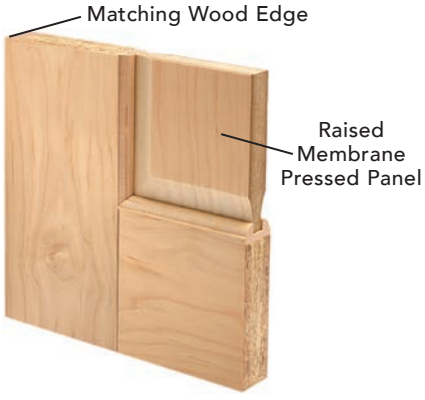
HIGH-QUALITY & *Beautiful*

That's what you can expect with Eggers Stile & Rail Doors. Whether you're going for a classic, refined look or the perfect addition to a modern design, we can build a door to perfectly fit your project.

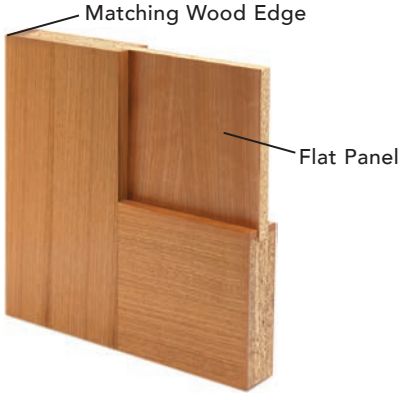
- Doors meet WDMA/AWS Custom Grade or Premium Grade quality standards
- Available with non-rated 20-, 45-, 60-, and 90-minute fire ratings
- Raised membrane pressed, raised rim-banded, flat, louver and glass panel options available
- Limited lifetime warranty for interior use
- Factory-machined to exact requirements for hardware
- WDMA TR-8 / AWS System 9 Water-based UV cured acrylated polyurethane is standard. Primed and opaque finishes also available
- Non-rated exterior doors available in Raised Rim Banded and Flat panels — contact your sales representative for more information
- Acoustical ratings up to STC 40
- All doors meet CARB ULEF standards. FSC® constructions available upon request, LEED® v4.4 contributions available
- Available with sketchface veneers, inlay and split species designs
- Standard 10" bottom rail meets ADA requirements

VIEW
Standard Finishes

NON-RATED/20-MINUTE



RAISED MEMBRANE PRESSED PANEL



FLAT PANEL

RAISED RIM-BANDED PANEL

Upgrade YOUR PROJECT

FIRE RATINGS

VT fire-rated doors meet or exceed life safety requirements while maintaining the visual integrity of the door without sacrificing your design. VT's concealed intumescent provides the same seamless elegance as our non-rated doors. And they're available with ratings up to 90-minutes and double egress pairs.

ACOUSTICAL

When sound reduction is required, VT acoustical doors are the perfect solution. Eggers Stile & Rail Collection acoustical doors are available with ratings ranging from STC 32 to STC 40. All VT acoustical doors are tested operable with gasketing.

CHECK OUT
VTsoundsource,
VT's acoustical navigator!

Specialty Doors

Elevated DESIGN

Need a door solution that is a little outside the box? VT offers an impeccable lineup of custom capabilities to make your project stand out. Each VT door is a hand-crafted work of art inspired by your vision and we cannot wait to bring that vision to life. VT offers the following capabilities:

- Lites
- Thick / oversized doors
- Louvers
- Custom sketchface and inlays

Custom Oversized
Painted White

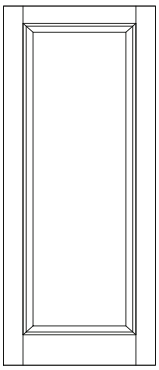
E201 White Maple Veneer
Ravine Finish

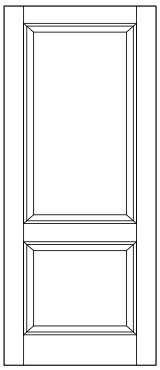
Custom Elevation, Mahogany Veneer
Umber Finish

Standard Elevations

Inspired DESIGN

- All stile and rail doors are customizable; create custom looks by interchanging panels, glass, and door tops.


E100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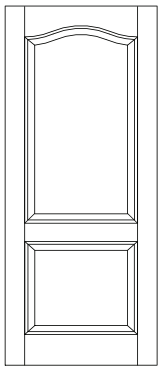
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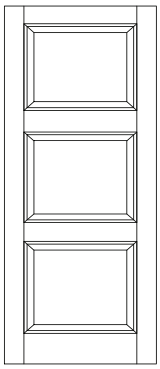
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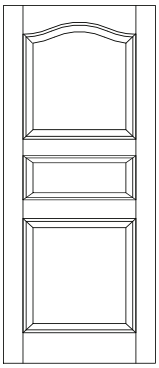
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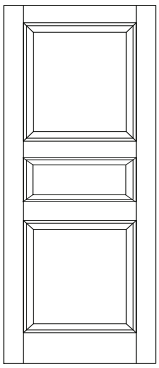
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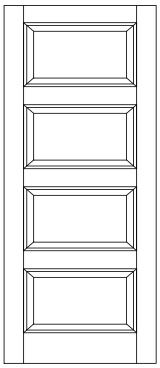
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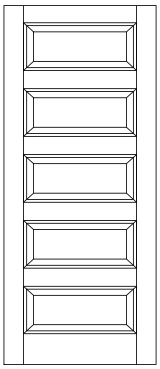
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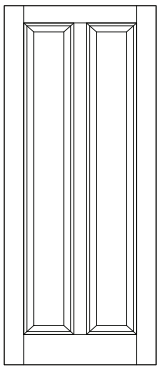
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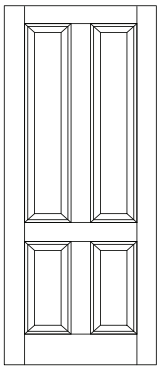
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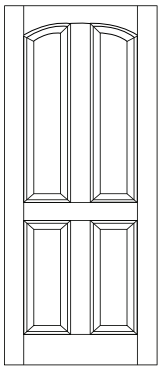
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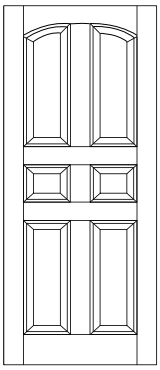
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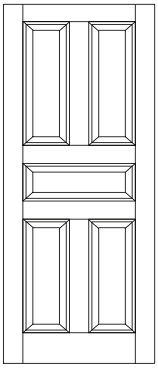
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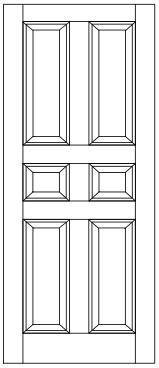
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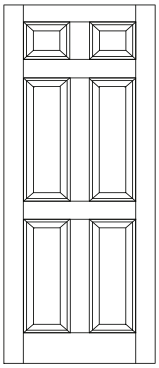
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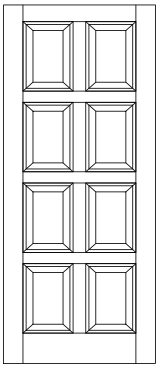
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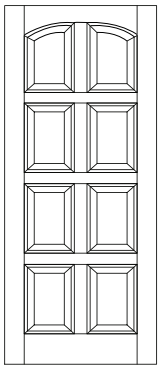
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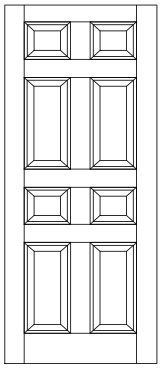
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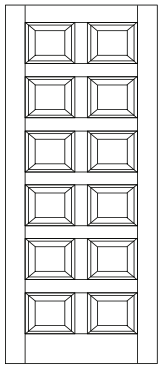
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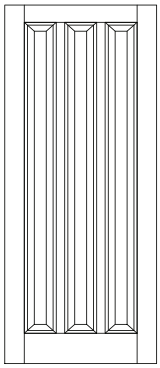
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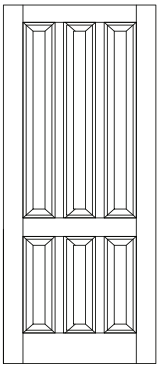
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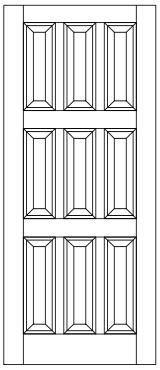
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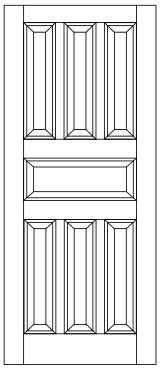
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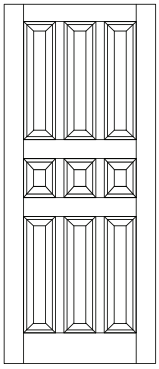
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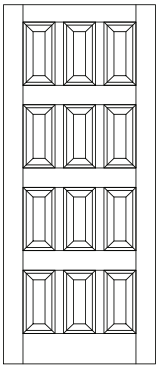
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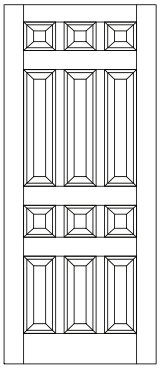
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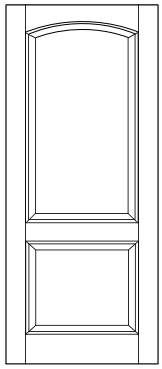
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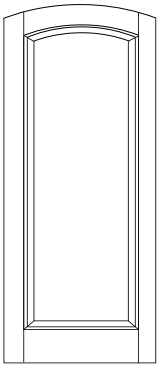
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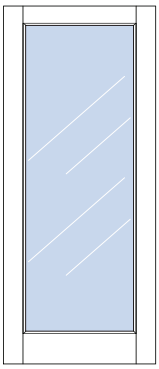
Glass Elevations

Desired PERFORMANCE

- Divided lite details available; contact Inside Sales Representative for more information.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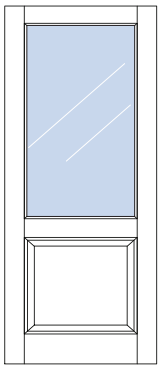
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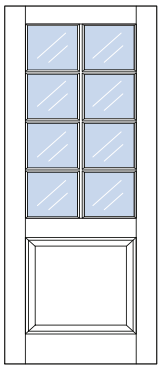
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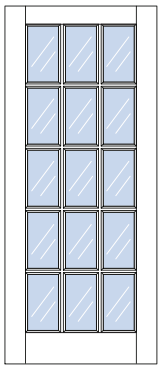
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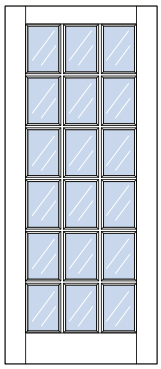
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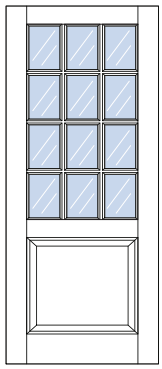
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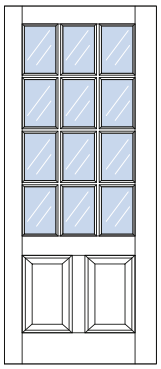
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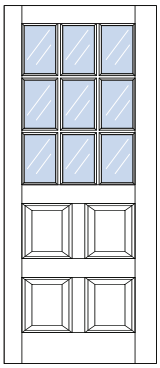
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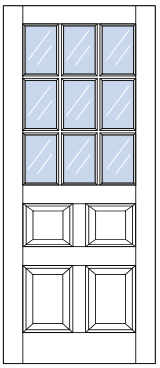
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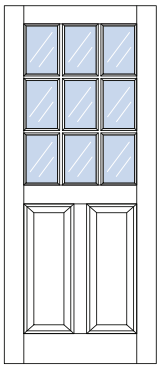
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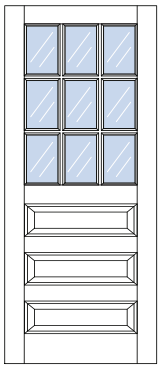
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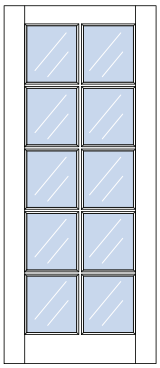
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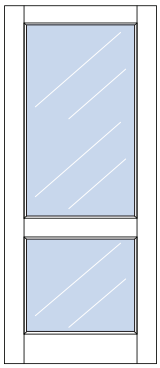
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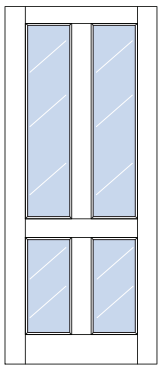
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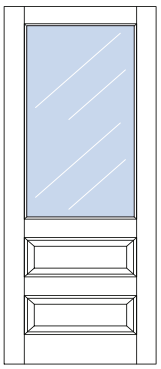
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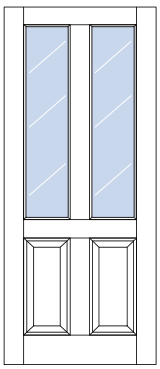
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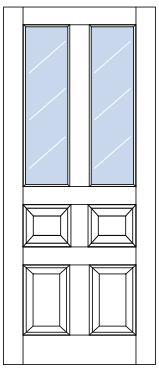
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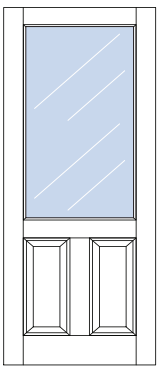
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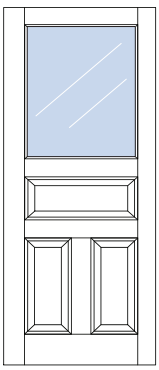
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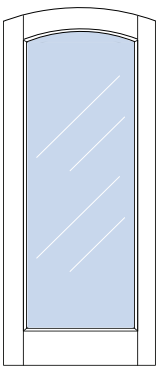
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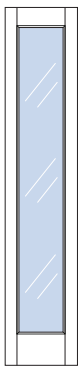
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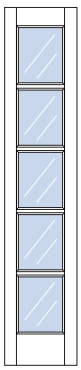
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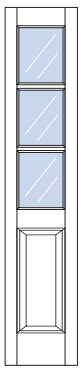
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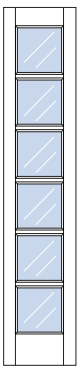
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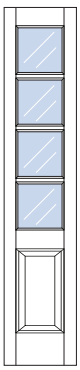
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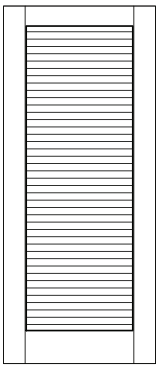
Louver Elevations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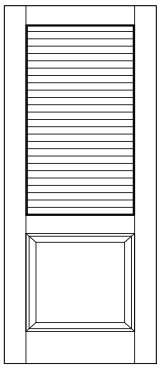
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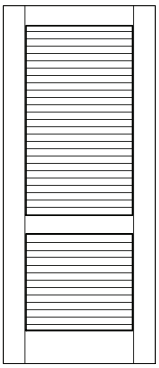
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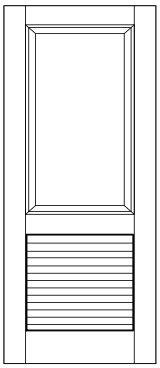
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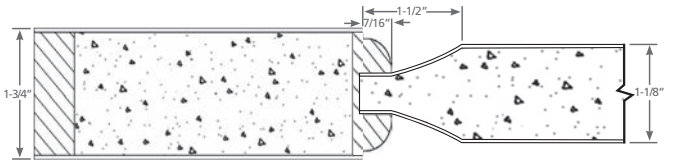
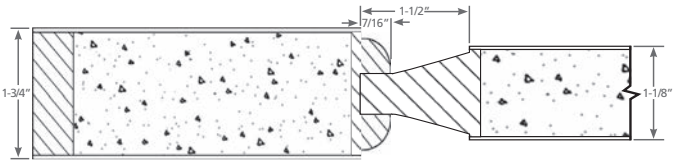
Sticking, Panels, & Louvers

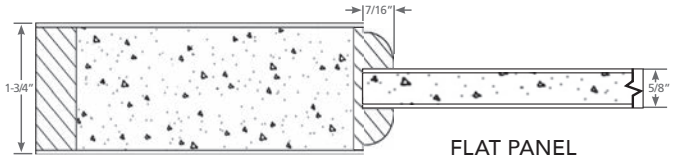
QUARTER-ROUND STICKING



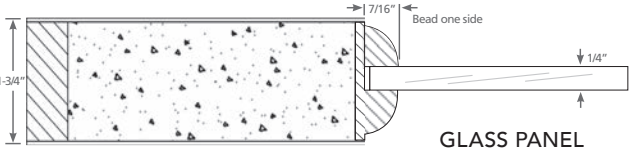
RAISED MEMBRANE
PRESSED PANEL



RAISED RIM-BANDED
PANEL

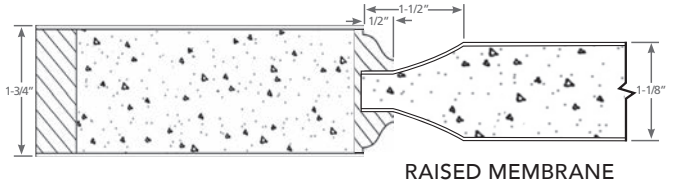


FLAT PANEL

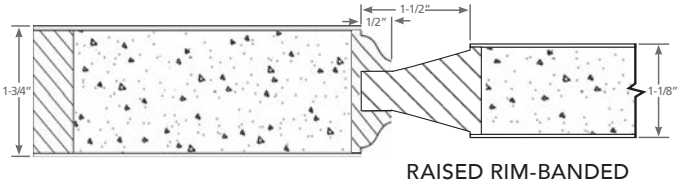


GLASS PANEL

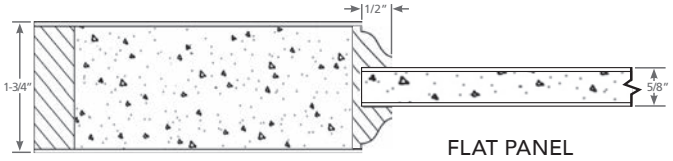
OGEE STICKING



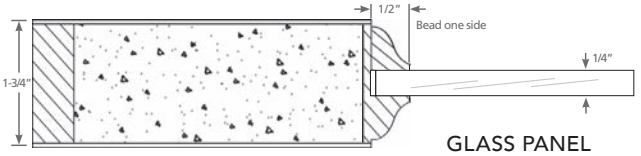
RAISED MEMBRANE
PRESSED PANEL



RAISED RIM-BANDED
PANEL

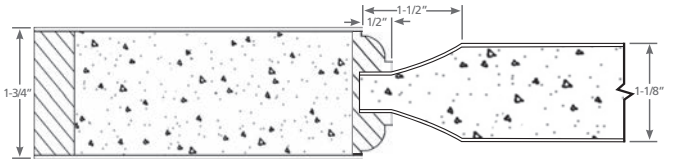


FLAT PANEL

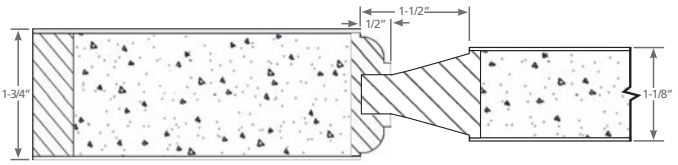


GLASS PANEL

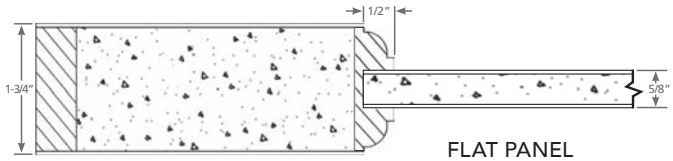
OVOLO STICKING



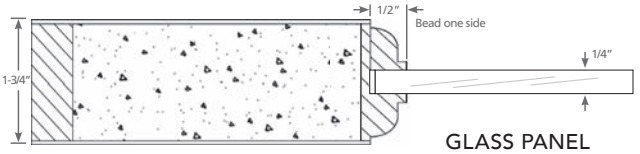
RAISED MEMBRANE
PRESSED PANEL



RAISED RIM-BANDED
PANEL



FLAT PANEL

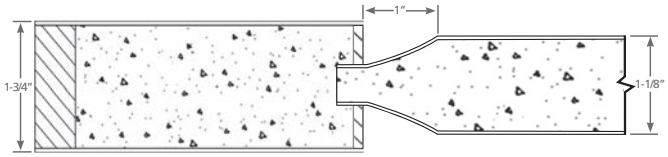


GLASS PANEL

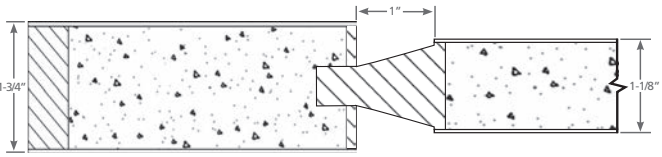
NOTE: These illustrations represent non-rated and 20-minute rated constructions. For more information regarding 45-, 60-, and 90-minute rated constructions, please contact your inside sales representative, or visit our website.

Enhance YOUR DESIGN

SQUARE STICKING



RAISED MEMBRANE
PRESSED PANEL



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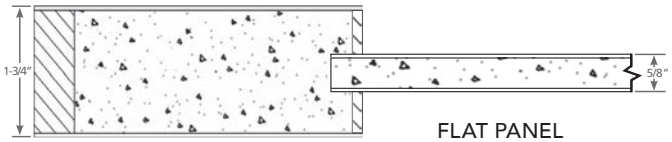
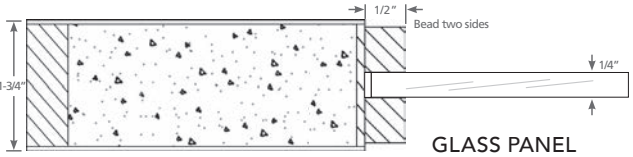
PANEL

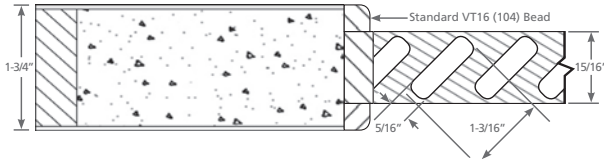


FLAT PANEL

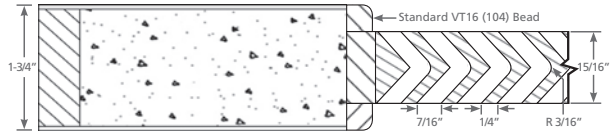


GLASS PANEL

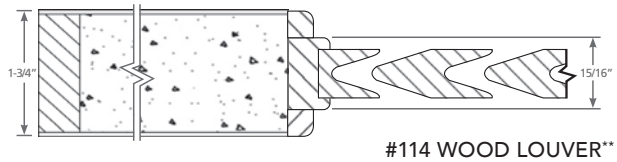
LOUVERS



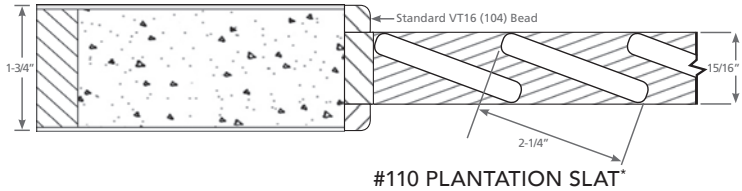
#109 OVAL SLAT*
24% FREE AREA



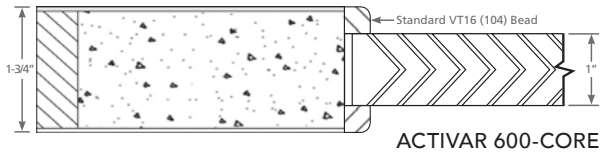
#111 CHEVRON SLAT*
28% FREE AREA



#114 WOOD LOUVER**
13% FREE AREA



#110 PLANTATION SLAT*
12% FREE AREA



ACTIVAR 600-CORE
METAL V-BLADE LOUVER
WITH WOOD BEAD
60% FREE AREA

*Mullion may be required depending on louver size.

**Shaded portion can be cut out except for ends of slots to provide a degree of ventilation.
Mullion or support rod may be required depending on louver size.

THICKNESS		Non-Rated		20-Minute		45-Minute		60-Minute		90-Minute	
		MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
DOOR SINGLES		*Standard is 3'0"-7'0"*									
Door Size (W x H)	1-3/4"	2'-0" X 2'-0"	4'-0" X 10'-0"	2'-0" X 2'-0"	4'-0" X 10'-0"	2'-0" X 2'-0"	4'-0" X 8 '-0" or 3'-6" X 9'-0"	2'-0" X 2'-0"	4'-0" X 8 '-0" or 3'-6" X 9'-0"	2'-0" X 2'-0"	4'-0" X 7'-0"or 3'-6" X 8'-0"
	1-3/8"	2'-0" X 2'-0"	3'-0" X 7'-0"	—	—	—	—	—	—	—	—
	2-1/4"	2'-0" X 2'-0	4'-0" X 10'-0"	2'-0" X 2'-0"	4'-0" X 10'-0"	2'-0" X 2'-0"	4'-0" X 8'-0" or 3'-6" X 9'-0"	2'-0" X 2'-0"	4'-0" X 8'-0" or 3'-6" X 9'-0"	2'-0" X 2'-0"	4'-0" X 7'-0" or 3'-6" X 8'-0"
DOOR PAIRS		*Standard is 6'0"-7'0"*									
Door Size (W x H)	1-3/4" Standard	4'-0" X 2'-0	8'-0" X 10'-0"	4'-0" X 2'-0"	8'-0" X 10'-0"	4'-0" X 2'-0"	7'-0" X 8'-0" or 8'-0" X 7'-0**	4'-0" X 2'-0"	7'-0" X 8'-0" or 8'-0" X 7'-0"	4'-0" X 2'-0"	7'-0" X 8'-0" or 8'-0" X 7'-0"
	1-3/4" CVC	4'-0" X 2'-0	8'-0" X 10'-0"	4'-0" X 2'-0"	8'-0" X 10'-0"	4'-0" X 2'-0"	7'-0" X 8'-0" or 8'-0" X 7'-0**	4'-0" X 2'-0"	—	4'-0" X 2'-0"	—
	1-3/4" Double Egress	4'-0" X 2'-0	8'-0" X 10'-0"	4'-0" X 2'-0"	8'-0" X 10'-0"	4'-0" X 2'-0"	7'-0" X 8'-0"	4'-0" X 2'-0"	—	4'-0" X 2'-0"	—
	1-3/8" Standard	4'-0" X 2'-0	6'-0" X 7'-0"	Not Available							
	2-1/4" Standard	4'-0" X 2'-0	8'-0" X 10'-0"	4'-0" X 2'-0"	8'-0" X 10'-0"	4'-0" X 2'-0"	7'-0" X 8'-0" or 8'-0" X 7'-0	4'-0" X 2'-0"	7'-0" X 8'-0" or 8'-0" X 7'-0"	4'-0" X 2'-0"	7'-0" X 8'-0" or 8'-0" X 7'-0"
	2-1/4" CVC/CVR	4'-0" X 2'-0	8'-0" X 10'-0"	4'-0" X 2'-0"	8'-0" X 10'-0"	4'-0" X 2'-0"	7'-0" X 8'-0" or 8'-0" X 7'-0	4'-0" X 2'-0"	6'-0" X 8'-0"	4'-0" X 2'-0"	6'-0" X 8'-0"
	2-1/4" Double Egress	4'-0" X 2'-0	8'-0" X 10'-0"	4'-0" X 2'-0"	8'-0" X 10'-0"	4'-0" X 2'-0"	7'-0" X 8'-0" or 8'-0" X 7'-0	4'-0" X 2'-0"	7'-0" X 8'-0"	4'-0" X 2'-0"	7'-0" X 8'-0"
STILE & RAIL		*Standard Dimensions: Stile Face & Top Rail 6", Bottom Rail 10", Cross Rail/ Mullion 4"*									
Stile Face (width)		4-1/2"	13"	4-1/2"	13"	4-1/2"*	13"	4-1/2"*	13"	4-1/2"*	13"
Top Rail (width)		4-1/2"	13"	4-1/2"	13"	4-1/2"*	13"	4-1/2"*	13"	4-1/2"*	13"
Bottom Rail (width)		8"	13"	8-3/4"	13"	6" or 8" w/ Lites	13"	6" or 8" w/ Lites	13"	6" or 8" w/ Lites	13"
Cross Rail/Mullion (width)		2-1/2"	13"	2-1/2"	13"	4-1/2" or 6" pairs only	13"	4-1/2"	13"	4-1/2"*	13"
PANELS		*Raised Membrane Pressed is Standard*									
Raised Membrane Pressed		7" X 7"	38"X 92"	7" X 7"	36"X 92"	7" X 7"	39" X 87" X 1-3/4" or 39" X 111" X 2-1/4"	4'-0" X 2'-0"	39" X 87" X 1-3/4"	4'-0" X 2'-0"	39" X 87" X 1-3/4"
Raised Rim-Banded		4-1/2" X 4-1/2"	36" X 119"	4-1/2" X 4-1/2"	36"X 92"	4-1/2" X 4-1/2"	39" X 87" X 1-3/4" or 39" X 111" X 2-1/4"	4'-0" X 2'-0"	39" X 87" X 1-3/4"	4'-0" X 2'-0"	39" X 87" X 1-3/4"
Flat		4-1/2" X 4-1/2"	36" X 119"	4-1/2" X 4-1/2"	36"X 92"	4-1/2" X 4-1/2"	39" X 87" X 1-3/4" or 39" X 111" X 2-1/4"	4'-0" X 2'-0"	39" X 87" X 1-3/4"	4'-0" X 2'-0"	39" X 87" X 1-3/4"
Louver		6" X 6"	30" X 95"			Listed Fusible Link Louvers permitted below latch level, please contact inside sales representative for more information.					
MACHINING											
Mortise Locks		Stile minimum: 1-3/16" wider for panel door, 1-1/2" wider for doors with lites than depth of mortise pocket.				Stile minimum: 1-3/8" wider than depth of mortise pocket. 90-min must be lined with intumescent.					
Cylinder Locks/Deadbolt		Maximum 2-3/4" backset. Deadbolt Minimum 2-1/4" above lock CL to CL				Maximum 2-3/4" backset. Dead lock: Minimum 3-1/2" above lock CL to CL. Interconnected deadbolts not allowed.					
Concealed Closer		Body in door maximum cutout: 1-7/16" W x 24-3/4" L x 3-1/2" D. Minimum 4-7/8" stiles.				Track only, closer in frame, with engineering approval. UL 10C rated for composite doors. Maximum size = 26" L x 1-1/4" D x 1-3/8" W. Must be lined with intumescent.					
Automatic Flushbolt		Top and bottom bolts allowed		Top bolt only in no hose stream doors		Maximum cutout size; 1" wide X 8-1/2" long x 2" deep. Certain 60-min and 90-min must be lined with intumescent					
Ving: Signature, Essence or Allure		Allowed				Size Restrictions : 4'-0" X 8"-0" for Allure and Signature; 3'-0" X 7'-0" Essence. Applies to single door only					
EPT		Allowed		Listed & approved for use in wood doors to UL 10C. If the hardware has no limitations with regards to location, then it can be at the top of the door. Otherwise, it must be located on the hinge edge below a distance of 40" above finished floor (below positive pressure zone)		45- 90 min: Not Available					
Raceway/Wires		Maximum 3/8" diameter. Machined along edge of rail, around lite or panel opening or drilled through cross rail. Electrolynx require VT's engineering approval.				Maximum 8 wire. Electric strike allowed on 45-M pair. Electric hinges must be at non-load bearing location. Maximum 3/8" X 1/4". Electrolynyx not allowed.					
Electrified Hinges		Electrically modified hinges are not intended to be load-bearing and should only be installed at an intermediate hinge location									
CVR/CVC		Listed CVR's and CVC 9950 allowed. Minimum stile width: 6" adjacent to panels; 7" adjacent to Lites. Less bottom rod allowed.		Listed CVR's and CVC 9950 allowed. Minimumstile width: 6" adjacent to panels; 7" adjacent to Lites. May be LBR - less bottom rod for a Standard Pair only.		Von Duprin 98/9950 CVC (top & bottom), door must be 42" wide or less. Not allowed in Double Egress. Min. 5-1/2" stiles & top rail. Lite allowed with 1/2" wide bead or MVP only.		Von Duprin 98/9950 CVC (top & bottom), door must be 42" wide or less. Not allowed in Double Egress. Min. 5-1/2" stiles & top rail. Lite allowed with MVP only.		Von Duprin 33/3550 or 98/9950 CVC or Sargernt 7000 or 8600 CVR (top & bottom), door must be 36" wide or less. Not allowed in Double Egress. Min 5" stiles & top rail. Lite not allowed. 2-1/4" min door thickness	
Viewer		Maximum 1" diameter, located minimum 5-1/2" from stile in mullion, crossrail or minimum 5/8" thick panel. Multiple viewers to be located minimum 12" on center.		Max 1" dia., located in a mullion, crossrail, or min. 5/8" thick panel and be min 12" on center from another viewer, min 12" from other hardware, and min 12" from edge of door. Viewer lengths greater than panel thickness will need panel to be built up at viewer using MDF. Brass shims not allowed.		Max 1" dia., min 12" on center from another viewer, min 5-1/2" from edge of door. Viewers only allowed in 1-3/4" thick. Availability pending final layout and location.					
GLASS		Stile and rail doors are available with a variety of glass types and thicknesses; the amount of glass allowable per door is contingent upon the door size, fire-rating, and other special attributes of the door. Please contact your sales representative for more information.									

*5" at Lites / 5-1/2" at CVC **Require 6" Crossrail

Why VT?

Quality CRAFTSMANSHIP

At VT Industries, we pride ourselves on the quality construction of each and every door that leaves our facilities. To complement our high level of meticulous craftsmanship, we have a passion for innovation and utilize the latest technologies in our state-of-the-art facilities. Our manufacturing process is incredibly efficient and produces very little waste. This means you get premium-quality doors at the most affordable price possible.

- Meets WDMA/AWS custom grade quality standards
- Factory machining of predrilled pilot holes for hinges and faceplates assures quick, accurate installation
- Factory-sealed top and bottom rails to protect doors from moisture
- On-time, reliable delivery
- Consistent and comprehensive factory finish offering
- Manual inspection to ensure quality standards are upheld

World-Class SERVICE

Since 1956, VT Industries has prioritized exceptional customer service as a cornerstone of our business. Our dedicated teams view every interaction as an opportunity to build lasting relationships and fulfill the needs of our customers in a meaningful way. In an age where exceptional service is rare, we pride ourselves on being easy to do business with.

WHEN YOU CHOOSE VT, YOU CHOOSE PERFORMANCE AND BEAUTY

E103
Custom Finish

LEARN MORE

YOUR SINGLE SOURCE FOR STILE & RAIL DOORS + MORE

Eggers Stile & Rail Doors are Manufactured in Two Rivers, WI

Heritage Collection

White Birch Veneer
Wheat Finish

Palladium® Collection

Coffee Bean 0546

VT INDUSTRIES CUSTOMER SERVICE

800.827.1615
info@vtindustries.com
vtindustries.com

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PRODUCT - ELF6375DXD-AMCA 540-550-w-damper

ELF6375DXD

Drainable Stationary Louver

Miami Dade Approved, TDI Listed, Florida Product Approval, AMCA Certified

RUSKIN
AUTHORITY IN AIR CONTROL

APPLICATION

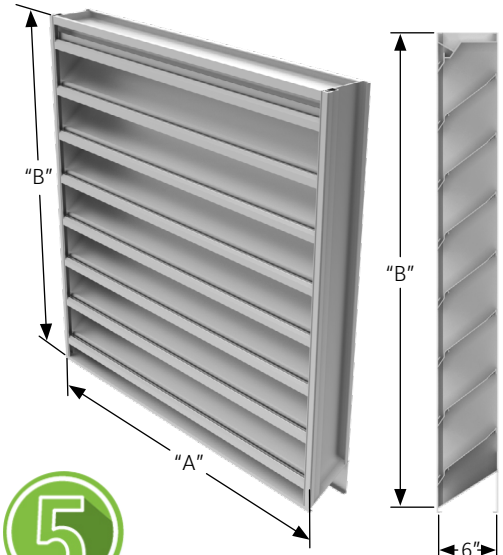
The ELF6375DXD Stationary Louver is Miami-Dade County Approved. It has a 6" deep frame and a 37 1/2 degree blade angle - High performance frame system with drainable head collects and removes water to provide excellent water penetration performance.

STANDARD CONSTRUCTION

Frame	Box frame, 6" (152) deep, 6063T6 extruded aluminum with .081" (2.1) to .125" (3.18) nominal wall thickness. Downspouts and caulking surface provided. Universal Installation Frame: Same material and gauges as above with flange.
Blades	6063T6 extruded aluminum, .081" (2.1) nominal wall thickness. Drainable blades are positioned at 37 1/2° angle.
Screen	5/8" x .040" (16 x 1) expanded, flattened aluminum bird screen in removable frame.
Finish	Mill
Approximate Shipping Weight	14 lbs./ft. (29.3 kg/perm')
Minimum Size	12"w x 12"h (305 x 305)
Maximum Size	Box Frame and Universal Installation Frame: 88"w x 120"h (2236 x 3048) factory assembly, Unlimited width x 120"h (3048) field assembly. Maximum mullion spacing is 87 7/8". Sections may be stacked vertically with a suitable structural support designed and installed by others.
Installation	The ELF6375DXD must be installed per the appropriate installation detail. Reference the appropriate separate installation instruction sheets.

FEATURES

- Box Frame construction for use in cast-inplace concrete, grout filled CMU, Wood and steel installations
- Approved for use in open structures with provisions to manage weather infiltration (wet rooms)
- Maximum windload ±148 PSF (7.08 kPa)
- 57% Free Area
- Published performance rating based on testing in accordance with AMCA Publication 511 & 512
- AMCA 540 Listed for Basic Protection
- AMCA 550-High Velocity Wind Driven Rain Resistant with Damper
- Miami-Dade NOA Approval 20-1015.06, expires 7/9/26
- Florida Product Approved FL21829.3
- Texas Department of Insurance (TDI) Listed LVR-10
- AMCA 500 -L Tested



5 YEAR LIMITED WARRANTY

ISO9001 CERTIFIED

VARIATIONS

- Universal Flange Frame construction when fasteners penetrating the wall are not utilized
- Universal Flange Frame allows installation in walls up to 10" (254) and in any wall material
- Extended Sill
- Selection of finishes: prime coat, 50% PVDF (modified fluoropolymer), epoxy, Pearledize, 70% PVDF, clear and color anodize. (Some variation in anodize color consistency is possible)

Consult Ruskin for other special requirements.

NOTE:
- Dimensions in inches, parenthesis ( ) indicate millimeters.
- Units can be furnished actual size or with size deducts.

ALL STATED SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

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FREE AREA GUIDE

Free Area Guide shows free area in ft² and m² for various sizes of ELF6375DXD.

Width – Inches and Meters

Height – Inches and Meters

HEIGHT	12 0.30	18 0.45	24 0.60	30 0.75	36 0.90	42 1.05	48 1.20	54 1.35	60 1.50	66 1.65	72 1.80	78 1.95	84 2.10	90 2.25	96 2.40	102 2.55	108 2.70	114 2.85	120 3.00
12 0.30	**0.36** 0.03	**0.57** 0.05	**0.79** 0.07	**1.00** 0.09	**1.22** 0.11	**1.43** 0.13	**1.65** 0.15	**1.86** 0.17	**2.08** 0.19	**2.29** 0.21	**2.51** 0.23	**2.72** 0.25	**2.94** 0.27	**3.15** 0.29	**3.37** 0.31	**3.58** 0.33	**3.80** 0.35	**4.01** 0.37	**4.23** 0.39
18 0.45	**0.63** 0.06	**1.00** 0.09	**1.38** 0.13	**1.76** 0.16	**2.13** 0.20	**2.51** 0.23	**2.89** 0.27	**3.26** 0.30	**3.64** 0.34	**4.02** 0.37	**4.39** 0.41	**4.77** 0.44	**5.15** 0.48	**5.52** 0.51	**5.90** 0.55	**6.28** 0.58	**6.65** 0.62	**7.03** 0.65	**7.41** 0.69
24 0.60	**0.90** 0.08	**1.44** 0.13	**1.97** 0.18	**2.51** 0.23	**3.05** 0.28	**3.59** 0.33	**4.13** 0.38	**4.66** 0.43	**5.20** 0.48	**5.74** 0.53	**6.28** 0.58	**6.82** 0.63	**7.36** 0.68	**7.89** 0.73	**8.43** 0.78	**8.97** 0.83	**9.51** 0.88	**10.05** 0.93	**10.58** 0.98
30 0.75	**1.17** 0.11	**1.87** 0.17	**2.57** 0.24	**3.27** 0.30	**3.97** 0.37	**4.67** 0.43	**5.37** 0.50	**6.07** 0.56	**6.76** 0.63	**7.46** 0.69	**8.16** 0.76	**8.86** 0.82	**9.56** 0.89	**10.26** 0.95	**10.96** 1.02	**11.66** 1.08	**12.36** 1.15	**13.06** 1.21	**13.76** 1.28
36 0.90	**1.44** 0.13	**2.30** 0.21	**3.16** 0.29	**4.02** 0.37	**4.88** 0.45	**5.74** 0.53	**6.60** 0.61	**7.47** 0.69	**8.33** 0.77	**9.19** 0.85	**10.05** 0.93	**10.91** 1.01	**11.77** 1.09	**12.63** 1.18	**13.50** 1.26	**14.36** 1.34	**15.22** 1.42	**16.08** 1.50	**16.94** 1.58
42 1.05	**1.71** 0.16	**2.73** 0.25	**3.75** 0.35	**4.77** 0.44	**5.80** 0.54	**6.82** 0.63	**7.84** 0.73	**8.87** 0.82	**9.89** 0.92	**10.91** 1.01	**11.94** 1.11	**12.96** 1.21	**13.98** 1.30	**15.01** 1.40	**16.03** 1.49	**17.05** 1.59	**18.07** 1.68	**19.10** 1.78	**20.12** 1.87
48 1.20	**1.97** 0.18	**3.16** 0.29	**4.34** 0.40	**5.53** 0.51	**6.71** 0.62	**7.90** 0.73	**9.08** 0.84	**10.27** 0.95	**11.45** 1.07	**12.64** 1.18	**13.82** 1.29	**15.01** 1.40	**16.19** 1.51	**17.38** 1.62	**18.56** 1.73	**19.75** 1.84	**20.93** 1.95	**22.11** 2.06	**23.30** 2.17
54 1.35	**2.24** 0.21	**3.59** 0.33	**4.94** 0.46	**6.28** 0.58	**7.63** 0.71	**8.98** 0.83	**10.32** 0.96	**11.67** 1.09	**13.01** 1.21	**14.36** 1.34	**15.71** 1.46	**17.05** 1.59	**18.40** 1.71	**19.75** 1.84	**21.09** 1.96	**22.44** 2.09	**23.79** 2.21	**25.13** 2.34	**26.48** 2.46
60 1.50	**2.51** 0.23	**4.02** 0.37	**5.53** 0.51	**7.04** 0.65	**8.55** 0.79	**10.05** 0.93	**11.56** 1.08	**13.07** 1.22	**14.58** 1.36	**16.09** 1.50	**17.59** 1.64	**19.10** 1.78	**20.61** 1.92	**22.12** 2.06	**23.63** 2.20	**25.13** 2.34	**26.64** 2.48	**28.15** 2.62	**29.66** 2.76
66 1.65	**2.78** 0.26	**4.45** 0.41	**6.12** 0.57	**7.79** 0.72	**9.46** 0.88	**11.13** 1.04	**12.80** 1.19	**14.47** 1.35	**16.14** 1.50	**17.81** 1.66	**19.48** 1.81	**21.15** 1.97	**22.82** 2.12	**24.49** 2.28	**26.16** 2.43	**27.83** 2.59	**29.50** 2.74	**31.17** 2.90	**32.84** 3.05
72 1.80	**3.05** 0.28	**4.88** 0.45	**6.71** 0.62	**8.55** 0.79	**10.38** 0.97	**12.21** 1.14	**14.04** 1.31	**15.87** 1.48	**17.70** 1.65	**19.53** 1.82	**21.36** 1.99	**23.20** 2.16	**25.03** 2.33	**26.86** 2.50	**28.69** 2.67	**30.52** 2.84	**32.35** 3.01	**34.18** 3.18	**36.02** 3.35
78 1.95	**3.32** 0.31	**5.31** 0.49	**7.31** 0.68	**9.30** 0.86	**11.29** 1.05	**13.29** 1.24	**15.28** 1.42	**17.27** 1.61	**19.26** 1.79	**21.26** 1.98	**23.25** 2.16	**25.24** 2.35	**27.24** 2.53	**29.23** 2.72	**31.22** 2.90	**33.22** 3.09	**35.21** 3.27	**37.20** 3.46	**39.19** 3.65
84 2.10	**3.59** 0.33	**5.75** 0.53	**7.90** 0.73	**10.05** 0.94	**12.21** 1.14	**14.36** 1.34	**16.52** 1.54	**18.67** 1.74	**20.83** 1.94	**22.98** 2.14	**25.14** 2.34	**27.29** 2.54	**29.45** 2.74	**31.60** 2.94	**33.75** 3.14	**35.91** 3.34	**38.06** 3.54	**40.22** 3.74	**42.37** 3.94
90 2.25	**3.86** 0.36	**6.18** 0.57	**8.49** 0.79	**10.81** 1.01	**13.13** 1.22	**15.44** 1.44	**17.76** 1.65	**20.07** 1.87	**22.39** 2.08	**24.71** 2.30	**27.02** 2.51	**29.34** 2.73	**31.65** 2.94	**33.97** 3.16	**36.29** 3.37	**38.60** 3.59	**40.92** 3.81	**43.24** 4.02	**45.55** 4.24
96 2.40	**4.13** 0.38	**6.61** 0.61	**9.09** 0.84	**11.56** 1.08	**14.04** 1.31	**16.52** 1.54	**19.00** 1.77	**21.47** 2.00	**23.95** 2.23	**26.43** 2.46	**28.91** 2.69	**31.39** 2.92	**33.86** 3.15	**36.34** 3.38	**38.82** 3.61	**41.30** 3.84	**43.78** 4.07	**46.25** 4.30	**48.73** 4.53
102 2.55	**4.40** 0.41	**7.04** 0.65	**9.68** 0.90	**12.32** 1.15	**14.96** 1.39	**17.60** 1.64	**20.24** 1.88	**22.88** 2.13	**25.51** 2.37	**28.15** 2.62	**30.79** 2.86	**33.43** 3.11	**36.07** 3.35	**38.71** 3.60	**41.35** 3.85	**43.99** 4.09	**46.63** 4.34	**49.27** 4.58	**51.91** 4.83
108 2.70	**4.67** 0.43	**7.47** 0.69	**10.27** 0.96	**13.07** 1.22	**15.87** 1.48	**18.67** 1.74	**21.48** 2.00	**24.28** 2.26	**27.08** 2.52	**29.88** 2.78	**32.68** 3.04	**35.48** 3.30	**38.28** 3.56	**41.08** 3.82	**43.88** 4.08	**46.69** 4.34	**49.49** 4.60	**52.29** 4.86	**55.09** 5.12
114 2.85	**4.94** 0.46	**7.90** 0.73	**10.86** 1.01	**13.83** 1.29	**16.79** 1.56	**19.75** 1.84	**22.71** 2.11	**25.68** 2.39	**28.64** 2.66	**31.60** 2.94	**34.57** 3.21	**37.53** 3.49	**40.49** 3.77	**43.45** 4.04	**46.42** 4.32	**49.38** 4.59	**52.34** 4.87	**55.30** 5.14	**58.27** 5.42
120 3.00	**5.21** 0.48	**8.33** 0.77	**11.46** 1.07	**14.58** 1.36	**17.70** 1.65	**20.83** 1.94	**23.95** 2.23	**27.08** 2.52	**30.20** 2.81	**33.33** 3.10	**36.45** 3.39	**39.58** 3.68	**42.70** 3.97	**45.82** 4.26	**48.95** 4.55	**52.07** 4.84	**55.20** 5.13	**58.32** 5.42	**61.45** 5.71

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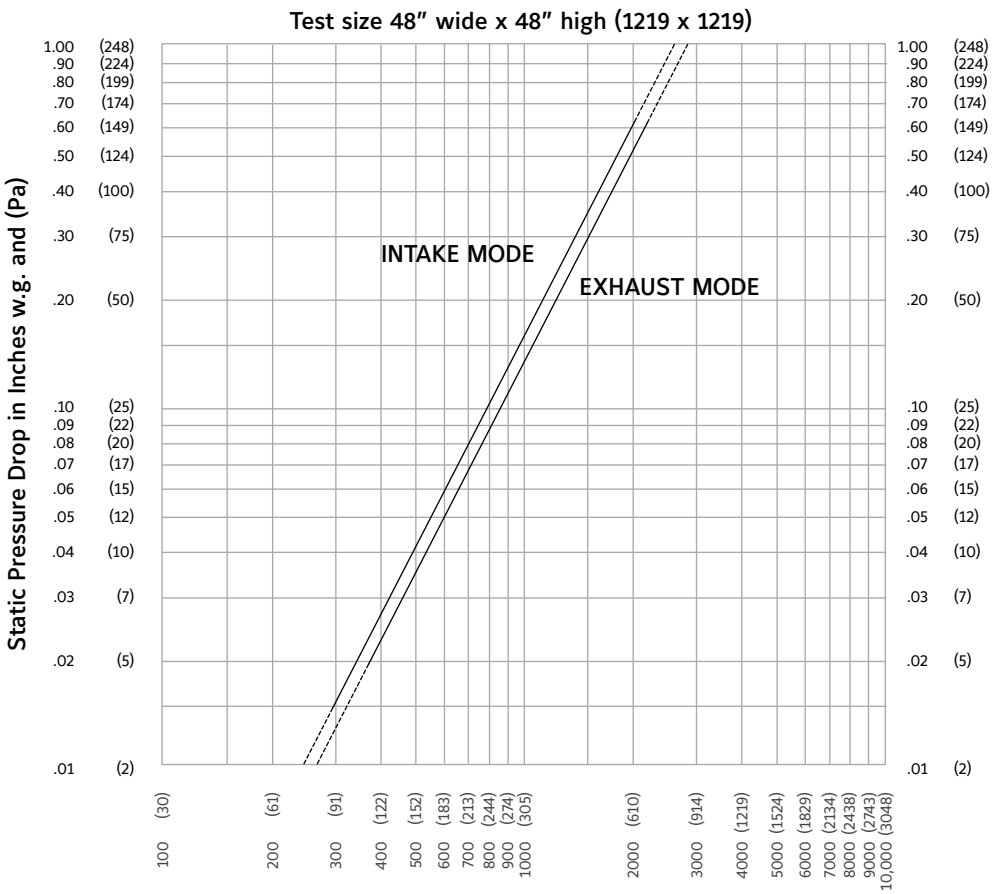
PRESSURE DROP

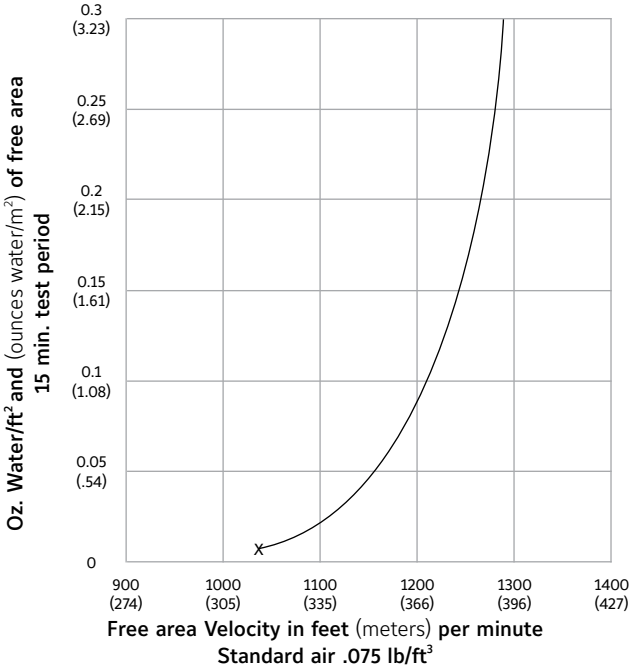


(Data corrected to standard air density and AMCA figure or figures testes to 5.5)

Ratings do not include the effect of a bird screen.

WATER PENETRATION GRAPH

Water penetration
Test size 48" wide X 48" high (1219 X 1219)
Beginning point of water penetration at .01 oz. /sq. ft. is 1023 fpm (312 m/min).



Ratings do not include the effect of a bird screen.

Ruskin Company certifies that the ELF6375DXD louvers shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings and water penetration ratings only.

IMPACT RESISTANT LOUVER *Basic Protection Level D*

HIGH VELOCITY RAIN RESISTANT WITH BLADES FULLY CLOSED

Ruskin certifies that the ELF6375DXD shown herein is approved to bear the AMCA Listing Label. The ratings shown are based on tests and procedures performed in accordance with AMCA Publications and comply with the requirements of the AMCA Listing Label Program.

The AMCA Listing Label applies to wind Born Debris Impact Resistant and High Velocity Wind Driven Rain Resistant Louvers (with optional CD40, CD50 or SD60 damper in the closed position)

AMCA550 DAMPER OPTIONS

CONTROL DAMPER

CD40 (Thin Line Control Damper)
(The CD40 combines the lowest leakage attainable-6cfm/sq.ft. at 4"w.g. with thin line, 4" overall depth when the damper is completely open.)

- Damper Frame and Blade Depth 4"
- Max Single Section 60"x 72"
- Opposed Blade
- Mill Finish
- Factory-Installed, pneumatic and electric actuators
- SP100 Switch Package
- Jack shafted or Extended Shaft option
- Concealed Linkage

CD50

(The CD50 is a low Leak, extruded aluminum damper designed with air foil blades for higher velocities and pressure HVAC systems. It meets the leakage requirements of the International energy Conservation Code by leaking less than 3cfm.sq.ft. at 1" of static pressure and is AMCA licensed as a Class 1A damper)

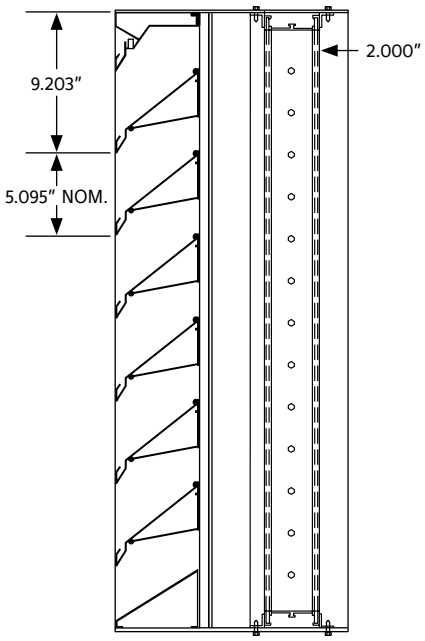
- Air Leakage AMCA Class 1A
- Damper Frame Depth is 5" and Blade width is 6"
- Max Single Section 60"x 72"
- Opposed Blade
- Mill Finish
- Factory-Installed, pneumatic and electric actuators
- SP100 Switch Package
- Jack shafted or Extended Shaft option
- Concealed Linkage

SMOKE DAMPER

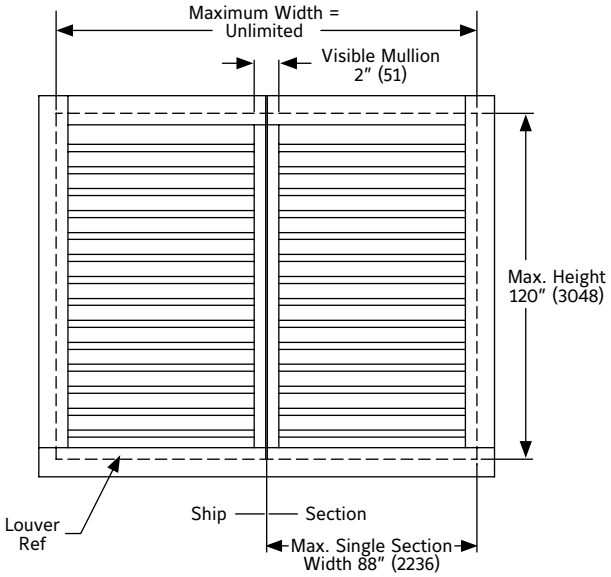
SD60 (UL555S Leakage Class 1 Damper)
(The SD60 is an ultra-low leakage rated smoke damper used in ducts that penetrate smoke rated barriers.)

- Air Leakage Class 1
- Damper Frame Depth is 5" and Blade width is 6"
- Max Single Section 48"x 72"
- Opposed Blade
- Mill Finish
- Factory-Installed, pneumatic and electric actuators
- SP100 Switch Package
- Jack shafted or Extended Shaft option
- Concealed Linkage

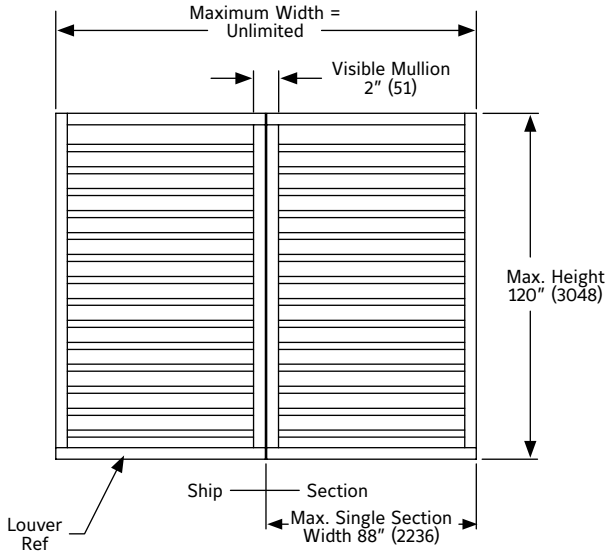
FRAME CONSTRUCTION (CONTINUED)



FRAME CONSTRUCTION ELEVATION



VFF INSTALATION



BOX FRAME INSTALATION

GENERAL NOTES:

1. Reference separate Installation Instruction sheets for installation details. Each frame style has a distinct installation method that must be compiled with for Miami-Dade Approval. It is the responsibility of the installing contractor to properly install the louvers per the appropriate detail.
2. On special orders, Ruskin may provide submittal and/or shop drawings. Reference these drawings for additional installation information.
3. Continuous angles and fasteners supplied with UFF louvers are shipped loose.
4. Louvers may be provided with hidden vertical blade supports (HVBS) that increase overall installation depth by several inches. Consult Ruskin Louver Engineering for exact HVBS depth.
5. Louvers wider than the maximum single section width will be shipped in multiple sections and will require field assembly.

SUGGESTED SPECIFICATION

Furnish and install louvers as hereinafter specified where shown on plans or as described in schedules. Drainable stationary louver meeting the performance criteria established by the Florida Building Code and Miami-Dade County. Combination louvers shall be certified to FBC standards TAS 201 (Large Missile Impact), TAS 202 (Uniform Static Air Pressure) and TAS 203 (Cyclic Wind Loading). Louvers shall be manufactured in an 1SO 9001 certified factory.

Louvers shall be stationary type contained within a 6" (152) frame. Louver components (heads, jambs, sills, blades, and mullions) shall be factory assembled by the louver manufacturer. Louver sizes too large for shipping shall be built up by the contractor from factory assembled louver sections to provide overall sizes required.

Louvers shall be Ruskin Model ELF6375DXD construction as follows:

Material

Frame: .125" (3.18) aluminum channel.

Blades: .081" (2.1) nominal wall thickness.

Extended: .081" (2.1) wall thickness with upturned side panels to

Screen: 5/8" mesh x .040" (16 x 1) expanded flattened aluminum bird screen in removable frame. Drainable blades are positioned at 37 1/2°.

Finish: Select finish specification from Ruskin/Valspar Finishes Brochure.

Published louver performance data bearing the AMCA Certified Ratings Seal for Air Performance and Water Penetration must be submitted for approval prior to fabrication and must demonstrate pressure drop equal to or less than the Ruskin model specified.

Structural Design

Integral structural supports shall be designed and furnished by the louver manufacturer to carry a wind load of not less than ±148 psf (7.08 kPa).

LINKS TO IMPORTANT DOCUMENTS

Document Title
Paint Finishes and Color Guide
Limited Warranty Document

RUSKIN®
AUTHORITY IN AIR CONTROL

3900 Doctor Greaves Road
Grandview, MO 64030
Website: www.ruskin.com
Phone: (816) 761-7476

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PRODUCT - Finishes for Louver Brochure-6935

RUSKIN LOUVER COLORS

Ruskin finishes enhance product appearance to blend with other selected colors.

These same finishes provide extended weathering resistance similar to adjacent building surfaces. Ruskin provides most finishes available to architects and engineers. The standard finishes described herein represent those finishes usually selected, specified or required for most applications.

FINISHES AND COLOR GUIDE

2 Coat - 50 percent and 70 percent PVDF - Standard Colors.

The 15 colors are available in 2 Coat (50 percent PVDF) or 2 Coat (70 percent PVDF) finishes only.

PEARLEDIZE COLORS

PEARLEDIZE 70 AND PEARLEDIZE 50 STANDARD COLORS

The nine colors are available in Pearledize 70, Pearledize 50, Clear or Color Anodize finishes only, and may be more expensive than the 50 percent and 70 percent PVDF colors shown beside.

FINISHES

Factory finishes by Ruskin are designed for low VOC emissions and eliminate the risk of VOC emissions found in louver finishes that are applied on site. All Ruskin manufacturing facilities operate in full compliance with all applicable air permitting regulations. All facilities maintain ISO 14001 Environmental Management Systems that include VOC emission reduction strategies including state-of-the-art spray equipment and operator training.

TYPE OF FINISH

FINISH SPECIFICATIONS

2 COAT – 70% PVDF

Ruskin Superior Finish: 2 Coat 70 percent PVDF paint finishes provide maximum resistance against color fade and chalking. This carbon/fluorine bond, unique to the resin, when coupled with the finest inorganic pigments, produces the most durable and long-lasting finish in the industry. These finishes are resistant to most chemicals, acid rain, salt spray and general air pollution. Ruskin offers a twenty-year warranty on these finishes in standard colors on standard extruded aluminum products. All standard colors meet or exceed AAMA 2605-17a.*

Before paint application, louvers shall be thoroughly cleaned and pretreated to assure maximum performance. PVDF finish shall be applied to provide 1.2 mils (30µm) factory applied, baked-on film in accordance with AAMA 2605-17a* "Voluntary Specification Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Architectural Extrusions and Panels". Color shall be Ruskin (specify color name and number).

2 COAT – 50% PVDF

Ruskin High-Performance Finish: 2 Coat 50 percent PVDF finishes provide fluoropolymer benefits such as long color life and resistance to chalking and chemicals. For optimization of the price-benefit ratio, they are appropriate coatings for today's non-monumental projects. Ten-year warranty for standard color on standard extruded aluminum products is also available for Ruskin PVDF.

Louvers shall receive factory-applied, baked-on 2 Coat 50 percent PVDF-based color coating following thorough cleaning and pretreatment of metal. The finish shall be applied at 1.2 mils (30µm) total dry-film thickness in accordance with AAMA 2604-17a†. Color shall be Ruskin (specify color name and number).

PRIME COAT

Preparation for field painting. Finish may be topcoated with epoxy, vinyl, urethane and other heavy-duty coatings within six months of applications. Prime coat contamination always occurs before field painting and requires thorough field cleaning prior to painting.

Louvers shall receive prime coating following thorough cleaning and pretreatment of metal. Field topcoat with epoxy, vinyl, urethane or other heavy-duty coating within six months of application. Prime coat shall be a minimum of .3 ± .1 mils (8 ± 3µm) thick.

TYPE OF FINISH	FINISH SPECIFICATIONS
PEARLEDIZE 70 AND PEARLEDIZE 50	
Ruskin High Pearlescent Finish. Pearledize is a PVDF-based finish that utilizes pearlescent mica flakes to simulate the metallic appearance of anodized and metallic paint finishes. **Pearledize 50 (50 percent PVDF):** Meets the AAMA 2604-17a† specification. A ten-year warranty is available on standard colors on standard extruded aluminum products. **Pearledize 70 (70 percent PVDF):** Pearledize 70 meets the AAMA 2605-17a* specification. A twenty-year warranty is available on standard colors on extruded aluminum products.	Louvers shall receive thorough cleaning and pretreatment as described above. Pearledize coating shall be applied and baked to achieve a hard durable finish in compliance with either AAMA 2605-17a* or AAMA 2604-17a† as selected and specified. Color shall be Ruskin (specify color name and number).
COLOR ANODIZE	
Electrolytically deposited coating on aluminum: The color anodize process specified in Aluminum Association Code AA-C22A44 electrolytically deposits inorganic color pigment finish to a 0.7 mil (18µm) minimum surface depth on sulfuric acid anodized aluminum. Treated aluminum is sealed to convert a freshly formed aluminum oxide finish to a corrosion-resistant, inert condition. Available only on aluminum. Some shade variation may occur.	Louvers shall receive electrolytically deposited color anodized finish complying with Aluminum Association Code AA-C22A44. Finish is applied to 0.7 mils (18µm) minimum thickness onto chemically etched and pretreated aluminum. Color shall be Ruskin (specify color name).
CLEAR ANODIZE	
Clear oxide coating for aluminum: Clear anodize preoxidizes the aluminum surface for a uniform clear finish not easily affected by natural oxidizing influences. Improved metallic luster appearance is similar to mill finish. 204-R1 (Aluminum Association Code AA-C22A31) provides 0.4 mi (10µm) minimum surface depth treatment recommended for normal weather exposure. 215-R1 (Aluminum Association Code AA-C22A41) provides 0.7 mils (18µm) minimum surface depth recommended for severely corrosive and abrasive atmospheric exposures. Both finish types available only on aluminum.	Louvers shall receive a 204-R1 clear anodize finish complying with Aluminum Association Code-C22A31. Finish is applied to chemically etched and pretreated aluminum to 0.4 mils (10µm) minimum surface depth by a 30-minute anodizing process. Louvers shall receive a 215-R1 clear anodize finish complying with Aluminum Association Code AA-C22A41. Finish is applied to chemically etched and pretreated aluminum to 0.7 mils (18µm) minimum surface depth by a 60-minute anodizing process.

For additional information regarding finish warranties, please reference the Ruskin Finishes Warranty document on www.ruskin.com
Dimensions in parentheses ( ) indicate microns. Shernar 5000 is registered trademark of Sherwin-Williams.
* AAMA 2605-17a is the most stringent performance specification for organic coatings or exterior aluminum finishes in the industry, requiring 10 years of South Florida exposure.
† AAMA 2604-17a supersedes AAMA 2604-10 and requires five years of South Florida exposure.
Ruskin's 50 percent PVDF fluoropolymer, 70 percent PVDF fluoropolymer based finishes (Pearledize 50 and Pearledize 70) and prime coat finishes are provided by Sherwin-Williams.
Twenty-year warranties are only available on extruded aluminum products, and are subject to restrictions. Consult Ruskin for additional information.
FIN-022020/replaces FIN-0119

PRODUCT - WALL LIGHT - EXTERIOR CARRIAGE Kichler 9655tz

Madison Outdoor Wall Light 1-Light | Clear Beveled Glass 9655TZ

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SPECIFICATIONS

Certifications/Qualifications

ADA Compliant	No
Prop65	No
Dark Sky Compliant	No
Location Rating	Wet
	kichler.com/warranty

Dimensions

Height	17"
Width	9.25"
Height From Center Of Wall Opening (Spec Sheet)	6.5"
Extension	10.25"
Weight	5 LBS
Canopy Height	7.75"
Canopy Width	4.5"
Canopy Depth	1"

Electrical

Input Voltage	120 V

Light Source

Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	100 W
Lamp Type	A19
Socket Type	E26 (Medium)
Dimmable	Yes

Mounting/Installation

Interior/Exterior	Exterior Product
Mounting Style	WALL MOUNTED
Modular	No
Lead Wire Length	6

FIXTURE ATTRIBUTES

Housing/Glass

Primary Material	Aluminum
Shade Included	No

Product/Ordering Information

Sku	9655TZ
Finish	Tannery Bronze
UPC	783927136532

Finishes

- Black
- Tannery Bronze

ALSO IN THIS FAMILY

9650BK

9650TZ

9653BK

9653TZ

9654BK

9654TZ

Arsenault, Caleb - PDCM

From: Alex Allaire <A.Allaire@pompeiirising.org>
Sent: Monday, June 30, 2025 10:00 AM
To: Jeff Lane
Cc: Arsenault, Caleb - PDCM; Melanie Hill; Michael Blake; Matthew Rachel Smith; Fr. David Thomas; Alex Walker
Subject: Re: COJ Historic Preservation for 2039 N Laura Street

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

Caleb, portable trailer dimensions per your request. Alex Allaire

> The unit is 19 ' long x 6 ' wide..without the ramp...
>
> The AC unit sits on TOP of the trailer... And that AC unit is about 1.2 ' tall
> SO the top of the trailer (IF you took the AC unit off) , would be appx. 10' 8 "

On Sat, Jun 28, 2025 at 1:45 PM Jeff Lane <jlane@lanearch.com> wrote:

Arsenault;

I also have a question about the three concrete pads at the back of the HVAC addition. The tops of these pads are flush to the surrounding zoysia.

Our drawings refer to them as stoops and sometimes a stoop is raised. That will not happen in our case. If you are expecting them to be flush to the ground and still have an objection, I will bring this up with the church.

Also, we will be glad to provide specifications and colors for the pavers.

For the last comments, I will bring this to the attention of the church.

Thanks again.

Jeff

Jeff M. Lane, AIA

Lane Architecture, P.A.

904 Margaret Street

Jacksonville, Florida 32204

904 355 9020

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, June 27, 2025 2:47 PM
To: Alex Allaire <A.Allaire@pompeiirising.org>
Cc: Melanie Hill <mhill@auld-white.com>; Michael Blake <michael@lanearch.com>; Jeff Lane <jlane@lanearch.com>; Matthew Rachel Smith <mattrachsmith@gmail.com>; Fr. David Thomas <D.Thomas@pompeiirising.org>; Alex Walker <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

Good afternoon,

Excellent, thank you. Additionally, I sat down with Arimus to take a look at the updated plans and we have the following comments:

- Could you please confirm the use of the three proposed concrete pads behind the proposed addition? Our recommendation would be to remove these due to their visibility from the street.
- Is the rear wall enclosure around the addition proposed to be CMU block or will it have another finish? We recommend using matching cast-stone ashlar blocks like the ones being used on the addition that match the existing material on the historic structure.
- Could you please provide the paver information for the hardscaping? This includes dimensions and color (our standard conditions state that 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]).
- Additionally, we recommend that the two sections of concrete In the parking area and from the ramp to the parking area be pavers rather than poured concrete.

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: Alex Allaire <A.Allaire@pompeiirising.org>
Sent: Wednesday, June 25, 2025 11:41 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Melanie Hill <mhill@auld-white.com>; Michael Blake <michael@lanearch.com>; Jeff Lane <jlane@lanearch.com>; Matthew Rachel Smith <mattrachsmith@gmail.com>; Fr. David Thomas <D.Thomas@pompeiirising.org>; Alex Walker <a.walker@pompeiirising.org>
Subject: Re: COJ Historic Preservation for 2039 N Laura Street

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Caleb,

We will get for you. I'll be in touch. Thanks. AA

On Wed, Jun 25, 2025 at 9:48 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Received, thank you. Arimus and I are going to get together again on Friday to review the new documents and return any other comments. I did want to go ahead and ask about the temporary bathroom. I could not find square footage or height of the structure on the product sheet. Do you have this information?

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: Melanie Hill <mhill@auld-white.com>
Sent: Wednesday, June 25, 2025 9:39 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Michael Blake <michael@lanearch.com>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; 'Jeff Lane' <jlane@lanearch.com>
Cc: 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

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Hi Caleb,

Signs are now posted. Affidavit and photos are attached. Let us know if you need anything else in the meantime for the July 23 meeting.

Thank you,

Melanie

Melanie Hill | Permitting Manager
Auld & White Constructors, LLC | **BUILDING YOUR FUTURE**
office 904.296.2555

From: Melanie Hill <mhill@auld-white.com>
Sent: Monday, June 23, 2025 7:13 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Michael Blake <michael@lanearch.com>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; 'Jeff Lane' <jlane@lanearch.com>
Cc: 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

Good morning Caleb,

Attached is the receipt for COA-25-32440. We will come by to pick up the signs for posting. Thank you.

Melanie Hill | Permitting Manager
Auld & White Constructors, LLC | **BUILDING YOUR FUTURE**
office 904.296.2555

From: Melanie Hill <mhill@auld-white.com>
Sent: Friday, June 20, 2025 2:58 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Michael Blake <michael@lanearch.com>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; 'Jeff Lane' <jlane@lanearch.com>
Cc: 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

Thank you Caleb. We will get this paid right away.

Melanie Hill | Permitting Manager
Auld & White Constructors, LLC | **BUILDING YOUR FUTURE**
office 904.296.2555

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, June 20, 2025 1:53 PM
To: Melanie Hill <mhill@auld-white.com>; Michael Blake <michael@lanearch.com>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; 'Jeff Lane' <jlane@lanearch.com>
Cc: 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

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Secured by Check Point

Good afternoon,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32440)** 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 (**3, along all street sides that the property fronts)** and affidavit are also ready for pick-up. Please post one sign along Laura Street North and two signs spaced apart along Cottage Avenue. Once posted, take a picture of the posted signs and attach the pictures to a signed copy of the sign affidavit form which is attached to the signs. 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 **July 9**.

So long as we receive the receipt of payment by **June 27** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **July 23.**

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, June 18, 2025 2:31 PM
To: Melanie Hill <mhill@auld-white.com>; Michael Blake <michael@lanearch.com>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; 'Jeff Lane' <jlane@lanearch.com>
Cc: 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

Good afternoon,

Currently, the sufficiency report for the July hearing is in review by the Section Supervisor and I am awaiting his approval to be placed on the July agenda before I reach out with information regarding invoicing and signage posting. I will reach out once I receive the report back from him.

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: Melanie Hill <mhill@auld-white.com>
Sent: Wednesday, June 18, 2025 1:40 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Michael Blake <michael@lanearch.com>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; 'Jeff Lane' <jlane@lanearch.com>
Cc: 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

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Hi Caleb,

Checking in to see if you have everything you need for the July 23rd meeting.

Thanks again for all your help,

Melanie

Melanie Hill | Permitting Manager
Auld & White Constructors, LLC | **BUILDING YOUR FUTURE**
office 904.296.2555

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, June 13, 2025 3:29 PM
To: Michael Blake <michael@lanearch.com>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; Melanie Hill <mhill@auld-white.com>; 'Jeff Lane' <jlane@lanearch.com>
Cc: 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

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Secured by Check Point

Good afternoon,

I am confirming receipt of the attachments and responses. I will review these and get back to you ASAP.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Michael Blake <michael@lanearch.com>
Sent: Friday, June 13, 2025 3:19 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; MHILL@AULD-WHITE.COM; 'Jeff Lane' <jlane@lanearch.com>
Cc: 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

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Also, we are attaching our current permit set of drawings that may have details you are interested in reviewing.

Michael C. Blake, AIA

Lane Architecture, P.A.

904 Margaret Street

Jacksonville, Florida 32204

904 355 9020

From: Michael Blake <michael@lanearch.com>
Sent: Friday, June 13, 2025 3:05 PM
To: 'Arsenault, Caleb - PDCM' <CArsenault@coj.net>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; MHILL@AULD-WHITE.COM; 'Jeff Lane' <jlane@lanearch.com>
Cc: 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 2039 N Laura Street

For this application, could you please address the following or make the following changes:

- Please provide measurements and square footage (of hardscaping) for the alterations and additions on the site plan and elevations. Hardscaping areas and dimensions are provided at each area for each material on the attached site plan. Areas and dimensions at elevations are provided on the existing elevations. The section with dimension for the mechanical room addition is provided.
- Please provide railing designs and materials (product information) for the front and sides. Please keep in mind that spindles must be centered between an upper and lower rail with no exposed ends. See attached site plan with black metal fencing (wrought iron looking similar to fence guidelines) detail showing top and bottom rail and one intermediate rail near the top and 4′ height. 4′ personnel gates and vehicle slider gates are indicated at parking to Cottage Street locations.
- Please notate the location (and design/height) of any new fencing, gates, and lights on the site plan. All 4′ height fences are shown on the included site plan. Gates are identified on the site plan. Lights are shown on the site plan and are JEA approved acorn lights.
- I only saw proposed elevations within the package, can you please forward the existing elevations as well? Proposed elevations are provided.
- Please provide the square footage and height of the temporary restroom as well as any other information you have of it. We will need to know about how long it will be in place. Trailer details are attached and will be used until the future hall is in place and toilet rooms added as part of that project.

Michael C. Blake, AIA

Lane Architecture, P.A.

904 Margaret Street

Jacksonville, Florida 32204

904 355 9020

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Tuesday, June 10, 2025 8:40 AM
To: Jeff Lane <jlane@lanearch.com>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; MHILL@AULD-WHITE.COM
Cc: 'Michael Blake' <michael@lanearch.com>; 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 25 Cottage Avenue

Good afternoon,

As described in my previous email, there are aspects of the church renovation that will require commission review and some that can be reviewed by Staff. Melanie expressed in a separate email that there will be a separate COA for administrative aspects on the church that way the entire project is not held back by the commission-level items. If we receive everything that was requested and have had

time to review the documents by June 18, then the commission-level aspects of the church application could be placed on the July 23 hearing.

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: Jeff Lane <jlane@lanearch.com>
Sent: Monday, June 9, 2025 4:38 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; 'Alex Allaire' <A.Allaire@pompeiirising.org>; MHILL@AULD-WHITE.COM
Cc: 'Michael Blake' <michael@lanearch.com>; 'Matthew Rachel Smith' <mattrachsmith@gmail.com>; 'Fr. David Thomas' <D.Thomas@pompeiirising.org>; 'Alex Walker' <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 25 Cottage Avenue

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Thank you Caleb. This is very helpful.

We will provide the requested information, but regarding the COA for the church, will it have to go to the JHPC? And if so, when will that happen?

Jeff

Jeff M. Lane, AIA

Lane Architecture, P.A.

904 Margaret Street

Jacksonville, Florida 32204

904 355 9020

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, June 6, 2025 4:32 PM
To: Alex Allaire <A.Allaire@pompeiirising.org>; MHILL@AULD-WHITE.COM
Cc: Jeff Lane <jlane@lanearch.com>; Michael Blake <michael@lanearch.com>; Matthew Rachel Smith <mattrachsmith@gmail.com>; Fr. David Thomas <D.Thomas@pompeiirising.org>; Alex Walker <a.walker@pompeiirising.org>
Subject: RE: COJ Historic Preservation for 25 Cottage Avenue

Good afternoon,

I am following up after our site visit this morning with a summary and list of things that we still require. Below, I have listed the scope of work for each application, our recommendations and/or thoughts for each, and any additional information that we need for each application.

COA-25-32440 - 2039 Laura Street (Church building, apartment building, and hardscaping)2039 Laura Street (Church building, apartment building, and hardscaping)

The scope of work appears to be as follows:

- Hardscaping (sidewalks, walkways, parking lot, driveways, playground)
    - Generally, we support the proposed design with minor alterations including using rectangular pavers rather than concrete for the parking lot walkways
- Addition

- We are generally in support of the design of the addition since it is compatible with the form, materials, and design of the main structure while encouraging new use of the building

- New doorway
    - We are in support of the new accessibility entrance on the side as it is located in the most reasonable location, not on a primary façade. Additionally, the doorway appears to be slightly recessed.

- New ramp
    - We are in support of the accessibility ramp. While it will be relatively high up, it will be located in the most reasonable location for a new entrance and will be constructed in a compatible design using materials that can easily be reverted in the future.

- Window infill
    - Due to the nature of the addition, some windows will be enclosed on the rear. These windows are standard rectangular openings and not the character-defining arched windows as seen on the rest of the structure. As such, their infill for the addition is reasonable.

- Railing replacement
    - Depending on the railing materials and design, we believe that we would support the new railing on the front and side elevations.

- Door repair
    - We support the repair and refinish of the historic doors on the front and right elevations.

- Utilities (lights, vents, etc.)
    - We support the location and design of the new lighting features and vents on the structure and proposed addition. We need to review the design and location of the parking lot streetlamps in order to make a determination, so please forward that information when you can.

- Awning installation
    - We support the installation of a new metal awning for the new doorway so long as it matches the design of the existing metal awning and aligns with the new doorway.

- Gutters
    - We support the installation of gutters so long as they match the existing design or conform the following conditions:

        - If the building has open rafters then half-round style gutters shall be used on street-facing roof edges.
        - If the building has enclosed soffits, k-style gutters or seamless gutters may be used
        - Downspout locations are limited to the sides and rear of the structure

- Temporary structure

    - Depending on the design and size of the temporary restrooms, we may be in support of the structure. We will need to know about how long it will be in place.

- Fencing

    - So long as the fencing is consistent with the **Fencing and Wall Guidelines (attached)** we believe that we can support the new fencing and gate openings. It did sound like there was interest in gating the alleyway which is something we will need to coordinate internally on before we can provide a definite answer on that.

The foundation for a proposed new building will be set aside for a future COA where it can be reviewed alongside the entire proposed structure.

If you are looking at getting started on some work while the rest is under commission review, you could file a new COA separately where we can separate the demolition of the non-contributing accessory apartment building, the demolition of the non-historic addition on the north side, the repair and refinish of the front door, the installation of new railing on the front and south elevations (depending on the design and materials), and the repair of the south door administratively since these do not require commission review. Please let me know if this is something that you are interested in.

For this application, could you please address the following or make the following changes:

- Please provide measurements and square footage (of hardscaping) for the alterations and additions on the site plan and elevations
- Please provide railing designs and materials (product information) for the front and sides. Please keep in mind that spindles must be centered between an upper and lower rail with no exposed ends.
- Please notate the location (and design/height) of any new fencing, gates, and lights on the site plan.
- I only saw proposed elevations within the package, can you please forward the existing elevations as well?
- Please provide the square footage and height of the temporary restroom as well as any other information you have of it.

COA-25-32314 - 25 Cottage Avenue

The scope of work appears to be as follows:

- Window repair/replacement
    - There are historic windows that are within repair that we recommend treating as such and non-historic windows that we can recommend replacement with the proposed material. Once we have the window survey, we will touch base regarding each window.
    - Staff can recommend approval for the installation of the new single window and group of windows on the right side of the structure as indicated on the plans.
- Awning removal
    - Staff can recommend approval of the removal of the metal awnings.
- Chimney removal
    - Staff cannot recommend the removal of the street-visible, historic chimney. Our recommendation is to leave it as is, even if this means maintaining the exterior appearance, removing the interior chimney and fireplace, and constructing a support system in the attic for the external portion.
- Siding replacement
    - Staff cannot recommend that new siding be installed over the existing siding. Our recommendation is to either to approve the removal of the asbestos shingles to inspect the underlying wooden siding (potentially conducting scattered replacement of rotten or missing areas) or to leave the siding as is.
- Trim repair
    - Staff can recommend approval of the repair and replacement of damaged/missing trim with matching materials, design, etc.
- Painting
    - Staff can recommend approval for the repainting of the structure, but the cleaning and preparation must be limited to gentle means (no sandblasting, radial sanding, or high power pressure washing over 60psi).
- Remove louvres
    - Staff can recommend approval of the non-historic louvres.

For this application, we still require the following:

- A complete window survey
- An updated roof plan that shows that there are two chimneys and clearly marks the one for removal (the original document just shows one chimney)

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: Alex Allaire <A.Allaire@pompeiirising.org>
Sent: Monday, June 2, 2025 1:58 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Jeff Lane <jlane@lanearch.com>; Michael Blake <michael@lanearch.com>; Matthew Rachel Smith <mattrachsmith@gmail.com>; Fr. David Thomas <D.Thomas@pompeiirising.org>; Alex Walker <a.walker@pompeiirising.org>
Subject: Re: COJ Historic Preservation for 25 Cottage Avenue

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Caleb,

I can be there then. We are also crafting our response to your list of concerns for the house. I don't think we will have that to you till next week. Please advise once we are confirmed for Friday at 11 am.

Regards,

Alex Allaire

On Mon, Jun 2, 2025 at 1:36 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good afternoon,
>
> It looks like both applications have been completed and I have been assigned to review both. Are you available this Friday, June 6th at 11:00 a.m. for a site visit at the subject properties?
>
> 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: Alex Allaire <A.Allaire@pompeiirising.org>
Sent: Friday, May 30, 2025 9:46 AM

To: Jeff Lane <jlane@lanearch.com>
Cc: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Michael Blake <michael@lanearch.com>; Matthew Rachel Smith <mattrachsmith@gmail.com>; Fr. David Thomas <D.Thomas@pompeiirising.org>; Alex Walker <a.walker@pompeiirising.org>
Subject: Re: COJ Historic Preservation for 25 Cottage Avenue

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Caleb,

See below. Let me know the date you all settle on for the walk through....Thanks, Alex Allaire

Per Lane Architecture...

We have submitted our application.

Melanie is coordinating this with the historic department. She contacted Arimus, the director and asked him to let her know if anything was missing.

On Tue, May 27, 2025 at 11:23 AM Jeff Lane <jlane@lanearch.com> wrote:

> A little clarification...
>
> We started the process of submitting for a COA but have not completed everything yet. This should be completed in the next few days.
>
> The form the Alex sent you was for the COA. The confusion is my fault, I apologize.
>
> Jeff

Jeff M. Lane, AIA

Lane Architecture, P.A.

904 Margaret Street

Jacksonville, Florida 32204

904 355 9020

From: Alex Allaire <A.Allaire@pompeiirising.org>
Sent: Tuesday, May 27, 2025 10:58 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Michael Blake <michael@lanearch.com>
Cc: Matthew Rachel Smith <mattrachsmith@gmail.com>; Fr. David Thomas <D.Thomas@pompeiirising.org>; Jeff Lane <jlane@lanearch.com>
Subject: Re: COJ Historic Preservation for 25 Cottage Avenue

Caleb,

Thank you for your prompt response! I was a little confused. I thought Jeff Lane from Lane Architect's had submitted the COA but what I sent you was an administrative deviation. Jeff is on copy here and has advised me that the COA will be submitted this week. Once he submits that, let's arrange a time to meet out at the property.

Regards,

Alex Allaire

904-502-2114

On Tue, May 27, 2025 at 9:29 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good morning,

Thank you for your prompt response. Because there are several scopes of work including window replacement and chimney removal that we need to assess in person or have recommendations other than replacement/removal, a site visit would be necessary before the June 18th sufficiency deadline for the July hearing. Since this is part of a larger project, it would be ideal if a site visit could be made for both applications at the same time. Please let me know when the application is submitted for the Laura Street property and I will coordinate with Arimus once it has been assigned to establish a site visit.

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: Alex Allaire <A.Allaire@pompeiirising.org>
Sent: Monday, May 26, 2025 12:42 PM
To: Matthew Rachel Smith <mattrachsmith@gmail.com>; Arsenault, Caleb - PDCM <CArsenault@coj.net>; Fr. David Thomas <D.Thomas@pompeiirising.org>
Subject: Fwd: COJ Historic Preservation for 25 Cottage 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,

Thanks for reaching out about the below. I'm on the executive committee for the below project.

As you have pointed out we have two projects and we are treating them totally separately for the simple reason that one project is residential (cottage st)l and the other is commercial (laura st). The project we are working on with you is the residential one. We are also applying for our building permits separately for both projects.

I've attached our COA for the laura street property. We have been working on this project with Lane Architects and Auld and White for over a year now. We have been in contact with Michael Haskins at the Springfield Historical Society, Dr. Bliss with the Jacksonville Historical Society, and Arimus Wells making sure everything is in order. Lane Architecture and Auld and White are not doing the architecture and construction on cottage st. That has been relegated to a different architect and contractor.

We will submit all the information that you need by June 18th for cottage st. Would we do the walk through before the July 23 commission meeting?

Regards,

Alex Allaire

904-502-2114

---------- Forwarded message ---------
From: **Arsenault, Caleb - PDCM** <CArsenault@coj.net>
Date: Wed, May 21, 2025 at 3:17 PM
Subject: COJ Historic Preservation for 25 Cottage Avenue
To: MATTRACHSMITH@GMAIL.COM <MATTRACHSMITH@gmail.com>, PRIORY@STMPA.NET <PRIORY@stmpa.net>

Good afternoon,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:

- It looks like there are proposed alterations to both 25 Cottage Avenue and 2039 Laura Street North. There will need to be two separate applications, one for 25 Cottage Street and another for 2039 Laura Street North, so please complete a new application for Laura Street.
- We will need to conduct a site visit once the other application has been completed and assigned in order to review the site and condition of the areas to be altered.
- From a cursory examination of the changes to 25 Cottage Avenue, the application will require commission review.

    - First, the window survey must be completed for **ALL** windows on the structure and must include interior and exterior pictures of each window, labelled to correspond with the numbering on the survey. Additionally, we need exterior pictures of each elevation which has the windows labelled to correspond with the survey. We also need evidence that each window to be replaced is beyond reasonable repair in order to recommend replacement of the windows. Finally, we require product information for the proposed windows.
    - Second, the Secretary of the Interior's Standards and our historic guidelines recommend against sandblasting masonry. We can only recommend gentle cleaning of the masonry.
    - Third, we need evidence that the siding to be replaced is beyond reasonable repair in order to recommend approval. If there are areas with some damage, we can recommend scattered siding replacement with a matching material and design. In the case of wholesale replacement, our recommendation is to match the existing material, design, and reveal.
    - Fourth, because the chimney is street-visible, original to the structure, and character-defining, our recommendation is to keep it. Additionally, the roof drawings only indicate that there is a single chimney, this should be updated to reflect that there are two chimneys on the roof and should indicate which one is being proposed to be removed.

Once an application for the property at 2039 Laura St is completed, we can discuss our initial comments then. It appears likely that both applications will require commission review. Please keep in mind that the next available commission meeting is on July 23 and the sufficiency deadline for that meeting (all necessary documents have been submitted **AND** Staff has had time to review the information) is June 18. Once a site visit is established, we can discuss our recommendations further in person.

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-25-32534

1454 Belvedere Ave

July 23, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32534

Address: 1454 Belvedere Avenue, RE# 079590-0000

Location: South of Belvedere Avenue, between Knight Street and Park Street

Owner: Larry and Nancy Robinson
1454 Belvedere Avenue
Jacksonville FL 32205

Applicant: Richard Boyles
Hygema House Mover, Inc.
P.O. Box 2655
Jacksonville, FL 32203

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

Designation: Riverside Avondale; Contributing

Request: Alterations

Summary Scope of Work:
1. Elevate the accessory structure on a new foundation

Recommendation: **Approve with Conditions**

Conditions:
1. During the foundation work, any and all repairs to the existing trim, siding, brickwork, etc. shall be done to match the existing or historic materials and design.
2. Any follow-up repairs to the exterior shall be reviewed under an amendment or separate COA application.
3. The scope of work shall be substantially consistent to the plans dated 5/26/2025, or as otherwise approved by the Historic Preservation Section.

PROJECT DESCRIPTION

COA-25-32534 seeks to alter an unlisted accessory structure on a contributing property within the Riverside Avondale Historic District. The property is located on an interior lot on Belvedere Avenue. The structure can be characterized by its low-pitch, front-facing gable roof and its shingle and lap exterior cladding. The proposed scope of work includes raising the structure, demolishing the existing foundation, and repouring a new concrete foundation that is approximately eight (8) inches taller than the existing one.

STAFF SUMMARY AND ANALYSIS

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

- Based on communication with the applicant, the scope of work will elevate the structure on a new foundation that is approximately eight (8) inches taller than the existing foundation. The applicant stated that the reason for the elevation is that the subject area sits below the finished grade and the changes will prevent water intrusion. Staff has determined that this alteration will not detract from the subject structure, the primary structure, or neighboring properties as is will be minimal in scope.
- Consistent with Section 307.106(l)(2 and 5) and Section 307.106(k)(1 and 3), the proposed alteration does not remove any examples of skilled craftsmanship or architectural style

which characterize the structure.
- Consistent with Section 307.106(k)(4), the proposed scope of work is small in scale and can be completed by the applicant within a reasonable period of time.
- Consistent with Sections 307.106(k)(2) and 307.106(l)(1), the proposed work allows for continued use of the subject building with minimal alteration to the overall design of the structure and is compatible with both the primary structure and structures within the district.

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

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

CODE CRITERIA AND DESIGN GUIDELINES

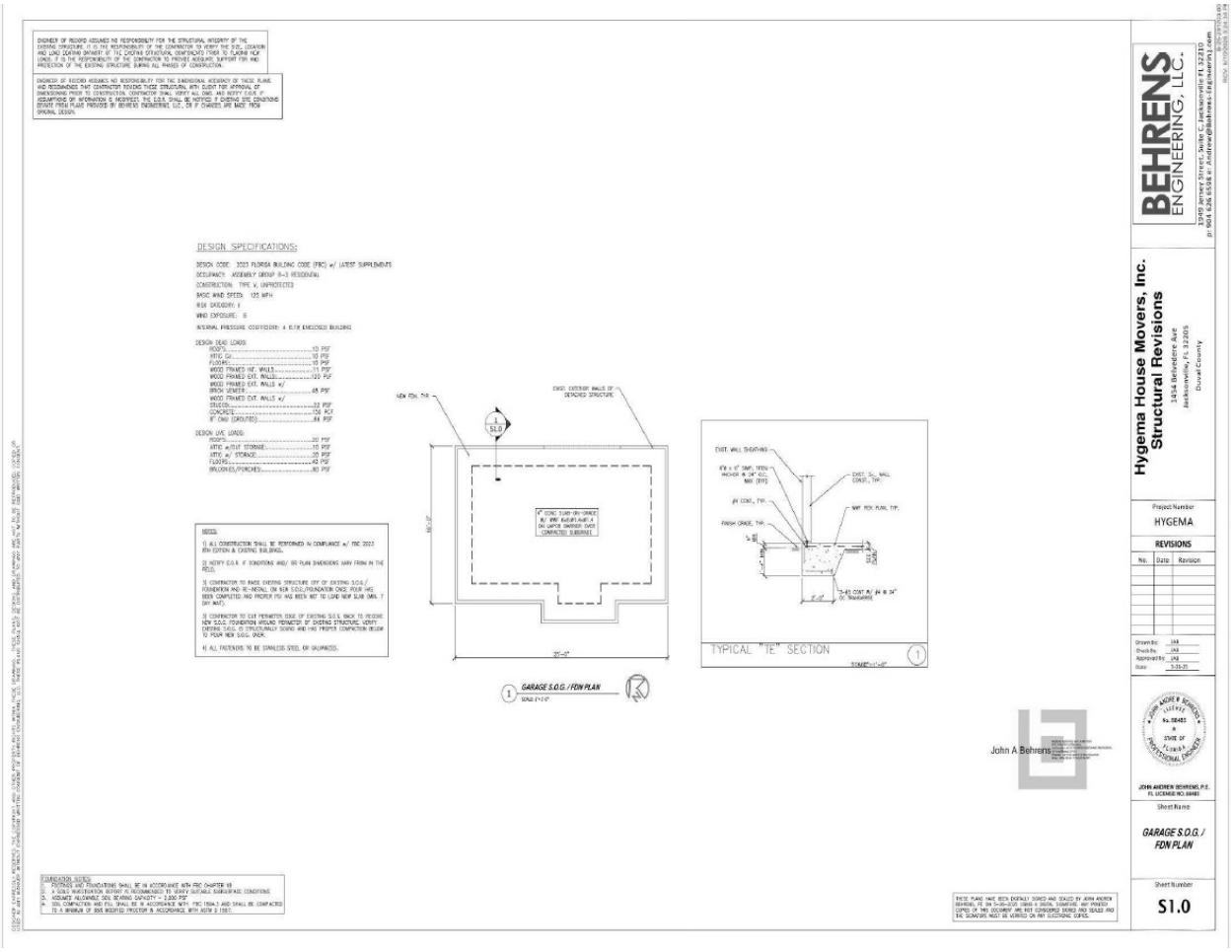
General Criteria
- 307.106(k)(1) – The effect of the proposed work on the landmark, landmark site, or property within an historic district upon which such work is to be done;
- 307.106(k)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations
- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(l)(2) – The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(l)(5) – Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

PLANS DATED 5/26/2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	32534	**Application Status**	FOUND SUFFICIENT
Date Started	06/16/2025	**Date Submitted**	06/16/2025

Planning and Development Department Info

COA #	COA-25-32534
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	6/18/2025
Forwarded to JHPC	☑
JHPC Meeting Date	7/23/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name BOYLES
First Name RICHARD
Middle Name M.

Company Name HYGEMA HOUSE MOVERS, INC.

Mailing Address P.O. BOX 2655

City JACKSONVILLE
State FL
Zip Code 32203

Phone 904 764 9509
Fax 904 282 0595
Email HHM1986@BELLSOUTH.NET

General Information On Owner(s)

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

Last Name ROBINSON
First Name NANCY
Middle Name

Company/Trust Name

Mailing Address 1454 BELVEDERE AVE

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9047420467
Fax
Email ROBINNH904@GMAIL.COM

Description Of Property

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

Map	RE#

	079590 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1454	BELVEDERE AVE	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
ELEVATE BUILDING STRAIGHT UP AND INSTALL NEW SLAB, RESET BUILDING ON NEW SLAB, SIDING AND EXTERIOR WILL REMAIN THE SAME

Addition Information

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

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

Additional Documents Provided

Application Certification

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

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

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

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

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

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

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: June 30, 2025

COA#: 32534

Address: 1454 Belvedere Ave Jacksonville, FL 32205

Owner: Nancy Robinson

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 32534 **were posted on the property/site located at:**

079590-0000
Real Estate Number(s)

1454 Belvedere Ave
~~Street~~ Address

Jacksonville, FL 32205
City, State Zip Code

Printed Name Albert J Boyles

Signature

Dated this 30 day of June, 2025

7-31 43-2S-26E
AVONDALE
LOT 436

ROBINSON LARRY R
1454 BELVEDERE AVE
JACKSONVILLE, FL 32205

2024

R-079590-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6428 502101.24 1.55 1.00 1.00 AVONDALE N & CENTRAL

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	14 WOOD SHINGLE	100	38.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	12 HARDWOOD	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	3.00	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.	0.9800
TOTAL ADJUSTED POINTS	134
DEPRECIATION ADJ	ADJ

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

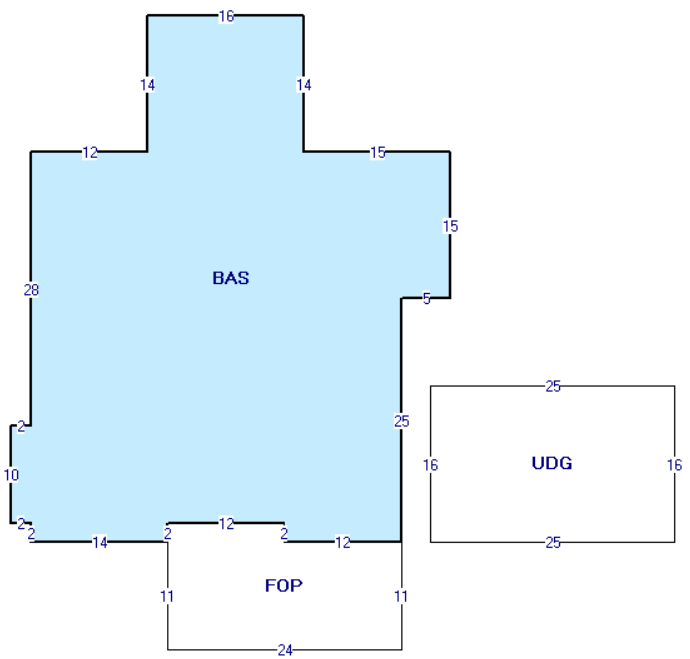
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
401,459	1922	1995	R2	24.25	75.75%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,815		X	100	1,815	262,709
FOP	288			30	86	12,448
UDG	400			50	200	28,949
	2,503			1,815	2,101	$304,105

ACREAGE 0.00 PRICE/SF 144.74

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1454 BELVEDERE AVE JACKSONVILLE 32205- 0101 SFR 1 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	304,105
EXTRA FEATURE VALUE	1,256
TOTAL MARKET LAND VALUE	156,750
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	462,111
ASSESSED VALUE	211,519
CAP BASE YEAR	2021
TAXABLE VALUE	161,519
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:68,38:=W25 S16 E25 N16 $ BAS:45,14:=W15 N14 W 16 S14 W12 S28 W2 S10 E2 S2 E14 N2 E12 S2 E12 N25 E5 N15 $ FOP:16,52:=S13 E24 N11 W12 N2 W12 $.

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	19520	02014	12/28/2020	WD	Q	I	01	440000	0	N	0	CARTER MICHELE A	ROBINSON LARRY R	20210208
2	14748	02259	12/17/2008	WD	Q	I	02	385000	0	N	0	POU PANTON P & STEPHAN	CARTER MICHELE A	20090203
3	11737	00048	3/12/2004	WD	U	I	01	235000	0	N	0	TAYLOR THOMAS E		20040520
4	09695	00440	7/21/2000	WD	Q	I	01	205000	0	N	0	GROTH JOHN F JR		200001003 LB1

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	4,398.75	5,278.50	100	1922	1922		20	1,056
2	DKWR2	Deck Wooden	1	100.00	0.00	6	6	36.00	2	100	30.80	27.72	100	2004	2004	2008	20	200

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	1/28/2005	KEK
LAND LINES	4/19/2004	SFB
VALUE REVIEW	7/11/2024	LGS
TRIENNIAL	6/8/2012	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	57.00	137.00	100.00	57.00	F	1	1.00	1.00	2,750.00	2,750.00	156,750

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SIZE, LOCATION AND LOAD BEARING CAPACITY OF THE EXISTING STRUCTURAL COMPONENTS PRIOR TO PLACING NEW LOADS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SUPPORT FOR AND PROTECTION OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE DIMENSIONAL ACCURACY OF THESE PLANS AND RECOMMENDS THAT CONTRACTOR REVIEWS THESE STRUCTURAL WITH CLIENT FOR APPROVAL OF DIMENSIONING PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMS. AND NOTIFY E.O.R. IF ASSUMPTIONS OR INFORMATION IS INCORRECT. THE E.O.R. SHALL BE NOTIFIED IF EXISTING SITE CONDITIONS DEVIATE FROM PLANS PROVIDED BY BEHRENS ENGINEERING, LLC., OR IF CHANGES ARE MADE FROM ORIGINAL DESIGN.

DESIGN SPECIFICATIONS:

DESIGN CODE: 2023 FLORIDA BUILDING CODE (FBC) w/ LATEST SUPPLEMENTS
OCCUPANCY: ASSEMBLY GROUP R-3 RESIDENTIAL
CONSTRUCTION: TYPE V, UNPROTECTED
BASIC WIND SPEED: 125 MPH
RISK CATEGORY: II
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: ± 0.18 ENCLOSED BUILDING

DESIGN DEAD LOADS:

ROOFS:	10 PSF
ATTIC C/J:	10 PSF
FLOORS:	10 PSF
WOOD FRAMED INT. WALLS	11 PSF
WOOD FRAMED EXT. WALLS	120 PLF
WOOD FRAMED EXT. WALLS w/ BRICK VENEER:	48 PSF
WOOD FRAMED EXT. WALLS w/ STUCCO:	22 PSF
CONCRETE:	150 PCF
8" CMU (GROUTED):	86 PSF

DESIGN LIVE LOADS:

ROOFS:	20 PSF
ATTIC w/OUT STORAGE:	10 PSF
ATTIC w/ STORAGE:	20 PSF
FLOORS:	40 PSF
BALCONIES/PORCHES:	60 PSF

NOTES:

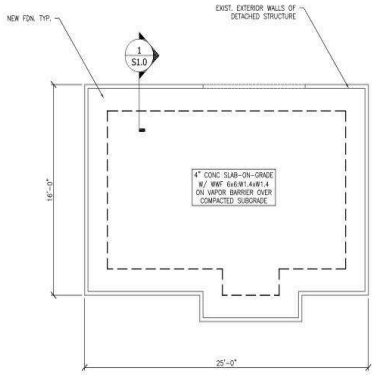
1) ALL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE w/ FBC 2023 8TH EDITION & EXISTING BUILDINGS.

2) NOTIFY E.O.R. IF CONDITIONS AND/ OR PLAN DIMENSIONS VARY FROM IN THE FIELD.

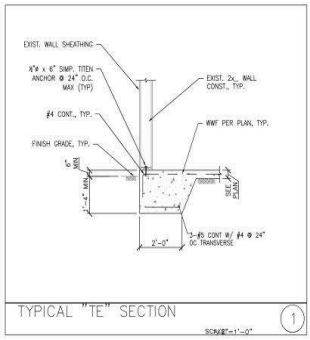
3) CONTRACTOR TO RAISE EXISTING STRUCTURE OFF OF EXISTING S.O.G./ FOUNDATION AND RE-INSTALL ON NEW S.O.G./FOUNDATION ONCE POUR HAS BEEN COMPLETED AND PROPER PSI HAS BEEN MET TO LOAD NEW SLAB (MIN. 7 DAY WAIT).

3) CONTRACTOR TO CUT PERIMETER EDGE OF EXISTING S.O.G. BACK TO RECEIVE NEW S.O.G. FOUNDATION AROUND PERIMETER OF EXISTING STRUCTURE. VERIFY EXISTING S.O.G. IS STRUCTURALLY SOUND AND HAS PROPER COMPACTION BELOW TO POUR NEW S.O.G. OVER.

4) ALL FASTENERS TO BE STAINLESS STEEL OR GALVANIZED.



1 GARAGE S.O.G. / FDN PLAN
SCALE: 1/4"=1'-0"



TYPICAL "TE" SECTION
SCALE: 1"=1'-0"

FOUNDATION NOTES:
1. FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC CHAPTER 18
2. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS
3. ASSUMED ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF
4. SOIL COMPACTION AND FILL SHALL BE IN ACCORDANCE WITH FBC 1804.3 AND SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

John A Behrens

THESE PLANS HAVE BEEN DIGITALLY SIGNED AND SEALED BY JOHN ANDREW BEHRENS, PE ON 5-26-2025 USING A DIGITAL SIGNATURE. ANY PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DESIGNER EXPRESSLY RESERVES THE COPYRIGHT AND OTHER PROPERTY RIGHTS WITHIN THESE DRAWINGS. THESE PLANS, DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT OF BEHRENS ENGINEERING, LLC. THESE PLANS SHALL NOT BE DISTRIBUTED TO ANY PARTY W/ WITHOUT SAID WRITTEN CONSENT.

BEHRENS ENGINEERING, LLC.
1949 Jersey Street, Suite C, Jacksonville FL 32210
p: 904.626.6598 e: Andrew@behrensengineering.com

RCV: 6/16/2025 3:34:34 PM
B-25-291203 000

Hygema House Movers, Inc.
Structural Revisions
1454 Belvedere Ave
Jacksonville, FL 32205
Duval County

Project Number
HYGEMA

REVISIONS

No.	Date	Revision

Drawn By: JAB
Check By: JAB
Approved By: JAB
Date: 5-26-25

JOHN ANDREW BEHRENS LICENSE No. 88483 STATE OF FLORIDA PROFESSIONAL ENGINEER

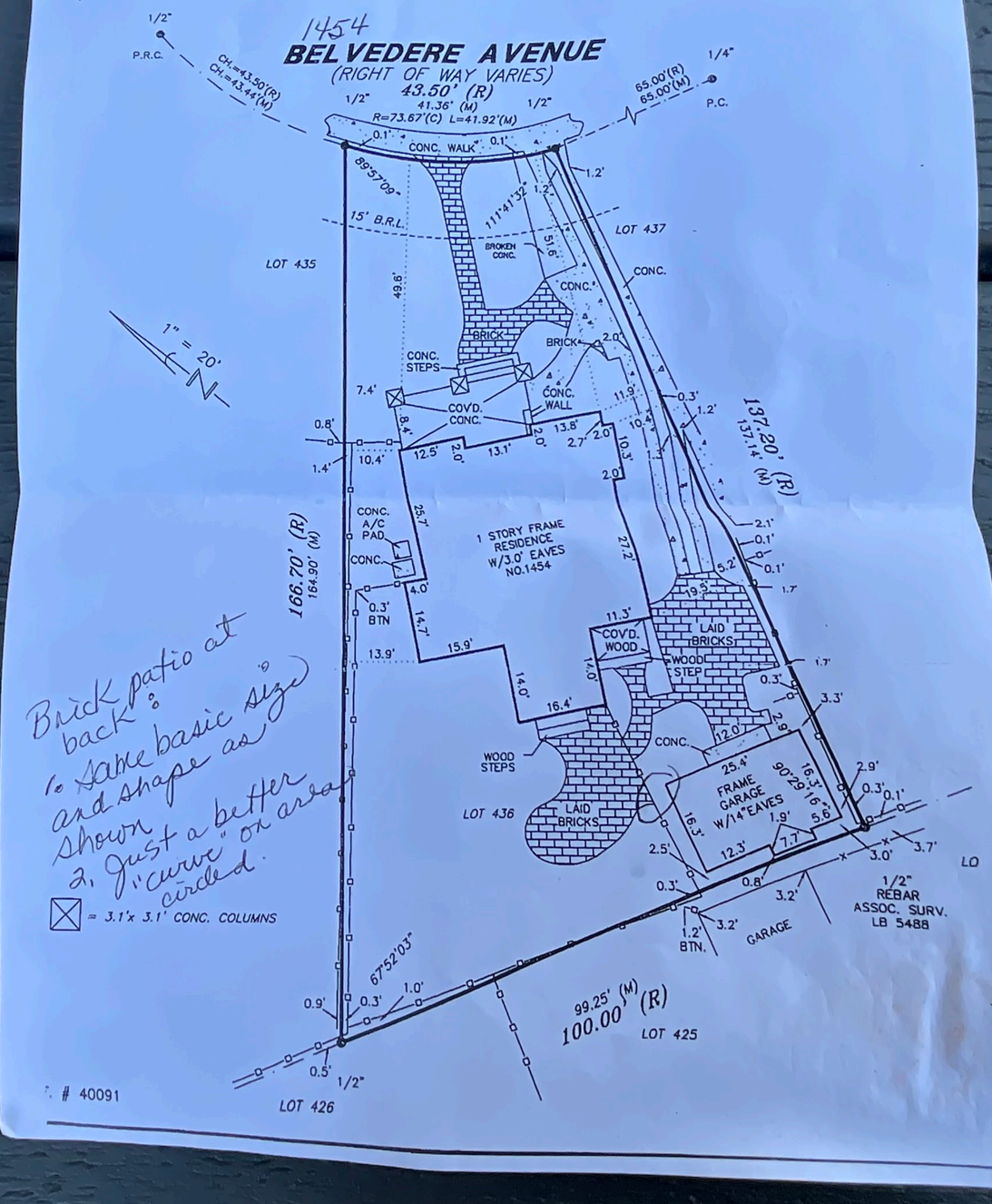
JOHN ANDREW BEHRENS, P.E.
FL LICENSE NO. 88483

Sheet Name
GARAGE S.O.G. / FDN PLAN

Sheet Number
S1.0

CERTIFIED TO: Nancy + Larry Robinson ~~MICHELLE CARTER~~, CHICAGO TITLE INSURANCE COMPANY, FIFTH THIRD BANK AND MILLER & WILLIAMS, P.L.C.

1454
BELVEDERE AVENUE
(RIGHT OF WAY VARIES)
43.50' (R)
41.36' (M)
R=73.67'(C) L=41.92'(M)



Arsenault, Caleb - PDCM

From: Hygema House Movers <hhm1986@bellsouth.net>
Sent: Monday, June 30, 2025 4:12 PM
To: Arsenault, Caleb - PDCM
Subject: Re: 1454 Belvedere Ave. App#32534

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,
The existing foundation is currently below finished grade, we are constructing the new slab to 8" above existing slab to keep water intrusion from happening. There will be no step as the current driveway/entry way will slope right to it.
Regards,
Jay Boyles

On Monday, June 30, 2025 at 02:10:30 PM EDT, Arsenault, Caleb - PDCM <carsenault@coj.net> wrote:

Good afternoon,

I am confirming receipt of the posted sign and affidavit.

As I prepare the Staff Report for the July hearing, could you please address the following questions:

- What is the existing height of the foundation? What will be the total height of the new foundation after elevation?
- Will there be a step installed for the doorway?

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: Hygema House Movers <hhm1986@bellsouth.net>
Sent: Monday, June 30, 2025 1:56 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: 1454 Belvedere Ave. App#32534

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,

Affidavit and photo for COA application 32534

attached. Please let me know if you need

any additional information.

Thanks,

Peggy - HYGEMA HOUSE MOVERS, INC.

(904)282-4212

Arsenault, Caleb - PDCM

From: Hygema House Movers <hhm1986@bellsouth.net>
Sent: Thursday, June 26, 2025 3:48 PM
To: Arsenault, Caleb - PDCM
Subject: Re: COJ Historic Preservation for 1454 Belvedere Ave

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

Caleb,
Please proceed with the commission review. Please let us know if you need any additional information.
Thanks,
Peggy - HYGEMA HOUSE MOVERS, INC.
(904)282-4212

On Thursday, June 26, 2025 at 10:31:14 AM EDT, Arsenault, Caleb - PDCM <carsenault@coj.net> wrote:

Good morning,

I am following up after we requested an interpretation from the Commission last evening. The Commission determined that the proposed scope of work, and similar work, requires commission review. I have prepared a sufficiency report for this application to be brought to the **July 23rd** hearing, but I will wait to issue an invoice until I receive confirmation that you would like to continue pursuing this application. The fee associated with alterations is $315 and this will be issued along with signs to be posted on the property if confirmation is provided.

Please advise.

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: Hygema House Movers <hhm1986@bellsouth.net>
Sent: Wednesday, June 25, 2025 11:02 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 1454 Belvedere Ave

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

Caleb,

Please let me know if I can email any additional information you may

need for the discussion on the COA for new slab at 1454 Belvedere Ave.

Kind Regards,

Peggy - HYGEMA HOUSE MOVERS, INC.

On Friday, June 20, 2025 at 01:09:50 PM EDT, Arsenault, Caleb - PDCM <carsenault@coj.net> wrote:

Good afternoon,

We would like to get a non-binding opinion from the Commission on the proposed foundation replacement for the accessory structure and where that would fall under the 2025 COA Matrix. This discussion item would be added to next week's agenda on June 25, 2025 at 1 pm.

If the Commission agrees to interpret that the new foundation as is non-elevating (or any other item listed under the administrative section), then we would be happy to process your request administratively. If the Commission agrees to interpret the new foundation as "elevating the building on a new foundation," then we would forward your actual COA application to the next commission meeting on July 23, 2025.

Best Regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Hygema House Movers <hhm1986@bellsouth.net>
Sent: Tuesday, June 17, 2025 9:10 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 1454 Belvedere Ave

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

Caleb,

Good morning, in reference to this project, we will not be changing the location or footprint of the building. We are only lifting it enough to demo existing slab that is compromised and causing further damage to the building, install new slab and reset building. We are not changing the exterior look of the building in any way. I have attached photos. Please give Jay Boyles a call @ (904)509-3462 to discuss.

Kind Regards,

Peggy - HYGEMA HOUSE MOVERS, INC.

On Monday, June 16, 2025 at 02:20:32 PM EDT, Arsenault, Caleb - PDCM <carsenault@coj.net> wrote:

Good afternoon,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:

- Please provide plans for the proposed alterations. This includes and floor plans, site plans, elevations, product information, etc. that you have and measurements on these plans. Please keep in mind that according to the **2025 COA Matrix**, under "Foundations," "elevating the building on a new foundation" requires review by the **Jacksonville Historic Preservation Commission (JHPC)**. The standard fee for alterations is $315.

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-25-32086

1744 Main St N

July 23, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32086

Address: 1744 Main Street North, RE# 071636-0000

Location: West Side of Main Street North, between 7th Street West and 8th Street West

Owner: Elias Hionides
Our Main Street Properties Inc.
2440 Mayport Road, Suite 7
Jacksonville, Florida 32233

Applicant: Same as Owner

Year Built: c. 1929 (Property Appraiser)

Designation: Springfield; Non-Contributing

Request: Alterations – Siding; Signage

Summary Scope of Work:

1. Remove non-historic composite siding (After-the-fact)
2. Install a brick covering over the existing masonry
3. Install tile along the bottom of the storefront windows and recessed entryway (After-the-fact)
4. Paint signage on the front windows (After-the-fact)

Recommendation: **Approve with Conditions**

Conditions:

Siding

1. The scope of work shall be limited to the front façade.
2. The installation of the brick covering shall have minimal damage to the underlying historic masonry.

Signage

3. Signage shall be consistent with the Zoning Code.
4. The design of the signage shall be substantially consistent with the design approved by the Historic Preservation Section upon receiving an approved sign permit.
5. Signage shall be installed in a manner that does the least amount of harm to historic materials.
6. Signage shall not obscure significant building features.

PROJECT DESCRIPTION

COA-25-32086 is for after-the-fact alterations to a non-contributing historic structure. The existing structure is a one-story masonry vernacular style building characterized by its flat roof and its recessed storefront entryway with large plate glass windows. The proposed alterations include removing the non-historic siding and installing a brick covering, installing black tile beneath the storefront windows, and painting signage on the storefront windows.

Any siding installation that covers historic siding and any signage that is inconsistent with Zoning Code require review by the Jacksonville Historic Preservation Commission. The proposed brick covering would be installed over the historic masonry and the signage that has been painted on the windows exceeds the maximum allowed front signage.

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:

- The proposed alterations will take place on the front of the building. The cementitious siding has already been removed, exposing the underlying masonry exterior which is in poor condition. The black tile has already been installed beneath the storefront windows and within the recessed entryway, and the window signage has already been painted.
- The owner has been previously approved for signage along the top of the building's front under COA-25-32338. Per the Zoning Code, wall signs are limited to 10% of the building's frontage (32' x 20'4"). The maximum allowable front signage for this property is sixty-five (65) square feet. The signage along the top of the front façade was approved to be sixty-five (65) square feet, therefore the window signage exceeds the maximum allowable signage. Staff has therefore conditioned that the signage be consistent with Zoning Code. This will be met by either removing the signage entirely or by obtaining a sign waiver and making any necessary alterations to the design. If the latter option is selected, then the design of the signage shall be reviewed and approved by the Historic Preservation Section.
- Staff believes that the proposed alterations are appropriate for the structure as they will retain the commercial character of the structure by installing a new and compatible masonry covering over the existing, deteriorated masonry. This is consistent with Historic District Guidelines, Section on "Storefronts."
- The proposed alterations to the front of the structure will provide a new and compatible use to the structure with minimal impact to remaining historic fabric, which is consistent with Section 307.106(l)(1 and 2).
- The proposed alterations will be made with compatible materials and designs. Additionally, the alterations will preserve character-defining features of the structure, which is consistent with Section 307.106(l)(5).
- The effect of the work, as conditioned, does not detract from the primary contributing structure's architectural design or the design of the district as a whole, which is consistent with Section 307.103(k)(1, 2, and 3).

- The proposed work can be completed within a reasonable period of time, which is consistent with Section 307.106(k)(4).

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: 1-4
2. Chapter 307.106(l) Guidelines on Alterations: 1, 2, and 5
3. Design Guidelines, "Springfield Historic District"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

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

Alterations

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

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

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

Design Guidelines, "Springfield Historic District"

- Storefronts, Recommendation #2: "Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and

texture of the historic buildings; or an accurate restoration of the storefront based on historical research and physical evidence."

- Signs, Recommendation #1: "Locate signs on the flat, unadorned parts of a façade, such as show windows, awning flaps, masonry surfaces, and frieze.

LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

Application For Certificate Of Appropriateness

Application Info

Tracking #	32086	**Application Status**	FOUND SUFFICIENT
Date Started	03/05/2025	**Date Submitted**	03/05/2025

Planning and Development Department Info

COA #	COA-25-32086
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	6/18/2025
Forwarded to JHPC	☑
JHPC Meeting Date	7/23/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name HIONIDES
First Name ELIAS
Middle Name

Company Name

Mailing Address 234 W 6TH STREET

City JACKSONVILLE
State FL
Zip Code 32206

Phone 904 894 6620
Fax 904
Email EHIONIDES@GMAIL.COM

General Information On Owner(s)

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

Last Name HIONIDES
First Name ELIAS
Middle Name ANESTIS

Company/Trust Name OUR MAIN STREET PROPERTIES, INC

Mailing Address 2440 MAYPORT ROAD, SUITE 7

City JACKSONVILLE
State FL
Zip Code 32233

Phone 9048946620
Fax
Email EHIONIDES@PETRAJAX.COM

Description Of Property

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

Map	RE#
	071636 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1744	MAIN ST N	32206

Type Of Improvement

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

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

Proposed Work
CHANGE THE FAKE CEMENTICIOUS SIDING ON THE 1744 N MAIN STREET STOREFRONT TO CEDAR SHAKE.

Addition Information

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

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

Additional Documents Provided

	Description
☑	RENDERING

Application Certification

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

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

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

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

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

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

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: 7/1/25

COA#: 32086

Address: 1744 N Main St
Jacksonville, FL 32206

Owner: Shoppes of Lakeside, Inc
Successor by merger with
Our Main Street Properties, 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 32086 **were posted on the property/site located at:**

071636-0000
Real Estate Number(s)

1744 N Main Street
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Elias Hionides

Signature [signature]

Dated this 1st day of July, 2025.

2-4 12-2S-26E
SPRINGFIELD
LOT 10 BLK 43

OUR MAIN STREET PROPERTIES INC
PO BOX 330108
ATLANTIC BEACH, FL 32233

2024

R-071636-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6412 101200.01 1.00 1.00 1.00 CENSUS TRACT 012.00

BUILDING CHARACTERISTICS

1692 Shopping Ctr/Nbhd

** VALUE SUBJECT TO CHANGE **

CATEGORY	TYPE	%	PTS
Exterior Wall	19 COMMON BRICK	75	25.00
Exterior Wall	15 CONCRETE BLK	25	8.00
Roof Struct	4 WOOD TRUSS	100	7.00
Roofing Cover	4 BUILT UP/T&G	100	3.00
Interior Wall	3 PLASTERED	100	28.00
Int Flooring	5 ASPHALT TILE	100	10.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	6.00
Ceiling Wall	5 S CEIL WALL	100	1.00
Comm Htg & AC	1 NOT ZONED	100	1.00
Comm Frame	3 C-MASONRY	100	5.00

CATEGORY	UNITS	ADJ
Stories	1.00	0
Restrooms	3.00	0
Baths	9.00	0
Rooms / Units	2.00	0
Avg Story Height	14.00	0

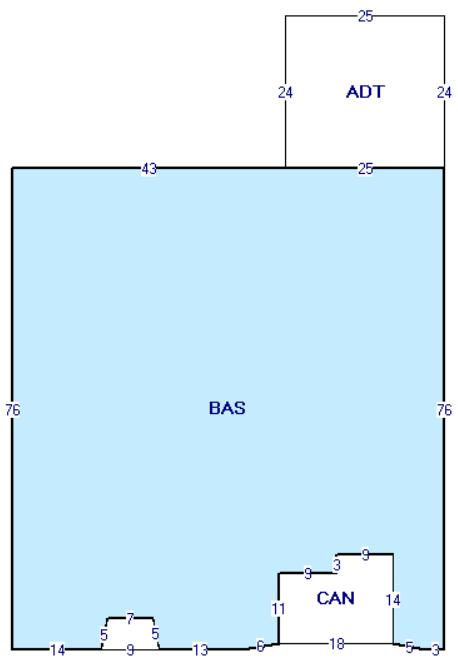
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
TOTAL ADJUSTED POINTS	105
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
1602	04	3	03	0.00	100.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
593,870	1929	1976	C4	80.00	20.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	600		X	100	600	12,852
BAS	4,879		X	100	4,879	104,508
CAN	265			25	66	1,414
	5,744			5,479	5,545	$118,774

ACREAGE 0.00 PRICE/SF 21.42



BUILDING: 1 AKA:

SITE ADDRESS: 1744 N MAIN ST JACKSONVILLE 32206- 1602 SHOP CTR NBHD

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	Income
BUILDING VALUE	118,774
EXTRA FEATURE VALUE	3,045
TOTAL MARKET LAND VALUE	56,712
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	449,300
ASSESSED VALUE	269,225
CAP BASE YEAR	0
TAXABLE VALUE	269,225
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
B21389413	ADDN	C	(1744) PATIO	23,889	06/07/2021
B17836983	ALTS	C	TENANT B/O	178,220	03/10/2017

BUILDING DIMENSIONS

ADT:43,24:=N24 E25 S24 W25 $ BAS:68,24:=W68 S76 E 14 U5R1 E7 D5R1 E13 U1R6 N11 E9 N3 E9 S14 D1R5 E3 N76 $ CAN:42,99:=E18 N14 W9 S3 W9 S11 $ CAN:14,1 00:=U5R1 E7 D5R1 W9 $.

BUILDING NOTES

AKA: HYPERION BREWING CO

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	12019	00227	06/11/2004	QC	U	I	30	262500	0	N	0	HIONIDES CHRIS &NADIA		20041201
2	11361	00237	09/05/2003	WD	Q	I	02	240000	0	N	0	LEADGEN INC		20030925
3	10013	01921	05/29/2001	WD	Q	I	02	165000	0	N	0	AKRA INVESTMENTS		20010606 LB1
4	09590	01113	03/29/2000	WD	U	I	38	139900	0	N	0	GOLD & COIN INC		20000609 LB1

LN	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1	PVCC1	Paving Concrete	1	0.00	100.00	0	0	500.00	3	100	7.70	9.24	100	1976	1976	2010	20	924
2	FWDC1	Fence Wood	1	0.00	100.00	0	0	115.00	3	100	23.35	23.35	100	2020	2020	2022	79	2,121

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	05/15/1992	CBA
LAND LINES	02/13/2018	TCY
VALUE REVIEW	07/03/2024	MD1
TRIENNIAL	06/26/2017	TWH
INCOME	06/01/2024	MD1

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1000	COMMERCIAL	0.00	100.00		PUD	0.00	0.00	100.00	8,725.00	S	0	1.00	1.00	6.50	6.50	56,712

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

New brick veneer with varied beige coloration – matched as closely as possible to damaged brick discovered behind hardi-board siding that was removed. Varied beige brick is similar to building across the street.

Soldier stack in these areas

See next page for close-up images of brick façade damage

New black 4x4 tile matching storefronts next foor and across the street

Damaged brick facade

Close up of damaged brick façade next to adjacent building

juice
A WINE BAR
uncorked.
unbothered.
OPEN
Sip happens
—let's get into it.
Supporting
LOCAL
FARMERS
BREAKFAST & LUNCH
1748
ERSONAL TRAINING
CAMP

COMING
SOON
juice

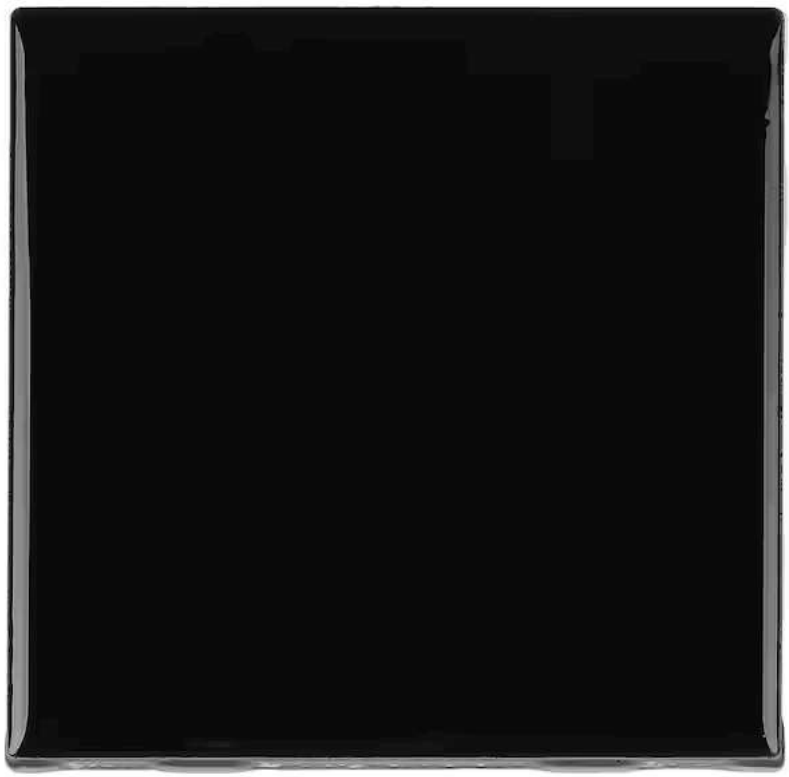
Internet # 202627053 Model # K111441P1

318

Daltile

Restore Black 4-1/4 in. x 4-1/4 in. Glazed Ceramic Wall Tile (12.5 sq. ft./case)

(3451) Questions & Answers (785)



Hover Image to Zoom

Share Print

See This in My Room View Virtual Sample

Covers 12.5 sq. ft.

$5.29 /sq. ft. ($66.13 /case)

Save up to $100 on your qualifying purchase

Apply for a Home Depot Consumer Card

- Glossy black herringbone mosaic wall tile
- Ceramic tile for kitchen backsplashes and bathroom walls
- Complete your project with coordinating Restore mosaic tile
- View More Details

Color/Finish: **Black**

Tile Finish: **Glossy**

Glossy | Matte

Approximate Tile Size: **4x4**

2x6 | 2x8 | 3x6 | **4x4** | 6x6 | 3x12 | 4x12 | 4x16 | 8x24 | 10x14 | 11x12 | 12x12 | 12x13

Pack Size: **Case**

Case | Each | Pallet

Feedback

Order Sample for **$2.99**

Order Sample

Pickup at
Jacksonville (Lane Ave) Delivering to 32205

Ship to Store
Jun 18 - Jun 20
364 available
FREE

Delivery
Thu, Jun 19
364 available

How much will you need?

Please note: calculations are estimates only

Calculate by:

- (•) Length x Width
- ( ) Square Footage

Area

Length: ft.

Width: ft.

+ Add Area

Calculate

Get Expert In-Home Installation

Our licensed and insured installer will take care of the job for you.

☐ Add In-Home Installation

ⓘ What to Expect

Arsenault, Caleb - PDCM

From: Corrigan, Connor - PDCU
Sent: Wednesday, July 2, 2025 3:11 PM
To: Arsenault, Caleb - PDCM
Cc: Wells, Arimus - PDCM
Subject: RE: Signage at 1744 Main Street North

Yes, they will need a sign waiver. But they can only increase the allowed signage by 25 percent of the maximum size area allowed.

Thank You,

Connor Corrigan
City Planner Supervisor- Current Planning Division
City of Jacksonville – Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7844

A New Day.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, July 2, 2025 3:08 PM
To: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: Signage at 1744 Main Street North

Good afternoon,

Thank you. To keep the current signage as-is, would the applicant need to submit a sign waiver and/or anything else to exceed the allowed signage?

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Sent: Wednesday, July 2, 2025 2:23 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: Signage at 1744 Main Street North

Yes the window signage would count towards their 10% which they will now be over.

Thank You,

Connor Corrigan
City Planner Supervisor- Current Planning Division
City of Jacksonville – Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7844

A New Day.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, July 2, 2025 1:57 PM
To: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Signage at 1744 Main Street North

Good afternoon,

We have a bit of a complicated situation with a current application that is prepared for review this July by the **JHPC**. After initially speaking with Kaysie a few months ago, she found that the maximum allowable front signage for the property is 65 sq. ft. The owner was approved for painted signage under COA-25-32338 which totaled at 65 sq. ft. Since then, painted signage of unknown square footage has been added to either of the storefront windows. Because the approved top signage is at the 65 sq. ft. maximum, we believe that any additional signage is inconsistent with Zoning Code. Could you please review and confirm?

Best regards,

Caleb Arsenault, MHP
City Planner I

Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

Arsenault, Caleb - PDCM

From: Wells, Arimus - PDCM
Sent: Thursday, June 26, 2025 10:31 AM
To: Arsenault, Caleb - PDCM
Subject: FW: Letter of Support for 1744 N Main Street
Attachments: 1744 N Main Letter of Support.pdf

Please add to the file.

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

From: Michael Haskins <michael.haskins@sparcouncil.org>
Sent: Wednesday, June 25, 2025 1:11 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>; Elias Hionides <ehionides@gmail.com>
Subject: Letter of Support for 1744 N Main Street

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Arimus, obviously sending this a tad late, but wanted to have it noted

SPAR Board of Director's Letter of Support for 1744 N Main Street - attached

I'll also speak on the agenda item to share our support

Elias, for your reference, I tried to thread the needle with this language - we support the facade design and have very careful wording around the review process that we support a speedy resolution regardless of the type of review

--
Michael Haskins
Executive Director
Springfield Preservation and Revitalization (SPAR) Council

1321 North Main Street
Jacksonville, FL 32206

904-353-7727

michael.haskins@sparcouncil.org

SPAR

SPRINGFIELD PRESERVATION AND REVITALIZATION

Facilitating positive change in the Springfield Historic District since 1974.

June 24, 2025

Dear Jacksonville Historic Preservation Commissioners,

Springfield Preservation and Revitalization offers this letter in support of the proposed facade design for 1744 N Main Street contained in the review package for agenda item "JHPC Interpretation of 2025 COA Matrix: Installation of Brick Veneer."

The property is a non-contributing structure that previously had a non-historic, cementitious facade not in keeping with the design standards of the historic context. The applicant intends to use tile and brick veneer to create a facade more in line with the design standards of the historic context. The proposed facade incorporates elements similar to historic, contributing structures along the same city block as the property 1744 N Main Street.

Of special concern is the new business currently operating at 1744 N Main Street. This business is a member of our business association and has received grant funds from Springfield Preservation and Revitalization. We are especially interested in ensuring that the business can operate successfully and operating without a facade is not conducive to that end. Accordingly, whether the Commission finds that this application needs administrative- or commission-based review, we encourage a speedy resolution that allows the new facade installation in a timely manner.

Springfield Preservation and Revitalization appreciates the opportunity to be a part of the continued preservation, revitalization, and strategic growth of our historic neighborhood.

Sincerely,

Michael Haskins, Executive Director

Springfield Preservation and Revitalization
1321 N Main Street
Jacksonville, FL 32206

904-353-7727
executivedirector@sparcouncil.org

Arsenault, Caleb - PDCM

From: Elias Hionides <ehionides@gmail.com>
Sent: Thursday, July 10, 2025 4:07 PM
To: Arsenault, Caleb - PDCM
Cc: Wells, Arimus - PDCM; Bethany Salcan; Stefani Serna; michael.haskins@sparcouncil.org
Subject: Re: Discussion on COJ Historic Preservation for 1744 Main Street North

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Sounds good - thanks Caleb!

Elias Hionides | **Vice President**
ehionides@petrajax.com | 904-894-6620
Petra Offices
O: 904-241-1151 | F: 904-241-0678
petrajax.com

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On Thu, Jul 10, 2025 at 15:58 Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good afternoon,
>
> Thank you for your response. As conditioned, we do not anticipate the signage adding any “risk” to the rest of the COA. This should not require any additional information at this time since the conditions will state that the signage shall be consistent with a design to be approved of by Staff. If a sign waiver is obtained, then whatever design fits Zoning Code and that waiver would be reviewed by Staff and if one is not obtained, this condition would be achieved by removing the signage. This would be coordinated after the hearing.
>
> 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: Elias Hionides <ehionides@gmail.com>
Sent: Thursday, July 3, 2025 5:44 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>; Bethany Salcan <bs@petrajax.com>; Stefani Serna <ss@petrajax.com>; michael.haskins@sparcouncil.org
Subject: Re: Discussion on COJ Historic Preservation for 1744 Main Street North

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#2 is fine whatever is easiest. Please let me know if this will require any additional documentation for our application. I do not want this changing or risking our COA in any way. If it is, i will just have them take the signage down.

Thanks,

On Thu, Jul 3, 2025 at 2:06 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good afternoon,
>
> Thank you for the information regarding the brick. We have reached out to the **Current Planning Division** for clarity and because the decals advertise for the business, they are considered signage.

Additionally, since they have been applied without COA review or a signage permit, they are in violation. We have two options to address the signage:

1. We condition the current application to state that the signage will be reviewed under a separate COA. The signage would remain as a violation until it is corrected in this instance.
2. We condition the current application to state that signage shall be consistent with Zoning Code with designs to be reviewed by Historic Preservation Staff. This option would allow you to coordinate with the tenant to either remove the signage or to obtain a sign waiver to bring the signage into compliance. This is our recommendation since it will keep all of the work together and if approved by the commission, we would then coordinate with you on whatever actions would bring the signage into compliance with Zoning Code.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Elias Hionides <ehionides@gmail.com>
Sent: Wednesday, July 2, 2025 5:26 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>; Bethany Salcan <bs@petrajax.com>; Stefani Serna <ss@petrajax.com>; michael.haskins@sparcouncil.org
Subject: Re: Discussion on COJ Historic Preservation for 1744 Main Street North

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Hey Caleb,

- The commission expressed an interest in the proposed brick material, whether it is solid brick or a tile with a brick appearance. They also were interested in how the brick will be applied to the existing siding. Could you please elaborate on the material and how it will be applied? **The brick is a variated brick veneer that will be applied to the storefront. Full bricks would be too wide and would impede on city property. You can see a sample of the brick at this link:** https://www.beldenbrick.com/galleries/brick-gallery/72157678687220488

    - **A backing will need to be applied across the entire storefront to create a flat surface since the current condition of the brick is so bad. The brick veneer will be applied to the backing**

- Please provide the square footage of ALL of the signage that has been painted on the windows. Please be aware that the signage that received an approved COA for the top of the building was at the maximum for frontage signing. Therefore, any additional signage exceeds Zoning Code and Staff cannot recommend approval of the window signage. Because the signage is inconsistent with Zoning Code, a sign waiver would be required (see attached communication). Our conditions within our report will reflect that signage will be consistent with the Zoning Code and that an approved sign permit will be obtained for all storefront signage. **I am confused - this application does not have any relation to the signage. If there is an issue with the signage I would like to address it with the tenant and the department separately so we are not confusing the two applications or issues. Just as an FYI those are window vinyl decals the tenant applied - not paint. If a signage waiver is required, I would be happy to work with the tenant to go through the appropriate process. Honestly, I had no idea a small painted or applied vinyl counts as "signage" so I was ignorant to that. Please advise.**

Elias Hionides | **Vice President**
ehionides@petrajax.com | 904-894-6620

Petra Offices
O: 904-241-1151 | F: 904-241-0678
petrajax.com

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On Wed, Jul 2, 2025 at 17:02 Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

I am confirming receipt of the completed affidavit and the pictures of the sign posted at the property. The application is on the agenda for the **July 23rd** meeting. While we prepare our Staff Report for the hearing, could you please address the following:

- The commission expressed an interest in the proposed brick material, whether it is solid brick or a tile with a brick appearance. They also were interested in how the brick will be applied to the existing siding. Could you please elaborate on the material and how it will be applied?

- Please provide the square footage of ALL of the signage that has been painted on the windows. Please be aware that the signage that received an approved COA for the top of the building was at the maximum for frontage signing. Therefore, any additional signage exceeds Zoning Code and Staff cannot recommend approval of the window signage. Because the signage is inconsistent with Zoning Code, a sign waiver would be required (see attached communication). Our conditions within our report will reflect that signage will be consistent with the Zoning Code and that an approved sign permit will be obtained for all storefront signage.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Elias Hionides <ehionides@gmail.com>
Sent: Tuesday, July 1, 2025 6:29 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>; Bethany Salcan <bs@petrajax.com>; Stefani Serna <ss@petrajax.com>
Subject: Re: Discussion on COJ Historic Preservation for 1744 Main Street North

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Team, see attached notice in window and the signed document.

On Tue, Jul 1, 2025 at 6:04 PM Elias Hionides <ehionides@gmail.com> wrote:

> See attached notice in window. Let me know what else you need. Can you confirm we are on the July meeting?

Elias Hionides | **Vice President**
ehionides@petrajax.com | 904-894-6620

Petra Offices
O: 904-241-1151 | F: 904-241-0678
petrajax.com

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On Thu, Jun 26, 2025 at 13:47 Elias Hionides <ehionides@gmail.com> wrote:

> Someone from my team should be dropping this off tomorrow.
>
> On Thu, Jun 26, 2025 at 11:21 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
>
> > Please be advised that **Application for Certificate of Appropriateness (COA-25-32086)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:
> >
> > - Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**).
> > - Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
> > - The required public notice signs (**1, along all streets the property fronts)** and affidavit are also ready for pick-up. The signs are located outside the elevators on the 3rd floor in the Ed Ball building (214 N. Hogan St). The signs will need to be posted by **July 9th** and pictures of the posted sign as well as the affidavit submitted by this date as well.

So long as we receive the receipt of payment by **July 27th** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **July 23r.**

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Wells, Arimus - PDCM <ArimusW@coj.net>
Sent: Tuesday, June 17, 2025 4:46 PM
To: Elias Hionides <ehionides@gmail.com>
Subject: RE: Discussion on COJ Historic Preservation for 1744 Main Street North

Elias,

I just had a meeting with Acting Director Parola to discuss your project. We would like to get a non-binding opinion from the Commission on the proposed brick veneer and where that would fall under the 2025 COA Matrix. This discussion item would be added to next week's agenda on June 25, 2025 at 1 pm.

If the Commission agrees to interpret the new brick veneer as partial siding replacement (or any other item listed under the administrative section), then we would be happy to process your request administratively. If the Commission agrees to interpret the new brick veneer as a "covering," then we would forward your actual COA application to the next commission meeting on July 23, 2025.

Best Regards,

Arimus

--

Arimus T. Wells, MPA

City Planner Supervisor

Historic Preservation Section

Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7824

From: Elias Hionides <ehionides@gmail.com>
Sent: Tuesday, June 17, 2025 4:28 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: Discussion on COJ Historic Preservation for 1744 Main Street North

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Arimus, can you please advise?

On Fri, Jun 13, 2025 at 1:20 PM Wells, Arimus - PDCM <ArimusW@coj.net> wrote:

> Elias—I'm currently in a meeting, but will call you at 1:30

Arimus T. Wells, MPA

City Planner Supervisor

Historic Preservation Section

Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7824

From: Elias Hionides <ehionides@gmail.com>
Sent: Friday, June 13, 2025 1:17 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: Discussion on COJ Historic Preservation for 1744 Main Street North

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Arimus, please call when you can. After reviewing your matrix more closely my attorney has suggested we meet to discuss an administrative approval.

On Wed, Jun 11, 2025 at 5:58 PM Elias Hionides <ehionides@gmail.com> wrote:

> See attached photos of the front.
>
> We are using a standard 4x4 black tile see here.

We have also decided to keep the historic detail in the corners of the building to further reinforce the historic character of the building. See attached updated presentation.

Let me know what else you need to get on the agenda.

On Mon, Jun 9, 2025 at 11:09 AM Wells, Arimus - PDCM <ArimusW@coj.net> wrote:

Elias,

Thanks for speaking with me about this project. The Department is excited to see this building get rehabilitated and restored. In accordance with the attached 2025 COA Matrix section on “Siding,” any siding installation that covers historic siding requires review by the Historic Preservation Commission. I know this is not ideal, but please note the Department is supportive of your request and will recommend an approval to the Commission. The underlying historic masonry is in poor condition, so covering it with a brick veneer is a reasonable solution. Unfortunately, the Commission prohibits us from approving your scope of work administratively.

Before we can invoice you for the HPC meeting on Wednesday, July 23rd, I need you to send me the following items:

- **Front Elevation Pictures** – Please send me a picture of the entrance (with the gate rolled up) since it does appear that the tile has been completely installed already. Additionally, we will need a full façade picture of the front.
- **Tile Product Information** – Please send me a product info sheet, pamphlet, or a picture with dimensions for the proposed black tile.

We thank you for your continued efforts in preserving the City’s historic structures.

Best Regards,

Arimus

--

Arimus T. Wells, MPA

City Planner Supervisor

Historic Preservation Section

Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7824

From: Elias Hionides <ehionides@gmail.com>
Sent: Thursday, June 5, 2025 11:18 AM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Discussion on COJ Historic Preservation for 1744 Main Street North

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Arimus, I want to reach out to you about a COA application that seems to be getting blown out of proportion for the property located at 1744 N Main Street (Juice Wine Bar). You were very helpful with our project at 1st and Main and I saw our efforts to preserve and recreate the history of Springfield.

We have been working with Caleb, who has suggested this property needs to go to the commission, but we would like to avoid the commission and resolve this at the staff level. That being said, below are some of my comments. We would love to meet and discuss and prove that this does not need commission approval. You can also see the attached rendering of the proposed updates, neighboring properties, and the current conditions.

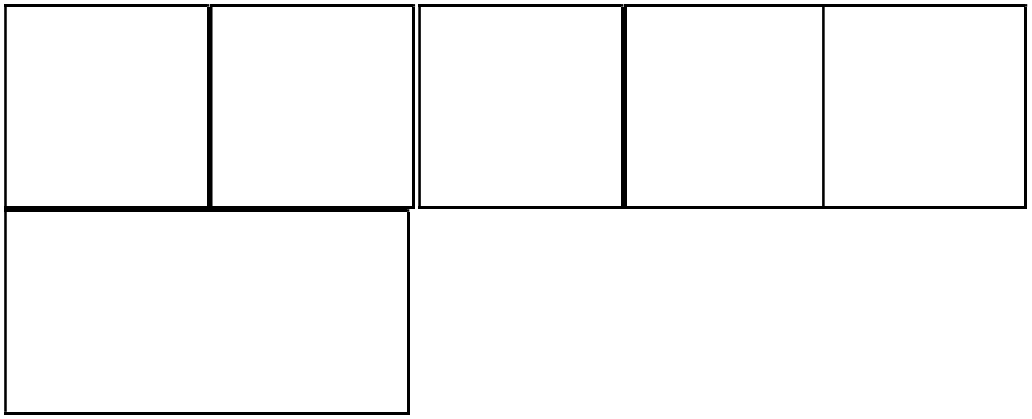
1. This building is non contributing (see Parcel ID Number 071636-0000) - we are within our rights to demolish this building, though we prefer to add accurate historic details as is proposed.
2. We did not remove any historic fabric - what was removed was cementitious siding to determine if the original facade was salvageable. Unfortunately, the brick is severely damaged and pitted and cannot be preserved.
3. The black tile is consistent with Historic Springfield and can be found at 1754 N Main St (next door), 1719 N Main (across the street) among several others.
4. The yellow/beige brick selection is two-fold:

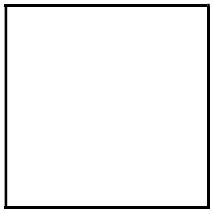
    1. Firstly, it can be found throughout the district such as 1731 N Main St (across the street)
    2. Second, it is as close to a replica of what was previously there (see attached photos)

5. There is a new business who intends to open in the coming weeks at this location, Juice Wine Bar. We have worked hard to find materials and designs that are consistent with NPS guidelines and specifically Historic Springfield. We respectfully ask that you reconsider the need for commission approval due to the evidence above.

Thank you and let me know if you would like to meet and discuss in more detail. Time is of the essence as we want to ensure the small business owner is able to operate with a beautiful building.

--





Arsenault, Caleb - PDCM

From: Wells, Arimus - PDCM
Sent: Thursday, June 12, 2025 9:29 AM
To: Arsenault, Caleb - PDCM
Subject: FW: Discussion on COJ Historic Preservation for 1744 Main Street North
Attachments: Juice Storefront Presentation.pdf

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

From: Elias Hionides <ehionides@gmail.com>
Sent: Wednesday, June 11, 2025 5:58 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: Discussion on COJ Historic Preservation for 1744 Main Street North

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> Elias,

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We thank you for your continued efforts in preserving the City's historic structures.

Best Regards,

Arimus

--

Arimus T. Wells, MPA

City Planner Supervisor

Historic Preservation Section

Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7824

From: Elias Hionides <ehionides@gmail.com>
Sent: Thursday, June 5, 2025 11:18 AM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
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Arimus, I want to reach out to you about a COA application that seems to be getting blown out of proportion for the property located at 1744 N Main Street (Juice Wine Bar). You were very helpful with our project at 1st and Main and I saw our efforts to preserve and recreate the history of Springfield.

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    1. Firstly, it can be found throughout the district such as 1731 N Main St (across the street)
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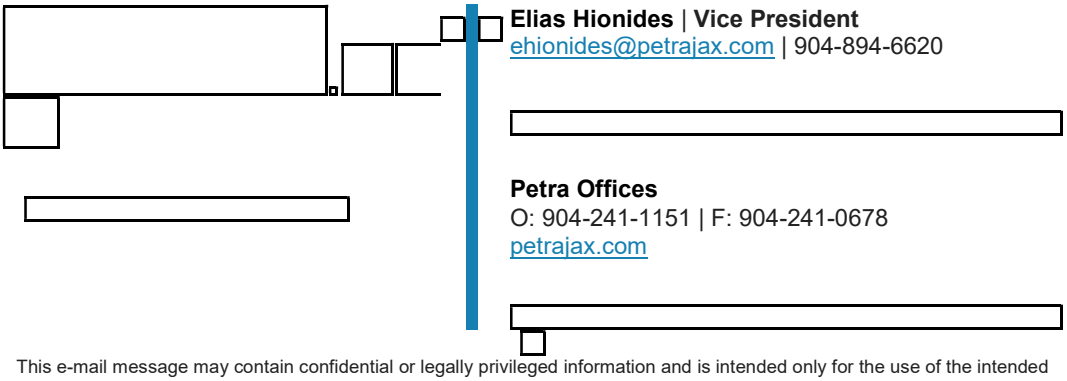
Thank you and let me know if you would like to meet and discuss in more detail. Time is of the essence as we want to ensure the small business owner is able to operate with a beautiful building.

--



Elias Hionides | **Vice President**
ehionides@petrajax.com | 904-894-6620

Petra Offices
O: 904-241-1151 | F: 904-241-0678
petrajax.com

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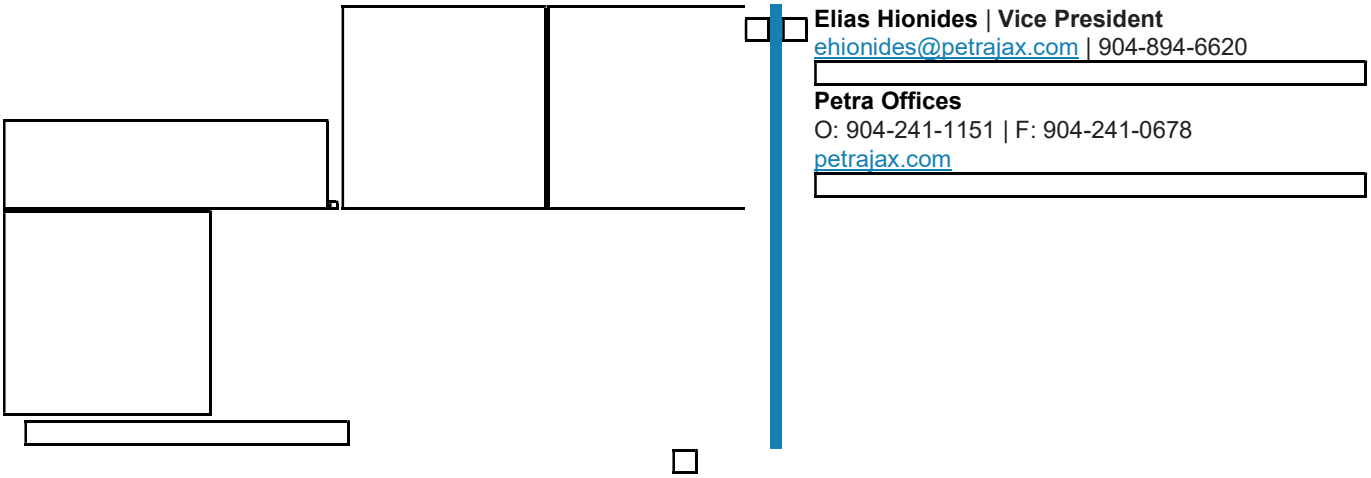

Elias Hionides | **Vice President**
ehionides@petrajax.com | 904-894-6620

Petra Offices
O: 904-241-1151 | F: 904-241-0678
petrajax.com

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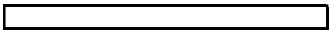

Arsenault, Caleb - PDCM

From: Wells, Arimus - PDCM
Sent: Tuesday, June 17, 2025 4:46 PM
To: Elias Hionides
Subject: RE: Discussion on COJ Historic Preservation for 1744 Main Street North

Elias,

I just had a meeting with Acting Director Parola to discuss your project. We would like to get a non-binding opinion from the Commission on the proposed brick veneer and where that would fall under the 2025 COA Matrix. This discussion item would be added to next week's agenda on June 25, 2025 at 1 pm.

If the Commission agrees to interpret the new brick veneer as partial siding replacement (or any other item listed under the administrative section), then we would be happy to process your request administratively. If the Commission agrees to interpret the new brick veneer as a "covering," then we would forward your actual COA application to the next commission meeting on July 23, 2025.

Best Regards,

Arimus
--

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

From: Elias Hionides <ehionides@gmail.com>
Sent: Tuesday, June 17, 2025 4:28 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: Discussion on COJ Historic Preservation for 1744 Main Street North

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Arimus, can you please advise?

On Fri, Jun 13, 2025 at 1:20 PM Wells, Arimus - PDCM <ArimusW@coj.net> wrote:

> Elias—I'm currently in a meeting, but will call you at 1:30

Arimus T. Wells, MPA

City Planner Supervisor

Historic Preservation Section

Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7824

From: Elias Hionides <ehionides@gmail.com>
Sent: Friday, June 13, 2025 1:17 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: Discussion on COJ Historic Preservation for 1744 Main Street North

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Arimus, please call when you can. After reviewing your matrix more closely my attorney has suggested we meet to discuss an administrative approval.

On Wed, Jun 11, 2025 at 5:58 PM Elias Hionides <ehionides@gmail.com> wrote:

> See attached photos of the front.
>
> We are using a standard 4x4 black tile see here.

We have also decided to keep the historic detail in the corners of the building to further reinforce the historic character of the building. See attached updated presentation.

Let me know what else you need to get on the agenda.

On Mon, Jun 9, 2025 at 11:09 AM Wells, Arimus - PDCM <ArimusW@coj.net> wrote:

> Elias,
>
> Thanks for speaking with me about this project. The Department is excited to see this building get rehabilitated and restored. In accordance with the attached 2025 COA Matrix section on "Siding," any siding installation that covers historic siding requires review by the Historic Preservation Commission. I know this is not ideal, but please note the Department is supportive of your request and will recommend an approval to the Commission. The underlying historic masonry is in poor condition, so covering it with a brick veneer is a reasonable solution. Unfortunately, the Commission prohibits us from approving your scope of work administratively.
>
> Before we can invoice you for the HPC meeting on Wednesday, July 23rd, I need you to send me the following items:
>
> - **Front Elevation Pictures** – Please send me a picture of the entrance (with the gate rolled up) since it does appear that the tile has been completely installed already. Additionally, we will need a full façade picture of the front.
> - **Tile Product Information** – Please send me a product info sheet, pamphlet, or a picture with dimensions for the proposed black tile.

We thank you for your continued efforts in preserving the City's historic structures.

Best Regards,

Arimus

--

Arimus T. Wells, MPA

City Planner Supervisor

Historic Preservation Section

Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7824

From: Elias Hionides <ehionides@gmail.com>
Sent: Thursday, June 5, 2025 11:18 AM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Discussion on COJ Historic Preservation for 1744 Main Street North

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Arimus, I want to reach out to you about a COA application that seems to be getting blown out of proportion for the property located at 1744 N Main Street (Juice Wine Bar). You were very helpful with our project at 1st and Main and I saw our efforts to preserve and recreate the history of Springfield.

We have been working with Caleb, who has suggested this property needs to go to the commission, but we would like to avoid the commission and resolve this at the staff level. That being said, below are some of my comments. We would love to meet and discuss and prove that this does not need commission approval. You can also see the attached rendering of the proposed updates, neighboring properties, and the current conditions.

1. This building is non contributing (see Parcel ID Number 071636-0000) - we are within our rights to demolish this building, though we prefer to add accurate historic details as is proposed.
2. We did not remove any historic fabric - what was removed was cementitious siding to determine if the original facade was salvageable. Unfortunately, the brick is severely damaged and pitted and cannot be preserved.
3. The black tile is consistent with Historic Springfield and can be found at 1754 N Main St (next door), 1719 N Main (across the street) among several others.
4. The yellow/beige brick selection is two-fold:

    1. Firstly, it can be found throughout the district such as 1731 N Main St (across the street)
    2. Second, it is as close to a replica of what was previously there (see attached photos)

5. There is a new business who intends to open in the coming weeks at this location, Juice Wine Bar. We have worked hard to find materials and designs that are consistent with NPS guidelines and specifically Historic Springfield. We respectfully ask that you reconsider the need for commission approval due to the evidence above.

Thank you and let me know if you would like to meet and discuss in more detail. Time is of the essence as we want to ensure the small business owner is able to operate with a beautiful building.

--

Elias Hionides | **Vice President**
ehionides@petrajax.com | 904-894-6620

Petra Offices
O: 904-241-1151 | F: 904-241-0678
petrajax.com

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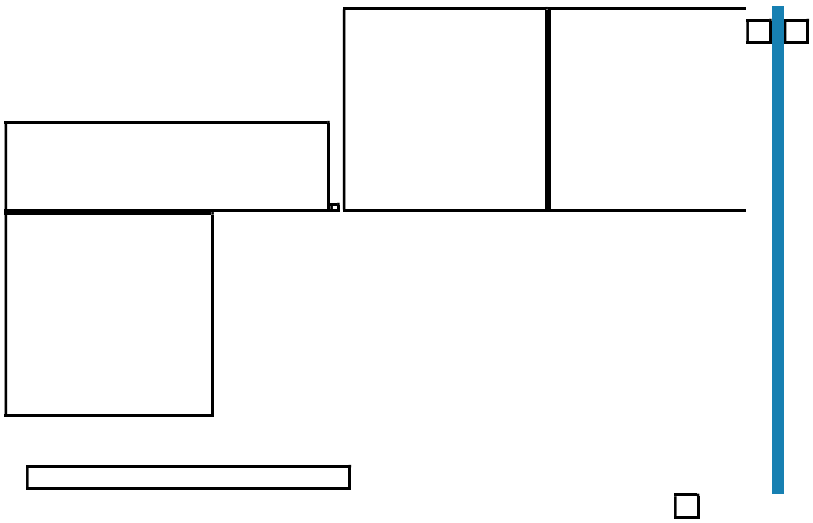

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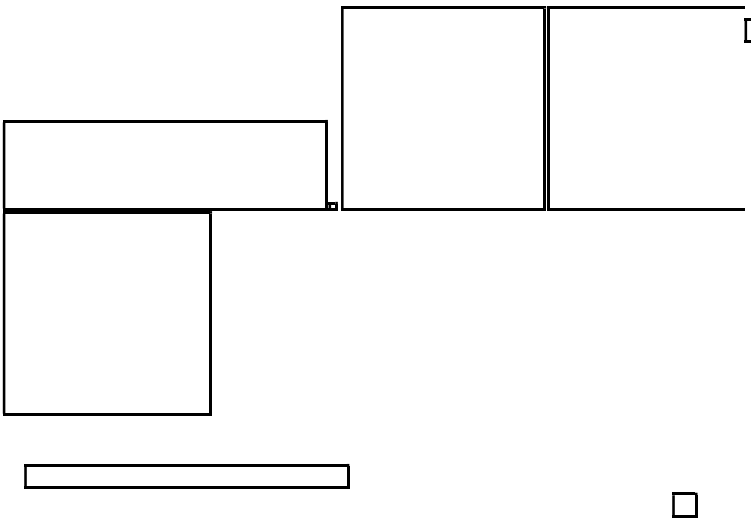

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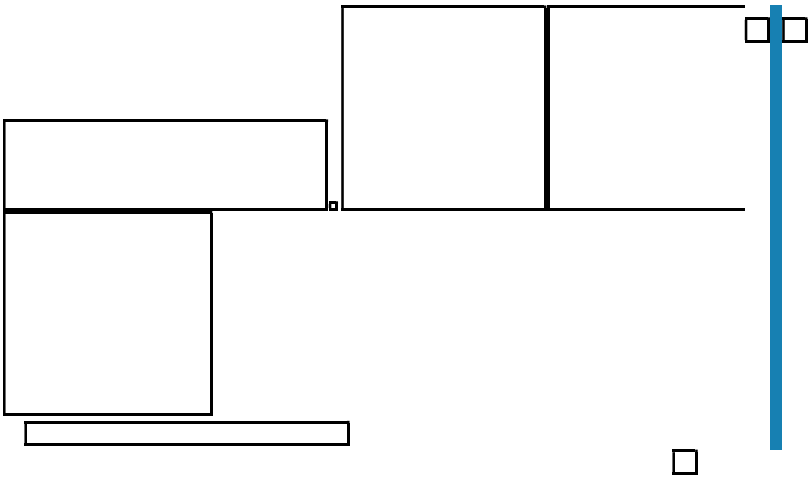

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Arsenault, Caleb - PDCM

From: Arsenault, Caleb - PDCM
Sent: Friday, June 6, 2025 4:08 PM
To: Wells, Arimus - PDCM
Subject: RE: COJ Historic Preservation for 1744 Main Street North
Attachments: 2025 COA Matrix.pdf

Good afternoon,

After coordinating with the rest of Staff, we have determined that this application requires commission review based on the **2025 COA Matrix**. According to the section on "Siding" on page 4, "Any siding installation that covers historic siding" requires review by the commission. Because there is underlying historic masonry, even though it is in poor condition, covering it will need to be reviewed. I do not believe that Staff would object to the use of a sandy masonry veneer. The black tile is a new material to this specific property, so we are discussing that aspect now. We still require a picture of the entrance (with the gate rolled up) since it does appear that the tile has been completely installed already. Additionally, we will need a full façade picture of the front as it now is. Once we receive these pictures and any veneer and tile product information that you have (product info sheet, pamphlet, or a picture with dimensions at least), I believe that we can place this application on the July 23 hearing agenda.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Elias Hionides <ehionides@gmail.com>
Sent: Monday, June 2, 2025 11:52 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: EHIONIDES@PETRAJAX.COM; Sheppard, Lisa - PDCM <Sheppard@coj.net>; Bethany Salcan <bs@petrajax.com>
Subject: Re: COJ Historic Preservation for 1744 Main Street North

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Sounds good - sorry for the confusion. As I said to you before, we are historic restoration experts and focus exclusively on bringing back historic properties to life - let me know ASAP as the small business that is now leasing this space wants to open ASAP.

On Mon, Jun 2, 2025 at 11:43 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Thank you for your prompt response. We did not approve of or instruct the removal any siding. In response to a request to replace the siding, we stated that the new material should be compatible with the existing or underlying material. Our question about the underlying material went unanswered and we were told that the new signage application was being pursued over siding replacement. I will bring the proposed alterations to our internal design review meeting this Wednesday and will reach out with our comments shortly after our meeting.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Elias Hionides <ehionides@gmail.com>
Sent: Monday, June 2, 2025 11:28 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: EHIONIDES@PETRAJAX.COM; Sheppard, Lisa - PDCM <Sheppard@coj.net>; Bethany Salcan <bs@petrajax.com>
Subject: Re: COJ Historic Preservation for 1744 Main Street North

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Hey Caleb, see below.

- What was the exterior material that was removed from the lower portion of the structure? **The material was a hardi-board (cementitious) siding that was broken and in disrepair. We only removed it to see what was underneath (per your instructions).**
- Please confirm the color of the proposed veneer and tiles **Tiles are black 4x4 (as is seen throughout historic Springfield), and brick is a neutral/yellow so as not to be mistaken with the red brick next door at 1748 N Main St.**
- Are you proposing tile just under the left window or under the right window as well? **Under both.**

As you know, we follow strict NPS guidelines when we do any of our work. I can guarantee you the brick and tile is not requiring of a COA as there are no changes occurring to the building outside of National standards.

On Mon, Jun 2, 2025 at 9:48 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good morning,
>
> Thank you for the attachments. I understand that work has been taking place on the subject property without an approved COA. Please halt all exterior work on the property until an approved COA is received. Before we can determine the appropriateness of the proposed materials, can you please address the following:
>
> - What was the exterior material that was removed from the lower portion of the structure?
> - Please confirm the color of the proposed veneer and tiles
> - Are you proposing tile just under the left window or under the right window as well?
>
> Best regards,
>
> **Caleb Arsenault, MHP**
>
> City Planner I
>
> Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Elias Hionides <ehionides@gmail.com>
Sent: Friday, May 30, 2025 3:14 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: EHIONIDES@PETRAJAX.COM; Sheppard, Lisa - PDCM <Sheppard@coj.net>; Bethany Salcan <bs@petrajax.com>
Subject: Re: COJ Historic Preservation for 1744 Main Street North

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Just to clarify the size of the brick is a standard 4x8 - the rendering makes it look a little funny so wanted to clarify.

On Fri, May 30, 2025 at 3:08 PM Elias Hionides <ehionides@gmail.com> wrote:

> Hey Caleb, attached is the rendering of what we are planning to do to the front instead of the cedar shake we originally proposed. It is brick veneer as you had said was required.
>
> The tenant, Jason Zoglman, will send you the additional signage info for their separate COA.
>
> Let me know if you have any other questions.
>
> On Tue, May 6, 2025 at 2:13 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

Thank you for clarifying. It looks like I have been assigned to the new application, so I will take a look at that and get back to you once reviewed. In the meantime, I move to cancel COA-25-32086.

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: Elias Hionides <ehionides@gmail.com>
Sent: Tuesday, May 6, 2025 10:52 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: EHIONIDES@PETRAJAX.COM
Subject: Re: COJ Historic Preservation for 1744 Main Street North

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No we are not. The current app is just for their signage.

On Tue, May 6, 2025 at 10:33 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

I am reaching out as it has been more than a month since we last spoke regarding this application. It looks like there is a new application for this property that was recently submitted, so I want to confirm whether you are still considering the alterations we had previously discussed?

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, March 19, 2025 2:55 PM
To: Elias Hionides <ehionides@gmail.com>
Cc: EHIONIDES@PETRAJAX.COM
Subject: RE: COJ Historic Preservation for 1744 Main Street North

Good afternoon,

It would ultimately depend on the proposal. We could recommend painting the non-historic veneer. We also would recommend matching the brick to the right of the structure as closely as reasonably

possible. Do you know what the material under the existing siding is? If the existing underlying material is brick, then our primary recommendation would be to leave the brick exposed.

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: Elias Hionides <ehionides@gmail.com>
Sent: Tuesday, March 18, 2025 2:40 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: EHIONIDES@PETRAJAX.COM
Subject: Re: COJ Historic Preservation for 1744 Main Street North

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Caleb, can the faux brick be painted? I would be very hesitant to install the brick veneer on this storefront unless I can paint it - mainly because we have original real brick adjacent to it and I think this would look obviously fake.

Let me know,

On Wed, Mar 12, 2025 at 5:04 PM Elias Hionides <ehionides@gmail.com> wrote:

> OK we will look into the brick option and be in touch.
>
> On Wed, Mar 12, 2025 at 1:18 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
>
> > Good afternoon,
> >
> > I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:
> >
> > - After research through prior permits, COAs, Springfield Design Guidelines, and our archives, we cannot find that the structure previously had any form of wood siding. While the cementitious siding is undoubtedly non-historic, our recommendation is to replace it with a historically appropriate material. Given that the subject property is a commercial, masonry vernacular structure within Springfield, it was most likely that the exterior cladding was brick. We would be able to approve of the removal of the cementitious siding and the repair of any potential underlying brick, or possibly the installation of a brick veneer, but the installation of cedar shakes would need to be reviewed by the **Jacksonville Historic Preservation Commission (JHPC)**.
> >
> > Please advise how you would like to proceed.
> >
> > Best regards,
> >
> > **Caleb Arsenault, MHP**
> >
> > City Planner I
> >
> > Historic Preservation Section | Planning Department
> >
> > 214 North Hogan Street, Suite 300
> >
> > Jacksonville, FL 32202
> >
> > Office: **904 – 255 – 7854**

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Elias Hionides | **Vice President**
ehionides@petrajax.com | 904-894-6620

Petra Offices
O: 904-241-1151 | F: 904-241-0678
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O: 904-241-1151 | F: 904-241-0678
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D. Previously Deferred Items to be Heard

Jacksonville
Historic Preservation
Commission

E. Condemned Properties

Jacksonville
Historic Preservation
Commission

F. Historic Designations

Jacksonville
Historic Preservation
Commission

G. Certificates of Appropriateness

Jacksonville
Historic Preservation
Commission

COA-25-32476

2024 Gilmore St

July 23, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-32476

Address: 2024 Gilmore Street, RE# 091470-0000

Location: South side of Gilmore Street, between Margaret Street and Goodwin Street

Owner: STF Capital Group LLC
2144 Rosselle Street
Jacksonville, FL 32210

Applicant: Ben Hartung; Flight Builders
2144 Rosselle Street
Jacksonville, FL 32210

Year Built: N/A

Designation: Riverside Avondale

Request: New Construction

Summary Scope of Work:

1. Construction of a single family residence
2. Installation of a poured concrete driveway

Recommendation: **Approve with Conditions**

Conditions:

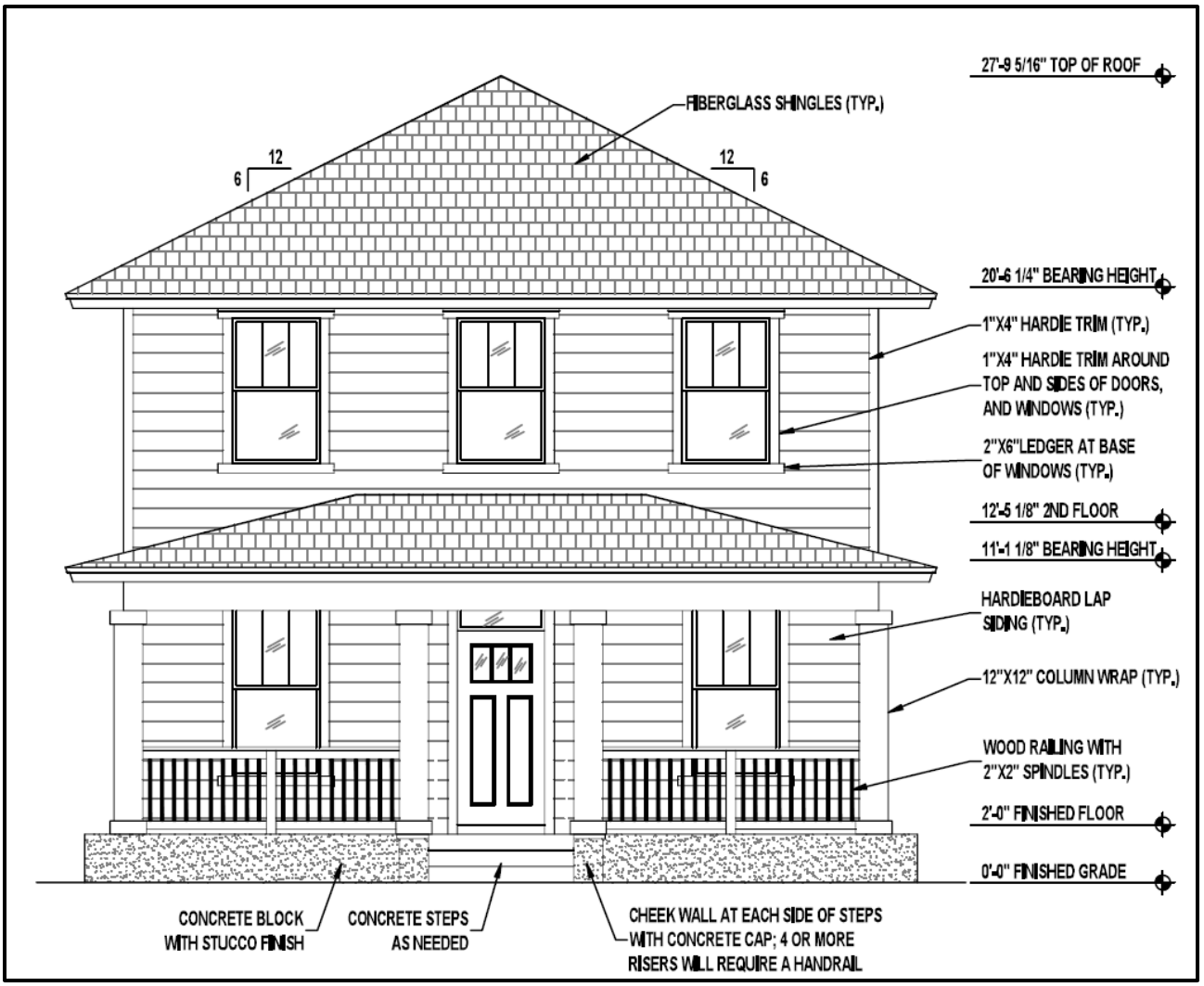
Construction of a Single-Family Residence

1. Materials and height shall be substantially consistent with the elevation drawings dated **February 21**, **2024**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **March 05**, **2025**.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures.
4. 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. An additional window opening shall be on the first-floor rear elevation underneath the proposed window opening on the second-floor rear elevation.
13. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

Installation of a Poured Concrete Driveway

14. Location and orientation shall be as substantially shown on the site plan dated **March 05, 2025**.
15. The driveway shall not be wider than 10 feet with a flare of 12 feet allowed at the curb.
16. The portion of the driveway between the sidewalk and the front wall of the main structure shall be composed of concrete ribbons, gravel, or rectangular pavers.
17. The driveway can be poured concrete past the front wall of the main structure toward the rear of the lot.
18. The driveway apron can be poured concrete.
19. 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).
20. Concrete ribbons shall be between 2 and 3 feet in width.
21. Any existing sidewalk shall not be altered or disturbed in any way.



PROJECT DESCRIPTION

COA-25-32476 is for the construction of a two-story single-family residence within the Historic District of Riverside Avondale. The subject site is currently a vacant interior lot that is approximately one-hundred-and-seventeen (117) feet long and fifty (50) feet wide. As designed, the proposed 2,102 square-foot two-story home will be framed vernacular styled and consist of a shingled hip roof form, a full-width one-story covered front porch, horizontal lap siding, a concrete block foundation with a stucco finish, three-over-one windows along the front elevation, and one-over-one windows on the remaining elevations. Additionally, the scope of work includes the installation of a poured concrete driveway.

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:

- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for compatible reuse of an infill lot in the Riverside Avondale Historic District and contributes to the residential streetscape. The design of the one-story full-width front porch ensures a compatible relationship with other properties in the historic district; the frame vernacular style is consistent with the architectural styles of the neighborhood. Therefore, the proposed development is consistent with Sections 307.106(k)(1 and 2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-seven (27) feet, which is compatible with the heights of the adjacent structures. The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks as shown on the site plan dated March5, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show three-over-one and one-over-one patterned windows with a header height window design characteristic in the Riverside Avondale Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a paneled quarter-light three-grid door with a transom which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the hip roof form is compatible with the roof forms within the District.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Riverside Avondale Historic District. Such details include:
    - The Hardie board lap siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Riverside Avondale;
    - Concrete foundation with stucco finish;
    - Vertically-oriented windows spaced evenly throughout the structure; and
    - Tapered porch columns with caps and bases.
- The Historic District Design Guidelines for the Historic District references “New Construction” and lists Standards Two and Nine of the *Secretary of the Interior’s Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials and

is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot. Also, the proposed new construction is compatible with the surrounding residential structures. The proposed residence is differentiated from historic structures by the finish and materials used and is generally compatible with the massing and architectural features of adjacent properties.

- Staff does not have an objection towards the installation of a driveway but towards the poured concrete material from the front wall of the main structure to the front property line. This is because it negates the Design Guidelines Recommendation #4 to "Use appropriate materials for driveways such as gravel or concrete poured ribbons." Therefore, Staff has conditioned the driveway material and the widths, so the work is consistent with Section 307.106(k)(1) and the Design Guidelines section on "Setting."

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1, 2, 3, 4, 6, 7, 8
- Historic District Design Guidelines, Section on "New Construction" and "Setting"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

New Construction

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

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

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

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

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

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

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

Historic District Design Guidelines, Section on "New Construction"

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

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

Historic District Design Guidelines, Section on "Setting"

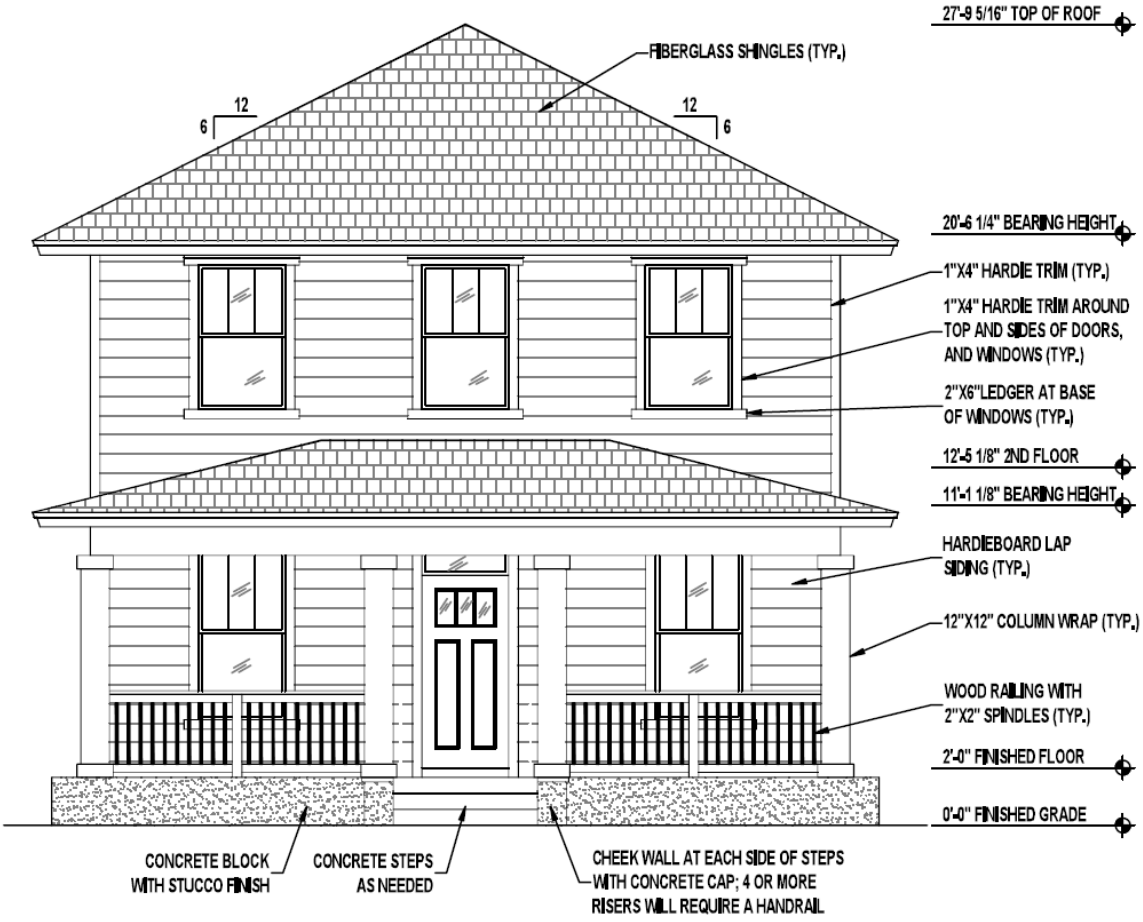
- Parking and Driveways, Recommendation #4: Use appropriate materials for driveways such as gravel or concrete poured in ribbons.

- Parking and Driveways, Avoid #3: Asphalt, pebble surfaced concrete, or other non-historic paving materials.

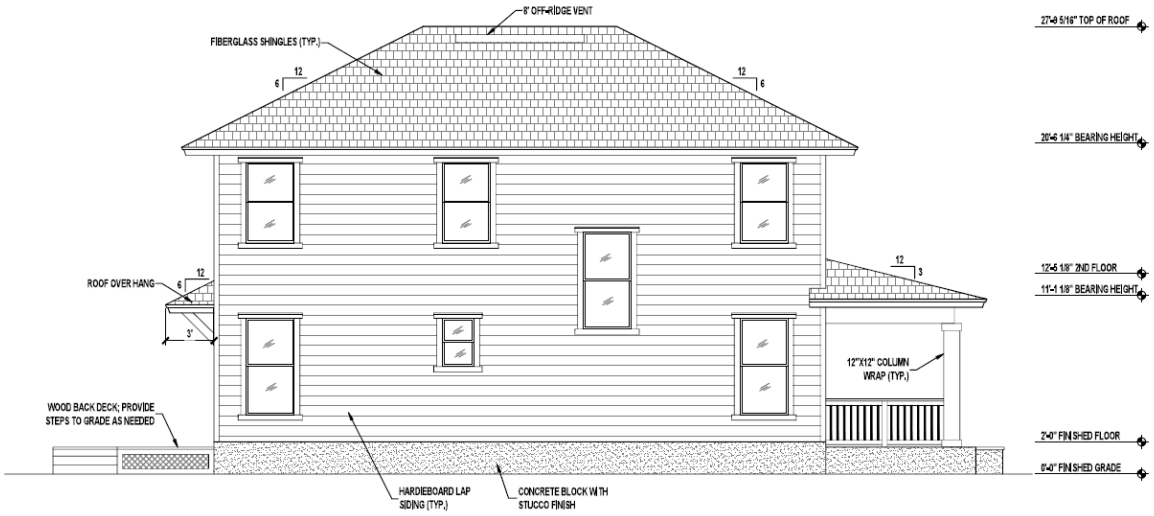
LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

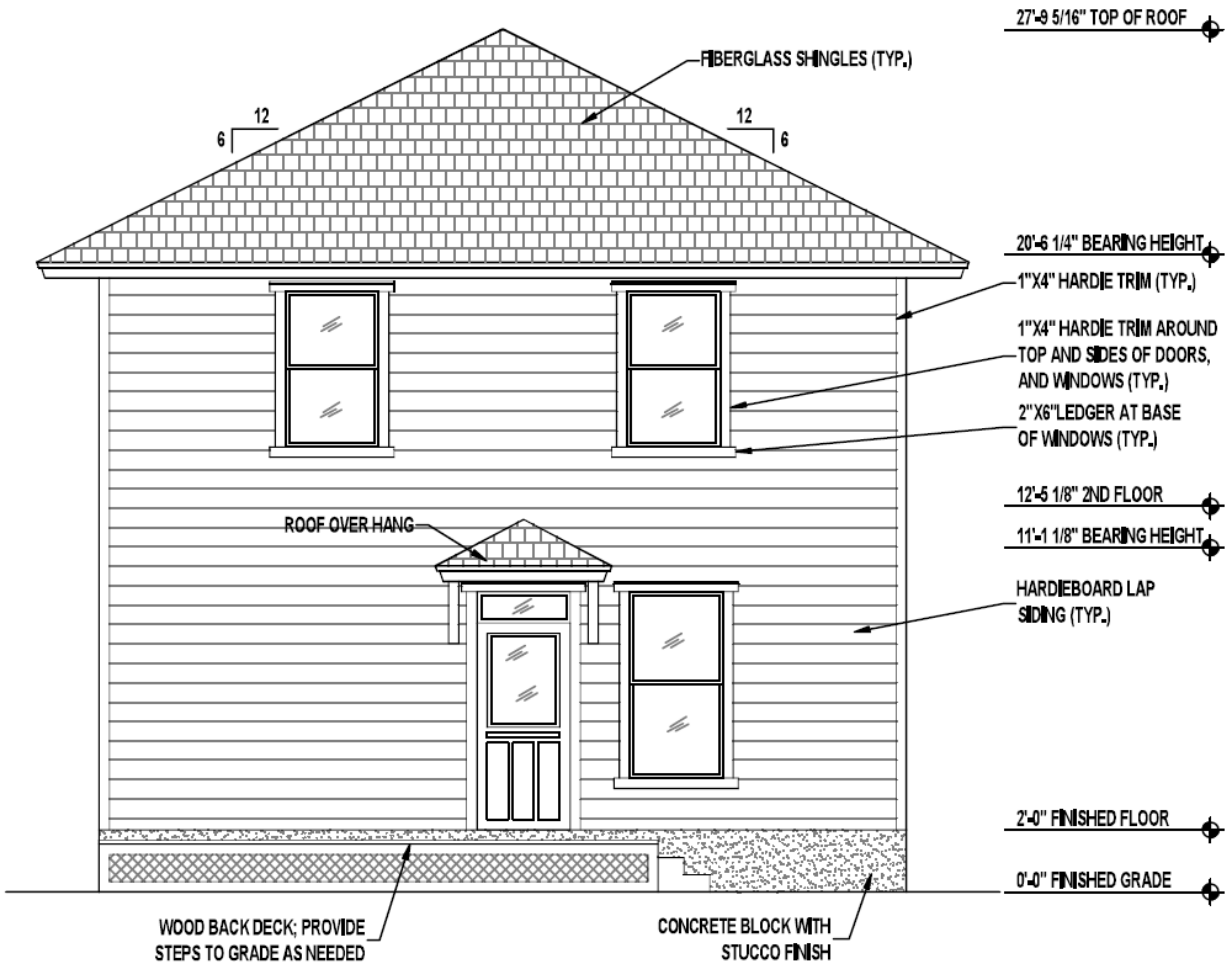
ELEVATION DRAWINGS DATED FEBRUARY 21, 2024



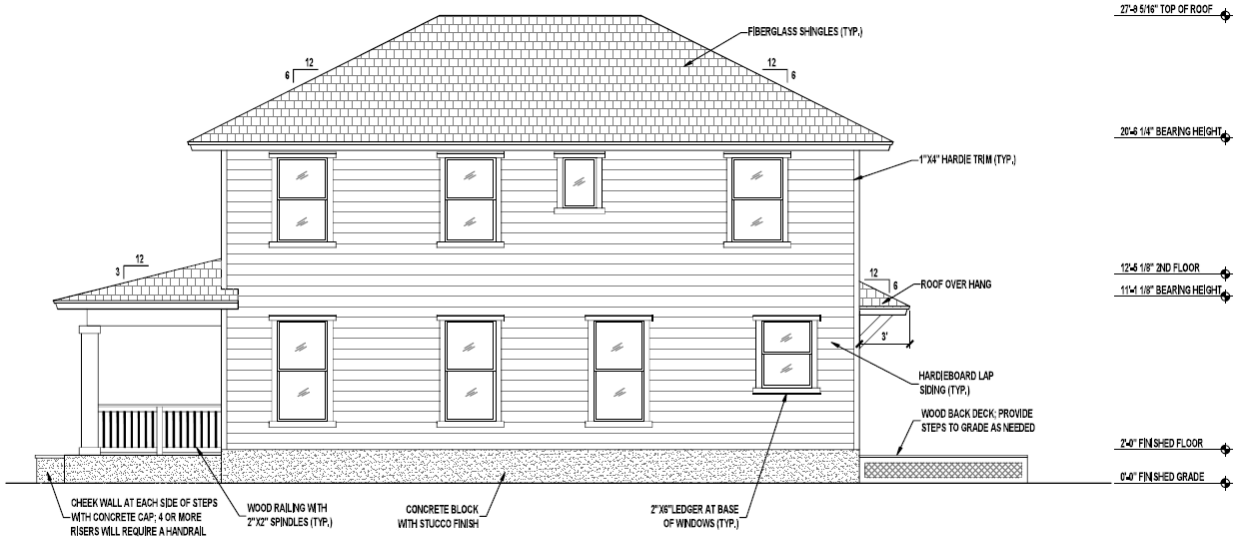
FRONT ELEVATION



LEFT SIDE ELEVATION

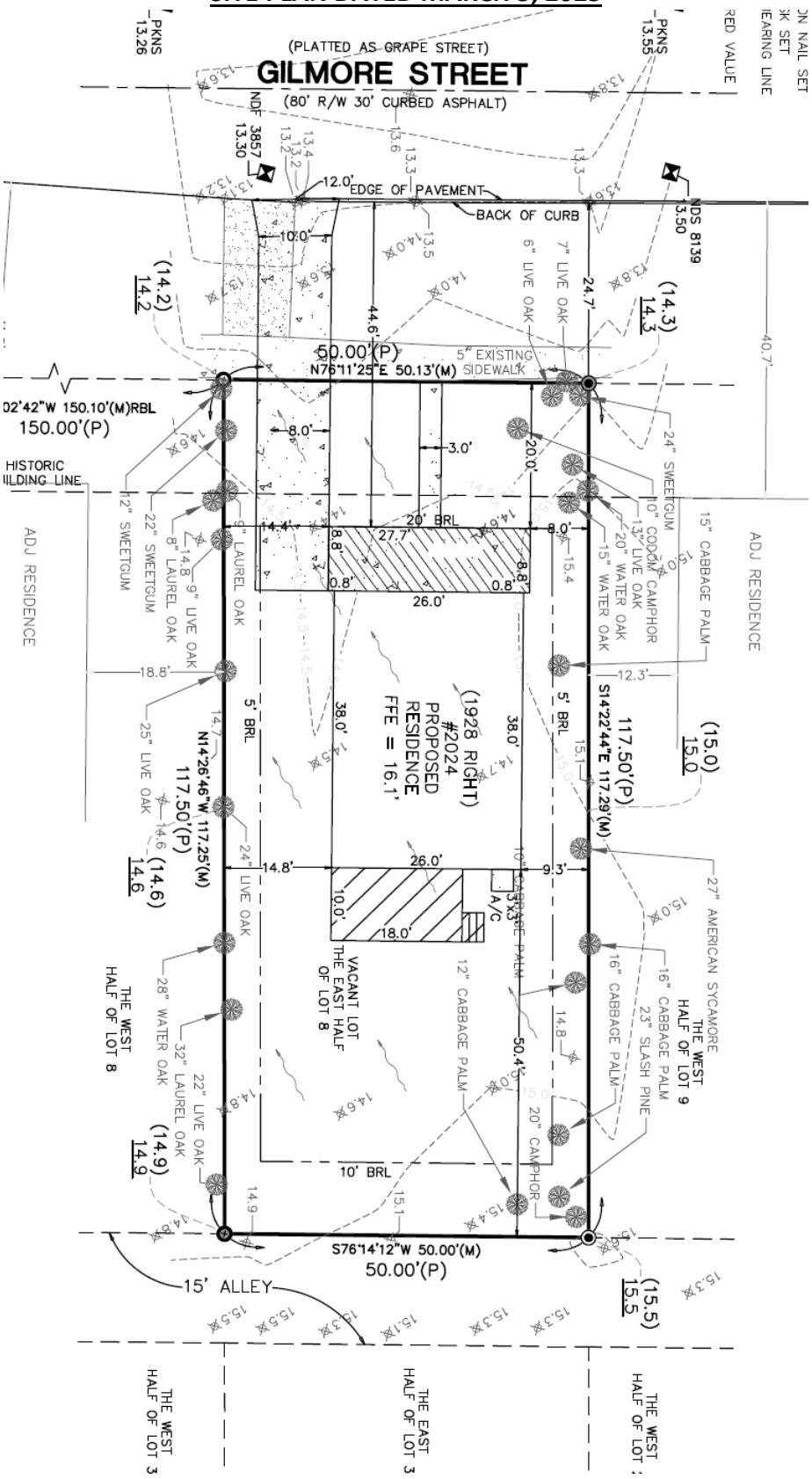


REAR ELEVATION



RIGHT SIDE ELEVATION

SITE PLAN DATED MARCH 5, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	32476	**Application Status**	FOUND SUFFICIENT
Date Started	05/30/2025	**Date Submitted**	05/30/2025

Planning and Development Department Info

COA # COA-25-32476

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 6/16/2025

Forwarded to JHPC ☑

JHPC Meeting Date 7/23/2025

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name HARTUNG **First Name** BEN **Middle Name**

Company Name FLIGHT BUILDERS

Mailing Address 2144 ROSSELLE ST

City JACKSONVILLE **State** FL **Zip Code** 32210

Phone 757 408 4361 **Fax** **Email** BEN@FLIGHTBUILDERS.COM

General Information On Owner(s)

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

Last Name FLYNN **First Name** PAT **Middle Name**

Company/Trust Name STF CAPITAL GROUP LLC

Mailing Address 2144 ROSSELLE ST

City JACKSONVILLE **State** FL **Zip Code** 32210

Phone 7574084361 **Fax** **Email** BEN@FLIGHTBUILDERS.COM

Description Of Property

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

Map	RE#

	091470 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2024	GILMORE ST	32204

Type Of Improvement

- [ ] **Addition**
- [x] **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
LOOKING FOR APPROVAL TO BUILD A HOME WITH A DRIVEWAY AT PARCEL 09147-0000.

Addition Information

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

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

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**

Driveway - Required Attachments For Complete Application

- [x] **Site Plan** - Site plan/survey showing placement of new driveway.
- [x] **Proposed Materials For Driveway**
- [x] **Photos Of Property** - Photos of property with affected area/photo of existing curb-cut.

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: 7/1/25

COA#: 324476

Address: 2144 Rosselle St
Jax FL 32204

Owner: STF Capital Group LLC

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 324476 **were posted on the property/site located at:**

091470-0000
Real Estate Number(s)

2024 Gilmore St
Street Address

Jax FL 32204
City, State Zip Code

Printed Name Pat Flynn

Signature P P

Dated this 1st day of July, 20 25.

Detail by Entity Name

Florida Limited Liability Company
STF CAPITAL GROUP LLC

Filing Information

Document Number	L23000251196
FEI/EIN Number	93-1503979
Date Filed	05/22/2023
Effective Date	05/22/2023
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/07/2023
Event Effective Date	NONE

Principal Address

2144 Rosselle Street
JACKSONVILLE, FL 32204

Changed: 01/08/2025

Mailing Address

2144 Rosselle Street
JACKSONVILLE, FL 32204

Changed: 01/08/2025

Registered Agent Name & Address

ROMANELLO, DUANE C
1919 BLANDING BLVD
JACKSONVILLE, FL 32210

Authorized Person(s) Detail

Name & Address

Title MGR

OCEAN NORAJANE LLC
2144 Rosselle Street
JACKSONVILLE, FL 32204

Annual Reports

Report Year	Filed Date
2024	07/17/2024
2025	02/14/2025

Document Images

02/14/2025 -- ANNUAL REPORT	View image in PDF format
07/17/2024 -- ANNUAL REPORT	View image in PDF format
08/07/2023 -- LC Amendment	View image in PDF format
05/22/2023 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
OCEAN NORAJANE, LLC

Filing Information

Document Number	L17000130897
FEI/EIN Number	82-1895755
Date Filed	06/16/2017
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/14/2023
Event Effective Date	NONE

Principal Address

2144 Rosselle Street
Jacksonville, FL 32204

Changed: 01/08/2025

Mailing Address

2144 Rosselle Street
Jacksonville, FL 32204

Changed: 01/08/2025

Registered Agent Name & Address

Romanello, Duane C.
1919 Blanding Blvd.
Jacksonville, FL 32210

Name Changed: 11/11/2020

Address Changed: 04/08/2021

Authorized Person(s) Detail

Name & Address

Title MGR

FLYNN, PATRICK
2144 Rosselle Street
JACKSONVILLE, FL 32204

Annual Reports

Report Year	Filed Date
2023	04/13/2023
2024	04/24/2024
2025	02/13/2025

Document Images

02/13/2025 -- ANNUAL REPORT	View image in PDF format
04/24/2024 -- ANNUAL REPORT	View image in PDF format
11/14/2023 -- LC Amendment	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
11/11/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
04/08/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
02/15/2018 -- ANNUAL REPORT	View image in PDF format
06/16/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

LEGEND

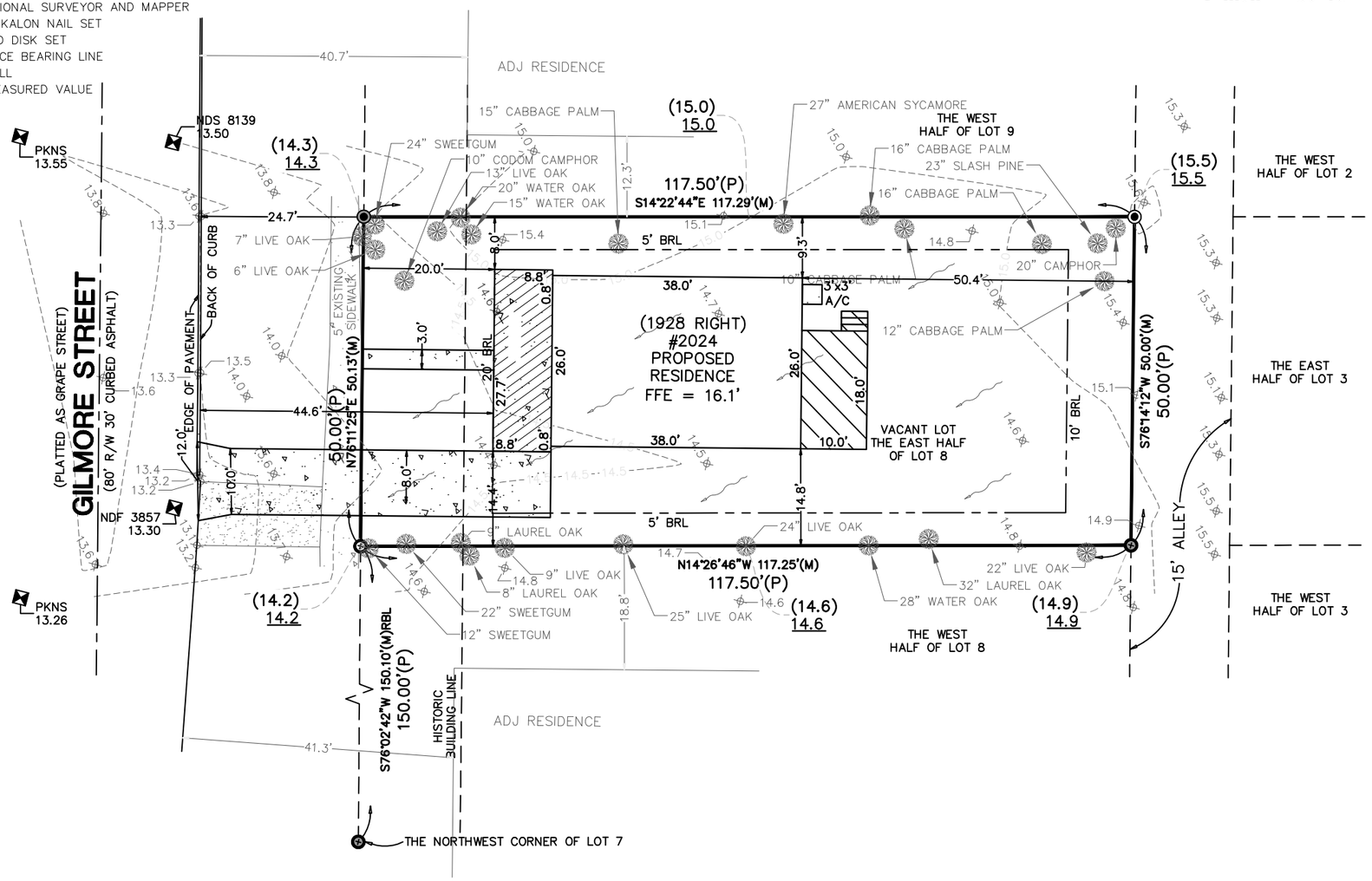
⊠	= SITE BENCHMARK
◉	= FOUND 5/8" IRON ROD WITH NO IDENTIFICATION
◉	= FOUND 1/2" IRON ROD YELLOW-CAPPED WITH NO IDENTIFICATION
⊕	= FOUND 1/2" IRON ROD WITH NO IDENTIFICATION
⊕	= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
(10.0)	= EXISTING ELEVATION
10.0	= PROPOSED ELEVATION
⌖	= EXISTING GROUND ELEVATIONS
	= EXISTING DRAINAGE FLOW
	= EXISTING TREE
	= EXISTING CONCRETE
	= EXISTING ASPHALT
	= PROPOSED CONCRETE
	= PROPOSED COVERED
	= PROPOSED WOOD

A/C	= AIR CONDITIONER ON PAD
FFE	= FINISHED FLOOR ELEVATION
JEA	= JACKSONVILLE ELECTRIC AUTHORITY
BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
R/W	= RIGHT-OF-WAY LINE
BOC	= BACK OF CURB
EOP	= EDGE OF PAVEMENT
CODOM	= CODOMINANT
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PKNS	= PARKER KALON NAIL SET
NDS	= NAIL AND DISK SET
RBL	= REFERENCE BEARING LINE
(P)	= PLAT CALL
(M)	= FIELD MEASURED VALUE

ZONING INFORMATION
CRO FROM PROPERTY APPRAISER'S WEBSITE
- **FRONT 20'**
- **SIDE 5'**
- **REAR 10'**

LOT AREA TABLE, ft²	
LOT	5870.65
PROPOSED BUILDING	1412.39
AC PAD	9.00
DRIVEWAY/SW TO R/W	348.4
TOTAL IMPERVIOUS AREA:	1769.75 (30.1%)

GRAPHIC SCALE
0 20 30
(IN FEET)
1 inch = 20 ft.



SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
15. Elevations if shown are based on the North American Vertical Datum of 1988.
16. Dimensions for the proposed residence shown hereon are from the provided foundation plan.
17. See house plan "1928 RIGHT" for additional details.
18. **Plat hereon contains no angles or bearings for comparison to field measured values.**
19. **Current FEMA F.I.R. Maps show property in FLOOD ZONE "X", according to flood insurance rate map panel: #12031C0358J. effective on 11/2/2018.**
20. **REVISION: HOUSE MOVED PER CLIENT REQUEST- 04/29/25**
21. **REVISION: PLAN REVISED PER CLIENT REQUEST- 05/12/25**

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date

Brandon D. Shugart, PSM #7009
surveying@imecivil.com

LEGAL DESCRIPTION

THE EAST ONE-HALF OF LOT 8, BLOCK 97, RIVERSIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLOT PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **FLIGHT BUILDERS**

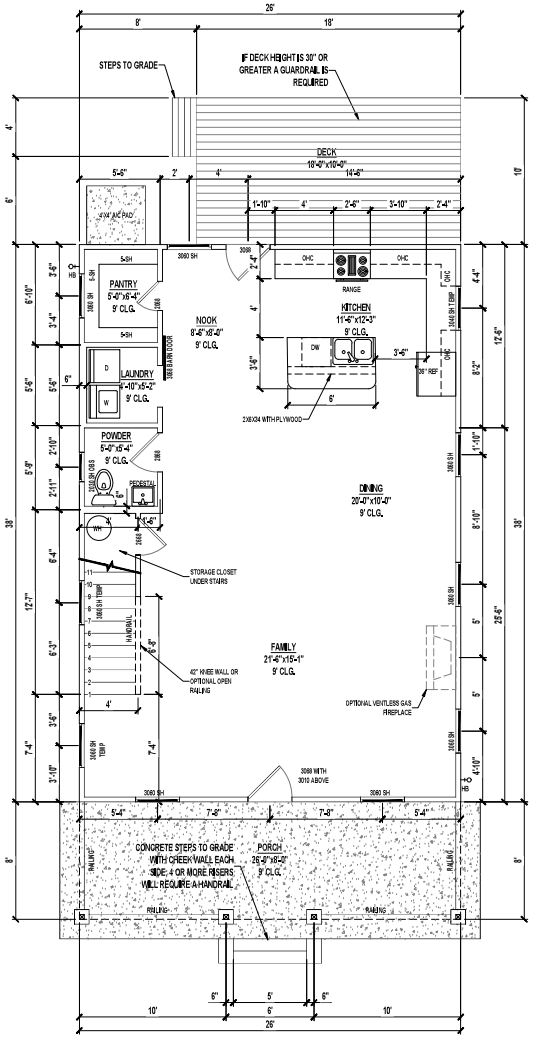
AT: 2024 GILMORE STREET
JACKSONVILLE, FL 32205

Drawn By:	VG
Field Survey Date:	03/05/2025
FB/PG:	58-JHD1

Scale 1" = 20 Feet
Drawing/File #: 022625.3

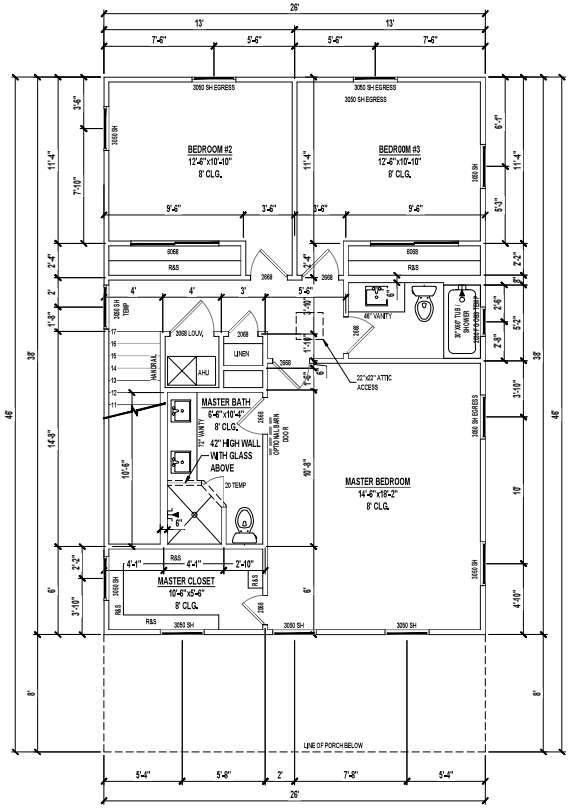
Additional Information/Certifications:
XXXXX

2024 Gilmore St Jax FL 32204



1ST LEVEL FLOOR PLAN

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



2ND LEVEL FLOOR PLAN

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

Digitally signed by William E. Shields, Jr.
DN: cn=William E. Shields, Jr., o=Shields CAD Services, LLC, ou, email=billeshields@gmail.com, c=US
Date: 2024.02.21 08:20:47 -05'00'

BUILDING AREAS

1ST FLOOR HEATED AREA:	988 SF
2ND FLOOR HEATED AREA:	940 SF
TOTAL HEATED AREA	1,928 SF
PORCH:	208 SF
TOTAL UNDER ROOF:	2,376 SF
DECK:	180 SF

CONDITIONED SPACE = 16,412 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A1.1	FLOOR PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	ELECTRIC PLANS
A2.1	ELEVATIONS
A3.1	DETAIL SHEET
A3.2	ELEVATION DETAILS

CODE INFORMATION

BUILDING CODE:	2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION 2023 FLORIDA BUILDING CODE PLUMBING 2023 FLORIDA BUILDING CODE MECHANICAL 2020 NEC
CONSTRUCTION TYPE:	5B
OCCUPANCY CLASS:	R-3

2 STORY RESIDENCE
ADDRESS

FLOOR PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billeshields@gmail.com

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Prepared For:
FLIGHT BUILDERS
2144 Rosselle St
Jacksonville, FL 32204
(904) 569-5785

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			
7			

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Date	02-21-24
Scale	AS SHOWN
Job	1928H-R-9/8
Sheet	A1.1

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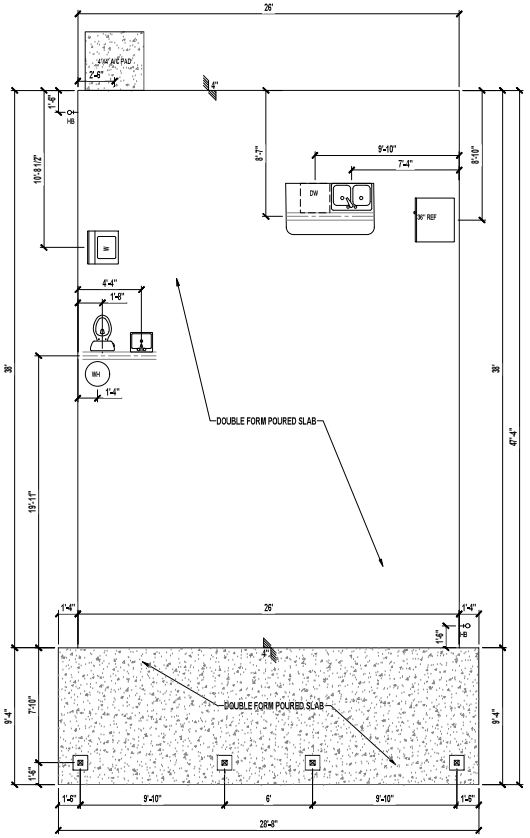
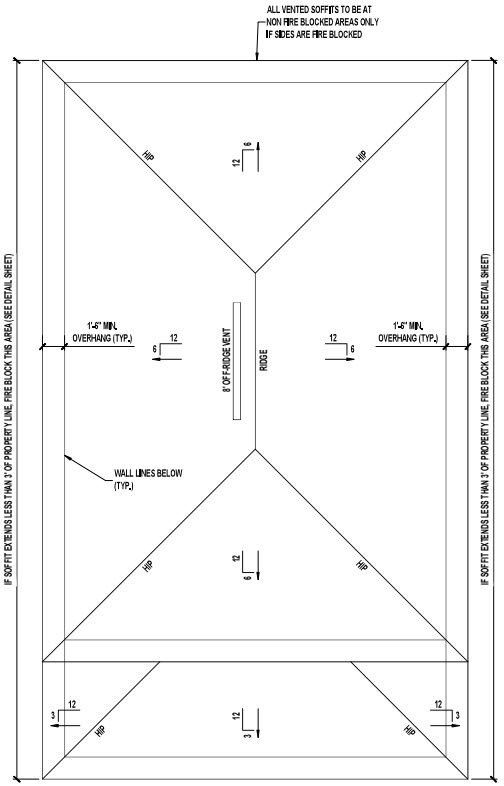
2024 Gilmore St Jax FL 32204



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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



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

VENT CALCULATIONS

SOFFIT VENTS
VENTILATED ATTIC AREA: 940 SQ. FT.
940 / 300 = 3,13 SQ. FT.
3,13 SQ. FT. X 144 = 451 SQ. IN. TOTAL NET FREE VENT AREA
451 X 50% = 225,5 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6,55 SQ. IN. NET FREE PER LF
225,5 / 6,55 = 34,43 LF VENTED SOFFIT REQUIRED

OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 940 SQ. FT.
940 / 300 = 3,13 SQ. FT.
3,13 SQ. FT. X 144 = 451 SQ. IN. TOTAL NET FREE VENT AREA
451 X 50% = 225,5 SQ. IN. NET FREE
(1) 8' OFF-RIDGE VENT REQUIRED (288 SQ. IN. EACH)

2 STORY RESIDENCE
ADDRESS

FOUNDATION AND ROOF PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bileshields@gmail.com

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Prepared For:
FLIGHT BUILDERS
2144 Rosselle St
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Date 02-21-24
Scale AS SHOWN
Job 1928H-R-9/8
Sheet A1.2

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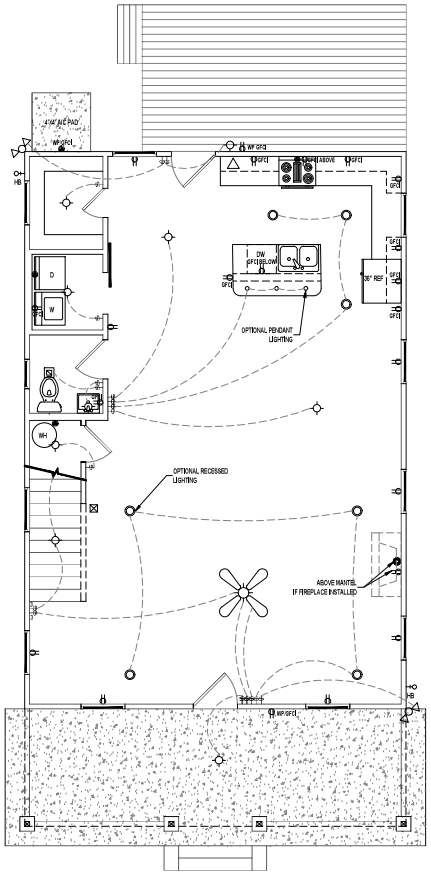
2024 Gilmore St Jax FL 32204



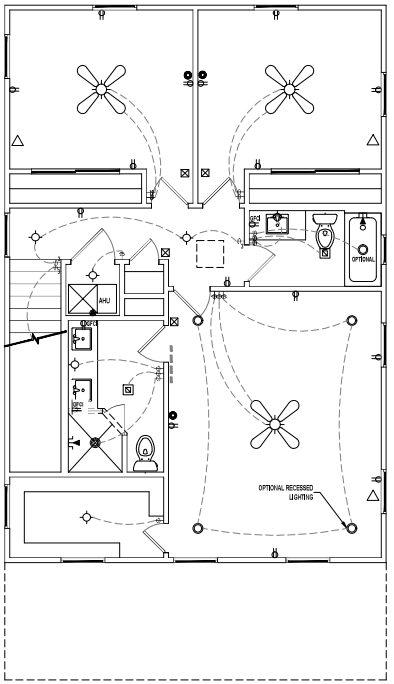
1ST LEVEL ELECTRIC PLAN

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

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:
1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.



2ND LEVEL ELECTRIC PLAN

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

2 STORY RESIDENCE
ADDRESS

ELECTRIC PLANS

Shields CAD Services
243 Tarrace Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com
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Prepared For:
FLIGHT BUILDERS
2144 Rosselle St
Jacksonville, FL 32204
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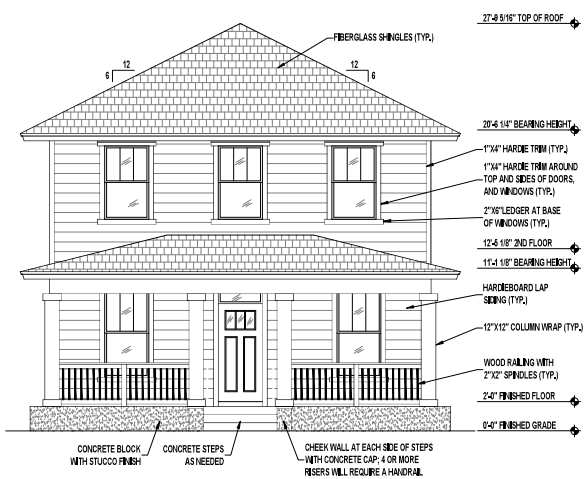
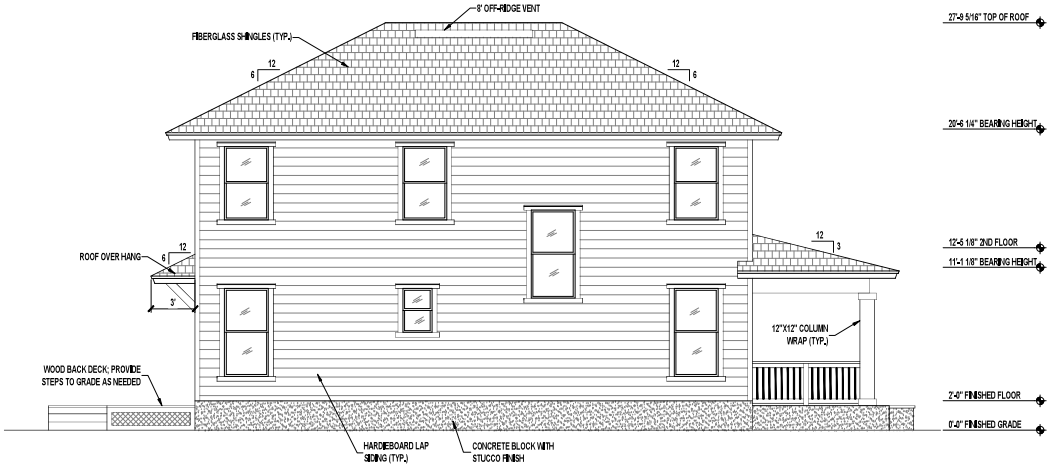
Date 02-21-24
Scale AS SHOWN
Job 1928H-R-9/8
Sheet A1.3



FRONT ELEVATION

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



LEFT SIDE ELEVATION

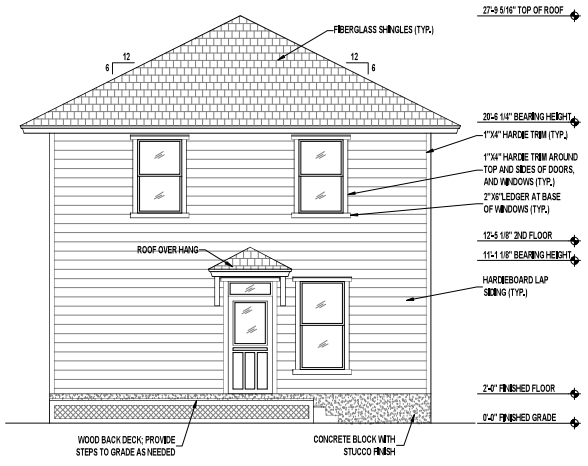
SCALE: 1/4" = 1'-0"

2024 Gilmore St Jax FL 32204

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

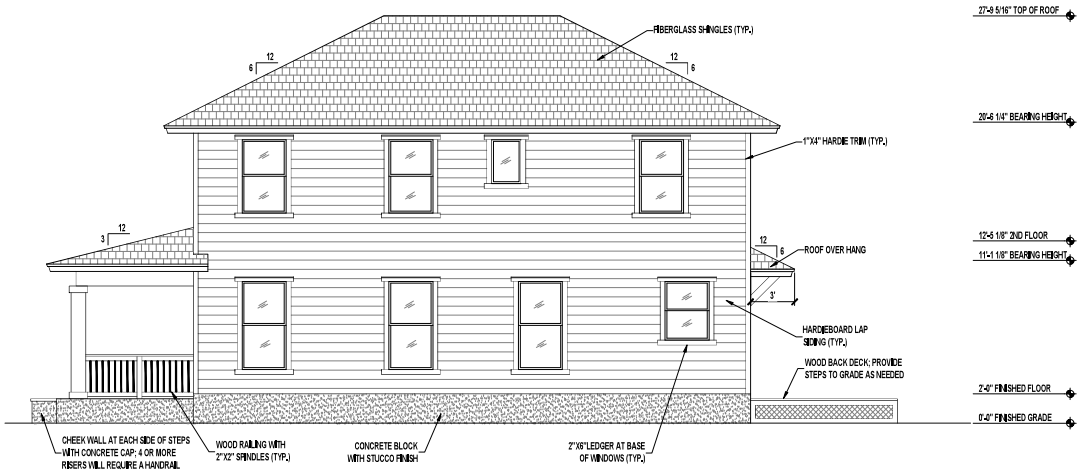
NOTES:

1. ALL CEMENTICIOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. CHEEK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

2 STORY RESIDENCE
ADDRESS

ELEVATIONS

Shields CAD Services
243 Tarrace Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com

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FLIGHT BUILDERS
2144 Rossville St
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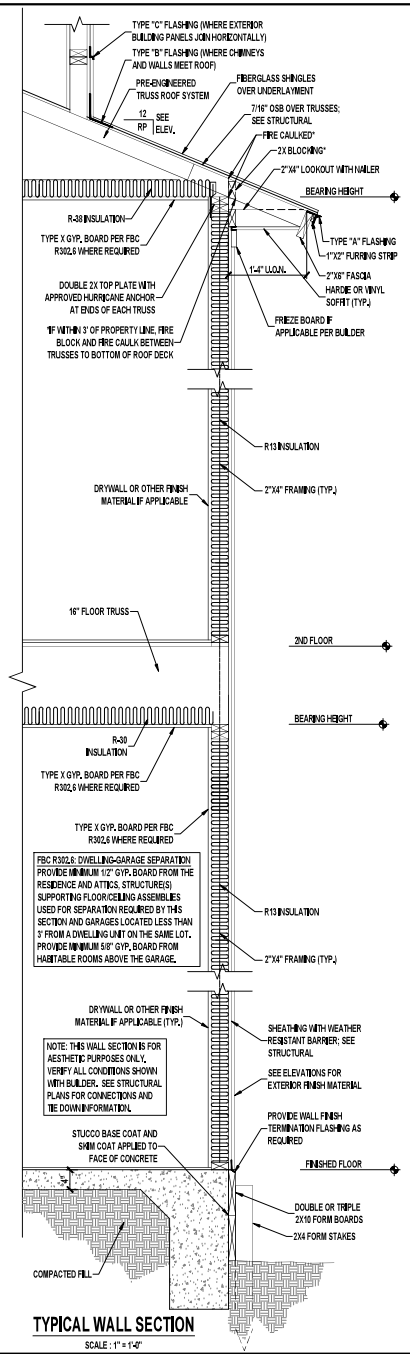
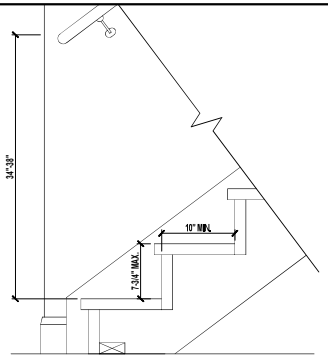
Date	02-21-24
Scale	AS SHOWN
Job	1928H-R-9/8
Sheet	A2.1



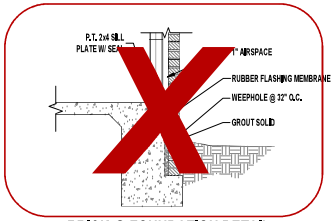
TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



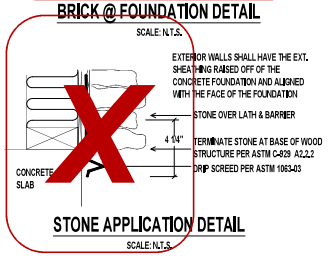
STAIR DETAIL

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



BRICK @ FOUNDATION DETAIL

SCALE: N.T.S.



STONE APPLICATION DETAIL

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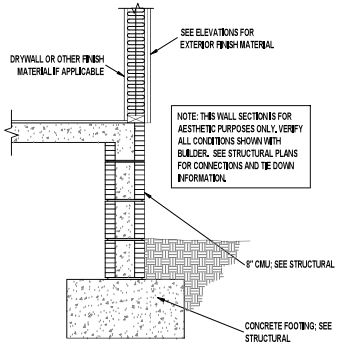
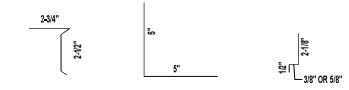


TYPICAL WALL SECTION (STEM WALL OPTION)

SCALE : 1" = 1'-0"



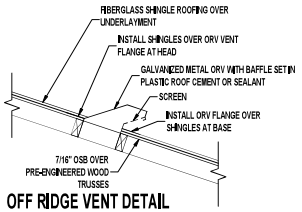
SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE II (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE

FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

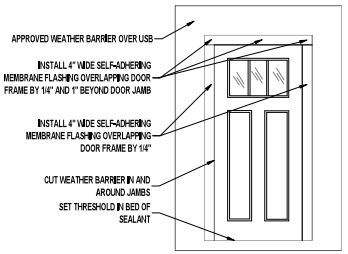
FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"



OFF RIDGE VENT DETAIL

NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR, SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

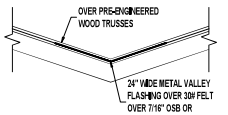
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

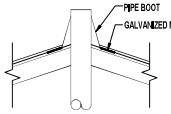
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD.

1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



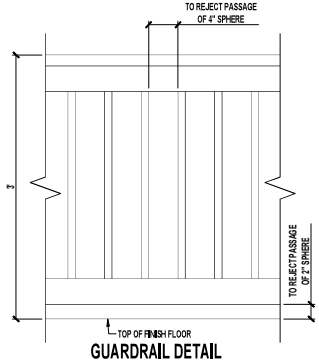
VALLEY FLASHING DETAIL

NOT TO SCALE



PLUMBING STACK FLASHING DETAIL

NOT TO SCALE

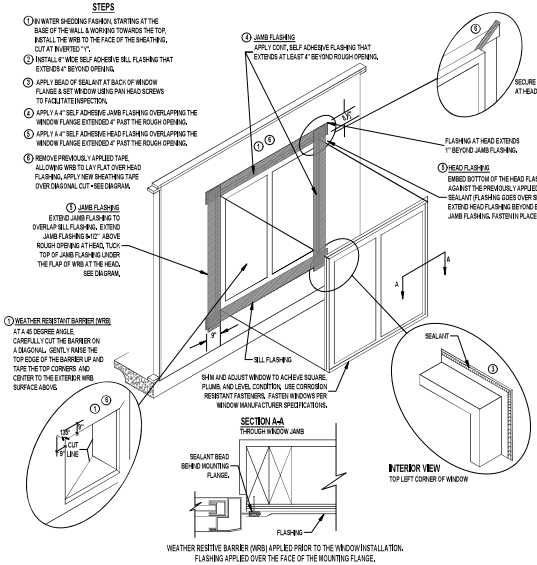


GUARDRAIL DETAIL

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

STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING. CUT AT INVERTED "Y".
2. INSTALL 4" WIDE SELF ADHERIVE SILL FLASHING THAT EXTENDS 4" BEYOND OPENING.
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY A 4" SELF ADHESIVE JAMB FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
5. APPLY A 4" SELF ADHESIVE HEAD FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
6. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT. SEE DIAGRAM.
7. JAMB FLASHING: EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 6"-12" ABOVE ROUGH OPENING AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.



WINDOW INSTALLATION

SCALE: N.T.S.

2 STORY RESIDENCE
ADDRESS

DETAIL SHEET

Shields CAD Services
243 Tarrace Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bfieldsfeds@gmail.com

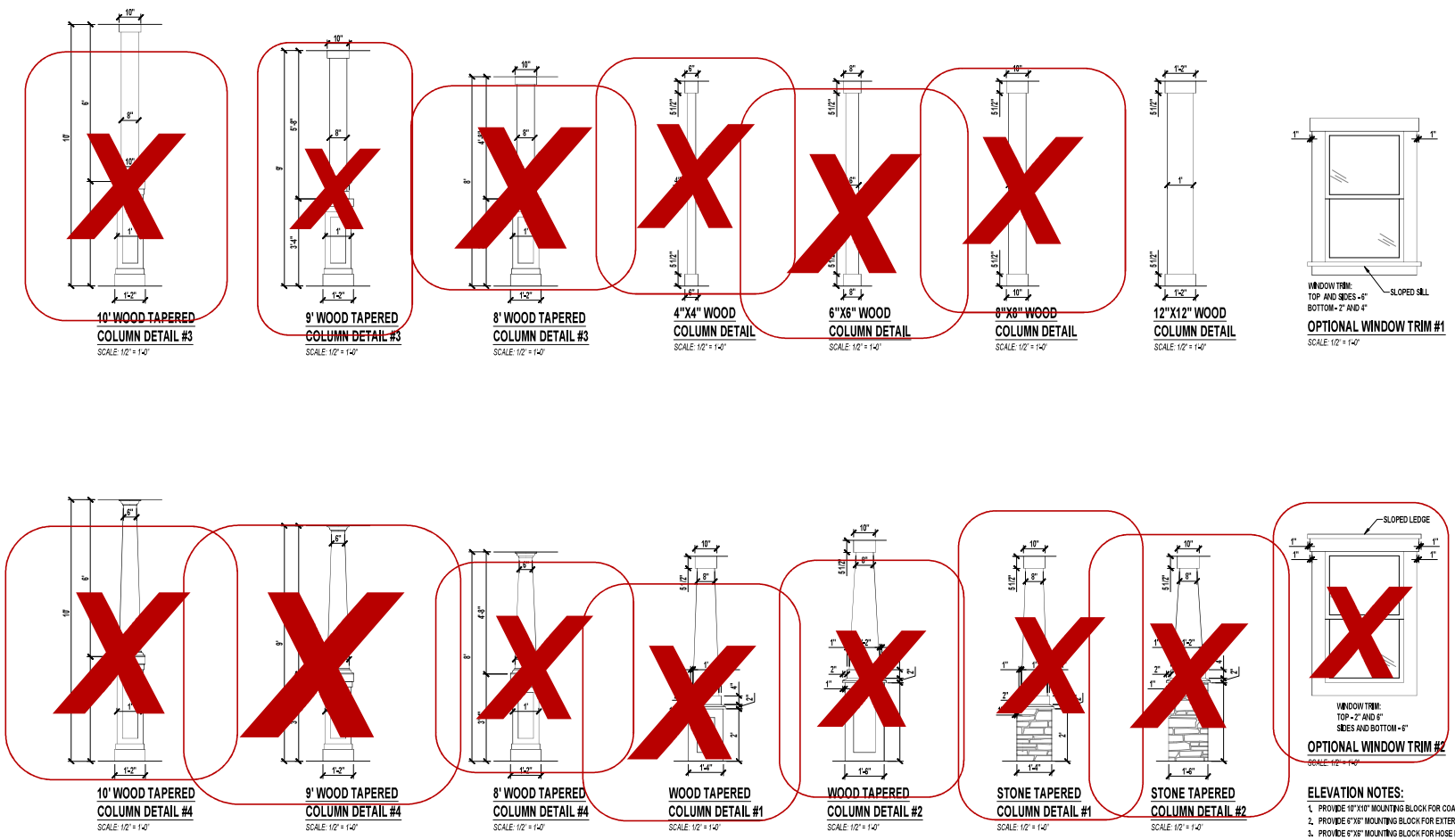
© 2023 Shields CAD Services LLC

Prepared For:
FLIGHT BUILDERS
2144 Rosselle St
Jacksonville, FL 32204
(904) 569-5785

No.	Revisions	Date	By

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS SIGNED AND SEALED BY THE ARCHITECT, BRIAN SHIELDS. JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date	02-21-24
Scale	AS SHOWN
Job	1928H-R-9/8
Sheet	A3.1



ELEVATION NOTES:

1. PROVIDE 10"X10" MOUNTING BLOCK FOR COACH LIGHTS.
2. PROVIDE 6"X6" MOUNTING BLOCK FOR EXTERIOR OUTLETS.
3. PROVIDE 6"X6" MOUNTING BLOCK FOR HOSE BIBS.

2 STORY RESIDENCE
ADDRESS

ELEVATION DETAILS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bileshields@gmail.com
© 2023 Shields CAD Services LLC

Prepared For:
FLIGHT BUILDERS
2144 Rosselle St
Jacksonville, FL 32204
(904) 569-5785

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			
7			

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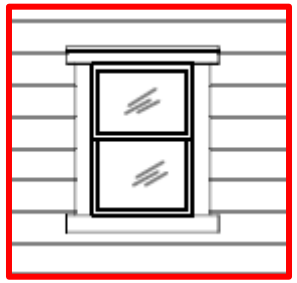
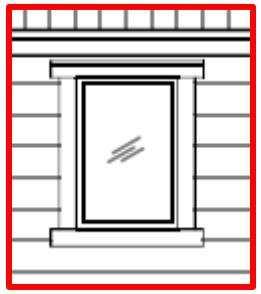
Date 02-21-24
Scale AS SHOWN
Job 1928H-R-9/8
Sheet A3.2

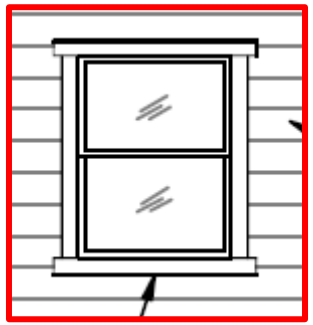
Staff Recommendations for COA-25-32476

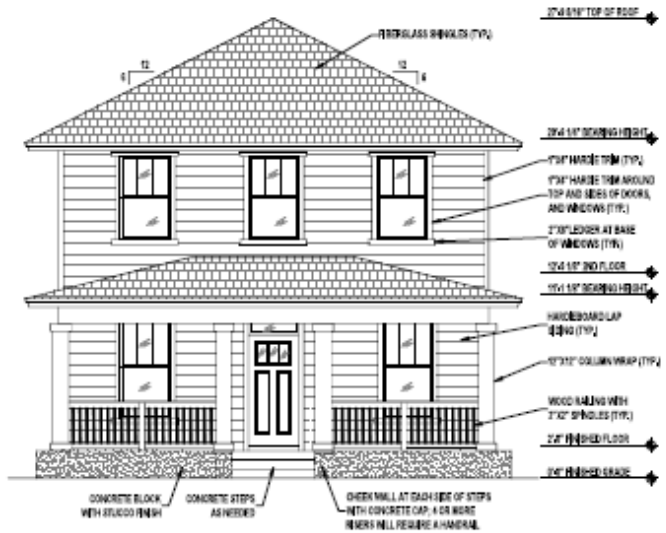
HPS Recommendation:

Add a window opening on the rear elevation. The window opening can be half the length of a regular sized window. Below are examples:

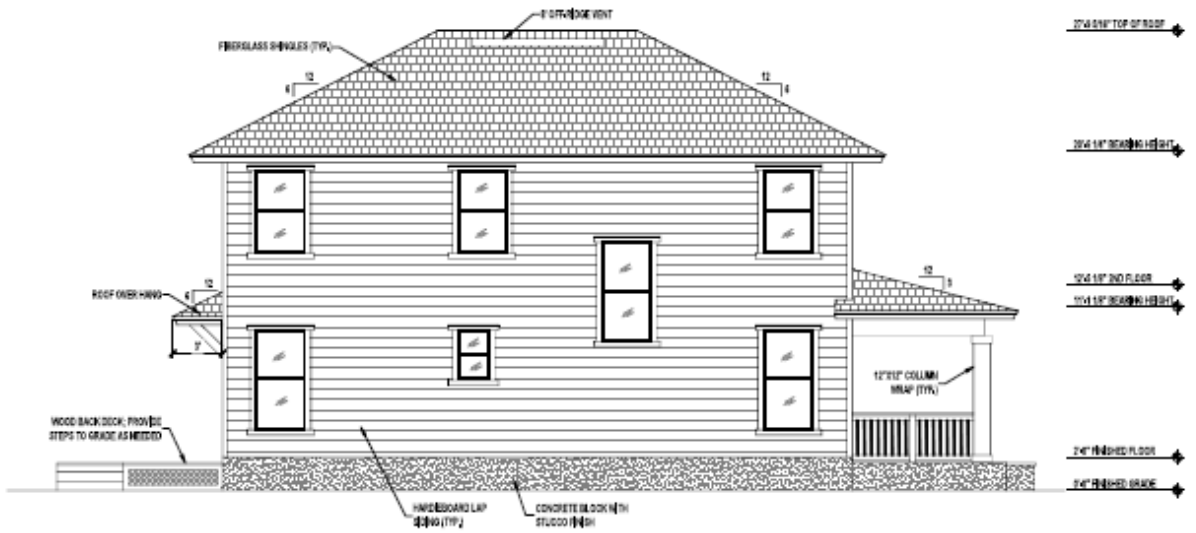








FRONT ELEVATION



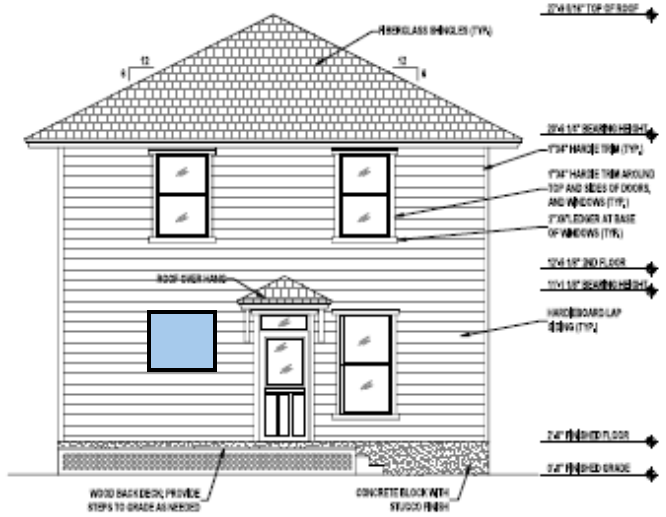
LEFT SIDE ELEVATION

2024 Gilmore St Jax FL 32204

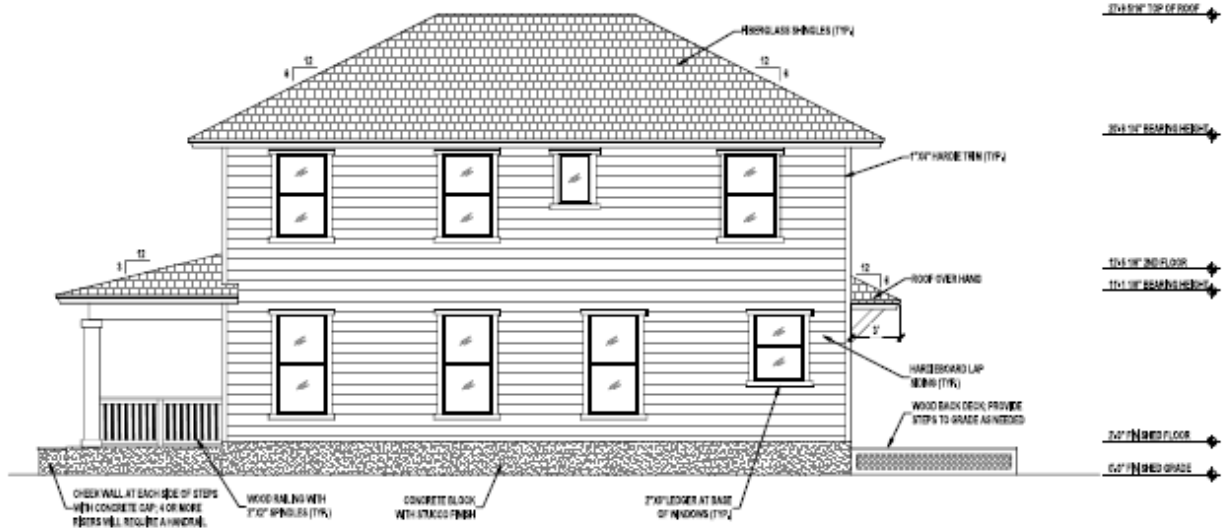
CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTES:

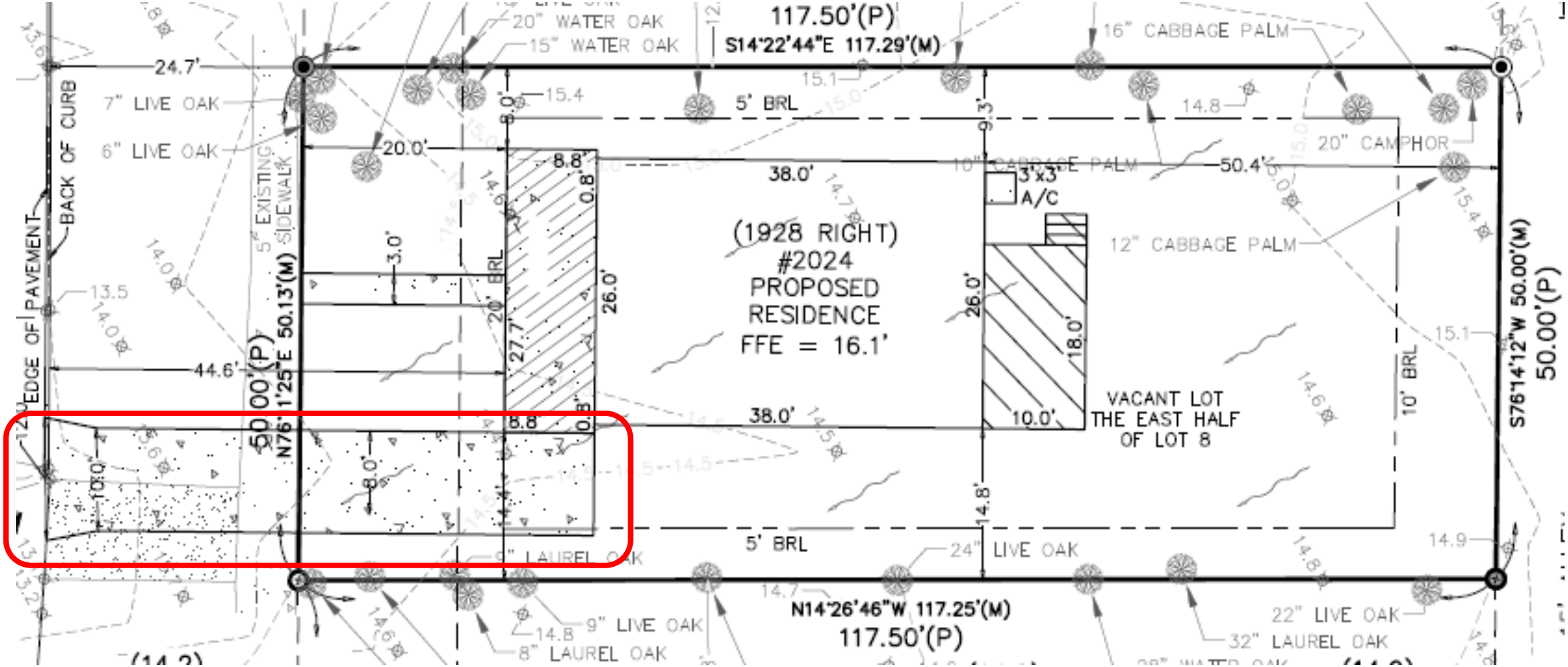
1. ALL VERTICALS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. CHEEK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.



REAR ELEVATION



RIGHT SIDE ELEVATION



HPS Recommendation:

Poured concrete driveways are not traditional to the Historic District. We recommend changing the hardscaping material to a more traditional material: rectangular pavers, gravel, or concrete ribbons.

Existing Street View of 2024 Gilmore Street

Across the Street from 2024 Gilmore Street

Interior Picture of the Proposed Finished Kitchen

COA-25-32483

1352 Lechlade St

July 23, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32483

Address: 1352 Lechlade Street, RE# 079272-0020

Location: South side of Lechlade Street, east side of Tivoli Street

Owner: Petre Biltoc
PHGC Properties LLC
1814 Blanding Boulevard
Jacksonville, FL 32210

Applicant: Heather Biltoc
1814 Blanding Boulevard
Jacksonville, FL 32210

Year Built: N/A

Designation: Riverside Avondale (Non-contributing)

Request: New Construction – Primary Structure
Site Work – Hardscaping; Fences

Summary Scope of Work:
1. Construct a two-story single family residential structure
2. Install a brick paver driveway and walkway
3. Install six (6) foot tall board-on-board fencing along the sides and rear of the property (Administrative)

Recommendation: **Approve with Conditions**

Conditions:
New Construction
1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **June 17, 2025**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan stamped by the Historic Preservation Section **June 18, 2025**.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures.
4. Columns shall have caps and bases.

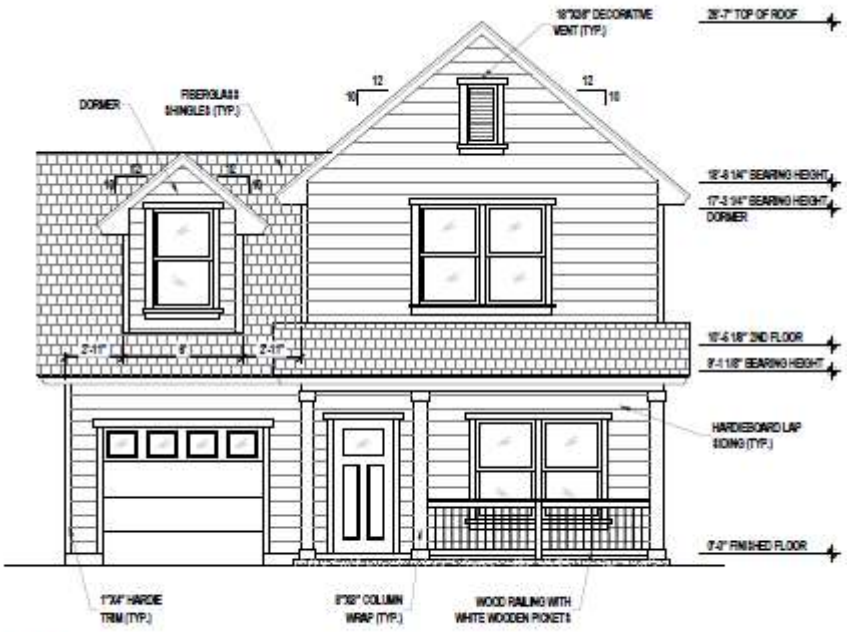
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
7. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
8. The front door shall have clear glass without any decorative etching or frosted glass.
9. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
11. 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.

Hardscaping

12. The driveway shall not be wider than 10 feet with a flare of 12 feet allowed at the curb.
13. 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).
14. Any existing sidewalk shall not be altered or disturbed in any way.

Fencing

15. The location of the fencing and gate(s) shall be substantially consistent with the site plan dated June 18, 2025.
16. Fencing installation shall be consistent with the Fencing and Wall Guidelines.



FRONT ELEVATION

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

PROJECT DESCRIPTION

COA-25-32483 seeks to construct a two-story residential structure within the Riverside Avondale Historic District. The property is an interior lot measuring fifty (50) feet in width and roughly one hundred (100) feet in length. The proposed two-story residential structure will consist of a cross-gabled roof with a dormer, 1/1 sash windows, cementitious lap siding, an attached garage, and a front porch with vertical wooden railing. A six (6) foot tall board-on-board wooden fence will also be installed along the sides and rear of the property.

STAFF SUMMARY AND ANALYSIS

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

- The overall scale, massing, and directional expression of the proposed structure are consistent with other structures along this section of Riverside Avenue. The side and rear setbacks as shown on the site plan dated June 18, 2025, are consistent with other nearby structures. Additionally, the owner has stated that the finished floor elevation will be eighteen (18) inches above the adjacent grade. For these reasons, as conditioned, the scope of work is consistent with Sections 307.106(m)(1, 3, 6, and 7) and 307.106(k)(1 and 2).
- Staff has conditioned it so that the driveway will be no wider than ten (10) feet with a flare of twelve (12) feet allowed at the curb. After speaking with the applicant, this will

be achieved by utilizing a strip of landscaping between the front walkway and driveway to maintain the visual distinction between the driveway and walkway.

- During a conference meeting with the applicant and owner, they stated that front-facing attached garages can be found throughout the district. Staff reviewed all property within a three-hundred-and-fifty (350) foot radius of the subject property to assess how many nearby structures have front-facing garages or carports attached to the primary structure. The findings and map are within the Book Package; however, the findings are summarized as follows:
    - Eight (8) properties within the radius have attached garages. One of these properties is an adjacent non-contributing structure and a contributing structure across the street from the subject property. Both of these garages are enclosed additions.
    - Three (3) of the findings feature carports while the other five (5) enclosed garages appear to be additions or enclosures of carports that took place sometime after construction of each building.
    - Four (4) of the eight (8) properties that were identified are listed as contributing structures and most of the buildings were constructed just after the district's period of significance, consisting primarily of mid-century, Ranch Style homes.
- Rather than detaching the garage and making it an accessory structure, the applicant has proposed to recess the garage wall plane three (3) feet from the front door wall plane in an attempt to make it a less prominent feature of the front facade.
- The proposed elevations show a front door, a garage door, and windows that are consistent with the Door Design Guidelines, the HPS Window Supplement, and proportions on adjacent historic structures. Consistent with Section 307.106(m)(2), the proportions and relationships between the window and doors are also compatible with the architectural style of structures in the neighborhood.
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- Consistent with Section 307.106(m)(4), the design of the cross-gabled roof form is compatible with the roof forms of adjacent properties and those found within the District.
- Consistent with Section 307.106(m)(8), the proposed design of the structure has some architectural details that are in keeping with historic elements found throughout the Riverside Avondale Historic District. Such details include:
    - The lap siding
    - Vertical wooden railing on the front porch
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials and is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No significant historic fabric will be impacted since the lot is

currently vacant. The structure is also compatible in massing, size, and scale to adjacent properties.

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4 and 6-8
- Historic Preservation Guidelines for the Springfield Historic District, "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

New Construction

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

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

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

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

- 307.106(m)(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 a 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.

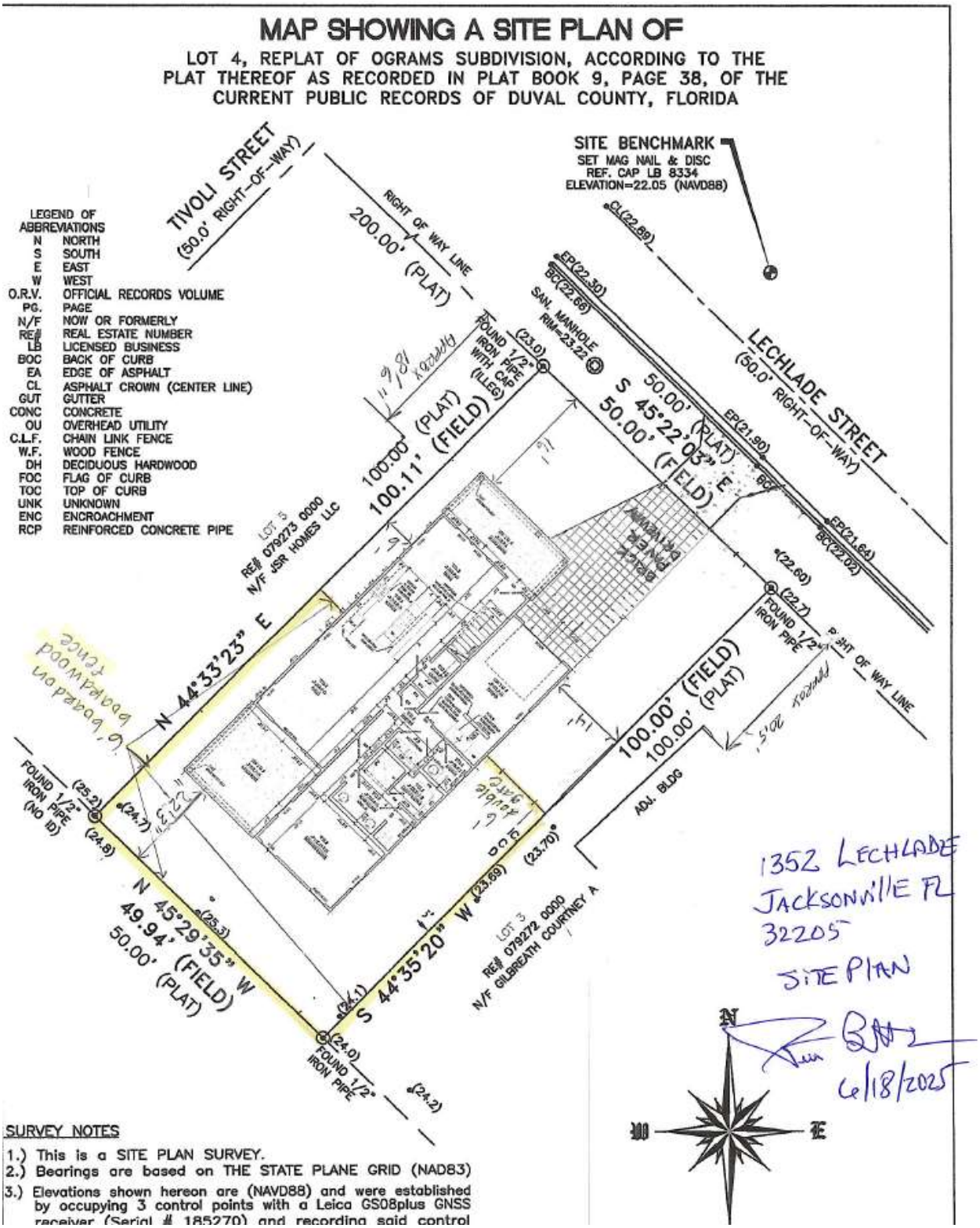
Design Guidelines, "New Construction"

- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standards for Rehabilitation (9):
  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

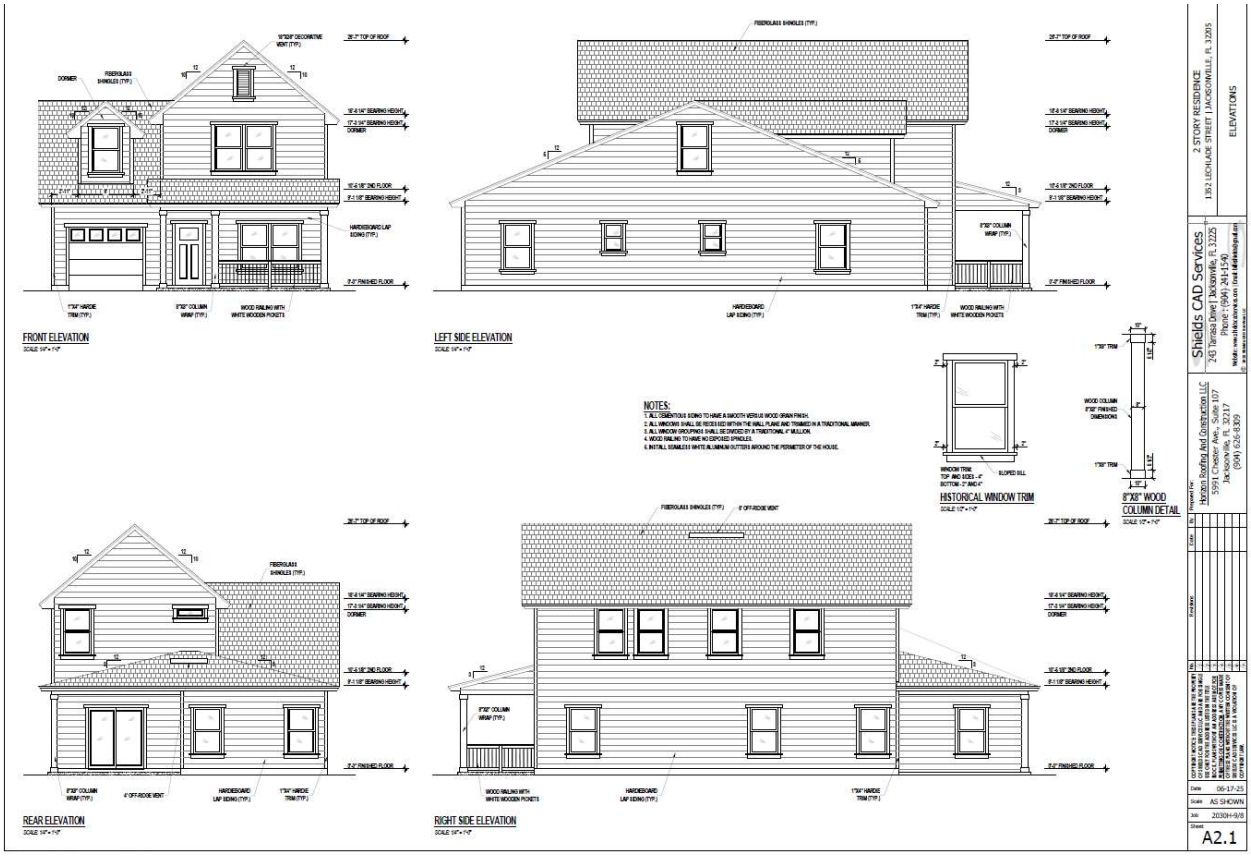
LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

SITE PLAN STAMPED BY THE HISTORIC PRESERVATION SECTION JUNE 18, 2025



ELEVATION DRAWINGS DATED JUNE 17, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	32483	**Application Status**	FOUND SUFFICIENT
Date Started	06/02/2025	**Date Submitted**	06/02/2025

Planning and Development Department Info

COA #	COA-25-32483
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	6/20/2025
Forwarded to JHPC	☑
JHPC Meeting Date	7/23/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name BILTOC
First Name HEATHER
Middle Name

Company Name

Mailing Address 1814 BLANDING BLVD

City JACKSONVILLE
State FL
Zip Code 32210

Phone 904 874 8880
Fax 904
Email HEATHER.BUSIBHOMES@GMAIL.COM

General Information On Owner(s)

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

Last Name BILTOC
First Name PETRE
Middle Name

Company/Trust Name PHGC PROPERTIES LLC

Mailing Address 1814 BLANDING BLVD

City JACKSONVILLE
State FL
Zip Code 32210

Phone 9046268309
Fax
Email PETEBILTOC@YAHOO.COM

Description Of Property

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

Map	RE#
	079272 0020

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1352	LECHLADE ST	32205

Type Of Improvement

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

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

Proposed Work
NEW CONSTRUCTION SFH 1739 SQ FT GARAGE LEFT

Addition Information

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

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

New Construction - Required Attachments For Complete Application

- ☑ **Elevations And Site Plan -** Proposed front, side, and rear elevations and site plan.
(To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- ☑ **Materials -** Materials identified and product info.
- ☑ **Photos Of Homes -** Photos of homes within the block, labeled with address to build context.
- ☑ **Description Of Any Demo**
- ☑ **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
☑	ARCHITECTURAL PLANS
☑	LECHLADE STRUCTURAL ENGINEERING
☑	LOT ONLY PHOTOS

Application Certification

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

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

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

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

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

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

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 06/25/2025

COA#: 32483

Address: 1352 Lechlade Street Jacksonville, FL 32205

Owner: PHGC Properties LLC

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 32483 **were posted on the property/site located at:**

079272 0020
Real Estate Number(s)

1352 Lechlade Street
Street Address

Jacksonville, FL 32205
City, State Zip Code

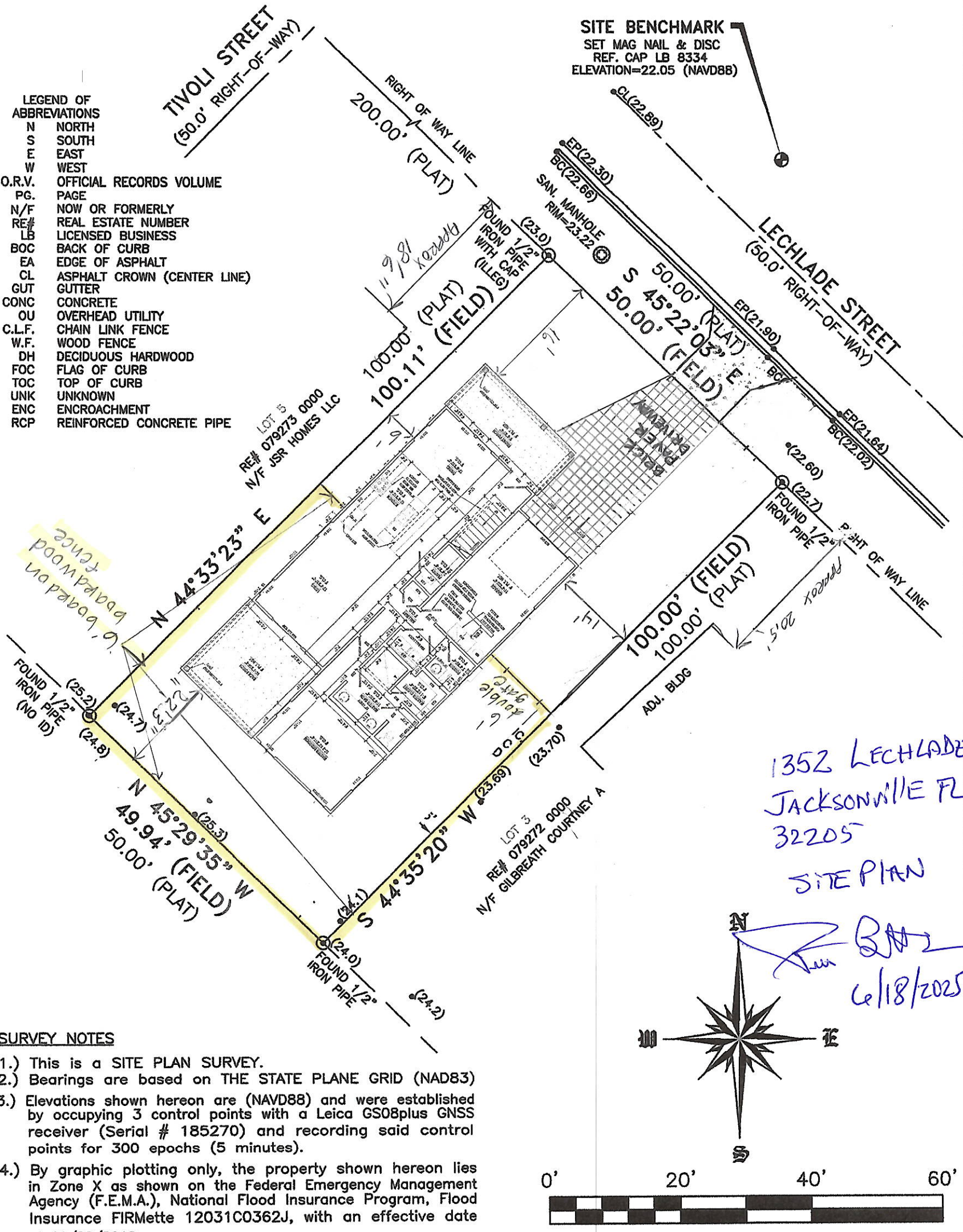
Printed Name Heather Bunoc

Signature

Dated this 25 day of June, 2025.

MAP SHOWING A SITE PLAN OF

LOT 4, REPLAT OF OGRAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



LEGEND OF ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
O.R.V.	OFFICIAL RECORDS VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
RE#	REAL ESTATE NUMBER
LB	LICENSED BUSINESS
BOC	BACK OF CURB
EA	EDGE OF ASPHALT
CL	ASPHALT CROWN (CENTER LINE)
GUT	GUTTER
CONC	CONCRETE
OU	OVERHEAD UTILITY
C.L.F.	CHAIN LINK FENCE
W.F.	WOOD FENCE
DH	DECIDUOUS HARDWOOD
FOC	FLAG OF CURB
TOC	TOP OF CURB
UNK	UNKNOWN
ENC	ENCROACHMENT
RCP	REINFORCED CONCRETE PIPE

1352 LECHLADE
JACKSONVILLE FL
32205
SITE PLAN

6/18/2025

SURVEY NOTES

1.) This is a SITE PLAN SURVEY.
2.) Bearings are based on THE STATE PLANE GRID (NAD83)
3.) Elevations shown hereon are (NAVD88) and were established by occupying 3 control points with a Leica GS08plus GNSS receiver (Serial # 185270) and recording said control points for 300 epochs (5 minutes).
4.) By graphic plotting only, the property shown hereon lies in Zone X as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance FIRMette 12031C0362J, with an effective date of 11/02/2018.
5.) Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6.) There may be restrictions or easements of record evidenced by title examination that have not been shown hereon.

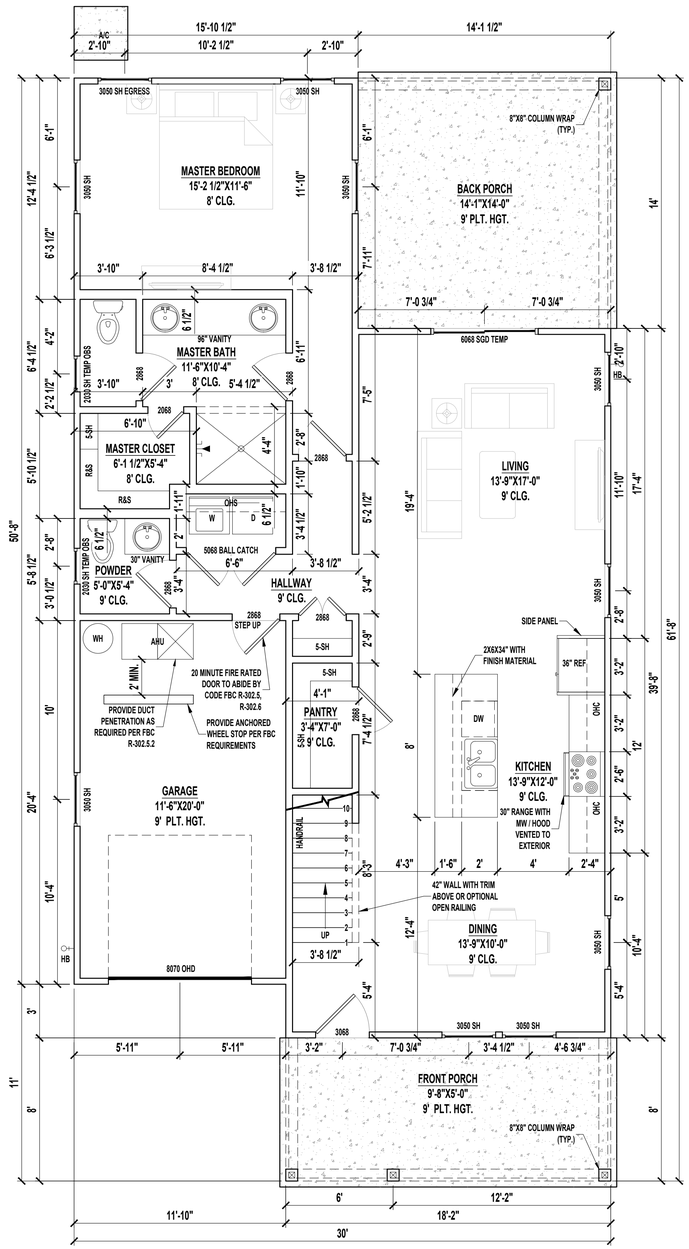
LOT DIMENSION TABLE	
LOT SIZE	5,000± S.F.
PROPOSED BUILDING	S.F.
CONC. DRIVEWAY, WALK	S.F.
ENTRY PORCH	S.F.
PATIO	S.F.
A/C PAD	S.F.
TOTAL IMPERVIOUS AREA	

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES AND 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

MICHAEL D. BROWN FLA. P.S.M. CERT. NO. LS 6990

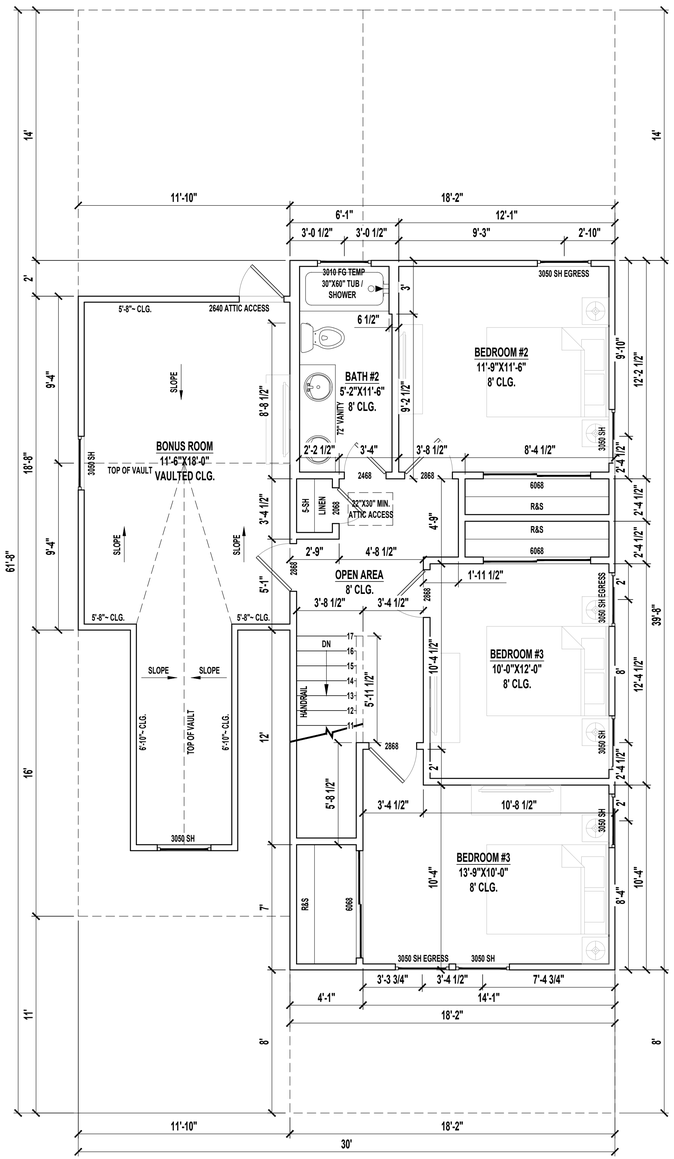
JOB NO. 1739-L DATE: FEBRUARY 13, 2025

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



1ST FLOOR PLAN

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



2ND FLOOR PLAN

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

BUILDING AREAS

1ST FLOOR HEATED AREA	1,130 SF
2ND FLOOR HEATED AREA	974 SF
TOTAL HEATED AREA	2,104 SF
GARAGE	247 SF
FRONT PORCH	145 SF
BACK PORCH	198 SF
TOTAL UNDER ROOF	2,694 SF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED PER FBC R308.
3. TERMITE PROTECTION TO BE PROVIDED PER FBC R318.
4. CONTRACTOR MUST VERIFY ALL DIMENSIONS.
5. 1ST FLOOR WINDOW SILL HEIGHTS ARE 20" AFF AND 2ND FLOOR ARE 24" AFF UNLESS OTHERWISE NOTED.
6. SEE ENERGY CALCULATIONS FOR CONDITIONED SPACE.

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A1.1	FLOOR PLANS
A1.2	FOUNDATION LAYOUT AND ROOF PLANS
A1.3	ELECTRIC PLANS
A2.1	ELEVATIONS
A3.1	DETAIL SHEET

CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION
2023 FLORIDA BUILDING CODE PLUMBING
2023 FLORIDA BUILDING CODE MECHANICAL
2020 NEC

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASS: R-3

2 STORY RESIDENCE
1352 LECHLADE STREET | JACKSONVILLE, FL 32205

FLOOR PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: biltesheilds@gmail.com

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Prepared For:
Horizon Roofing And Construction LLC
5991 Chester Ave., Suite 107
Jacksonville, FL 32217
(904) 626-8309

No.	Revisions	Date	By
1			
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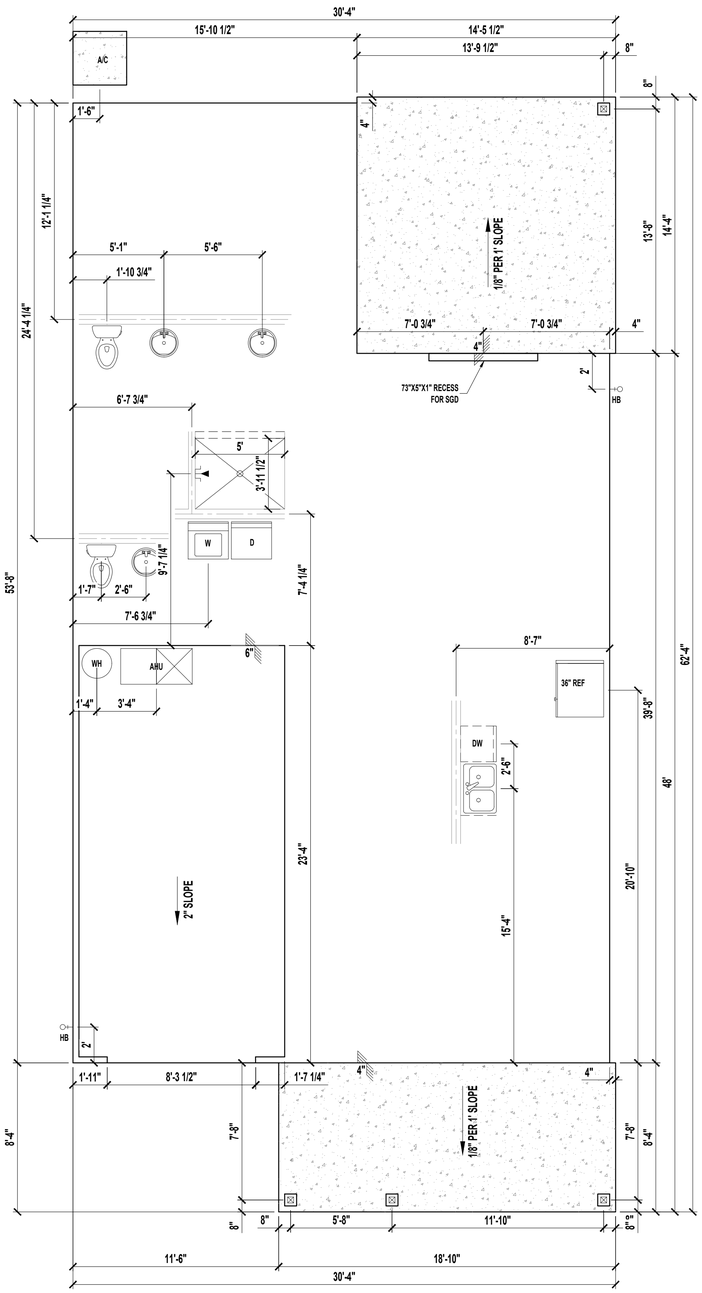
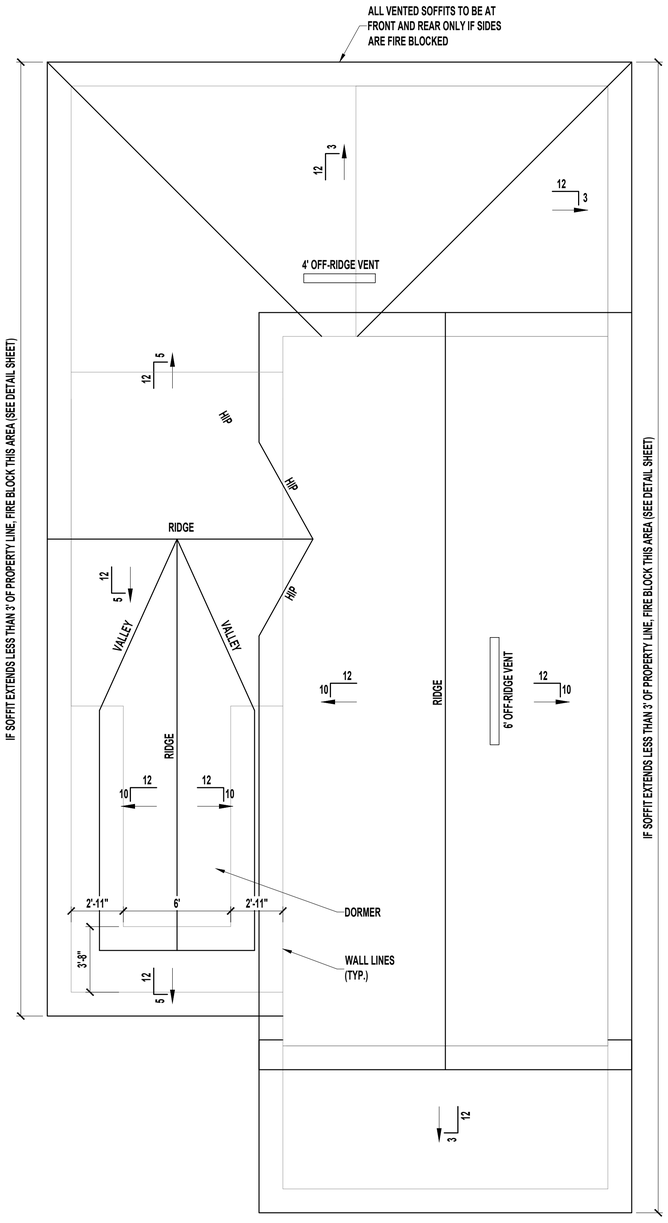
Date 06-17-25
Scale AS SHOWN
Job 2030H-9/8
Sheet A1.1



FOUNDATION LAYOUT

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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



ROOF PLAN

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

1ST FLOOR REAR VENT CALCULATIONS

VENTED SOFFIT
VENTILATED ATTIC AREA: 444 SQ. FT.
444 / 300 = 1.48 SQ. FT.
1.48 SQ. FT. X 144 = 213 SQ. IN. TOTAL NET FREE VENT AREA
213 X 50% = 106.5 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
106.5 / 6.55 = 16 LF VENTED SOFFIT REQUIRED
OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 444 SQ. FT.
444 / 300 = 1.48 SQ. FT.
1.48 SQ. FT. X 144 = 213 SQ. IN. TOTAL NET FREE VENT AREA
213 X 50% = 106.5 SQ. IN. NET FREE
(1) 4' OFF-RIDGE VENT REQUIRED
(4' = 144 SQ. IN. EACH; 6' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

2ND FLOOR VENT CALCULATIONS

VENTED SOFFIT
VENTILATED ATTIC AREA: 721 SQ. FT.
721 / 300 = 2.4 SQ. FT.
2.4 SQ. FT. X 144 = 346 SQ. IN. TOTAL NET FREE VENT AREA
346 X 50% = 173 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
306.5 / 6.55 = 26 LF VENTED SOFFIT REQUIRED
OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 721 SQ. FT.
721 / 300 = 2.4 SQ. FT.
2.4 SQ. FT. X 144 = 346 SQ. IN. TOTAL NET FREE VENT AREA
346 X 50% = 173 SQ. IN. NET FREE
(1) 6' OFF-RIDGE VENT REQUIRED
(4' = 144 SQ. IN. EACH; 6' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

2 STORY RESIDENCE
1352 LECHLADE STREET | JACKSONVILLE, FL 32205

FOUNDATION LAYOUT AND ROOF PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billteshields6@gmail.com
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Prepared For:
Horizon Roofing And Construction LLC
5991 Chester Ave., Suite 107
Jacksonville, FL 32217
(904) 626-8309

No.	Revisions	Date	By
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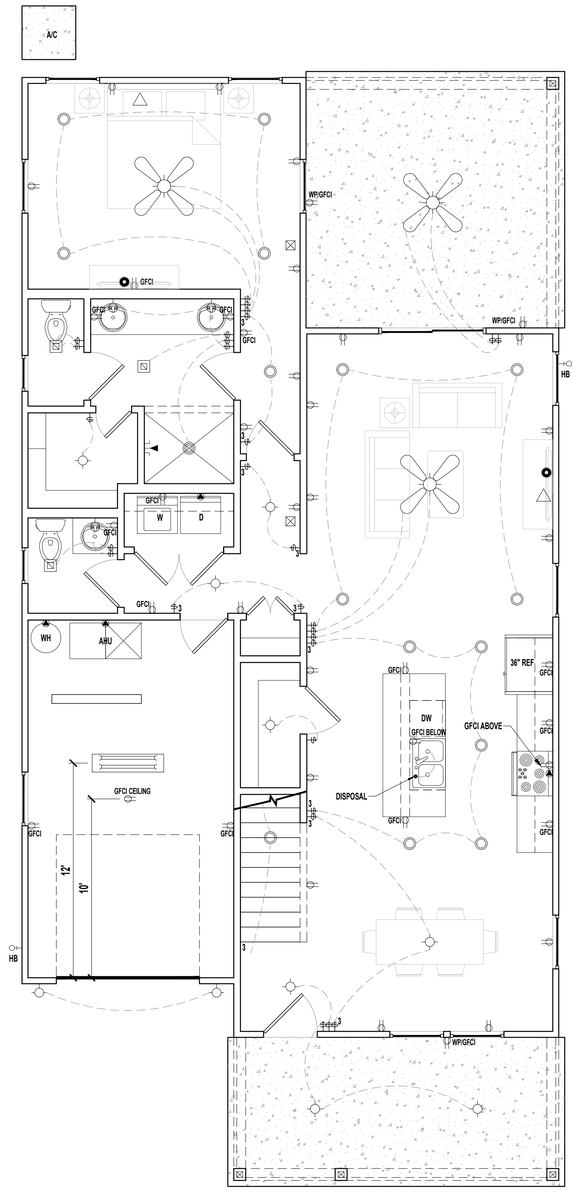
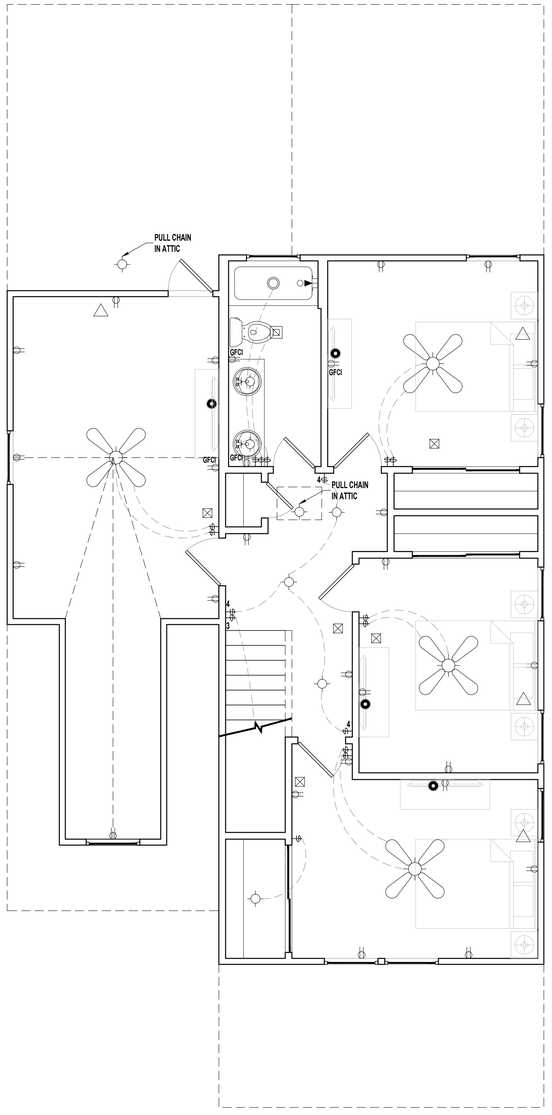
Sheet A1.2



1ST FLOOR ELECTRIC PLAN

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



2ND FLOOR ELECTRIC PLAN

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

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP/GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:

1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED. PER ENERGY CONSERVATION (2023) R404.1 ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.
4. ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH SURGE PROTECTION DEVICE (TYPE 1 OR TYPE 2) PER NEC 2020 SECTION R230.67. 2.

2 STORY RESIDENCE
1352 LECHLADE STREET | JACKSONVILLE, FL 32205

ELECTRIC PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: biltesheilds6@gmail.com
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Prepared For:
Horizon Roofing And Construction LLC
5991 Chester Ave., Suite 107
Jacksonville, FL 32217
(904) 626-8309

No.	Revisions	Date	By

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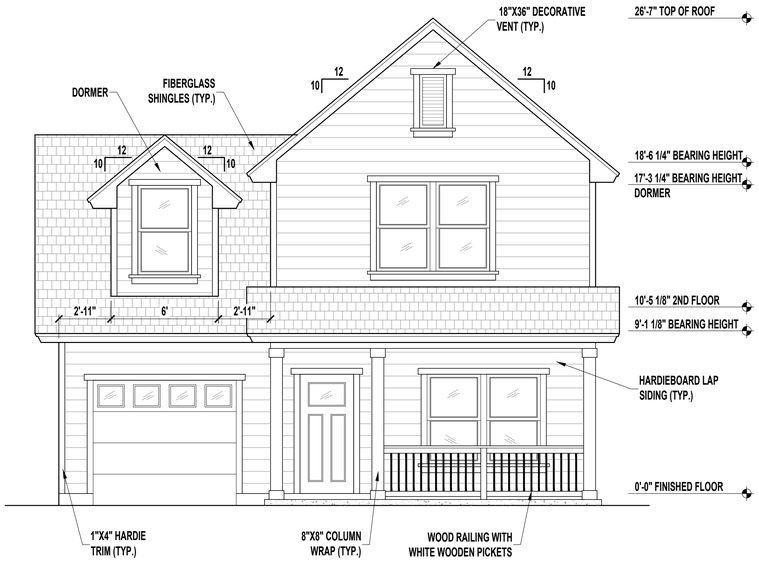
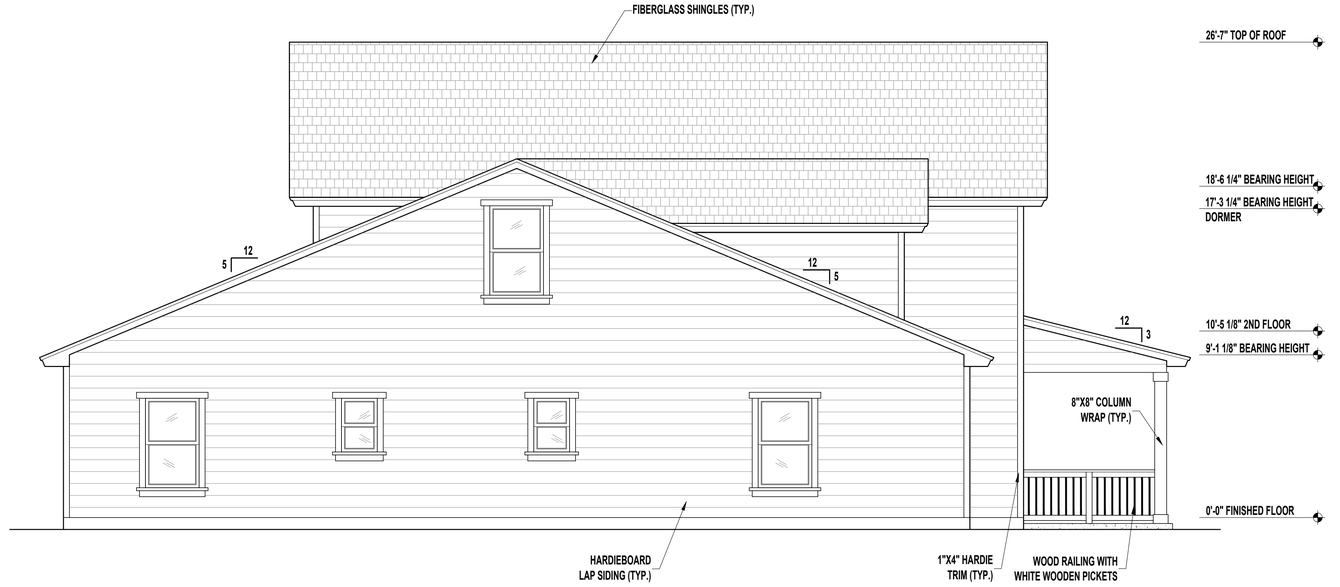
Sheet A1.3



FRONT ELEVATION

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

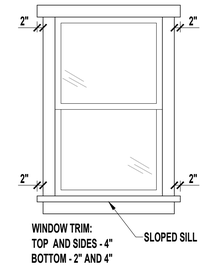


LEFT SIDE ELEVATION

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

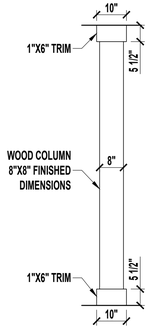
NOTES:

1. ALL CEMENTIOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. INSTALL SEAMLESS WHITE ALUMINUM GUTTERS AROUND THE PERIMETER OF THE HOUSE.



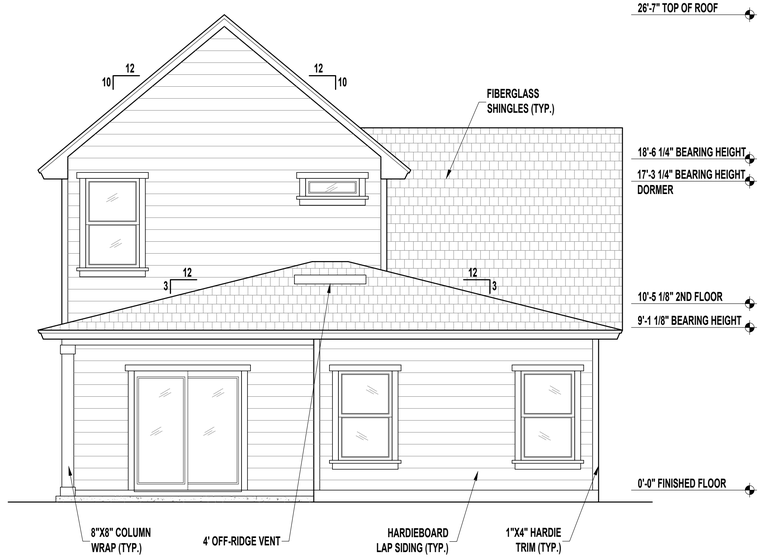
HISTORICAL WINDOW TRIM

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



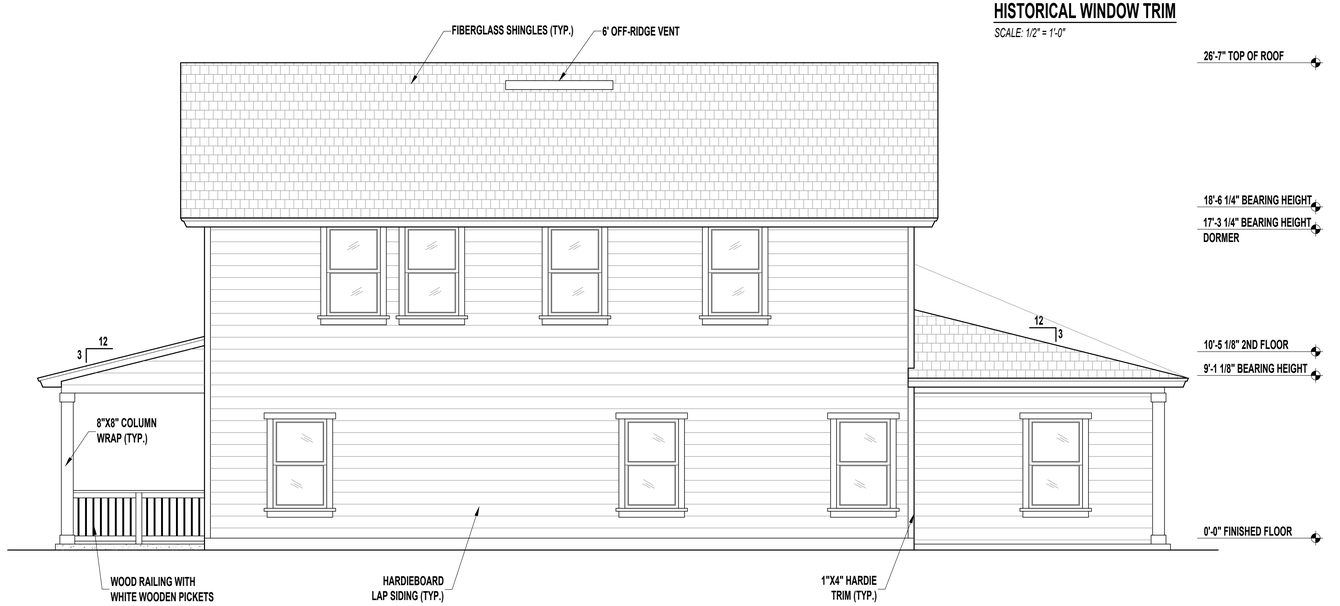
8"X8" WOOD COLUMN DETAIL

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

2 STORY RESIDENCE
1352 LECHLADE STREET | JACKSONVILLE, FL 32205

ELEVATIONS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: biltieshields6@gmail.com

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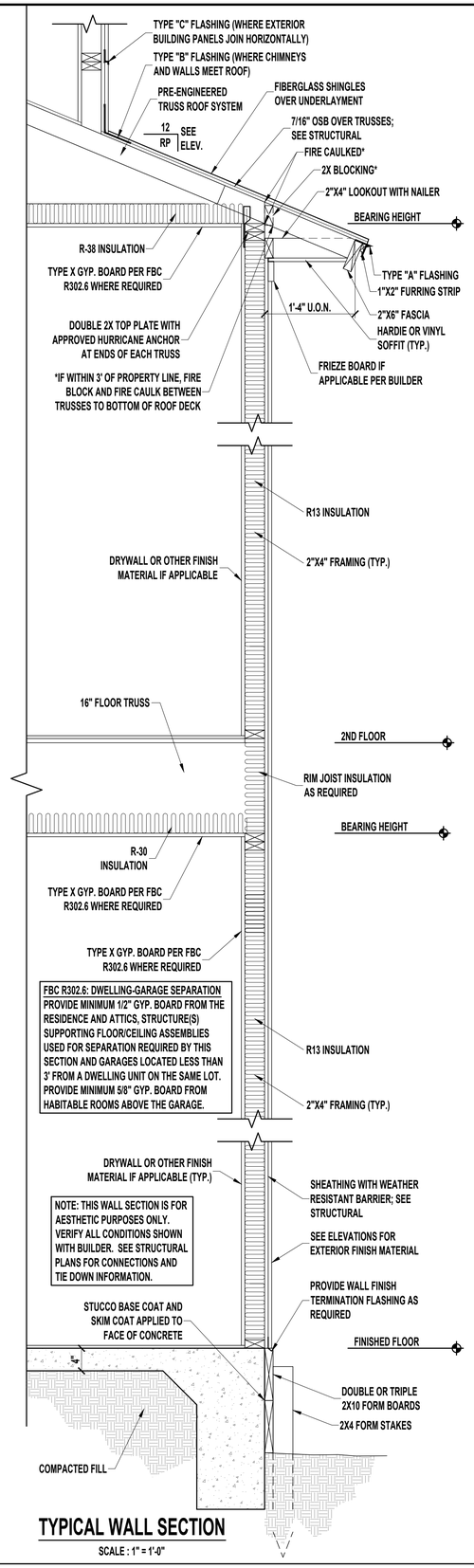
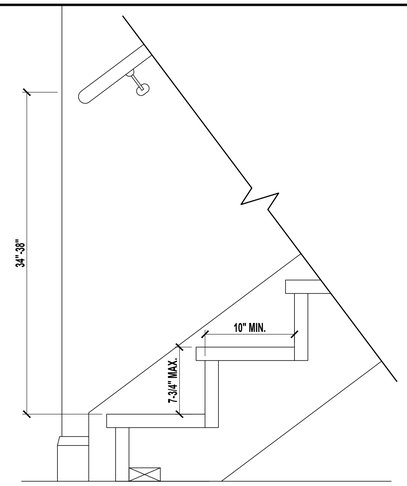
G:\My Drive\1-Drawings\Pete Biltoc\2 Story Historic Plan 1352 Lechlade Street\2025-06-17 1352 Lechlade Street.dwg, 6/18/2025 11:18:37 AM



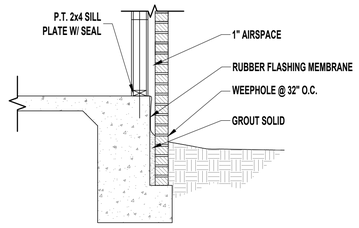
TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



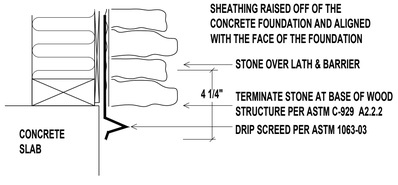
STAIR DETAIL

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



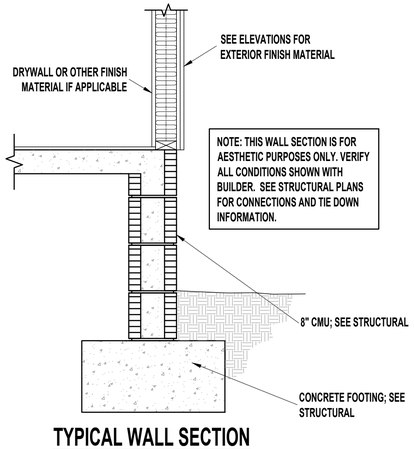
BRICK @ FOUNDATION DETAIL

SCALE: N.T.S.



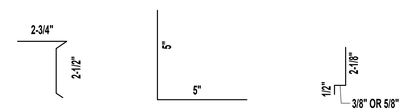
STONE APPLICATION DETAIL

SCALE: N.T.S.



TYPICAL WALL SECTION (STEM WALL OPTION)

SCALE : 1" = 1'-0"



A 26 GAUGE GALVANIZED 2-1/2" METAL DRIP EDGE

B 26 GAUGE GALVANIZED 5"X5" ANGLE FLASHING

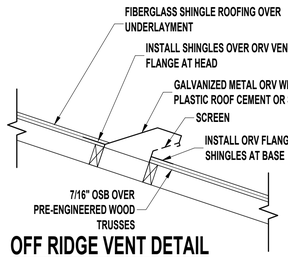
C 32 GAUGE GALVANIZED "Z" FLASHING

SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE I (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE
FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

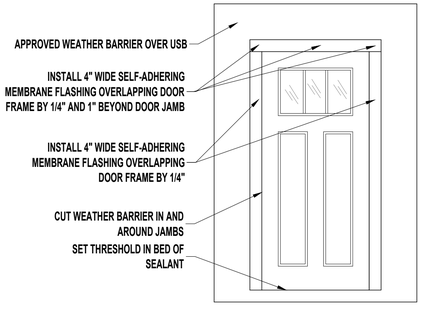
FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"



OFF RIDGE VENT DETAIL

NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X' GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

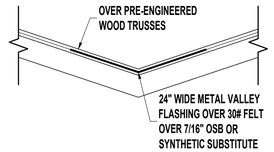
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

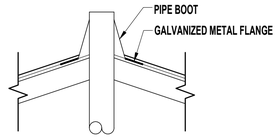
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD.

1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



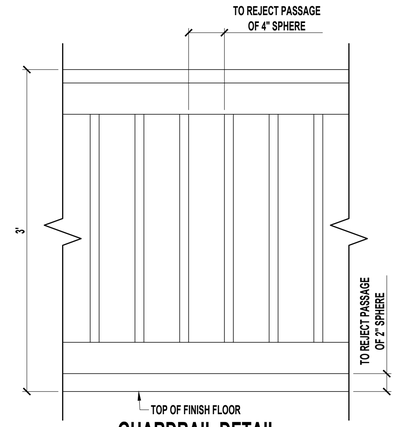
VALLEY FLASHING DETAIL

NOT TO SCALE



PLUMBING STACK FLASHING DETAIL

NOT TO SCALE



GUARDRAIL DETAIL

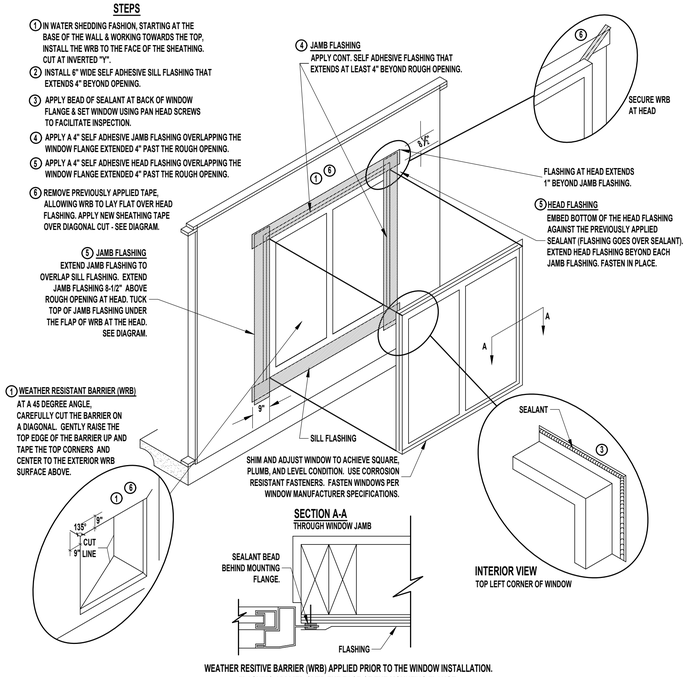
SCALE : 1 1/2" = 1'-0"

STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING. CUT AT INVERTED "Y".
2. INSTALL 6" WIDE SELF ADHESIVE SILL FLASHING THAT EXTENDS 4" BEYOND OPENING.
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY A 4" SELF ADHESIVE JAMB FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
5. APPLY A 4" SELF ADHESIVE HEAD FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
6. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

5 JAMB FLASHING
EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8-1/2" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.

1 WEATHER RESISTANT BARRIER (WRB)
AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.



WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

WINDOW INSTALLATION

SCALE: N.T.S.

2 STORY RESIDENCE
1352 LECHLADE STREET | JACKSONVILLE, FL 32205

DETAIL SHEET

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billtshields6@gmail.com
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Prepared For:
Horizon Roofing And Construction LLC
5991 Chester Ave., Suite 107
Jacksonville, FL 32217
(904) 626-8309

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			

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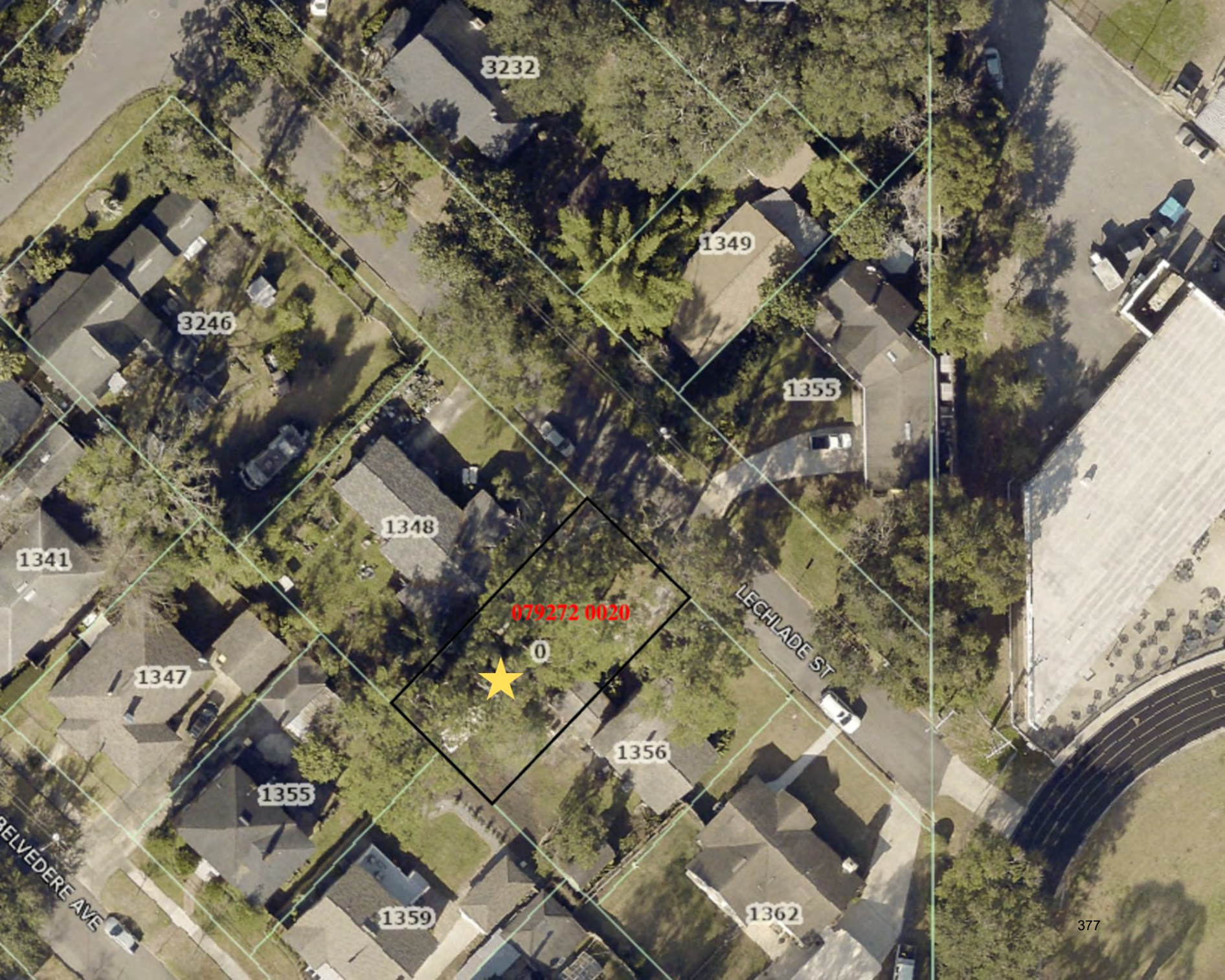
Date 06-17-25
Scale AS SHOWN
Job 2030H-9/8
Sheet A3.1

1352 LECHLADE STREET
Subject Property

1352 LECHLADE STREET
Subject Property

1352 Lechlade Street


3232
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BELVEDERE AVE
1359
1362

1356 Lechlade Street

1348 Lechlade Street

1362 Lechlade Street

1355 Lechlade Street

1349 Lechlade Street

3232 Tivoli Street

3246 Tivoli Street
DEAD
END
Tivoli
300
st

City of Jacksonville - Planning and Development

Building Inspection Division

Permit Number: B-25-286619.000

PRODUCT APPROVAL INFORMATION SHEET (PAIS)

(revised January 1, 2021)

Project Name: 1352 Lechlade

Project Address: 1352 Lechlade Street, Jacksonville, FL 32205

Contractor: HORIZON ROOFING AND CONSTRUCTION LLC

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	JELDWEN	EXT DOOR 3068	2020	11136.1	04-30-2026
2. Sliding	RELIABLE	SLIDING DOOR	2020	11646.1	06-30-2026
3. Sectional					
4. Roll-up					
5. Automatic					
6. Other GARAGE	CLOPAY	DOUBLE CAR	2020	15279.1	05-21-2028
B. Windows					
1. Single Hung	SILVERLINE	SERIES 50	2020	14911.1	07-23-2031
2. Horizontal Slider					
3. Casement					
4. Double Hung					
5. Fixed					
6. Awning					
7. Pass-through					
8. Projected					
9. Mullion					
10. Wind Breaker					
11. Dual Action					
12. Other	SILVERLINE	SERIES 50	2020	14988.1	02-23-2031
C. Panel Wall					
1. Siding	JAMES HARDIE	LAP	2023	13192.1	03-31-2026
2. Soffits	NORANDEX	VINYL SOFFIT SYSTEMS	2023	12505.1	12-31-2026
3. EIFS					
4. Storefront					
5. Curtain Walls					
6. Wall Louvers					
7. Glass Block					
8. Membrane					
9. Greenhouse					
10. Synthetic Stucco					
11. Other	JAMES HARDIE	PANEL	2023	13223.1	12-31-2026
D. Roofing Products					
1. Asphalt Shingles	GAF	LAMINATED SHINGLES	2020	10124.1	12-16-2025
2. Underlayments	GAF	UNDERLAYMENT	2020	10626.1	12-26-2026

Category/Subcategory	Manufacturer	Product Description	Code Version	FL# (include suffix)	Quality Assurance Expiration Date
3. Roofing Fasteners					
4. Non-structural Roof Metal					
5. Built-up Roofing					
6. Modified Bitumen					
7. Single-ply Roofing					
8. Roofing Tiles					
9. Roofing Insulation					
10. Water-proofing					
11. Wood Shingles/Shakes					
12. Roofing Slate					
13. Liquid-applied Roofing					
14. Cement-adhesive coats					
15. Roof Tile Adhesive					
16. Spray-applied Polyurethane Roofing					
17. Other	STAMPCO	VENTILATOR	2020	16160.1	01-09-2027
E. Shutters					
1. Accordion					
2. Bahama					
3. Storm Panels					
4. Colonial					
5. Roll-up					
6. Equipment					
7. Other					
F. Structural Components					
1. Wood Connector/Anchor	SIMPSON	11 SERIES	2023	10456.1	12-31-2026
2. Truss plates					
3. Engineered Lumber					
4. Railing					
5. Coolers/Freezers					
6. Concrete Admixtures					
7. Material					
8. Insulation Forms					
9. Plastics					
10. Deck-roof	OSB	OSB			
11. Wall					
12. Sheds					
13. Other					
G. Skylights					
1. Skylight					
2. Other					
H. New Exterior Envelope Products					
1.					
2.					

In addition to completing the above list of manufacturers, product description and State approval number for the products used on this project, it is the Contractor's or Authorized Agent's responsibility to have a legible copy of each manufacturer's printed instructions, along with the list above, on the job site available to the inspector.

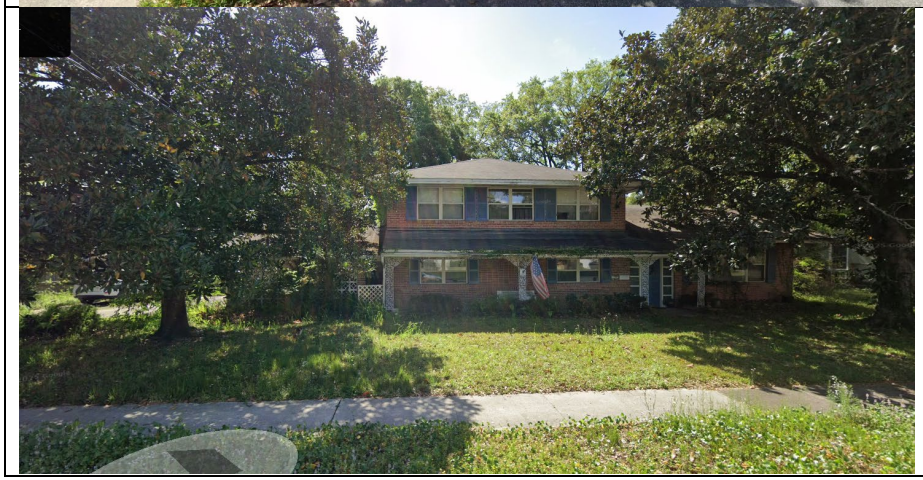
PHGC PROPERTIES LLC
1814 Blanding Blvd
Jacksonville FL 32210

RE: ***1352 Lechlade Street Jacksonville, FL 32205*** Demo Plan

No demo work will be done on this site. This is a new construction build on an already cleared lot. The purpose of this document being submitted is solely to put on record no demolition work is needed to suffice the required documents needed for a COA.

Regards,
Heather Biltoc

Staff 350 Ft. Analysis

Picture of Subject Property	Address/Re #	Type	Contributing Status	Year Built (Approx.)
	3208 Tivoli St. – 079279 0000	Carport	Non-Contributing	1955
	3220 Tivoli St. – 079276 0000	Attached Side Garage - Addition	Non-Contributing	1959

	1323 Lechlade St. – 079285 0000	Attached Garage - Addition	Contributing	1948
	3257 Tivoli St. – 079737 0000	Attached Garage – Addition?	Non-Contributing	1945

	1338 Belvedere Ave. – 079759 0000	Carport	Contributing	1924
	1369 Hollywood Ave. – 079744 0000	Carport	Contributing	1925

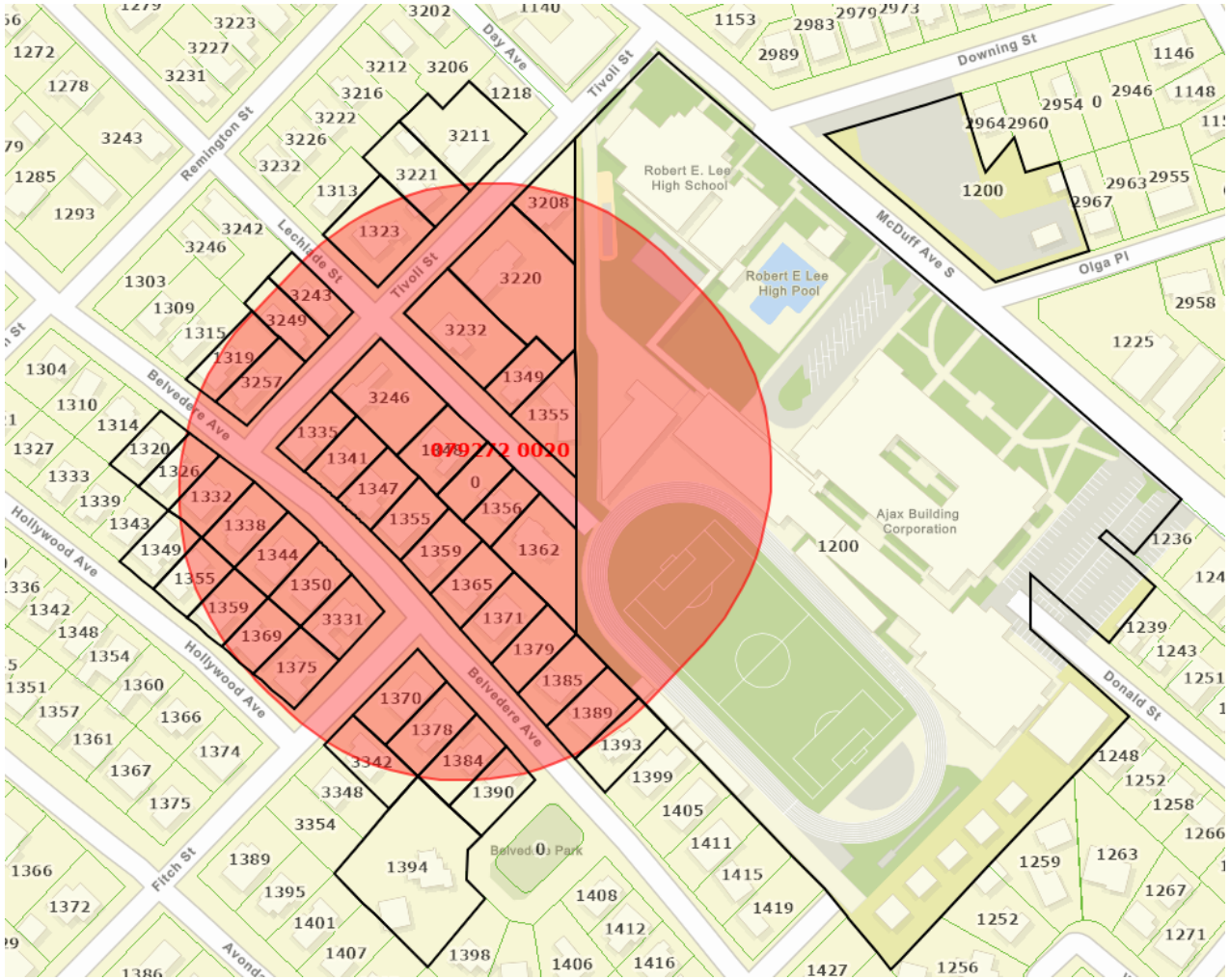
	1348 Lechlade St. – 079273 0000	Attached Garage – Addition	Non-Contributing	1949
	1355 Lechlade St. – 079278 0000	Attached Garage - Enclosed	Contributing	1937

Staff 350 Ft. Analysis

Corresponding Map

Staff 350 Ft. Analysis

Properties Within 350 Feet


Robert E. Lee High School
Robert E Lee High Pool
Ajax Building Corporation
Belvedere Park
Downing St
McDuff Ave S
Olga Pl
Donald St
Day Ave
Tivoli St
Remington St
Lechlade St
Belvedere Ave
Hollywood Ave
Fitch St
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Arsenault, Caleb - PDCM

From: pete biltoc <petebiltoc@yahoo.com>
Sent: Friday, June 27, 2025 4:40 PM
To: Heather Biltoc; Arsenault, Caleb - PDCM
Subject: Re: COJ Historic Preservation for 1352 Lechlade Street

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

Good afternoon,

I am following up after reviewing the updated plans with the rest of Staff this morning. Please review the comments below:

- Please provide the proposed height of the foundation from grade 18" above adjacent grade
- We assume that the existing hardscaping (driveway and curb cut) will be removed and new ones installed for the proposed driveway. Can you please confirm whether the existing concrete will be removed, if so, we will make note of that in the report? Yes existing concrete will be removed
- Our standard conditions limit driveways to 10 feet (12 foot apron allowed at the curb). Because there is not much distinction between the walkway and the driveway, would you be willing to create an opening as pictured in green in the attachment for landscaping? No Green on landscape attachment This would create a visual distinction between the walkway and driveway and would lessen the driveway to the 10 foot limit. But yes we would

Best regards,
Pete Biltoc
9046268309

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On Friday, June 27, 2025 at 04:28:19 PM EDT, Arsenault, Caleb - PDCM <carsenault@coj.net> wrote:

Good afternoon,

I am following up after reviewing the updated plans with the rest of Staff this morning. Please review the comments below:

- Please provide the proposed height of the foundation from grade

- We assume that the existing hardscaping (driveway and curb cut) will be removed and new ones installed for the proposed driveway. Can you please confirm whether the existing concrete will be removed, if so, we will make note of that in the report?
- Our standard conditions limit driveways to 10 feet (12 foot apron allowed at the curb). Because there is not much distinction between the walkway and the driveway, would you be willing to create an opening as pictured in green in the attachment for landscaping? This would create a visual distinction between the walkway and driveway and would lessen the driveway to the 10 foot limit.

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, June 26, 2025 8:50 AM
To: Heather Biltoc <heather.busibhomes@gmail.com>
Cc: pete biltoc <petebiltoc@yahoo.com>
Subject: RE: COJ Historic Preservation for 1352 Lechlade Street

Good morning,

I received the receipt that was left at the front desk and I have added the provided attachments to the file for this application, thank you!

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Heather Biltoc <heather.busibhomes@gmail.com>
Sent: Wednesday, June 25, 2025 5:37 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: pete biltoc <petebiltoc@yahoo.com>
Subject: Re: COJ Historic Preservation for 1352 Lechlade Street

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

Hey Caleb!

Did you happen to get the paid invoice receipt for this that I left at the front desk for you on Monday? Attached is a photo of the sign posted along with the completed form that was attached to it.

Thanks much!

HB

On Mon, Jun 23, 2025 at 12:58 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good morning,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32483)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:

- Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**).
- Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
- The required public notice signs (1**, along all street sides that the property fronts)** and affidavit are also ready for pick-up. Please post one sign along the street front. Once posted, take a picture of the posted signs and attach the picture to a signed copy of the sign affidavit form which is attached to the signs. 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 **July 9**.

So long as we receive the receipt of payment by **June 27** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **July 23.**

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, June 18, 2025 4:31 PM
To: Heather Biltoc <heather.busibhomes@gmail.com>
Cc: pete biltoc <petebiltoc@yahoo.com>
Subject: RE: COJ Historic Preservation for 1352 Lechlade Street

Good afternoon,

I am confirming receipt of the new site plan and elevations. I have forwarded a sufficiency report to Arimus Wells, the Section Supervisor for the July hearing. Once I receive the report back from him, I will reach out with our comments on the alterations.

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: Heather Biltoc <heather.busibhomes@gmail.com>
Sent: Wednesday, June 18, 2025 2:39 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: pete biltoc <petebiltoc@yahoo.com>
Subject: Re: COJ Historic Preservation for 1352 Lechlade Street

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Hey Caleb!

Thank you again for working through this with us yesterday. Attached you'll find the updated architectural and site plan based on our meeting. Looking forward to moving forward on this one.

HB

On Tue, Jun 17, 2025 at 3:22 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

I am following up after our meeting this afternoon. I have summarized our discussed changes below:

- Adding a window to the front of the left elevation (garage)
- Adding a gable dormer to the front roof (above the garage)
- Indicate that the driveway will be pavers
- Recess garage
- Add gutters to the plan and include product info
- Alter the rear first floor roof to be hipped, altering pitch
- Provide setbacks of the adjacent building
- Add fence to the site plan (indicate location and gate location) and provide product info
- Front windows and doors will have solid light patterns (no grids)
- Add front porch railing and design to plans

I will keep an eye on my inbox for the updates. Please reach out if you have any further 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: Arsenault, Caleb - PDCM
Sent: Thursday, June 12, 2025 10:07 AM

To: Heather Biltoc <heather.busibhomes@gmail.com>
Cc: pete biltoc <petebiltoc@yahoo.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1352 Lechlade Street

Good morning,

I have added the meeting to our calendar. We are located on the third floor of the Ed Ball Building (214 Hogan St. N). If you speak to the front desk on our floor, they will let us know when you arrive.

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: Heather Biltoc <heather.busibhomes@gmail.com>
Sent: Wednesday, June 11, 2025 7:59 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: pete biltoc <petebiltoc@yahoo.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COJ Historic Preservation for 1352 Lechlade Street

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Tuesday at 2P works on our end as well. Let's book it.

Thanks much!

HB

On Jun 11, 2025, at 4:21 PM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

I am out of office tomorrow afternoon and do not have any availability until Tuesday June 17 at 2:00 p.m. if that works? I will see if any other members of Staff are available to attend as well if so.

Best regards,

Caleb Arsenault, MHP

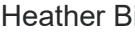
City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**



From: Heather Biltoc <heather.busibhomes@gmail.com>
Sent: Wednesday, June 11, 2025 4:08 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: pete biltoc <petebiltoc@yahoo.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COJ Historic Preservation for 1352 Lechlade Street

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Hey Caleb, thanks for getting this in today's meeting & feedback our way same day. We would definitely like to setup a time to meet with whomever is best to discuss design. What options are available for scheduling?

HB

On Jun 11, 2025, at 3:55 PM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

I was able to rush these to our design review meeting this morning and have the following comments from Staff:

1. Ultimately, our recommendation would be to detach the garage and have it as an accessory structure in the rear. If this is not something that you would like to do, then our recommendation for these plans would be to recess the garage behind the front wall plane of the home so that it is as unobtrusive as possible to the primary façade. Additionally, we recommend that the foundation continue all the way around the building, even to the garage door and that the bottom of the garage door align with the bottom of the front door. This may require a slight grade to the driveway (which we can only recommend be of gravel, concrete ribbons, or brick pavers with a maximum width of ten feet).
2. For the windows, we recommend standard 1/1 recessed windows on all elevations. The three-light patterns on the front door and front windows are unnecessary and should remain uniform 1/1 (and single light for the door) patterns.
3. The roof forms on the left side and rear are too out of scale with the rest of the building and forms throughout the district in general. Potentially a dormer on the front roof of the garage that aligns with the windows on the second floor would clean up the appearance of the front. We understand that you would like a garage as part of the building, but we do recommend windows on the front (right) of the left side elevation. The multiple roof forms and heights causes multiple issues with several recommended options which are difficult to put into words. It appears that the style that the structure is most similar to is a frame vernacular which should typically have simple gable or hipped roofs and are usually one to two stories and often narrow. The garage aspect does complicate the design and leads to issues on the front, left side, and rear. The front porch roof should also be compatible with the general roof form of the structure.
4. We need a clearer image of the site plan. Once we obtain a clearer proposed site plan, we will route the design to the **Current Planning Division** to ensure that the proposal is consistent with zoning code.

I know that this is a lot to digest, so if you would like to have a meeting to discuss design options, please let me know. If we obtain a clearer site plan, this application could be brought before the commission, but please be aware that Staff does not recommend approval of the current design as there are multiple conflicts with the design guidelines. I understand that you would like to make the July hearing, but if the

application is not prepared to be reviewed by the commission, we cannot rush to make a deadline.

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: pete biltoc <petebiltoc@yahoo.com>
Sent: Wednesday, June 11, 2025 10:14 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Heather Biltoc <heather.busibhomes@gmail.com>
Subject: Re: COJ Historic Preservation for 1352 Lechlade Street

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

1352 LECHLADE siteplan attached

This message contains **PRIVILEGED** and **CONFIDENTIAL** information that is intended only for use by the named recipient. If you are not the named recipient, any disclosure, dissemination, or action based on the contents of this message is prohibited. In such case please notify us and destroy and delete all copies of this transmission. ***Thank you.***

On Wednesday, June 11, 2025 at 09:50:27 AM EDT, Heather Biltoc <heather.busibhomes@gmail.com> wrote:

Attaching the plans & will be sending over an updated site plan shortly. Didn't realize the meeting was at 10am so working as quickly as possible to get it over to you before, if not right when that meeting is starting. If possible, knowing I am sending, could you and the team save discussing this file for later into the meeting? Would appreciate that extra time knowing the site plan is on its way to you soon.

Thanks much!

HB

On Wed, Jun 11, 2025 at 9:31 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good morning,
>
> You can send them to this email and I can add them to the file. Please keep in mind that our meeting is at 10:00 a.m. this morning.
>
> Best regards,
>
> **Caleb Arsenault, MHP**
>
> City Planner I
>
> Historic Preservation Section | Planning Department
>
> 214 North Hogan Street, Suite 300
>
> Jacksonville, FL 32202
>
> Office: **904–255–7854**
>
> <image001.png>
>
> **From:** Heather Biltoc <heather.busibhomes@gmail.com>
> **Sent:** Wednesday, June 11, 2025 9:07 AM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: petebiltoc@yahoo.com
Subject: Re: COJ Historic Preservation for 1352 Lechlade Street

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

Good morning Caleb!

We've taken these notes and gone back to our architect to develop new plans better fitting the neighborhood and what the preservation committee is seeking. Got them back last night. What's the best route in resubmitting these plans with an updated site plan so it may be reviewed in today's design meeting? Really don't want to miss that knowing I need to make it in order to make the July meeting we spoke about.

Appreciate your help!

HB

> On Jun 4, 2025, at 2:01 PM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
>
> Good afternoon,
>
> I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. I brought this application to our internal design review meeting this morning and have gathered the following comments from Staff:
>
> 1. We believe that there are multiple areas of the design that do not conform to the district and/or block that the structure is proposed to be constructed within:
>
>   1. Historic homes in Riverside-Avondale typically have detached garages located on the side or rear of the lots, accessed by a driveway. Built-in garages are atypical for the district and as such, our recommendation is to utilize a driveway or parking pad rather than a garage. If you insist on the garage as part of the structure, our recommendation is to recess the garage so that it is not the prominent feature on the primary façade and that the width of the garage be lessened as the large garage door is not

consistent with the historic forms and massing seen throughout the district.

2. One of our main recommendations is to incorporate a front porch on the structure, a prominent historic feature on most homes within the district. This would include moving the front door forward rather than recessing it between the two side bays of the proposed structure.
3. The left side of the structure should include more windows and both ends of the building are unusually empty.
4. As discussed in person the other day, windows should be recessed within the wall openings with no exterior nailing fins and we recommend utilizing consistent 1/1 sash windows (the front window has a 4/1 pattern that is not recommended) without shutters.
5. We also recommend utilizing pavers or gravel for the rear pad and driveway/walkway rather than poured concrete. Our recommended dimensions for driveways are no wider than ten (10) feet with a flare of twelve (12) feet allowed at the curb. The apron may be poured concrete, however we recommend pavers or gravel (concrete ribbons of 2-3 feet if preferred).
6. We recommend incorporating a gable roof form rather than a hipped roof in order to be more consistent with the roof forms along the block.

1. We require measured, to-scale drawings and it looks like the site plan and elevations are largely devoid of any measurements if you could please include those. Additionally, we require the setbacks of the neighboring properties on either side of the proposed lot. Also, could you please send brochures or pamphlets for the proposed paver, window, door, roofing, siding, etc materials?

If you would like to make some or all of these changes, we will wait to route the application to the Current Planning Division until we receive updated plans. If you would prefer to have a meeting to sit down and discuss our recommendations, we can organize that as well. Please let me know your thoughts.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

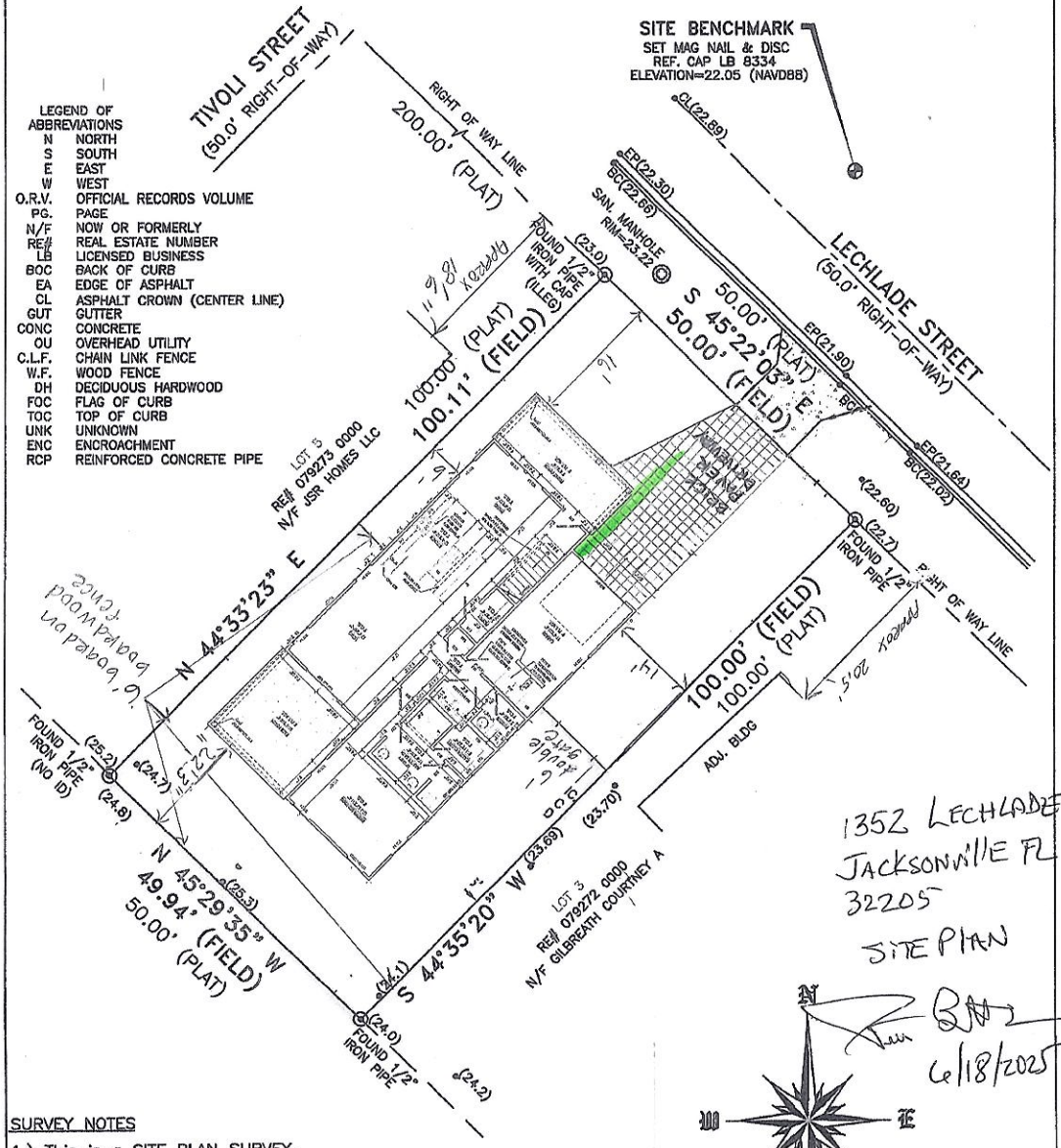
Jacksonville, FL 32202

Office: **904–255–7854**

<image001.png>

MAP SHOWING A SITE PLAN OF

LOT 4, REPLAT OF OGRAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

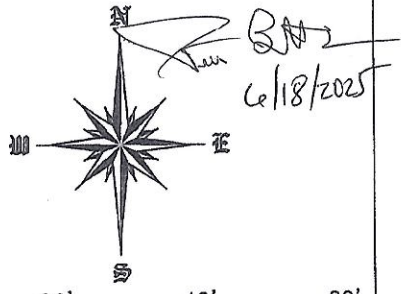


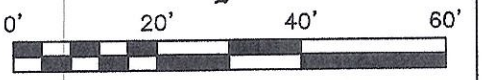
LEGEND OF ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
O.R.V.	OFFICIAL RECORDS VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
RE#	REAL ESTATE NUMBER
LB	LICENSED BUSINESS
BOC	BACK OF CURB
EA	EDGE OF ASPHALT
CL	ASPHALT CROWN (CENTER LINE)
GUT	GUTTER
CONC	CONCRETE
OU	OVERHEAD UTILITY
C.L.F.	CHAIN LINK FENCE
W.F.	WOOD FENCE
DH	DECIDUOUS HARDWOOD
FOC	FLAG OF CURB
TOC	TOP OF CURB
UNK	UNKNOWN
ENC	ENCROACHMENT
RCP	REINFORCED CONCRETE PIPE

1352 LECHLADE
JACKSONVILLE FL
32205
SITE PLAN

6/18/2025





SURVEY NOTES

1.) This is a SITE PLAN SURVEY.
2.) Bearings are based on THE STATE PLANE GRID (NAD83)
3.) Elevations shown hereon are (NAVD88) and were established by occupying 3 control points with a Leica GS08plus GNSS receiver (Serial # 185270) and recording said control points for 300 epochs (5 minutes).
4.) By graphic plotting only, the property shown hereon lies in Zone X as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance FIRMette 12031C0362J, with an effective date of 11/02/2018.
5.) Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6.) There may be restrictions or easements of record evidenced by title examination that have not been shown hereon.

LOT DIMENSION TABLE	
LOT SIZE	5,000± S.F.
PROPOSED BUILDING	S.F.
CONC. DRIVEWAY, WALK	S.F.
ENTRY PORCH	S.F.
PATIO	S.F.
A/C PAD	S.F.
TOTAL IMPERVIOUS AREA	

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES AND 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

JOB NO. 1739-L

DATE: FEBRUARY 13, 2025

MICHAEL D. BROWN FLA. P.S.M. CERT. NO. LS 6990

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

COA-25-32249

1552 Pearl St N

July 23, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32249

Address: 1552 North Pearl Street, RE# 071164-0000

Location: West side of North Pearl Street, between West 5th Street and West 6th Street

Owner: Lauren Prater
10752 Deerwood Park Boulevard, Suite 100
Jacksonville, Florida 32256

Applicant: Same as Owner

Year Built: *c.* 1910 *(Florida Master Site File)*

Designation: Springfield; Contributing

Request: Alteration - Window Replacement

Summary Scope of Work:

1. Replacement of twenty-three (23) wood 1-over-1 windows with a vinyl replacement product

Recommendation: **Approve with Conditions**

Conditions:

Window Replacement of 12 Windows

1. As depicted on the pictures submitted by the applicant, the only windows approved for replacement are windows numbered 2-12 and 16.
2. All new windows shall fit the original openings both horizontally and vertically and be recessed **4-inches** within the opening (not flush with the wall or have permanent nailing fins).
3. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
4. All new windows shall be wood, wood clad, and/or wood blend (no vinyl)
5. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

Window Repair of 11 Windows *(Administrative)*

6. As depicted on the pictures submitted by the applicant, a total of 10 windows numbered 1, 13-15 and 17-23 shall be repaired rather than replaced.

7. The removal of windows shall be done with care to ensure the least amount of damage and all openings where windows are removed shall be secured in a manner that does not damage the historic casing and trim.
8. Repairs shall involve the least degree of intervention possible such as patching, piercing-in, splicing, consolidating, and reinforcing in accordance with preservation methods, with limited replacement of components with matching materials.
9. The repair of the windows shall not include the replacement of any of the windows numbered 1, 13-15 and 17-23. If during the course of work, replacement is necessary, a separate COA application will be applied for.
10. All window repairs shall be consistent with the latest version of the HPS Window Supplement.

General Conditions

11. All preparation for painting shall utilize gentle means such as hand scraping/sanding, heat guns, and strippers. No abrasive cleaning methods such as rotary sanding, sandblasting, extreme high-pressure washing, or torches shall be used.
12. 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.
13. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA Final Order.

PROJECT DESCRIPTION

COA-25-32249 seeks to replace twenty-three (23) windows on a contributing structure within the Springfield Historic District. Built in 1910, the single-family structure is a two-story Frame Vernacular home characterized by its split-level asbestos shingle siding on the second-floor and rectangular Permastone on the first-floor, full-width front porch, 1-over-1 and lozenge-over-1 windows. As proposed, the applicant is seeking to replace twenty-three (23) wood 1-over-1 windows with a vinyl 1-over-1 window product. Their reasoning for installing a vinyl product is because it is cheaper compared to wood, wood-blend, or wood clad products.

The applicant proposes replacing twenty-three (23) windows on the structure with one-over-one vinyl windows. However, since this is a contributing structure, the replacement of wood windows with vinyl windows requires the review of the Jacksonville Historic Preservation Commission.

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted a site visit on April 22, 2025, and noted that the structure has a total of twenty-six (26) wood windows instead of the twenty-three (23) windows depicted on the applicant's submitted window survey. One (1) window is a wood lozenge-over-1 window, and the applicant wishes to retain this historic window. Another (1) window located on the rear second-floor elevation is a picture window made of a wood frame with plexiglass and its opening height is shorter than the height of two (2) surrounding windows. The applicant proposed to enclose this window, and they were previously approved under **COA-25-32234** to enclose this window along with other exterior alterations.
- The windows on the structure are majority wood 1-over-1 windows with some in great condition, some in fair condition, some in need of repair, and two (2) with termite damage or termite droppings. It is the determination of Staff that eleven (11) of the windows on the structure are not beyond reasonable repair.
- Twelve (12) windows are heavily decayed, have pieces with wood rot, have termite damage, or have water damage. These historic windows are inoperable and in disrepair. As such, the existing windows in their current state do not positively contribute to the character of the structure. Therefore, the conditioned work is consistent with Section 307.106(l)(2).
- After reviewing the Building Inspection Division's permitting systems and Staff records, there are no records indicating that the windows on the structure have been replaced. The 1985 *Florida Master Site File* for this property recorded the windows as double-hung sash, 1-over-1, wood, transom/sidelights, double-hung sash 1-over-1 wood Victorian lead glass upper pane. This leads Staff to believe that these windows are original or have gained historic significance, consistent with Section 307.106(l)(4)
- Consistent with Section 307.106(l)(6), replacement windows, as conditioned, will be of technologically advanced material and shall visually match the material being replaced.

- The Springfield Design Guidelines, Section on Windows, state that replacement windows "should match the original sash, pane size, configuration, glazing, muntin detail, and profile." The conditioned replacement windows match the original design according to documentation noted in the Florida Master Site File, which stated the windows on the structure were a majority of one-over-one windows.
- As conditioned, the replacement windows will match the existing windows in design (one-over-one) and visual qualities. The conditioned replacement windows will also mimic the features of the existing windows and will be constructed of wood or wood-blended material, consistent with the Design Guidelines for the Springfield Historic District.
- New windows will provide longevity to the remaining historic fabric of the structure. While the historic wood windows are being replaced, the relationship between this property and others in the area would be improved, as the conditioned scope of work would be replacing the existing deteriorated windows with new wood, wood-blend, or wood-clad windows that follow the same design and size of the existing historic windows, as conditioned. For these reasons, the alteration is consistent with Sections 307.106(k)(1 - 3).

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

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

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

Alterations

- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(l)(4) - Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site. These changes may have

acquired significance in their own right, and this significance shall be recognized and respected.

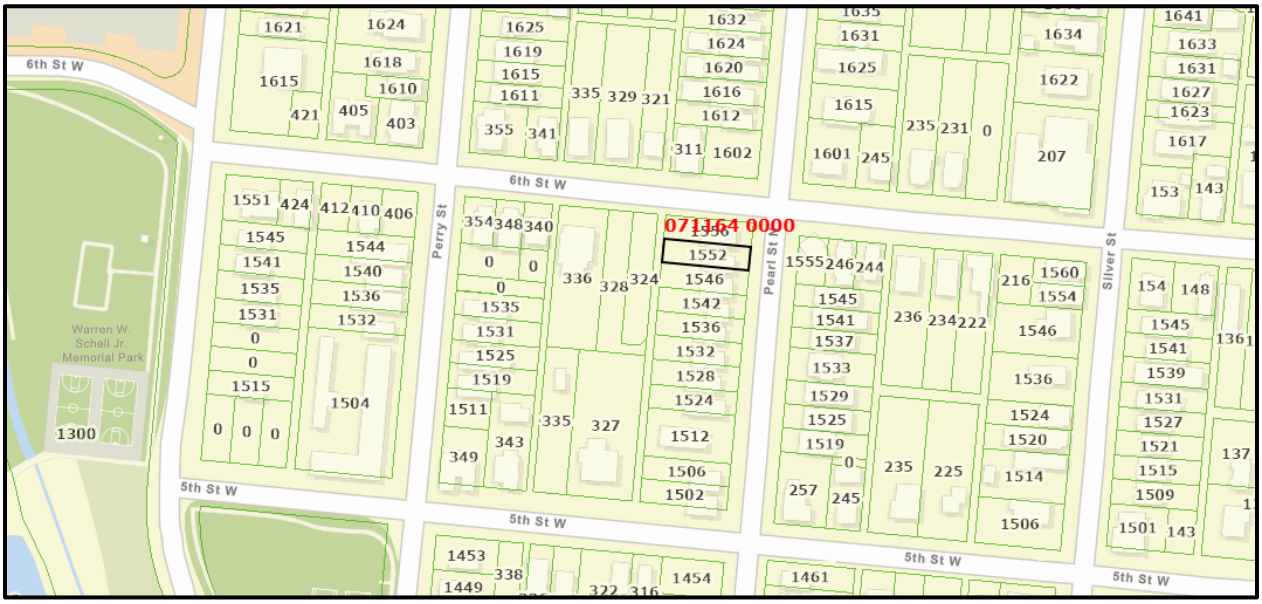
- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically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

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

- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
- Windows, Recommend #2: "Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building, and which do not damage window frames."

- Windows, Recommend #3: "Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin, and mullion proportion and configuration, and reflective qualities of the glass."
- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

1985 FLORIDA MASTER SITE FILE PICTURE

HISTORIC SPRINGFIELD SOCIETY'S PICTURE TAKEN IN 2001

Application For Certificate Of Appropriateness

Application Info

Tracking #	32249	**Application Status**	FOUND SUFFICIENT
Date Started	04/11/2025	**Date Submitted**	04/11/2025

Planning and Development Department Info

COA # COA-25-32249

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 7/23/2025

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name PRATER **First Name** LAUREN **Middle Name**

Company Name

Mailing Address 10752 DEERWOOD PARK BLVD STE 100

City JACKSONVILLE **State** FL **Zip Code** 32256

Phone 516 343 3663 **Fax** 516 343 3663 **Email** LILALOCONSULTING@GMAIL.COM

General Information On Owner(s)

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

Last Name PRATER **First Name** LAUREN **Middle Name**

Company/Trust Name

Mailing Address 10752 DEERWOOD PARK BLVD STE 100

City JACKSONVILLE **State** FL **Zip Code** 32256

Phone 5163433663 **Fax** 5163433663 **Email** LILALOCONSULTING@GMAIL.COM

Description Of Property

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

Map	RE#
	071164 0000

420

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1552	PEARL ST N	32206

Type Of Improvement

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

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

Proposed Work
THE EXISTING WINDOWS ARE IN A STATE OF DISREPAIR AND UNFORTUNATELY BEYOND THE POINT OF PRACTICAL RESTORATION. THEY ARE DETERIORATING SIGNIFICANTLY, WITH ISSUES SUCH AS ROT, DRAFTS, AND NON-FUNCTIONING SASHES THAT COMPROMISE BOTH SAFETY AND THE STRUCTURAL INTEGRITY OF THE HOME. GLASS IS MISSING AND OR BROKEN IN MANY WINDOWS. TO ADDRESS THIS, I AM SEEKING PERMISSION TO REPLACE 23 DAMAGED WINDOWS. THE REPLACEMENTS WILL BE CHOSEN WITH GREAT CARE. IMPORTANTLY, I WILL NOT BE REPAIRING THE DOWNSTAIRS FRONT-FACING WINDOWS, AS THEY ARE BOTH CHARMING AND ESSENTIAL TO THE HISTORIC INTEGRITY OF THE HOME. I WANT TO ENSURE THAT THE VISUAL CHARACTER OF THE HOME REMAINS INTACT. THANK YOU FOR CONSIDERING THIS REQUEST. I AM COMMITTED TO MAINTAINING THE HISTORIC VALUE OF THE PROPERTY WHILE ENSURING ITS CONTINUED LIVABILITY.

Addition Information

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

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

Window Replacement - Required Attachments For Complete Application

- [x] **Window Survey** - Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.
- [x] **Window Design** - Proposed window design, light pattern and materials.
- [x] **Window Product** - Brochure/sample of window product.

Additional Documents Provided

	Description
[x]	PICS SET 1
[x]	PICS SET 2
[x]	PICS SET 3
[x]	PICS SET 4
[x]	PICS SET 5

☑	PICS SET 6
☑	PICS SET 7
☑	PICS SET 8
☑	PICS SET 9

Application Certification

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

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

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

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

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

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

City of Jacksonville, Florida

Planning Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 6/25/2025

COA#: COA-25-32249 or CR778225

Address: 1552 N. Pearl St Jax FL 32225

Owner: Lauren r Arthur Prats III

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

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

provided to me for application CR-778225 **were posted on the property/site located at:**

071164-0000
Real Estate Number(s)

1552 N. Pearl St
Street Address

~~Jax~~ FL 32225
City, State Zip Code

Printed Name Lauren Pratt

Signature

Dated this 25th day of June, 2025.

PRATER LAUREN
12527 ARROWLEAF LN
JACKSONVILLE, FL 32225-6854
PRATER ARTHUR III

Primary Site Address
1552 N PEARL ST
Jacksonville FL 32206-

Official Record Book/Page
21286-01680

Tile #
6412

1552 N PEARL ST

Property Detail

RE #	071164-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4354
Characteristics	Historic Designation

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	$110,917.00	$110,468.00
Extra Feature Value	$880.00	$884.00
Land Value (Market)	$43,560.00	$43,560.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$155,357.00	$154,912.00
Assessed Value	$129,301.00	$154,912.00
Cap Diff/Portability Amt	$26,056.00 / $0.00	$0.00 / $0.00
Exemptions	$32,736.00	See below
Taxable Value	$96,565.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21286-01680	11/20/2024	$156,000.00	WD - Warranty Deed	Qualified	Improved
20498-02278	11/14/2022	$100.00	MS - Miscellaneous	Unqualified	Improved
07232-01365	6/11/1991	$11,500.00	WD - Warranty Deed	Unqualified	Improved
07232-01364	5/31/1991	$12,545.00	WD - Warranty Deed	Unqualified	Improved
04817-00500	2/14/1979	$20,000.00	WD - Warranty Deed	Unqualified	Improved
03372-01010	6/22/1972	$3,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$884.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO-S	0.00	0.00	Common	4,356.00	Square Footage	$43,560.00

Legal

LN	Legal Description
1	2-5 37-2S-26E
2	SPRINGFIELD
3	S1/2 LOT 9 BLK 24

Buildings

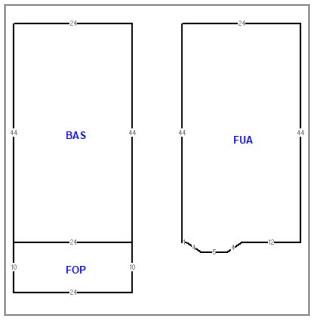
Building 1
Building 1 Site Address
1552 N PEARL ST Unit
Jacksonville FL 32206-

Building Type	0102 - SFR 2 STORY
Year Built	1916
Building Value	$110,468.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1072	1072	1018
Base Area	1056	1056	1056
Finished Open Porch	240	0	72
Total	2368	2128	2146

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	12	12 Modular Metal
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.000	



424

Rooms / Units	1.000	

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	$129,301.00	$32,736.00	$96,565.00	$1,014.05	$1,092.82	$1,058.35
Urban Service Dist1	$129,301.00	$32,736.00	$96,565.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$130,414.00	$30,000.00	$100,414.00	$289.03	$310.48	$316.20
By Local Board	$130,414.00	$30,000.00	$100,414.00	$204.13	$225.73	$222.26
FL Inland Navigation Dist.	$129,301.00	$32,736.00	$96,565.00	$2.58	$2.78	$2.57
Water Mgmt Dist. SJRWMD	$129,301.00	$32,736.00	$96,565.00	$16.07	$17.31	$16.28
School Board Voted	$130,414.00	$30,000.00	$100,414.00	$90.81	$100.41	$100.41
Urb Ser Dist1 Voted	$129,301.00	$32,736.00	$96,565.00	$0.00	$0.00	$0.00
			Totals	$1,616.67	$1,749.53	$1,716.07

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$139,210.00	$120,805.00	$31,200.00	$89,605.00
Current Year	$155,357.00	$129,301.00	$32,736.00	$96,565.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

window#1

window#1

window#2

window#2
SCOTT
ALARM

window#3

window#3

window#4

window#4

window#5

window#5

window#6
DISH

window#6

window#7

window#7

window#8

window#8

window#9

window#9

window#10

window#10
SCOTT
ALARM

window#11

window#12

window#13

window#14

window
#11,12,13,14
window#24

window#15

window#15

window#16

window#16

window#17

window#17

window#18

window#18

window#19

window#19

window#20

window#20

window#21

window#21

window#22

window#22

window#23

window#23

,

ORDER: 1581131
ORDER DATE: 3/27/2025
ORDER CONTACT:

QUOTE

INVOICE INFORMATION
House

,

SHIPPING INFORMATION
House

,

SHIP VIA:

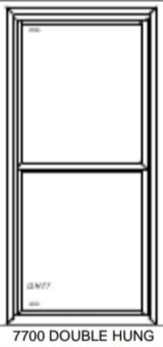
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
1581131	3/27/2025		Lauren Prater	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	7700 DOUBLE HUNG WHITE REPLACEMENT FOAM WRAP ACCESSORY TRACK FILLER INSIDE TIP TO TIP LOWE/ARGON/CLEAR HALF SCREEN FIBERGLASS BALANCE TRACK COVER FLORIDA BUILDING CODE APPROVED PRODUCTS=[LC35-(36X72, RF=NO, GS=DS) FL15819.8] ESTAR CLIMATE ZONES=[S,] SOLAR HEAT GAIN=[0.2] U-FACTOR=[0.29] VISIBLE TRANSMISSION=[0.46] CLEAR OPENING HEIGHT=[26.764] CLEAR OPENING SQUARE FEET=[5.353] CLEAR OPENING WIDTH=[28.803]	21	34 W X 72 H			

TOTALS: 21 **SUBTOTAL:**
TOTAL:

COMMENT:

Drawings - Order: 1581131

ITEM 1		
		
7700 DOUBLE HUNG **34 W X 72 H** **QTY: 21**		

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: 1552 Pearl St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 1552 Pearl St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: Springfield 24 9
Subdivision Name Block No. Lot No.
COUNTY: Duval
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates/Consultant
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+1910
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 1415

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stone: perma #
asbestos: siding
STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story, 3-bay, access N; fluted Ionic cols.,
(center caps. missing), extended corn. bays
ORIENTATION: east

FOUNDATION: piers: brick; stone, perma

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: gable #

CHIMNEY LOCATION: N&S: offset, interior: lateral slope

WINDOW TYPE: DHS, 1/1, wood # transom/sidelights #
DHS, 1/1, wood, Victorian lead glass, upper pane
CHIMNEY: brick: corbelled

ROOF SURFACING: metal: shingles

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 1

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
2S	26	37

UTM ZONE	UTM EASTING	UTM NORTHI

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

1552 Pearl St. is a two-story frame vernacular residential building. It embodies the historic and architectural qualities of the Springfield neighborhood through its period of construction, its design, its historical associations and its integrity.

Constructed c. 1910, it was originally the residence of Mrs. Lula H. Lanier.

CITY DIRECTORY RESEARCH FORM

ADDRESS: 1552 Pearl

OLD ADDRESS: 1752

YEAR	OWNER*/OCCUPANT	OCCUPATION	OTHER
1910-11	Mrs. Lida H. Lanier	(wid. James C)	
1912-13	Jefferson D. Rooney	(Mary L.) asst. industrial	agt. SAL Ry
1915	Gideon B. Travis	(Drusie) inspr. U.S. Immigration	Service
1918-20	Marion B. Craig	(Elizabeth) slsmn	
1925	Bernard Blattner	(Jennie) B. Blattner & Co	fiber mfr.
1930	Charles G. Fulcher	(Minniebel) foreman Gulf	Refining Co.

SUBDIVISION	BLOCK	LOT

* SPECIFY IF OWNER WITH ASTERISK

CONTRIBUTING STRUCTURES - SPRINGFIELD HISTORIC DISTRICT
NATIONAL REGISTER OF HISTORIC PLACES
HD - 91 - 1

STREET NUMBER	STREET NAME	TP	DIR	HISTORIC SITE NAME
1431	PEARL	ST	N	1431-7 PEARL ST.
1440	PEARL	ST	N	1440 - 42 PEARL ST.
1445	PEARL	ST	N	1445 - 49 PEARL ST.
1448	PEARL	ST	N	1448 PEARL ST.
1500	PEARL	ST	N	1500-1504 PEARL ST.
1506	PEARL	ST	N	1506-8 PEARL ST.
1519	PEARL	ST	N	1519 PEARL ST.
1523	PEARL	ST	N	1523-5 PEARL ST.
1524	PEARL	ST	N	OLIVER HARDY HOUSE
1528	PEARL	ST	N	1528 PEARL ST.
1529	PEARL	ST	N	1529-31 PEARL ST.
1532	PEARL	ST	N	1532-4 PEARL ST.
1533	PEARL	ST	N	CUBAN CONSULATE
1536	PEARL	ST	N	1536 PEARL ST.
1541	PEARL	ST	N	1541-3 PEARL ST.
1542	PEARL	ST	N	1542 PEARL ST.
1544	PEARL	ST	N	1544-6 PEARL ST.
1545	PEARL	ST	N	1545-7 PEARL ST.
1552	PEARL	ST	N	1552 PEARL ST.
1555	PEARL	ST	N	1555 PEARL ST.
1556	PEARL	ST	N	1556 PEARL ST.
1612	PEARL	ST	N	1612 PEARL ST.
1615	PEARL	ST	N	1615 PEARL ST.
1616	PEARL	ST	N	1616-8 PEARL ST.
1620	PEARL	ST	N	1620 PEARL ST.
1624	PEARL	ST	N	1624-6 PEARL ST.
1625	PEARL	ST	N	1625 PEARL ST.
1631	PEARL	ST	N	1631 PEARL ST.
1632	PEARL	ST	N	1632 PEARL ST.

SOURCE: JACKSONVILLE PLANNING DEPARTMENT
SEPTEMBER 25, 1991

COA-25-32526

3623 Oak St

July 23, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-32526

Address: 3623 Oak Street, RE# 092060-0000

Location: North side of Oak Street, between Ingleside Avenue and Dancy Street

Owner: David Conley
3520 Oak Street
Jacksonville, Florida 32204

Applicant: Same as Owner

Year Built: *c.*1927 *(Property Appraiser)*

Designation: Riverside Avondale; Contributing

Request: New Construction – Addition

Summary Scope of Work:
1. One-Story addition to the rear of the primary structure
2. Construction of a rear deck
3. Installation of a poured concrete driveway

Recommendation: **Approve with Conditions**

Conditions:
One-Story Addition to the Rear of the Primary Structure
1. The design shall be substantially similar to the plans dated **June 11, 2025**, or as otherwise approved by the Historic Preservation Section.
2. The location shall be substantially similar to the site plan approved by the Historic Preservation Section on **July 15, 2025**, or as otherwise approved by the Historic Preservation Section.
3. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
4. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
5. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

Construction of a Rear Deck

6. Wood materials shall be painted or stained.
7. The size shall be substantially similar to the plans dated **June 11, 2025**.
8. The location shall be substantially similar to the plans approved by the Historic Preservation Section on **July 15, 2025**, or as otherwise approved by the Historic Preservation Section.

Installation of a Poured Concrete Driveway

9. The location shall be substantially similar to the plans approved by the Historic Preservation Section on **July 15, 2025**, or as otherwise approved by the Historic Preservation Section.
10. The driveway shall not be wider than 10 feet with a flare of 12 feet allowed at the curb.
11. The portion of the driveway between the sidewalk and the front wall of the main structure shall be composed of concrete ribbons, gravel, or rectangular pavers.
12. The driveway can be poured concrete past the front wall of the main structure toward the rear of the lot.
13. The driveway apron can be poured concrete.
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 brick-like or granite (no white blends).
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.

PROJECT DESCRIPTION

COA-25-32526 seeks to build an addition on a contributing structure within the Riverside Avondale Historic District. The property is an interior lot located on the north side of Oak Street. The primary structure on the property is a 1,104 square-foot one-story bungalow styled single-family home. The home can be characterized by its two front facing gables, brick front porch, prairie-over-one windows, shingled roof and lap sided exterior. As proposed, the applicant is seeking to construct a 385-square-foot one-story addition on the rear. The new addition will consist of lap siding, two new pedestrian doors, a shingled roof, prairie-over-one windows, and a square gable vent. The proposed design includes the removal of a set of two windows on the left side of the structure closer to the rear, where the opening will be covered with paneled shutters to identify the historic window opening. The proposed work will not be visible from Oak Street as the addition is on the rear of the lot. Based on the 2025 COA Matrix, additions that exceed 25% of the existing building footprint must be reviewed by the Jacksonville Historic Preservation Commission (JHPC). Additionally, the scope of work includes the installation of a poured concrete driveway.

The scope of work also includes the construction of an 8-foot by 20-foot deck on the rear of the addition. As conditioned, this scope of work can be approved administratively. Therefore, this report will focus on the proposed addition.

STAFF SUMMARY AND ANALYSIS

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

- The proposed addition is located at the rear of the structure. The lap-siding, shingled-hipped roof, and new gridded windows matching the existing windows are consistent with the existing structure. The scale and materials allow it to be integrated into the main structure without overwhelming the structure, neighborhood, and streetscape. The proposed work is consistent with the Historic Design Guidelines, Section on "Additions" which states, "keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."
- As designed, the height and roof form of the proposed addition is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- Section 307.106(m)(2) states, "The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district." As designed, the proposed windows and door will match existing windows and doors in height and design. The design of the windows and doors is compatible with the existing primary structure, which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.
- The Design Guidelines for the District reference Standards Nine and Ten of the Secretary of the Interior's Standards for Rehabilitation. Standard Nine emphasizes that exterior

alterations shall not destroy historic materials and are differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. Standard Ten refers to the nature of additions and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. No significant historic fabric will be impacted since the proposed addition is located on the rear of the structure and can be removed at a later time without negatively impacting the historic structure as a whole. As such, the proposed scope of work is consistent with Sections 307.106(k)(1 and 2), the Historic District Design Guidelines, Section on "Additions" and "New Construction."

- Staff does not have an objection towards the installation of a driveway but towards the poured concrete material from the front wall of the main structure to the front property line. This is because it negates the Design Guidelines Recommendation #4 to "Use appropriate materials for driveways such as gravel or concrete poured ribbons." Therefore, Staff has conditioned the driveway material and the widths, so the work is consistent with Section 307.106(k)(1) and the Design Guidelines section on "Setting."

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

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

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

Alterations

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

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

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

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

Historic District Design Guidelines, "Additions" and "New Construction"

- Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.

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

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

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

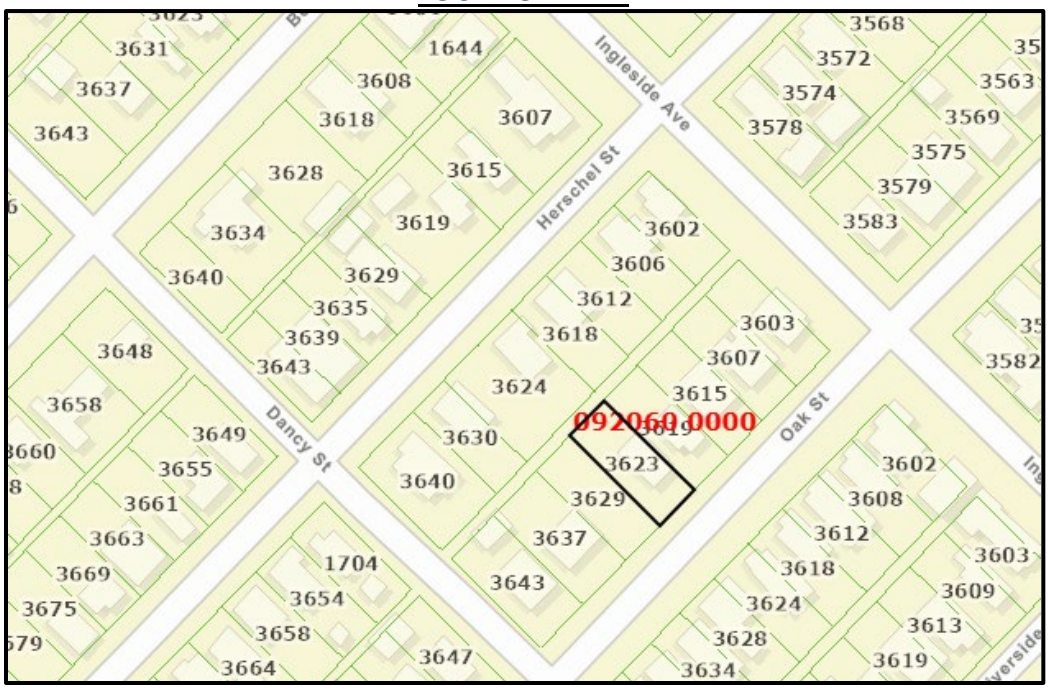
- Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic District Design Guidelines, Section on "Setting"

- Parking and Driveways, Recommendation #4: Use appropriate materials for driveways such as gravel or concrete poured in ribbons.

- Parking and Driveways, Avoid #3: Asphalt, pebble surfaced concrete, or other non-historic paving materials.

LOCATION MAP



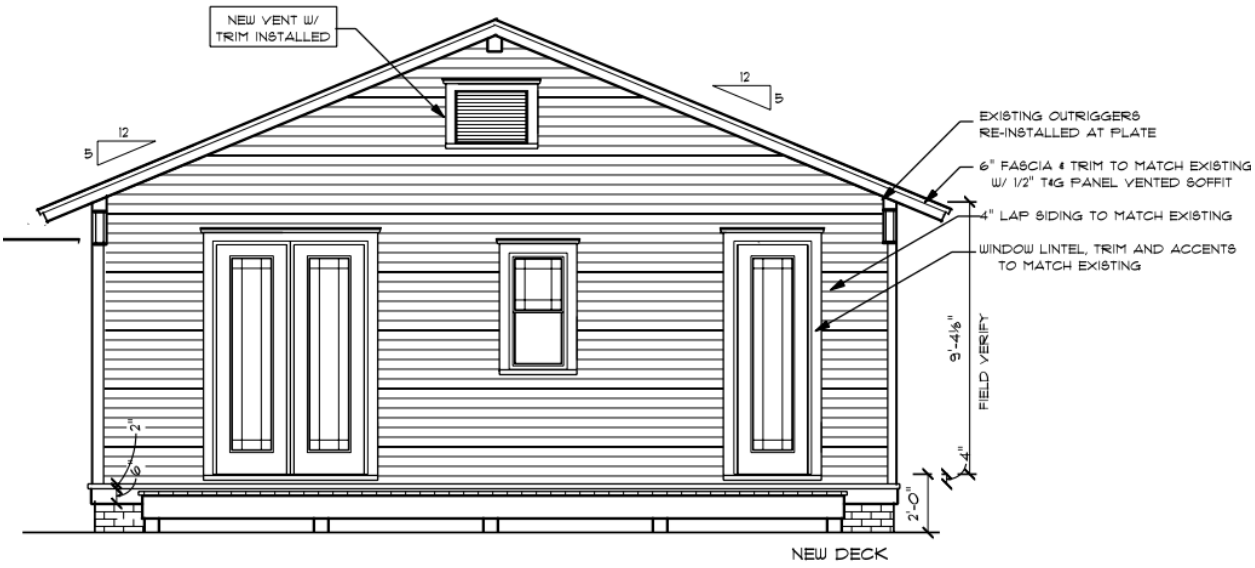
PICTURE OF PROPERTY WITH POSTED SIGN

ELEVATION DRAWINGS DATED JUNE 11, 2025

South Front Elevation

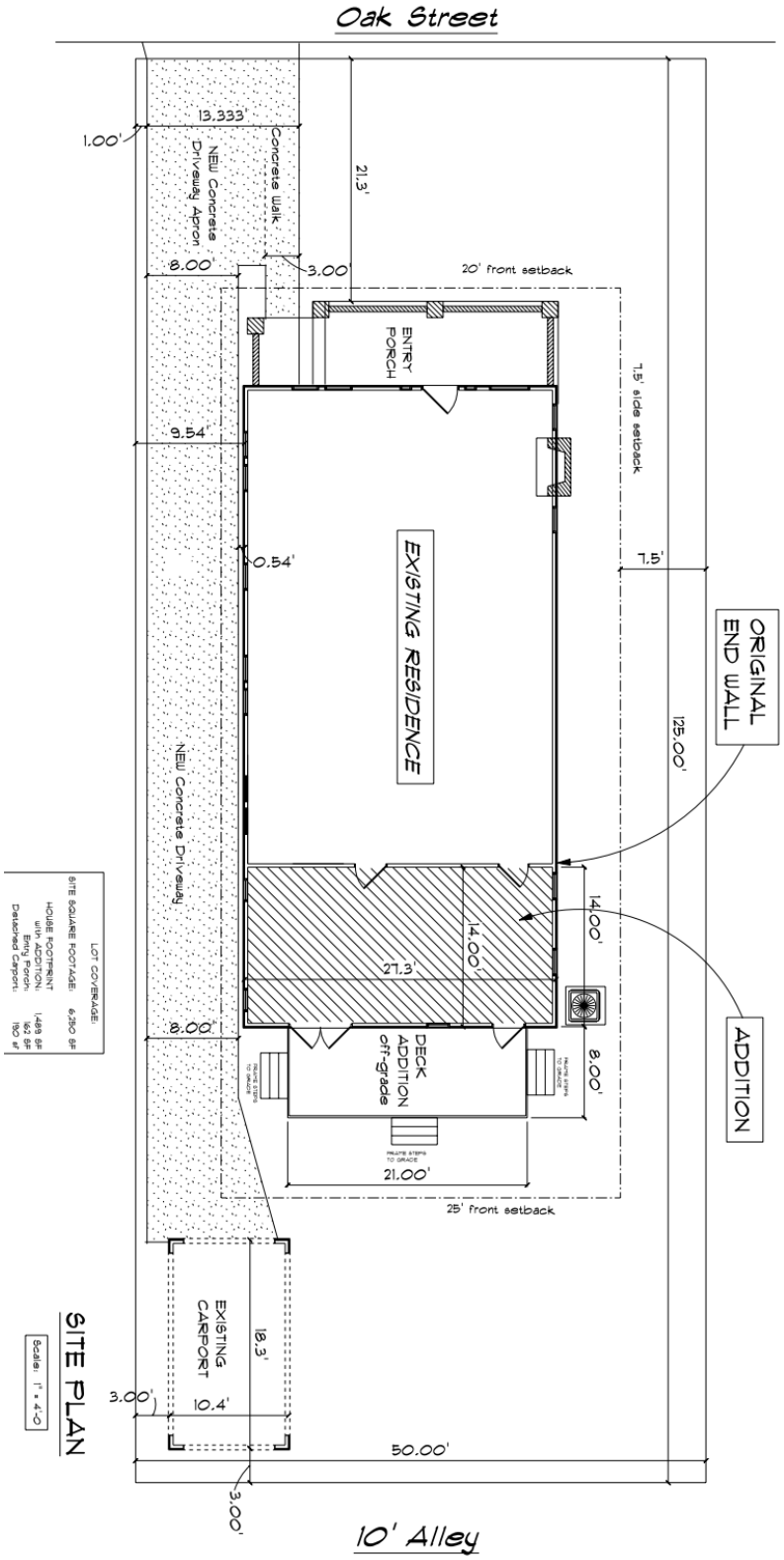
West Side Elevation

East Side Elevation



North Rear Elevation - New Addition

SITE PLAN APPROVED BY THE HISTORIC PRESERVATION SECTION ON JULY 15, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	32526	**Application Status**	FOUND SUFFICIENT
Date Started	06/13/2025	**Date Submitted**	06/13/2025

Planning and Development Department Info

COA # COA-25-32526

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 7/23/2025

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name CONLEY **First Name** DAVID **Middle Name** LEWIS

Company Name CONLEY HOMES

Mailing Address 3520 OAK ST

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

Phone 407 361 2694 **Fax** 904 **Email**

General Information On Owner(s)

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

Last Name CONLEY **First Name** DAVID **Middle Name** LEWIS

Company/Trust Name CONLEY HOMES

Mailing Address 3520 OAK ST

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

Phone 4073612694 **Fax** 904 **Email** DCONLEYAPR2@GMAIL.COM

Description Of Property

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

Map	RE#

	092060 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
3623	OAK ST	32205

Type Of Improvement

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

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

Proposed Work
THE ADDITION WILL BE ALONG THE BACK OF THE HOUSE AND WILL NOT BE VISIBLE FROM THE STREET, THE ADDITION WILL BE CONSISTENT IN ALL MANNERS WITH THE EXISTING HOME.

Addition Information

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

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

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

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: JULY 9TH, 2025

COA#: 32526

Address: 3623 OAK ST
JACKSONVILLE FL 32205

Owner: DAVID CONLEY

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 32526 **were posted on the property/site located at:**

Real Estate Number(s)

3623 OAK ST
Street Address

JACKSONVILLE FL 32205
City, State Zip Code

Printed Name DAVID L CONLEY

Signature David L Conley

Dated this 9 day of JULY, 2025.

CONLEY DAVID
3623 OAK ST
JACKSONVILLE, FL 32205-9021

Primary Site Address
3623 OAK ST
Jacksonville FL 32205-

Official Record Book/Page
21485-01457

Tile #
6428

3623 OAK ST

Property Detail

RE #	092060-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01585 ST JOHNS HEIGHTS
Total Area	6579
Characteristics	Historic Designation

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	$112,368.00	$112,082.00
Extra Feature Value	$880.00	$884.00
Land Value (Market)	$169,750.00	$157,625.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$282,998.00	$270,591.00
Assessed Value	$241,895.00	$266,084.00
Cap Diff/Portability Amt	$41,103.00 / $0.00	$4,507.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$241,895.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21485-01457	5/16/2025	$335,000.00	WD - Warranty Deed	Qualified	Improved
02927-00209	1/1/1899	$0.00	- Unknown	Unqualified	Improved
11665-02224	3/1/2004	$127,000.00	WD - Warranty Deed	Qualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$884.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	50.00	125.00	Common	50.00	Front Footage	$157,625.00

Legal

LN	Legal Description
1	3-22
2	ST JOHNS HEIGHTS
3	LOT 8 BLK 6

Buildings

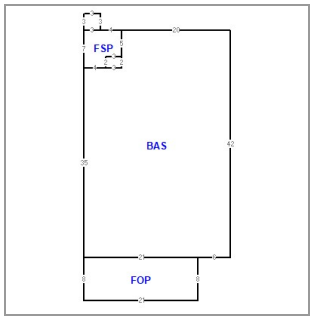
Building 1
Building 1 Site Address
3623 OAK ST Unit
Jacksonville FL 32205-

Building Type	0101 - SFR 1 STORY
Year Built	1927
Building Value	$112,082.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	168	0	50
Adds Additional Area	0	0	0
Base Area	1085	1085	1085
Fin Screened Porch	43	0	15
Unfin Open Porch	9	0	2
Unfinished Storage	6	0	2
Total	1311	1085	1154

Element	Code	Detail
Exterior Wall	4	4 Single Siding
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	2.000	
Baths	1.000	
Rooms / Units	1.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	$241,895.00	$0.00	$241,895.00	$2,488.64	$2,737.50	$2,651.17
Urban Service Dist1	$241,895.00	$0.00	$241,895.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$282,998.00	$0.00	$282,998.00	$894.93	$875.03	$891.16
By Local Board	$282,998.00	$0.00	$282,998.00	$632.05	$636.18	$626.39
FL Inland Navigation Dist.	$241,895.00	$0.00	$241,895.00	$6.33	$6.97	$6.43
Water Mgmt Dist. SJRWMD	$241,895.00	$0.00	$241,895.00	$39.43	$43.37	$40.78
School Board Voted	$282,998.00	$0.00	$282,998.00	$281.16	$283.00	$283.00
Urb Ser Dist1 Voted	$241,895.00	$0.00	$241,895.00	$0.00	$0.00	$0.00
			Totals	$4,342.54	$4,582.05	$4,498.93

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$281,159.00	$219,905.00	$0.00	$219,905.00
Current Year	$282,998.00	$241,895.00	$0.00	$241,895.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

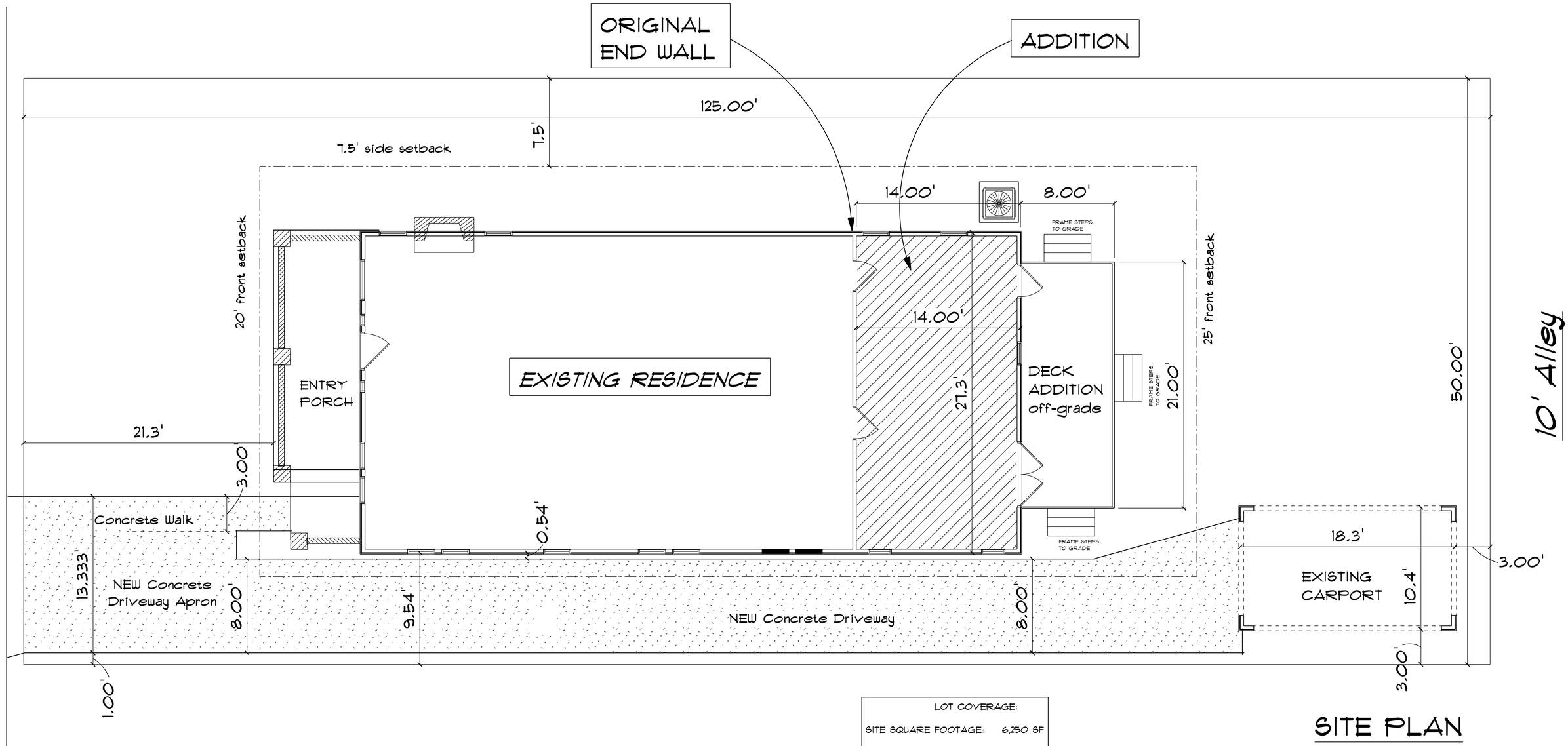
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

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

APPROVED

By Historic Preservation Section at 11:40 am, Jul 15, 2025



LOT COVERAGE:	
SITE SQUARE FOOTAGE:	6,250 SF
HOUSE FOOTPRINT with ADDITION:	1,489 SF
Entry Porch:	162 SF
Detached Carport:	190 sf
Driveway, Walk, Carport Apron:	952 SF
A/C PAD:	12 SF
TOTAL COVERAGE:	2,805 SF
COVERAGE RATIO:	44.88%

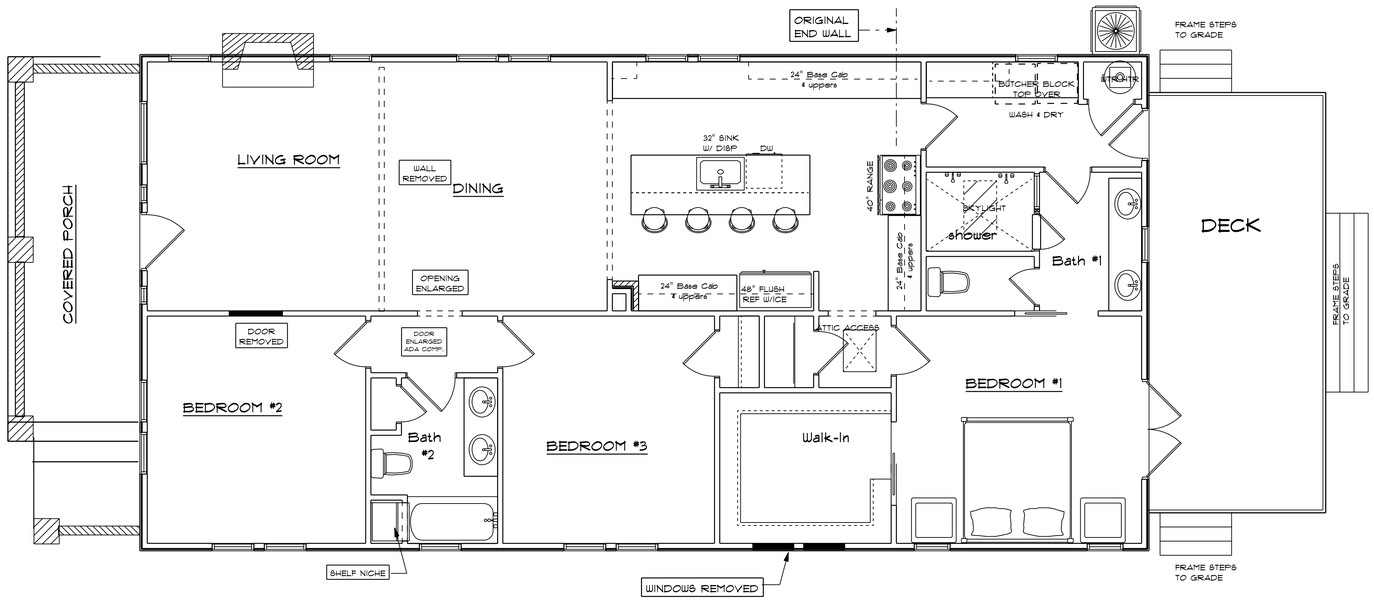
SITE PLAN

Scale: 1" = 4'-0

Remodel & Addition to the
CONLEY-ERICKSON RESIDENCE
3623 Oak Street
Jacksonville, Florida 32205

APPROVED

By Historic Preservation Section at 11:40 am, Jul 15, 2025



Original Cond. Sq. Ftg.:	1104 sf
ADDITIONS:	385 sf
NEW COND. SQ. FTG.:	1489 sf
Entry Porch:	162 sf

Remodeled Floor Plan with Addition

Revisions

CONSTRUCTION NOTE:
EVERY EFFORT IS MADE FOR ACCURACY AND PRECISENESS. CONTRACTOR RESPONSIBLE FOR TO VERIFY ALL PERTINENT DIMENSIONS, STRUCTURES, AND SPECIFICATIONS PRIOR TO DEMOLITION AND CONSTRUCTION. VERIFY ALL EXISTING AND NEW ROOF SPANS, PITCHES, AND SPECS PRIOR TO ANY TRUSS MANUFACTURING AND AS PER ENGINEERING SPECS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES AND ADJUSTMENTS OR MODIFICATIONS TO PLANS NECESSARY SHOULD BE ADDRESSED PRIOR TO CONSTRUCTION.

Remodel & Addition to the
CONLEY-ERICKSON RESIDENCE
3623 Oak Street
Jacksonville, Florida 32205

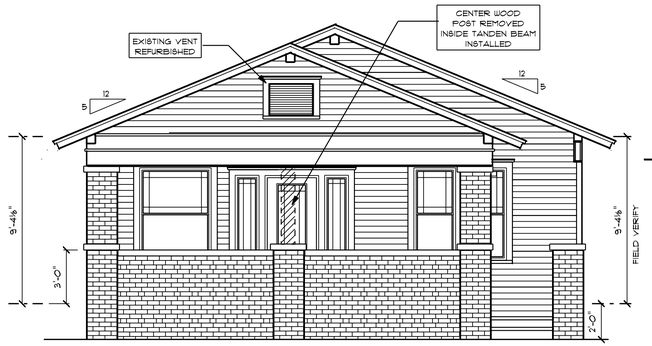
DAVE MOSBY
Residential Designer
Jacksonville, Florida
904-610-4803

VERSION 2
Scale: 1/4" = 1'-0"
Date: JUNE 11, 2025

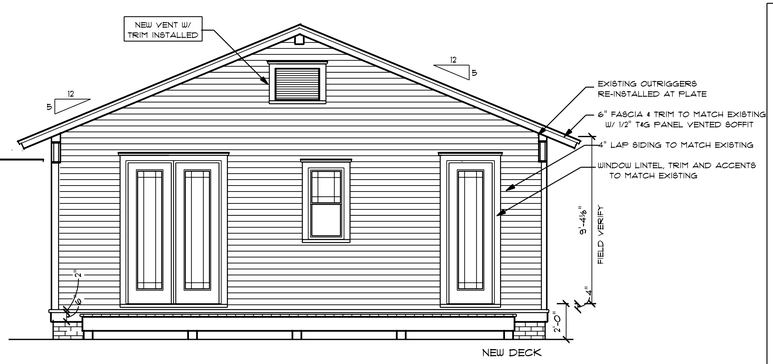
SHEET
1 - 2

APPROVED

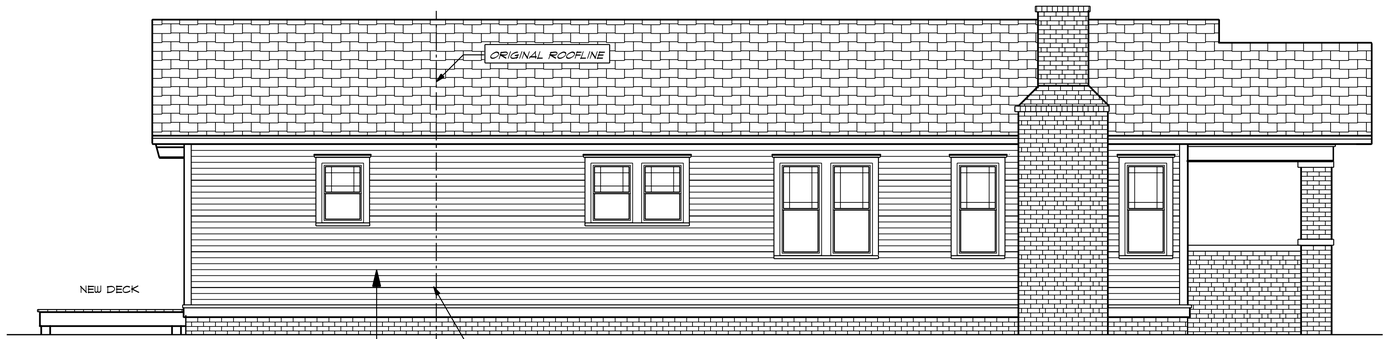
By Historic Preservation Section at 11:40 am, Jul 15, 2025



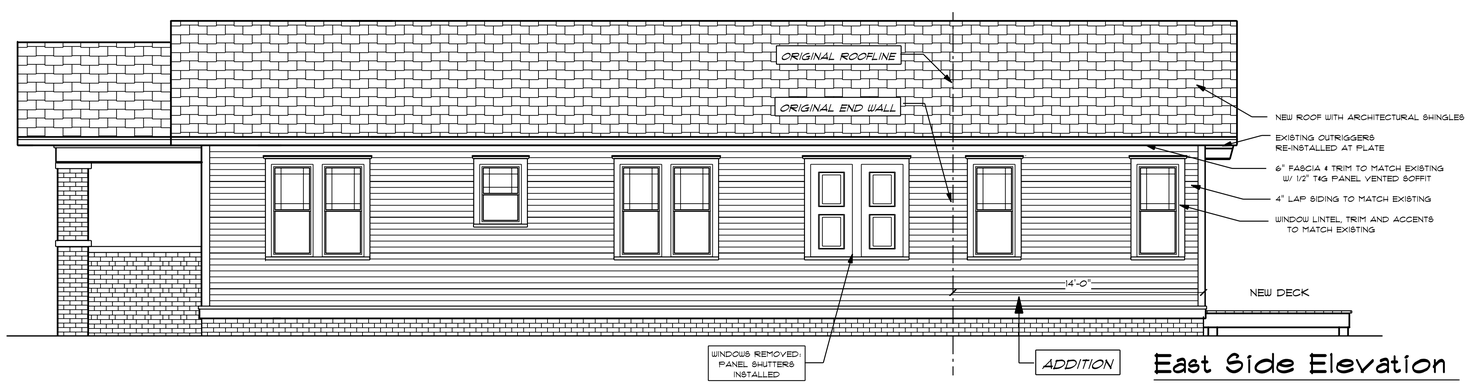
South Front Elevation



North Rear Elevation - New Addition



West Side Elevation



East Side Elevation

Revisions

CONSTRUCTION NOTE
CONTRACTOR IS RESPONSIBLE FOR ACCURACY AND PRECONDITIONS. CONTRACTOR IS RESPONSIBLE FOR TO VERIFY ALL PERTINENT DIMENSIONS AND CONDITIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE CONSTRUCTION AND CONSTRUCTION. VERIFY ALL EXISTING AND NEW BUILDING MATERIALS AND EQUIPMENT ARE INSTALLED PER MANUFACTURING AND AS PER ENGINEERING SPECS PRIOR TO CONSTRUCTION. ANY DEVIATIONS FROM THESE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION. ANY MODIFICATIONS TO PLANS NECESSARY SHOULD BE ACCREDITED PRIOR TO CONSTRUCTION.

Remodel & Addition to the
CONLEY-ERICKSON RESIDENCE
3623 Oak Street
Jacksonville, Florida 32205

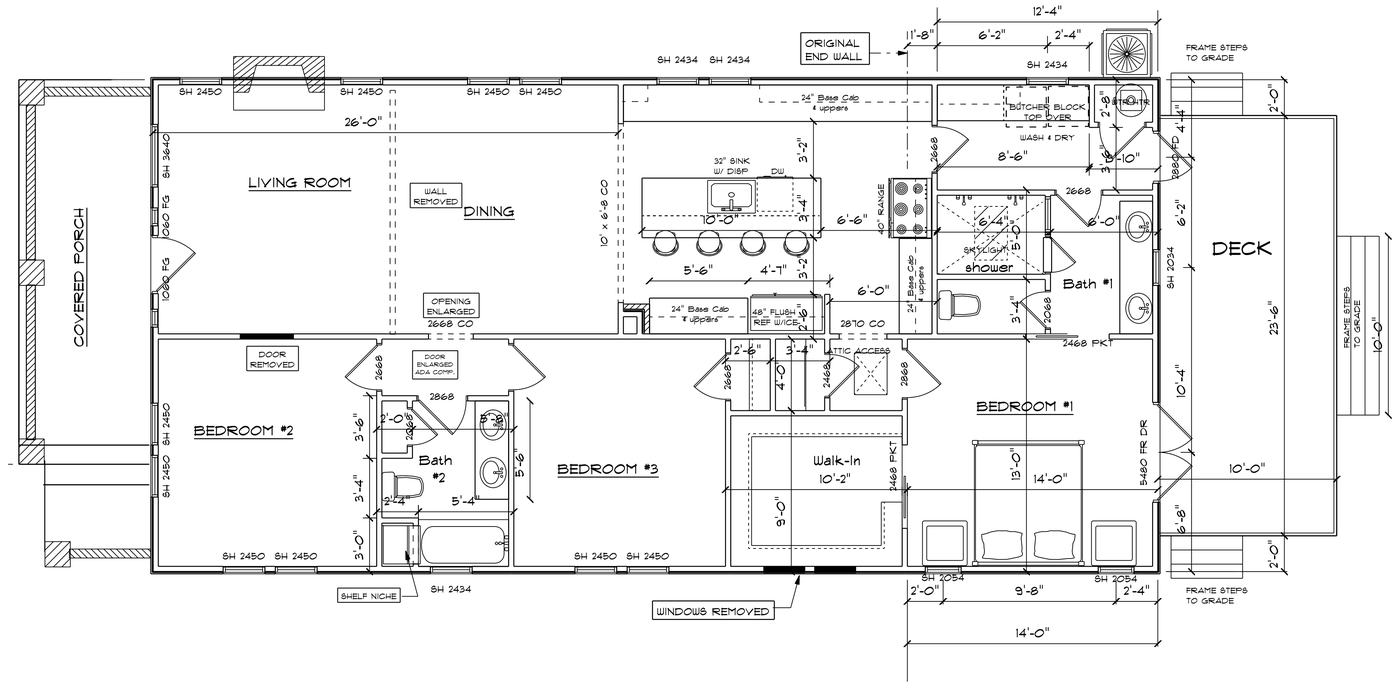
DAVE MOSBY
Residential Designer
Jacksonville Florida
904-861-4803

VERSION 2
Scale: 1/4" = 1'-0"
Date: JUNE 11, 2025

SHEET
2 - 2

APPROVED

By Historic Preservation Section at 11:40 am, Jul 15, 2025



Original Cond. Sq. Ftg.:	1104 sf
ADDITIONS:	385 sf
NEW COND. SQ. FTG.:	1489 sf
Entry Porch:	162 sf

Remodeled Floor Plan with Addition

Revisions

CONSTRUCTION NOTE:
EVERY EFFORT IS MADE FOR ACCURACY AND PRECISENESS. CONTRACTOR RESPONSIBLE FOR TO VERIFY ALL PERTINENT DIMENSIONS, STRUCTURES, AND SPECIFICATIONS PRIOR TO DEMOLITION AND CONSTRUCTION. VERIFY ALL EXISTING AND NEW ROOF SPLINS, PITCHES, AND SPECS PRIOR TO ANY TRUSS MANUFACTURING AND AS PER ENGINEERING SPECS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES AND ADJUSTMENTS OR MODIFICATIONS TO PLANS NECESSARY SHOULD BE ADDRESSED PRIOR TO CONSTRUCTION.

Remodel & Addition to the
CONLEY-ERICKSON RESIDENCE
3623 Oak Street
Jacksonville, Florida 32205

DAVE MOSBY
Residential Designer
Jacksonville, Florida
904-610-4803

VERSION 2
Scale: 1/4" = 1'-0"
Date: JUNE 11, 2025

SHEET
1 - 2

H. Certificates of Appropriateness

Work Initiated or Completed without a COA

Jacksonville
Historic Preservation
Commission

COA-25-32258

1340 Clark St

July 23, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32258

Address: 1340 Clark Street, RE# 072508-0000

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

Owner: Maria Rodriguez
Bacha Properties LLC
1845 Pearl Street North
Jacksonville, Florida 32206

Applicant: Same as Owner

Year Built: *c*. 1910 (Property Appraiser)

Designation: Springfield; Contributing

Request: Alterations – Doors, Foundations, Siding, Painting, Porches
Site Work - Fences

Summary Scope of Work:
1. Paint the structure, including previously unpainted masonry (After-the-Fact)
2. Alter the front porch and roof (After-the-Fact)
3. Conduct scattered and partial siding replacement (After-the-Fact)
4. Install fencing (After-the-Fact) (Admin)
5. Install wood lattice around the foundation (After-the-Fact) (Admin)
6. Replace the front and rear doors (After-the-Fact) (Admin)

Recommendation: **Deny**

Corrective Actions:
1. The railing system shall be made of wood or wood composite materials and the spindles centered between an upper and lower rail with no exposed ends (no vinyl or PVC).
2. The front door shall be a quarter-light Craftsman door with no light pattern.
3. The paint on the masonry foundation shall be removed.
4. The front porch roof form shall be a shed or hipped design with a low pitch. The design shall be reviewed by the Historic Preservation Section.
5. The open gable of the front porch shall have wood or composite shingles installed to replace the lap siding.

PROJECT DESCRIPTION

COA-25-32258 is for after-the-fact alterations and site work to a contributing structure within the Springfield Historic District. Located on an interior lot, the subject property consists of a one-story, shotgun style home characterized by its front-facing gable roof and its wood drop siding. The scope of work includes the painting of the structure, including the previously unpainted masonry foundation, the installation of wood lattice around the foundation, scattered siding replacement on multiple elevations, the installation of a fence, the replacement of the front and rear doors, and the alteration of the front porch including a new roof form, columns, railing, and steps.

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:

- Staff conducted a site visit to examine the work on May 29, 2025. Staff noted that the fence complies with the Fencing and Wall Guidelines, the standard conditions applied for fencing and qualified for administrative approval. Staff also noted that the front step railing has exposed ends and spindles that are not centered between an upper and lower rail. The applicant expressed that they are amenable to making the necessary corrections.

During the visit, Staff also noted that mulch was put down in the front yard along with small paths of gravel.

- While along the sides and lower front elevations, it appears that the siding was replaced in-kind in scattered locations, the gable-end of the front elevation was not replaced in-kind. The shingle siding in this area was replaced with drop siding instead of shingles.
- The applicant has confirmed that they painted the structure, including the foundation, replaced the doors, conducted scattered siding replacement and replacement of the gable-end shingles, installed lattice around the foundation, and finished the alterations to the porch. The applicant stated that the change in the porch's roof form had already taken place by the time they purchased the property, but that they completed the work including the railing, steps, sheathing, soffits, and fascia. The applicant could not provide pictorial or documented evidence that these changes had already been made to the property prior to their ownership.
- The painting of previously unpainted masonry, the replacement of the siding above the gable-end with a design that does not match the existing or documented historic material, and the alteration of the porch to a form that is incompatible with the building's style is inconsistent with Sections 307.106(k)(1-3) and 307.106(l)(1, 2, and 5-7)
- The Historic Preservation Guidelines for the Springfield Historic District references Standards Two (2), Five (5) and Six (6) of the *Secretary of the Interior's Standards for Rehabilitation*:
    - Standards Two, Five, and Six refer to the historic character and materials of a property being retained and preserved amid the alteration of features or spaces. The applicant's scope of work includes alterations that are incompatible with the historic structure and destructive of some of its character-defining features. Standard Six in particular emphasizes the importance of replacing with compatible designs and materials when historic materials are beyond repair. The replacement of the shingles above porch is not consistent with this standard.
- While some scopes of work are consistent with the Design Guidelines and Ordinance Code such as the fencing, the proposed door replacement (after correction), and front steps and railing replacement (after correction), others are inconsistent and are not recommended. These include the siding replacement on the front elevation along the gable-end, the painting of previously unpainted masonry, and alteration of the front porch roof. These alterations are inconsistent with the Springfield Design Guidelines Sections on "Exterior Fabric – Wood, Porches, Porte Cochere, and Garages, and Windows/Awnings/Shutters."

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

1. Section 307.106(k) General Standards: 1 – 3
2. Section 307.106(l) Standards 1, 2 and 5-7
3. Historic District Design Guidelines, Sections on "Doors and Entrances, Exterior Fabric – Wood, Porches, Porte Cochere, and Garages, Setting, Windows/Awnings/Shutters"

4. Secretary of the Interior's Standards for Rehabilitation, Standards: 2, 5, and 6

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

Alterations

- 307.106(l)(1) – Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building, structure, or site;
- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible;
- 307.106(l)(5) – Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;
- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event that 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;
- 307.106(l)(7) - The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken;

Historic District Design Guidelines, "Springfield"

- **Doors and Entrances, Avoid** #3: "Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials."

- **Exterior Fabric - Wood, 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."

- **Porches, Porte Cochere, and Garages, Avoid** #1: "Removing or altering porches and steps that are appropriate to the building's development and style."

- **Setting (Fencing and Walls), Recommend** #2: "Construct new front-yard fences of vertical pickets in simple designs, especially on frame vernacular buildings. Limit cast iron fencing to high-styled buildings such as Queen Anne, Colonial revival, and Neo-Classical."

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

- **Windows/Awnings/Shutters, Recommend** #1: "Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building."

- **Windows/Awnings/Shutters, 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/Awnings/Shutters, Avoid** #4: "Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building."

Secretary of the Interior's Standards for Rehabilitation

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

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

- 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. Replacement of missing features shall be substantiated by documentary physical or pictorial evidence.

LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS

PICTURE OF SUBJECT PROPERTY IN JANUARY 2023

Application For Certificate Of Appropriateness

Application Info

Tracking #	32258	**Application Status**	FOUND SUFFICIENT
Date Started	04/14/2025	**Date Submitted**	04/14/2025

Planning and Development Department Info

COA #	COA-25-32258
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	6/20/2025
Forwarded to JHPC	☑
JHPC Meeting Date	7/23/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name RODRIGUEZ
First Name MARIA
Middle Name C

Company Name HUACHUMA ENTERPRISES

Mailing Address 443 E 3RD STREET

City JACKSONVILLE
State FL
Zip Code 32206

Phone 305 431 3233
Fax
Email CRISTIRODRIGUEZ@HOTMAIL.COM

General Information On Owner(s)

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

Last Name RODRIGUEZ
First Name MARIA
Middle Name C

Company/Trust Name BACHA PROPERTIES LLC

Mailing Address 112 OLD MILL COURT

City PONTE VEDRA BEACH
State FL
Zip Code 32082

Phone 3054313233
Fax
Email CRISTIRODRIGUEZ@HOTMAIL.COM

Description Of Property

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

Map	RE#

	072508 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1340	CLARK ST	32206

Type Of Improvement

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

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

Proposed Work
REPLACE FRONT DOOR FOR A QUARTER LIGHT PER HISTORIC GUIDELINES

Addition Information

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

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

Additional Documents Provided

Application Certification

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

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

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

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

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

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

City of Jacksonville, Florida

Planning Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: JUNE 23, 2025

COA#:

Address: 1340 Clark Street Jacksonville, FL 32206

Owner: BACHA PROPERTIES, LLC

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 32258 **were posted on the property/site located at:**

Real Estate Number(s)

1340 Clark Street

Street Address

Jacksonville, FL 32206

City, State Zip Code

Printed Name MARIA C RODRIGUEZ

Signature

Dated this 23 day of JUNE, 2025.

2-4 37-2S-26E .063
SPRINGFIELD
N1/2 LOT 11 BLK 85

BACHA PROPERTIES LLC
1845 N PEARL ST
JACKSONVILLE, FL 32206-3663

2024

R-072508-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6412 101100.22 1.05 1.00 1.00 SE SPRINGFIELD

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	4 SINGLE SIDING	100	28.00
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	9 PINE/SOFT WOOD	100	8.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	2 CONVECTION	100	2.00
Air Cond	1 NONE	100	0.00

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

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	1.0600
TOTAL ADJUSTED POINTS	96
DEPRECIATION ADJ	ADJ
PREFERRED OVERRIDE	0.8500

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	4	03	0.00	100.00	1.00	100

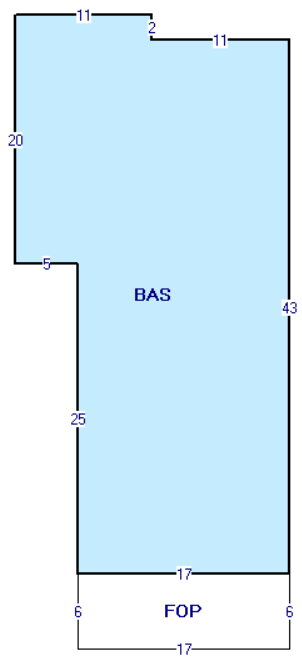
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
81,055	1910	1940	R2	52.00	15.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	843		X	100	843	11,727
FOP	102			30	31	431
	945			843	874	$12,158

ACREAGE 0.00 PRICE/SF 13.91

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1340 CLARK ST JACKSONVILLE 32206- 0101 SFR 1 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	12,158
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	38,610
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	50,768
ASSESSED VALUE	50,768
CAP BASE YEAR	0
TAXABLE VALUE	50,768
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

FOP:5,45:=E17 S6 W17 N6 $ BAS:5,45:=N25 W5 N20 E1 1 S2 E11 S43 W17 $.

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	21078	00158	05/29/2024	WD	Q	I	01	60000	0	N	0	VALENTINES 10 LLC	BACHA PROPERTIES LLC	20240611
2	19512	02430	12/22/2020	WD	U	I	11	100	0	N	0	AUSTIN 512 LLC	VALENTINES 10 LLC	20210203
3	19279	00859	07/08/2020	MS	U	I	11	100	0	N	0	JAX 10 RE INVESTMENTS	AUSTIN 512 LLC	20201030 COURT ORDER
4	18933	00856	09/13/2019	CT	U	I	12	2800	0	N	0	LOZADA ISMAEL I ET AL	AUSTIN 512 LLC	20191008

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

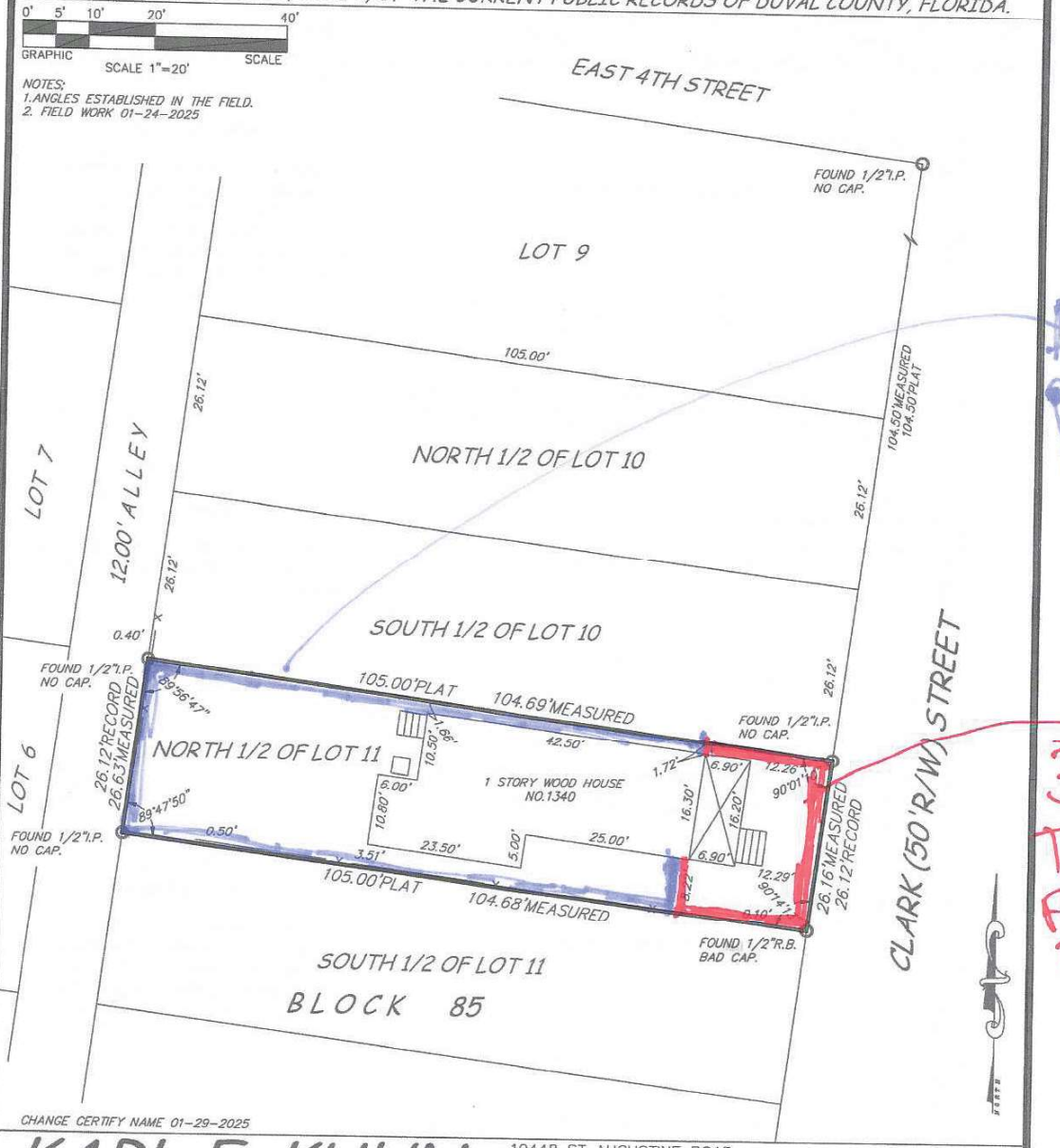
APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	01/11/1989	PTC
LAND LINES	01/11/1989	PTC
VALUE REVIEW	05/06/2024	EMP
TRIENNIAL	05/11/2010	EAG
INCOME		

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	0.00	100.00		RMD-S	26.00	105.00	100.00	26.00	F	1	0.90	1.00	1,650.00	1,485.00	38,610

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

MAP SHOWING BOUNDARY SURVEY OF

THE NORTH 1/2 OF LOT 11, BLOCK 85, EAST SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



6 Feet Tall. Privacy Fence

3½ Feet Tall Front Fence

KARL F. KUHN

10448 ST AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32257
PHONE (904)-624-3399 ROONEYSONS@AOL.COM

I HEREBY CERTIFY TO : BACHA PROPERTIES, LLC

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;
ZONE X PANEL 12031C0359J DATE 11-02-18 / DUVAL COUNTY, FLORIDA.

P.L.S.-PROFESSIONAL LAND SURVEYOR
J.E.A.-JACKSONVILLE ELECTRIC AUTHORITY
P.R.M.-PERMANENT REFERENCE MONUMENT
P.S.M.-PROFESSIONAL SURVEYOR/MAPPER
P.B.-PLAT BOOK M.B.-MAP BOOK
D.B.-DEED BOOK PG.-PAGE
P.O.C.-POINT OF COMMENCEMENT
P.O.B.-POINT OF BEGINNING
P.C.-POINT OF CURVATURE
P.T.-POINT OF TANGENT
P.R.C.-POINT OF REVERSE CURVATURE
P.C.C.-POINT OF COMPOUND CURVATURE
L-ARC LENGTH R-RADIUS
Δ -DELTA ANGLE T-TANGENT
R.L.S.-REGISTERED LAND SURVEYOR
ASPHALT- CONCRETE-

BLVD.-BOULEVARD LA.-LANE
AVE.-AVENUE ST.-STREET
I.P.-IRON PIPE RB.-REBAR
CONC.-CONCRETE A/C-AIR CONDITIONER
B.R.L.-BUILDING RESTRICTION LINE
APPROX.- APPROXIMATE EXIST.-EXISTING
RD.-ROAD No.-NUMBER SEC.-SECTION
TWP.-TOWNSHIP RNG.-RANGE
NO UNDERGROUND LOCATIONS LOCATED THIS SURVEY
L.B.-LICENSE BUSINESS
O.R.V.-OFFICIAL RECORDS VOLUME
O.R.B.-OFFICIAL RECORDS BOOK
R/W= RIGHT OF WAY
COMP.-COMPUTED (R).-RADIAL
P-PLAT C-COMP. D-DEED

SYMBOLS;
—x— CHAIN LINK FENCE
—//— WOOD OR METAL FENCE
—w— WIRE FENCE
—R— RAIL FENCE
—E— ELECTRIC LINE
UTILITY POLE
(W) WELL
OVERHEAD

FIELD WORK DATE 01-24-2025
JOB NO. 250022P

K.F. KUHN LICENSE NUMBER 5953 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

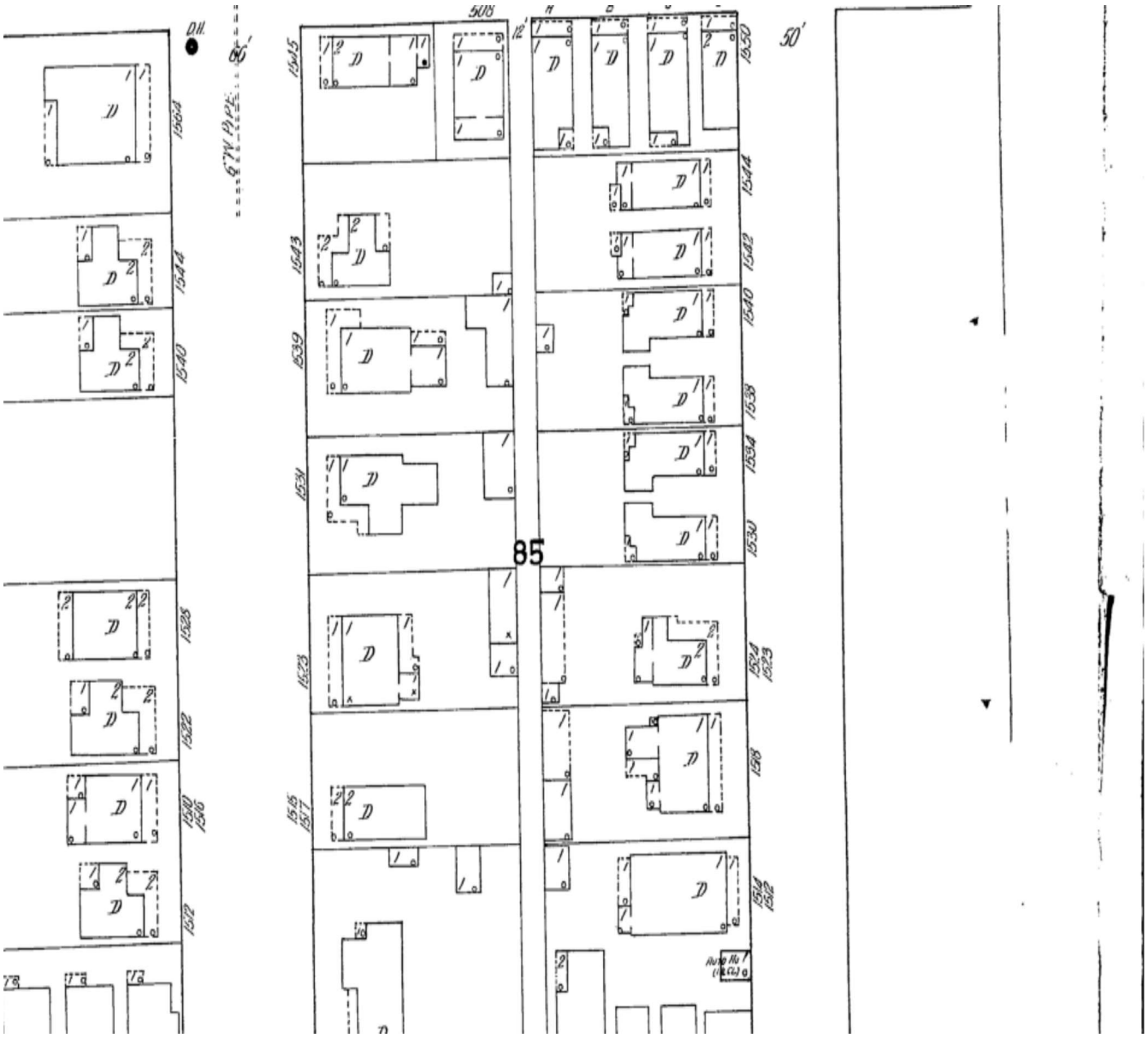
Digitally signed by Karl F. Kuhn
Date: 2025.01.29 14:59:30 -05'00'

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.
EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.
THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
THIS SURVEY NOT VALID WITHOUT AUTHENTICATED ELECTRONIC SEAL AND SIGNATURE OF FLORIDA REGISTERED SURVEYOR & MAPPER.

⊡ DENOTES CONCRETE MONUMENT
O DENOTES IRON PIPE
SET-DENOTES SET 1/2"x 18" REBAR L.S.5953

KARL F. KUHN
P.S.M. NO.5953 STATE OF FLORIDA

Jacksonville 1913 vol. 2, Sheet 195



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FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 Du 3357

SITE NAME: 1340 Clark St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 1340 Clark St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: Springfield 85 11
Subdivision Name Block No. Lot No.
COUNTY: Duval
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME: Bows, Sharrat
ADDRESS: 1340 Clark St.
ADDRESS: Jacksonville, FL 32206
TYPE OF OWNERSHIP: private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates/Consultant
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
GOOD		UNALTERED	DATES c.+1910
x FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING	TRANSPORTATION
x DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

DU3357

RECORD NUMBER 755

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: L-shape

EXTERIOR FABRIC(S): wood: drop siding, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story veranda, 2-bay, access S, 1st bay; Doric columns, 2 x 4 balustrade
ORIENTATION: east

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: N: offset, interior: lateral slope

WINDOW TYPE: DHS, 1/1, wood

CHIMNEY: brick: corbelled

ROOF SURFACING: composition: roll

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS: 0

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
2S	26	37

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

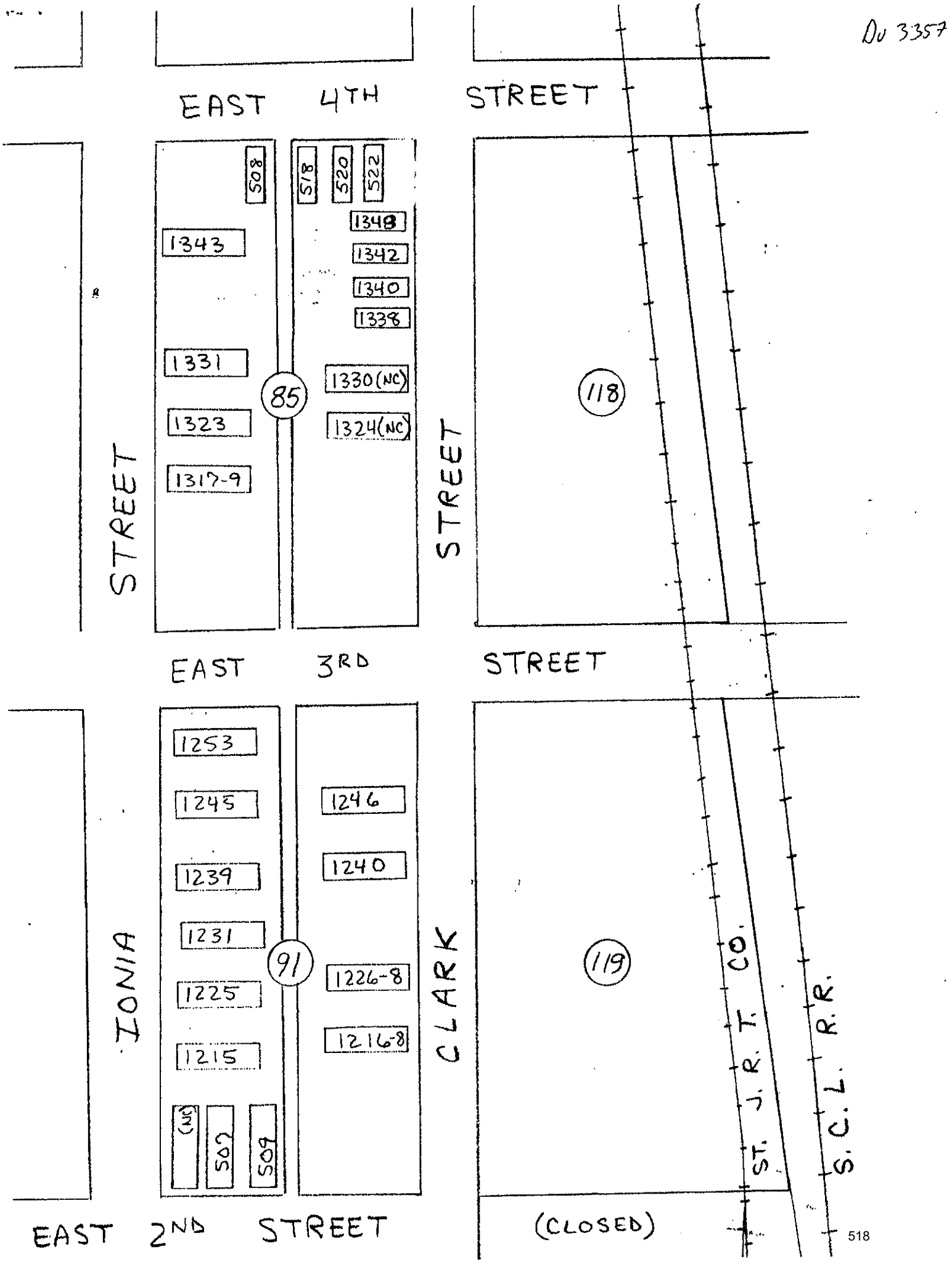
Do 3357

CONTINUATION SHEET:

1340 Clark St. is a one-story frame vernacular residential building. It embodies the historic and architectural qualities of the Springfield neighborhood through its period of construction, its design, its historical associations and its integrity.

Constructed c. 1910, it was originally the residence of James K. Leslie, a bartender at the Globe Saloon.

Du 3357


EAST 4TH STREET
508
518
520
522
1348
1343
1342
1340
1338
1331
1330(NC)
85
1323
1324(NC)
1317-9
IONIA STREET
118
CLARK STREET
EAST 3RD STREET
1253
1245
1246
1239
1240
1231
91
1226-8
1225
1216-8
1215
(NC)
502
509
119
ST. J. R. T. CO.
S. C. L. R. R.
EAST 2ND STREET
(CLOSED)

1340
2025/05/29 14:51:46

2025/05/29 14:54:24

2025/05/29 14:54:27

523

Arsenault, Caleb - PDCM

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Friday, June 6, 2025 1:49 PM
To: Arsenault, Caleb - PDCM
Cc: Fernando jimenez; Wells, Arimus - PDCM
Subject: Re: 1340 and 1342 Clark Street
Attachments: original-05BECFD1-1B7F-4E27-A864-D8F5BCAAC502.jpeg; original-A4E3F59A-E77B-4AD2-BAD7-14A6A3BA5197.jpeg; original-ED299194-0646-4D8E-AA71-078D62876B47.jpeg; original-AECB13C9-BD1C-44AA-886E-309BCF087F12.jpeg; original-3497CA6E-B358-41CF-A8FA-7807A04D32F0.jpeg; original-1439F919-01B8-4F0D-B26C-92AD2776F724.jpeg

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attached are the requested pictures.

Thank you

Get Outlook for iOS

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, June 6, 2025 1:45:32 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Cc: Fernando jimenez <jimenezfer1111@gmail.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: 1340 and 1342 Clark Street

Good afternoon,

I am confirming receipt of your statement. We will add it to the files for these applications and will review it prior to our meeting on Wednesday at 2 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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Friday, June 6, 2025 11:51 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Fernando jimenez <jimenezfer1111@gmail.com>
Subject: 1340 and 1342 Clark Street

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

To the Historic Preservation Department – City of Jacksonville

Dear Caleb,
We sincerely appreciate the time and assistance you have provided throughout this process. As we mentioned during our meeting, our only intention is to cooperate fully and work toward the most appropriate and feasible solution for the situation involving both properties—always within our financial capabilities.

As we explained, we find ourselves caught between the actions of the previous owners and the work they performed without the required authorizations, which has resulted in substantial unexpected financial burdens for us—issues we hope can be resolved through your guidance and support.

We would like to clarify a few important dates regarding the ownership transfers and code enforcement activity related to the properties:

1. Chronology:

- **October 13, 2016**: Mr. Juan David Henao Agudelo purchased both properties.
- **October 2017**: A stop-work order was issued for 1340 Clark Street due to unpermitted work. A partial release was granted by the City in October 2022. A roofing permit was pulled in June 2018.
- **September 2019**: Mr. Henao sold both properties to Austin LLC.
- **February 2020**: Austin LLC sold both properties to Valantine10 LLC. It appears that unpermitted work resumed under this new ownership, leading to another stop-work order issued by Code Enforcement in **October 2023** for 1340 Clark Street.
- **May 2024**: We purchased both properties at the end of the month.
- **June 3, 2024**: We submitted a building permit application for 1340 Clark Street, which we had to revise several times to meet code enforcement requirements. We also added electrical, plumbing, and mechanical permits. For **1342 Clark Street**, we pulled permits for roofing, plumbing, and electrical work.

The key point we wish to emphasize is that both properties were owned by the same parties throughout this timeline, and the work appears to have been carried out simultaneously on both properties. However, only 1340 Clark was flagged by Code Enforcement. In contrast, 1342 Clark had its interior almost completely remodeled, but no visible exterior work had been done.

2. Regarding your observations:

1340 Clark Street

- **Door replacement** (Was the rear door replaced as well?): There were no doors at all—neither front nor back. The entrances and windows were covered with plywood.
- **Lattice installation**: Yes, it was installed at the insurance company's request.
- **Wood fencing**: Yes, we installed a new fence.
- **Scattered siding replacement**: Yes, but only the deteriorated portions, replaced with matching material.
- **Louvre replacement & painting**: Yes, the house was painted.
- **Porch alterations**: We completed the unfinished porch work.

1342 Clark Street

- **Chimney removal**: The chimney was not removed by us.
- **Railing replacement**: We did not replace the railing; we simply completed it by adding the missing balusters.
- **Scattered siding replacement**: The asbestos siding was preserved; only a few damaged pieces were replaced with matching siding.
- **Window replacement**: The original wood windows were maintained; we only repaired damaged wood and broken panes.
- **Painting**: Yes, we painted the house.
- **Door replacement**: Yes, both the front and rear solid wood doors were replaced.

We would also like to share that our contractor completed the work and then disappeared without assisting in closing the permits. We personally visited the City to understand the process and ensure compliance. At no point did we carry out work without the City's knowledge—inspectors visited the properties multiple times for the corresponding inspections.

For this reason, we want to clarify and rectify any outstanding concerns regarding these properties and respectfully request your collaboration to achieve this. Our intent from the beginning was to restore and bring life back to two abandoned homes and contribute positively to the revitalization of Springfield.

On a separate email you will find the pictures you requested, and we are confirming our appointment with you on Wednesday June 11th at 2 PM.

Sincerely,

Cristina Rodriguez

[ ]
Tools

Arsenault, Caleb - PDCM

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Wednesday, June 4, 2025 9:22 PM
To: Arsenault, Caleb - PDCM
Cc: Fernando jimenez
Subject: Re: 1340 and 1342 Clark street

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

Sir,

Could we meet with you in regards to some clarification regarding the ownership of the houses and the alterations?

We will go to your office at any time.

Thank you

Cristina Rodriguez

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, June 4, 2025 3:38 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Cc: Fernando jimenez <jimenezfer1111@gmail.com>
Subject: RE: 1340 and 1342 Clark street

Good afternoon,

I discussed these applications with the rest of Staff today and have the following comments:

- Because the alterations such as the window replacement of 1342 Clark Street and the roof change of 1340 Clark Street took place around or after the time when ownership of the properties transferred, the commission will need to review all of the changes as if they had not happened. This includes the following:

1340
Door replacement (was the rear door replaced as well?)
Lattice installation
Wood Fencing
Scattered Siding Replacement
Louvre Replacement
Painting

Porch Alterations

1342
Chimney removal
Railing replacement
Scattered siding replacement
Window replacement
Paint
Door replacement

Please keep in mind that some of these alterations fall under administrative review and will be noted as such in our report. Changes that are inconsistent with the design guidelines and the properties themselves will be analyzed for their appropriateness and our report will reflect our opinion of the alterations which may include recommendations for corrective action to come into compliance. We still require the following in order to proceed towards a hearing:

1340
- Elevations for the front and side porch
- Pictures of the rear

1342
- Pictures of the rear
- Existing window material

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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Monday, June 2, 2025 1:56 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Fernando jimenez <jimenezfer1111@gmail.com>
Subject: Re: 1340 and 1342 Clark street

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Hello,

Thank you for your time on Thursday, we truly appreciate it. As promised attached are the location and height of the fence on both properties.
If you are referring to the pictures on Zillow those were not from the time the house was listed and when we bought it, for instance look at the fence on 1340 which is wood that was not there. The door on 1342 was of a different color and there was no chimney when we got there.

We look forward to your comments so we can proceed and close this matter with you.

Wishing you a great week,

Cristina Rodriguez

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, May 29, 2025 4:02 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: 1340 and 1342 Clark street

Good afternoon,

I am following up after our site visit this afternoon. Staff is going to coordinate a review of these applications on Wednesday. I will reach out with next steps once we have had a chance to coordinate. In the meantime, could you please address the following:

- It looks like 1342 Clark Street was approved for a reroof under COA-24-31398. I did not see the chimney on the property while I was at the property today, was that chimney removed at some point?
- Do you have any pictures from the time of the purchase of the property? Based on listing photos, it looks like the property had not yet been altered when it was listed.
- Please send a site plan that indicates the location and height of the fencing

Here is a link to the Florida Department of Business & Professional Regulation:
https://www2.myfloridalicense.com/file-a-complaint/
If you would like to file a complaint regarding any contractors that were involved with making alterations to the properties, please use this link.

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, May 15, 2025 1:46 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: 1340 and 1342 Clark street

Good afternoon,

I have added the site visit to my calendar. I will see you at the subject properties then!

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Thursday, May 15, 2025 11:06 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: 1340 and 1342 Clark street

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

Hello,

Let's do it Thursday 29th at 3 pm then.

See you then

Thank you

Cristina Rodriguez

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, May 15, 2025 8:53 AM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: 1340 and 1342 Clark street

Good morning,

I am not available next Wednesday. The following week, I can meet at the site on Tuesday the 27th at 2 p.m. or Thursday the 29th at 3 p.m.

Please let me know if either of these days works for you.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Wednesday, May 14, 2025 4:11 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: 1340 and 1342 Clark street

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Also will wait until we meet so we can finalize the doors.

Thank you

Get Outlook for iOS

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Wednesday, May 14, 2025 4:02:59 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: 1340 and 1342 Clark street

Hello sir,

Can we do it on Wednesday at any time? Or the following week?

Get Outlook for iOS

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, May 14, 2025 1:44:34 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: 1340 and 1342 Clark street

Good afternoon,

The proposed doors should appear more compatible once painted. Upon closer review, it also looks like the following changes were made to the properties:

1340

- Porch and step railing replaced
- Lattice installed around foundation
- Wooden fence installed
- Siding and louvre replacement
- Painted
- Porch roof alteration

1342

- Front step railing installed
- Wooden fence installed
- Siding replacement and louvre
- Painted
- Window Replacement

It also appears that both properties may have had their siding replaced. Without having conducted a site visit, there are potentially more alterations that took place without approval. Based on these scopes of work, these applications will need to be brought before the **Jacksonville Historic Preservation Commission (JHPC)** for review as separate applications. We will need to conduct a site visit to take pictures and inspect the changes and require the following documents for **EACH** of the buildings:

- Site plans (include fencing height and any other changes
- Elevations
- A complete Window Survey for 1342 (it appears that 1340 was approved for replacement, though we will need to confirm that the work did not deviate from the approval)
- Product information (windows, siding, railing, fencing, lattice)

Are you available sometime next Thursday afternoon, May 22, for a brief site visit?

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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Monday, May 12, 2025 7:41 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Fw: 1340 and 1342 Clark street

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

Good afternoon

The attached door doesn't have a protruding frame and once it is painted it will look flat.

Please let me know your comments

Thank you sir

Sent from my iPhone

Arsenault, Caleb - PDCM

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Thursday, May 1, 2025 4:16 PM
To: Arsenault, Caleb - PDCM
Subject: Re: COJ Historic Preservation for 1340 and 1342 Clark Street

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

Caleb,

Could you please elaborate further on the nailing fins, I went back to the showroom and we cannot see any nailing fins;

Thank you sir

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, April 30, 2025 3:11 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: COJ Historic Preservation for 1340 and 1342 Clark Street

Good afternoon,

I will keep an eye out for pictures of any product that you find.

Please let me know if you have any questions 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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Wednesday, April 30, 2025 1:48 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 1340 and 1342 Clark Street

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

Thank you for your response, I will look for that type of door; meanwhile could you please update my case so it doesn't look like I am ignoring this notice. I will send you what I can find in the stores later this week.

Thank you again for your response and have a blessed day

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, April 25, 2025 10:55 AM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: COJ Historic Preservation for 1340 and 1342 Clark Street

Good morning,

Thank you for clarifying. The overall design of the door is in line with what Staff can approve of with only one alteration. The light of the door gives the appearance of exterior nailing fins which we consider inappropriate for windows and lights. Is there a similar product that you would be willing to use with a recessed light similar to the example below?

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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Thursday, April 24, 2025 10:16 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 1340 and 1342 Clark Street

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

Hello sir,

I did not explained myself correctly in the application, this is the type of door we are looking on installing. This door is the first example on the guide given to us. If you approved we will use this one.

Look forward to your comments

Cristina Rodriguez

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Tuesday, April 15, 2025 4:09 PM
To: CRISTIRODRIGUEZ@HOTMAIL.COM <CRISTIRODRIGUEZ@HOTMAIL.COM>
Subject: COJ Historic Preservation for 1340 and 1342 Clark Street

Good afternoon,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. According to our **Door Design Guidelines** (attached), curved glass features are inappropriate designs within historic districts. As such, the front doors that were installed will either need to be replaced with doors that are consistent with the design guidelines, or this application will need to go before the **Jacksonville Historic Preservation Commission (JHPC)**. If you would like to install new doors that are consistent with the design guidelines, please send the product information for the proposed replacements. The commission fee for after-the-fact alterations is $630 and the next available commission meeting is **May 28, 2025**. Please advise how you would like to proceed.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904 – 255 – 7854**

Arsenault, Caleb - PDCM

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Friday, June 6, 2025 11:51 AM
To: Arsenault, Caleb - PDCM
Cc: Fernando jimenez
Subject: 1340 and 1342 Clark Street

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

To the Historic Preservation Department – City of Jacksonville

Dear Caleb,
We sincerely appreciate the time and assistance you have provided throughout this process. As we mentioned during our meeting, our only intention is to cooperate fully and work toward the most appropriate and feasible solution for the situation involving both properties—always within our financial capabilities.

As we explained, we find ourselves caught between the actions of the previous owners and the work they performed without the required authorizations, which has resulted in substantial unexpected financial burdens for us—issues we hope can be resolved through your guidance and support.
We would like to clarify a few important dates regarding the ownership transfers and code enforcement activity related to the properties:

1. Chronology:

- **October 13, 2016**: Mr. Juan David Henao Agudelo purchased both properties.
- **October 2017**: A stop-work order was issued for 1340 Clark Street due to unpermitted work. A partial release was granted by the City in October 2022. A roofing permit was pulled in June 2018.
- **September 2019**: Mr. Henao sold both properties to Austin LLC.
- **February 2020**: Austin LLC sold both properties to Valantine10 LLC. It appears that unpermitted work resumed under this new ownership, leading to another stop-work order issued by Code Enforcement in **October 2023** for 1340 Clark Street.
- **May 2024**: We purchased both properties at the end of the month.
- **June 3, 2024**: We submitted a building permit application for 1340 Clark Street, which we had to revise several times to meet code enforcement requirements. We also added electrical, plumbing, and mechanical permits. For **1342 Clark Street**, we pulled permits for roofing, plumbing, and electrical work.

The key point we wish to emphasize is that both properties were owned by the same parties throughout this timeline, and the work appears to have been carried out simultaneously on both properties. However, only 1340 Clark was flagged by Code Enforcement. In contrast, 1342 Clark had its interior almost completely remodeled, but no visible exterior work had been done.

2. Regarding your observations:

1340 Clark Street

- **Door replacement** (Was the rear door replaced as well?): There were no doors at all—neither front nor back. The entrances and windows were covered with plywood.
- **Lattice installation**: Yes, it was installed at the insurance company's request.
- **Wood fencing**: Yes, we installed a new fence.
- **Scattered siding replacement**: Yes, but only the deteriorated portions, replaced with matching material.
- **Louvre replacement & painting**: Yes, the house was painted.
- **Porch alterations**: We completed the unfinished porch work.

1342 Clark Street

- **Chimney removal**: The chimney was not removed by us.
- **Railing replacement**: We did not replace the railing; we simply completed it by adding the missing balusters.
- **Scattered siding replacement**: The asbestos siding was preserved; only a few damaged pieces were replaced with matching siding.
- **Window replacement**: The original wood windows were maintained; we only repaired damaged wood and broken panes.
- **Painting**: Yes, we painted the house.
- **Door replacement**: Yes, both the front and rear solid wood doors were replaced.

We would also like to share that our contractor completed the work and then disappeared without assisting in closing the permits. We personally visited the City to understand the process and ensure compliance. At no point did we carry out work without the City's knowledge—inspectors visited the properties multiple times for the corresponding inspections.

For this reason, we want to clarify and rectify any outstanding concerns regarding these properties and respectfully request your collaboration to achieve this. Our intent from the beginning was to restore and bring life back to two abandoned homes and contribute positively to the revitalization of Springfield.

On a separate email you will find the pictures you requested, and we are confirming our appointment with you on Wednesday June 11th at 2 PM.

Sincerely,

Cristina Rodriguez

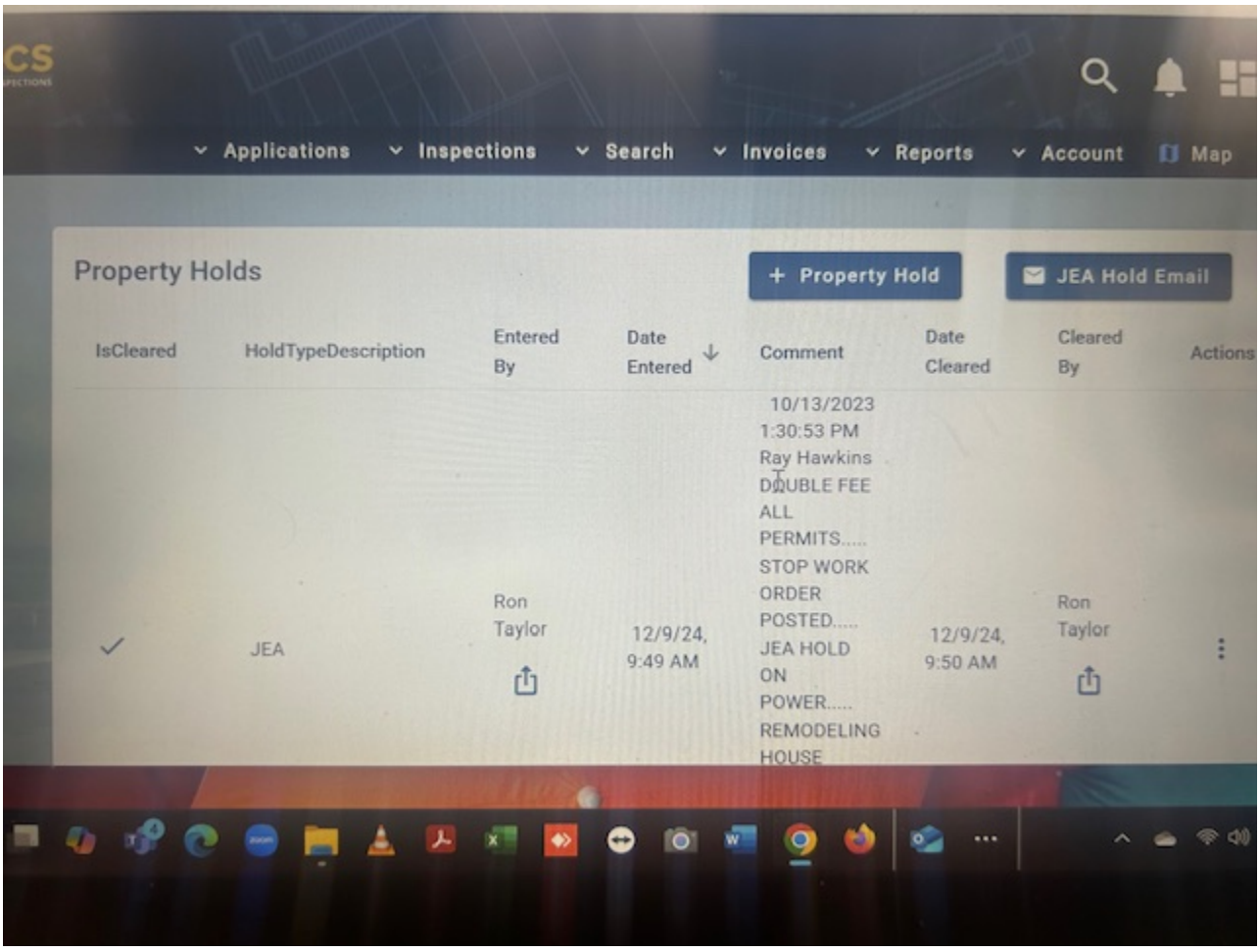
[ ]
Tools

Arsenault, Caleb - PDCM

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Wednesday, June 18, 2025 10:45 AM
To: Arsenault, Caleb - PDCM
Subject: 1340 second Stop order October 2023

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

I couldn't print it, I am sorry but this is the second time work has stopped on 2023 before we bought it when more work was done.



Sent from my iPhone

Doc # 2017236935, OR BK 18153 Page 1318, Number Pages: 2,
Recorded 10/16/2017 02:50 PM, RONNIE FUSSELL CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $18.50

BEFORE THE SPECIAL MAGISTRATE
FOR MUNICIPAL CODE ENFORCEMENT
OF THE CITY OF JACKSONVILLE

Case No. 171170
Planning District No. 1
RE#: 072508 0000

CITY OF JACKSONVILLE,
A Municipal Corporation,

Petitioner,

vs.

JUAN DAVID HENAO AGUDELO,

Respondent.
_____/

ORDER ASSESSING AN ADMINISTRATIVE FINE
UNTIL COMPLIANCE IS ACHIEVED

This case was heard at a public hearing before the Special Magistrate on October 3, 2017.

The Petitioner, City of Jacksonville appeared and was represented by Inspector Libero of the Municipal Code Compliance Division.

Findings of Fact

Based upon the evidence and sworn testimony received, the Special Magistrate finds the following:

1. That Respondent is the owner of record of the subject property at issue herein, which is located at 1340 Clark Street, Jacksonville, Duval County, Florida.

2. That notice of this hearing was mailed to Respondent as record owner of this property on September 1, 2017, and also posted at the subject address on September 19, 2017.

3. The subject property was initially inspected on February 22, 2017, and was re-inspected on July 6, 2017 and September 26, 2017.

4. That the property located at 1340 Clark Street, Jacksonville, Duval County, Florida contains the deficiencies as listed in the Statement of Violation and Request for Hearing dated April 25, 2017, which is incorporated in this Order by reference and that the violations were to be corrected by April 20, 2017.

5. That previous notification of the aforementioned deficiencies was given as supported by the evidence received by the Special Magistrate.

Conclusions of Law

That the said property is in violation of the Jacksonville Ordinance Code provisions listed in the aforesaid Statement of Violation and Request for Hearing.

It is ordered: (1) the Respondent must immediately correct the violations as aforementioned and (2) the Respondent is assessed an administrative fine in the amount of $250.00 per day, effective October 3, 2017, until such time as the violations are corrected.

This Order may be recorded in the public records of Duval County, Florida and may result in the recording of a lien upon any real or personal property owned by the Respondent for any penalties accruing as a result of this order.

The entry of this order does not preclude the City of Jacksonville from utilizing its powers to abate an imminent danger to public health and safety in the event an emergency situation should arise on the subject property during the pendency of this Order.

DONE AND ORDERED by the Special Magistrate for Municipal Code Enforcement this 5th day of October, 2017.

By _____,
Special Magistrate for Municipal Code Enforcement

I hereby certify this document is a true copy of the foregoing MCE Order Assessing an Administrative Fine until Compliance is Achieved, and a copy of same was mailed to Juan David Henao Agudelo, 8320 NW 10th, Unit 10, Miami, FL 33126 this 16th day of October, 2017.

_____,
April Maryland, MCEB Administrative Aide
214 N. Hogan Street, Suite 134
Jacksonville, Florida 32202
(904) 255-7000

Date Order Filed
By Special Magistrate
OCT 16 2017
Rec'd By:

NOTICE

Administrative fines shall be paid by check or money order payable to the City of Jacksonville and mailed to the Municipal Code Enforcement Boards, 214 N. Hogan Street, Suite 134, Jacksonville, Florida 32202. If the fine is not paid, the fine may be enforced in the same manner as a court judgment.

Margaret C. Flowe

MARGARET C. FLOWE
MY COMMISSION # FF 905184
EXPIRES: October 2, 2019
Bonded Thru Notary Public Underwriters

COA-25-32257

1342 Clark St

July 23, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32257

Address: 1342 Clark Street, RE# 072507-0000

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

Owner: Maria Rodriguez
Pachamama Enterprises LLC
112 Old Milll Court
Jacksonville, Florida 32082

Applicant: Same as Owner

Year Built: *c*. 1910 (Property Appraiser)

Designation: Springfield; Contributing

Request: Alterations – Roof; Porches; Siding; Windows; Doors; Painting
Site Work - Fences

Summary Scope of Work:
1. Remove the chimney (After-the-Fact)
2. Conduct window replacement (After-the-Fact)
3. Conduct siding replacement (After-the-Fact)
4. Railing replacement (After-the-Fact) (Admin)
5. Front and rear door replacement (After-the-Fact) (Admin)
6. Install fencing (After-the-Fact) (Admin)

Recommendation: **Deny**

Corrective Actions:
1. The railing system shall be made of wood or wood composite materials and the spindles centered between an upper and lower rail with no exposed ends (no vinyl or PVC).
2. The front door shall be a quarter-light Craftsman door with no light pattern.
3. The paint on the masonry foundation shall be removed.

PROJECT DESCRIPTION

COA-25-32257 is for after-the-fact alterations and site work to a contributing structure within the Springfield Historic District. Located on an interior lot, the subject property consists of a one-story, shotgun style home characterized by its front-facing gable roof and its wood drop siding. The Florida Master Site File for this property indicates that 2/2 double-hung sash windows and a corbelled brick chimney were also character-defining features of the structure, though these have been removed. The scope of work includes the removal of the chimney on the roof, window replacement of at least the front porch enclosure windows, partial and scattered siding replacement around the structure, front railing replacement, front and rear door replacement, and the installation of wooden picket fencing along the front, rear, and sides of the property.

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:

- Staff conducted a site visit to examine the work on May 29, 2025. Staff noted that the fence complies with the Fencing and Wall Guidelines, the standard conditions applied for fencing and qualified for administrative approval. Staff also noted that the front step railing has exposed ends and spindles that are not centered between an upper and lower

rail. The applicant expressed that they are amenable to making the necessary corrections. During the visit, Staff also noted that mulch was put down in the front yard along with small paths of gravel.

- Based on pictorial evidence, a review of archival records, and the site visit, it is evident that at least the windows on the front porch were replaced with fixed windows. The previous windows were 2/2 metal windows. Staff does not have any objection to the replacement windows on the enclosed porch. It is unclear if other windows on the structure were replaced by the current owner or by a previous owner as the Florida Master Site File documented 2/2 wood sash windows and the existing windows appear to be 1/1 wood sash windows.
- While along the sides, it appears that asbestos shingles were replaced in-kind in scattered locations, the front elevation was not replaced in-kind. The drop siding of the enclosed porch was replaced with standard, larger lap siding and the gable end has its asbestos shingles removed and replaced with lap siding.
- The applicant has confirmed that they conducted the front step and railing replacement, front and rear door replacement, fence installation, partial/scattered siding replacement, and the repainting of the building, including the masonry foundation. The applicant stated that the window replacement and chimney removal was conducted prior to their purchase of the home and that they only installed window trim. Additionally, they stated that the masonry foundation was already painted white when they purchased the building. The applicant could not provide pictorial or documented evidence that these changes had already been made to the property prior to their ownership.
- The removal of the chimney, the painting of previously unpainted masonry, and the replacement of the siding with a design that does not match the existing or documented historic material is inconsistent with Sections 307.106(k)(1-3) and 307.106(l)(1, 2, and 5-7)
- The Historic Preservation Guidelines for the Springfield Historic District references Standards Two (2), Five (5) and Six (6) of the *Secretary of the Interior's Standards for Rehabilitation*:
    - Standards Two, Five, and Six refer to the historic character and materials of a property being retained and preserved amid the alteration of features or spaces. The applicant's scope of work includes alterations that are incompatible with the historic structure and destructive of some of its character-defining features. Standard Six in particular emphasizes the importance of replacing with compatible designs and materials when historic materials are beyond repair.
- While some scopes of work are consistent with the Design Guidelines and Ordinance Code such as the fencing, the proposed door replacement (after correction), and front steps and railing replacement (after correction), others are inconsistent and are not recommended. These include the siding replacement on the front elevation, the removal of the chimney, the painting of previously unpainted masonry, and the replacement of any windows other than the enclosed front porch. These alterations are inconsistent with the Springfield Design Guidelines Sections on "Exterior Fabric – Wood, Roofs and Roof Surfaces, and Windows/Awnings/Shutters."

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

1. Section 307.106(k) General Standards: 1 – 3
2. Section 307.106(l) Standards 1, 2 and 5-7
3. Historic District Design Guidelines, Sections on "Doors and Entrances, Exterior Fabric – Wood, Roofs and Roof Surfaces, Setting, Windows/Awnings/Shutters"
4. Secretary of the Interior's Standards for Rehabilitation, Standards: 2, 5, and 6

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

Alterations

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

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

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

- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event that 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;

- 307.106(l)(7) - The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken;

Historic District Design Guidelines, "Springfield"

- **Doors and Entrances, Avoid** #3: "Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials."

- **Exterior Fabric - Wood, 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."

- **Roofs and Roof Surfaces, Recommend** #4: "Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character."

- **Setting (Fencing and Walls), Recommend** #2: "Construct new front-yard fences of vertical pickets in simple designs, especially on frame vernacular buildings. Limit cast iron fencing to high-styled buildings such as Queen Anne, Colonial revival, and Neo-Classical."

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

- **Windows/Awnings/Shutters, Recommend** #1: "Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building."

- **Windows/Awnings/Shutters, 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/Awnings/Shutters, Avoid** #4: "Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building."

Secretary of the Interior's Standards for Rehabilitation

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

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

- 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. Replacement of missing features shall be substantiated by documentary physical or pictorial evidence.

LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS

PICTURE OF SUBJECT PROPERTY IN JANUARY OF 2023

Application For Certificate Of Appropriateness

Application Info

Tracking #	32257	**Application Status**	FOUND SUFFICIENT
Date Started	04/14/2025	**Date Submitted**	04/14/2025

Planning and Development Department Info

COA #	COA-25-32257
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	6/20/2025
Forwarded to JHPC	☑
JHPC Meeting Date	7/23/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name RODRIGUEZ
First Name MARIA
Middle Name C

Company Name HUACHUMA ENTERPRISES

Mailing Address 443 E 3RD STREET

City JACKSONVILLE
State FL
Zip Code 32206

Phone 305 431 3233
Fax
Email CRISTIRODRIGUEZ@HOTMAIL.COM

General Information On Owner(s)

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

Last Name RODRIGUEZ
First Name MARIA
Middle Name C

Company/Trust Name PACHAMAMA ENTERPRISES, LLC

Mailing Address 112 OLD MILL COURT

City PONTEVEDRA
State FL
Zip Code 32082

Phone 3054313233
Fax
Email CRISTIRODRIGUEZ@HOTMAIL.COM

Description Of Property

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

Map	RE#

	072507 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1342	CLARK ST	32082

Type Of Improvement

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

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

Proposed Work
REPLACE FRONT DOOR FOR A QUARTER LIGHT PER HISTORIC GUIDELINES

Addition Information

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

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

Additional Documents Provided

Application Certification

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

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

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

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

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

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

City of Jacksonville, Florida

Planning Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: JUNE 23, 2025

COA#:

Address: 1342 CLARK STREET JACKSONVILLE, FL 32206

Owner: PACHAMAMA ENTERPRISES, LLC

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 32257 **were posted on the property/site located at:**

Real Estate Number(s)

1342 CLARK STREET

Street Address

JACKSONVILLE, FL 32206

City, State Zip Code

Printed Name MANAC RODRIGUEZ

Signature

Dated this 23 day of JUNE, 2025

2-4 37-2S-26E
SPRINGFIELD
S1/2 LOT 10 BLK 85

PACHAMAMA ENTERPRISES LLC
112 OLD MILL CT
PONTE VEDRA BEACH, FL 32082-4133

2024

R-072507-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6412 101100.22 1.05 1.00 1.00 SE SPRINGFIELD

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	4 SINGLE SIDING	25	7.00
Exterior Wall	7 CEM FIB SHING	75	22.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	5 DRYWALL	100	28.00
Int Flooring	9 PINE/SOFT WOOD	100	8.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	2 CONVECTION	100	2.00
Air Cond	1 NONE	100	0.00

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

BASE RATE ADJ	ADJ
Quality Adjustment	0.9000
Mkt/Design Factor	1.0000
Size Adj.	1.0200
TOTAL ADJUSTED POINTS	79
DEPRECIATION ADJ	ADJ
PREFERRED OVERRIDE	0.8500

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	4	02	0.00	100.00	1.00	100

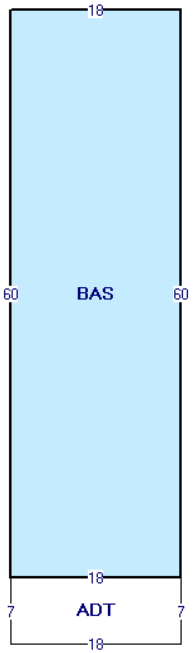
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
91,038	1910	1940	R2	63.25	15.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	126		X	90	113	1,293
BAS	1,080		X	100	1,080	12,362
	1,206			1,206	1,193	$13,656

ACREAGE 0.00 PRICE/SF 11.45

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1342 CLARK ST JACKSONVILLE 32206- 0101 SFR 1 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	13,656
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	38,610
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	52,266
ASSESSED VALUE	45,274
CAP BASE YEAR	0
TAXABLE VALUE	45,274
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

ADT:0,60:=E18 S7 W18 N7 $ BAS:0,60:=N60 E18 S60 W 18 $.

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	21077	01495	05/29/2024	WD	Q	I	01	65000	0	N	0	VALENTINES 10 LLC	PACHAMAMA ENTERPRISES	20240611
2	19120	00459	02/11/2020	WD	U	I	05	230000	0	N	0	AUSTIN 512 LLC	VALENTINES 10 LLC	20200415
3	18933	00856	09/13/2019	CT	U	I	12	2800	0	N	0	LOZADA ISMAEL I ET AL	AUSTIN 512 LLC	20191008
4	17782	02026	10/13/2016	QC	U	I	11	100	0	N	0	JAX 10 RE INVESTMENTS	AGUDELO JUAN DAVID HENAO	20161121

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

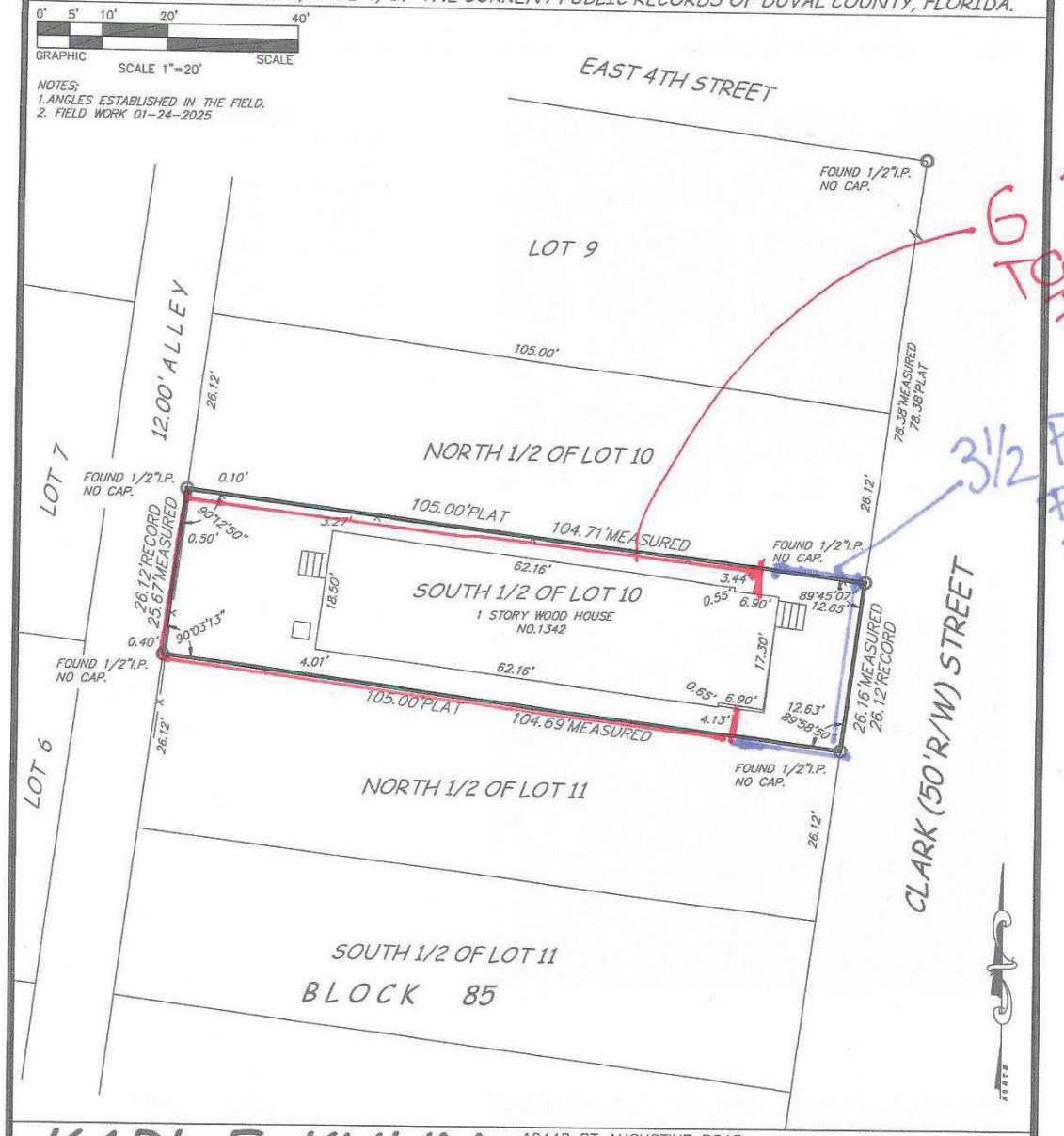
	DATE	APPRAISED BY
BUILDING	01/11/1989	PTC
LAND LINES	01/11/1989	PTC
VALUE REVIEW	05/06/2024	EMP
TRIENNIAL	05/11/2010	EAG
INCOME		

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	0.00	100.00		RMD-S	26.00	105.00	100.00	26.00	F	1	0.90	1.00	1,650.00	1,485.00	38,610

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

MAP SHOWING BOUNDARY SURVEY OF

THE SOUTH 1/2 OF LOT 10, BLOCK 85, EAST SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



KARL F. KUHN

10448 ST AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32257
PHONE (904)-624-3399 ROONEYSONS@AOL.COM

I HEREBY CERTIFY TO : PACHAMAMA ENTERPRISES, LLC

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;
ZONE X PANEL 12031C0359J DATE 11-02-18 / DUVAL COUNTY, FLORIDA.

P.L.S.-PROFESSIONAL LAND SURVEYOR
J.E.A.-JACKSONVILLE ELECTRIC AUTHORITY
P.R.M.-PERMANENT REFERENCE MONUMENT
P.S.M.-PROFESSIONAL SURVEYOR/MAPPER
P.B.-PLAT BOOK M.B.-MAP BOOK
D.B.-DEED BOOK PG.-PAGE
P.O.C.-POINT OF COMMENCEMENT
P.O.B.-POINT OF BEGINNING
P.C.-POINT OF CURVATURE
P.T.-POINT OF TANGENT
P.R.C.-POINT OF REVERSE CURVATURE
P.C.C.-POINT OF COMPOUND CURVATURE
L-ARC LENGTH R-RADIUS
Δ -DELTA ANGLE T-TANGENT
R.L.S.-REGISTERED LAND SURVEYOR
ASPHALT- CONCRETE-

BLVD.-BOULEVARD LA.-LANE
AVE.-AVENUE ST.-STREET
I.P.-IRON PIPE RB.-REBAR
CONC.-CONCRETE A/C-AIR CONDITIONER
B.R.L.-BUILDING RESTRICTION LINE
APPROX.- APPROXIMATE EXIST.-EXISTING
RD.-ROAD No.-NUMBER SEC.-SECTION
TWP.-TOWNSHIP RNG.-RANGE
NO UNDERGROUND LOCATIONS LOCATED THIS SURVEY
L.B.-LICENSE BUSINESS
O.R.V.-OFFICIAL RECORDS VOLUME
O.R.B.-OFFICIAL RECORDS BOOK
R/W= RIGHT OF WAY
COMP.-COMPUTED (R).-RADIAL
P-PLAT C-COMP. D-DEED

SYMBOLS;
x CHAIN LINK FENCE
// WOOD OR METAL FENCE
w WIRE FENCE
R RAIL FENCE
E ELECTRIC LINE
UTILITY POLE
W WELL
OVERHEAD

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.
EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.
THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
THIS SURVEY NOT VALID WITHOUT AUTHENTICATED ELECTRONIC SEAL AND SIGNATURE OF FLORIDA REGISTERED SURVEYOR & MAPPER.

DENOTES CONCRETE MONUMENT
DENOTES IRON PIPE
SET-DENOTES SET 1/2"x 18" REBAR L.S.5953

FIELD WORK DATE 01-24-2025
JOB NO. 250022P

K.F. KUHN LICENSE NUMBER 5953 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Karl F. Kuhn
Date: 2025.01.28 14:30:37 -05'00'

KARL F. KUHN
P.S.M. NO.5953 STATE OF FLORIDA

1342
2025/05/29 14:58:35

2025/05/29 15:02:57

2025/05/29 15:02:59

1342

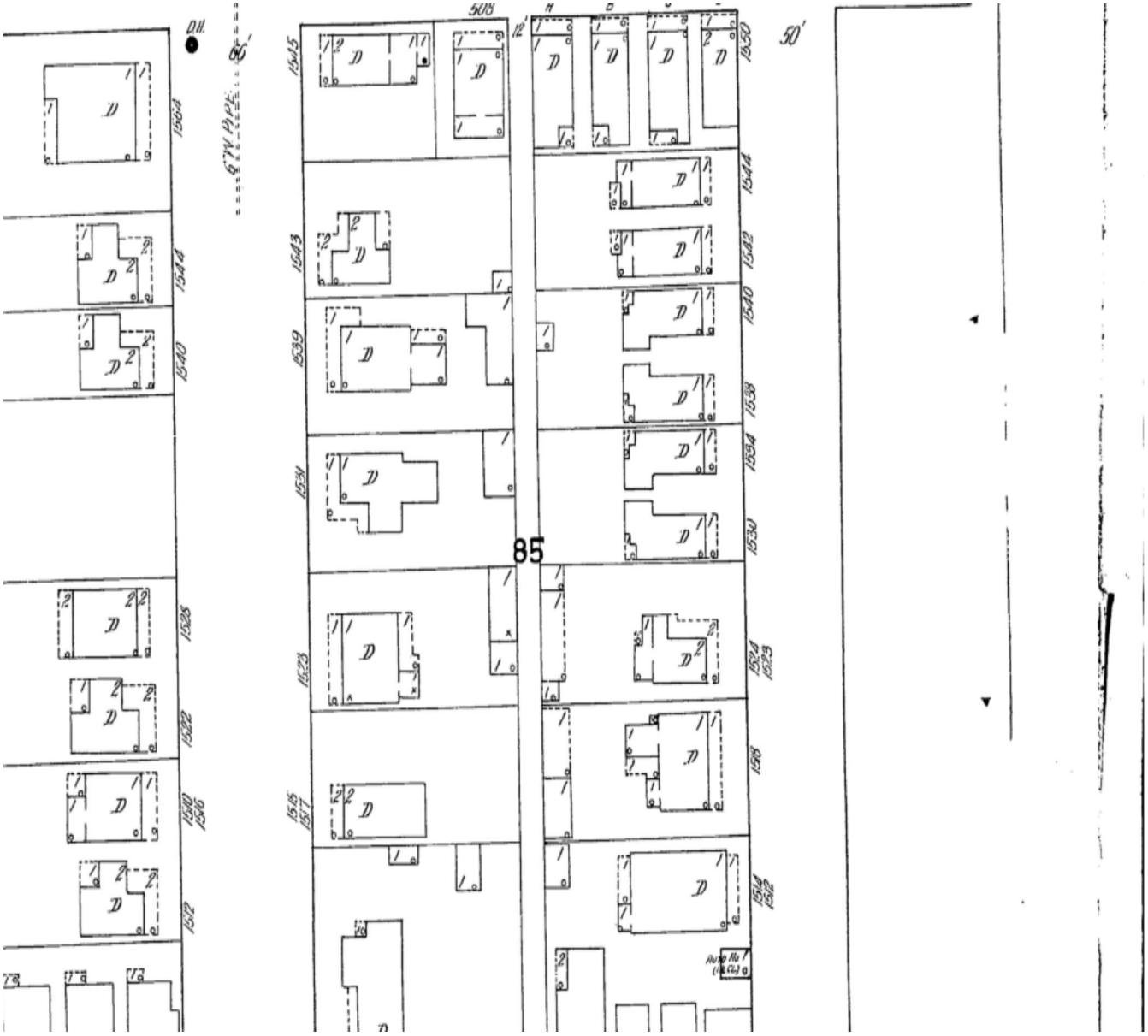
2025/05/29 15:10:06

13
2025/05/29 15:10:13

1342
1340
2025/05/29 15:10:18

ProQuest® Digital Sanborn Maps, 1867–1970

Jacksonville 1913 vol. 2, Sheet 195



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FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 Du 3358

SURVEY DATE: 09/30/85

SITE NAME: 1342 Clark St.
ADDRESS OF SITE: 1342 Clark St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: Springfield (Subdivision Name) 85 (Block No.) 10 (Lot No.)

COUNTY: Duval
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME: Montgomery, Alfonso
ADDRESS: 1342 Clark St.
ADDRESS: Jacksonville, FL 32206
RECORDING DATE: / /
TYPE OF OWNERSHIP: private
RECORDER: NAME & TITLE: Historic Property Associates/Consultant
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One
- EXCELLENT
- GOOD
- x FAIR
- DETERIORATED

INTEGRITY OF SITE: Check one or more
- x ALTERED
- UNALTERED
- x ORIGINAL SITE
- RESTORED: / /
- MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES +1911
CULTURE/PHASE American
PERIOD: 20th Century

DATE LISTED ON NR: / /

NR CLASSIFICATION CATEGORY: building

THREATS TO SITE: Check one or more
- x ZONING
- x DEVELOPMENT
- DETERIORATION
- BORROWING
- OTHER (See Remarks Below)

- TRANSPORTATION
- FILL
- DREDGE

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

D03358

RECORD NUMBER 756

ARCHITECT: N/A

BUILDER: N/A

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding, with cornerboards #
asbestos: siding
STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story stoop, 1-bay

ORIENTATION: east

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): porch: hip

CHIMNEY LOCATION: S: offset, interior: lateral slope

WINDOW TYPE: DHS, 2/2, wood #
DHS, 2/2, metal
CHIMNEY: brick: corbelled

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS: 0

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
2S	26	37

UTM ZONE	UTM EASTING	UTM NORTHIN

PHOTOGRAPHIC RECORDS NUMBERS:

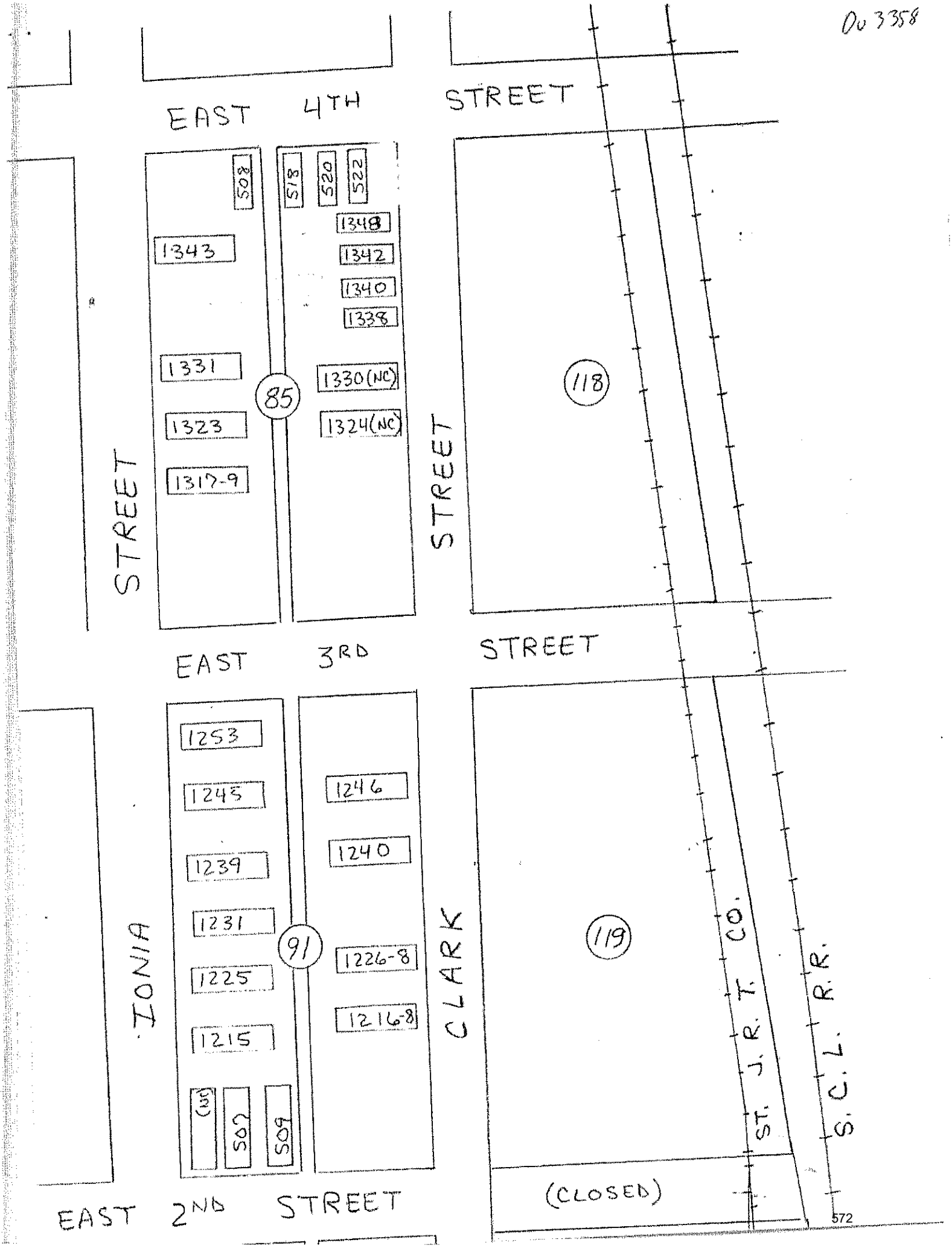
Du 3358

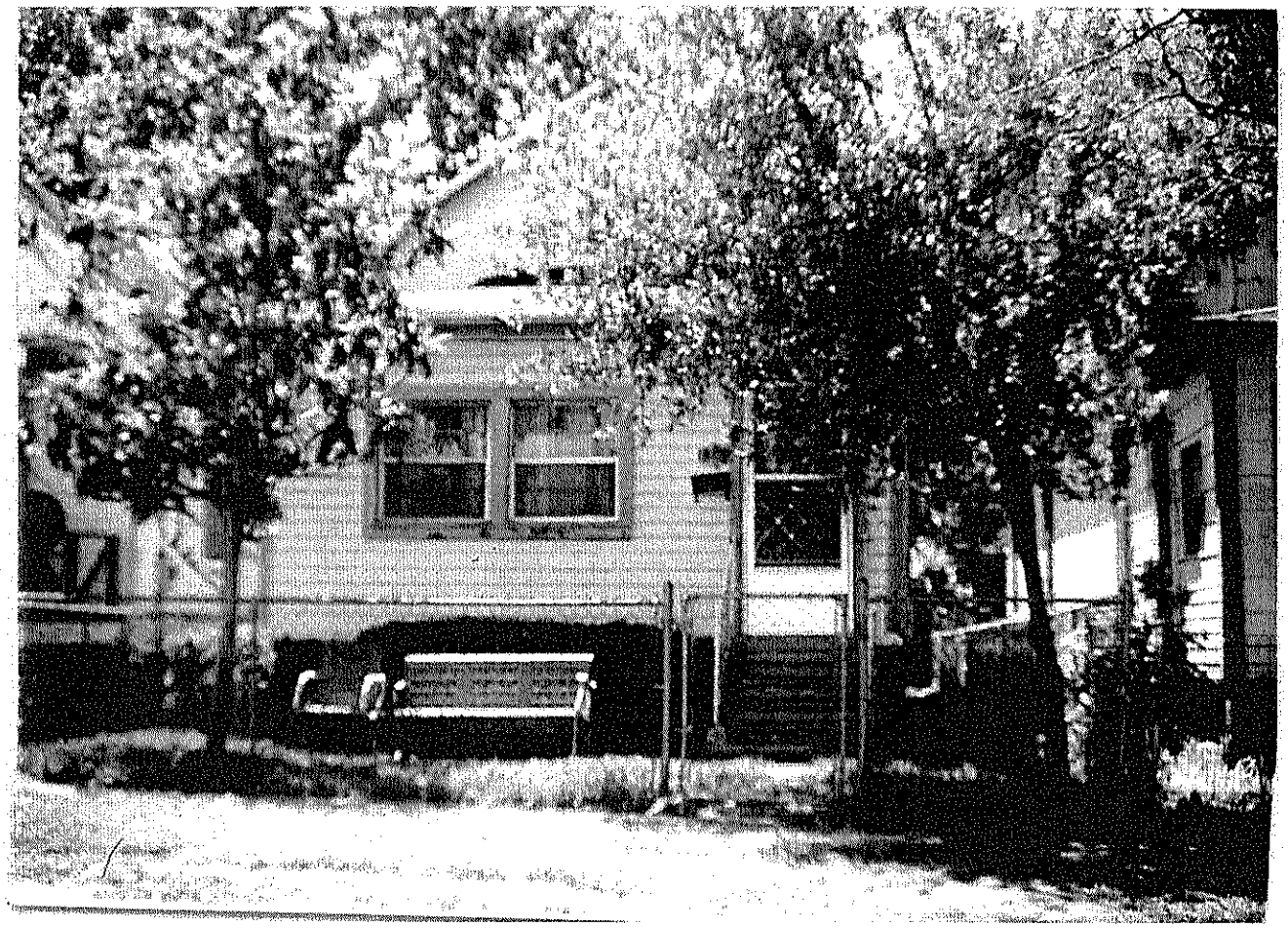
CONTINUATION SHEET:

1342 Clark St. is a one-story frame vernacular residential building. It embodies the historic and architectural qualities of the Springfield neighborhood through its period of construction, its design, its historical associations and its integrity.

Constructed 1911, it was originally owned by R. K. Higginbotham. The original resident was Charles Dyer.

Ou 3358


EAST 4TH STREET
STREET
508
518
520
522
1348
1343
1342
1340
1338
1331
1330(NC)
85
1323
1324(NC)
1317-9
118
EAST 3RD STREET
1253
1245
1246
1240
1239
1231
91
1226-8
1225
1216-8
1215
(15)
502
509
IONIA
CLARK
119
ST. J. R. T. CO.
S. C. L. R. R.
(CLOSED)
EAST 2ND STREET



Arsenault, Caleb - PDCM

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Friday, June 6, 2025 1:49 PM
To: Arsenault, Caleb - PDCM
Cc: Fernando jimenez; Wells, Arimus - PDCM
Subject: Re: 1340 and 1342 Clark Street
Attachments: original-05BECFD1-1B7F-4E27-A864-D8F5BCAAC502.jpeg; original-A4E3F59A-E77B-4AD2-BAD7-14A6A3BA5197.jpeg; original-ED299194-0646-4D8E-AA71-078D62876B47.jpeg; original-AECB13C9-BD1C-44AA-886E-309BCF087F12.jpeg; original-3497CA6E-B358-41CF-A8FA-7807A04D32F0.jpeg; original-1439F919-01B8-4F0D-B26C-92AD2776F724.jpeg

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attached are the requested pictures.

Thank you

Get Outlook for iOS

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, June 6, 2025 1:45:32 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Cc: Fernando jimenez <jimenezfer1111@gmail.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: 1340 and 1342 Clark Street

Good afternoon,

I am confirming receipt of your statement. We will add it to the files for these applications and will review it prior to our meeting on Wednesday at 2 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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Friday, June 6, 2025 11:51 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Fernando jimenez <jimenezfer1111@gmail.com>
Subject: 1340 and 1342 Clark Street

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To the Historic Preservation Department – City of Jacksonville

Dear Caleb,
We sincerely appreciate the time and assistance you have provided throughout this process. As we mentioned during our meeting, our only intention is to cooperate fully and work toward the most appropriate and feasible solution for the situation involving both properties—always within our financial capabilities.

As we explained, we find ourselves caught between the actions of the previous owners and the work they performed without the required authorizations, which has resulted in substantial unexpected financial burdens for us—issues we hope can be resolved through your guidance and support.

We would like to clarify a few important dates regarding the ownership transfers and code enforcement activity related to the properties:

1. Chronology:

- **October 13, 2016**: Mr. Juan David Henao Agudelo purchased both properties.
- **October 2017**: A stop-work order was issued for 1340 Clark Street due to unpermitted work. A partial release was granted by the City in October 2022. A roofing permit was pulled in June 2018.
- **September 2019**: Mr. Henao sold both properties to Austin LLC.
- **February 2020**: Austin LLC sold both properties to Valantine10 LLC. It appears that unpermitted work resumed under this new ownership, leading to another stop-work order issued by Code Enforcement in **October 2023** for 1340 Clark Street.
- **May 2024**: We purchased both properties at the end of the month.
- **June 3, 2024**: We submitted a building permit application for 1340 Clark Street, which we had to revise several times to meet code enforcement requirements. We also added electrical, plumbing, and mechanical permits. For **1342 Clark Street**, we pulled permits for roofing, plumbing, and electrical work.

The key point we wish to emphasize is that both properties were owned by the same parties throughout this timeline, and the work appears to have been carried out simultaneously on both properties. However, only 1340 Clark was flagged by Code Enforcement. In contrast, 1342 Clark had its interior almost completely remodeled, but no visible exterior work had been done.

2. Regarding your observations:

1340 Clark Street

- **Door replacement** (Was the rear door replaced as well?): There were no doors at all—neither front nor back. The entrances and windows were covered with plywood.
- **Lattice installation**: Yes, it was installed at the insurance company's request.
- **Wood fencing**: Yes, we installed a new fence.
- **Scattered siding replacement**: Yes, but only the deteriorated portions, replaced with matching material.
- **Louvre replacement & painting**: Yes, the house was painted.
- **Porch alterations**: We completed the unfinished porch work.

1342 Clark Street

- **Chimney removal**: The chimney was not removed by us.
- **Railing replacement**: We did not replace the railing; we simply completed it by adding the missing balusters.
- **Scattered siding replacement**: The asbestos siding was preserved; only a few damaged pieces were replaced with matching siding.
- **Window replacement**: The original wood windows were maintained; we only repaired damaged wood and broken panes.
- **Painting**: Yes, we painted the house.
- **Door replacement**: Yes, both the front and rear solid wood doors were replaced.

We would also like to share that our contractor completed the work and then disappeared without assisting in closing the permits. We personally visited the City to understand the process and ensure compliance. At no point did we carry out work without the City's knowledge—inspectors visited the properties multiple times for the corresponding inspections.

For this reason, we want to clarify and rectify any outstanding concerns regarding these properties and respectfully request your collaboration to achieve this. Our intent from the beginning was to restore and bring life back to two abandoned homes and contribute positively to the revitalization of Springfield.

On a separate email you will find the pictures you requested, and we are confirming our appointment with you on Wednesday June 11th at 2 PM.

Sincerely,

Cristina Rodriguez

[ ]
Tools

Arsenault, Caleb - PDCM

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Wednesday, June 4, 2025 9:22 PM
To: Arsenault, Caleb - PDCM
Cc: Fernando jimenez
Subject: Re: 1340 and 1342 Clark street

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

Sir,

Could we meet with you in regards to some clarification regarding the ownership of the houses and the alterations?

We will go to your office at any time.

Thank you

Cristina Rodriguez

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, June 4, 2025 3:38 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Cc: Fernando jimenez <jimenezfer1111@gmail.com>
Subject: RE: 1340 and 1342 Clark street

Good afternoon,

I discussed these applications with the rest of Staff today and have the following comments:

- Because the alterations such as the window replacement of 1342 Clark Street and the roof change of 1340 Clark Street took place around or after the time when ownership of the properties transferred, the commission will need to review all of the changes as if they had not happened. This includes the following:

1340
Door replacement (was the rear door replaced as well?)
Lattice installation
Wood Fencing
Scattered Siding Replacement
Louvre Replacement
Painting

Porch Alterations

1342
Chimney removal
Railing replacement
Scattered siding replacement
Window replacement
Paint
Door replacement

Please keep in mind that some of these alterations fall under administrative review and will be noted as such in our report. Changes that are inconsistent with the design guidelines and the properties themselves will be analyzed for their appropriateness and our report will reflect our opinion of the alterations which may include recommendations for corrective action to come into compliance. We still require the following in order to proceed towards a hearing:

1340
- Elevations for the front and side porch
- Pictures of the rear

1342
- Pictures of the rear
- Existing window material

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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Monday, June 2, 2025 1:56 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Fernando jimenez <jimenezfer1111@gmail.com>
Subject: Re: 1340 and 1342 Clark street

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

Hello,

Thank you for your time on Thursday, we truly appreciate it. As promised attached are the location and height of the fence on both properties.
If you are referring to the pictures on Zillow those were not from the time the house was listed and when we bought it, for instance look at the fence on 1340 which is wood that was not there. The door on 1342 was of a different color and there was no chimney when we got there.

We look forward to your comments so we can proceed and close this matter with you.

Wishing you a great week,

Cristina Rodriguez

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, May 29, 2025 4:02 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: 1340 and 1342 Clark street

Good afternoon,

I am following up after our site visit this afternoon. Staff is going to coordinate a review of these applications on Wednesday. I will reach out with next steps once we have had a chance to coordinate. In the meantime, could you please address the following:

- It looks like 1342 Clark Street was approved for a reroof under COA-24-31398. I did not see the chimney on the property while I was at the property today, was that chimney removed at some point?
- Do you have any pictures from the time of the purchase of the property? Based on listing photos, it looks like the property had not yet been altered when it was listed.
- Please send a site plan that indicates the location and height of the fencing

Here is a link to the Florida Department of Business & Professional Regulation:
https://www2.myfloridalicense.com/file-a-complaint/
If you would like to file a complaint regarding any contractors that were involved with making alterations to the properties, please use this link.

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, May 15, 2025 1:46 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: 1340 and 1342 Clark street

Good afternoon,

I have added the site visit to my calendar. I will see you at the subject properties then!

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Thursday, May 15, 2025 11:06 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: 1340 and 1342 Clark street

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

Hello,

Let's do it Thursday 29th at 3 pm then.

See you then

Thank you

Cristina Rodriguez

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, May 15, 2025 8:53 AM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: 1340 and 1342 Clark street

Good morning,

I am not available next Wednesday. The following week, I can meet at the site on Tuesday the 27th at 2 p.m. or Thursday the 29th at 3 p.m.

Please let me know if either of these days works for you.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Wednesday, May 14, 2025 4:11 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: 1340 and 1342 Clark street

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Also will wait until we meet so we can finalize the doors.

Thank you

Get Outlook for iOS

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Wednesday, May 14, 2025 4:02:59 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: 1340 and 1342 Clark street

Hello sir,

Can we do it on Wednesday at any time? Or the following week?

Get Outlook for iOS

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, May 14, 2025 1:44:34 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: 1340 and 1342 Clark street

Good afternoon,

The proposed doors should appear more compatible once painted. Upon closer review, it also looks like the following changes were made to the properties:

1340

- Porch and step railing replaced
- Lattice installed around foundation
- Wooden fence installed
- Siding and louvre replacement
- Painted
- Porch roof alteration

1342

- Front step railing installed
- Wooden fence installed
- Siding replacement and louvre
- Painted
- Window Replacement

It also appears that both properties may have had their siding replaced. Without having conducted a site visit, there are potentially more alterations that took place without approval. Based on these scopes of work, these applications will need to be brought before the **Jacksonville Historic Preservation Commission (JHPC)** for review as separate applications. We will need to conduct a site visit to take pictures and inspect the changes and require the following documents for **EACH** of the buildings:

- Site plans (include fencing height and any other changes
- Elevations
- A complete Window Survey for 1342 (it appears that 1340 was approved for replacement, though we will need to confirm that the work did not deviate from the approval)
- Product information (windows, siding, railing, fencing, lattice)

Are you available sometime next Thursday afternoon, May 22, for a brief site visit?

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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Monday, May 12, 2025 7:41 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Fw: 1340 and 1342 Clark street

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Good afternoon

The attached door doesn't have a protruding frame and once it is painted it will look flat.

Please let me know your comments

Thank you sir

Sent from my iPhone

Arsenault, Caleb - PDCM

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Thursday, May 1, 2025 4:16 PM
To: Arsenault, Caleb - PDCM
Subject: Re: COJ Historic Preservation for 1340 and 1342 Clark Street

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

Caleb,

Could you please elaborate further on the nailing fins, I went back to the showroom and we cannot see any nailing fins;

Thank you sir

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, April 30, 2025 3:11 PM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: COJ Historic Preservation for 1340 and 1342 Clark Street

Good afternoon,

I will keep an eye out for pictures of any product that you find.

Please let me know if you have any questions 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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Wednesday, April 30, 2025 1:48 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 1340 and 1342 Clark Street

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

Thank you for your response, I will look for that type of door; meanwhile could you please update my case so it doesn't look like I am ignoring this notice. I will send you what I can find in the stores later this week.

Thank you again for your response and have a blessed day

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, April 25, 2025 10:55 AM
To: Cristina Rodriguez <cristirodriguez@hotmail.com>
Subject: RE: COJ Historic Preservation for 1340 and 1342 Clark Street

Good morning,

Thank you for clarifying. The overall design of the door is in line with what Staff can approve of with only one alteration. The light of the door gives the appearance of exterior nailing fins which we consider inappropriate for windows and lights. Is there a similar product that you would be willing to use with a recessed light similar to the example below?

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: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Thursday, April 24, 2025 10:16 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 1340 and 1342 Clark Street

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

Hello sir,

I did not explained myself correctly in the application, this is the type of door we are looking on installing. This door is the first example on the guide given to us. If you approved we will use this one.

Look forward to your comments

Cristina Rodriguez

Sent from Outlook

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Tuesday, April 15, 2025 4:09 PM
To: CRISTIRODRIGUEZ@HOTMAIL.COM <CRISTIRODRIGUEZ@HOTMAIL.COM>
Subject: COJ Historic Preservation for 1340 and 1342 Clark Street

Good afternoon,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. According to our **Door Design Guidelines** (attached), curved glass features are inappropriate designs within historic districts. As such, the front doors that were installed will either need to be replaced with doors that are consistent with the design guidelines, or this application will need to go before the **Jacksonville Historic Preservation Commission (JHPC)**. If you would like to install new doors that are consistent with the design guidelines, please send the product information for the proposed replacements. The commission fee for after-the-fact alterations is $630 and the next available commission meeting is **May 28, 2025**. Please advise how you would like to proceed.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904 – 255 – 7854**

Arsenault, Caleb - PDCM

From: Cristina Rodriguez <cristirodriguez@hotmail.com>
Sent: Friday, June 6, 2025 11:51 AM
To: Arsenault, Caleb - PDCM
Cc: Fernando jimenez
Subject: 1340 and 1342 Clark Street

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

To the Historic Preservation Department – City of Jacksonville

Dear Caleb,
We sincerely appreciate the time and assistance you have provided throughout this process. As we mentioned during our meeting, our only intention is to cooperate fully and work toward the most appropriate and feasible solution for the situation involving both properties—always within our financial capabilities.

As we explained, we find ourselves caught between the actions of the previous owners and the work they performed without the required authorizations, which has resulted in substantial unexpected financial burdens for us—issues we hope can be resolved through your guidance and support.
We would like to clarify a few important dates regarding the ownership transfers and code enforcement activity related to the properties:

1. Chronology:

- **October 13, 2016**: Mr. Juan David Henao Agudelo purchased both properties.
- **October 2017**: A stop-work order was issued for 1340 Clark Street due to unpermitted work. A partial release was granted by the City in October 2022. A roofing permit was pulled in June 2018.
- **September 2019**: Mr. Henao sold both properties to Austin LLC.
- **February 2020**: Austin LLC sold both properties to Valantine10 LLC. It appears that unpermitted work resumed under this new ownership, leading to another stop-work order issued by Code Enforcement in **October 2023** for 1340 Clark Street.
- **May 2024**: We purchased both properties at the end of the month.
- **June 3, 2024**: We submitted a building permit application for 1340 Clark Street, which we had to revise several times to meet code enforcement requirements. We also added electrical, plumbing, and mechanical permits. For **1342 Clark Street**, we pulled permits for roofing, plumbing, and electrical work.

The key point we wish to emphasize is that both properties were owned by the same parties throughout this timeline, and the work appears to have been carried out simultaneously on both properties. However, only 1340 Clark was flagged by Code Enforcement. In contrast, 1342 Clark had its interior almost completely remodeled, but no visible exterior work had been done.

2. Regarding your observations:

1340 Clark Street

- **Door replacement** (Was the rear door replaced as well?): There were no doors at all—neither front nor back. The entrances and windows were covered with plywood.
- **Lattice installation**: Yes, it was installed at the insurance company's request.
- **Wood fencing**: Yes, we installed a new fence.
- **Scattered siding replacement**: Yes, but only the deteriorated portions, replaced with matching material.
- **Louvre replacement & painting**: Yes, the house was painted.
- **Porch alterations**: We completed the unfinished porch work.

1342 Clark Street

- **Chimney removal**: The chimney was not removed by us.
- **Railing replacement**: We did not replace the railing; we simply completed it by adding the missing balusters.
- **Scattered siding replacement**: The asbestos siding was preserved; only a few damaged pieces were replaced with matching siding.
- **Window replacement**: The original wood windows were maintained; we only repaired damaged wood and broken panes.
- **Painting**: Yes, we painted the house.
- **Door replacement**: Yes, both the front and rear solid wood doors were replaced.

We would also like to share that our contractor completed the work and then disappeared without assisting in closing the permits. We personally visited the City to understand the process and ensure compliance. At no point did we carry out work without the City's knowledge—inspectors visited the properties multiple times for the corresponding inspections.

For this reason, we want to clarify and rectify any outstanding concerns regarding these properties and respectfully request your collaboration to achieve this. Our intent from the beginning was to restore and bring life back to two abandoned homes and contribute positively to the revitalization of Springfield.

On a separate email you will find the pictures you requested, and we are confirming our appointment with you on Wednesday June 11th at 2 PM.

Sincerely,

Cristina Rodriguez

[ ]
Tools

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

M. Information

Jacksonville
Historic Preservation
Commission

Senate Bill 180 (SB 180)

An act relating to emergencies; amending s. 83.63, F.S.; requiring certain tenants to be given specified opportunities or notice; creating s. 163.31795, F.S.; defining the terms "cumulative substantial improvement period" and "local government"; prohibiting certain local governments from adopting ordinances for substantial improvements or repairs to a structure which include cumulative substantial improvement periods; amending s. 163.31801, F.S.; prohibiting certain entities from assessing impact fees for specified replacement structures; providing an exception; providing construction; amending s. 193.155, F.S.; revising the square footage limitations for certain changes, additions, and improvements to damaged property; amending s. 215.559, F.S.; removing a reference to a certain report; revising public hurricane shelter funding prioritization requirements for the Division of Emergency Management; amending s. 250.375, F.S.; authorizing certain servicemembers to provide medical care in specified circumstances; amending s. 252.35, F.S.; revising requirements for the state comprehensive emergency management plan; requiring such plan to include an update on the status of certain emergency management capabilities; requiring the division to collaborate with the Department of Health; revising responsibilities of the division; requiring the division to develop a certain template; revising the purpose of certain training

programs; requiring the division to set the minimum number of training hours that specified individuals must complete biennially; authorizing such training to be provided by certain entities; requiring the division to conduct an annual hurricane readiness session in each region designated by the division for a specified purpose; requiring all county emergency management directors, and authorizing other county and municipal personnel, to attend such session; requiring that the session include specified topics and needs; removing a specified reporting requirement; amending s. 252.355, F.S.; authorizing the Department of Veterans' Affairs to provide certain information to specified clients or their caregivers; requiring the Florida Housing Finance Corporation to enter into memoranda of understanding with specified agencies for a certain purpose; providing that specified persons may use special needs shelters in certain circumstances; amending s. 252.3611, F.S.; directing specified entities to submit specified contracts and reports to the Legislature under specified conditions; requiring such contracts to be posted on a specified secure contract system; requiring the division to report annually to the Legislature specified information on expenditures relating to emergencies; providing requirements for such report; amending s. 252.363, F.S.; providing for the tolling and extension of certain determinations; providing for retroactive application; amending s. 252.365, F.S.; requiring

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agency heads to notify the Governor and the division of the person designated as the emergency coordination officer annually by a specified date; amending s. 252.3655, F.S.; creating the natural hazards risks and mitigation interagency coordinating group; providing the purpose of the group; providing for the membership and administration of the group; requiring agency representatives to provide information relating to natural hazards to this state, agency resources, and efforts to address and mitigate risks and impacts of natural hazards; requiring the group to meet in person or by communications media technology at least quarterly for specified purposes; requiring specified agency heads to meet at least annually to strategize and prioritize state efforts; requiring the division, on behalf of the group, to prepare an annual progress report and submit such report to the Governor and Legislature; revising requirements for such report; amending s. 252.37, F.S.; requiring the division to notify the Legislature of its intent to accept or apply for federal funds under certain circumstances; requiring the division to take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies; requiring that such steps include the standardization and streamlining of the application process for federal financial assistance and the provision of assistance to applicants for a specified purpose; requiring the division to use

certain federal funds to implement such requirements; amending s. 252.373, F.S.; conforming a cross-reference; amending s. 252.38, F.S.; requiring political subdivisions to annually provide specified notification to the division before a specified date; creating s. 252.381, F.S.; requiring counties and municipalities to post certain information on their websites; requiring counties and municipalities to develop a poststorm permitting plan; providing requirements for such plan; requiring counties and municipalities to update such plan by a specified date annually; requiring counties and municipalities to publish on their websites a specified storm recovery guide by a specified date annually; providing requirements for such guide; requiring certain counties and municipalities to publish on their websites updates to such guide as soon as practicable following a storm; prohibiting certain counties and municipalities from increasing building permit or inspection fees within a specified timeframe; requiring counties and municipalities to allow individuals to receive certain letters electronically on or before a specified date; requiring certain counties and municipalities to use their best efforts to open a permitting office for a minimum number of hours per week; amending s. 252.385, F.S.; revising reporting requirements for the division; revising requirements for a specified list; requiring the Department of Health and the Agency for Persons with

Disabilities to assist the division with certain determinations; creating s. 252.422, F.S.; defining the term "impacted local government"; prohibiting impacted local governments from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing any person to file suit to enforce specified provisions; authorizing counties and municipalities to request a specified determination by a court; prohibiting counties and municipalities from taking certain actions until the court has issued a preliminary or final judgment; requiring plaintiffs to provide certain notification before filing suit; requiring impacted local governments to take certain actions upon receipt of such notification or a suit may be filed; providing for reasonable attorney fees and costs; authorizing the use of a certain summary procedure; requiring the court to advance the cause on the calendar; requiring the Office of Program Policy Analysis and Government Accountability to conduct a study on certain local government actions after hurricanes; specifying requirements for the study and legislative recommendations; requiring the office to submit a report to the Legislature by a specified date; creating s. 252.505, F.S.; requiring that certain contracts include a specified provision; defining the term "emergency recovery period"; amending s. 373.423,

F.S.; requiring the Department of Environmental Protection to submit a Flood Inventory and Restoration Report to the division by a specified date; requiring the department to work with specified entities to compile information for the report; providing specifications for the report; requiring the owner of certain infrastructure to submit certain information to the department; requiring the department to review and update the report biannually; requiring the department to submit an updated report to the division by a specified date; amending s. 380.0552, F.S.; revising the maximum evacuation clearance time for permanent residents of the Florida Keys Area, which time is an element for which amendments to local comprehensive plans in the Florida Keys Area must be reviewed for compliance; requiring the Department of Commerce to conduct baseline modeling scenarios and gather data to determine the number of building permit allocations for distribution in the Florida Keys Area; requiring that such allocations be distributed in a specified manner and over a specified timeframe; prohibiting such allocations from exceeding a specified number; requiring that permits be issued for certain parcels and the distribution of such permits prioritize specified allocations; amending s. 400.063, F.S.; conforming a cross-reference; amending s. 403.7071, F.S.; providing that local governments are authorized and encouraged to add certain addendums to certain contracts and agreements; requiring counties

and municipalities to apply to the department for authorization to designate at least one debris management site; authorizing municipalities to apply jointly with a county or adjacent municipality for authorization of a debris management site if such entities approve a memorandum of understanding; providing requirements for such memorandum; creating s. 489.1132, F.S.; providing definitions; requiring a hurricane preparedness plan to be available for inspection at certain worksites; requiring certain equipment to be secured in a specified manner no later than 24 hours before the impacts of a hurricane are anticipated to begin; providing penalties; requiring the Florida Building Commission to establish specified best practices and report findings to the Legislature by a specified date; amending s. 553.902, F.S.; revising the definition of the term "renovated building"; requiring the division to consult with specified entities to develop certain recommendations and provide a report to the Legislature by a specified date; prohibiting certain counties from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; declaring that such moratoriums, amendments, or procedures are null and void; providing for retroactive application; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing certain residents and business owners to bring a civil action for

declaratory and injunctive relief against a county or municipality that violates specified provisions; providing for reasonable attorney fees and costs under specified circumstances; providing for future expiration; providing a directive to the Division of Law Revision; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 83.63, Florida Statutes, is amended to read:

83.63 Casualty damage.—If the premises are damaged or destroyed other than by the wrongful or negligent acts of the tenant so that the enjoyment of the premises is substantially impaired:~~,~~

(1) The tenant may terminate the rental agreement and immediately vacate the premises. The tenant may vacate the part of the premises rendered unusable by the casualty, in which case the tenant's liability for rent shall be reduced by the fair rental value of that part of the premises damaged or destroyed. If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).

(2) The tenant must be given:

(a) The opportunity to collect his or her belongings from the premises when it is safe to do so; or

(b) Notice of the date by which the tenant will be able to collect his or her belongings from the premises, which must occur within a reasonable time.

Section 2. Section 163.31795, Florida Statutes, is created

to read:

163.31795 Participation in the National Flood Insurance Program.—

(1) For purposes of this section, the term:

(a) "Cumulative substantial improvement period" means the period during which an aggregate of improvements or repairs are considered for purposes of determining substantial improvement as defined in s. 161.54(12).

(b) "Local government" has the same meaning as in s. 163.2514.

(2) A local government that is participating in the National Flood Insurance Program may not adopt or enforce an ordinance for substantial improvements or repairs to a structure which includes a cumulative substantial improvement period.

Section 3. Subsection (14) is added to section 163.31801, Florida Statutes, to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and

the original structure. Any such fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

Section 4. Paragraph (b) of subsection (4) of section 193.155, Florida Statutes, is amended to read:

193.155 Homestead assessments.—Homestead property shall be assessed at just value as of January 1, 1994. Property receiving the homestead exemption after January 1, 1994, shall be assessed at just value as of January 1 of the year in which the property receives the exemption unless the provisions of subsection (8) apply.

(4)

(b)1. Changes, additions, or improvements that replace all or a portion of homestead property, including ancillary improvements, damaged or destroyed by misfortune or calamity shall be assessed upon substantial completion as provided in this paragraph. Such assessment must be calculated using the homestead property's assessed value as of the January 1 immediately before the date on which the damage or destruction was sustained, subject to the assessment limitations in subsections (1) and (2), when:

a. The square footage of the homestead property as changed or improved does not exceed 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction; or

b. The total square footage of the homestead property as changed or improved does not exceed 2,000 ~~1,500~~ square feet.

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2. The homestead property's assessed value must be increased by the just value of that portion of the changed or improved homestead property which is in excess of 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction or of that portion exceeding 2,000 ~~1,500~~ square feet.

3. Homestead property damaged or destroyed by misfortune or calamity which, after being changed or improved, has a square footage of less than 100 percent of the homestead property's total square footage before the damage or destruction shall be assessed pursuant to subsection (5).

4. Changes, additions, or improvements assessed pursuant to this paragraph must be reassessed pursuant to subsection (1) in subsequent years. This paragraph applies to changes, additions, or improvements commenced within 5 years after the January 1 following the damage or destruction of the homestead.

Section 5. Paragraph (b) of subsection (1) of section 215.559, Florida Statutes, is amended to read:

215.559 Hurricane Loss Mitigation Program.—A Hurricane Loss Mitigation Program is established in the Division of Emergency Management.

(1) The Legislature shall annually appropriate $10 million of the moneys authorized for appropriation under s. 215.555(7)(c) from the Florida Hurricane Catastrophe Fund to the division for the purposes set forth in this section. Of the amount:

(b) Three million dollars in funds shall be used to construct or retrofit facilities used as public hurricane shelters. Each year the division shall prioritize the use of

these funds for projects included in the annual report ~~of the Shelter Development Report~~ prepared in accordance with s. 252.385(3). The division shall ~~must~~ give funding priority to projects located in counties ~~regional planning council regions~~ that have shelter deficits, projects that are publicly owned, other than schools, and ~~to~~ projects that maximize the use of state funds.

Section 6. Section 250.375, Florida Statutes, is amended to read:

250.375 Medical officer authorization.—A servicemember trained to provide medical care who is serving under the direction of the Florida National Guard State Surgeon and is assigned to a military duty position and authorized by the Florida National Guard to provide medical care within the scope of the servicemember's professional licensure by virtue of such duty position may provide such medical care to military personnel and civilians within this state ~~physician who holds an active license to practice medicine in any state, a United States territory, or the District of Columbia,~~ while serving ~~as a medical officer~~ with or in support of the Florida National Guard, pursuant to federal or state orders, ~~may practice medicine on military personnel or civilians~~ during an emergency or declared disaster ~~or during federal military training~~.

Section 7. Paragraphs (y) through (dd) of subsection (2) of section 252.35, Florida Statutes, are redesignated as paragraphs (x) through (cc), respectively, paragraphs (a), (c), and (n) and present paragraph (x) of that subsection are amended, and a new paragraph (dd) is added to that subsection, to read:

252.35 Emergency management powers; Division of Emergency

Management.—

(2) The division is responsible for carrying out the provisions of ss. 252.31-252.90. In performing its duties, the division shall:

(a) Prepare a state comprehensive emergency management plan, which must ~~shall~~ be integrated into and coordinated with the emergency management plans and programs of the Federal Government. The division shall adopt the plan as a rule in accordance with chapter 120. The plan must be implemented by a continuous, integrated comprehensive emergency management program. The plan must contain provisions to ensure that the state is prepared for emergencies and minor, major, and catastrophic disasters, and the division shall work closely with local governments and agencies and organizations with emergency management responsibilities in preparing and maintaining the plan. The state comprehensive emergency management plan must be operations oriented and:

1. Include an evacuation component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of evacuation activities. This component must, at a minimum: contain guidelines for lifting tolls on state highways; ensure coordination pertaining to evacuees crossing county lines; set forth procedures for directing people caught on evacuation routes to safe shelter; establish strategies for ensuring sufficient, reasonably priced fueling locations along evacuation routes; and establish policies and strategies for emergency medical evacuations.

2. Include a shelter component that includes specific regional and interregional planning provisions and promotes

coordination of shelter activities between the public, private, and nonprofit sectors. This component must, at a minimum: contain strategies to ensure the availability of adequate public shelter space in each county ~~region of the state~~; establish strategies for refuge-of-last-resort programs; provide strategies to assist local emergency management efforts to ensure that adequate staffing plans exist for all shelters, including medical and security personnel; provide for a postdisaster communications system for public shelters; establish model shelter guidelines for operations, registration, inventory, power generation capability, information management, and staffing; and set forth policy guidance for sheltering people with special needs.

3. Include a postdisaster response and recovery component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of postdisaster response and recovery activities. This component must provide for postdisaster response and recovery strategies according to whether a disaster is minor, major, or catastrophic. The postdisaster response and recovery component must, at a minimum: establish the structure of the state's postdisaster response and recovery organization; establish procedures for activating the state's plan; set forth policies used to guide postdisaster response and recovery activities; describe the chain of command during the postdisaster response and recovery period; describe initial and continuous postdisaster response and recovery actions; identify the roles and responsibilities of each involved agency and organization; provide for a comprehensive communications plan; establish

procedures for coordinating and monitoring statewide mutual aid agreements reimbursable under federal public disaster assistance programs; provide for rapid impact assessment teams; ensure the availability of an effective statewide urban search and rescue program coordinated with the fire services; ensure the existence of a comprehensive statewide medical care and relief plan administered by the Department of Health; and establish systems for coordinating volunteers and accepting and distributing donated funds and goods.

4. Include additional provisions addressing aspects of preparedness, response, recovery, and mitigation as determined necessary by the division.

5. Address the need for coordinated and expeditious deployment of state resources, including the Florida National Guard. In the case of an imminent major disaster, procedures should address predeployment of the Florida National Guard, and, in the case of an imminent catastrophic disaster, procedures should address predeployment of the Florida National Guard and the United States Armed Forces.

6. Establish a system of communications and warning to ensure that the state's population and emergency management agencies are warned of developing emergency situations, including public health emergencies, and can communicate emergency response decisions.

7. Establish guidelines and schedules for annual exercises that evaluate the ability of the state and its political subdivisions to respond to minor, major, and catastrophic disasters and support local emergency management agencies. Such exercises shall be coordinated with local governments and, to

the extent possible, the Federal Government.

8. Assign lead and support responsibilities to state agencies and personnel for emergency support functions and other support activities.

9. Include the public health emergency plan developed by the Department of Health pursuant to s. 381.00315.

10. Include an update on the status of the emergency management capabilities of the state and its political subdivisions. The update must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.

The complete state comprehensive emergency management plan must be submitted to the President of the Senate, the Speaker of the House of Representatives, and the Governor on February 1 of every even-numbered year.

(c) Assist political subdivisions in preparing and maintaining emergency management plans. Such assistance must include the development of a template for comprehensive emergency management plans, including plans for natural disasters, and guidance on the development of mutual aid agreements.

(n) Implement training programs to maintain this state's status as a national leader in emergency management and improve the ability of state and local emergency management personnel to prepare and implement emergency management plans and programs. This must ~~shall~~ include a continuous training program for agencies and individuals who ~~that~~ will be called on to perform key roles in state and local postdisaster response and recovery

efforts and for local government personnel on federal and state postdisaster response and recovery strategies and procedures. The division shall specify requirements for the minimum number of training hours that county or municipal administrators, county or city managers, county or municipal emergency management directors, and county or municipal public works directors or other officials responsible for the construction and maintenance of public infrastructure must complete biennially in addition to the training required pursuant to s. 252.38(1)(b). Such training may be provided by the division or, for county personnel, by a foundation that is a not-for-profit corporation under s. 501(c)(3) of the Internal Revenue Code and has a governing board that includes in its membership county commissioners and professional county staff. If training is provided by a foundation, such training must be approved by the division.

~~(x) Report biennially to the President of the Senate, the Speaker of the House of Representatives, the Chief Justice of the Supreme Court, and the Governor, no later than February 1 of every odd-numbered year, the status of the emergency management capabilities of the state and its political subdivisions. This report must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.~~

(dd) Conduct, by April 1 of each year, an annual hurricane readiness session in each region designated by the division to facilitate coordination between all emergency management stakeholders. Each county emergency management director or his or her designee shall, and other county and municipal personnel

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may, attend the session for his or her region. A session must include, but is not limited to, guidance on timelines for preparation and response, information on state and federal postdisaster resources and assistance, guidance to promote efficient and expedited rebuilding of the community after a hurricane, best practices for coordination and communication among entities engaged in postdisaster response and recovery, and discussion of any outstanding county or municipal preparedness or readiness needs.

Section 8. Subsection (4) of section 252.355, Florida Statutes, is renumbered as subsection (5), paragraph (b) of subsection (2) is amended, and a new subsection (4) is added to that section, to read:

252.355 Registry of persons with special needs; notice; registration program.—

(2) In order to ensure that all persons with special needs may register, the division shall develop and maintain a special needs shelter registration program. During a public health emergency in which physical distancing is necessary, as determined by the State Health Officer, the division must maintain information on special needs shelter options that mitigate the threat of the spread of infectious diseases.

(b) To assist in identifying persons with special needs, home health agencies, hospices, nurse registries, home medical equipment providers, the Department of Veterans' Affairs, the Department of Children and Families, the Department of Health, the Agency for Health Care Administration, the Department of Education, the Agency for Persons with Disabilities, the Department of Elderly Affairs, and memory disorder clinics

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shall, and any physician licensed under chapter 458 or chapter 459 and any pharmacy licensed under chapter 465 may, annually provide registration information to all of their special needs clients or their caregivers. The Florida Housing Finance Corporation shall enter into memoranda of understanding with the Department of Elderly Affairs and with the Agency for Persons with Disabilities to ensure special needs registration information is provided to residents of low-income senior independent living properties and independent living properties for persons with intellectual or developmental disabilities funded by the Florida Housing Finance Corporation, respectively. The division shall develop a brochure that provides information regarding special needs shelter registration procedures. The brochure must be easily accessible on the division's website. All appropriate agencies and community-based service providers, including aging and disability resource centers, memory disorder clinics, home health care providers, hospices, nurse registries, and home medical equipment providers, shall, and any physician licensed under chapter 458 or chapter 459 may, assist emergency management agencies by annually registering persons with special needs for special needs shelters, collecting registration information for persons with special needs as part of the program intake process, and establishing programs to educate clients about the registration process and disaster preparedness safety procedures. A client of a state-funded or federally funded service program who has a physical, mental, or cognitive impairment or sensory disability and who needs assistance in evacuating, or when in a shelter, must register as a person with special needs. The registration program shall give persons with

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special needs the option of preauthorizing emergency response personnel to enter their homes during search and rescue operations if necessary to ensure their safety and welfare following disasters.

(4) The caregiver of a person with special needs who is eligible for admission to a special needs shelter, and all persons for whom he or she is the caregiver, shall be allowed to shelter together in the special needs shelter. If a person with special needs is responsible for the care of persons without special needs, those persons shall be allowed to use the special needs shelter with the person with special needs.

Section 9. Effective January 1, 2026, subsection (2) of section 252.3611, Florida Statutes, is amended, and subsection (5) is added to that section, to read:

252.3611 Transparency; audits.—

(2) If ~~When~~ the duration of a declaration of a state of ~~an~~ emergency issued by the Governor exceeds 90 days:

(a)1. The Executive Office of the Governor or the appropriate agency, within 72 hours after ~~of~~ executing a contract executed with moneys authorized for expenditure to support the response to the declared state of emergency, must ~~the Executive Office of the Governor or the appropriate agency shall~~ submit a copy of such contract to the Legislature. For contracts executed during the first 90 days of the declared state of emergency, the Executive Office of the Governor or the appropriate agency shall submit a copy to the Legislature within the first 120 days of the declared state of emergency.

2. All contracts executed to support the response to a declared state of emergency, including contracts executed before

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a declared state of emergency to secure resources or services in advance or anticipation of an emergency, must be posted on the secure contract tracking system required under s. 215.985(14).

(b) The Executive Office of the Governor or the appropriate agency shall submit monthly reports to the Legislature of all state expenditures, revenues received, and funds transferred by an agency during the previous month to support the declared state of emergency.

(5) Annually, by January 15, the division shall report to the President of the Senate, the Speaker of the House of Representatives, and the chairs of the appropriations committee of each house of the Legislature on expenditures related to emergencies incurred over the year from November 1 of the previous year. The report must include:

(a) A separate summary of each emergency event, whether complete or ongoing, and key actions taken by the division.

(b) Details of expenditures, separated by emergency event and agency, for preparing for, responding to, or recovering from the event. The report must specify detailed expenditures for the entire report time period; specify total expenditures for the event; and indicate amounts that are being or are anticipated to be reimbursed by the Federal Emergency Management Agency or other federal entity, amounts ineligible for reimbursement, and any amounts deobligated by the Federal Emergency Management Agency or other federal entity for reimbursement. The division shall review expenditures by state agencies to ensure that efforts, purchases, contracts, or expenditures are not duplicated.

(c) An accounting of all inventory and assets purchased,

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separated by emergency event and agency, for preparing for, responding to, or recovering from the event, including motor vehicles, boats, computers, and other equipment, and the current status of such assets, including divestment, sale, or donation by the state. The report must include a detailed accounting for the entire report time period and specify a total for the event.

Section 10. Paragraph (a) of subsection (1) of section 252.363, Florida Statutes, is amended to read:

252.363 Tolling and extension of permits and other authorizations.—

(1)(a) The declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period. The extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. The tolling and extension of permits and other authorizations under this paragraph shall apply retroactively to September 28, 2022, except in the case of the formal determination of the delineation of the extent of wetlands under s. 373.421, in which case tolling and extension of determinations under this paragraph shall apply retroactively to January 1, 2023. This paragraph applies to the following:

1. The expiration of a development order issued by a local government.

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2. The expiration of a building permit.

3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.

4. Permits issued by the Department of Environmental Protection or a water management district pursuant to part II of chapter 373 for land subject to a development agreement under ss. 163.3220-163.3243 in which the permittee and the developer are the same or a related entity.

5. The buildout date of a development of regional impact, including any extension of a buildout date that was previously granted as specified in s. 380.06(7)(c).

6. The expiration of a development permit or development agreement authorized by Florida Statutes, including those authorized under the Florida Local Government Development Agreement Act, or issued by a local government or other governmental agency.

7. The formal determination of the delineation of the extent of wetlands under s. 373.421.

Section 11. Subsection (4) of section 252.365, Florida Statutes, is amended to read:

252.365 Emergency coordination officers; disaster-preparedness plans.—

(4) On or before May 1 of each year, the head of each agency shall notify the Governor and the division in writing of the person initially designated as the emergency coordination officer for such agency and her or his alternate and of any changes in persons so designated thereafter.

Section 12. Section 252.3655, Florida Statutes, is amended

to read:

252.3655 Natural hazards risks and mitigation interagency coordinating group ~~workgroup~~.—

(1)(a) An interagency coordinating group ~~workgroup~~ is created for the purpose of sharing information on the current and potential risks and impacts of natural hazards throughout this ~~the~~ state, coordinating the ongoing efforts of state agencies in addressing and mitigating the risks and impacts of natural hazards, and collaborating on statewide initiatives to address and mitigate the risks and impacts of natural hazards. As used in this section, the term "natural hazards" includes, but is not limited to, extreme heat, drought, wildfire, sea-level change, high tides, storm surge, saltwater intrusion, stormwater runoff, flash floods, inland flooding, and coastal flooding.

(b) The agency head, or his or her designated senior manager, from each of the following agencies shall serve on the coordinating group:

1. Chief Resilience Officer of the Statewide Office of Resilience.

2. Department of Agriculture and Consumer Services.

3. Department of Commerce.

4. Department of Environmental Protection.

5. Department of Financial Services.

6. Department of Law Enforcement.

7. Department of Highway Safety and Motor Vehicles.

8. Department of Military Affairs.

9. Division of Emergency Management.

10. Department of Transportation.

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11. Fish and Wildlife Conservation Commission.

12. Office of Insurance Regulation.

13. Public Service Commission.

14. Each water management district ~~Each agency within the executive branch of state government, each water management district, and the Florida Public Service Commission shall select from within such agency a person to be designated as the agency liaison to the workgroup~~.

(c) The director of the Division of Emergency Management, or his or her designee, shall serve as the administrator ~~liaison to and coordinator~~ of the coordinating group ~~workgroup~~.

(d) Each agency representative ~~liaison~~ shall provide information from his or her respective agency, including all relevant reports, on the current and potential risks and impacts of natural hazards to this state ~~to his or her agency~~, agency resources available, and efforts made by the agency to address and mitigate the risks and impacts of ~~against~~ natural hazards~~, and efforts made by the agency to address the impacts of natural hazards~~.

(e)1. The coordinating group ~~workgroup~~ shall meet in person or by means of communications media technology as provided in s. 120.54(5)(b)2. at least ~~teleconference on a~~ quarterly ~~basis~~ to share information, leverage agency resources, coordinate ongoing efforts, and provide information for inclusion in the annual progress report submitted pursuant to subsection (2). Agency heads for the agencies listed in paragraph (b) shall meet in person at least annually to collectively strategize and prioritize state efforts.

2. Information regarding the coordinating group, including

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meeting agendas and reports, must be posted in a conspicuous location on the division's website.

(2)(a) On behalf of the coordinating group ~~workgroup~~, the division ~~of Emergency Management~~ shall prepare an annual progress report on the implementation of the state's hazard mitigation plan, developed and submitted in accordance with 42 U.S.C. s. 5165 and any implementing regulations, as it relates to natural hazards. At a minimum, the annual progress report must:

1. Assess each agency's ~~the relevance, level, and significance of current agency~~ efforts to address and mitigate the risks and impacts of natural hazards; ~~and~~

2. Strategize and prioritize ongoing efforts to address and mitigate the risks and impacts of natural hazards;

3. Provide recommendations regarding statutory changes and funding that may assist in addressing or mitigating the risks and impacts of natural hazards; and

4. Provide recommendations for state and local natural hazard mitigation strategies.

(b) ~~Each liaison is responsible for ensuring that the workgroup's annual progress report is posted on his or her agency's website.~~

~~(c)~~ By January 1 of each year, ~~2019, and each year thereafter,~~ the division on behalf of the coordinating group ~~workgroup~~ shall submit the annual progress report to the Governor, the President of the Senate, and the Speaker of the House of Representatives.

Section 13. Paragraphs (c) and (d) of subsection (5) of section 252.37, Florida Statutes, are redesignated as paragraphs

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(d) and (e), respectively, a new paragraph (c) is added to that subsection, and subsection (7) is added to that section, to read:

252.37 Financing.—

(5) Unless otherwise specified in the General Appropriations Act:

(c) If the division intends to accept or apply for federal funds for a division-administered program that is new, that will be implemented in a manner that is innovative or significantly different from the manner in which the program is typically administered, or that will require a state match for which the division will be required to seek new budget authority, the division must notify the Legislature of its intent to accept or apply for the federal funds. The notice must detail the federal program under which the funds will be accepted or applied for, the intended purpose and use of the funds, and the amount of funds, including the estimated state match.

(7) The division shall take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies. Such steps must include the standardization and streamlining of the application process for financial assistance through the federal Public Assistance Program and provision of assistance to applicants in order to mitigate the risk of noncompliance with federal program requirements. The division shall use federal funds allocated as management costs or other funds as appropriated to implement this subsection.

Section 14. Paragraph (a) of subsection (2) of section 252.373, Florida Statutes, is amended to read:

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252.373 Allocation of funds; rules.—

(2) The division shall allocate funds from the Emergency Management, Preparedness, and Assistance Trust Fund to local emergency management agencies and programs pursuant to criteria specified in rule. Such rules shall include, but are not limited to:

(a) Requiring that, at a minimum, a local emergency management agency either:

1. Have a program director who works at least 40 hours a week in that capacity; or

2. If the county has fewer than 75,000 population or is party to an interjurisdictional emergency management agreement entered into pursuant to s. 252.38(3)(c) ~~s. 252.38(3)(b)~~, that is recognized by the Governor by executive order or rule, have an emergency management coordinator who works at least 20 hours a week in that capacity.

Section 15. Paragraphs (a) and (b) of subsection (3) of section 252.38, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (a) of subsection (1) is amended, to read:

252.38 Emergency management powers of political subdivisions.—Safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the state.

(1) COUNTIES.—

(a) In order to provide effective and orderly governmental control and coordination of emergency operations in emergencies within the scope of ss. 252.31-252.90, each county within this

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state shall be within the jurisdiction of, and served by, the division. Except as otherwise provided in ss. 252.31-252.90, each local emergency management agency shall have jurisdiction over and serve an entire county. Unless part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule, each county must establish and maintain such an emergency management agency and shall develop a county emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program. Counties that are part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule shall cooperatively develop an emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program.

(3) EMERGENCY MANAGEMENT POWERS; POLITICAL SUBDIVISIONS.—

(a) Each political subdivision shall notify the division on or before May 1 each year of the person designated as the emergency contact for the political subdivision and his or her alternate and of any changes in persons so designated thereafter. For a county, the emergency contact must be the county emergency management director.

Section 16. Section 252.381, Florida Statutes, is created to read:

252.381 Information related to natural emergencies; poststorm county and municipal permitting; operations.—

(1) Each county and municipality must post on its publicly

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accessible website:

(a) A frequently asked questions web page related to natural emergency response, emergency preparedness, and public relief for residents following an emergency. The web page must answer questions concerning resident evacuations; safety tips; generator, food and drinking water, and wastewater and stormwater safety; damage assessment; debris cleanup; accessing assistance through the Federal Emergency Management Agency and this state; building recovery; natural emergency guidance; applicable laws; and what to do before, during, and after an emergency.

(b) A disaster supply list and a list of emergency shelters.

(c) Links to information about flood zones.

(d) A checklist for residents explaining next steps to take during postdisaster recovery.

(e) Information specific to persons with disabilities, including, but not limited to, guidelines for special needs shelter registration; an explanation of how to register for special needs shelters and where to obtain assistance with that process; guidelines as to the level of care that is or is not provided at a special needs shelter as well as situations when either a general population shelter or hospital should be considered; and any other postdisaster assistance or resources available to affected persons with disabilities impacted by a disaster.

(2)(a) Each county and municipality shall develop a poststorm permitting plan to expedite recovery and rebuilding by providing for special building permit and inspection procedures

after a hurricane or tropical storm. The plan must, at a minimum:

1. Ensure sufficient personnel are prepared and available to expeditiously manage postdisaster building inspection, permitting, and enforcement tasks. The plan must anticipate conditions that would necessitate supplemental personnel for such tasks and address methods for fulfilling such personnel needs, including through mutual aid agreements as authorized in s. 252.40, other arrangements, such as those with private sector contractors, or supplemental state or federal funding. The plan must include training requirements and protocols for supplemental personnel to ensure compliance with local floodplain management requirements that apply within the county or municipality.

2. Account for multiple or alternate locations where building permit services may be offered in person to the public following a hurricane or tropical storm during regular business hours.

3. Specify a protocol to expedite permitting procedures and, if practicable, for the waiver or reduction of applicable fees in accordance with and in addition to the procedures and waivers provided for under s. 553.7922. The plan must identify the types of permits that are frequently requested following a hurricane or tropical storm and methods to expedite the processing of such permits.

4. Specify procedures and resources necessary to promote expeditious debris removal following a hurricane or tropical storm.

(b) Each county and municipality shall update the plan no

later than May 1 annually.

(3)(a) By May 1 annually, each county and municipality shall publish on its website a hurricane and tropical storm recovery permitting guide for residential and commercial property owners. The guide must describe:

1. The types of poststorm repairs that require a permit and applicable fees.

2. The types of poststorm repairs that do not require a permit.

3. The poststorm permit application process and specific modifications the county or municipality commonly makes to expedite the process, including the physical locations where permitting services will be offered.

4. Local requirements for rebuilding specific to the county or municipality, including elevation requirements following substantial damage and substantial improvement pursuant to the National Flood Insurance Program (NFIP) and any local amendments to the building code.

(b) As soon as practicable following a hurricane or tropical storm, a county or municipality within the area for which a state of emergency pursuant to s. 252.36 for such hurricane or tropical storm is declared shall publish updates on its website to the information required under paragraph (a) which are specific to such storm, including any permitting fee waivers or reductions.

(4) For 180 days after a state of emergency is declared pursuant to s. 252.36 for a hurricane or tropical storm, a county or municipality within the area for which the state of emergency is declared may not increase building permit or

inspection fees.

(5) On or before May 1, 2026, each county and municipality must provide an online option for receiving, reviewing, and accessing substantial damage and substantial improvement letters. The county or municipality must allow homeowners to provide an e-mail address where they can receive digital copies of such letters.

(6) As soon as reasonably practicable following the landfall and passage of a hurricane or tropical storm, each county and municipality that has experienced a direct impact from a natural emergency must use its best efforts to open a permitting office at which residents can access government services for at least 40 hours per week.

Section 17. Subsections (2) and (3) of section 252.385, Florida Statutes, are amended to read:

252.385 Public shelter space; public records exemption.—

(2)~~(a)~~ The division shall administer a program to survey existing schools, universities, community colleges, and other state-owned, municipally owned, and county-owned public buildings and any private facility that the owner, in writing, agrees to provide for use as a public hurricane evacuation shelter to identify those that are appropriately designed and located to serve as such shelters. The owners of the facilities must be given the opportunity to participate in the surveys. The state university boards of trustees, district school boards, community college boards of trustees, and the Department of Education are responsible for coordinating and implementing the survey of public schools, universities, and community colleges with the division or the local emergency management agency.

~~(b) By January 31 of each even-numbered year, the division shall prepare and submit a statewide emergency shelter plan to the Governor and Cabinet for approval, subject to the requirements for approval in s. 1013.37(2). The emergency shelter plan must project, for each of the next 5 years, the hurricane shelter needs of the state, including periods of time during which a concurrent public health emergency may necessitate more space for each individual to accommodate physical distancing. In addition to information on the general shelter needs throughout this state, the plan must identify the general location and square footage of special needs shelters, by regional planning council region. The plan must also include information on the availability of shelters that accept pets. The Department of Health shall assist the division in determining the estimated need for special needs shelter space and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.~~

(3)(a) The division shall annually provide by October 15 to the Governor, the President of the Senate, and the Speaker of the House of Representatives a report that includes~~, and the Governor~~ a list of facilities recommended to be retrofitted using state funds. State funds should be maximized and targeted to projects in counties ~~regional planning council regions~~ with hurricane evacuation shelter deficits. Additionally, the division shall prioritize on the list of recommended facilities other state-owned, municipal-owned, and county-owned public buildings, other than schools, for retrofitting using state funds. The owner or lessee of a public hurricane evacuation

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shelter that is included on the list of facilities recommended for retrofitting is not required to perform any recommended improvements.

(b) The report required in paragraph (a) must include a statewide emergency shelter plan that must project, for each of the next 5 years, the hurricane shelter needs of the state. In addition to information on the general shelter needs throughout this state, the plan must identify, by county, the general location and square footage of special needs shelters. The plan must also include information on the availability of shelters that accept pets. The Department of Health and the Agency for Persons with Disabilities shall assist the division in determining the estimated need for special needs shelter space, the estimated need for general shelter space to accommodate persons with developmental disabilities, including, but not limited to, autism, and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.

Section 18. Section 252.422, Florida Statutes, is created to read:

252.422 Restrictions on county or municipal regulations after a hurricane.—

(1) As used in this section, the term "impacted local government" means a county listed in a federal disaster declaration located entirely or partially within 100 miles of the track of a storm declared to be a hurricane by the National Hurricane Center while the storm was categorized as a hurricane or a municipality located within such a county.

(2) For 1 year after a hurricane makes landfall, an impacted local government may not propose or adopt:

(a) A moratorium on construction, reconstruction, or redevelopment of any property.

(b) A more restrictive or burdensome amendment to its comprehensive plan or land development regulations.

(c) A more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined in s. 163.3164.

(3) Notwithstanding subsection (2), a comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by an impacted local government before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the impacted local government and the property that is the subject of the application is owned by the initiating private party;

(b) The proposed comprehensive plan amendment was submitted to reviewing agencies pursuant to s. 163.3184 before landfall; or

(c) The proposed comprehensive plan amendment or land development regulation is approved by the state land planning agency pursuant to s. 380.05.

(4)(a) Any person may file suit against any impacted local government for declaratory and injunctive relief to enforce this section.

(b) A county or municipality may request a determination by

a court of competent jurisdiction as to whether such action violates this section. Upon such a request, the county or municipality may not enforce the action until the court has issued a preliminary or final judgment determining whether the action violates this section.

(c) Before a plaintiff may file suit, the plaintiff shall notify the impacted local government by setting forth the facts upon which the complaint or petition is based and the reasons the impacted local government's action violates this section. Upon receipt of the notice, the impacted local government shall have 14 days to withdraw or revoke the action at issue or otherwise declare it void. If the impacted local government does not withdraw or revoke the action at issue within the time prescribed, the plaintiff may file suit. The plaintiff shall be entitled to entry of a preliminary injunction to prevent the impacted local government from implementing the challenged action during pendency of the litigation. In any action instituted pursuant to this paragraph, the prevailing plaintiff shall be entitled to reasonable attorney fees and costs.

(d) In any case brought under this section, all parties are entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar.

(5) The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall conduct a study on actions taken by local governments after hurricanes which are related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders. The study must focus on the impact that local governmental actions, including moratoriums,

ordinances, and procedures, have had or may have on construction, reconstruction, or redevelopment of any property damaged by hurricanes. In its research, OPPAGA shall survey stakeholders that play integral parts in the rebuilding and recovery process. OPPAGA shall make recommendations for legislative options to remove impediments to the construction, reconstruction, or redevelopment of any property damaged by a hurricane and prevent the implementation by local governments of burdensome or restrictive procedures and processes. OPPAGA shall submit the report to the President of the Senate and the Speaker of the House of Representatives by December 1, 2025.

Section 19. Effective January 1, 2026, section 252.505, Florida Statutes, is created to read:

252.505 Breach of contract during emergency recovery periods for natural emergencies.—Each state or local government contract for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, must include a provision that requires a vendor or service provider that breaches such contract during an emergency recovery period to pay a $5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages. As used in this section, the term "emergency recovery period" means a 1-year period that begins on the date that the Governor initially declared a state of emergency for a natural emergency.

Section 20. Subsection (4) is added to section 373.423, Florida Statutes, to read:

373.423 Inspection.—

(4)(a) By September 1, 2026, the department shall submit a

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Flood Inventory and Restoration Report to the Division of Emergency Management. The department must work with water management districts, local governments, and operators of public and private stormwater management systems to compile the necessary information for the report, which must:

1. Identify priority infrastructure needs within each water management district jurisdiction that may result in flooding or property damage or threaten human health if left unaddressed;

2. Identify locations that have both historic flooding occurrences, based on flood zones identified by the Federal Emergency Management Agency, and the potential to flood from future significant storm events, such as hurricanes and tropical storms;

3. For each location identified in subparagraph 1. or subparagraph 2., include an inspection and maintenance schedule and specific information on the age of the infrastructure, upstream impacts, and other factors that may lead to system failure if unaddressed; and

4. Include a list of facilities prioritized for funding to address flooding issues.

(b) The owner of any priority infrastructure identified in the report must submit an inspection and maintenance schedule to the department.

(c) The department must review and update the report on a biannual basis. The report must provide information regarding compliance with the inspection and maintenance schedules, include any additional revisions based on storm event experience, and revise the list of facilities as new flooding events take place and new projects are implemented to alleviate

infrastructure deficiencies which led to flooding events. The department must submit an updated report to the Division of Emergency Management by September 1 of each year in which the report is due.

Section 21. Paragraph (a) of subsection (9) of section 380.0552, Florida Statutes, is amended to read:

380.0552 Florida Keys Area; protection and designation as area of critical state concern.—

(9) MODIFICATION TO PLANS AND REGULATIONS.—

(a) Any land development regulation or element of a local comprehensive plan in the Florida Keys Area may be enacted, amended, or rescinded by a local government, but the enactment, amendment, or rescission becomes effective only upon approval by the state land planning agency. The state land planning agency shall review the proposed change to determine if it is in compliance with the principles for guiding development specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, and must approve or reject the requested changes within 60 days after receipt. Amendments to local comprehensive plans in the Florida Keys Area must also be reviewed for compliance with the following:

1. Construction schedules and detailed capital financing plans for wastewater management improvements in the annually adopted capital improvements element, and standards for the construction of wastewater treatment and disposal facilities or collection systems that meet or exceed the criteria in s. 403.086(11) for wastewater treatment and disposal facilities or s. 381.0065(4)(l) for onsite sewage treatment and disposal systems.

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2. Goals, objectives, and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24.5 ~~24~~ hours. The hurricane evacuation clearance time shall be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by the state land planning agency. For purposes of hurricane evacuation clearance time:

a. Mobile home residents are not considered permanent residents.

b. The City of Key West Area of Critical State Concern established by chapter 28-36, Florida Administrative Code, shall be included in the hurricane evacuation study and is subject to the evacuation requirements of this subsection.

Section 22. The Department of Commerce shall conduct baseline modeling scenarios and gather data in order to determine a number of building permit allocations to be distributed in the Florida Keys Area based upon the hurricane evacuation clearance time provided in s. 380.0552(9)(a), Florida Statutes, as amended by this act. The permit allocations must be distributed to counties and municipalities based on the number of vacant buildable lots within each jurisdiction. The permit allocations must be distributed over a period of at least 10 years but may not exceed 900 total permit allocations. All permits must be issued for vacant, buildable parcels, of which only one may be awarded for any individual parcel, and the distribution of which must prioritize allocations for owner-occupied residences, affordable housing, and workforce housing.

Section 23. Subsection (1) of section 400.063, Florida

Statutes, is amended to read:

400.063 Resident protection.—

(1) The Health Care Trust Fund shall be used for the purpose of collecting and disbursing funds generated from the license fees and administrative fines as provided for in ss. 393.0673(5), 400.062(3), 400.121(2), and 400.23(8). Such funds shall be for the sole purpose of paying for the appropriate alternate placement, care, and treatment of residents who are removed from a facility licensed under this part or a facility specified in s. 393.0678(1) in which the agency determines that existing conditions or practices constitute an immediate danger to the health, safety, or security of the residents. If the agency determines that it is in the best interest of the health, safety, or security of the residents to provide for an orderly removal of the residents from the facility, the agency may utilize such funds to maintain and care for the residents in the facility pending removal and alternative placement. The maintenance and care of the residents shall be under the direction and control of a receiver appointed pursuant to s. 393.0678(1) or s. 400.126(1). However, funds may be expended in an emergency upon a filing of a petition for a receiver, upon the declaration of a state of local emergency pursuant to s. 252.38(3)(b)5. ~~s. 252.38(3)(a)5.~~, or upon a duly authorized local order of evacuation of a facility by emergency personnel to protect the health and safety of the residents.

Section 24. Subsection (7) of section 403.7071, Florida Statutes, is amended, and subsection (8) is added to that section, to read:

403.7071 Management of storm-generated debris.—Solid waste

generated as a result of a storm event that is the subject of an emergency order issued by the department may be managed as follows:

(7) Unless otherwise specified in a contract or franchise agreement between a local government and a private solid waste or debris management service provider, a private solid waste or debris management service provider is not required to collect storm-generated yard trash, debris, or waste. Local governments are authorized and encouraged to add an addendum to existing contracts or franchise agreements for collection of storm-generated debris.

(8)(a) Each county and municipality shall apply to the department for authorization of at least one debris management site as described in subsection (2) and shall annually seek preauthorization for any previously approved debris management sites, as allowed by the department.

(b) A municipality may jointly apply for authorization of a debris management site with a county or at least one adjacent municipality, if the parties develop and approve a memorandum of understanding. Such memorandum must clearly outline the capacity of the debris management site and location of the site relative to each party. The memorandum of understanding must be approved annually as part of the preauthorization process described in paragraph (a).

Section 25. Section 489.1132, Florida Statutes, is created to read:

489.1132 Regulation of hoisting equipment used in construction, demolition, or excavation work during a hurricane.—

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

(1) As used in this section, the term:

(a) "Controlling entity" means the general contractor, prime contractor, or construction manager with overall responsibility for a construction project.

(b) "Hoisting equipment" means power-operated cranes, derricks, and hoists used in construction, demolition, or excavation work that are regulated by the Occupational Safety and Health Administration.

(c) "Mobile crane" means a type of hoisting equipment incorporating a cable-suspended latticed boom or hydraulic telescoping boom designed to be moved between operating locations by transport over a roadway. The term does not include a mobile crane with a boom length of less than 25 feet or a maximum rated load capacity of less than 15,000 pounds.

(d) "Tower crane" means a type of hoisting equipment using a vertical mast or tower to support a working boom in an elevated position if the working boom can rotate to move loads laterally either by rotating at the top of the mast or tower or by the rotation of the mast or tower itself, whether the mast or tower base is fixed in one location or ballasted and moveable between locations.

(2)(a) When a tower crane or mobile crane is located on a worksite, a hurricane preparedness plan for the crane must be available for inspection at the worksite.

(b) In preparation for a hurricane, the controlling entity must ensure that hoisting equipment is secured in the following manner no later than 24 hours before the impacts of the hurricane are anticipated to begin:

1. All hoisting equipment must be secured in compliance

with manufacturer recommendations relating to hurricane and high-wind events, including any recommendations relating to the placement, use, and removal of advertising banners and rigging.

2. Tower crane turntables must be lubricated before the event.

3. Fixed booms on mobile cranes must be laid down whenever feasible.

4. Booms on hydraulic cranes must be retracted and stored.

5. The counterweights of any hoists must be locked below the top tie-in.

6. Tower cranes must be set in the weathervane position.

7. All rigging must be removed from hoist blocks.

8. All power at the base of tower cranes must be disconnected.

(3) A person licensed under this part who intentionally violates this section is subject to discipline under ss. 455.227 and 489.129.

(4) The Florida Building Commission shall establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report its findings to the Legislature by December 31, 2026.

Section 26. Subsection (6) of section 553.902, Florida Statutes, is amended to read:

553.902 Definitions.—As used in this part, the term:

(6) "Renovated building" means a residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems, or exterior envelope conditions, if the estimated cost of renovation exceeds 30 percent of the assessed value of the

structure. However, if the alteration is a result of a natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of renovation must exceed 75 percent of the fair market value of the building before the natural disaster.

Section 27. The Division of Emergency Management shall consult with local governments, the Department of Business and Professional Regulation, the Department of Environmental Protection, and any other appropriate agencies to develop recommendations for statutory changes necessary to streamline the permitting process for repairing and rebuilding structures damaged during natural emergencies. By July 1, 2026, the division shall provide a report containing such recommendations to the President of the Senate and the Speaker of the House of Representatives.

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be

null and void ab initio. This subsection applies retroactively to August 1, 2024.

(2) Notwithstanding subsection (1), any comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by a county or municipality before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the county or municipality.

(b) The property that is the subject of the application is owned by the initiating private party.

(3)(a) A resident of or the owner of a business in a county or municipality may bring a civil action for declaratory and injunctive relief against the county or municipality for a violation of this section. Pending adjudication of the action and upon filing of a complaint showing a violation of this section, the resident or business owner is entitled to a preliminary injunction against the county or municipality preventing implementation of the moratorium or the comprehensive plan amendment, land development regulation, or procedure. If such civil action is successful, the resident or business owner is entitled to reasonable attorney fees and costs.

(b) Attorney fees and costs and damages may not be awarded pursuant to this subsection if:

1. The resident or business owner provides the governing body of the county or municipality written notice that a proposed or enacted moratorium, comprehensive plan amendment, land development regulation, or procedure is in violation of this section; and

2. The governing body of the county or municipality withdraws the proposed moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days; or, in the case of an adopted moratorium, comprehensive plan amendment, land development regulation, or procedure, the governing body of a county or municipality notices an intent to repeal within 14 days after receipt of the notice and repeals the moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days thereafter.

(4) This section expires June 30, 2028.

Section 29. The Division of Law Revision is directed to replace the phrase "the effective date of this act" wherever it occurs in this act with the date this act becomes a law.

Section 30. Except as otherwise provided in this act, this act shall take effect upon becoming a law.

Pending Legislation

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development 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, City Planner Supervisor
Community Planning Division, Historic Preservation Section

SUBJECT: Historic Preservation Legislation

DATE: July 23, 2025

Final action on the following historic preservation items have taken place since the last Commission meeting. Please see the attached bill summaries for more details:

- **N/A**

The following historic preservation items are pending legislative action from City Council. Please see the attached bill summaries for more details:

- **2025-0460** – This bill designates a commercial building at 38 Monroe Street W as a local landmark. (LUZ: 8/5/25 PH)

- **2025-0461** – This bill designates a commercial building at 231 Laura Street N as a local landmark. (LUZ: 8/5/25 PH)

- **2025-0464** – This bill designates a school building at 964 St Clair St as a local landmark. (LUZ: 8/5/25 PH)

Public Works Improvement Projects

N. Old Business

Jacksonville
Historic Preservation
Commission

O. Design Issues

Jacksonville
Historic Preservation
Commission

P. Addendum

Jacksonville
Historic Preservation
Commission

Q. Adjournment

Jacksonville
Historic Preservation
Commission