JACKSONVILLE HISTORIC PRESERVATION COMMISSION



August 27, 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, August 27, 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, September 24, 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 July 23, 2025

B. Deferred Items

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

2. COA-25-32497 (751 Stockton Ave)

3. COA-25-32215 (1635 Hubbard St)

C. Consent Agenda

1. COA-25-32660

Location: Riverside Avondale – 1535 Ingleside Ave
Applicant: Kamesh Aysola
Owner: Kamesh Aysola
Request: New Construction – Accessory Structure
Staff Recommendation: Approve With Conditions

2. COA-25-32414

Location: Local Landmark – 231 Laura St N
Applicant: Brooke Robbins, Robbins Design Studio, P.A.
Owner: Historic Urban Core, LLC
Request: Alterations
Staff Recommendation: Approve with Conditions

3. COA-25-32410

Location: Riverside Avondale – 2934 Forbes St
Applicant: Greg Albright, Freedom Forever LLC
Owner: Vickie Williams
Request: Alterations - Solar Panels
Staff Recommendation: Approve with Conditions

4. COA-25-32523

Location: Riverside Avondale – 1443 Ingleside Ave
Applicant: Robert Parker, R.C. Parker The House Doctor, Inc.
Owner: Madge Nanney
Request: New Construction - Addition
Staff Recommendation: Approve with Conditions

5. COA-25-32380
Location: Springfield – 1247 Boulevard
Applicant: Raymond Heekin
Owner: Pamela Hilton
Request: New Construction – Addition
Staff Recommendation: Approve with Conditions

6. COA-25-32554
Location: Springfield – 321 10th St W
Applicant: Jacob Shacter, Terrawise Homes, Inc.
Owner: Jacob Shacter, Terrawise Homes, Inc.
Request: New Construction
Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

1. COA-25-31951
Location: Riverside Avondale – 1649 Osceola St
Applicant: Pella Windows
Owner: James Smart
Request: Alterations – Window Replacement
Staff Recommendation: Deny

2. COA-25-32249
Location: Springfield – 1552 Pearl St N
Applicant: Lauren Prater
Owner: Lauren Prater
Request: Alteration – Window Replacement
Staff Recommendation: Approve with Conditions

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: Withdraw

2. COA-25-32532
Location: Springfield – 1130 Market St N
Applicant: Sylvester Bell, Bell Builders Construction LLC
Owner: Aymory Jean-Baptiste, Cecil Jean Investments LLC
Request: Alterations – Reroof
Staff Recommendation: Deny

3. COA-25-32673
Location: Riverside Avondale – 1272 Edgewood Ave
Applicant: Kamesh Aysola
Owner: Kathy Olesen
Request: Demolition & New Construction
Staff Recommendation: Approve With Conditions

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

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

1. MMA-25-32535
Location: Springfield– 1715 Ionia St
Applicant: Tyler Crump TC Commercial Properties, LLC
Owner: Tyler Crump TC Commercial Properties, LLC
Request: Alterations
Staff Recommendation: Deny

2. MMA-25-32537
Location: Springfield– 1721 Ionia St
Applicant: Tyler Crump TC Commercial Properties, LLC
Owner: Tyler Crump TC Commercial Properties, LLC
Request: Alterations - Foundation
Staff Recommendation: Deny

K. Public Comments

L. New Business

1. Building Renaming (Henry Bradley Firefighters Museum)
2. Street Renaming (Shipyards Pl to Tower Ct)

M. Information

1. Demolition Delay Report
2. Landmark Committee Charge Memorandum

3. Pending Legislation
4. Public Works Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment

1. Submittal of Speaker Cards

Jacksonville
Historic Preservation
Commission

2. Reminder of Meeting Break Times

Jacksonville
Historic Preservation
Commission

3. Approval of the Minutes

Jacksonville
Historic Preservation
Commission

CITY OF JACKSONVILLE

HISTORIC PRESERVATION COMMISSION

MEETING

Proceedings held on Wednesday, July 23, 2025, commencing at 1:03 p.m., at the Edward Ball Building, Hearing Room 1002, 214 North Hogan Street, Jacksonville, Florida, before Wendy E. Rivera, FPR, a Notary Public in and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

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

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P R O C E E D I N G S

July 23, 2025 1:03 p.m.

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

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

We will begin with introductions, beginning with staff.

MR. WELLS: Arimus Wells, Planning Department.

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

COMMISSIONER EPSTEIN: Julia Epstein, commissioner.

THE CHAIRMAN: Ethan Gregory, chair.

COMMISSIONER MONTOYA: Michael Montoya, commissioner.

COMMISSIONER HOFF: William Hoff, commissioner.

COMMISSIONER MORGAN: Becky Morgan, commissioner.

COMMISSIONER LOVE: Thomas Love, commissioner.

MR. ARSENAULT: Caleb Arsenault, Planning department.

MR. JOHNSON: Drew Johnson, Planning department.

THE CHAIRMAN: I thank everyone.

As a courtesy, please silence your cell phones. Additionally, there are no public displays of support or opposition. We will be taking a ten-minute break every two hours.

For everyone that wishes to speak, please fill out a speaker card and turn it in up front and please mark whether you are for and against an item.

These proceedings are being recorded by a court reporter, so it's important to speak clearly into the microphone. When you do come up to speak, please state your name and address for the record and only one person may speak at a time. There's a three-minute time limit for all members of the pubic including applicants, and staff will announce when time is up.

Items on the agenda are generally addressed in the order in which they are listed. The first thing I'll do is go through the entire agenda and -- for all the items

being considered today.

Under Section B, we have deferred items, COA-25-32380. Under Section C, we have consent agenda: COA-25-32543 at 2951 Post Street; we have COA-25-32440 located at 2039 Laura Street North; COA-25-32534 at 1454 Belvedere Avenue; COA-25-32086 located at 1744 Main Street North.

Moving on to section G under Certificate of Appropriateness. COA-25-32476 located at 2024 Gilmore Street is being deferred for one cycle, so that one will not be heard today.

There is COA-25-32483 located at 1352 Lechdale [sic] Street; COA-25-32249 located at 1552 Pearl Street North -- there's one correction on your agenda there. Under staff recommendation, it reads denial on the agenda. That should say approved with conditions -- COA-25-32526 located at 3623 Oak Street.

Under Section H, Certificate of Appropriateness and Work Initiated or Completed Without a COA, we have COA-25-32258 located at 1340 Clark Street and COA-25-32257.

Under Section M, under new information, we have Senate Bill, Pending Legislation, and Public's [sic] Works Improvement Projects.

All right. With that, any member like to make a motion for the approval of the minutes from May 28th, 2025?

COMMISSIONER HOFF: Through the -- or to the Chair, I would like to make a motion to approve consent agenda items 1, 2, 3, and 4. I would like --

THE CHAIRMAN: I meant the meeting minutes. We need the meeting minutes approved at this time.

COMMISSIONER HOFF: Sorry.

COMMISSIONER MONTOYA: Motion to approve the meeting minutes.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: Any discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By your actions, the motion to approve the minutes for May 28th, 2025, have passed.

Now, we'll move on to Section C, the Consent Agenda. Is there any commissioners

that have any ex parte to declare on these four items?

COMMISSIONER HOFF: Yeah. Through the Chair, I have ex parte on item number 2. I attended a committee meeting where the applicants were there to kind of share their plans.

THE CHAIRMAN: Thank you.

Anyone else? Are there any commissioners who'd like to see any items pulled from the consent agenda?

COMMISSIONER HOFF: Through the Chair, yes, item number 2 regarding the parking around the single-family home, I would like to discuss that.

THE CHAIRMAN: Michael, we will pull item number 2 from the consent agenda. All right.

Now, we will open the public hearing.

Are there any members from the public that would like to speak on any items in the consent agenda? That is items 1, 3, and 4.

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. Seeing we have nobody speaking on the consent agenda, we will close the public hearing and entertain a

motion.

COMMISSIONER EPSTEIN: Motion to approve revised consent agenda.

COMMISSIONER LOVE: Second.

THE CHAIRMAN: Any further discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Hearing no further discussion, there's a motion on the table to approve the consent agenda items 1, 3, and 4. All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. The motion passes.

Now, we'll take up item number 3. That is COA-20 -- excuse me. Item number 2, COA-25-32440 located at 2039 Laura Street North. I'll open up this -- I'll open up the public hearing and hear a report from staff.

MR. ARSENAULT: Thank you. Through the Chair to the Commission, COA-25-32440, the property is located at 2039 Laura Street North and 25 Cottage Avenue. It is for construction of an addition, alterations, and site work to

two contributing properties within the Springfield Historic District.

The properties are located on one corner and two interior lots with two contributing structures located on the properties.

A noncontributing accessory structure and two 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 chiselled 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 replacement of 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 conducted a site visit to the subject properties on June 6, 2025, and noted that the proposed location of the new doorway and ramp would be partially obscured from the street view, slightly recessed behind the bell tower -- 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 location, design, materials, and scale of the proposed addition are compatible with the primary structure. 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 8 feet tall is proposed to be installed around the addition to enclose the utilities.

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, the small sections of poured concrete in the parking lot and walkway shall be rectangular pavers to match the rest of the hardscaping.

For these reasons, staff finds the proposed COA consistent and compatible with the code criteria and design guidelines and recommend an approval with conditions.

THE CHAIRMAN: Do any commissioners have any questions for the staff on the report?

COMMISSION MEMBERS: (No response.)

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

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Would you like to come up and speak? Just say your name and address and she'll swear you in.

And while he's walking up here, I forgot to mention earlier if you are items 1, 3, and 4

on the consent agenda, your COAs were approved with conditions. You're welcome to stay or leave if you'd like, but items 1, 3, and 4 were approved on the consent agenda.

Sorry. Go ahead.

AUDIENCE MEMBER: That's fine. I am Buck Smoak with Auld and White Constructors. My address is 12857 Helm Drive, Jacksonville, Florida 32258.

THE REPORTER: Please raise your right hand for me.

MR. SMOAK: Oh, sorry. There you go.

THE REPORTER: There you go.

Do you swear or affirm that the testimony you're about to give is the truth, whole, nothing but the truth?

MR. SMOAK: I do.

THE REPORTER: Thank you, sir.

MR. SMOAK: So I've been fortunate enough to be involved in this project for two and half years or so I guess. We had a -- Society of Saint Pius, the tenant, struggling to find their way in what they needed to do to open this place up for a place of worship -- worship again after it's been sitting vacant for a very

long time. So we're here today and excited to hopefully gain approval for the project.

And I know we have had staff recommendation for approval and then last minute, in going through the process of making sure we share all the information and also gain a letter of recommendation from SPAR, there's been a little bit of a question about possible buffering of the parking lot that we're creating in order to create a usable space for the church.

We do have a 4-foot picket fence along Cottage Street -- or Cottage Avenue, and that was the means of separation and I believe follows along with, you know, the locality, the timing, and we also, in the middle of this process, understood we had a -- another structure that we needed to keep and we worked our site around that entire structure.

So I feel like we've met all those measures. We understand that SPAR has asked for possibly creating some kind of hedge line or some kind of visual -- nice visual separation between the parking area and Cottage Avenue, and I know the church is open to listen

to that. And I just wanted to express that on behalf of the parish.

THE CHAIRMAN: Thank you.

Does anybody have any questions -- any commissioners have any questions for the applicant?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Thank you. We'll call you back up if we need you. Appreciate it.

MR. SMOAK: Thank you. Thank you.

THE CHAIRMAN: Is anybody else from the public here to speak on this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. With that, we will close the public hearing and entertain a motion.

COMMISSIONER MONTOYA: Motion to approve COA-25-32440 with conditions from staff.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: Any further discussion on this one?

COMMISSIONER HOFF: Yes. Through the Chair, so I just -- just wanted to have a conversation about this because it is so unusual.

This is a single-family contributing structure that is proposed to have basically the property being surrounded by a parking lot. That, as you might expect, is not routine and so I thought that that deserved some examination.

I'm relatively versed in the zoning for this area, so I believe that the parking lot here is voluntary, right? The church is old enough to where it would've been grandfathered in so that there should be no parking requirements for the church itself.

So I understand that the church, you know, would like on-site parking, and that's a reasonable desire and they acquired the single-family property behind the church to create that.

So with all that being said, I think that it would be reasonable to try and preserve the single-family contributing structure aesthetic by making the condition to where the parking spaces would not cross the front plane of the house.

If you go on Google Earth or if you happen to drive by on the property -- I think this

site plan's scale may be a little bit off because there looks like there's maybe 5 feet between the sidewalk and the front of the steps to the house, whereas this site plan indicates about a 4-foot fence would be maybe about halfway up. So I believe that scale is a little bit off.

So the parking lot that would be surrounding it would be so prominent that I think it would take away from the structure. So I would propose that -- that the parking spaces not be in front of the front plane of the house. Thanks.

COMMISSIONER MORGAN: Through the Chair to Commissioner Hoff, just to clarify, so you're saying that they shouldn't come so far south that they're further than the plane of the house?

And then I think the other point was about landscaping. So what was your -- are you recommending to add landscaping or just pull the parking lot back?

COMMISSIONER HOFF: So from what I understand, any recommendations we have regarding plant landscaping are only

recommendations, so we can't direct an applicant regarding soft landscaping, right? Yeah.

So I don't have any comments about that. I have, you know, full faith in the applicant that they want to make it a beautiful space, but since this is so unusual and it would be de facto during a contributing structure into a parking lot with a house on it, I think it's reasonable to move back that parking lot to the front facade of the house.

COMMISSIONER MONTOYA: Through the Chair to Commissioner Hoff, so really what you're suggesting is eliminating three parking spaces. When you look at the front of that bungalow in regards to Cottage Avenue, that would effectively reduce it by three parking spaces?

COMMISSIONER HOFF: (Nonverbal response.)

COMMISSIONER MONTOYA: I do -- through the Chair, I do have a question for the applicant in regards to the note that says, existing bungalow, no work this phase. What are their intentions for the bungalow in the future?

THE CHAIRMAN: If you can come up -- if you can come up -- come up and we can ask a

question or two if you don't mind.
(Audience member approaches the podium.)
THE CHAIRMAN: You'll need to state your name and address for the record and be sworn in as well, sir.
AUDIENCE MEMBER: Okay. Alex Allaire, 8089 Mount Ranier Drive, Jacksonville, Florida 32256.
THE REPORTER: Please raise your right hand for me.
MR. ALLAIRE: (Complies.)
THE REPORTER: Do you swear or affirm that the testimony you're about to give today is the truth, whole, nothing but the truth.
MR. ALLAIRE: Yes.
THE REPORTER: Thank you, sir.
MR. ALLAIRE: Our plans really for the bungalow are just to renovate it. We'd keep it the same, but, you know, be able to use it for parishioners or for the priest to live there.
So I will say we did get a SPAR letter last minute last night, kind of endorsement. I don't know if you guys saw that or need it. So they recommended that we, you know, have some screening, like a hedge or something. So I can

-- I have copies if anybody would like.
THE CHAIRMAN: Yeah. If we can pass it around, that'd be good.
COMMISSIONER EPSTEIN: Through the Chair to OGC, I'm a little confused as commissioners if we're allowed to dictate parking designs that much or if that is a different planning department of the City of Jacksonville.
I know -- I know we're allowed to talk about the fencing and kind of, like, buffers and landscaping, everything like that. I don't know how much I -- and I could be wrong, but I don't know how much we're allowed to dictate the extents of a parking lot, so.
MR. WELLS: Go ahead.
Through the Chair to Commissioner Epstein, so yeah, we are starting to veer a little bit into the zoning code because all three parcels are zoned as Residential Medium Springfield, which does entitle it to use it as a church as well as single-family dwellings.
And in terms of the parking itself, while the structure may be grandfathered in per the zoning code, if they do cease operations for more than six months, then it defaults them to

the ordinary part of the zoning code. So in this instance, it'd be the Springfield zoning overlay.
The Springfield zoning overlay states that for churches, they shall provide at least 50 percent of the minimum required parking in part 6 of the zoning code if there's more than 50 sanctuary seats. So that's where -- why we're getting into just the number of parking spaces on the site plan in it of itself.
So there may be a little bit of discussion about recessing the parking, but I believe the parking that's been depicted on the site plan right now already accommodates for the minimum number that's required per the zoning code.
THE CHAIRMAN: And we are -- to the applicant, regarding this existing bungalow, there no plans to renovate it now, but that would be coming in a future COA, I'm assuming?
MR. SMOAK: Yes, a separate one. Yes, that's correct.
THE CHAIRMAN: Okay. Thanks.
MR. SMOAK: I did want to reinforce we did check in with Sean Kelly as well, who's part of the zoning commission, and we have all our

approvals for that and he mentioned the same thing, that there is a requirement for the church to have 50 percent.
We're just trying to comply with that as much as possible, but also, we wanted to say all of our conversations are also in regard to the community in Springfield and not -- impacting that community in a minimal way so therefore we can have as much parking as we can on site without impacting the direct connection to that structure from Cottage so we don't occupy all the -- all on-street parking spaces.
MS. LOPERA: Through the Chair to Commissioner Epstein, just to kind of circle back to your question, you do have authority to discuss this because a COA is required for any kind of slab placement, but as you can -- you heard from Mr. Wells and the applicant, there are a lot of zoning code and other things that they're trying to comply with and balance everybody's requirements and interests.
COMMISSIONER EPSTEIN: Through the Chair to the applicant -- sorry.
MR. SMOAK: That's okay.
COMMISSIONER EPSTEIN: Getting your steps

in. Can you talk about -- so you are currently meeting the minimum requirement of parking spaces? Or do you have extra parking spaces on top of what the zoning is allowing -- is calling for you to have?

MR. SMOAK: My understanding in his response just yesterday, to reinforce the fact that we're getting closer to compliance, that we are not quite in compliance with the number of seats that we'll provide, but we're getting closer to it. So the more we take away, the less close we are to actually meeting that requirement.

COMMISSIONER EPSTEIN: Through the Chair to the applicant, so you currently don't even have enough spaces? Are you going to --

MR. SMOAK: No.

COMMISSIONER EPSTEIN: So are you doing an administrative deviation or some other --

MR. SMOAK: Yeah. We went through that entire process already for the offsets and for -- there was a number of things that we had to work through and we received that. We actually have approval of a building permit. This is like the last -- the last thing we

need.

COMMISSIONER HOFF: Through the Chair to the applicant, so just to be clear, you have to seek another deviation for the parking if you don't have enough by the standard at this time, and this is what your final plan is? Are you going to seek another to comply --

MR. SMOAK: No, sir.

COMMISSIONER HOFF: -- with the standard?

MR. SMOAK: No, sir. We have met whatever -- whatever administrative deviations we needed to have in order to have the plan that's in front of you. We have received all those and have all of the approvals --

COMMISSIONER HOFF: Okay. Gotcha. I'm sorry. I thought you conveyed that you were told that you were closer to complying.

MR. SMOAK: That was his reply yesterday based on the letter we received from SPAR. We just wanted to check in with him, make sure we did everything proper. And he is -- part of that response was, yes, you have everything done properly.

COMMISSIONER HOFF: Okay. Through the Chair to the Commission, I just, you know,

think that we -- I just think that we have to have a standard to preserve the aesthetic and not approve a contributing structure to be enveloped by a parking lot.

So -- and if that's going to happen, which I understand the practicality, then it's within our purview to set some conditions for that. So I would just like to see the parking spaces not come past the front facade of the house, which would better preserve kind of the residential character.

All the houses -- well, all the properties across the street are residential. The one directly next to this property is a residentially zoned property as well. So that would be my thought.

MR. SMOAK: May I reinforce one thing?

THE CHAIRMAN: Yes, sir. You can go ahead.

MR. SMOAK: So I wanted to point out that the parking lot is constructed with pervious pavers, so it's more of a paver system that will be more familiar with a residential style driveway kind of look and feel aesthetically. I just wanted to reinforce that. Sometimes

that is not necessarily taken away looking at a site plan from a plan view.

THE CHAIRMAN: Looking at, like, a aerial map of this, I see that we're directly next to -- looks like a commercial building at the corner of Main and Cottage as well, and their parking comes out to the sidewalk almost, whereas the design plan that's submitted here is set back a few feet. It's hard to tell exactly.

I see what you're saying, Commissioner Hoff, that you would like to maintain the residential character of it a little bit and keep it set back and keep the house prominent and to keep the historic nature of it. I think maybe our applicant's idea here was -- to possibly match up their parking spaces with the next door commercial building to keep it congruous there is maybe what they were going for.

Is there a proposed amendment you want to make to this -- one of these conditions here?

COMMISSIONER HOFF: Through the Chair, I would like to add the condition that the parking spaces would not be -- would not pass

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the front facade of the existing bungalow.
THE CHAIRMAN: Before we move on to that, question for OGC here and maybe for Arimus as well is if this were to change, we'd be sending the applicant back to revise their administrative deviation, through the site plans, permits, everything else; is that correct?
MR. WELLS: Through the Chair -- or to the Chair, that is correct. They'll need to obtain another administrative deviation to reduce the minimum required parking spaces.
COMMISSIONER MORGAN: Through the Chair to the Commission, I just want to say that I understand what Commissioner Hoff is saying. I think the ideal would just -- for me, in my opinion, when I'm looking at the overall site, I think the ideal would be that the single-family still look like a single-family home. I don't know if that means, like, a fence or it's treated differently. I don't know, but I do understand what you're saying, that it's sort of just being enveloped in this whole space.
I also understand the difficulty in going

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back to change something like this. The truth is if they're saying they'll put in landscaping, I'm fine with that, but it's not something that we can control. So I understand the concerns. I also don't know the answer.
COMMISSIONER MONTOYA: Through the Chair, before we make any additional conditions to the COA, I would like to hear from the other commissioners their opinion about the parking.
When I look at the site plan and what's not shown, which is a Captain D's, to east of the parking lot, the house has already been isolated and the applicant has stated they're going to use it as parsonage or some function for the church in the future because they own it.
And so I think preserving and maintaining the exterior of the house and making sure it retains its character in the neighborhood is important, but I'm not sure what losing three parking spaces really does to say, this is less of a parking lot both sides of the structure.
I don't -- for me, this is not a issue really. It is eliminating the parking that would be on the street and there's certainly

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been a lot of discussion about losing street parking since most residents park on the street in Springfield.
That's just my opinion. So I'd like to hear from all the commissioners regarding this before we suggest any conditions to the COA.
And I do respect your opinion, Commissioner Hoff, but I don't share it. So I'd like to hear from everyone else.
THE CHAIRMAN: I'm looking at the next door -- the Captain D's and I know this property is zoned for RMD, but it's being used like a commercial structure because the church has historically been there, and they have made an attempt to match up the street design with the parking facing that way that is similar to the Captain D's, the other commercial structure there, while setting it back a little bit to provide some landscape coverage that they said they'd do.
So I don't see how eliminating these three spaces is necessarily going to, one, benefit the church, but also, I think it only marginally benefits the property. So I think the needs of the church and their parking for

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these spaces for their parishioners and staff is important as well.
COMMISSIONER EPSTEIN: Through the Chair, I tend to agree that this is -- although this is a residential structure and it has residential character, it's sort of becoming part of this other entity now. And I see -- my eyesight might be off, but I see most all of these spaces except for one are almost or in line with the face of that porch.
So I'm not sure if you were talking about the face of the porch or the face of where, like, a front door would be at the air conditioning space. And even the one that is ahead of that is almost in line with the stoop.
So I appreciate what's being said. I think here, though, there's been an attempt to work with the neighborhood and gone through all the other planning requirements, you know, their -- don't -- not even meeting their parking spaces as it is right now, so I know that they've been working with this site plan and very easily could've come to us with something even more -- with more -- you know, more parking, so I think there's a good attempt

here.

And I -- again, I'm not -- I know we can make recommendations as a commission. I'm just not sure if we can usurp the Planning Department for parking requirements. I still -- I'm unsure of that. So those are my thoughts.

COMMISSIONER HOFF: Through the Chair to address what Commissioner Epstein just said regarding parking requirements, there is more space on the site plan, so if they wanted to use some of that for parking, then they could or they could simply update their administrative deviation.

I don't think that because they've done other work and are coming to us last by choice, that that shouldn't be justification for -- you know, for approving it if we think there's a better option. So that's my thoughts and that's the last I'll comment. Thanks.

THE CHAIRMAN: Any other commissioners have any comments?

COMMISSIONER LOVE: Yes. Through the Chair, I -- my sentiments kind of echo what Commissioner Morgan said. Regarding

maintaining the integrity of the existing bungalow visually, I understand the point that's being made by those three spaces sort of intruding, if you will, on the space of the bungalow itself, but, you know, I, as I mentioned, kind of share Commissioner Morgan's sentiments that I would probably be satisfied if -- without getting too much -- with landscaping, there could be some kind of visual landscaping tool to just kind of make that aspect a little bit less obvious from the street. I'd probably be satisfied with something like that.

And then another question I have for Commissioner Hoff, just sort of to clarify, are we suggesting -- because removing those three spaces altogether would sort of preserve that clean rectangular shape of the lot. Are we just talking about the few foot that sort of supersede the -- I guess it would be the eastern edge of that porch?

COMMISSIONER HOFF: So I think that the priority would be to address that eastern edge, which is maybe a couple feet away from the house. So I think that would be the priority,

yeah, so.

THE CHAIRMAN: All right. So currently, there is a motion and a second to approve the conditions. Anybody have anything else to add before we put this to a vote?

COMMISSIONER EPSTEIN: Through the Chair to the applicant, is this all one property now?

MR. SMOAK: Yes. It's one property. That's correct. And I did want to point out the Cottage Avenue and eastern side is really the original porch area. This building was added to past its original structure towards the rear.

And I know that's what some of the conversation is around right now and our understanding is trying to allow as much possible interaction with Cottage Avenue as it originally stood. And that was what we tried to achieve by not pulling in more parking, like parallel parking, for example, against that eastern edge. We veered away from that actually.

I just wanted to point some of that out because I know that sounded like some of the conversation around -- what the Commission was

having.

MR. WELLS: Through the Chair to Commissioner Epstein, just to clarify regarding the ownership of the parcels, there are technically three parcels right now at the publication of our staff report unless there's a recent transaction occurred, but there are three separate parcels, but they're all under one common ownership right now.

THE CHAIRMAN: All right. Any further discussion or questions?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Again, we have a motion on the table with a second for approval of COA-25-32440, approving with conditions.

All those in favor?

Aye.

COMMISSIONER EPSTEIN: Aye.

COMMISSIONER MONTOYA: Aye.

COMMISSIONER MORGAN: Aye.

COMMISSIONER LOVE: Aye.

THE CHAIRMAN: Any opposed?

COMMISSIONER HOFF: Nay.

THE CHAIRMAN: All right. By your actions, the motion has passed.

Just to clarify, that -- that COA was approved with staff conditions.

All right. Now, I'll move to Section B, Deferred Items at 1247 Boulevard. That's in COA-25-32380. Is that item still being deferred?

MR. WELLS: Yes.

THE CHAIRMAN: Okay. That item is still being deferred, I believe.

All right. Moving to Section G, Certificate of Appropriateness, we'll -- number 1, located at 2024 Gilmore Street has been deferred one cycle.

So we're going to move to number 2, COA-25-32483, located at 1352 Lechdale [sic] Street. We will open up the public hearing and hear a staff report.

MR. ARSENAULT: Thank you. Through the Chair to the Commission, COA-25-32483, the property located at 1352 Lechlade Street is for the construction of a two-story residential structure within the Riverside Avondale Historic District.

The property is an interior lot measuring 50 feet in width and roughly 100 feet in

length. The proposed two-story residential structure will consist of cross-gabled roof with a dormer, 1-over-1 sash windows, cementitious lap siding, an attached garage, and a front porch with a vertical front railing -- vertical wooden railing. A six-foot tall board-on-board wooden fence will also be installed along the sides and rear of the property.

The overall scale, massing, and directional expression of the proposed structure are consistent with other structures along this section of Lechlade Street. The side and rear setbacks as shown in 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 18 inches above the adjacent grade. Staff has conditioned it so that the driveway will be no wider than 10 feet with a flare of 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 the 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 350-foot radius of the subject property to assess how many nearby structures have front-facing garages, carports or other attached vehicular features to the structure.

The findings and map are attached within the book package; however, the findings are summarized as follows: Eight properties within the radius have attached garages. One of these is a -- an adjacent noncontributing structure and a contributing structure across the street from the subject property. Both of these garages are enclosed additions.

Three of the findings feature carports while the other five are enclosed garages. These appear to be additions or enclosures of carports that took place sometime after the construction of each building.

Four of the eight 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 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, garage door, and windows that are consistent with the door design guidelines, the HPS window supplement, and proportions on adjacent historic structures.

Staff finds the proposed COA consistent and compatible with the design guidelines and the ordinance code criteria. As such, we forward to you a recommendation for approval with the conditions noted in the report.

THE CHAIRMAN: Thank you. Does the Commission have any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: And I forgot to ask this

earlier, but does any commissioners have any ex parte to declare on this COA?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. With that, is the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: You're welcome to come on up if you'd like to speak.

(Audience member approaches the podium.)

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

AUDIENCE MEMBER: Hi. I'm Heather Biltoc, 1814 Blanding Boulevard, Jacksonville, Florida 32210.

THE REPORTER: Please raise your right hand for me.

AUDIENCE MEMBER: (Complies.)

THE REPORTER: Do you swear or affirm that the testimony you're about to give is the truth, whole, nothing but the truth?

MS. BILTOC: Yes.

THE REPORTER: Thank you.

MS. BILTOC: Okay. My name is Heather Biltoc, as I just mentioned, and I'm so excited to be here today because quite frankly, a year,

maybe two ago, I didn't ever think I'd have the opportunity to build my own first house that I would be living in, yet alone to be able to do it in Avondale.

When I graduated college in 2014, I moved back to Jacksonville, someone who grew up here. I grew up out at the Beaches. I ended up moving to this side of town. It was completely foreign to me, fell in love. You can ask my dad. I refuse to live anywhere else. I've moved to Baltimore twice and I've moved back to Avondale every single time.

So I have rented. You know, I was on Herschel. I was on Oak Street. I lived off King at one point in Riverside. Right now, I'm off of -- I'm probably saying it wrong -- Rensselaer because depending on who you talk to, every street is said differently.

So it's truly a dream. Arimus can attest we went through many different rounds of revisions to get to a point where everyone was happy with the plan presented. I'm so -- like, I think I used the word ecstatic already, but I am ecstatic to be presenting this house to you guys because -- dream house.

To be able to stand here in front of you guys and present that and hopefully gain your approval means a lot. And to be able to develop it and live in it and grow in a neighborhood that seemed really unachievable, but actually is, is really nice.

So I look forward to continue to stay a part of this neighborhood growing with you guys. I've already been here almost ten-plus years combined and I look forward to staying and making it better with time. Any questions? Any --

THE CHAIRMAN: Thank you.

MS. BILTOC: Thank you.

THE CHAIRMAN: Hold on. I have a question. That's okay. Your one-car attached garage here --

MS. BILTOC: Yes.

THE CHAIRMAN: -- looking at your lot here -- and I appreciate you working with staff with trying to find a compatible solution for the lot here. Was there no ability to move the garage to be detached or more recessed into the rear of the lot?

MS. BILTOC: So you start messing with

things structurally when you do that. We worked with our engineers at this point to recess it as much as we could before you start completely structurally and -- changing the engineering of how this house is done.

Also, I mean, quite frankly, just personally, to detach it makes no sense. I've never had an attached garage. I've always wanted it. They exist in the neighborhood. There's one next door. There's a two-car attached garage across the street. We went from a two to a one to comply better.

And so I mean, recessing it and going to a one-car garage, we did everything we could to structurally stay within the bounds without completely changing the design of this house. You would change the whole design. We'd have to if you kept recessing it.

THE CHAIRMAN: Okay. Thank you.

MS. BILTOC: No problem.

THE CHAIRMAN: Any other commissioners have any questions?

COMMISSIONER MONTOYA: Just -- you have no issues with the conditions for the COA, right?

MS. BILTOC: No. I wouldn't be here

without accepting them already.
THE CHAIRMAN: Any other questions?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. Thank you. We'll call you back up if we need you.
MS. BILTOC: Thanks, everyone.
THE CHAIRMAN: Is there anyone else here to speak regarding this COA at 1352 Lechlade Street?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: All right. With that, we'll close the public hearing.
All right. And I'll entertain a motion from the Commission.
COMMISSIONER MONTOYA: Motion -- motion to approve COA-25-32483 with conditions.
COMMISSIONER EPSTEIN: Second.
THE CHAIRMAN: Any further discussion?
COMMISSION MEMBERS: (No response.)
COMMISSIONER MORGAN: I don't know if that was the right COA number.
COMMISSIONER MONTOYA: It's Lechlade, right?
THE CHAIRMAN: What's that?
COMMISSIONER MONTOYA: Did I say the wrong

one?
COMMISSIONER MORGAN: Did I say -- I mean, I might be getting it wrong. I just --
COMMISSIONER MONTOYA: COA-25-32483.
THE CHAIRMAN: Yeah.
COMMISSIONER MORGAN: Okay. Sorry.
THE CHAIRMAN: That's what you said.
COMMISSIONER MONTOYA: With conditions, yeah.
THE CHAIRMAN: All right. If there's no further discussion regarding this COA, we'll put up to a vote.
All those in favor of approving with staff conditions COA-25--32483 at 1352 Lechlade Street say aye.
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: By your actions, the motion passes.
COMMISSIONER MONTOYA: Congratulations.
MS. BILTOC: Thank you.
THE CHAIRMAN: All right. Thank you.
With that, we'll move on to item number 3 under Certificate of Appropriateness. That is

COA-25-32249 located at 1552 Pearl Street North. And this is a reminder, under staff recommendation, the agenda has it listed wrong. It shouldn't say deny. It should say approved with conditions.
With that, we'll open the public hearing and we'll take a staff report.
MR. WELLS: Thank you. So again, this is COA-25-32249 for the property located at 1552 North Pearl Street. And so this is a request to perform wholesale window replacement. The applicant would like to replace their wood 1-over-1 windows with a vinyl replacement product.
The structure was built in 1910, which is a single-family structure frame vernacular home and it's characterized by a split-level asbestos shingle siding on the second floor and rectangular Permastone on the first floor, a full-width front porch, and again, those 1-over-1 and lozenge-over-1 windows.
As proposed, the applicant is seeking to replace their -- all of their windows with a vinyl product. Their reasoning for installing a vinyl product is for cost reasons.

And staff conducted a site visit on April 22nd and noted that the structure has a total of 26 windows instead of the 23 windows depicted on the applicant's window survey. One window is a lozenge window as the applicant wishes to retain.
Another window located on the second rear elevation is a picture window made of a wood frame with Plexiglass and its opening height is shorter than the height of the two surrounding windows. The applicant plans to enclose this window, which they are already approved for under a separate administrative COA.
Staff knows that the windows on the structure are majority wood over-1 [sic] windows with some in great condition, some in fair condition, some in need of repair, and two with termite damage or termite droppings.
It is the determination of staff that 11 of those windows on the structure are not beyond reasonable repair; however, staff did find that 12 of those windows are heavily decayed, which have pieces of wood rot, have termite damage or even water damage.
Staff deems these windows to be inoperable

and in disrepair. As such, the existing windows in their current state do not positively contribute to the character of the structure.

Staff will also note that we did some cursory research in terms of our permitting system and staff records, and we found that no records indicate that the windows on the structure have been previously replaced.

We also looked at the Florida Master Site File for this property, which is dated as 1985, which recorded the windows as having double-hung sash 1-over-1 wood windows, and some double-hung sash 1-over-1 wood Victorian lead with a glass upper pane.

This leads staff to believe that majority of these windows are original or have gained a historic significance. Based on our design guidelines and our ordinance code criteria, again, we are recommending that half of the windows be replaced and the other windows be repaired.

So we forward you a recommendation for approval with the conditions noted in the report.

THE CHAIRMAN: Thank you. Thank you.

Does the Commission have any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: And before we move forward again, is there any ex parte to declare by any of the commissioners on this COA?

COMMISSION MEMBERS: (No response.)

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

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: If you'd like to come up and speak, just state your name and address and she'll swear you in.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Yes, sir. Good afternoon. My name is Lauren Prater and my address is 1552 North Pearl Street, Jacksonville, Florida 32206.

THE REPORTER: Do you swear or affirm that the testimony you're about to give is the truth, whole, nothing but the truth?

MS. PRATER: I do.

THE REPORTER: Thank you, ma'am.

MS. PRATER: Good afternoon, everyone. My

name is Lauren Prater and I'm here to advocate for my application to do all of the windows. I understand that it is the recommendation of the planning committee to replace -- or excuse me, to repair some of them; however, you know, when the planner came out, she acknowledged that my windows were beyond reasonable repair and that a majority of the windows were in fact deemed non-historic.

The windows are decrepit and the reason that I would like to replace them with vinyl really stem for four main reasons: Cost, consistency, compliance, and the character of the community.

The cost, I understand that it is the recommendation of the board to use wood or wood-blend windows if I were to be able to replace them; however, wood-blend windows are extremely expensive. I've gotten -- I've tried to get several quotes. Most people won't even come out to the historic district, but the quotes that I do have are about $47,000, whereas my vinyl quote was $17,000.

I have poured every dollar to my name into this house in order to make it a beautiful

contributing component of this community. It's right across from the new restaurant, Othello. I love the area. The porch is a dream. So the cost is just -- really just unrealistic.

Consistency, I understand that there are -- and I believe that there are many windows on my block that are in fact vinyl. I know that I have to be compliant with the City's matrix and I made sure that the windows would be compliant should they be approved on this application.

And lastly, just the character of the home. I understand that's why we're all here is to maintain the character of the home. I just want to make a note that I think there was a discrepancy in the number of windows. We absolutely do not want to touch the first floor ornate windows. Those windows are stunning and I would hate if anybody touched those windows; however, the remainder are just nasty. I mean, they're beyond reasonable repair.

And like I said, our city planner acknowledged that when she came out -- and I have an email for you-all as well if necessary, but again, you know, we don't really have the time for me to have to save the money in order

to get the windows that are being recommended, the wood-blend. The vinyl windows would be able to be put in right away.

I can't even insure my house right now without getting these windows done, and I've been trying to get it done since April. Again, all my money is tied up. I don't have it and I would just really appreciate the opportunity to be able to get this taken care of with the vinyl product that I can afford.

THE CHAIRMAN: All right. Thank you. I have a quick question here. I looked through the report here and I see we have staff's recommendations regarding the windows. Did you have anybody else come out to provide an assessment of the windows like a general contractor, a window contractor, WDO reports, anything like that to assess the condition of the windows?

MS. PRATER: Yes. We had several. I think we actually just had another four-point inspection, but we had other -- we had contractors come out and they've all said the same thing. Like, the windows need to be repaired. They don't even want to do anything

else to the house until we get the windows repaired -- or replaced, excuse me.

THE CHAIRMAN: So the way the commission has to work is we have to review these based on the evidence provided to us, and here, we have staff reports saying that there are X amount of windows that are -- that could be saved. We would have to have contrary evidence to change it.

Additionally, there is a hard -- you talked about the house. We can't always consider the cost of what the repairs would be. We're really here to discuss the historic nature of it, but there is a -- hardship exemptions you can apply for as well -- economic hardships. Excuse me. So I just wanted to run that by you as well while I had you up here.

MS. PRATER: And thank you for that. I also understand you said the evidence -- and I don't know if this counts as evidence, but again, when the planner came out and gave her report back to me, she acknowledged that the windows were beyond repair.

It was surprising to me to see in the

report that she had deemed them repairable because again, that wasn't what was communicated. That was literally the first time I heard about that, and when I got that report, I immediately reached out to the planner to say, what's going on.

So initially, I didn't think we needed that because initially, she said -- she had acknowledged that all of the windows were beyond repair.

THE CHAIRMAN: All right. Thank you.

Any other commissioners have any questions?

COMMISSIONER EPSTEIN: Through the Chair to staff, is there any reason why we don't have the window matrix like we usually have for window replacement here? It's just -- it's nicer to kind of look at that as an overview and not scroll so much. Just wondering if that is available.

MS. LOPERA: The survey?

COMMISSIONER EPSTEIN: Yeah, the surveys.

MR. WELLS: Okay. (Inaudible.) Through the Chair, I'm still sifting through it. My apologies. I thought it was included in there

and it is not.

MS. EPSTEIN: It is not.

MR. WELLS: I'll pull it up.

COMMISSIONER EPSTEIN: And through the Chair to the applicant, the information you've provided for the window, like, to replace this with doesn't really have a manufacturer. It has, like, the name of the window type, which I looked up and I can suppose I know what the manufacturer is.

Do you have any additional information on this?

MS. PRATER: Do you mind if I grab my phone really quickly just --

THE CHAIRMAN: (Nonverbal response.)

MS. PRATER: Okay. I don't know if this is an answer to your question, but when I reached out to planners, I asked specifically what I needed to make sure that the windows were compliant, and they said that they needed to be -- well, I confirmed that our windows will be box -- I think it was box windows without nailing fins or -- I think that was their requirement.

So I confirmed with the window guy -- I

confirmed with the window guy that that would be what we would be installing.

COMMISSIONER EPSTEIN: Yeah. Through the Chair to the applicant, I'm looking for, like, sash, dimension, sizes, and more information that actually -- and I see there's just a vague picture of what the window might look like, but I didn't know if you had anymore detail about the size of the -- you know, the sash that kind of goes around and -- so we can compare it to something that's a little bit more historic of size.

MS. PRATER: Yeah. I'm sorry. That's all I have. When I asked them what would be needed to present, they just said it had to be compliant with those things, so I just confirmed that they would be.

COMMISSIONER MORGAN: Through the Chair to the applicant, I would ask them for a specification. I would want to know the manufacturers before I spend any money. And I think that's what Commissioner Epstein is saying that we need, the manufacturer, the model so that we can look at specifics. That's something you may not need, but, you know, we

need to answer those type of questions.

MS. PRATER: Would I be able to just ask them?

COMMISSIONER MORGAN: Should be able to.

MS. PRATER: Okay.

COMMISSIONER MORGAN: I mean, generally, it's included in your estimates. They'll send you, like, the manufacturer, the model.

MS. PRATER: Okay. I thought --

COMMISSIONER MORGAN: Like, the style and everything.

COMMISSIONER EPSTEIN: Yeah. Through the Chair, if you're going to spend that amount of money, I'd want as much information that they have on the window so that you can look into it and so that we can look into it also as a commission.

And there's a little bit more kind of delicacies to windows than just, you know, the -- you know, using -- having it setback as opposed to with a nailing fin is important, but there's sizes to the wood and some other details for how, you know -- sometimes these windows will have, like, a false putty kind of molding that looks like more of a historic

profile. So none of that information is in with what they gave you here.

MS. PRATER: Can I say -- I'm sorry. Can I say something? I am just a girl. Okay? I have no idea what the requirements are and I have asked the Planning Department several times to tell me what I need to get this taken care of.

We've been going through this since April. My dad had open heart surgery. This was supposed to be a house that he was supposed to live in and no one will give us clarity. They'll just say, come here. And then we have to wait another month to get on the agenda.

Our house is literally getting destroyed. I poured everything into it and there's -- like, is there anything that can be given to specify exactly what we need? I mean, I -- what you're saying, I'm like, yeah, sure. I have no idea what that is.

And there's not clear guidelines to be able to make sure that I'm able give you guys what you need to get it taken care of, and it puts us at, like, again, another month behind. We've already had -- there's trees growing

through our house right now. There's rain pouring into our house right now.

My electric bill -- unoccupied electric bill is $300 a month because we can't get this taken care of and there's no one that's giving us any information. So this is just, like, very, very, very, very frustrating because we are trying to -- we're trying to move into the neighborhood. It just feels like we were not allowed almost. It's just -- it's really, really difficult.

THE CHAIRMAN: I completely understand. Thank you for relaying that to us, that it is a challenge. And these historic neighborhoods do have their own challenges to renovating the homes, so I appreciate you wanting to restore it in the correct way and coming before the commission with your COA.

We do have to keep a certain standard that is required by the City, though, so we try to do our best to work with homeowners. And there is the economic hardship thing I talked about that the staff can help you with if you need to.

With that, is there anybody who would

like -- anything to say?
(Inaudible.)
COMMISSIONER HOFF: Actually, a question for staff. The applicant mentioned that the staff member that did the on-site visit gave an opinion that all of the windows were not repairable, which is not reflected in the staff report. Could you comment on that?
MR. WELLS: Yeah, certainly. So through the Chair to Commissioner Hoff, my understanding is when -- the planner brought some pictures of the windows to staff, so we have a design review, meaning, there is a difference set of pictures that were submitted and so from a preliminary standpoint, we deemed the windows as possibly non-historic.
It wasn't until we received another set of photos, which are the ones that are in the book, which had a higher resolution and whatnot, that we basically stated that the windows, yeah, they possibly could be historic or even original to the structure.
So there was a -- this -- this COA application has been going on for quite sometime, and so we did apologize in our error

from the April meeting, but ultimately, we told them what they needed to do in order to replace their windows.
COMMISSIONER HOFF: Thank you. One question for the applicant, have you had any assessment on the cost to repair the windows? I know you mentioned that you did a cost comparison for wood-blend to vinyl. Have you had any type of assessment to repair?
MS. PRATER: Yes. I'm sorry. I was told that it would cost at least 1,800 -- at least 1,800 per -- at least 1,800 per window, but again, I don't have the money. So right now, like, for me, the answer is I either get approved for vinyl or the windows just sit there and the house just -- just gets destroyed.
And I'm like, that's just -- that's really -- those are my only options. It's extremely expensive and more importantly, it's extremely time-consuming. They said that it would take at least six months to address the number of windows that we have on the property.
And again, if there is something that could be approved that, you know, I could bring

it to the staff level and then, you know, like, outside of this so I don't have to wait another month, that would be great as well because even the order time to get the windows is like six to eight weeks, which means that even if I get vinyl windows, we're still -- it's the -- these are the summer months. Like, we'd like to get in there. It's still going to take us an incredibly long time to get into the house.
And it's -- hurricane season is approaching as well and we don't even have glass in some of the windows. I can't even replace the ones without glass, like, without -- like, it's -- I don't really know what to do because I'm trying to -- I'm trying to do what I'm supposed to and I just keep getting told to come back, come back, come back, and it's just extremely, extremely frustrating.
THE CHAIRMAN: Okay. Do you have anything else? Anybody else have anything to add?
COMMISSIONER MORGAN: I -- through the Chair to the applicant, I was just going to say just, Ms. Prater, most of us have lived in old homes and I've been chasing repairs like that. I completely empathize. I think you need to

phase it. Like, you've got to start figuring out how you're going to do it.
It may not be a one and all thing, but if you literally have rain coming in, cover your windows. Like, get them secured. There's things that you can be doing right now so that that's not happening until we get this figured out. Don't let the house fall apart.
MS. PRATER: I'm trying not to.
COMMISSIONER MORGAN: Yeah.
MS. PRATER: We have the window boarded up, but --
COMMISSIONER MORGAN: Okay. So it is boarded up. Okay.
MS. PRATER: Yeah. I mean, it's still -- there's still water coming in. It's Florida rain and --
COMMISSIONER MONTOYA: And through the Chair to the applicant, your -- the Staff recommendation -- recommendation is approved with conditions, so you're asking us -- you're making a -- you're making an ask to be able to use vinyl windows instead of the recommendation of staff, but that decision is going to be made today when we vote.

So there's no -- potentially, there is no coming back again because we're going to render a vote today unless you apply for another COA. So that should give you some comfort as well.

I think that's the -- I think that's the biggest issue here is the applicant is asking to use vinyl windows, not the recommendation of staff, so that's what we need to discuss.

COMMISSIONER EPSTEIN: Through the Chair, that's why I wanted to know if she had more information about what the windows looked like because I'm open to discussing materiality with people if it's a good product. And additionally, if we're talking about leaving some historic windows in place, I'd like to make sure that their windows match the size of the sash and everything. And that was my concern is we don't have that information.

COMMISSIONER MONTOYA: Through the Chair, agreed, but -- and maybe staff can respond to this, but the recommendation that -- it says, all -- number 4 says, all new windows shall be wood, wood clad, and/or wood blend, no vinyl. I read that to mean you're not going to approve vinyl windows as replacements for contributing

structures. Like, that's a -- that's a mandate of the staff review, right? That's not going to change. It's a question through the Chair to staff.

MR. WELLS: Through the Chair to Commissioner Montoya, I apologize. We were having a offline conversation, but do you mind repeating that question?

COMMISSIONER MONTOYA: I just want -- you know, when I read condition number 4, all new windows shall be wood, wood clad, and/or wood blend, no vinyl, that tells me that vinyl is off the table as a window replacement material for contributing structures; otherwise, it would be included as part of the condition.

MR. WELLS: Yes. So -- so the way our matrix works and authorities that you-all granted us in terms of staff review time -- or review approvals, we cannot recommend vinyl as a product. Of course, you-all have the ability to do that, but that's -- hence our condition.

COMMISSIONER MONTOYA: Right. And so that -- to Commissioner Epstein and your comments, it would've been better to have had an actual product here that we could look at today that

was vinyl so that we may vote or make a amendment to the conditions to change the staff recommendation or change the conditions of the approval, but we don't -- we don't have a manufacturer that we can look at here.

You know, the comments that you made earlier about the frustration, I totally get that too, but the window matrix is accessible on the -- not window matrix or -- the window supplement. I was -- I'm looking at it right now. It is available on the website. It gives direction as to what is allowed or acceptable and not acceptable for window replacement on contributing structures.

We don't give you manufacturer's names because that's not something that we can do. We can give you the guidelines for it, but you have to show us the manufacturer that you want to use, and that's a discussion with staff.

MS. PRATER: I'm sorry. When I -- again, when I asked what would be needed to be presented, I was told just to make sure that they were compliant. So I just did what I was told.

COMMISSIONER MONTOYA: I understand.

THE CHAIRMAN: If there's no other questions for the applicant, I think that's -- we'll call you back up if we need you. Thank you, Ms. Prater.

MS. PRATER: Thank you.

THE CHAIRMAN: Is anybody else here to -- from the public looking to speak on this COA?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Yes, ma'am, you can come up. State your name and address and she could swear you in.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Hi. My name is Lisa Dunner. My address 12598 Blue Lagoon Trail, in Jacksonville, Florida.

THE REPORTER: Would you please raise your right hand?

AUDIENCE MEMBER: (Complies.)

THE REPORTER: Do you swear or affirm that the testimony you're about to give is the truth, whole, nothing but the truth?

MS. DUNNER: Yes.

THE REPORTER: Thank you, ma'am.

MS. DUNNER: Two things: I'm Ms. Prater's mother. I was here for the last meeting and I

spoke and two major things that are very upsetting to me and to my daughter is that we have emails and email proof of when we were told that the windows were not replaceable. They were -- that -- and the majority were not historic. We have emails that say that where they have sent that to us, so we went on that.

Then we went and looked at different types of windows and the wood grain windows and the vinyl windows were the same specifications. They were the same size, we were told. We did follow that matrix. We went through the size and all, questioned it. I questioned it. I spent about a half hour after the meeting speaking with the representative who gave me the same information again, that yes, you could -- there are several other homes that use vinyl.

I was told -- we can't give you a specific manufacturer; however, vinyl windows are used in that neighborhood and especially -- to be honest, we were told -- before all of this began, the contractors told us, remove all of your windows and then you will be able to get permission to use vinyl. We didn't want to do

that because it seemed unethical.

So we went the correct route and going the correct route has been just disastrous. And I don't think that it's the commission or anyone's objective to make anybody feel like they're going to go broke or poor trying to replace windows.

These windows have not been -- they're saying that they're historic, they have not been replaced, but that's not true. These windows have been -- literally look like someone just found windows in a garage sale and put them in place rather than get the correct windows that should've been there.

And the windows are not true to size. Some of them have been just makeshift fitted in with wood pieces on. So to say that they looked at different pictures -- Mr. Wells, I heard what you said. To say that they looked at different pictures and that's what changed their mind is unfair because the representative that came to the house and saw those windows, two days later sent an email saying that those windows were not replaceable, were not -- excuse me, were not repairable, and that they

were -- most of them are not historic.

So to say now today that that was an error, that's unfair and it's keep -- it's costing time and money to continuously try and run behind trying to get these windows fixed. We're not talking about a million-dollar home where people have $47,000 to invest in windows. We're talking about an average person trying to put together a home that was less than $200,000, and it just doesn't seem fair that you would want -- that any rule would say, you have to go into debt this deeply to try and fix windows.

And I understand the windows are the soul of the home, we're trying to make that happen also. Thank you.

(Timer notification.)

THE CHAIRMAN: Thank you. Is anyone else here to speak regarding this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. With that, we will close the public hearing and I'll entertain a motion from the Commission.

MS. LOPERA: Mr. Chair, could I interject a moment?

THE CHAIRMAN: Sure thing.

MS. LOPERA: Thank you. Through the Chair to the Commission, we heard the applicant speak regarding her request, which is replacement of 23 windows with vinyl replacement product. From her testimony, I don't believe she would agree to any of the staff conditions, so at this point, your options are to approve her request as she requested it, deny it or defer it.

THE CHAIRMAN: This may be a question for the applicant. I mean, would you like us to render a decision today or defer this for another month so you can provide more evidence, provide the window information, possibly supply some economic hardship information to the staff, such that it would help you render a different decision that would maybe be in the best interest of yourself?

MS. PRATER: I would like you to defer it. I just would like to know what I need to bring so I can make sure that I can give you what you need. Like, I literally don't understand. I don't understand what you need, like.

THE CHAIRMAN: So a lot of times, when we

get a -- the commission here, we have to render these decisions and windows are very difficult one that we deal with. It's probably the -- one of the more difficult things we deal with on a month-to-month basis with these, but Commissioner Epstein mentioned the manufacturer's information regarding what vinyl windows would be installed and their sashes, their inset, usually there's more pictures, who the manufacturer is, more specifications regarding measurements, and the -- what you provided here.

Also, a lot of times, we get some -- property owners will bring general contractor's reports or reports from a window repair company. There's some window repair companies that will come look at your windows and see if they are repairable and can provided a written statement.

We just have to have some evidence beyond just -- I believe you that you've been seeing these windows and you have an opinion on them, but we need a professional opinion, someone who would be a professional in their field that could render an opinion regarding the condition

of the windows.

And then if you wanted to apply for the economic hardship part, you can reach out to staff and they can help you with that. I know -- it sounded like you're tired of the length and drawn out this is -- of this, but a deferral may be your best option because if we render an opinion on it as it is, you would have to -- I think your COA would last for a year, a decision on the windows.

Is that correct, staff?

MR. WELLS: That is correct.

THE CHAIRMAN: That is correct. It'd be one year that you would be held to these decisions for the windows. So if you want to wait another month, you could have a chance to explain your case better and provide new materials and evidence to the Commission here.

MS. PRATER: Okay. Yes, I would like to do that. Is there -- so when you say -- I'm sorry. When you say, like, the sashes and all of that, like, is there a standard, like, do this -- I don't know what a sash is, but do they have to be, like, a certain size? Like --

THE CHAIRMAN: If you go to the window

supplement -- if you go on the -- I believe it's even on the COJ's website, the Jacksonville Historic Planning Staff -- it's on the website, I believe. The window supplement is on there. You can look at that and provide that to your window provider and say, these are the requirements that I need to follow by.

COMMISSIONER EPSTEIN: Through the Chair, apologies. You had mentioned keeping some of the windows because you said that they were in good condition, so my main concern is that whatever new window you put in, the dimensions of all of the wood match with what you're keeping.

So I -- if you're going -- if you want to keep certain windows and want us to consider that, I would take a tape measurer and some -- you know, a camera and take photos of that information and make sure the product that you're wanting to put in is matching with that.

THE CHAIRMAN: So your decision is for a deferral on this --

MS. PRATER: Oh, wait. Is that this? I'm sorry. Is that -- can I provide this to you? I don't know if that's what you have, which has

the series, like, the type of window it is.

THE CHAIRMAN: I think we would need to have staff review what these are as well. We would need time to look this over more so than just have a full review of this one sheet of paper for --

COMMISSIONER EPSTEIN: Yes.

THE CHAIRMAN: -- you know, the entire Commission.

COMMISSIONER EPSTEIN: And the information about the windows you want to keep so we can look if that has dimensional information on it. So --

MS. PRATER: Yes, I think.

COMMISSIONER EPSTEIN: Give me one second.

MS. PRATER: And also, am I allowed to bring -- can I bring the window guy here? Like, can he speak?

THE CHAIRMAN: Yes, ma'am. That happens all the time.

MS. PRATER: Okay.

COMMISSIONER EPSTEIN: So this is -- so this is your double-hung window here. I want to know what size the wood is that goes around the glass looking at what you're wanting to

keep as well as what you're putting in because if what you have to keep is an inch and a half and they're putting in 3 inches, you can see how that's not going to match.

MS. PRATER: Okay.

COMMISSIONER EPSTEIN: Does that make sense?

MS. PRATER: Yes. Thank you.

THE CHAIRMAN: And staff can work with you on some of that stuff. You know, get -- please have your window person review the window supplement.

Any of the commissioners have anything to add before we recommend a deferral on this one?

Go ahead, Commissioner Hoff.

COMMISSIONER HOFF: Through the Chair to the applicant, since the current staff conditions include repairing some of them, I -- this is -- my suggestion would also be to get a quote from a window repair specialist as well, which may be useful for you in your decisionmaking process, so.

MS. PRATER: Thank you.

COMMISSIONER MONTOYA: Just -- through the Chair, just real quick for the -- question for

the applicant. The request -- I understand the request so far to be you really would like to use vinyl windows because it's much more cost-effective for you and the ones that are proposed as conditions for your approval are either wood, wood blend, right? It says no vinyl, but you'd like to use vinyl.

The other -- is that the only -- is that the only request? Are you also requesting that you want to replace all the windows except for the ones that you say you would never want to replace because of how beautiful they are? Or is it really those two things? Or is it just wanting to use vinyl windows?

MS. PRATER: I just want to be able to -- not the beautiful windows. I just want to be able to replace all of the other ones with vinyl windows.

COMMISSIONER MONTOYA: Okay. All right. Then I -- I was looking for ways to not have to defer, but I think that has to be (inaudible).

THE CHAIRMAN: All right. With that, we will defer COA-20 -- you have something else to say?

MS. PRATER: Was there -- is there

anything that shows, like, which windows are good? I think I had asked for that as well. Like, which windows are they saying --

THE CHAIRMAN: Yes, ma'am. The staff would have the window survey that they can --

MS. PRATER: I need to ask for that. It wasn't provided.

MR. WELLS: (Inaudible.)

MS. PRATER: Okay.

THE CHAIRMAN: All right. So we're going to defer COA-25-32249 located at 1552 Pearl Street North for one cycle.

COMMISSIONER EPSTEIN: Sorry. Through the Chair to staff, can you just -- for everybody here, can you guys visit her house again and go over the windows survey with each window just because there's been a little bit of a miscommunication?

MR. WELLS: Certainly. So I'll personally do it. So I'll reach out regarding a site visit so we're all on the same page.

MS. PRATER: Thank you.

THE CHAIRMAN: Thank you for your time. We appreciate it.

MR. PRATER: Thank you.

THE CHAIRMAN: All right. We will move on to COA-25-32526 located at 3623 Oak Street.

Are there any commission members with any ex parte to declare?

COMMISSION MEMBERS: (No response.)

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

MR. WELLS: All right. Thank you. So again, this is COA-2025-32526 for the property located at 3623 Oak Street. This is a request to build an addition on a contributing structure within the Riverside Avondale Historic District.

This is an interior lot. The primary structure on the property is roughly 1,100-square foot bungalow styled single-family home. It's characterized by its two front-facing gables, brick front porch, prairie-over-1 windows, and a shingled roof and lap sided exterior.

Again, as proposed, the applicant is looking to construct a 385-square foot one-story addition on the rear. The new addition will mainly match the features of the primary home. The proposed work will also not

be visible from Oak Street as the addition is on the rear of the lot.

Overall, we found this project to be consistent with the design guidelines and ordinance code criteria; however, as depicted on the site plan, it shows currently a concrete -- poured concrete driveway.

Staff is recommending that this driveway be replaced with a more historically appropriate material such as pavers or concrete ribbons, hence our conditions noted in the report, but otherwise, we recommend approval with conditions.

THE CHAIRMAN: Any commissioners have any questions for the staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Hearing none, is the applicant here? You're welcome to come up. Just state your name and address. She'll swear you in.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Hi. I'm David Conley. You need -- my home address is 3520 Oak Street, right down the street from the -- this property.

THE REPORTER: Please raise your right hand, sir.

AUDIENCE MEMBER: (Complies.)

THE REPORTER: Do you swear or affirm that the testimony you're about to give is the truth, whole, nothing but the truth?

MR. CONLEY: I do.

THE REPORTER: Thank you, sir.

MR. CONLEY: Brief -- I -- this is a property that we purchased with the intention of making it -- you know, it's basically a three/one now with three bedrooms and no closets and we wanted to make -- and it's kind of relegated to a rental. We wanted to put it in a condition to sell it, so we're making it a three/two.

And the idea is the 14 feet across the back will be a modern master bathroom, master bath, and the last bedroom, it will be turned into a closet. We've done everything we could to keep the existing symmetry of the house. We're going to continue with the same HardiePlank to give the same wall siding all the way around.

The -- yeah. The driveway, I am okay with

the ribbons or pavers.

Question, do you -- are you guys okay with stamped concrete that replicates pavers?

THE CHAIRMAN: We can talk about that in a second. This is your few minutes to talk.

MR. CONLEY: That would be my only real question other than that.

THE CHAIRMAN: Okay. So you're in agreement with all the conditions of the approval except for the driveway. It could be stamped or concrete is what you're looking for?

MR. CONLEY: Yeah. If we go with, like, two ribbons and the brick paver stamp, that would be consistent with the requirements of the rectangles and the brick.

THE CHAIRMAN: Okay. Any other questions for the applicant?

COMMISSION MEMBERS: (No response.)

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

Is anyone else here to speak regarding this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: With that, we will close

the public hearing and entertain a motion.

COMMISSIONER MONTOYA: Motion to approve with conditions COA-25-32526 at 3623 Oak Street.

COMMISSIONER MORGAN: Second -- second.

THE CHAIRMAN: All right. Any discussion?

COMMISSIONER MONTOYA: Just a question for staff on the request of the applicant for the stamping of the concrete ribbons. Is that something staff is in approval of or have an opinion towards?

MR. WELLS: Through the Chair to Commissioner Montoya, from my understanding, I don't know if it was stamped concrete ribbons, but more so stamped concrete.

MR. CONLEY: It would be stamped in the center to look like --

MS. LOPERA: Come up to the -- sir, if you could come up and speak into the microphone, please.

THE CHAIRMAN: You have to come up and speak into the microphone so we can -- thank you.

MR. CONLEY: I'm sorry. Sorry I didn't clarify. It would be solid ribbons and the

center part would be stamped to look like brick pavers.
THE CHAIRMAN: Oh, so you're suggesting the whole thing be poured concrete, but the middle of it looks like bricks and not just grass in there in between the two ribbons?
MR. CONLEY: Yeah. And again, it's not a show-stopper. I'm just curious to know if it's --
THE CHAIRMAN: I think that would take away from the actual ribbon effect of it. I think we're looking for two concrete and/or paver ribbons. Most of them have grass in between or they would have other pavers in between or bricks usually.
MR. CONLEY: Okay.
THE CHAIRMAN: I don't think pouring more concrete and then stamping it really kind of achieves that effect. I don't know if any commissioners have anything different hearing that, but that's my general opinion on it.
MR. CONLEY: Then yeah, I will comply with the conditions of that.
THE CHAIRMAN: Thank you. Appreciate that.

Any other discussion?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. We have a motion and a second for -- to approve with staff conditions COA-25-32526 located at 3623 Oak Street.
All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any -- any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: By your actions, the motion has passed for COA-25-32526.
All right. We'll move over to Section H, COA-25-32258 located at 1340 Clark Street.
Do any commissioners have any ex parte to declare?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. That -- with that, we'll open public hearing and entertain a staff report.
MR. ARSENAULT: Thank you. Through the Chair to the Commission, COA-25-32258, the property located at 1340 Clark street 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 gabled 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 conducted a site visit to examine the work on May 29, 2025, and 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 front -- 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, and 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 had -- 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 ownership.

The painting of previously unpainted masonry, the replacement of siding above the gable-end with a design that does not match the existing or documented design and the alteration of the porch are incompatible with the building style and inconsistent with the ordinance code criteria.

While some scopes of the work are consistent with design guidelines such as the fencing, the proposed door replacement, the front steps and railing replacement, after correction, others are inconsistent and are not recommended. These include siding replacement on the front elevation gable-end, the painting of the previously unpainted foundation, and the alteration to the front porch roof.

As such, staff finds the proposed COA inconsistent and incompatible with the design guidelines and ordinance code criteria and forward you a recommendation for denial with the following corrective actions: The railing system shall be made of wood or wood composite materials and the spindles centered between an upper and lower rail, no exposed ends; the front door shall be a quarter-light Craftsman

door with no light pattern; the paint on the masonry foundation shall be removed; 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, and the open gable of the front porch shall have wood or composite shingles installed to replace the lap sighing.

THE CHAIRMAN: Thank you. Any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing no questions, is the applicant here?

AUDIENCE MEMBER: Yes.

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

(Audience member approaches the podium.)

AUDIENCE MEMBER: Good afternoon. My name is Maria Rodriguez and I'm the owner of the house with my husband.

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

AUDIENCE MEMBER: Sorry.

THE REPORTER: Just -- if you could just

-- I'm sorry. Your name and your address?

AUDIENCE MEMBER: Maria -- Maria, and my last name is Rodriguez, R-o-d-r-i-g-u-e-z.

THE REPORTER: Address?

AUDIENCE MEMBER: 1845 North Pearl Street.

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

AUDIENCE MEMBER: (Complies.)

THE REPORTER: Do you swear or affirm that the testimony you're about to give is the truth, whole, nothing but the truth?

MS. RODRIGUEZ: I do.

THE REPORTER: Thank you, ma'am.

MS. RODRIGUEZ: So my name is Maria Rodriguez and I'm the owner of the house with my husband, and we -- we have learned a very costly and expensive and stressful lesson with this house and with the other one that you'll see later on.

We bought these houses almost a year ago -- yeah, a year and a couple of months ago, and we started to do the work with a general contractor. Through the whole process, we encountered several issue with the general contractor and money got stolen. We got the

houses broken into. And I know this has nothing to do with what we're doing here. I just wanted to let you know. And we kept going until we finished the work.

Unfortunately, we were not advised correctly about how the COA and all the things that needed to be included, and we have learned that, you know, some of the things were not done. We are in a position that we want to make sure that we correct as much as we can. And we have met with the staff. We met with the staff several times. We provided all the information that we were requested.

Unfortunately, this house is -- were various -- there were four owners before us and out of those four owners, two owners had stop work orders because all the work that they were doing without permits and so on.

So going into -- which -- each of the items that are having presented on the agenda, we have discussed with the planners, you know, that we will do the corrections that we need to. We just ask for time because we -- we're not a big company. We are -- this is what we do and we don't have all the cash available,

but we want to be able to correct and if they could work with us on time and so we can, you know, do -- get the money that we need to be able to.

We -- we live in Springfield. We love Springfield. We have worked with people here in Springfield and we are very sorry that -- I'm very sorry that I'm here today. I have never been in front of the Commission. I have never done anything like that. We -- you know, we do things by the book, and I apologize for it.

THE CHAIRMAN: Okay. Thank you for your comments.

And does anybody have any questions for the applicant?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Is anyone else here from the public to speak on this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Hearing no, we'll close the public hearing and entertain a motion from the Commission.

COMMISSIONER EPSTEIN: Motion to deny COA-25-32258.

COMMISSIONER HOFF: Second.

THE CHAIRMAN: Any discussion?

COMMISSIONER HOFF: Through the Chair to staff, I see under the corrective actions, number 3, the paint on the masonry foundation shall be removed. The masonry foundation appears to be kind of cinder block. I didn't know if that was -- if you had a different view of that versus, you know, a brick.

MR. WELLS: Yeah. So through the Chair to Commissioner Hoff, so yeah, that is correct. It's like a CMU block, so just the way our guidelines work, they don't really contemplate for, you know, the varying degrees of finishes, so we just want to -- just to remove it altogether.

COMMISSIONER HOFF: So in the final -- in the final motion, I would propose that corrective action number 3 be removed because it is a cinder block foundation versus a brick foundation or a rusticated block foundation, so yeah.

THE CHAIRMAN: Maybe it's a question for staff here. If this COA is denied for work completed without a COA, the property owner has

to come back to you guys for -- to work with you to resolve these issues; is that correct? Could that just be a recommendation from the Commission? Or is that just something we have to pull out of a denial?

MS. LOPERA: To the Chair, what was that last sentence?

THE CHAIRMAN: So it sounds like Commissioner Hoff has recommended we pull correction action number 3 --

MS. LOPERA: Yeah.

THE CHAIRMAN: -- but if this is going to be denied in general, is this something we would just recommend the staff to do when the property owner would come back to you to rectify the COA issue that was heard? Do they have to do a new COA with you guys, some of it administrative, some of it through the Commission? But I guess my point is -- is -- can we do a denial and pull something out of -- with a corrective action?

MS. LOPERA: Yeah. So through the Chair to the Commission, you have some options here. So if you want to approve parts of this -- like if you are okay with approving paint on a CMU

-- the -- you know, the CMU block, then you can approve in part. If you're okay with the fencing, you can approve in part and deny in part, but yes, the corrective actions are not -- they're just for guidance. They're not included in the final.

The final order would just say everything is denied and then that puts the owner in the posture of being in violation of the ordinance code, and at that point is when staff works with them, and that can be corrective actions in certain cases. In other cases where, for example, if someone demolished something and it couldn't necessarily be rebuilt, we would just resolve it with civil fines and penalties.

COMMISSIONER MONTOYA: Yeah. To the Chair, I agree with Commissioner Hoff about the painted CMU. I don't really take issue with that.

THE CHAIRMAN: I agree that the painted concrete block looks more better I guess than just having a regular paver concrete block there, so I think that it actually enhances the appeal of the exterior.

So would the Commission -- well, excuse

me. Is there other discussion regarding this COA?

COMMISSIONER MORGAN: To the Chair, I'll just state that I'm in agreeance with the masonry being painted.

And maybe just to staff for clarification, what is the -- I mean, I've seen lattice all over. Is that a no?

MR. WELLS: Through the Chair to Commissioner Morgan, no. So -- and this is something we probably need to amend moving forward. So we don't have any objections to the wood lattice. We just did a whole listing denial.

COMMISSIONER MORGAN: Okay.

MR. WELLS: So we'll probably have to do approve in -- or approve in part, deny in part in terms of a motion, but yeah, we don't have any objections to the wood lattice.

COMMISSIONER MORGAN: Thank you for the clarification. I just think if we remove the lattice, what do you put, more cinder blocks? So that -- okay. I appreciate -- and no access at that point. Thank you.

COMMISSIONER LOVE: Through the Chair to

staff, I have a clarifying question. And I apologize if I'm being dense, but conditions number 4 and 5 seem to be HOA exclusive. Is that sort of an either or situation, the roof -- if I'm understanding it right, the front porch roof form shall be a shed or hipped design with a low pitch?

And number 5 is the open gable of the front porch shall have wood or composite shingles installed to replace the lap siding. If number 4 is enacted, if I understand correctly, there would not be a gable?

MR. ARSENAULT: Through the Chair to Commissioner Love, so corrective action 4 relates to the porch roof itself because that does give the appearance more of a bungalow and this is a shotgun style house, so it'd be more appropriate for that to be a shed or hipped design with a lower pitch. That regard -- that's in regard to number 4.

Number 5 relates to the section of both the porch and the primary roof form.

COMMISSIONER LOVE: The actual house?

MR. ARSENAULT: Correct. That was originally wood shingles and it's now been

replaced with drop siding.

COMMISSIONER LOVE: Makes perfect sense. Thank you.

COMMISSIONER HOFF: So through the Chair to the Chair or staff, I guess, so is it -- for the sake of convenience, is it more convenient to approve the denial and then have the applicant come back with a COA for all of these issues? Or is there some advantage to parse out all of the corrective actions now?

THE CHAIRMAN: I think when it comes to denial, approving in part and denying in part is not always great with these after-the-fact COAs just because they -- you want them to come back with a full scope COA that has everything that the staff would like, that they work through all the details.

That's just my opinion of how I'd like to see it go because they will need -- the property owner will need to work with staff to formulate a solution to this so they're not in violation, to come up with a new COA, some of it administrative, some of it being brought before us.

So I'd prefer it to be clean, but if it's

something that's striking and important, I understand as well.

COMMISSIONER MONTOYA: Yeah. To the Chair also in response to that, I think it's -- I think we're all pretty much on the same page with everything or I think we're all on the same page with everything. The only thing in question is the -- whether everyone agrees with not having to remove the paint on the CMU. I think the rest of the corrective action in the denial is -- I find acceptable.

COMMISSIONER EPSTEIN: Through the Chair, I don't think I said about the CMU, but I'm -- a CMU functions differently than a brick veneer, so -- and it looks differently and it does require some painting for it to actually have benefits. So I'm okay with removing the -- or approving number 1 in the scope of work.

There was a little bit of talk about the lattice around the foundation and --

MS. RODRIGUEZ: Can I speak?

THE CHAIRMAN: You want to finish your comments first real quick?

MS. RODRIGUEZ: Just one comment, that's it.

THE CHAIRMAN: Let her finish her comments first. Then you can come up. It's okay.

COMMISSIONER EPSTEIN: I guess where I'm going with that is understanding that this structure is considerably off the ground for, you know, safety and vermin and et cetera purposes, I think it's appropriate for some solution there. So I'd like to talk about that before just I guess denying the lattice.

There's no corrective -- unless I'm missing a corrective action, I don't believe there's a corrective action for that, so I'd like to discuss a corrective action for that.

COMMISSIONER MORGAN: Through the Chair to the Commission, I just want to point out too, it looks like in the original photo, there was lattice in some of those places. So -- very old lattice.

COMMISSIONER MONTOYA: Through the Chair, the way I read the summary scope of work, 5 and 6, it says, install wood lattice around the foundation, after-the-fact, admin, which I read as admin's in approval of the wood lattice because it's not in the corrective action to remove it. And then number 5 [sic], replace

the front rear doors, after-the-fact, admin, I'm assuming they -- and we see that they've given something in the email chain --

THE CHAIRMAN: Yeah. It looks like the front door, they have a corrective action, but --

COMMISSIONER MONTOYA: If it doesn't appear in corrective action, then they don't have to do anything about it, right?

(Off microphone discussion.)

MS. LOPERA: Through the Chair to Commissioner Montoya, there is a corrective action related to the front door. Staff has asked that it be replaced with a different style with no light pattern. There is no corrective action as it relates to the back door.

I know this one is a bit confusing because we have a lot of -- we have six items in the summary scope of work and at least -- no. Three of them, two of them have no corrective actions, the fencing and the wood lattice or -- and --

COMMISSIONER MONTOYA: Then perhaps we should amend the corrective actions to address

those things more specifically and then we can move on, right? Because it doesn't sound like anyone has objections to the wood lattice, so maybe we can state that that doesn't require replacement. Maybe we need to also state that the rear door needs to be administratively approved as it's replaced too in the corrective action.

THE CHAIRMAN: Yeah. I think we need to come to a decision on whether we want to do a denial and have them work with staff or approve in part and deny in part before we start debating on these minor nuances here.

COMMISSIONER MONTOYA: You know, the -- I'm sorry. The applicant seems amenable to correcting things, and so I would prefer to give the corrective action today so the applicant doesn't have to come back and they can get to work correcting it.

THE CHAIRMAN: All right.

COMMISSIONER MORGAN: Through the Chair --

THE CHAIRMAN: Go ahead.

COMMISSIONER MORGAN: -- to counsel, you said that if we denied it today, they would be in violation. So I just want to make sure that

by denying it today, it will come back cleaner, but does that affect the applicant at all? Or are they technically in violation now?

MS. LOPERA: Through the Chair to the Commission, they're technically in violation now because they performed work that requires a COA without a COA. So it's all a violation.

If you deny all six of these, then that does affect things because the fine for each violation is -- the maximum is $500 per day per violation. So it will affect computation of the fine amount.

Also, for example, with the wood lattice, if you deny it and have no recommendation for corrective action, then you'll just need to remove that to comply because -- so if you deny some of these, there will be -- there's some way that needs to be resolved, right? So they would have to remove it.

From what I'm hearing, it sounds like some of these you would want to approve as is. For example, painting the CMU, I don't hear you saying you want to deny that. I've not heard talk about the fencing. The staff report says it meets the guidelines and they had no issue

with the fencing, so that's possibly on the table for approval as well and the wood lattice and the rear door.

So again, my recommendation is to separate these out specifically and say which ones you would -- you want to approve and deny. If you deny the whole thing, the other consequence is they can't come back with a COA asking for the same thing within a year. So if you're inclined to approve some of these, I would recommend you approve in part and deny in part.

THE CHAIRMAN: Before we get to any kind of motion on that, I believe the applicant had something they'd like to say.

MS. RODRIGUEZ: Yes. The only reason we have --

THE CHAIRMAN: Hold on. Speak into the microphone, please.

MS. RODRIGUEZ: The only reason we put the lattice is because after we got insurance, I didn't know that inspectors go and take pictures and they sent us a picture saying that animals and people tend to go underneath the house especially in winter, and it is a big issue for the house.

So please consider that because if we take the lattice, then I'm at risk of losing my insurance and it was very difficult to get insurance for a historic home. I'm paying almost $4,500 on this house alone and it's very -- we really don't want to sell the house. We really want to stay in the neighborhood, please. Thank you.

THE CHAIRMAN: Thank you. All right. Are there any commissioners that would like to make and amend the motion? It's a complicated one.

MR. WELLS: Through the --

COMMISSIONER EPSTEIN: I can take a stab at it.

THE CHAIRMAN: Hold on. Did you have something to say, Arimus, before we do that?

MR. WELLS: Well, yeah. Through the Chair, I was going to say, if needed be, I was taking -- making notes of the ones that you-all seem to be onboard with versus the no objection to. So if you have it already, that's fine too.

COMMISSIONER EPSTEIN: I have what I think I want us to do.

MR. WELLS: Okay.

COMMISSIONER EPSTEIN: So everybody else can chime in. So for the summary of the scope of work --

THE CHAIRMAN: Would you like to make -- amend the motion?

COMMISSIONER EPSTEIN: I would like to move to amend the motion and --

COMMISSIONER HOFF: Second.

MS. LOPERA: Through the Chair, we -- before you second that, we need to know what the motion on the floor is -- what the amendment is.

COMMISSIONER HOFF: I thought we were -- okay.

COMMISSIONER EPSTEIN: I would make -- I would like to make a motion to amend the motion to approve items 1, 4, and 5, and deny items 2, 3, and 6, but 6 needs to be amended to replace the front door.

So that's a question. Do I need to say I approve that -- the rear door?

MS. LOPERA: Through the Chair to Commissioner Epstein, yes, approve front door or deny --

COMMISSIONER EPSTEIN: Okay.

MS. LOPERA: So deny front door, approve front door.

COMMISSIONER EPSTEIN: Okay. So -- so I would like to approve 1, 4, 5, and for 6, I would like to approve the rear door. And for denial, I would like to deny 2, 3 and 6 for the front door.

THE CHAIRMAN: Do we have any seconds on that?

COMMISSIONER MONTOYA: Second.

THE CHAIRMAN: Any further discussion on it?

COMMISSIONER MONTOYA: Do we also have to -- is it just by default that number 3 on the corrective action disappears? Does that have to also be included in the amendment?

COMMISSIONER EPSTEIN: Through the Chair, I didn't mess with the corrective actions because we are approving the summary of the scope of work.

COMMISSIONER MONTOYA: Okay.

COMMISSIONER EPSTEIN: Those are my thoughts.

MS. LOPERA: Yeah. Through the Chair, I agree with that. First decide what you want to

approve and deny, and then you can give direction to staff on corrective actions for the ones that (inaudible).

THE CHAIRMAN: Any other further discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. So we have a motion to amend the motion. All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. The motion to amend the motion has passed.

Now, any further discussion on the amended motion?

(Off microphone discussion.)

COMMISSIONER EPSTEIN: Through the Chair to counsel, do we discuss the corrective actions first before we move to approve the amended motion?

MS. LOPERA: Through the Chair to Commissioner Epstein, it's up to you. One thing you may want to address is the staff did not have any recommendations for number 3, the

scattered and partial siding replacement.

Mr. Wells, I don't know if you want to speak to that, but it may be helpful.

MR. WELLS: Yes. So -- sorry. Yeah. So through the Chair to Commissioner Epstein -- well, actually, to the Commission, so yeah, just based on our staff report and the work that was performed in terms of the siding replacement, we didn't have any objections just given the previously existing siding and the mixture of siding and just the irreparability of it.

So I would love to have some discussion on that just to see what corrective actions need to be applied, if any.

COMMISSIONER EPSTEIN: Yeah. Through the Chair, the most important thing to me I think you guys have already addressed is that that gable, which was the gable of the wall of the front door wall, have the shingles instead of the lap siding.

MR. WELLS: I see. Okay. Thank you.

THE CHAIRMAN: All right. Any other further discussion on the amended motion? Do we have to move it I guess?

MS. LOPERA: Yeah. So through the Chair, someone needs to move to approve in part, deny in part as amended. If someone could just say so moved.

COMMISSIONER EPSTEIN: So moved.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: All right. I think we've had all the discussion we can have on this one. If anybody else had anything to say, speak now or forever hold your peace.

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. All those in favor of the amended motion say aye?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. By your action, you have approved in part and denied in part COA-20 -- excuse me, COA-25-32258 at 1340 Clark Street.

And with that, we will take a ten-minute break. I apologize for having to make you wait longer, but we'll take a ten-minute break and then we'll start addressing the next COA. Thank you.

(Brief recess.)

THE CHAIRMAN: All right. Everybody, we'll get our meeting started here and bring it back to order. All right.

We'll resume at Section H, number 2. That is COA-25-32257 located at 1342 Clark Street.

Any commissioners have any ex parte to declare?

COMMISSIONER MEMBER: (No response.)

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

MR. ARSENAULT: Thank you. Through the Chair to the Commission, COA-25-32257, the property located at 1342 Clark Street 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-over-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 a wooden picket fence along the front, rear, and sides of the property.

Staff conducted a site visit to examine the work on May 29, 2025, and noted that the fence complies with the fencing and wall guidelines, 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 upon 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-over-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-over-2 wood sash windows and the existing windows appear to be 1-over-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 any pictorial or documented evidence that these changes had already been made prior to ownership.

The removal of the chimney, the painting of the previously unpainted masonry, and the replacement siding with a design that does not match the existing is inconsistent.

While some scopes of work are consistent, the proposed door replacement, front step, and railing replacement after correction, and others are -- others are inconsistent and are not recommended. These include siding replacement at the front elevation, the removal of the chimney, the painting of the unpainted masonry, and the replacement of any windows other than the enclosed front porch, which were metal.

So this one is a similar situation to the

last one, so I'm going to read this slowly. Staff finds the proposed scope of work was consistent and inconsistent. As such, we forward you a recommendation for approval in part and denial in part. We recommend approval of scopes 3, 5, rear door, and 6. So that is the siding replacement, the rear front door replacement, and the current fencing.

Staff recommends the denial of scopes 1, the chimney removal; 2, the window replacement; 4, the railing replacement; and 5 for the front door. Thank you.

THE CHAIRMAN: A question for the staff here, is all the masonry here similar to the other house where it's all concrete block as well? It looked like it is from the photos. I just want a confirmation.

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

THE CHAIRMAN: Thank you. Any other questions for staff?

COMMISSIONER HOFF: Through the Chair to staff -- actually, I'm going to take that back. No.

THE CHAIRMAN: Any other questions for

staff?
COMMISSIONER EPSTEIN: Through the Chair, there's no pictures that I can see in the report, but if I go to the Google Street View, there's brick piers that are part of the house beyond that front patio facade. Have those been painted?
The front, which has the concrete block stem wall, if you look on -- I only see pictures of the concrete block, but if you look on the Google Street View, you can see -- in an older view, you can see brick masonry appears towards the rear of the house.
You have to go back to the -- the 2023 and, like, walk a little bit towards the other house. Sorry. It's hard to see it, so -- but if you zoom in, immediately adjacent to the concrete block, the rest of the house is brick piers.
COMMISSIONER MONTOYA: Uh-huh. Yeah.
COMMISSIONER EPSTEIN: I found that by accident.
MR. WELLS: Through the Chair to Commissioner Epstein, we are unsure. We could not make it that far into the property behind

that fence, so we need to get -- we'd need to get clarity from the applicant.
THE CHAIRMAN: Another question for Staff, we have on here a denial of removal of the chimney, item number 1. What remedy does the property owner have to do that -- had that been a chimney? Or what would be the suggestion here that would be the corrective action for that?
MR. WELLS: Through the Chair, there's a couple of options we could elect. So we could do some type of settlement agreement where we just impose a fine that's based on the rolling days citation or we could conceivably ask them to build something that -- they rebuild the chimney, something that's more, you know, appropriate and matches the existing -- or previously one.
COMMISSIONER HOFF: Through the Chair, question about the windows on the enclosed front porch, so I believe -- so I think this is more of a philosophical question I guess. So the windows on the enclosed front porch both on the front facade and the side are the only windows I believe of that dimension on the

house. Looking back through the photos, those were non-original metal windows before.
Is there a -- I guess why wouldn't the corrective action include replacing the current windows with a window dimension that's typical for a house like this instead of what is there? So --
MR. WELLS: Through the Chair to Commissioner Hoff, in terms of -- and if I'm understanding you correctly, are you asking why we wouldn't have requested the window opening be a different size -- or a different size?
COMMISSIONER HOFF: Yes. Number 2 on the summary scope of work is conduct window replacement after-the-fact. So if they were going to be replacing windows that were not typical and not used for a historic house of this design, then is there a -- why wouldn't the recommendation be to use a window that would be in line with historic houses of this type?
MR. WELLS: Through the Chair to Commissioner Hoff, so essentially, we do know that this is an enclosed porch, so it's non-historic. The windows, in terms of

materiality, it's non-historic as well. So in terms of them replacing it in the current window opening, we just found it would be more appropriate, rather than altering it, to -- from a conjectural standpoint, yes, it probably would aesthetically match the other windows in the home, but in terms of what's been there historically with the structure, despite it being nonoriginal, the front porch has been there for a good duration of the home.
So we didn't have any objections to it, meaning the current window.
THE CHAIRMAN: Any other questions for the staff?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. If the applicant would like to come up and speak. I don't believe you have to be sworn in again, so I think you're okay.
MS. RODRIGUEZ: Okay. Yes or no? No. Okay.
THE CHAIRMAN: Just your name and address.
MS. RODRIGUEZ: Yes. Maria Rodriguez, 1845 North Pearl Street.
So I just want to say about the chimney,

when we bought the house, there was no chimney inside the house. So when you see -- because I looked at the pictures too in Google. Those pictures are from January 2023 and the last work order -- stop work order was October of 2023, which is when we believe that the chimney was taken out.

So we -- I agree. You know, just like the other house, we want to make good. I just want to make sure that the houses are nice, pretty, and -- and we accept, you know, anything that we have to repair, but the chimney is not our doing. That is something -- we had nothing to do with it.

Also, the window in front is a wood window, so it's exactly like it's supposed to be, wood as opposed to aluminum, which when we went in, it was all broken and it was all smashed, so we just put the wood windows. And all the windows are wood. We provided the staff with pictures of each and every window and we never touched the windows. So we just repaired them. Thank you.

THE CHAIRMAN: Is there a fireplace in the house or has that been removed as well?

MS. RODRIGUEZ: Is there a what? I'm sorry.

THE CHAIRMAN: Is there a fireplace in the house or was that --

MS. RODRIGUEZ: No, there's nothing there.

THE CHAIRMAN: Okay. Thank you.

MS. RODRIGUEZ: No. We didn't even know about the chimney until they told us that, and we went back to the pictures on Google and then we saw it. So thank you.

THE CHAIRMAN: Okay. Thank you. Does anybody else have any questions for the applicant here?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing as there's nobody else in the room, I guess there's nobody from the public that is looking to speak on this COA.

So with that, we will close the public hearing and entertain a motion just for review of the staff recommended approval of the scope of work item number 3, 5 for the rear door, and 6, but denial of 1, 2, 4, and, 5, front door.

COMMISSIONER HOFF: Through the Chair, I will make a motion to approve COA-25-32257 with

the staff conditions of approval points 3, 5 regarding the back door, and 6, and denying points 1, 2, 4 and 5 regarding the front door.

THE CHAIRMAN: Would anybody like to second that?

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: All right. Any discussion on this?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: I may say the only item that I have any question about is really the chimney here. It must've been deleted when they put a new roof on or something. I can't tell what happened in the past, so I don't want to speak or conjecture about what happened in the past, but if there's no fireplace in there, it's just an old chimney and it was stuck on the roof. You know, having less of an intrusion on the roof I understand is desirable. You're not going to have -- you have less roof leak potential. So that's one item I would consider.

COMMISSIONER EPSTEIN: Yeah. Through the Chair, I'm kind torn about that one because they don't have any evidence that they didn't

take it out, but it seems like they didn't take it out, and sort of penalizing them for somebody else having done so is -- seems a little harsh.

And I -- for them to rebuild that, they'd have to rebuild the structure of it all the way to the ground. You can't just do a chimney on top of a roof. So that would be quite the undertaking.

COMMISSIONER MONTOYA: Through the Chair, I guess that might be a question for the applicant. Do they have photographs of the house upon purchase?

MS. RODRIGUEZ: Do we have what? I'm sorry.

COMMISSIONER MONTOYA: Do you have --

THE CHAIRMAN: Come up to the podium --

COMMISSIONER MONTOYA: Do you have photographs of the house when you purchased it that might show the chimney not there?

MS. RODRIGUEZ: I have a picture, but not here, in my phone. I do have a picture where there is -- the sheetrock, that it was done --

COMMISSIONER MONTOYA: Uh-huh.

MS. RODRIGUEZ: -- and there is no chimney

there.
COMMISSIONER MONTOYA: So you can provide evidence to staff that when you took possession of the house, the chimney was gone?
MS. RODRIGUEZ: So yeah, I can provide that. You walked in and you see that the work had done and there was no chimney. There was no bricks, nothing there.
COMMISSIONER MONTOYA: But you don't have -- do you have any photographs of it from the outside?
MS. RODRIGUEZ: Inside.
COMMISSIONER MONTOYA: Only inside?
MS. RODRIGUEZ: I -- yes. I have a picture where you could see that they were building -- that's when we bought it. That -- there was already -- the inside was already done. It was already partitioned and everything.
COMMISSIONER MONTOYA: Okay. Thank you.
COMMISSIONER MORGAN: Through the chair --
MS. RODRIGUEZ: So who do we give the picture to?
MR. WELLS: I can take it.
MS. RODRIGUEZ: Oh, okay. Okay.

COMMISSIONER MORGAN: Through the Chair to staff, I'm just curious, with the previous stop work orders, were there photographs taken? She's saying that the last one was in October. I don't even know what those were for. I mean, was it -- I just don't know.
MR. WELLS: Yeah. Through the Chair to Commissioner Hoff -- or not Commissioner Hoff, Commissioner Morgan, that was a good question. We are looking into that just to see if there's any photos. Sometimes there may be, but I may not even have access to that system, but I'll do my best to try.
COMMISSIONER MORGAN: I just didn't know if you -- in your research (inaudible).
Thank you.
COMMISSIONER HOFF: Through the Chair to the Commission, I know there's discussion right now about who actually did the paperwork, whether it was the applicant or the owner before the applicant. I recall reviewing numerous applications and observing when I was a member of the public where work had been done prior to the owners, but that still had to be corrected.

So I don't necessarily think that should come into consideration. So thanks.
COMMISSIONER EPSTEIN: Yeah. Through the Chair, I recall that as well. Some of them have been a little bit less daunting. I would recommend that if we deny that portion, that under the -- I'm trying -- the corrective action, that they not have to rebuild a chimney and that's just something taken care of in a fine because, yeah, that would be -- that would be a lot.
COMMISSIONER MONTOYA: Through the Chair, I agree with Commissioner Epstein. I think maybe it's just something for staff and everyone to consider when you discuss the fine and how that really rolls out since they weren't literally responsible for that removal.
THE CHAIRMAN: Any other discussion regarding the approval in part and denial in part?
COMMISSIONER EPSTEIN: Through the Chair to staff, you're recommending denial of the window replacement and I guess I'm misunderstanding because it sounded to me like you were okay with what they had put in place.

So are you -- your corrective action for that is nothing, but you're still recommending it as denial because it was done without the review? Is that the stance?
MR. ARSENAULT: Through the Chair to Commissioner Epstein, so for the front porch windows, not knowing the condition, obviously, they were metal, so they're non-historic, so the replacement of that, what they have is fine. That's something we would've recommended. Because there's a whole scope of work that's been conducted, it's kind of in the air.
And the Florida master site file did document that the windows were historically 2-over-2. We've -- and they're -- the existing ones are 1-over-1. Just because there's a uncertainty, we recommended that, but the existing windows, the 1-over-1s, they are wood, so.
COMMISSIONER EPSTEIN: So it's a denial after-the-fact, but the corrective action being discussed is what's there is okay, but there needs to be a fine?
MR. WELLS: Correct.

COMMISSIONER MORGAN: Through the Chair to staff, similar -- just to make sure we're hitting all these, on the siding replacement -- or is there any recommendation for them to put shingle back on the front? Or -- because it looks like the other three sides of the house still have it.

MR. WELLS: All right. Through the Chair to Commissioner Morgan, so in that sense, in terms of the partial, scattered siding replacement, we don't have any objections to that either. Yes -- and it did have the asbestos shingles on there, but we do know that those are non-historic in it of itself. So underneath, I mean, they would've exposed the historic siding, but in essence, the lap siding they have in place is -- we don't have any objection.

THE CHAIRMAN: I have a quick question for staff here, if we wanted to recommend a different corrective action to this scope of work regarding item number 1, do we need to amend the motion for the corrective action? Or is that just a recommendation to staff?

MS. LOPERA: Through the Chair, no need to

amend the motion. Just if you want to put your comments on the record, staff will, I'm sure, receive those well.

THE CHAIRMAN: All right. Do we have any other discussion on this one?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We have a motion for COA-25-32257 to approve scope of work 3, 5 for the rear door, and number 6, and deny 1, but with the recommendation to staff for the corrective action to take into account that the property owner would not have removed that chimney and installing a new chimney would be onerous. And possibly the property owner could provide evidence that it was not there when they purchased the home and to have some consideration of that when a fine would come; and denying 2, 4, and 5 for the front door.

All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. By your actions, you have approved in part and denied in part COA-25-32257 at 1342 Clark Street.

Thank you, ma'am. Good to go.

Next items -- we are moving on to Section M. For Information, we have Senate Bill 180, Pending Legislation, and Public Works Improvement Projects.

For the sake of discussion, let's go ahead and do Pending Legislation and Public Works real quick, and then we'll move on because the senate bill may require some further discussions.

COMMISSIONER EPSTEIN: It's like reverberating (inaudible).

THE CHAIRMAN: Sorry. If I get too close to it, it's like -- echoes. If I get too far --

(Off microphone discussion.)

THE CHAIRMAN: Yeah. Yeah. Yeah.

MR. WELLS: All right. Thank you. So a few moving items, nothing has taken place in terms of final action by City Council in the last month, but we do have three ordinances that are making their way through City Council.

So again, the first one is 2025-460. This is a landmark. It's for 38 Monroe Street. You-all approved this for landmarking back in

May and so it'll be finally going to Land Use and Zoning Committee on August 5th.

The next one, which is companion ordinance, this is 461. This is for the commercial building at 231 Laura Street. So this was the -- the former Mag's Cafe. This will be going to Land Use and Zoning Committee on August 5th.

And then 2025-464, this one is the landmarking of Annie R. Morgan school. So you-all voted on that back in May and it included additional criteria. Unfortunately, which we're going to get to in a few moments here, Senate Bill 180 prohibits us taking further action on this one. So this ordinance will be of a withdrawal on August 5th as well.

MS. LOPERA: And with that, I'll address Senate Bill 180 if you would like me to, Mr. Chair.

THE CHAIRMAN: Yes, please.

MS. LOPERA: Okay. So Senate Bill 180 was enacted by our lovely Florida legislator and it requires -- or rather prohibits the City of Jacksonville from doing a number of things related to planning.

The things that pertain and will affect you-all as the Historic Preservation Commission are that it prohibits you from adopting more restrictive or burdensome procedures concerning review, approval or issuance of a site plan, development permit or development order. That applies retroactively to August 1st of 2024, and it will continue to August 1, 2027.

So what does that mean? The main thing that you-all hear that is a more restrictive development order, for lack of a better word, are landmarks when the owner opposes the landmark. So that's like putting a restriction on the property.

The one -- Senate Bill 180 does have an exception for owner-initiated more restrictive land development orders. So if an owner wants to landmark their own property and they fill out the application form, that's fine. You will not be allowed to landmark over owner objection until October 1st of 2027.

COMMISSIONER EPSTEIN: Even if it meets the requirements as called out in the landmarking process?

MS. LOPERA: Correct. Through the Chair

to Commissioner Epstein, because it's a state law, it preempts them -- it supersedes our local ordinance code.

COMMISSIONER MONTOYA: So -- and just as a question, not to be nit-picky here, but isn't Duval County Public Schools ours? Like, they're not a -- they're not a private owner. They're a public school. It's the City. You know what I mean?

Like, I get -- that seems contradictory since we pay salaries of the people who work for the City and we pay for those buildings, and that building is partly mine as a lifetime resident and taxpayer. You know what I mean? Like, that seems a little bit -- hmm. That's all I can say, hmm.

MS. LOPERA: So through the Chair to Commissioner Montoya, I mean, DCPS is a separate body politic. I see what you're saying as -- it is somewhat City owned, but you can't force the City to landmark some of their properties.

COMMISSIONER MONTOYA: Okay. Has the -- have the people -- all the people -- my wife was a former teacher at Annie R. Morgan for

many years. She taught elementary school there for a long time, and so she knew (inaudible) the principal before.

Have those people been made aware of this? Are they -- have they been made aware of this so that they can -- that's a call to action for people that want to save that building.

MS. LOPERA: Through the Chair to Commissioner Montoya, to my knowledge, no. My office -- the office of general counsel has been reviewing all the legislation that has been impacted by this. It impacts a number of different things within Planning Department. This is just one area and it will go up, you know, at LUZ on August 5th as a withdrawal.

COMMISSIONER MONTOYA: August 5th.

MS. LOPERA: Uh-huh. And that will be at the recommendation of my office to comply with state law.

COMMISSIONER MONTOYA: And I understand, but I'm certainly going to let those people know because they should stand up.

THE CHAIRMAN: I think there's a little more to it. Before we have discussion on that, I think we should let Ms. Lopera finish off

here because there's more to it.

MS. LOPERA: Yeah. So the other way this impacts you-all tangentially is the demo delay process. As you might recall, section 320.407 is that portion of the code where we pause the demolition permit request on a property that is a nationally designated property. The purpose being, to give you-all the opportunity to determine whether you want to landmark the property.

So since we can't landmark over owner opposition -- which anyone applying for a demo permit, I've never seen someone want to then landmark it instead, but we could, of course, advocate for that, but since you can't landmark it, it renders the whole process moot and you will not be seeing anymore demolition delays. Those permits will be issued.

THE CHAIRMAN: I know -- is there anything -- before we keep on jumping, interjecting, I want to let -- is there anything else you need to add, Ms. Lopera, to this? I want you to finish all your thoughts before we start on a big discussion about it because this is a pretty big topic.

MS. LOPERA: The only -- my only other thoughts are this would impact the landmarking committee that you-all talked about forming. I have not officially drafted that memo and created it because I wanted to hear discussion from you-all. Not that your intent was to landmark over owner opposition, but if you still wanted to do that or if you wanted to change the scope at all, I wanted to hear your thoughts on that portion.

You certainly can have a landmarking committee and just identify properties and advocate that the owners apply to landmark their properties.

COMMISSIONER EPSTEIN: Yeah. Through the Chair to counsel, I would still be interested in having that committee, you know, and identifying properties with owners that do want to achieve that landmarking status. And then maybe -- this has an end date; although, I'm foreseeing -- I don't like to say too much about politics because I represent the City on the commission and that's all I'm going to say.

But, you know, we still could have a different category for buildings that we would

make -- hope to landmark one day and then a category of buildings that we can work with the ownership to achieve landmarking when it's available.

COMMISSIONER MONTOYA: Through the Chair, I think it's even more important to have this committee now after this has happened. I think it's -- it's very important to make sure that committee goes forward.

COMMISSIONER MORGAN: Through the Chair to the Commission, I'm just going to throw a point out there. What is the point of an owner landmarking their own building? Because the only time that I've ever done that is to go for tax credits and things like that, and now I'm wondering if even those programs will be intact.

So I just think it's, like, a much bigger wider thing that I don't -- I don't want to waste your time. I don't want to waste mine. I think we need to figure out how this is going to affect everything because I mean, that's really it. Why would you landmark your building to have restrictions if you already own it unless you were going for grants and

incentives that you're (inaudible).

COMMISSIONER EPSTEIN: Through the Chair, we had single-family residents that came through and landmarked their house a few years ago because Elvis Presley wrote Jailhouse Rock there.

COMMISSIONER MORGAN: Oh, cool.

COMMISSIONER EPSTEIN: Not for any reason except that they thought it was really cool and they wanted to have that designation for their house. So I -- I'm not saying every landmarkable building is going to be that way, but, you know, I think that there are people out there that might find some different interest in doing it.

COMMISSIONER MORGAN: Absolutely. Thank you.

THE CHAIRMAN: Go ahead, Commissioner Hoff.

COMMISSIONER EPSTEIN: It might've been Hound Dog. I can't remember.

COMMISSIONER HOFF: Yeah. So I think also a couple years ago, there was a house on Walnut Street that was somehow missed in the historic survey and the most convenient way to get local

protections on that was to apply for local landmarks status, which they did. They first sought to demolish it, but then they sought to landmark it.

Also, there are some funds that are available outside of tax credits such as the rehab program and others, so.

THE CHAIRMAN: All right. Just for the record, I'll note that Commissioner Morgan stepped out, that we do still have quorum right here.

A couple points on this, I agree that I think the landmarking subcommittee is still important and maybe even more important now than it was before. I don't think it was ever any of the commissioners' intentions to try to landmark over property owners' wishes. Though that does sometimes happen, I don't think that was the spirit of the committee.

I think it's still important to move forward with. I'm not sure the scope even really changes. I think we're identifying properties that need to be -- that could be landmarked with the property owner's agreement and providing them information and access to

resources that would make it enticing for them to want to be landmarked.

So I think that's really kind of some of the intention of it, not necessarily to go over and above the property owners and their wishes. That's it.

Moving on to the next point, I did some research on this and I'm a little -- and I'm not an attorney, so take my -- what I say with a grain of salt. It seemed to me that the senate bill said you can't make any new rules or ordinances that -- during this time period as a result of this national disaster, these hurricanes, until 2027 that you mentioned, and not that you can't, you know, have your current ordinances in place. You just can't put new ones in place that restrict the owner -- the property owner's rights.

And so I'm not -- and that's just my research in reading about it. I know that I'm -- again, I haven't read all 48 pages of this. I bet you have. So when I look at it and I read general parts of it or do the research on it, it seems to restrict only new ordinances or new -- new ordinances of demolition delays, not

that you can't do a demolition delay. You can't institute a new process or ordinance after disaster.

Am I reading it completely incorrectly? Or --

MS. LOPERA: To the Chair, no. You're reading it correctly, but landmarks are done by ordinance.

THE CHAIRMAN: So it's a new ordinance -- even though we're following the same process, it's just -- it's a new ordinance?

MS. LOPERA: Every landmark we do -- like those -- that legislation, that's an ordinance number. It's ordinance 2025-464, so it's a new ordinance creating a new restriction on a property. So it's like a -- it's a land development order.

THE CHAIRMAN: Yeah. Okay.

MS. LOPERA: It's how my office views it. So any new or retroactively to August 1st, 2024, we're in the process of trying to fix all the legislation that violates this that we have passed.

THE CHAIRMAN: Yeah. Retroactive parts are hard for you guys particularly.

MS. LOPERA: Thankfully, we don't have any owner opposition landmarks that we did after August 1, 2024, so there won't be any repeal, but going forward, we can't enact anymore.

COMMISSIONER HOFF: To follow up on that, so just to be clear, this expires in 2027, this limitation?

MS. LOPERA: Correct, August -- excuse me, October 1st of 2027.

COMMISSIONER HOFF: Okay.

COMMISSIONER EPSTEIN: Through the Chair to counsel, and this is just because they don't want people to have rules to help them recover from disasters that have taken place before that time?

MS. LOPERA: Through Chair, I'd rather not speculate on the reasons for it.

COMMISSIONER EPSTEIN: Okay. It just called out specific storms, so I took that to be the reason.

MS. LOPERA: Yes. That's what it says.

THE CHAIRMAN: I think -- from my research on it, I think there may be some municipalities where they'd -- after the storms, they were placing restrictive or maybe some would say

onerous policies or ordinances on property owners, and this is in reaction to that.

And I think it's broad and oversight over what we have here as our processes and it kind of damages the processes we have to save our historic structures. Where -- I think it's maybe good intentioned on protecting the property owners' rights not to have something new placed on them after a disaster, I think, you know, that's a reasonable thing, but the adverse impact to historic properties is significant in this case.

COMMISSIONER EPSTEIN: It's just interesting because we could be telling people, don't worry. You can do whatever you want because this says you can because the area was affected by these storms and that structure may not have had any issue with any of these storms. So that's all I will say.

THE CHAIRMAN: That was all Duval County I believe.

COMMISSIONER HOFF: So just so I understand, so nothing restrictive via ordinance can be introduced, but the current processes outside of new ordinance would remain

the same?
MS. LOPERA: Correct. Through the Chair, yes, anything on the books. So our current historic districts are all fine. I would say that Senate Bill 180 would preclude you from creating any new historic districts, but everything currently on the books is fine.
It's just when you landmark something, you -- it's a new order. It's a new ordinance for that property changing and applying a restriction to that. That's a new restriction for that parcel. So everything on the books is good.
THE CHAIRMAN: In light of the last subcommittee regarding demolition by neglect, it's -- it could be particularly difficult on some of those, but it is what it is at this point, I hate to say it, until 2027.
COMMISSIONER EPSTEIN: Through the Chair, our demolition by neglect task force didn't create any new ordinances, but it called to action some thoughts and some possible changes and updates and everything, so is what -- what happens with our report there?
MS. LOPERA: Through the commission --

through the Chair, I reviewed the whole report and I think we're okay for the most part. Depending on if there are -- if there are any code changes needed, we might need to talk about that and I'll look at it through the lens of compliance, obviously, with this senate bill, but in looking through it, I -- nothing stood out to me as being a red flag or an issue at this juncture.
THE CHAIRMAN: Any other comments on this other than we should all go home and cry?
COMMISSIONER EPSTEIN: I'll just say -- yeah. I'll just say that I am very happy to serve on this commission because I believe that as a government, you collect tax dollars and you provide a service back to your constituents, and part of that service at one point in time in this city, it was deemed appropriate for us to establish historic districts and to safeguard historic structures.
And I'm glad we can continue to do that in the areas that we are able to and I would hope that that would remain a constant in the future. And I would hope that in the future, we could always advocate for historic

structures.
I am a bit of a weirdo in the fact that I think that buildings are like people and you need different types of people in a city just like you need different types of building in a city. And if your grandmother breaks her hip, she goes to the hospital. She gets a new hip. You figure it out. If you have something wrong with a historic building, you figure it out. You don't just cast it aside.
So that's my insane rambling for the end of the meeting.
COMMISSIONER LOVE: And to add to that insane rambling, what Commissioner Epstein said, I mean, I think the one word that you said that stood out to me was advocacy. I mean, that's really kind of the point. That's kind of what we do here. It's the spirit of what we do, advocating historic preservation. I think that should drive essentially what we do and what our goals are, so.
THE CHAIRMAN: All right. If there's no further comments on Senate Bill 180 -- thank you for the review of that, Ms. Lopera.
MR. WELLS: I'm sorry --

THE CHAIRMAN: Go ahead.
MR. WELL: I apologize, but through the commission -- or through the Chair to the Commission, so again, we're still trying to wrap our heads around this from a staff standpoint, so -- especially when it pertains to demolitions.
And I wanted to get some thoughts or feedback from you-all because obviously, that section of the code for demo delays is moot, but would you-all want us to still send you, like, a list of -- like a notification in terms of each month, these are the structures that were demolished in the National Register District similar to, like, the Public Works Improvement Projects?
THE CHAIRMAN: Yes.
COMMISSIONER EPSTEIN: Yeah. Through the Chair, I think that's really important because we have people who come to us and say, why was this able to be done? So I think if we can at least have a list and be like, and this was able to be done because of this. And then we have a public document for people to be able to come back and look and see or they can come to

our meeting.
MR. WELLS: Okay. Thank you.
THE CHAIRMAN: All right. Before we adjourn, does anybody have anything else to add?
COMMISSIONER HOFF: Through the Chair, just real quick on -- speaking of the demolition by neglect task force, so Mr. Register was out of the office for a couple of weeks, so we are a little bit behind on getting that final list of historic properties with fines or liens. We should have that for sure by next month.
Mr. Wells, Ms. Lopera, and I had a Zoom call about the draft demolition by neglect scoring matrix. A draft has been given to Mr. Wells and it will be given to Mr. Register, and I believe Mr. Wells is going to have his dynamite team work on it to edit and approve with the goal -- with the goal of it being ready for review by this body next month. I don't know if that's going to happen, but I hope so.
THE CHAIRMAN: Well, thank you. I hope that information is explosive.

With that, we will adjourn the July 23rd meeting of the Jacksonville Historic Preservation Commission.
(The foregoing proceedings were adjourned at 4:06 p.m.)
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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
COUNTY OF DUVAL)

I, WENDY E. RIVERA, 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 12th day of August, 2025.

_____
Wendy E. Rivera
Florida Professional Reporter

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4. Public Hearing on Applications

Jacksonville
Historic Preservation
Commission

A. Call to Order

Jacksonville
Historic Preservation
Commission

B. Deferred Items

Jacksonville
Historic Preservation
Commission

C. Consent Agenda

Jacksonville
Historic Preservation
Commission

COA-25-32660

1535 Ingleside Ave

August 27, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32660

Address: 1535 Ingleside Avenue, RE# 092116-0000

Location: Northeast corner of Ingleside Avenue and Walsh Street

Owner: Kamesh Aysola
1535 Ingleside Avenue
Jacksonville FL, 32205

Applicant: Same as Owner

Year Built: *c.*1924 *(Property Appraiser) – Primary Structure*
*c.*1964 *(Permitting) – Accessory Structure*

Designation: Riverside Avondale – Contributing *(Primary Structure)*

Request: New Construction – Detached Two-Story Accessory Structure

Summary Scope of Work:
1. Construction of a One-and-a-Half-Story Detached Garage
2. Demolition of an Unlisted One-Story Detached Garage *(Administrative)*

Recommendation: **Approve with Conditions**

Conditions:
Construction of a Detached Two-Story Accessory Structure
1. The garage shall be substantially consistent with the elevation drawings dated **August 12, 2025**, or as otherwise approved by the Historic Preservation Section.
2. The size, orientation and location shall be substantially consistent with the site plan dated **February 1, 2024**, 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. The new accessory structure shall not exceed the height and size of the primary structure.
5. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
6. The garage doors shall be consistent with the Historic Preservation Section's Door Design Guidelines.

Demolition of a Detached One-Story Accessory Structure

7. Demolition scope of work shall be limited to the existing one-story detached accessory structure and a portion of the poured concrete driveway.



PROJECT DESCRIPTION

COA-25-32344 seeks to demolish an unlisted one-story detached accessory structure and construct a new two-story detached accessory structure within the Riverside Avondale Historic District. The property is located on the corner of Ingleside Avenue and Walsh Street. The parcel measures 65 feet in width and 150 feet in length. The primary structure on the property is a one-and-a-half story bungalow residential structure. The structure is characterized by its horizontal siding exterior, hip and gabled shingled roof form, full-width uncovered front porch, and vertical four-over-one windows. The scope of work pertains to the existing detached accessory structure which is characterized by its two-car garage door, concrete block exterior, and flat roof. As proposed, the scope of work includes the demolition of the existing accessory structure and the construction of a new one-and-a-half-story detached garage which will be characterized by its shingled gable roof, two-car garage door, horizontal siding, skylights, and four-over-one windows. The demolition of the existing accessory structure can be approved administratively as the garage is not a contributing structure to the Riverside Avondale Historic District. As such, the report will focus on the construction of the new detached one-and-a-half-story garage.

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:

- According to Building Inspections Division records, the detached garage was constructed around 1964, via permit M6402769.00. Since the Riverside Avondale Historic District was

not established at the time, there was no COA process in place to ensure the construction of a more compatible designed detached garage.

- This proposed scope of work was heard before the Commission in June 2025 and was denied due to the design. Therefore, the applicant applied for another COA application with a significantly different design than the previous.
- Consistent with Section 307.106(m)(8), the design of the proposed structure contains many architectural details that are in keeping with historic elements found throughout the Riverside Avondale Historic District and the primary structure. Such details include:
    - Horizontal lap siding,
    - Four-over-one window pattern; and
    - Shingled gabled roof form.
- The height of the primary structure, as confirmed by the property owner, is twenty-one feet and eight inches (21.8) tall. The overall height of the proposed structure from the finished floor is roughly twenty (20) feet, which is compatible with the heights of the adjacent garage structures. Two-story single-family structures are the dominant development typology along this block, with the majority of the structures having detached garages. The scale and massing of the proposed structure are consistent with neighboring structures and the existing primary structure. For these reasons, the scope of work is consistent with Sections 307.106(m)(1, 3, and 6).
- The four-over-one window pattern with a traditional header height is a typical window design characteristic in the Riverside Avondale Historic District. Additionally, the pedestrian doors on the proposed structure are shown to have a quarter-light four-horizontal-grid design, which can be found within the Riverside Avondale Historic District. Consistent with Section 307.106(m)(2), the proportions and relationships between the window and doors are compatible with the architectural style of the contributing primary structure.
- Consistent with Section 307.106(m)(4), the design of a gable roof form is compatible with the roof form of the primary structure.
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The Design Guidelines for the Riverside Avondale Historic District reference Standards Two (2) and Nine (9) of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two (2) refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed detached garage to the surrounding context is described above. Standard Nine (9) 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 new construction detached garage requires no alterations to the historic primary structure, and the proposed new construction is compatible with the surrounding, contributing structures. The proposed garage is differentiated from historic structures by the finish and materials used while being compatible with the massing, size, scale, and architectural

features of adjacent properties. As such, the proposed scope of work is consistent with Section 307.106(k)(1 and 2).

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

1. Section 307.106(k) General Standards: 1, 2, and 4
2. Section 307.106(m) Guidelines on "New Construction": 1-4, 6 and 8
3. Historic District Design Guidelines, Section on "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

New Construction

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

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

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

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

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

- 307.106(m)(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

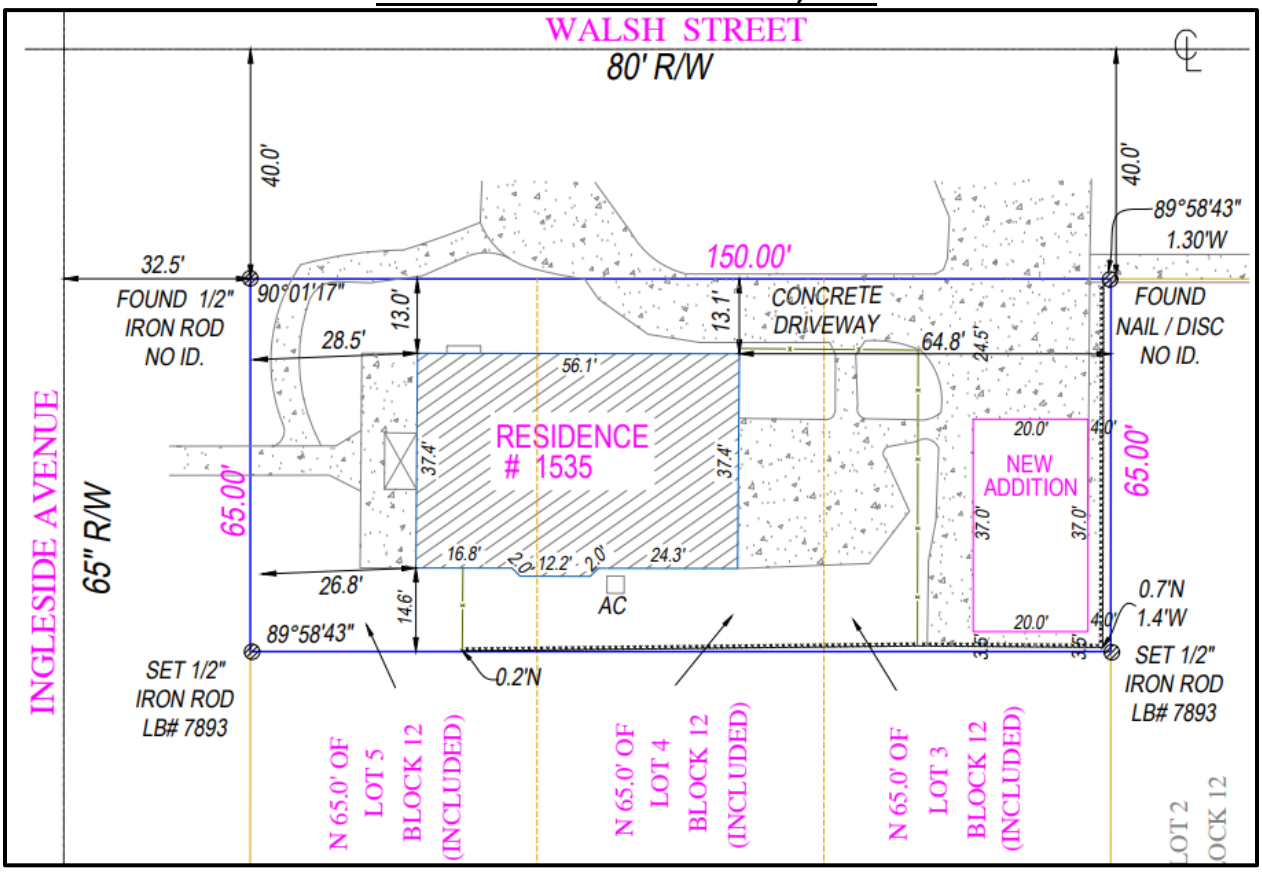


PICTURE OF PROPERTY WITH POSTED SIGN





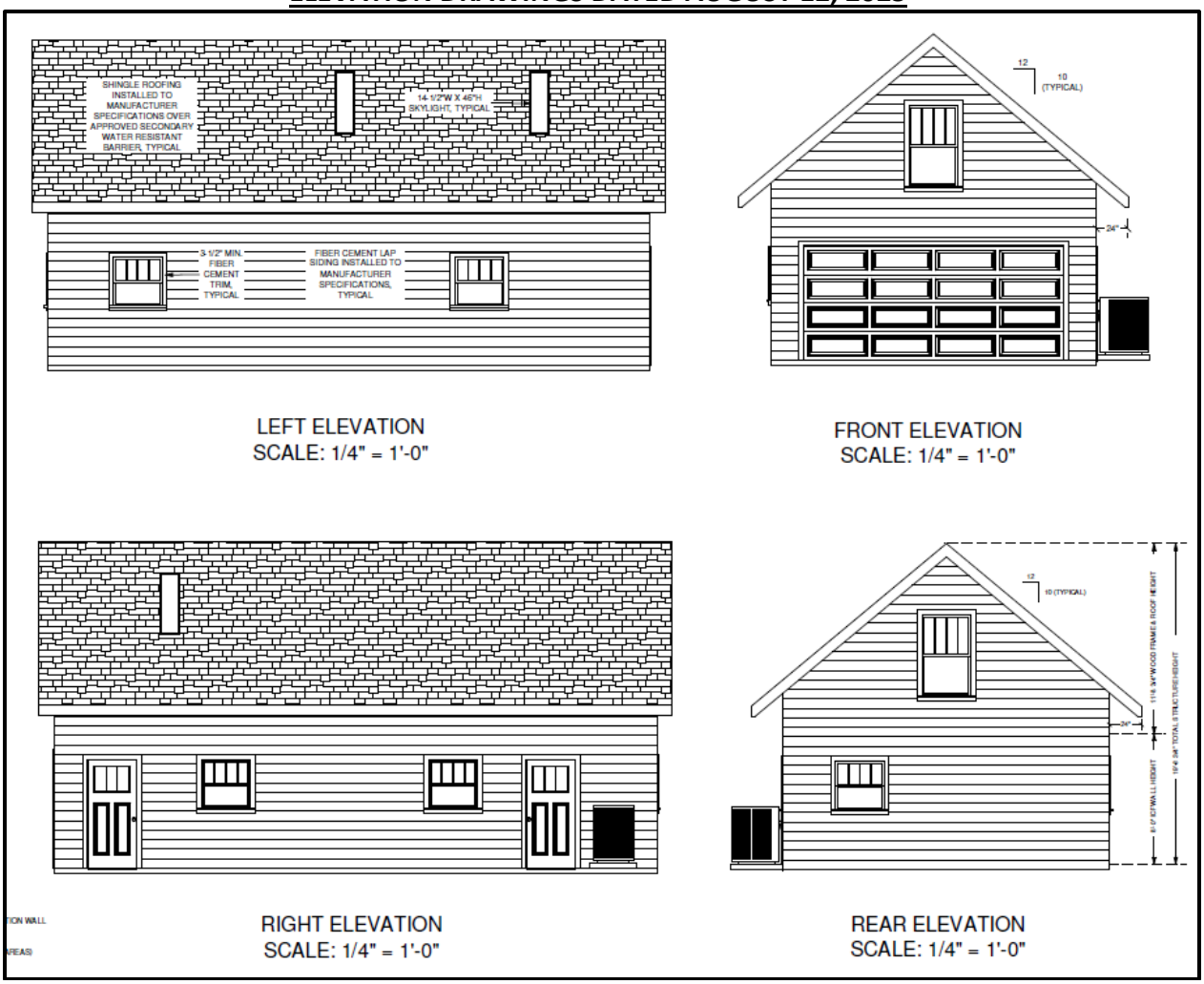
SITE PLAN DATED FEBRUARY 01, 2024



EXISTING ACCESSORY STRUCTURE GARAGE PROPOSED FOR DEMOLITION



ELEVATION DRAWINGS DATED AUGUST 12, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	32660	**Application Status**	FOUND SUFFICIENT
Date Started	07/13/2025	**Date Submitted**	07/17/2025

Planning and Development Department Info

COA # COA-25-32660

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 8/27/2025

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 AYSOLA

First Name KAMESH

Middle Name

Company Name

Mailing Address 1535 INGLESIDE AVENUE

City JACKSONVILLE

State FL

Zip Code 32205

Phone 904 392 7777

Fax 904

Email KAMESH.AYSOLA@GMAIL.COM

General Information On Owner(s)

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

Last Name AYSOLA

First Name KAMESH

Middle Name

Company/Trust Name

Mailing Address 1535 INGLESIDE AVENUE

City JACKSONVILLE

State FL

Zip Code 32205

Phone 9043927777

Fax 904

Email KAMESH.AYSOLA@GMAIL.COM

Description Of Property

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

Map	RE#

	092116 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1535	INGLESIDE AVE	32205

Type Of Improvement

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

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

Proposed Work
DEMOLISHING THE EXISTING GARAGE AND ADDING AN APARTMENT FOR MY PARENTS WITH A NEW GARAGE. THIS WILL BE FOR MY AGING PARENTS WHO ARE CURRENTLY RESIDING IN ST. AUGUSTINE, FL.

Addition Information

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

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

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.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 08/13/2025

COA#: 32660

Address: 1535 Ingleside Avenue
Jacksonville, FL 32205

Owner: Kamesh & Agnes Aysola

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 32660 **were posted on the property/site located at:**

0921160000
Real Estate Number(s)

1535 Ingleside Avenue
Street Address
Jacksonville, FL 32205
City, State Zip Code

Printed Name Kamesh Aysola

Signature Kamesh Aysola

Dated this 13th day of August, 2025.

AYSOLA KAMESH
1535 INGLESIDE AVE
JACKSONVILLE, FL 32205
AYSOLA AGNES

Primary Site Address
1535 INGLESIDE AVE
Jacksonville FL 32205-

Official Record Book/Page
19467-01144

Tile #
6428

1535 INGLESIDE AVE

Property Detail

RE #	092116-0000
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	9048
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	$489,055.00	$519,039.00
Extra Feature Value	$4,664.00	$4,671.00
Land Value (Market)	$148,168.00	$148,168.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$641,887.00	$671,878.00
Assessed Value	$549,776.00	$565,719.00
Cap Diff/Portability Amt	$92,111.00 / $0.00	$106,159.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$499,776.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value

Assessed Value	$565,719.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$514,997.00**

SJRWMD/FIND Taxable Value

Assessed Value	$565,719.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$514,997.00**

`School Taxable Value

Assessed Value	$565,719.00
Homestead (HX)	- $25,000.00
Taxable Value	**$540,719.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19467-01144	11/20/2020	$585,000.00	WD - Warranty Deed	Qualified	Improved
17753-00309	10/21/2016	$450,000.00	SW - Special Warranty	Qualified	Improved
17249-01018	7/22/2015	$100.00	WD - Warranty Deed	Unqualified	Improved
17235-00720	7/6/2015	$120,000.00	SW - Special Warranty	Unqualified	Improved
14982-02242	8/21/2009	$100.00	CT - Certificate of Title	Unqualified	Improved
10295-01411	12/20/2001	$225,000.00	WD - Warranty Deed	Qualified	Improved
03353-01191	5/16/1972	$20,000.00	WD - Warranty Deed	Unqualified	Improved
03353-01190	4/21/1972	$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$1,547.00
2	GRCR2	Garage/Util Bdg Conc	1	19	20	380.00	$3,124.00

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	65.00	125.00	Common	65.00	Front Footage	$148,168.00

Legal

LN	Legal Description
1	3-22 57-2S-26E .223
2	ST JOHNS HEIGHTS
3	LOTS 3,4,5(EX PT RECD
4	O/R 16909-191) BLK 12

Buildings

Building 1
Building 1 Site Address
1535 INGLESIDE AVE Unit
Jacksonville FL 32205-

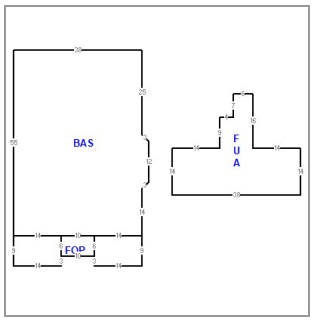
Building Type	0108 - SFR CLASS 2
Year Built	1924
Building Value	$519,039.00

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile

Type	Gross Area	Heated Area	Effective Area
Base Area	2118	2118	2118
Finished upper story 1	664	664	631
Patio	126	0	6
Finished Open Porch	60	0	18
Patio	126	0	6
Total	3094	2782	2779

Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	3.000	
Rooms / Units	1.000	



2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$565,719.00	$50,722.00	$514,997.00	$5,655.92	$5,828.17	$5,593.59
Urban Service Dist1	$565,719.00	$50,722.00	$514,997.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$565,719.00	$25,000.00	$540,719.00	$1,622.61	$1,673.53	$1,619.29
By Local Board	$565,719.00	$25,000.00	$540,719.00	$1,179.70	$1,215.54	$1,160.27
School Board Voted	$565,719.00	$25,000.00	$540,719.00	$524.78	$540.72	$540.72
FL Inland Navigation Dist.	$565,719.00	$50,722.00	$514,997.00	$14.39	$14.83	$13.90
Water Mgmt Dist. SJRWMD	$565,719.00	$50,722.00	$514,997.00	$89.61	$92.34	$87.70
Urb Ser Dist1 Voted	$565,719.00	$50,722.00	$514,997.00	$0.00	$0.00	$0.00
			Totals	$9,087.01	$9,365.13	$9,015.47

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$641,887.00	$549,776.00	$50,000.00	$499,776.00
Current Year	$671,878.00	$565,719.00	$50,722.00	$514,997.00

2025 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

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:

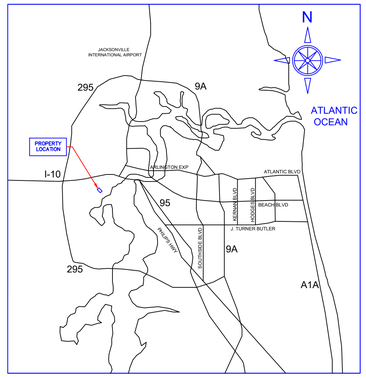
More Information

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

PROPOSED SITE PLAN DATED FEBRUARY 1, 2024

AG DESIGN GROUP, LLC.
ANGEL E. GUERRERO
(904) 755-3051

AYSOLA RESIDENCE
1535 INGLESIDE AVE
JACKSONVILLE, FL 32205



SCHEDULE OF DRAWINGS:

A–0. MAP LOCATION AND PLOT PLAN.

A–1. PARTIAL VIEW EXISTING 1ST FLOOR PLAN, PARTIAL VIEW EXISTING 1ST FLOOR PLAN WITH PROPOSED PLAN, 2ND FLOOR PLAN AND GENERAL NOTES.

A–2. 1ST AND 2ND FLOOR ELECTRICAL PLANS WITH GENERAL ELECTRICAL NOTES.

A–3. SECTION WALLS AND ROOF PLAN WITH GENERAL ROOF NOTES.

A–4. ELEVATION PLANS.

A–5. FLASHING DETAILS WITH GENERAL NOTES.

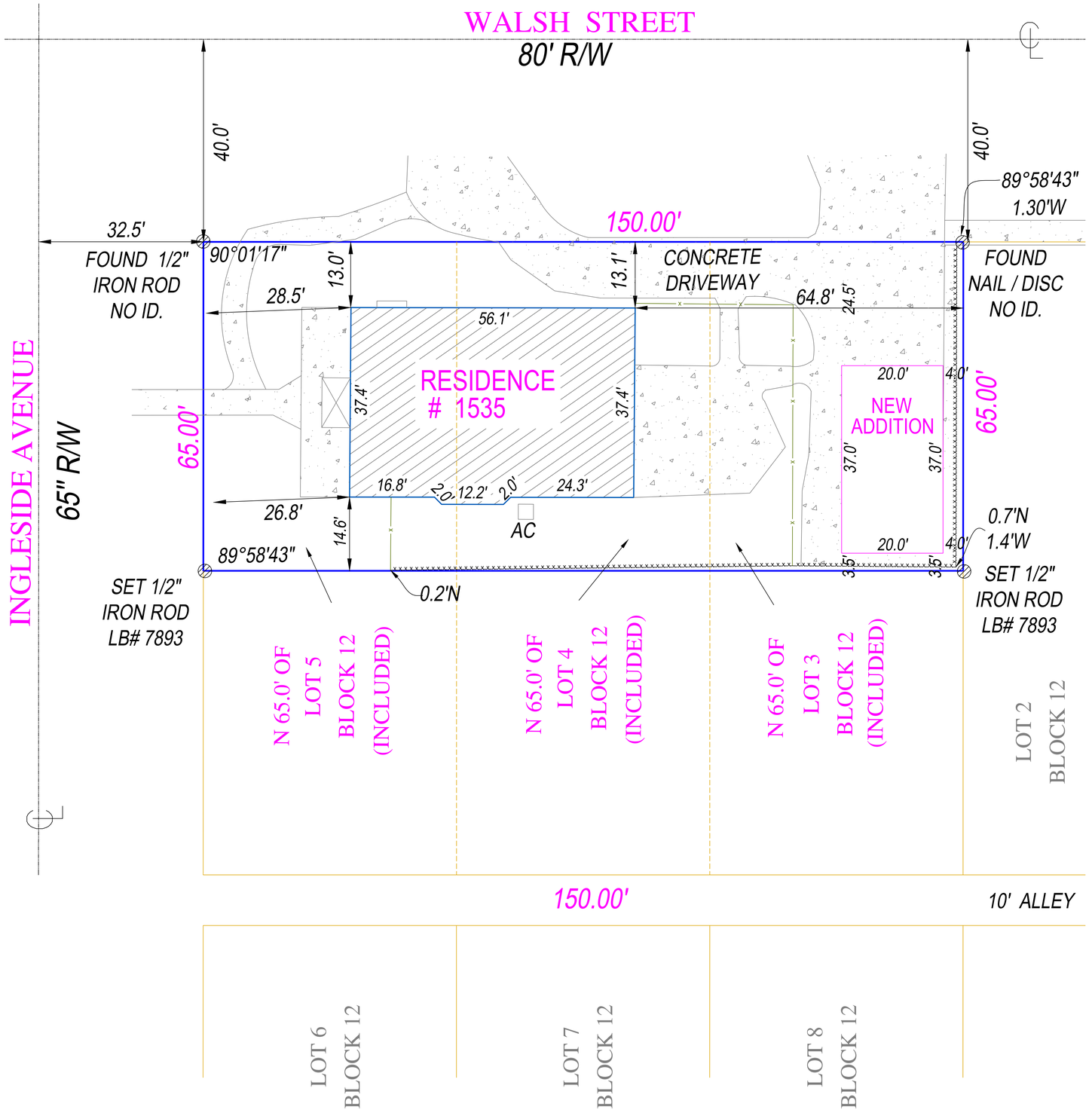
TOTAL SQUARE FOOTAGE	
1ST AND 2ND FLOOR EXISTING HOUSE. (HEATING AND COOLING AREA).	2,782
ENTRY	60
DECKS	252
NEW ADDITIONS:	
1ST FLOOR	388
2ND FLOOR	620
GARAGE	351
BALCONY	120
TOTAL S.Q :	4,573

SQUARE FOOTAGE	
ENCLOSED CONDITIONED (NEW 1ST AND 2ND FLOOR).	1,008
UNCONDITIONED (GARAGE AND BALCONY).	471

TOTAL SQUARE AREAS:		
A. AREA OF ALL ENCLOSED CONDITIONED SPACE.	SQ	1,008
B. ALL UNENCLOSED SPACE.	SQ	471
C. NEW ADDITION TOTAL SQ FOOTAGE	SQ	1,479
D. VOLUME OF ENCLOSED CONDITIONED SEE ENERGY REPORT. VOLUME IS# ( ).		

NOTES:

1. THIS IS A CONCEPTUAL ARCHITECTURAL DRAWINGS AND THIS DESIGN NEEDS ENGINEERING PLANS.
2. BUILDER AND CONTRACTORS WILL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, FINISH FLOOR ELEVATIONS, PLATE HEIGHTS, VERIFY PITCH, NEW ROOF PLACEMENT OF CONVENTIONAL FRAME AND MATCH EXISTING HOUSE AND ALL CONDITIONS OF THE JOB PRIOR TO CONSTRUCTION.
3. THE PURPOSE OF THESE PLANS IS TO BUILT A NEW 2 STORY ADDITION AT THE REAR OF THE EXISTING HOUSE. MAIN HOUSE REMAIN THE SAME.



PROPERTY ADDRESS:
1535 INGLESIDE AVE
JACKSONVILLE, FL 32205

LEGEND:

- EXISTING HOUSE
- PROPOSED ADDITION
- METAL FENCE X---X---X
- WOOD FENCE X---X---X

SQUARE FOOTAGE OF THE LOT.	9,147.0
SQUARE FOOTAGE OF THE EXISTING HOUSE AND NEW ADDITION.	4,573.0
DRIVEWAY AND SIDEWALK.	2,799.0
AC PAD.	9.0
TOTAL SQUARE FOOTAGE	7,381.0

LOT COVERAGE PERCENT MAX. TO BUILD IS 50%

BUILDING COVERAGE IS 50% – IMPERVIOUS IS 65%

NOTES:

SET BACKS:
FRONT 20'
REAR 10'
SIDES 5' EA. SIDE.

TOTAL HIGH TO BUILD 35'

SET BACKS ARE MEASURED TO THE FURTHERS PROJECTION ON SITE PLAN.

THE HEIGHT OF THE HOUSE REMAIN THE SAME. (THIS PLOT PLAN IS AN APPROXIMATE DESIGN BASED ON THE INFORMATION OBTAINED FROM THE HOMEOWNERS OF THE EXISTING SURVEY PLAN).

FOR STRUCTURAL INFORMATION, SEE ENGINEERING PLANS.

DIMENSIONS MAY VARY SLIGHTLY DUE TO FIELD MODIFICATIONS AND ADJUSTMENTS.

BUILDING HEIGHT FOR NEW ADDITION IS 23'–1".

PLOT PLAN
SCALE: 3/32" = 1'–0"

REVISIONS	BY

AG DESIGN GROUP, LLC.
ANGEL E. GUERRERO
(904) 755-3051
COPYRIGHT NOTICE THESE PLANS, DESIGNS, AND IDEAS ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF A.E.G. ALL RIGHTS RESERVED.

AYSOLA RESIDENCE
1535 INGLESIDE AVE
JACKSONVILLE, FL 32205

CUSTOMER
AYSOLA RESIDENCE

ADDRESS
1535 INGLESIDE AVE
JACKSONVILLE, FL

DESIGNED
A.G.

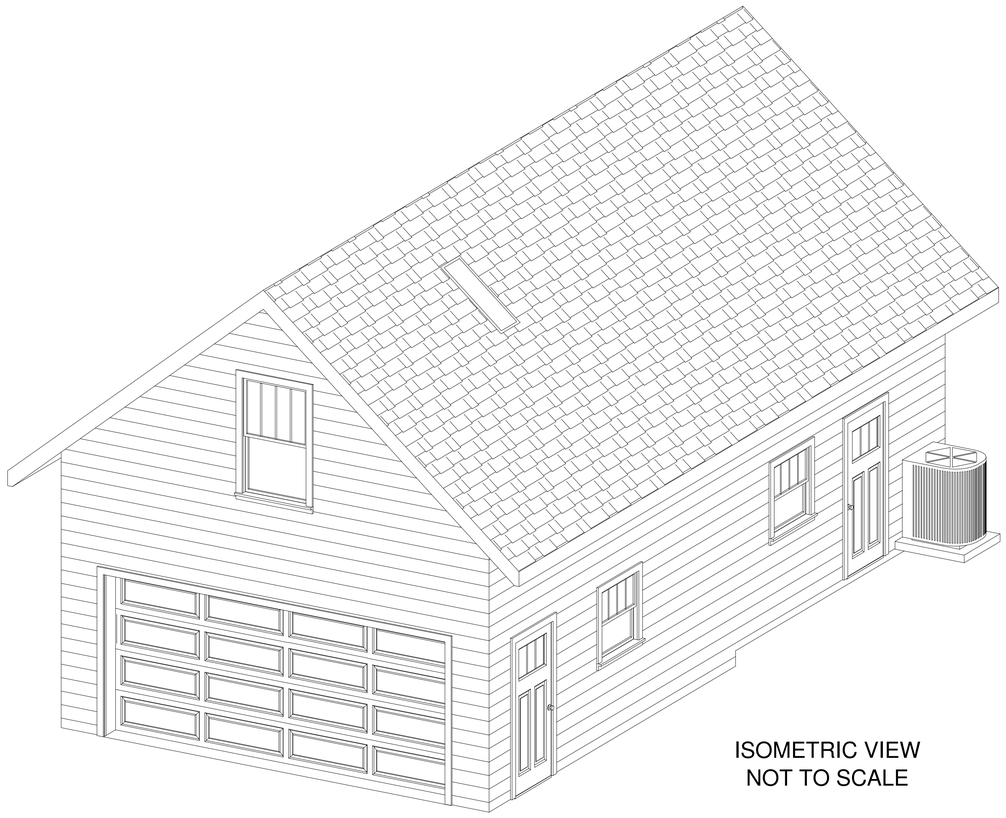
DATE
02.01.24

SCALE
AS NOTED.

A–0

SHEET 1–6

PROPOSED PLANS DATED AUGUST 12, 2025



ISOMETRIC VIEW
NOT TO SCALE

SCOPE OF WORK:

NEW 1-1/2 STORY ICF ACCESSORY DWELLING UNIT WITH GARAGE

LIVING AREA: 817 SQ FT
NON-LIVING AREA: 663 SQ FT
TOTAL STRUCTURE AREA: 1,480 SQ FT

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES: FLORIDA BUILDING CODE, 8TH EDITION, ALL SUPPLEMENTAL CODES, THE FLORIDA FIRE PREVENTION CODE, AND THE CURRENT NATIONAL ELECTRICAL CODE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ASPECTS OF THIS DESIGN PRIOR TO THE START OF CONSTRUCTION.

TABLE OF CONTENTS:

1.) COVER PAGE, DESIGN CRITERIA, & CODE INFORMATION

2.) FLOOR PLANS
STRUCTURAL FLOOR PLANS

3.) EXTERIOR ELEVATIONS
CROSS SECTION DETAILS

4.) FOUNDATION PLAN
FLOOR FRAMING PLAN
ROOF PLAN

5.) STRUCTURAL NOTES & DETAILS

6.) ELECTRICAL PLANS

DESIGN CRITERIA:

WIND SPEED: 160 MPH, 3-SECOND GUST, 124 MPH ASD
EXPOSURE: B
RISK CATEGORY: II

ENCLOSED RESIDENTIAL = 0.18
INTERNAL PRESSURE CO-EFFICIENT

WINDBORNE DEBRIS PROTECTION REQUIRED FOR WINDOWS IF NOT IMPACT RATED.

DESIGN LOADS:

ROOF: 20 PSF LIVE & 20 PSF DEAD LOADS
FLOOR: 40 PSF LIVE & 15 PSF DEAD
EXTERIOR STAIRS & LANDINGS: 40 PSF
DECKS: 40 PSF

COMPONENTS & CLADDING
DESIGN PRESSURES:

(ALL EXTERIOR)
ZONE 1: +22.3 / - 35.0 PSF
ZONE 2: +22.3 / -61.6 PSF
ZONE 3: +23.3 /-92.0 PSF
ZONE 4: +38.8 / -42.0 PSF
ZONE 5: +38.8, -51.8 PSF

WINDOW & DOOR DESIGN
PRESSURES: +38.8 / -51.8 PSF

AYSOLA ACCESSORY DWELLING

1535 INGLESIDE AVENUE
JACKSONVILLE, FL 32205

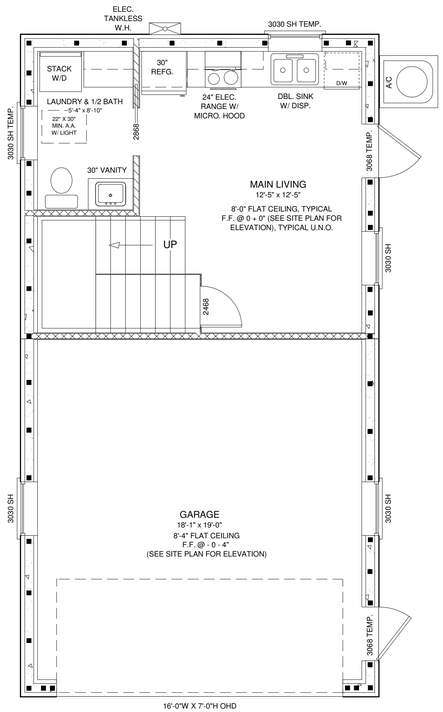
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HNP STRUCTURAL ENGINEERING
520 12TH ST W, SUITE 205
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941.524.6436

AYSOLA ACCESSORY DWELLING
1535 INGLESIDE AVENUE
JACKSONVILLE, FL 32205

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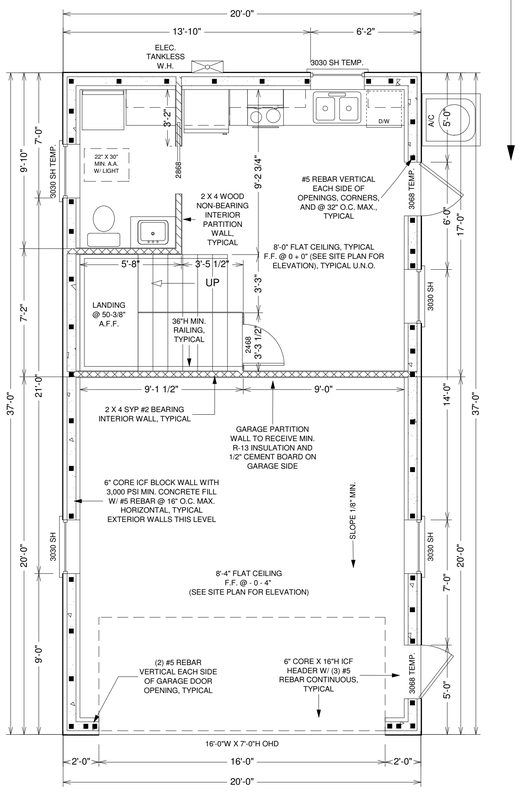
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GROUND FLOOR LIVING AREA	SECOND FLOOR LIVING AREA	TOTAL LIVING AREA
340 SQ FT	477 SQ FT	817 SQ FT
		TOTAL NON-LIVING AREA
GARAGE AREA	ATTIC AREA	663 SQ FT
400 SQ FT	263 SQ FT	
TOTAL GROUND FLOOR AREA	TOTAL SECOND FLOOR AREA	TOTAL STRUCTURE AREA
740 SQ FT	740 SQ FT	1,480 SQ FT

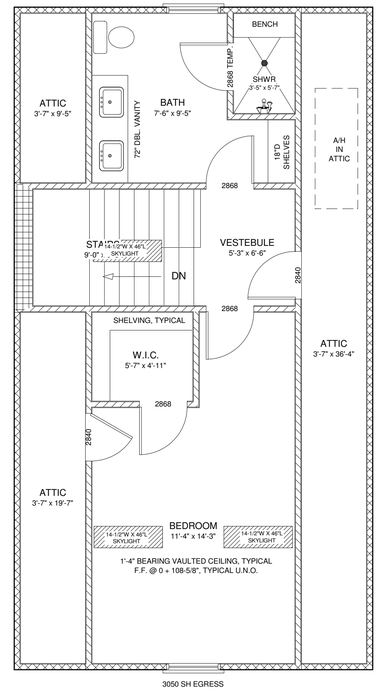


GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

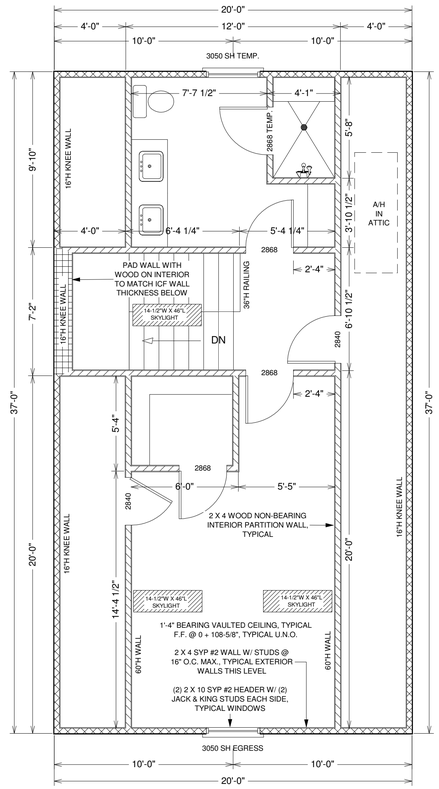
SECTION A-A, PAGE 3



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



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



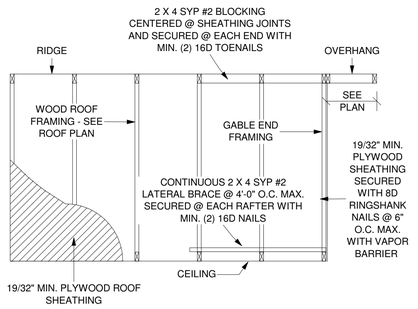
SECOND FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

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BRADENTON, FL 34205

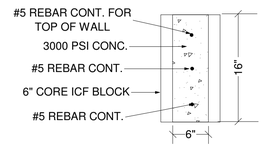
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GABLE END DETAIL FOR CONVENTIONAL FRAMING
NOT TO SCALE

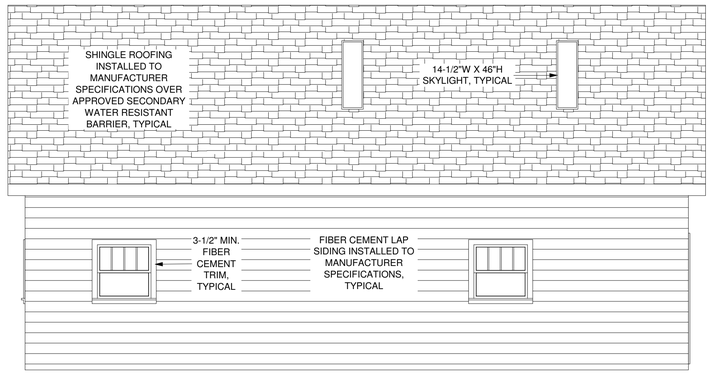


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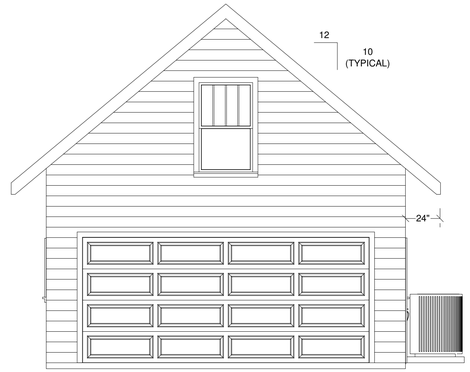
ADD #3 REBAR STIRRUP @ 12" O.C. MAX. FOR GARAGE DOOR OPENING.

TYPICAL DOOR & WINDOW HEADER

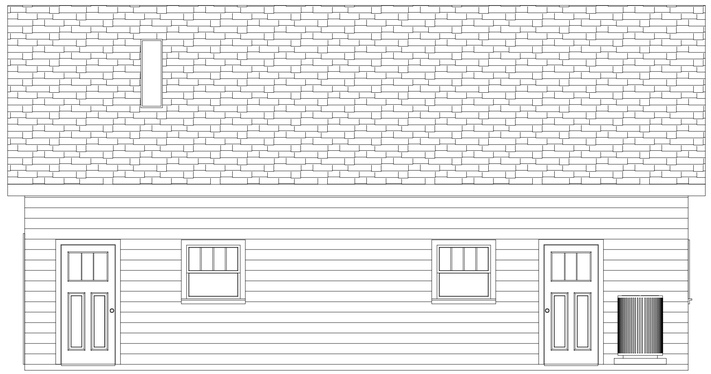
CONCRETE HEADER DETAIL
SCALE: 3/4" = 1'-0"



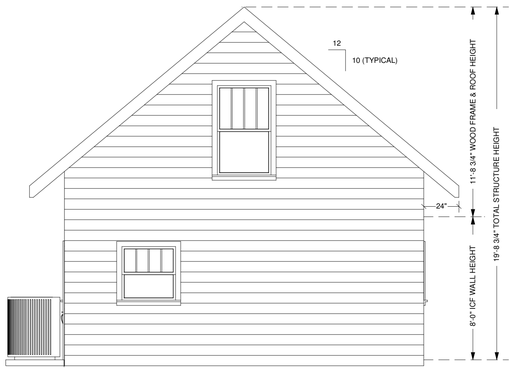
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



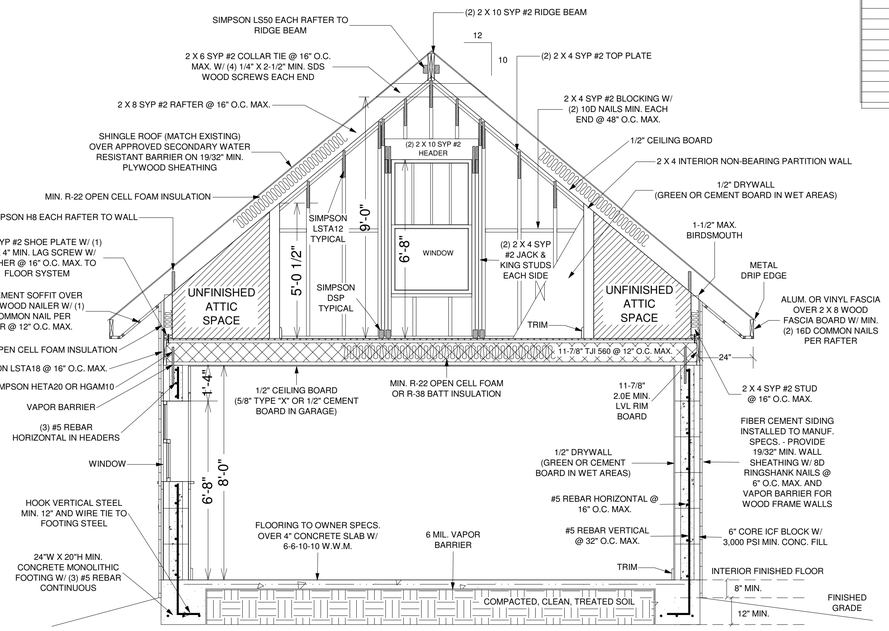
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



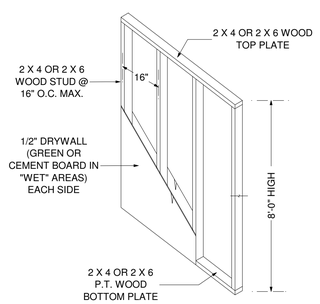
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



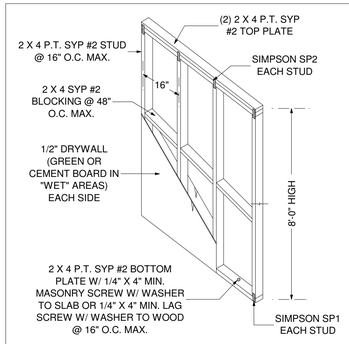
REAR ELEVATION
SCALE: 1/4" = 1'-0"



SECTION A-A
SCALE: 3/8" = 1'-0"



TYPICAL INTERIOR NON-BEARING
PARTITION WALL SECTION
SCALE: 3/8" = 1'-0"



TYPICAL INTERIOR BEARING
WALL SECTION
SCALE: 3/8" = 1'-0"

PAGE

3 OF 6

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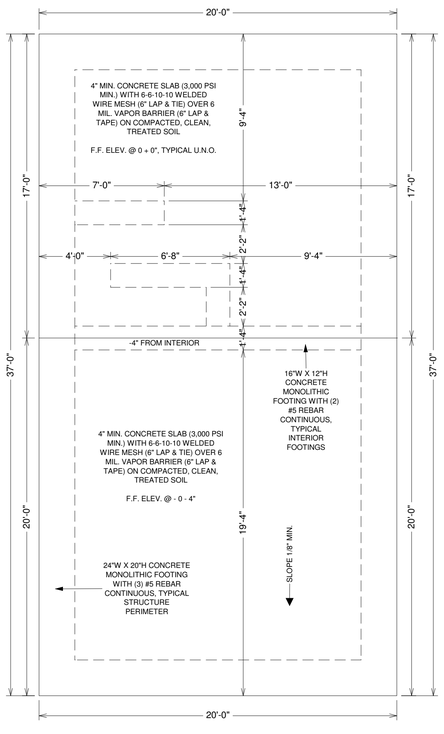
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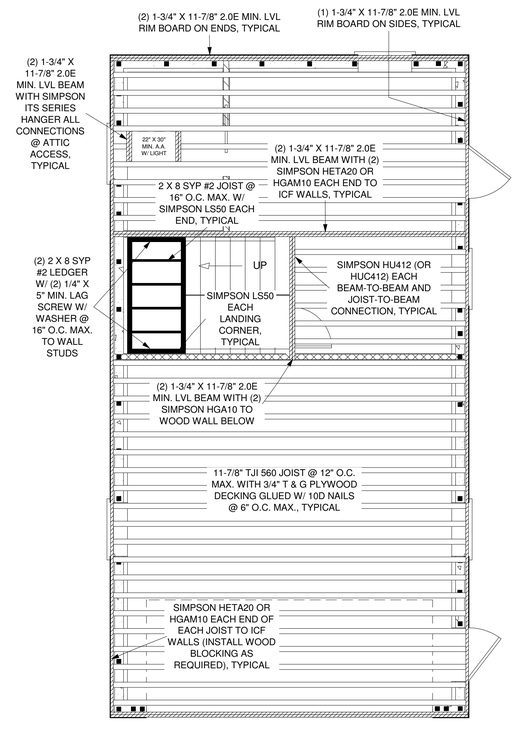
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NOTE:

THIS FOUNDATION WAS DESIGNED FOR A MINIMUM SOILS BEARING CAPACITY OF 2,000 PSF.



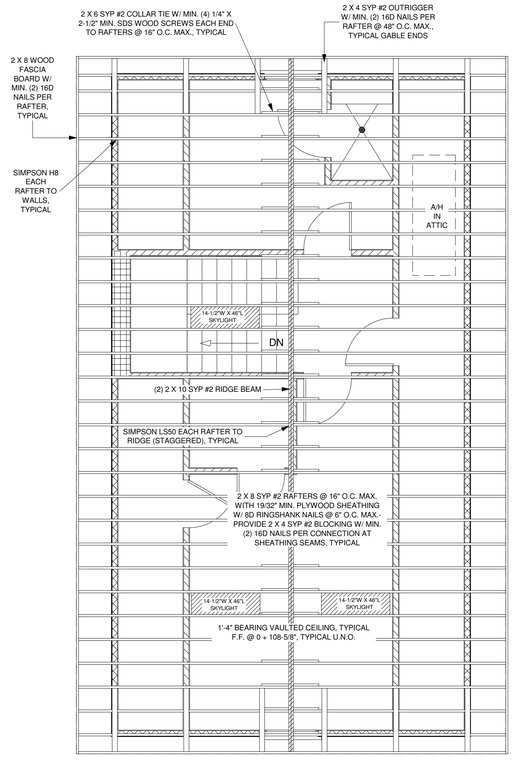
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

NOTE:

PROVIDE GALVANIZED METAL FLASHING AND SEALANT AROUND ALL SKYLIGHTS AND ROOF PENETRATIONS TO PREVENT LEAKS.



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

ROOF NOTES:

ROOF FRAMING: 2 X 8 SYP #2 RAFTER @ 16" O.C. MAX. WITH 2 X 6 COLLAR TIE W/ MIN. (4) 1/4" X 2-1/2" MIN. SDS WOOD SCREWS EACH END TO RAFTERS

COVERING: ASPHALT SHINGLE ROOFING (MATCH EXISTING) OVER (1) LAYER APPROVED SECONDARY WATER RESISTANT BARRIER

PITCH: 10 IN 12 (TYPICAL)

OVERHANGS: 24" SIDES, 12" MIN. GABLES

PAGE

4 OF 6

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CAST-IN-PLACE CONCRETE NOTES:

1.) CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C-150. AGGREGATE CONFORMING TO ASTM C-33 AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989, AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

2.) CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS:

TYPE	MIN. f'c (28 DAYS)	SLUMP	W/C RATIO	AGG. SIZE
COLUMNS	3000 PSI	3" TO 5"	.46	#57
ELEVATED SLABS	3000 PSI	3" TO 5"	.46	#89
FOOTINGS	3000 PSI	3" TO 5"	.50	#57
SLABS-ON-GRADE	3000 PSI	3" TO 5"	.50	#57
TIE BEAMS	3000 PSI	4" TO 6"	.50	#89
BOND BEAMS	3000 PSI	8" TO 11"	.50	#89

IN ALL SALT ATMOSPHERES, A MINIMUM 5,000 PSI CONCRETE* SHALL BE USED. APPROXIMATE GUIDELINE, WITHIN 1,500 FEET OF SALT WATER SOURCE.

* FOR STRUCTURAL MEMBERS (MAX. W/C = 0.4)

3.) ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.

4.) ALL REINFORCED STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS DI 4.

5.) WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTEM A-185 (FLAT SHEETS ONLY).

6.) ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

7.) REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 48 TIMES BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

8.) UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

A.) CONCRETE EXPOSED TO WEATHER: 2"
B.) CONCRETE NOT EXPOSED TO EARTH OR WEATHER (BEAMS & COLUMNS): 1-1/2"
C.) FOUNDATIONS EXPOSED TO EARTH: 3"

9.) BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHAL BE PLASTIC TIPPED OR STAINLESS STEEL.

10.) ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.

11.) FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

SITE PREPARATION NOTES

1.) THE BUILDING SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER.

2.) IF THE SITE PREPARATION REQUIREMENTS ARE NOT SPECIFIED BY A GEOTECHNICAL REPORT THE FOLLOWING PROCEDURES SHOULD BE USED AS A MINIMUM:

A.) WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" ON EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.

B.) THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

C.) FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8-INCH LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BASED ON THE MODIFIED PROCTOR TEST.

D.) ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL.

E.) PROVIDE FIELD DENSITY TESTS FOR EACH 1,500 SQUARE FEET OF BUILDING AREA FOR EACH LIFT OF CONTROLLED FILL.

TERMITE PREVENTION SPECIFICATIONS:

1.) A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

2.) CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS.

3.) IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS, SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.

4.) TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES. EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.

5.) INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.

6.) SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.

7.) BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.

8.) MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.

9.) CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.

10.) SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.

11.) AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED.

12.) ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.

13.) A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUNTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

14.) AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.

15.) NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

SLAB ON GRADE NOTES

1.) PROVIDE CONCRETE SLABS OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER, 6" LAPPED & TAPED.

2.) SLABS SHOULD BE CURED WITH A SEALING AND CURING COMPOUND AS SOON AS POSSIBLE. REFER TO SPECS FOR CURING COMPOUNDS.

3.) WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. SEE THE SITE PLAN AND ARCHITECTURAL DRAWINGS (IF APPLICABLE) FOR LOCATIONS, DIMENSIONS, ELEVATIONS, JOINTING DETAILS AND FINISH DETAILS. PROVIDE 4" WALKS REINFORCED WITH 6-6-10-10 WELDED WIRE FABRIC (6" LAPPED & TIED) UNLESS OTHERWISE NOTED.

4.) SLABS TO BE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED (2 TO 3%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260.

5.) ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS", "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" ACCI302. HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.

6.) SLABS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING FLATNESS/LEVELNESS REQUIREMENTS:

SLAB CATEGORY	SPECIFIED	LOCAL MINIMUM
FLAT	Ff = 35	Ff=23 Fl=13

GENERAL STRUCTURAL NOTES:

1.) THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THEIR SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING WORK. THE ENGINEER WILL NOT ADVISE NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.

3.) THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY, AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4.) THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5.) DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, THE STANDARD BEST PRACTICES OF THAT TRADE SHALL BE USED.

6.) LOADING APPLIES TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURE MEMBERS. THE LIVE LOADING USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL THE STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.

WOOD FRAMING NOTES

1.) WOOD CONSTRUCTION, CONNECTIONS, AND NAILING REQUIREMENTS SHALL CONFORM TO THE FLORIDA BUILDING CODE 8TH EDITION WITH SUPPLEMENTS.

2.) ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.

3.) ALL LOAD BEARING WALL FRAMING SHALL BE NUMBER 2 GRADE SOUTHERN PINE OR BETTER.

4.) ALL JOIST AND RAFTER FRAMING SHALL BE NUMBER 2 GRADE SOUTHERN PINE OR BETTER.

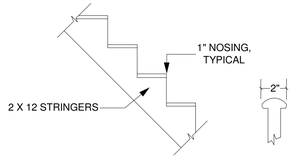
5.) ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS.

6.) BOLTS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

7.) PREFABRICATED "MICRO-LAM" LUMBER HEADERS AND BEAMS SHALL BE AS MANUFACTURED BY "TRUSS JOIST MacMILLIAN CORP.", BOISE, IDAHO OR APPROVED EQUAL. DO NOT CUT OR NOTCH MICRO-LAM MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.

8.) PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE COMPANY". INSTALL ALL ACCESSORIES ARE PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (ZMAX COATING G185 OR HDG).

STAIR & HANDRAIL DETAIL
NOT TO SCALE



RISER + RISER + TREAD = 24" TO 25-1/2"

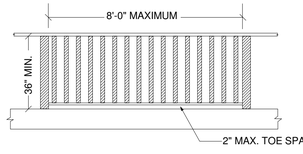
7-1/4" + 7-1/4" + 10" = 24-1/2"

RISERS @ 15
TREADS @ 14

STAIRS TO BE BUILT PER THE FBC 8TH EDITION - ALL HANDRAILS TO HAVE 1-1/4" TO 2" MAX. GRASPABILITY. RAILING TO BE 34" - 38" ABOVE LEADING EDGE OF TREAD.

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP NOSING EDGE OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST NOSING EDGE OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1-1/2" (38 MM) BETWEEN WALL AND THE HANDRAILS. STAIR FLIGHTS THAT ARE 30" OR LESS IN HEIGHT ARE NOT REQUIRED TO HAVE HANDRAILS.

THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4". THE MINIMUM RISER HEIGHT SHALL BE 4". THE MINIMUM TREAD DEPTH, EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 9 INCHES, THE MINIMUM WINDER TREAD DEPTH AT THE WALK LINE SHALL BE 10", AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6". TREADS AND RISERS OF STAIRS SHALL BE PERMITTED TO BE SO PROPORTIONED THAT THE SUM OF TWO RISERS AND A TREAD IS NOT LESS THAN 24 INCHES OR MORE THAN 25-1/2". EVERY TREAD LESS THAN 10" WIDE SHALL HAVE A NOSING, OR EFFECTIVE PROJECTION, OF APPROXIMATELY 1" OVER THE LEVEL IMMEDIATELY BELOW THAT TREAD. OPEN RISERS ARE ONLY PERMITTED WITHIN THE BOTTOM 30" OF THE FLIGHT OF STAIRS.



NOTE: INSTALL BALLUSTERS SUCH THAT A 4" SPHERE WILL NOT PASS BETWEEN BALLUSTERS. GUARD RAILS TO BE CONSTRUCTED IN COMPLIANCE WITH FBC 8TH EDITION AND ALL SUPPLEMENTAL CODES.

TYPICAL GUARDRAIL DETAIL
NOT TO SCALE

PAGE

5 OF 6

ENGINEERING BY:
HNP STRUCTURAL ENGINEERING
520 12TH ST W, SUITE 205
BRADENTON, FL 34205
941.524.6436

AYSOLA ACCESSORY DWELLING
1535 INGLESIDE AVENUE
JACKSONVILLE, FL 32205

8-12-25

Dreamcatcher Building Designs
(941) 462-0110
www.DreamcatcherBuildingDesigns.com

ELECTRICAL NOTES:

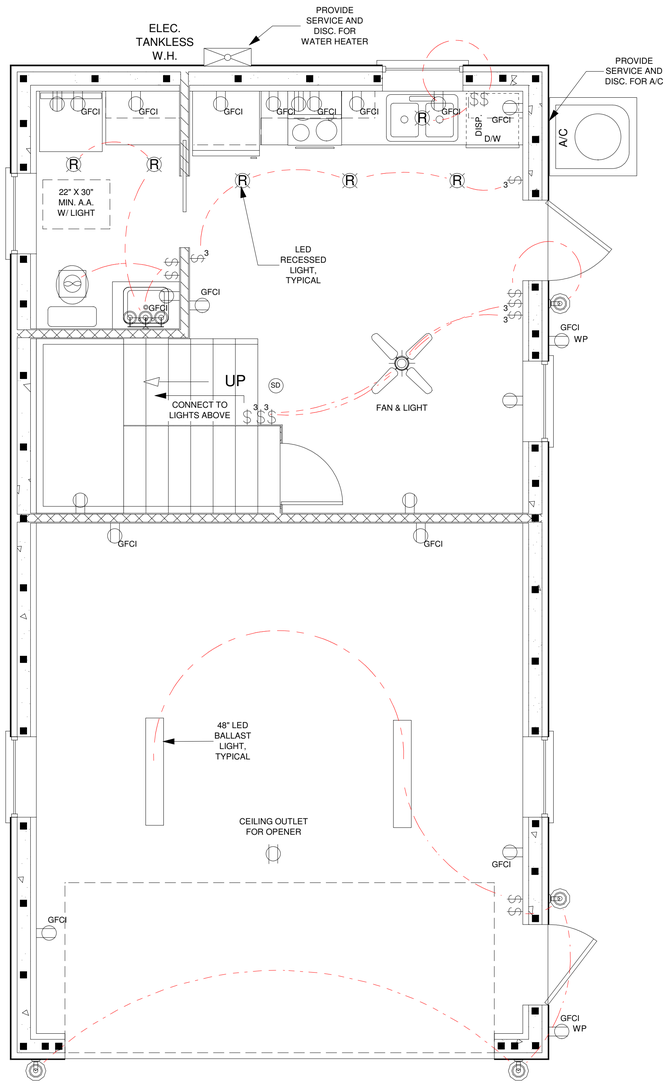
1.) ALL WORK IS TO BE DONE TO 2020 NATIONAL ELECTRICAL CODE STANDARDS.

2.) ALL WIRING IS TO BE COPPER AND/OR CONDUIT AND TERMINATED IN APPROPRIATE JUNCTIONS.

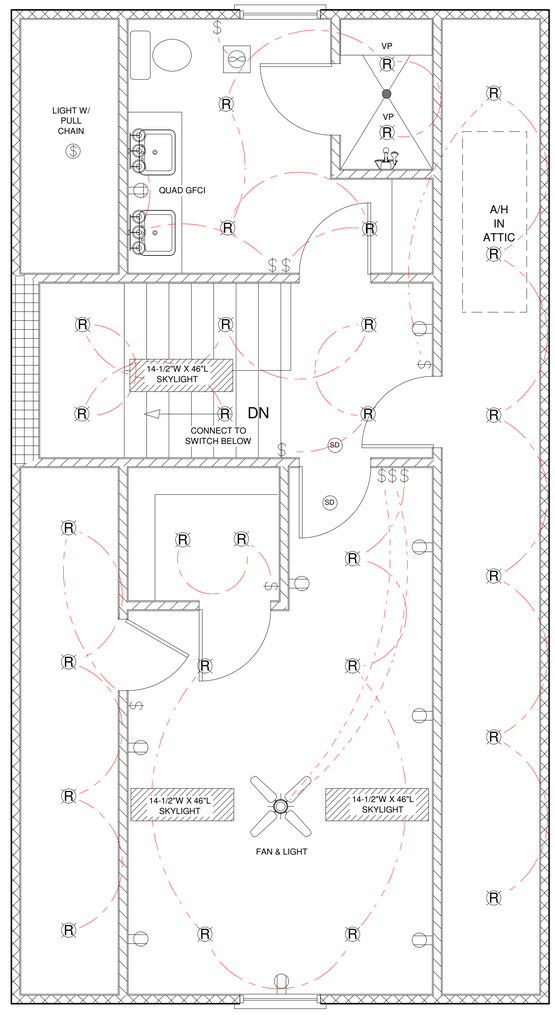
3.) ALL OUTLETS IN LIVING AREAS ARE TO BE AFCI-PROTECTED. ALL OUTLETS IN "WET" AREAS OR WITHIN 6 FEET OF A WATER SOURCE ARE TO BE GFCI-PROTECTED. ALL EXTERIOR OUTLETS ARE TO HAVE A WEATHER-RESISTANT COVER.

4.) ALL RECESSED LIGHTS ON EXTERIOR OR IN SHOWER AND TUB AREAS ARE TO HAVE A VAPOR OR WEATHER RESISTANT COVER.

5.) ALL SMOKE DETECTORS ARE TO BE HARDWIRED. CARBON MONOXIDE DETECTION IS REQUIRED IN THE SAME LOCATIONS, COMBINATION UNITS MAY BE USED.



GROUND FLOOR ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"

PAGE

6 OF 6

ENGINEERING BY:
HNP STRUCTURAL ENGINEERING
520 12TH ST W, SUITE 205
BRADENTON, FL 34205
941.524.6436

AYSOLA ACCESSORY DWELLING
1535 INGLESIDE AVENUE
JACKSONVILLE, FL 32205

8-12-25

Dreamcatcher Building Designs
(941) 462-0110
www.DreamcatcherBuildingDesigns.com

EXISTING PHOTOS OF THE SUBJECT STRUCTURE





FINAL ORDER

FOR

COA-25-32344

BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-25-32344**

IN RE: The Certificate of Appropriateness Application of:

Address: **1535 Ingleside Avenue, RE# 092116-0000**

Owner: **Kamesh Aysola**
1535 Ingleside Avenue
Jacksonville, Florida 32205

Applicant: **Same as Owner**

ORDER ON COA-25-32344: DENIED

Having duly considered both the testimonial and documentary evidence presented at the meeting and public hearing on **June 25, 2025**, including the COA Application and the Planning and Development Department's Staff Report and Recommendation and all attachments thereto ("Staff Report"), a portion of which is attached hereto as **EXHIBIT A**, and **on file** in its entirety in the Planning and Development Department, the Jacksonville Historic Preservation Commission hereby

FINDS AND DETERMINES:

1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and

1. That as stated in the record, substantial competent evidence demonstrates that application **COA-25-32344** does not meet the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code; and

2. That the findings and recommendations in the Staff Report for application **COA-25-32344**, to the extent consistent with this **Order**, are hereby adopted and incorporated herein; and

3. That the land which is the subject of application **COA-25-32344** is owned by **Kamesh Aysola** and **Agnes Aysola.**

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

Application **COA-25-32344** is hereby **DENIED**

Executed this 3 day of **July 2025.**

FORM APPROVED:

Carla A. Lopera
Office of General Counsel

Michael Montoya
Chairman
Historic Preservation Commission

Copies to:

Owner: **Kamesh Aysola**
1535 Ingleside Avenue
Jacksonville, Florida 32205

Applicant: **Same as Owner**

RIGHT TO APPEAL. Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) calendar days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by Section 307.203, Ord. Code. Failure to file a Notice of Appeal with the Legislative Services Division within the time prescribed waives the right to appeal this Order.

NOTICE: This Order does not become final until the twenty-one (21) day appeal period has elapsed or, if such an appeal has been filed, until all proceedings have been completed. Therefore, any work commenced during this appeal period is done at the risk of the owner and/or the applicant.

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EXHIBIT A

June 25, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-32344

Address: 1535 Ingleside Avenue, RE# 092116-0000

Location: Northeast corner of Ingleside Avenue and Walsh Street

Owner: Kamesh Aysola
1535 Ingleside Avenue
Jacksonville FL, 32205

Applicant: Same as Owner

Year Built: *c.*1924 *(Property Appraiser) – Primary Structure*
*c.*1964 *(Permitting) – Accessory Structure*

Designation: Riverside Avondale – Contributing (Primary Structure)

Request: New Construction – Detached Two-Story Accessory Structure

Summary Scope of Work:
1. Construction of a two-story detached garage
2. Demolition of an unlisted one-story detached garage (Administrative)

Recommendation: **Deny**



PROJECT DESCRIPTION

COA-25-32344 seeks to demolish an unlisted one-story detached accessory structure and construct a new two-story detached accessory structure within the Riverside Avondale Historic District. The property is located on the corner of Ingleside Avenue and Walsh Street. The parcel measures 65 feet in width and 150 feet in length. The primary structure on the property is a one-and-a-half story bungalow residential structure. The structure is characterized by its horizontal siding exterior, hip and gabled shingled roof form, full-width uncovered front porch, and vertical four-over-one windows. The scope of work pertains to the existing detached accessory structure which is characterized by its two-car garage door, concrete block exterior, and flat roof. As proposed, the scope of work includes the demolition of the existing accessory structure and the construction of a new two-story detached garage which will be characterized by its flat roof, two-car garage door, horizontal siding, and gridded windows. The demolition of the existing accessory structure can be approved administratively as the garage is not a contributing structure to the Riverside Avondale Historic District. As such, the report will focus on the construction of the new detached two-story garage.

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:

- According to Building Inspections Division records, the detached garage was constructed around 1964, via permit M6402769.00. Since the Riverside Avondale Historic District was not established at the time, there was no COA process in place to ensure the construction of a more compatible designed detached garage.
- The proposed height of the structure is 19'6" while the existing primary structure's height is 21'8". Although the proposed structure is technically shorter than the primary structure, due to the scale and massing of the proposed work, it will read as a full two-story building making the primary structure appear to be subordinate. Additionally, the proposed structure is only able to achieve the 19'6" height due to its flat roof which is incompatible with the existing primary structure's hip and gable roof form. As such, the proposed scope of work is inconsistent with Sections 307.106(m)(1, 3, 4, and 6), Section 307.106(k)(1 and 2) and the Historic Preservation Guidelines for the Riverside Avondale Historic District, "New Construction."
- This section of Walsh Street is a short block which features a cul-de-sac. This small section features eight separate properties, with only one property (3568 Walsh Street – RE#: 092115-0000) featuring a flat roof. 3568 Walsh is an unlisted property which was constructed in 1953 according to the Property Appraiser website. The other seven properties along this short block feature some sort of pitched roof form.
- The proposed two-story garage will be characterized by a majority of 6-over-6 windows. The existing primary structure is characterized by a majority of 4-over-one windows. Additionally, the windows on the primary structure are evenly spaced throughout. The proposed two-story structure has windows placed sporadically with no uniform size and with large amounts of empty wall space. Therefore, due to the combination of

sporadically placed windows and no uniform size, the proposed scope of work is inconsistent with Section 307.106(m)(2).

- As mentioned previously, the proposed structure will be characterized by a flat roof form. The primary structure currently has a hip and gabled roof form. Therefore, the proposed roof form is incompatible with the architectural style and character of the primary structure. As such, the proposed scope of work is inconsistent with Section 307.106(m)(4).
- Although the proposed detached two-story garage will feature lap siding and gridded windows, the proposed design does not capture the character defining architectural details of the primary structure. These architectural details include the hip and gabled roof shingled roof form, the vertical four-over-one windows, and the evenly spaced window openings. As such, the proposed scope of work is inconsistent with Section 307.106(m)(8), Section 307.106(k)(1 and 2) and the Historic Preservation Guidelines for the Riverside Avondale Historic District, "New Construction."

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

- Section 307.106(k) General Standards: 1 and 2
- Section 307.106(m) Guidelines on New Construction: 1-4, 6 and 8
- Historic Preservation Guidelines for the Riverside Avondale 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;

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)(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.

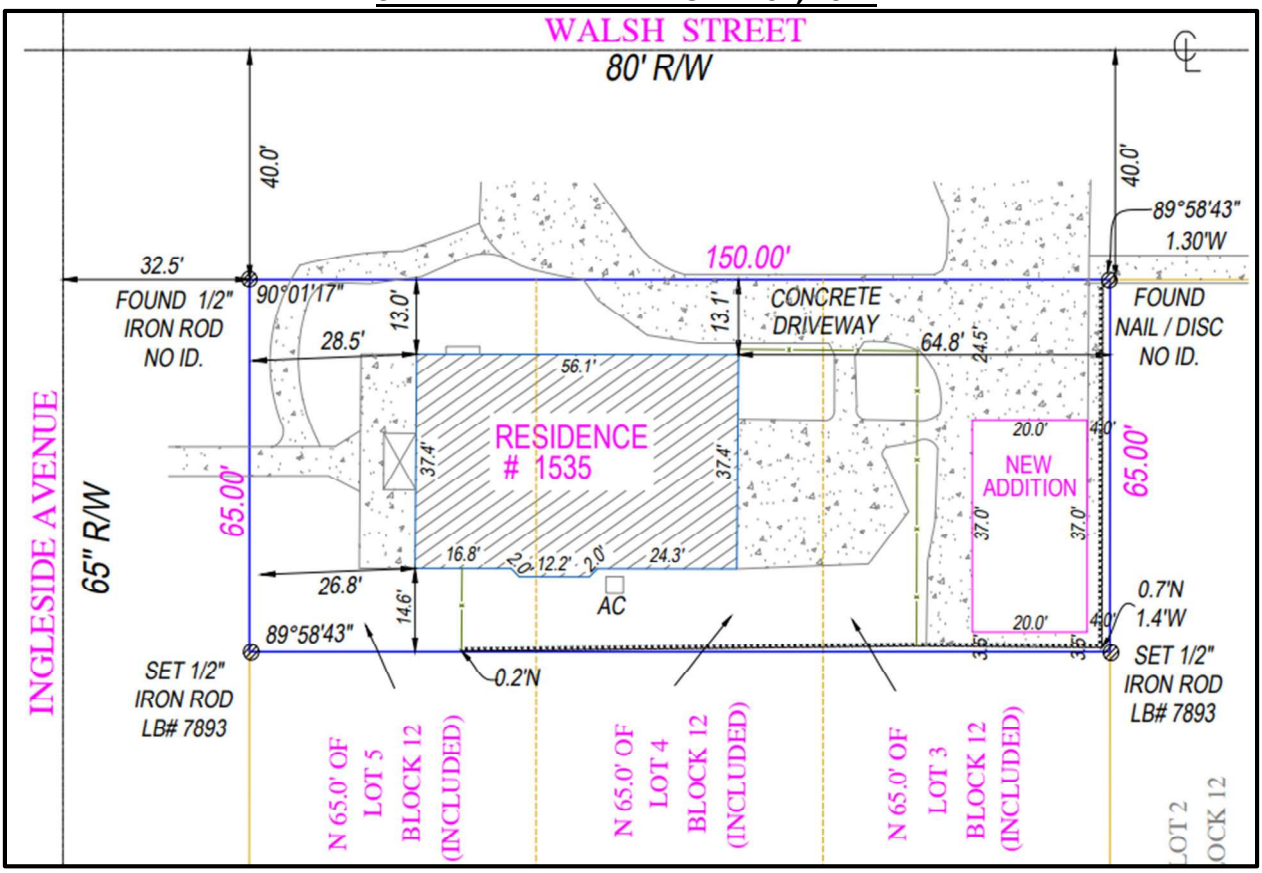
LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



SITE PLAN DATED FEBRUARY 01, 2024

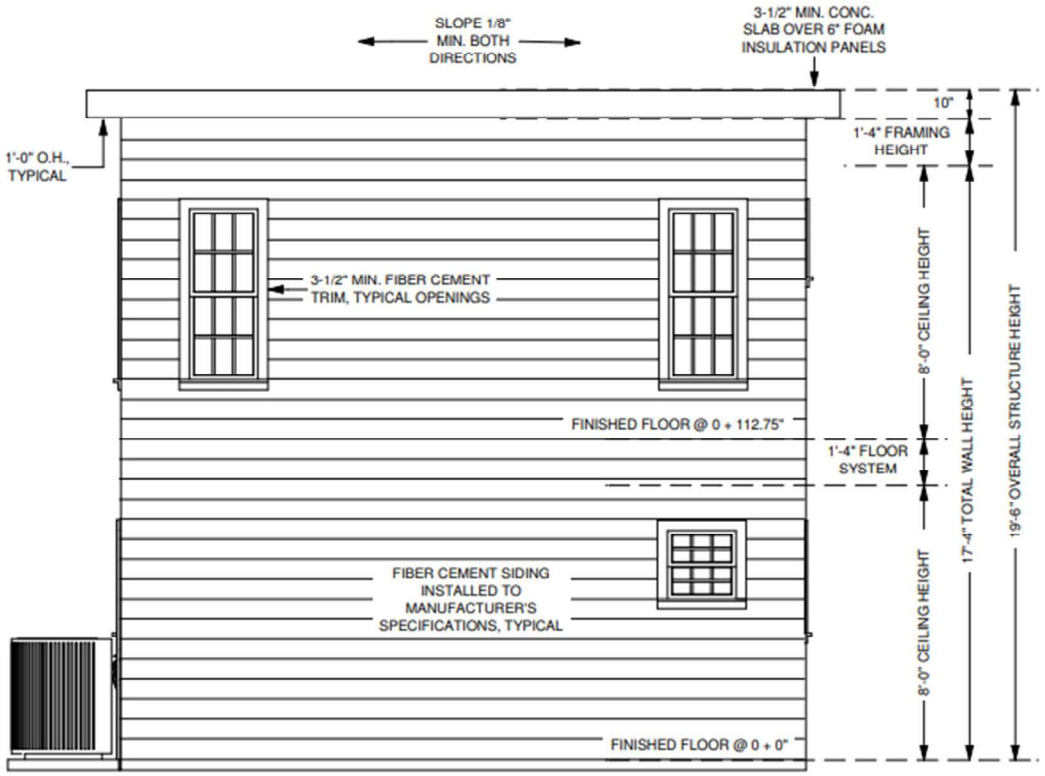


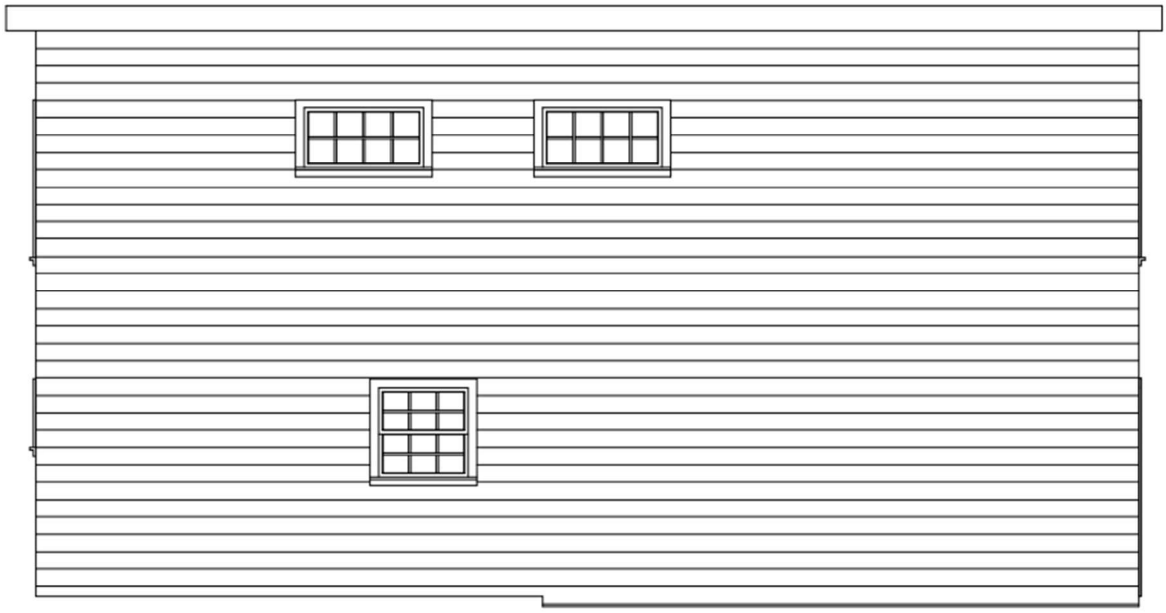
EXISTING ACCESSORY STRUCTURE GARAGE PROPOSED FOR DEMOLITION



ELEVATION DRAWINGS DATED MAY 14, 2025







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



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

COA-25-32414

231 Laura St N

August 27, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32414

Address: 231 Laura Street North, RE# 073696-0000

Location: Southeast corner of Laura Street North and Monroe Street West

Owner: Raef and Carmen Godwin
Historic Urban Core, LLC
4834 Malpas Lane
Jacksonville, Florida 32210

Applicant: Brooke Robbins
Robbins Design Studio, P.A.
40 East Adams Street, Suite LL50
Jacksonville, Florida 32202

Year Built: c. 1951 (*Property Appraiser*)

Designation: Local Landmark (LM-25-06; Ordinance 2025-0464)

Request: Alterations

Summary Scope of Work:
1. Install new entry doors and windows on the first floor front and side elevations
2. Install new window openings on the second floor of the front and side elevations
3. Remove front signage (Administrative)
4. Remove paint from side elevation (Administrative)
5. Replace metal roof of first floor like-for-like (Administrative)
6. Repair stone cap (Administrative)
7. Install new canvas awning along the entrance front, corner and side (Administrative)
8. Repoint the glazed brick (Administrative)
9. Lower the existing side entry and replace the door and awning (Administrative)
10. Replace two non-historic windows on the second floor (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

1. The awnings shall not obscure significant architectural features.
2. The awnings shall be attached in a manner that would minimize damage to the wall surface.
3. The shape of the awnings shall follow the lines of the window and door openings.
4. For brick surfaces, the awnings shall be installed into the mortar joints rather than the brick.
5. The proposed doors shall be installed according to the latest version of the Door Design Guidelines.
6. Door installation shall have minimal damage to the existing structure.
7. Paint removal shall be consistent with National Park Service (NPS) Preservation Briefs #1 and #10.
8. The design shall be substantially consistent to the plans submitted July 15, or as otherwise approved by the Historic Preservation Section.
9. Any new brick work shall match the size, color, and texture of the historic brick.
10. Repointing shall be consistent with National Park Service (NPS) Preservation Brief #2.
11. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.) during the course of the work, the repairs shall be made with like materials. If wholesale replacement is necessary and the existing materials are not historic, then the replacement materials shall be historically appropriate.
12. The new metal roof shall match the design and materials of the existing metal roof.
13. Any new window openings shall be aligned with existing windows along the top.
14. All new windows shall fit the original openings both horizontally and vertically.
15. All windows shall be recessed within the openings (not flush with the wall or have permanent nailing fins).
16. All new windows shall be wood, wood-clad, wood-blend, vinyl, metal, or cellular PVC.
17. Any window replacement shall be consistent with Staff analysis.
18. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
19. 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-25-32414 seeks to conduct multiple alterations to the front and side elevations of the structure. The subject property is a two-story mid-century commercial structure that originally functioned as a mixed-use space. The building is characterized by its commercial style architecture, its glazed brick exterior, its corner signage on the second floor corner, its terrazzo kick plates and entrance flooring, and projecting signage. The proposed work includes the removal of the security bars at the entry, to be replaced with plate glass windows and a terrazzo footing with a new metal awning that extends from the front, around the corner, and partially down the side elevation. Additionally, paint will be removed from the brick and tile and the exterior will be cleaned and repointed. The metal roof on the first floor corner will be removed and replaced in kind and the stone cap on the second floor will be repaired. On the second floor of the front elevation, the applicant proposes to remove the signage and install a new window opening in that location. On the first floor of the side elevation, an operable window wall opening will be installed, a new door opening will be installed, and the doorway and awning on the left end will be moved downward to be level with the sidewalk. On the second floor of this elevation, the two existing non-historic windows will be replaced and four new window openings will be installed.

Due to the street-visibility of the new window openings and the storefront alterations, this application must be reviewed by the Jacksonville Historic Preservation Commission.

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 have a minimal effect on any historical architectural features. The work will retain architecturally significant features such as the metal roof, the tile sign, the glazed brick, and the overall form of the structure while making compatible alterations to allow for a new use. Furthermore, disturbance of archaeological remains will be minimal to none. As such, the proposed development is consistent with Sections 307.106(k)(1-3).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- Consistent with Sections 307.106(l)(1-3 and 7), the applicant's scope of work includes compatible alterations to the structure while repairing and maintaining its defining characteristics. The installation of new window and door openings and the enclosure of the entry with storefront windows are part of an effort to make the structure fit for mixed-use as a commercial first floor and residential second floor.
- Standard Nine (9) emphasizes that exterior alterations shall not destroy historic materials and shall be 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. Based on the proposed design of the glass storefront enclosure, it will maintain the openness of the existing covered patio since it will consist of a transparent glass material and will not obscure any significant details of the masonry building.

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

- Section 307.106(k) General Standards: 1-4
- Section 307.106(l) Guidelines on Alterations: 1-3 and 7

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)(3) – Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.

- 307.106(l)(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.

Secretary of the Interior's Standards

- 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 3 – Each property shall be recognizes as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

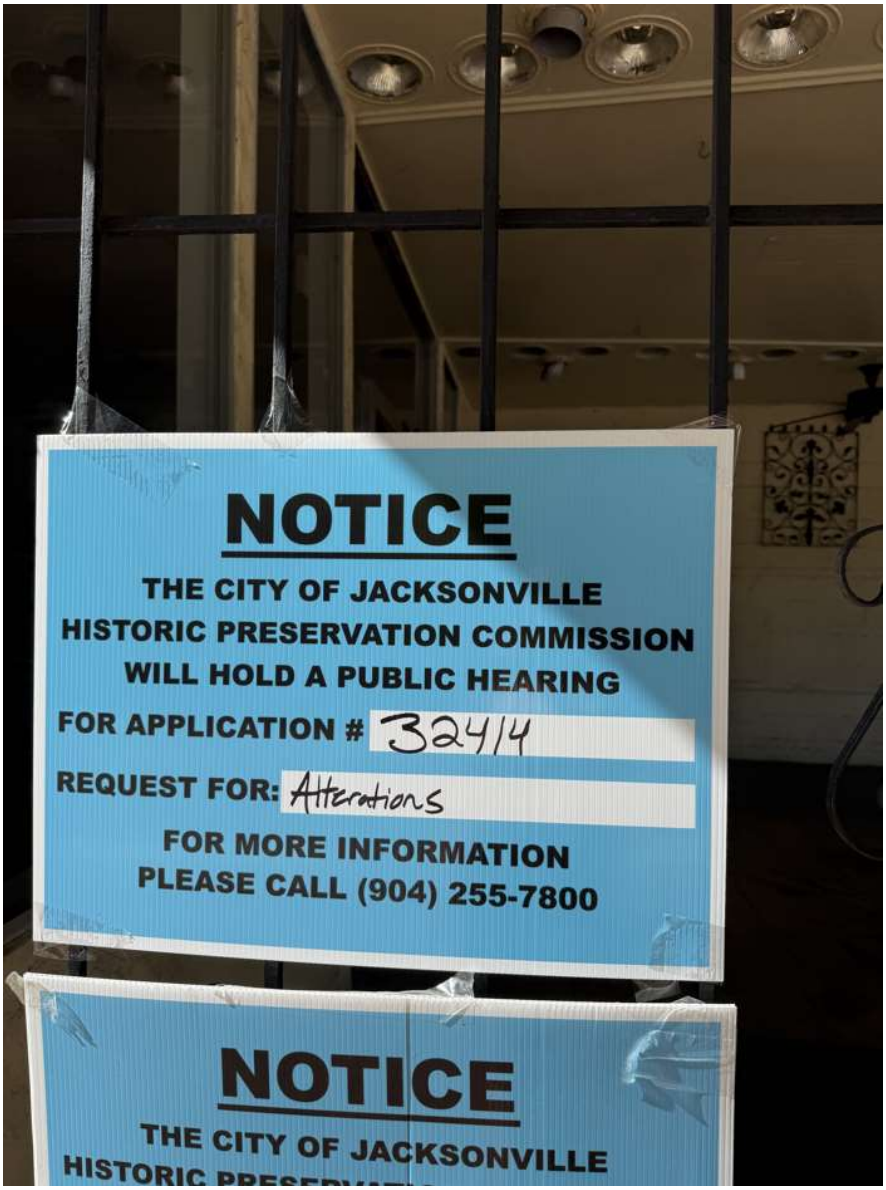
- Standard 9 – New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

LOCATION MAP

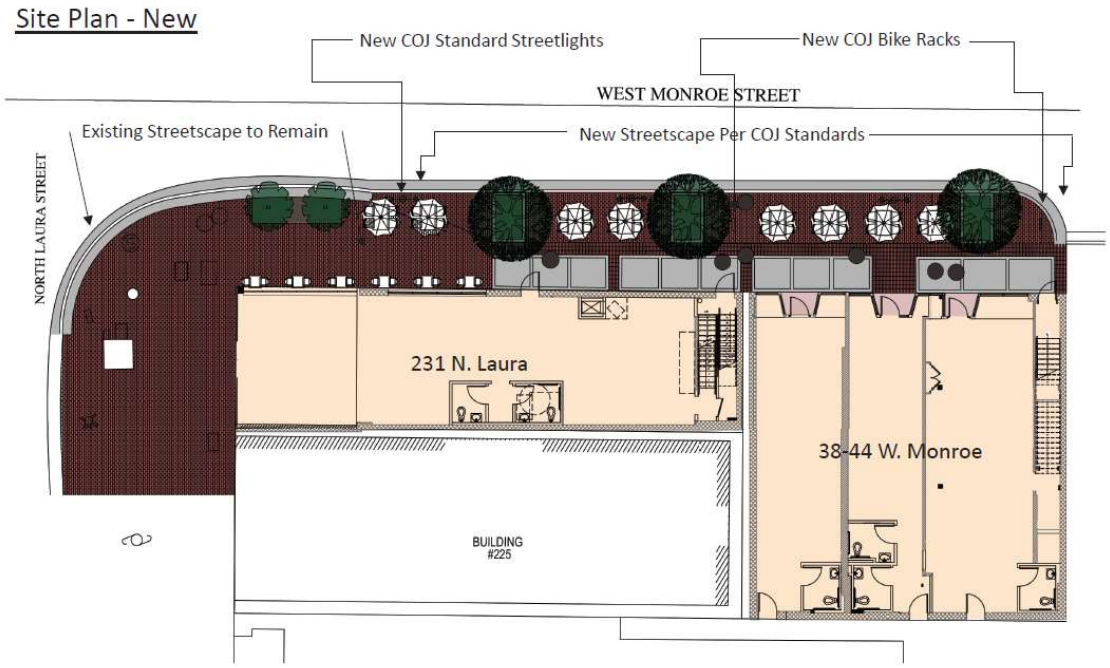


POSTED SIGN PICTURES

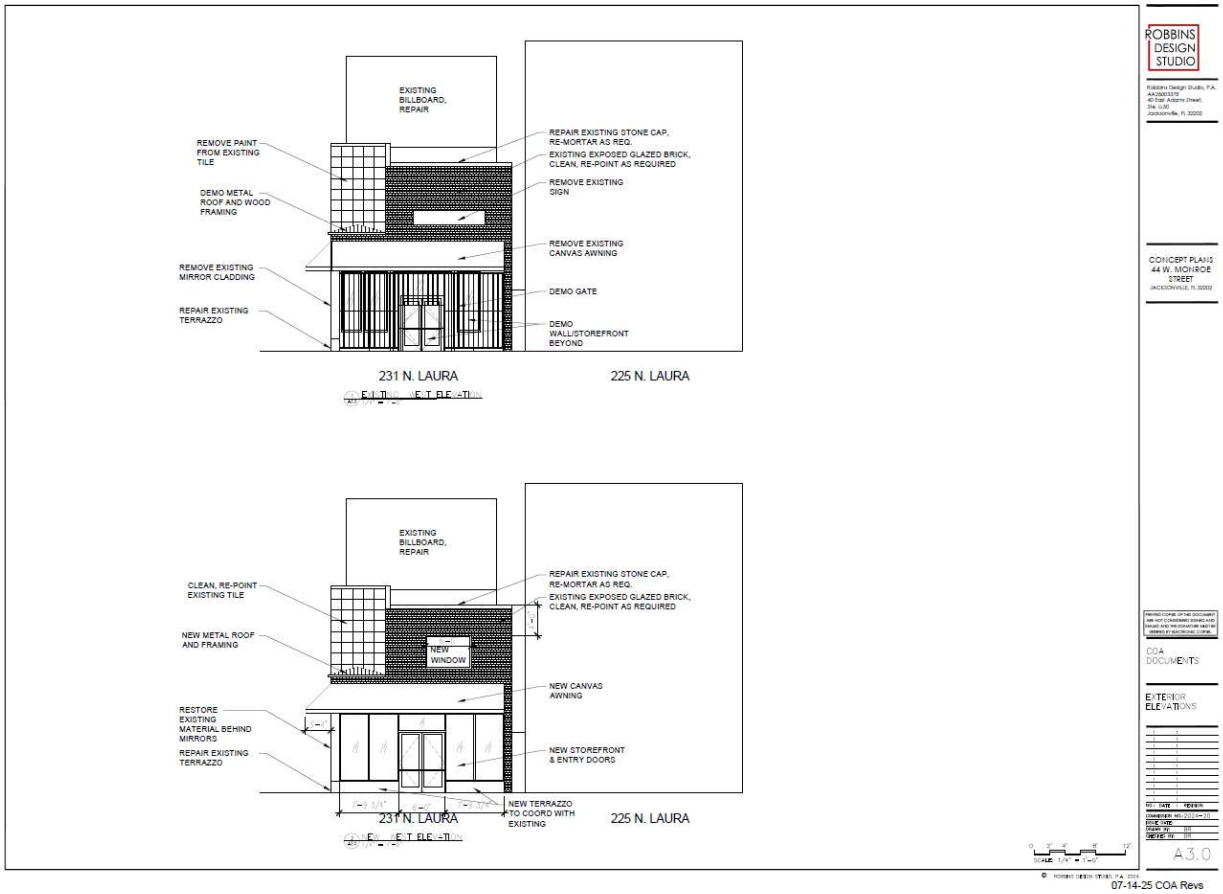


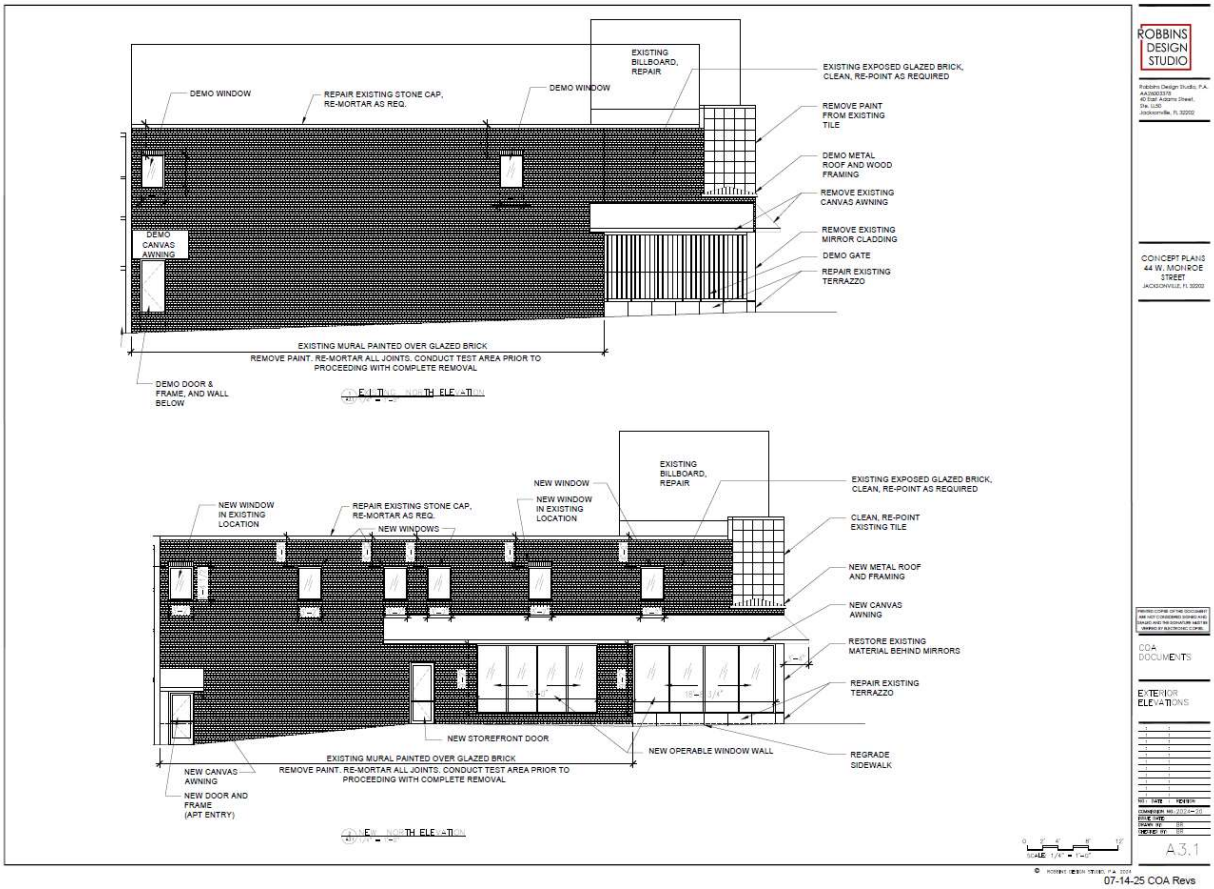

NOTICE
THE CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING
FOR APPLICATION # 3241/4
REQUEST FOR: Alterations
FOR MORE INFORMATION
PLEASE CALL (904) 255-7800
NOTICE
THE CITY OF JACKSONVILLE

SUBMITTED SITE PLAN



UPDATED ELEVATIONS SUBMITTED JULY 15, 2025




DEMO WINDOW
REPAIR EXISTING STONE CAP, RE-MORTAR AS REQ.
DEMO WINDOW
EXISTING BILLBOARD, REPAIR
EXISTING EXPOSED GLAZED BRICK, CLEAN, RE-POINT AS REQUIRED
REMOVE PAINT FROM EXISTING TILE
DEMO METAL ROOF AND WOOD FRAMING
REMOVE EXISTING CANVAS AWNING
REMOVE EXISTING MIRROR CLADDING
DEMO GATE
REPAIR EXISTING TERRAZZO
DEMO CANVAS AWNING
EXISTING MURAL PAINTED OVER GLAZED BRICK
REMOVE PAINT. RE-MORTAR ALL JOINTS. CONDUCT TEST AREA PRIOR TO PROCEEDING WITH COMPLETE REMOVAL
DEMO DOOR & FRAME, AND WALL BELOW
NEW WINDOW IN EXISTING LOCATION
REPAIR EXISTING STONE CAP, RE-MORTAR AS REQ.
NEW WINDOWS
NEW WINDOW
NEW WINDOW IN EXISTING LOCATION
EXISTING BILLBOARD, REPAIR
EXISTING EXPOSED GLAZED BRICK, CLEAN, RE-POINT AS REQUIRED
CLEAN, RE-POINT EXISTING TILE
NEW METAL ROOF AND FRAMING
NEW CANVAS AWNING
RESTORE EXISTING MATERIAL BEHIND MIRRORS
REPAIR EXISTING TERRAZZO
NEW STOREFRONT DOOR
NEW OPERABLE WINDOW WALL
REGRADE SIDEWALK
EXISTING MURAL PAINTED OVER GLAZED BRICK
REMOVE PAINT. RE-MORTAR ALL JOINTS. CONDUCT TEST AREA PRIOR TO PROCEEDING WITH COMPLETE REMOVAL
NEW CANVAS AWNING
NEW DOOR AND FRAME (APT ENTRY)
ROBBINS DESIGN STUDIO
CONCEPT PLANS
44 W. MONROE STREET
COA DOCUMENTS
EXTERIOR ELEVATIONS
A3.1
07-14-25 COA Revs

Application For Certificate Of Appropriateness

Application Info

Tracking #	32414	**Application Status**	FOUND SUFFICIENT
Date Started	05/21/2025	**Date Submitted**	05/21/2025

Planning and Development Department Info

COA #	COA-25-32414
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	7/24/2025
Forwarded to JHPC	☑
JHPC Meeting Date	8/27/2025
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 ROBBINS | **First Name** BROOKE | **Middle Name** ANNE

Company Name
ROBBINS DESIGN STUDIO, P.A.

Mailing Address
40 EAST ADAMS STREET, STE. LL50

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

Phone 904 662 9994 | **Fax** 904 | **Email** BROOKE.ROBBINS@ROBBINSDESIGNSTUDIO.COM

General Information On Owner(s)

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

Last Name GODWIN | **First Name** RAEF | **Middle Name**

Company/Trust Name
HISTORIC URBAN CORE, LLC

Mailing Address
4834 MALPAS LANE

City JACKSONVILLE | **State** FL | **Zip Code** 32210

Phone 9043181336 | **Fax** | **Email** RAEF@ROCKETMAIL.COM

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

Last Name GODWIN | **First Name** CARMEN | **Middle Name**

Company/Trust Name
HISTORIC URBAN CORE, LLC

Mailing Address
4834 MALPAS LANE

City JACKSONVILLE | **State** FL | **Zip Code** 32210

Phone 9047080825 | **Fax** | **Email** CARMENGODWIN@GMAIL.COM

Description Of Property

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

Map	RE#
	073696 0000

Location Of Property

General Location
Local Landmark

House # 231 | **Street Name, Type and Direction** LAURA ST N | **Zip Code** 32202

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
SCOPE INCLUDES THE RENOVATION OF THE EXISTING 3-STORY BUILDING LOCATED AT 231 N. LAURA STREET. LOCAL LANDMARKING PENDING APPROVAL AT THE MAY 2025 MEETING. SCOPE INCLUDES EXTERIOR FACADE RESTORATION, WINDOW REPLACEMENT, NEW WINDOW LOCATIONS. BASEMENT LEVEL - CORE AND SHELL INTERIOR RENOVATIONS FOR FUTURE RESTAURANT USE. LEVEL 1 - CORE AND SHELL INTERIOR RENOVATIONS FOR FUTURE RESTAURANT USE. LEVEL 2 - FULL RENOVATION FOR (2) 1-BEDROOM APARTMENTS. SCOPE ALSO INCLUDES CODE COMPLIANCE UPDATES.

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

Alteration - Required Attachments For Complete Application

☑ **Site Plan -** Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*

☑ **Elevations -** Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*

☑ **Area Pictures -** Pictures of area affected by alteration.

☑ **Structure Photos -** Overall photos of structure.

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

Window Replacement - Required Attachments For Complete Application

☑ **Window Survey -** Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.

☑ **Window Design -** Proposed window design, light pattern and materials.

☑ **Window Product -** Brochure/sample of window product.

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
☑	NEW RENDERING

Application Certification

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

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

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

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

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

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

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning 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 26, 2025

COA#: COA-25-32414

Address: 38 W Monroe & 231 N Laura
Jax FL 32202 Jax FL 32202

Owner: Historic Urban Core 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 COA25 32414 **were posted on the property/site located at:**

073698-0000, 073696-0000
Real Estate Number(s)

38 Monroe & 231 N Laura
Street Address

Jax FL 32202 Jax FL 32202
City, State Zip Code

Printed Name Carmen Godwin

Signature

Dated this 26 day of July, 20 25

39-2S-26E .043
JACKSONVILLE HARTS MAP
N 23FT OF W 82.5FT LOT 5 BLK 33

231 NORTH LAURA LLC
2011 GIBSON RD
JACKSONVILLE, FL 32207

2024

R-073696-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6413 117200.01 1.00 1.00 1.00 CENSUS TRACT 172.00

BUILDING CHARACTERISTICS

2191 Restaurant Class 1

** VALUE SUBJECT TO CHANGE **

CATEGORY	TYPE	%	PTS
Exterior Wall	20 FACE BRICK	100	36.00
Roof Struct	9 RIGID FR/BAR J	100	9.00
Roofing Cover	4 BUILT UP/T&G	100	3.00
Interior Wall	5 DRYWALL	100	23.00
Int Flooring	7 CORK/VNYL TILE	100	13.00
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	2.00	0
Baths	7.00	0
Rooms / Units	3.00	0
Avg Story Height	12.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
TOTAL ADJUSTED POINTS	119

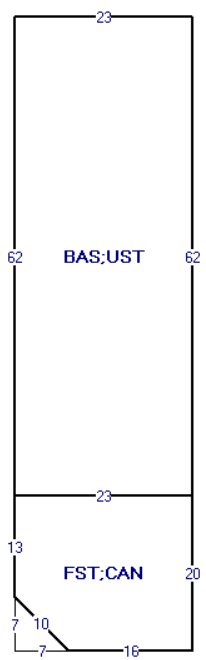
DEPRECIATION ADJ — ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
2101	04	3	03	0.00	100.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
389,409	1951	1996	C4	64.00	36.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,426		X	100	1,426	85,834
CAN	459			25	115	6,922
FST	435			50	218	13,122
UST	1,426			40	570	34,309
	3,746			1,426	2,329	$140,187

ACREAGE 0.04 PRICE/SF 60.19



BUILDING: 1 AKA: THE MAGNIFICANT CAFE

SITE ADDRESS: 231 N LAURA ST JACKSONVILLE 32202- 2101 RESTAURANT CLASS I

Duval County Property Appraisers Office — Tax Dist USD1C

VALUE SUMMARY

PRIMARY VALUATION METHOD	Income
BUILDING VALUE	140,187
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	56,190
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	326,300
ASSESSED VALUE	326,260
CAP BASE YEAR	0
TAXABLE VALUE	326,260
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
20160	ALTS			16,000	04/24/1996
19919	MISC			5,815	04/23/1996

BUILDING DIMENSIONS

BAS;UST:23,0:=W23 S62 E23 N62 $ CAN2013:0,75:=S7 E7 U7L7 $ FST;CAN:0,62:=S13 D7R7 E16 N20 W23 $.

BUILDING NOTES

AKA: THE MAGNIFICANT CAFE

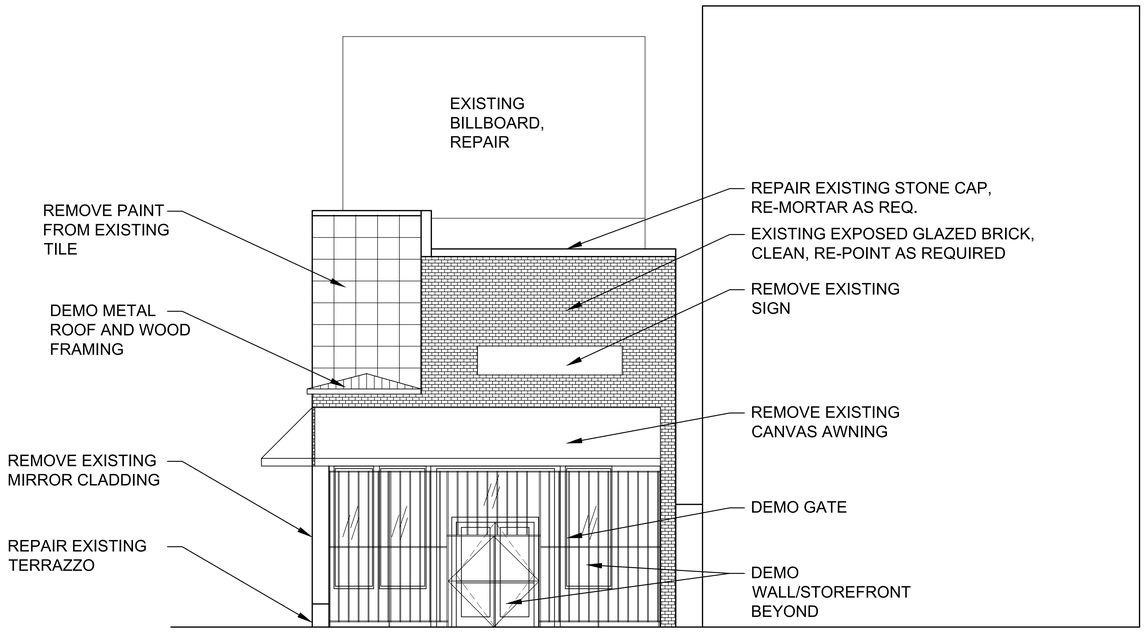
LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	16828	02227	12/11/2013	WD	U	I	11	100	0	N	0	PAVLIS PAUL A TRUST	231 NORTH LAURA LLC	20140724
2	08006	00391	05/18/1994	WD	U	I	16	100	0	N	0	PAVLIS BLANCH U ET AL		PERSONAL RELATIONS
3	05321	01109	03/04/1981	WD	U	I	11	52700	0	N	0			
4	05146	00102	05/08/1980	WD	U	I	11	100	0	N	0			

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

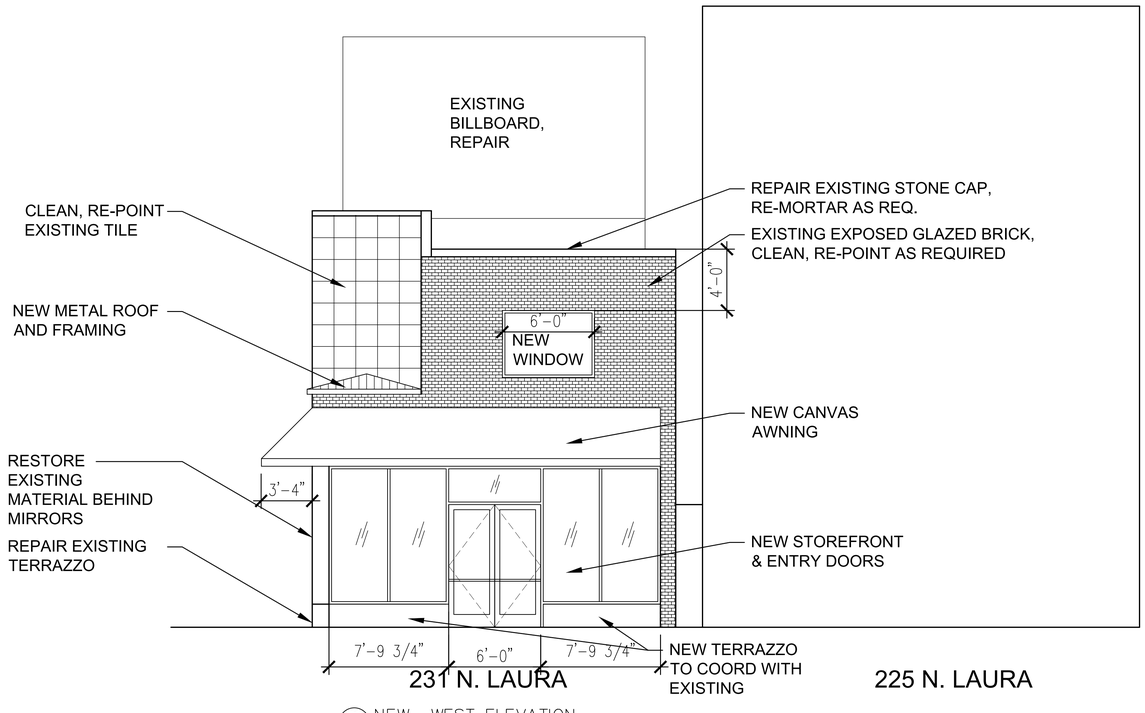
APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	03/11/2003	HCG
LAND LINES	05/23/2019	KEH
VALUE REVIEW	04/27/2016	JB1
TRIENNIAL	08/22/2022	MAP
INCOME	06/01/2024	MRJ

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		CCBD	0.00	0.00	100.00	1,873.00	S	0	1.00	1.00	30.00	30.00	56,190

LN	DATE	BLD	USER ID	CD	PARCEL NOTES



1 / A3.0 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 / A3.0 NEW WEST ELEVATION
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4" = 1'-0"

ROBBINS DESIGN STUDIO

Robbins Design Studio, P.A.
AA26003378
40 East Adams Street,
Ste. LL50
Jacksonville, FL 32202

CONCEPT PLANS
44 W. MONROE STREET
JACKSONVILLE, FL 32202

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY ELECTRONIC COPIES.

COA DOCUMENTS

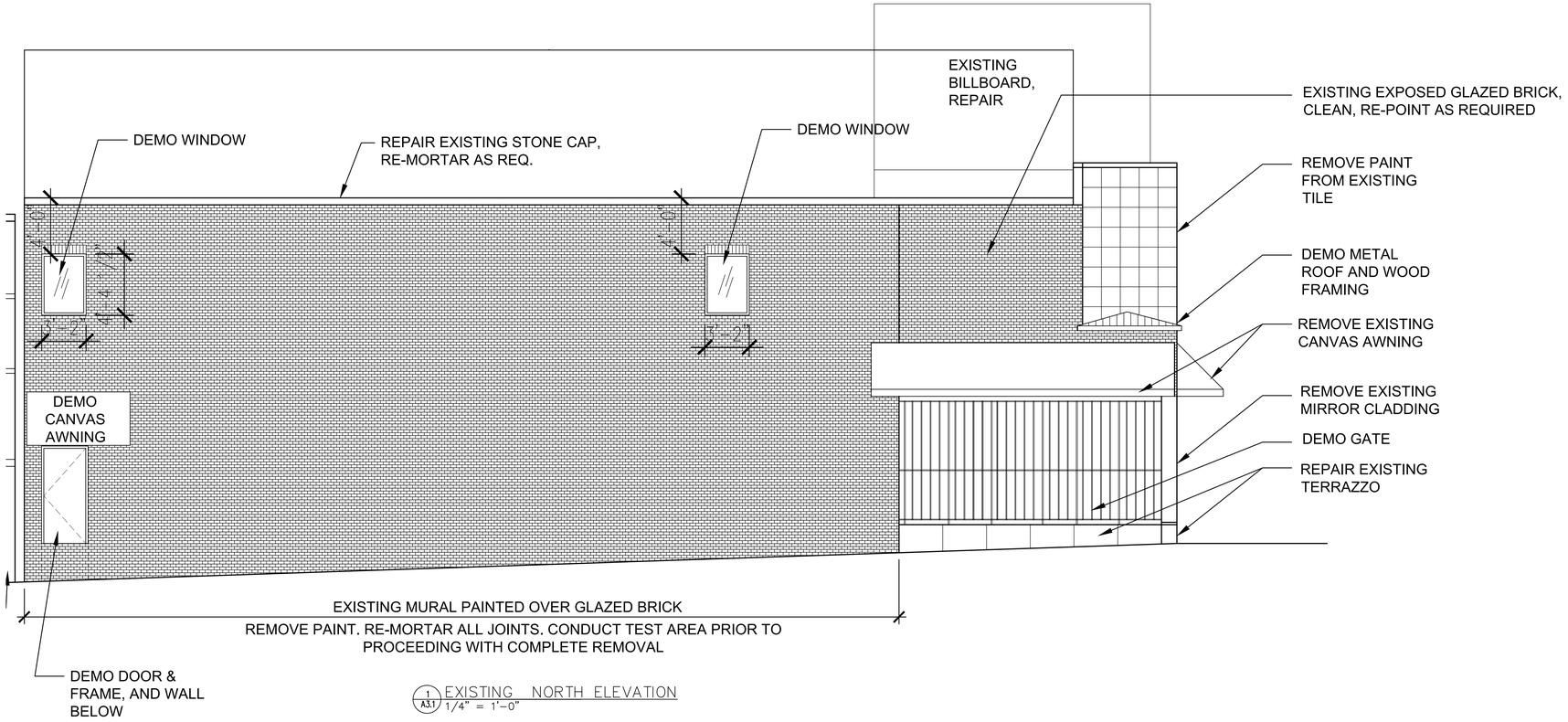
EXTERIOR ELEVATIONS

NO :	DATE	: REVISION

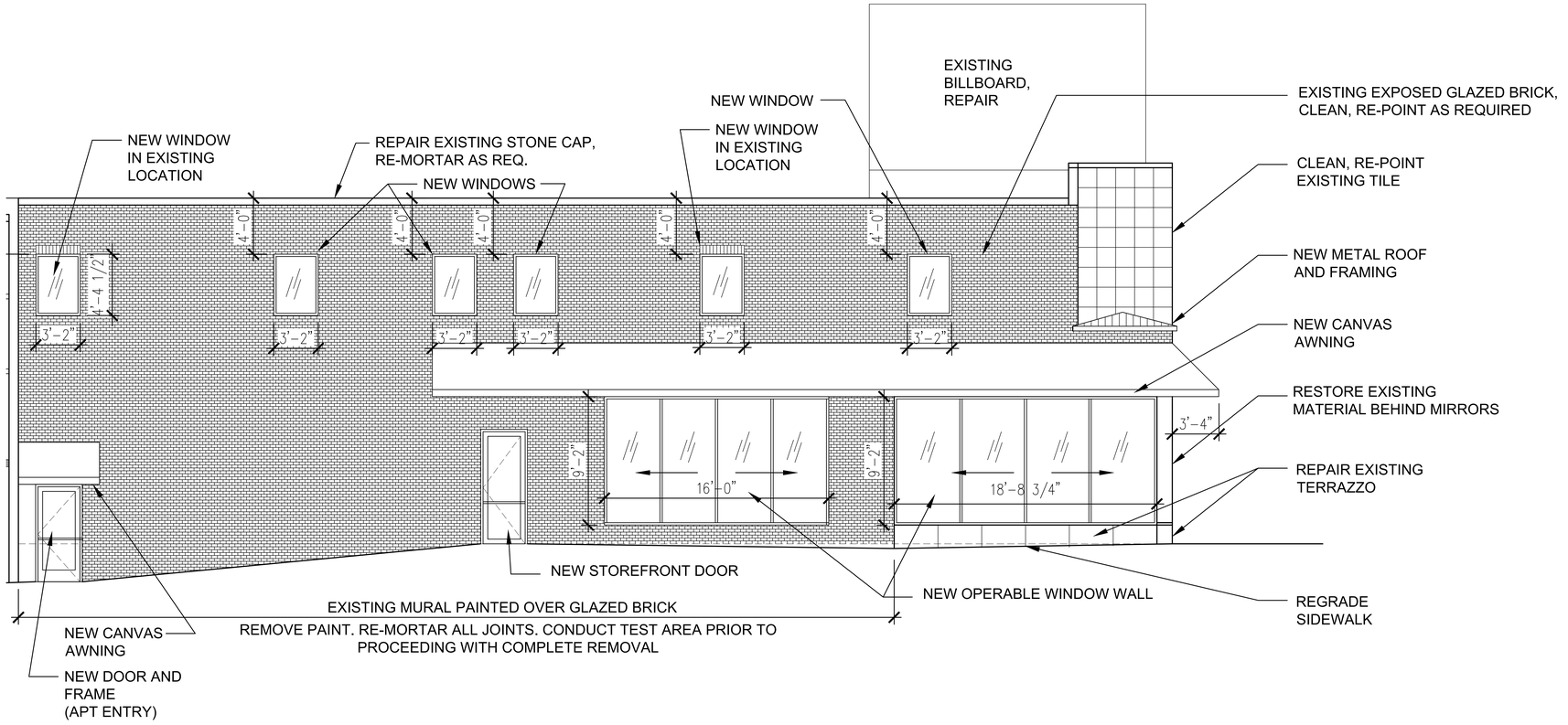
COMMISSION NO.: 2024-20
ISSUE DATE:
DRAWN BY: BR
CHECKED BY: BR

A3.0

© ROBBINS DESIGN STUDIO, P.A. 2024



1 A3.1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 A3.1 NEW NORTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4" = 1'-0"

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COA DOCUMENTS

EXTERIOR ELEVATIONS

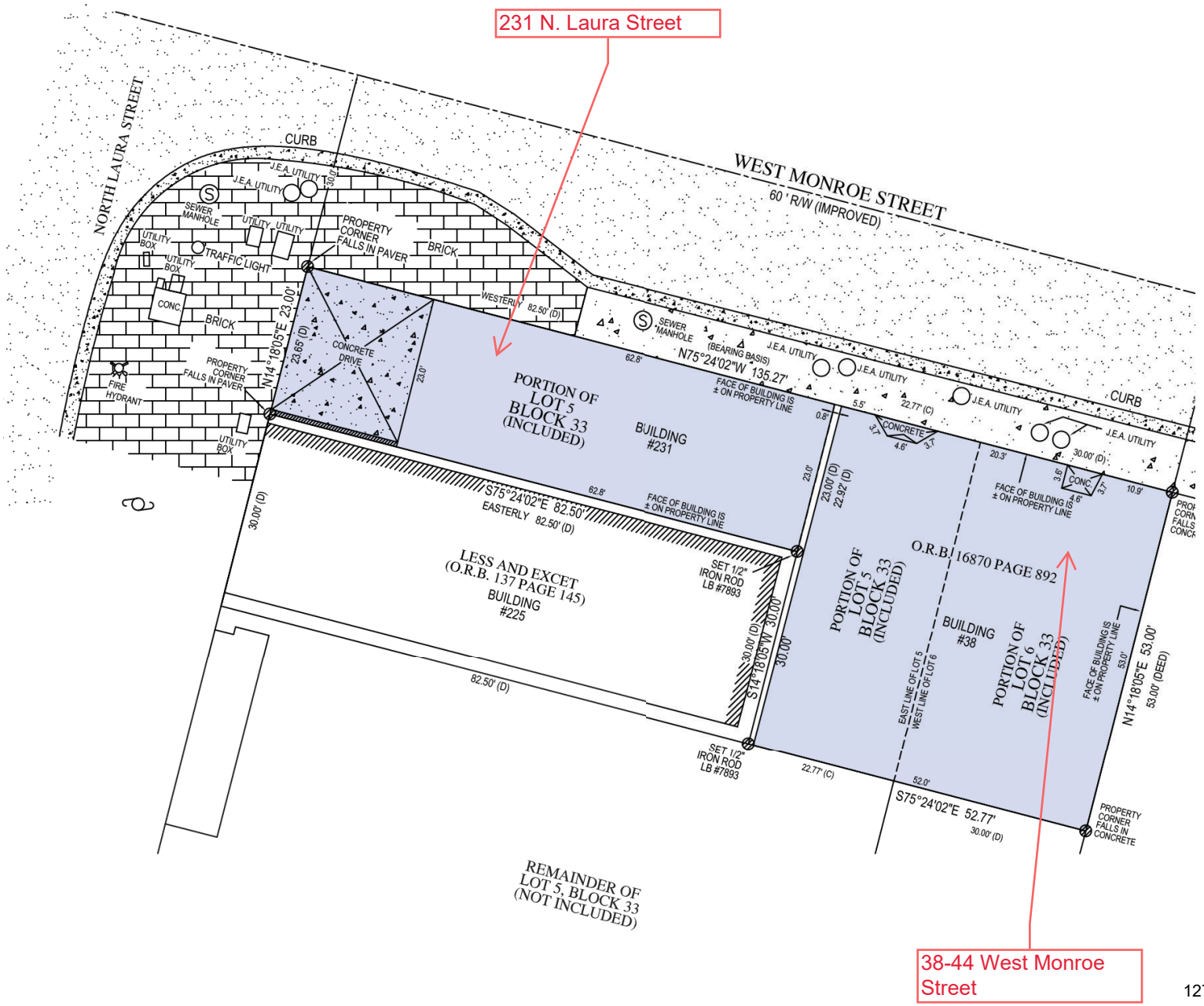
NO :	DATE :	REVISION

COMMISSION NO.: 2024-20
ISSUE DATE:
DRAWN BY: BR
CHECKED BY: BR

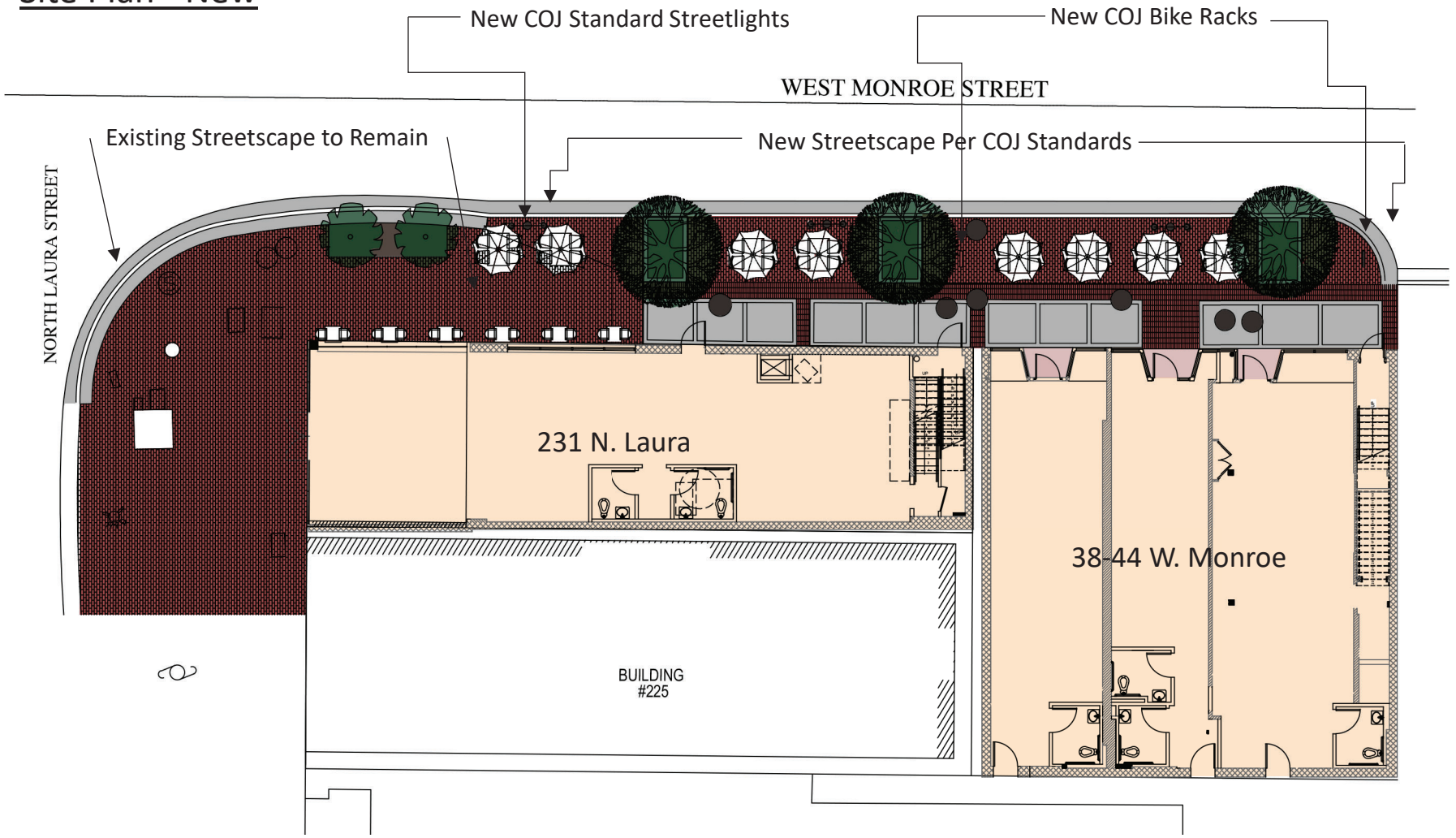
A3.1

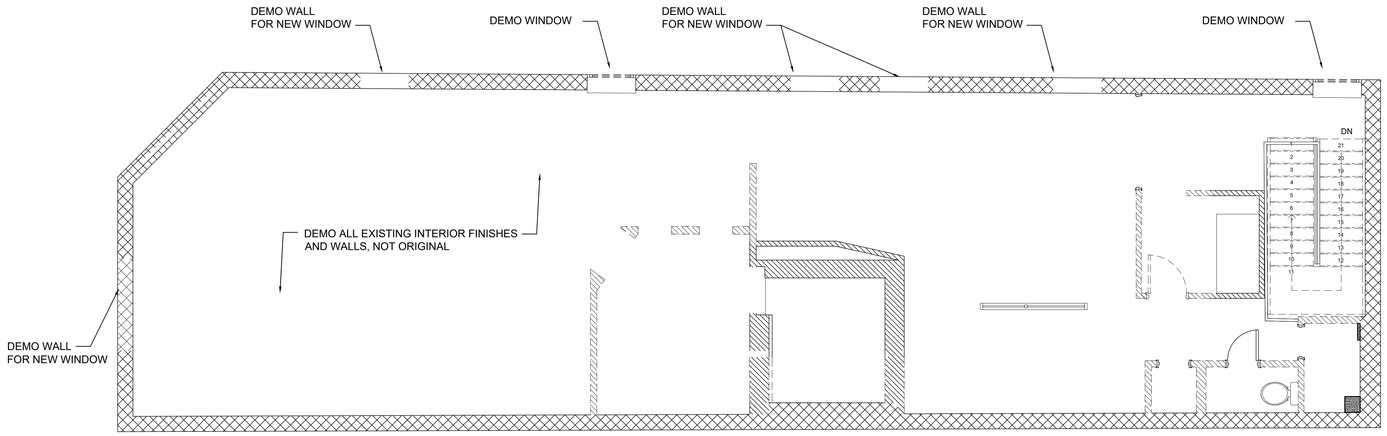
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Survey

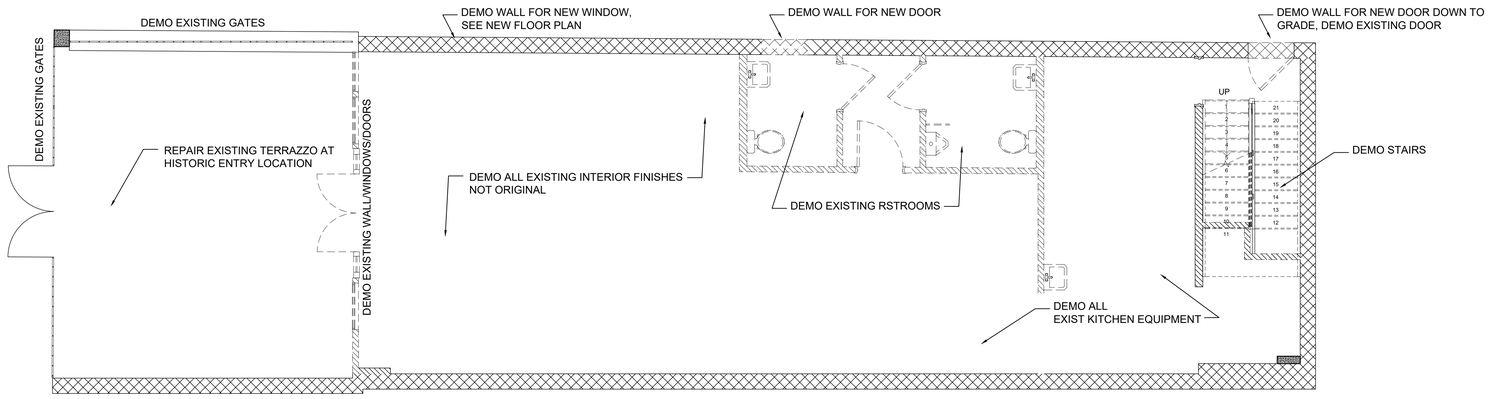

231 N. Laura Street
NORTH LAURA STREET
CURB
WEST MONROE STREET
60 ' R/W (IMPROVED)
J.E.A. UTILITY
SEWER MANHOLE
UTILITY BOX
TRAFFIC LIGHT
PROPERTY CORNER FALLS IN PAVER
BRICK
CONC.
CONCRETE DRIVE
FIRE HYDRANT
N14°18'05"E 23.00'
23.65' (D)
WESTERLY 82.50' (D)
N75°24'02"W 135.27'
(BEARING BASIS)
PORTION OF LOT 5 BLOCK 33 (INCLUDED)
BUILDING #231
FACE OF BUILDING IS ± ON PROPERTY LINE
62.8'
0.8'
5.5'
22.77' (C)
CONCRETE
3.7'
4.6'
20.3'
30.00' (D)
CONC.
10.9'
S75°24'02"E 82.50'
EASTERLY 82.50' (D)
30.00' (D)
23.00' (D)
22.92' (D)
LESS AND EXCET (O.R.B. 137 PAGE 145)
BUILDING #225
SET 1/2" IRON ROD LB #7893
S14°18'05"W 30.00'
82.50' (D)
O.R.B. 16870 PAGE 892
PORTION OF LOT 5 BLOCK 33 (INCLUDED)
BUILDING #38
PORTION OF LOT 6 BLOCK 33 (INCLUDED)
EAST LINE OF LOT 5
WEST LINE OF LOT 6
FACE OF BUILDING IS ± ON PROPERTY LINE
53.0'
N14°18'05"E 53.00'
53.00' (DEED)
22.77' (C)
52.0'
S75°24'02"E 52.77'
30.00' (D)
PROPERTY CORNER FALLS IN CONCRETE
REMAINDER OF LOT 5, BLOCK 33 (NOT INCLUDED)
38-44 West Monroe Street

Site Plan - New

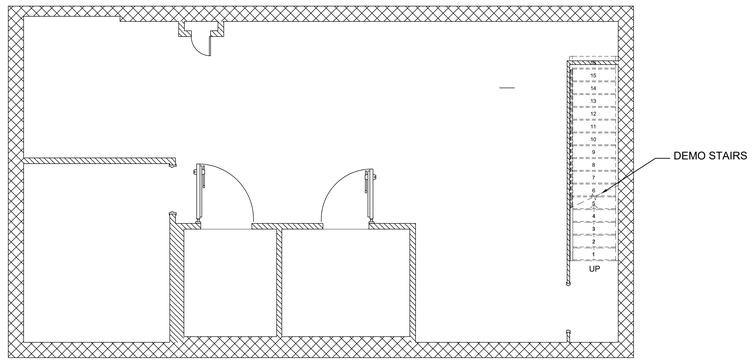




2 A1.0 FLOOR PLAN – DEMOLITION – LEVEL 2
1/4" = 1'-0"



1 A1.0 FLOOR PLAN – DEMOLITION – LEVEL 1
1/4" = 1'-0"



B A1.0 FLOOR PLAN – DEMOLITION – BASEMENT
1/4" = 1'-0"

ROBBINS DESIGN STUDIO

Robbins Design Studio, P.A
AA26003378
40 East Adams Street,
Ste. LL50
Jacksonville, FL 32202

CONCEPT PLANS
231 N. LAURA STREET
JACKSONVILLE, FL 32202

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COA DOCUMENTS

DEMO FLOOR PLAN

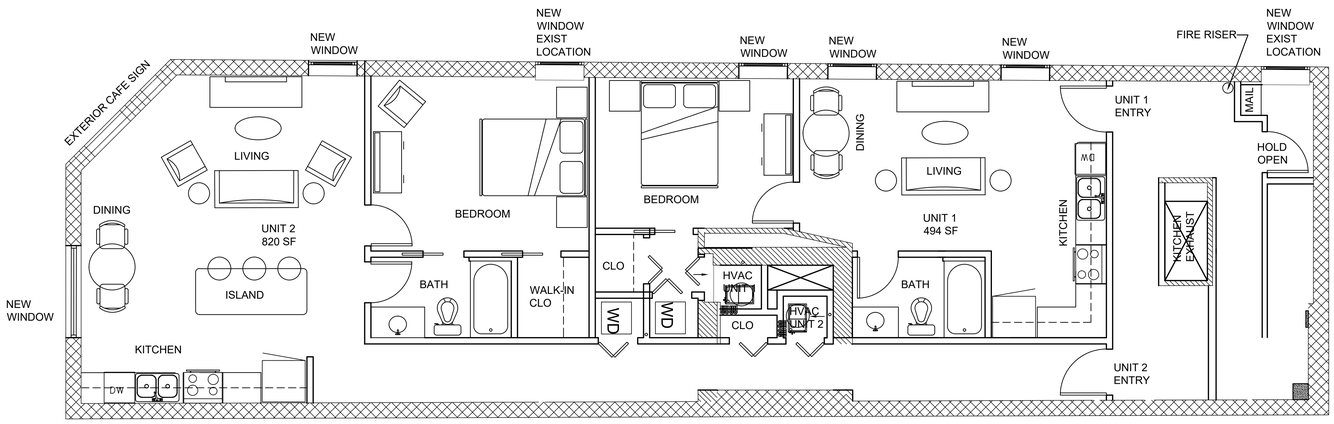
NO :	DATE :	REVISION

COMMISSION NO.: 2025-10
ISSUE DATE:
DRAWN BY: BR
CHECKED BY: BR

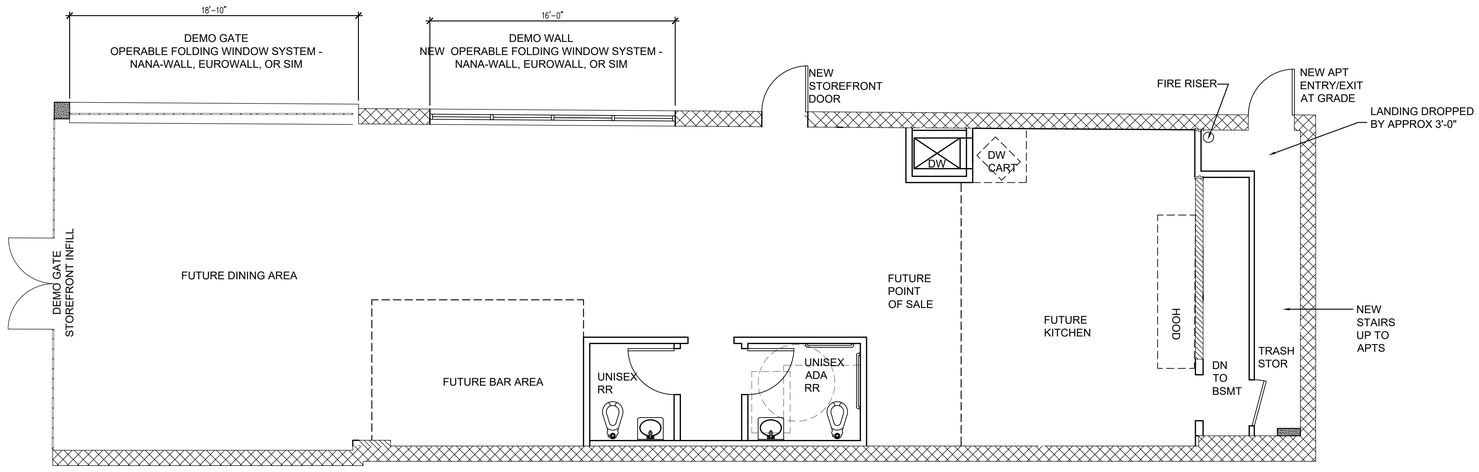
A1.0

North

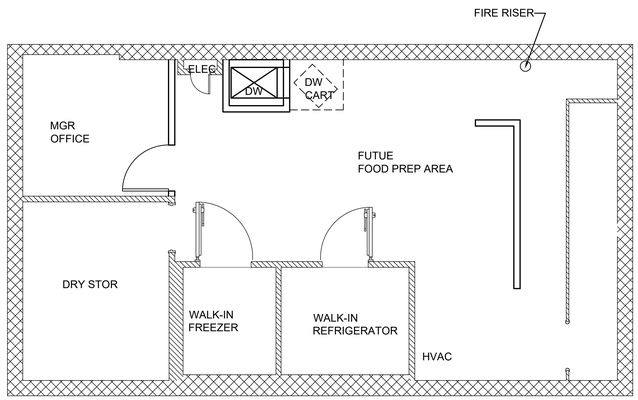
© ROBBINS DESIGN STUDIO, P.A. 2024



2 A1.1 FLOOR PLAN – NEW – LEVEL 2
1/4" = 1'-0"



1 A1.1 FLOOR PLAN – NEW – LEVEL 1
1/4" = 1'-0"



B A1.1 FLOOR PLAN – NEW – BASEMENT
1/4" = 1'-0"

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COA DOCUMENTS

NEW FLOOR PLAN

NO :	DATE :	REVISION

COMMISSION NO.: 20205-10
ISSUE DATE:
DRAWN BY: BR
CHECKED BY: BR

A1.1

North

© ROBBINS DESIGN STUDIO, P.A. 2024

Tracking # 32414

COJ Window Survey Form – Cover Page

Date Completed 06/05/25

Required Documents

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

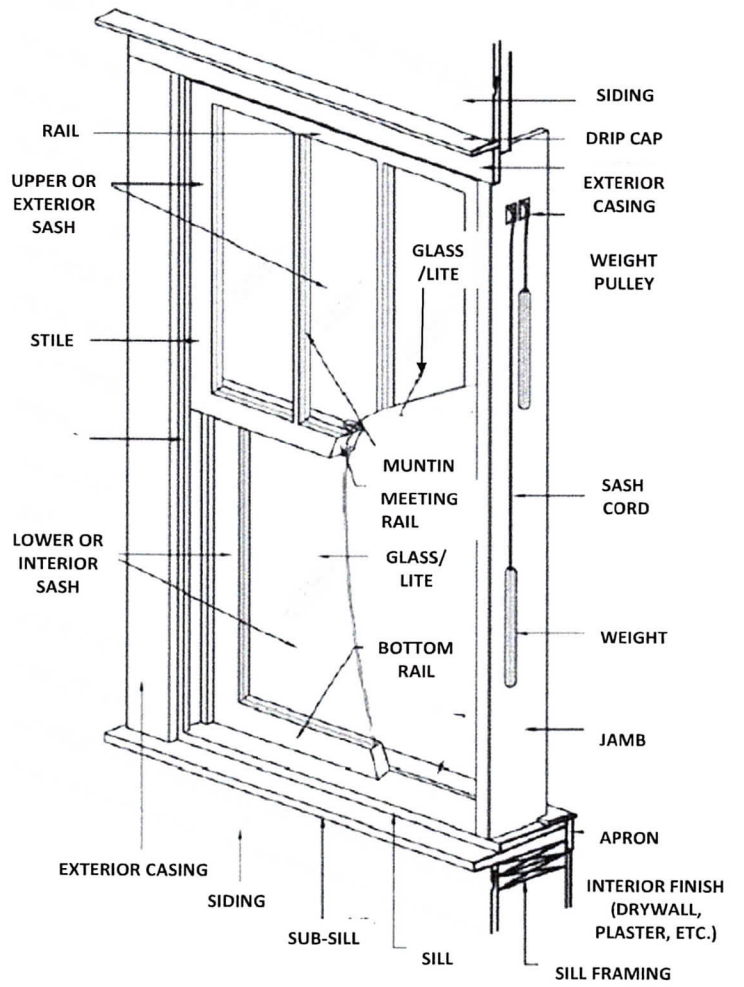
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

Project Information

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

Definitions

- **Historic Windows:** Windows that have been on the structure for 50 or more years.
- **Non-Historic Windows:** Replacement windows that have been on the structure for less than 50 years
- **Original:** Windows that were installed when the structure was originally constructed.
- **Sill Depth:** How deep into the wall plane a window is recessed



Authorization

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

Owner

Print name: _____

Signature: _____

Applicant or Agent *(if different than owner)*

Print name: Brooke A. Robbins, AIA

Signature: _____

COJ Window Survey Form – Page # 2 out of 2

Window #	Existing (Example)					Proposed (Example)			
0	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	30 x 62	4 / 4	Bad	Termites	Replace Window	Wood	30 x 62	4 / 4
Additional Info:	Based on the attached photos and termite report, this window is extremely rotted and cannot be repaired.								

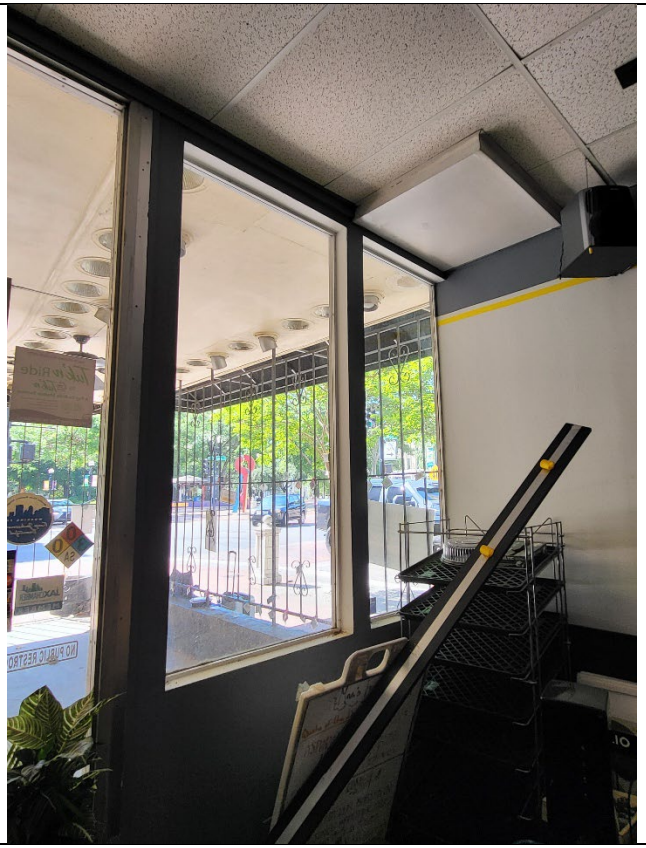
Window #	Existing					Proposed			
1	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	6'wx8'h	n/a	Fair	None	N/A	N/A		
Additional Info:	Existing Aluminum Storefront - not Original, Sill depth N/A								

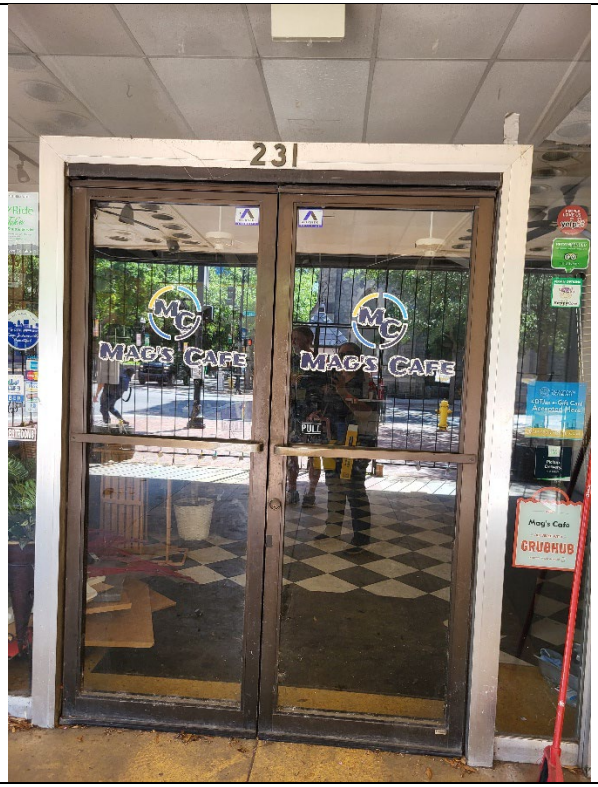
Window #	Existing					Proposed			
2	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	8'5"wx10'6	n/a	Fair	None	N/A	N/A		
Additional Info:	Existing Aluminum Storefront - not Original, including door, Sill Depth N/A								

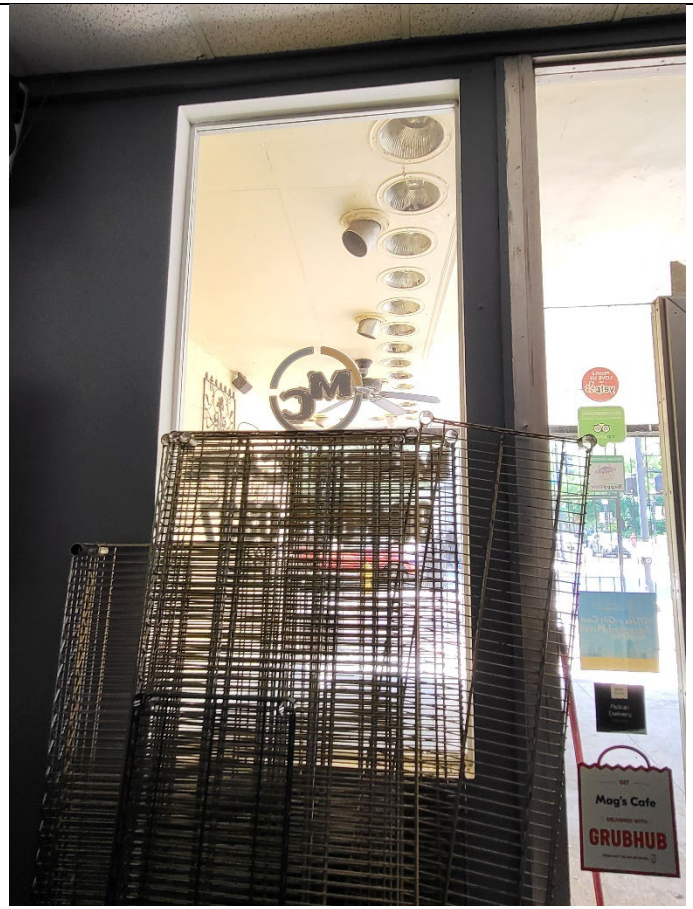
Window #	Existing					Proposed			
3	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	3'w x8'h	n/a	Fair	None	N/A	N/A		
Additional Info:	Existing Aluminum Storefront - not Original, Sill Depth N/A								

Window #	Existing					Proposed			
4	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	3'2wx4'4h	n/a	Bad	Broken	Replace Window	Other	existing	none
Additional Info:	Existing alum framed window - not Original. New Aluminum clad wood fixed window, Sill depth to be confirm upon demo, window be								

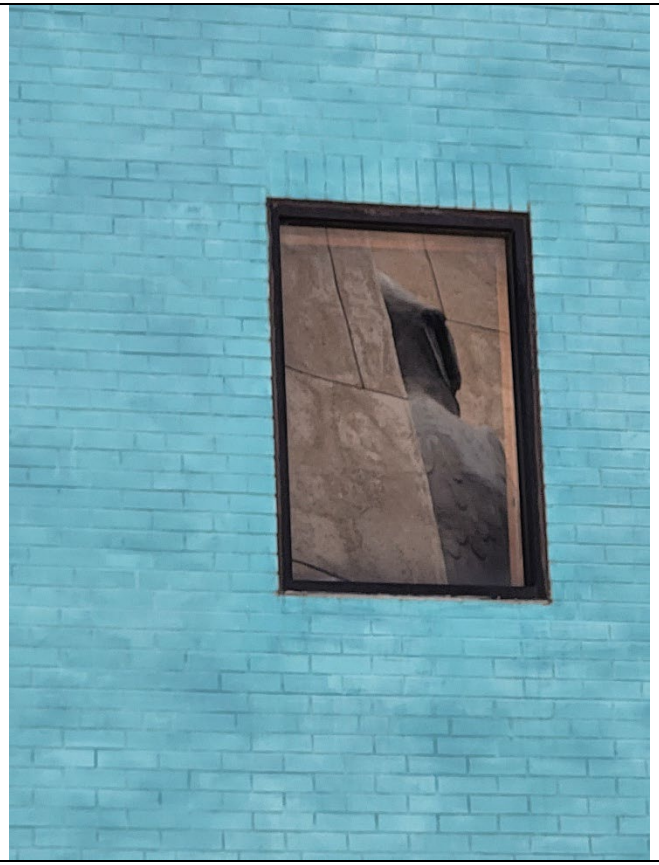
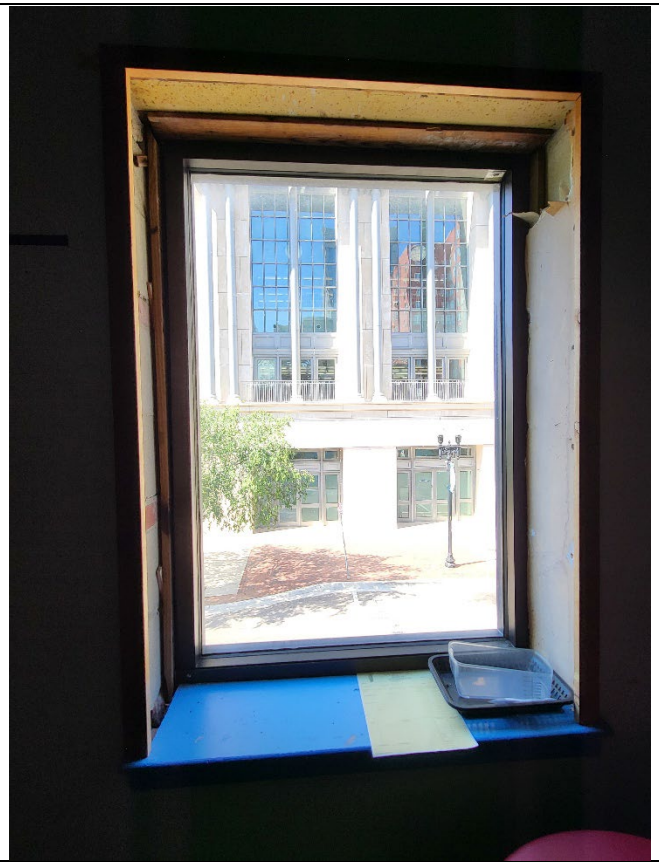
Window #	Existing					Proposed			
5	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	3'2wx4'4h	n/a	Fair	None	Replace Window	Other	existing	none
Additional Info:	Existing alum framed window - not Original. New Aluminum clad wood fixed window, Sill depth ~ 8"								

Window Tag	Exterior	Interior	Comments
1			Not Original

Window Tag	Exterior	Interior	Comments
2			Not Original

Window Tag	Exterior	Interior	Comments
3			Not Original

Window Tag	Exterior	Interior	Comments
4			Not Original. Glass Missing.

Window Tag	Exterior	Interior	Comments
5			Not Original

KAWNEER

BASIS OF DESIGN

Design + Performance Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

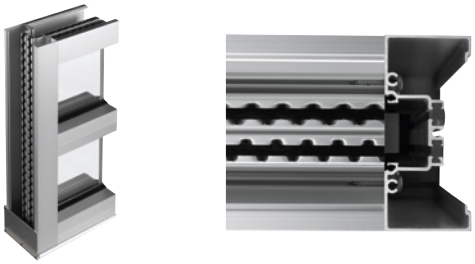
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

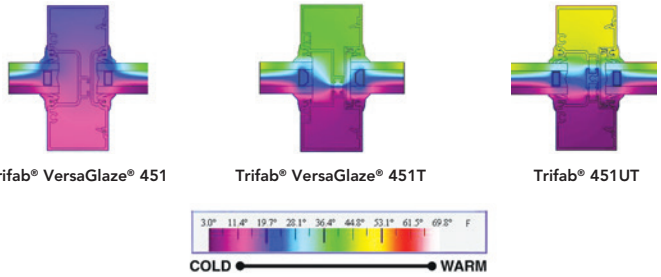
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

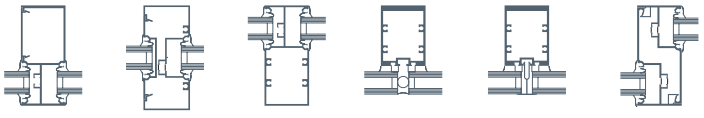
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 **Trifab® VersaGlaze® 451T** **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front **Center** **Back** **SSG** **Weatherseal** **Multi-Plane**

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Form Number 17-2289.C
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Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

Pella® Reserve™
Traditional Wood & Clad/Wood

BASIS OF DESIGN

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**
  Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.[1] The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.[2] Available on select windows.
- **Historical Details**
  Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
  Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural interest**
  Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
  The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
  To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified[3]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
  All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- **Best limited lifetime warranty[4]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[4]

Available in these window and patio door styles:



Special shape windows also available.

[1,2,3,4] See back cover for disclosures.

Product Specifications

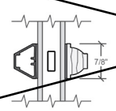
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values: U-Factor	SHGC	STC	Frame / Install
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25[3]	0.30-0.36	0.15-0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25[3]	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

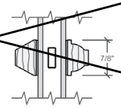
Grilles

Integral Light Technology®

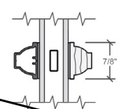
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"



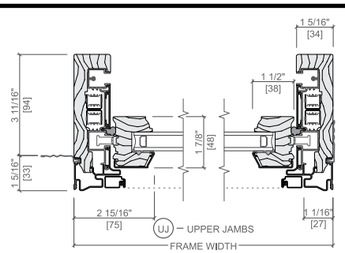
Putty Glaze Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

[3,4] See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek

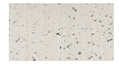


Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle[5,6]

Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard



Multi-Slide Patio Door Handle[5,6]

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Additional hardware collections available. Visit PellaADM.com for more information.

[5,6] See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:

Pine


Douglas Fir


Mahogany


White Oak

Red Oak


Cherry

Maple

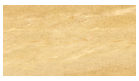
Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White


Natural Stain


Golden Oak Stain


Early American Stain


Provincial Stain


Dark Mahogany Stain


Charcoal Stain


Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[7]


Black

White


Brown


Fossil



Custom colors are also available.


Iron Ore


Portobello


Putty

Almond

Classic White


Brick Red


Hartford Green


Pearl Gray


Soft Linen


Satin Steel


Matte Gray


Wolf Gray


Spice Red


Sage


Frost Blue


Blue Ash

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer*

The TuffScreen® is 2.5x stronger than a standard screen.[8] It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[2]

[1] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
[3] Ratings are contingent on product configurations.
[4] Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.
[5] Flush multi-slide handle is a Pella exclusive design.
[6] Flush multi-slide handle is not available in Champagne.
[7] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
[8] Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

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INSPIRED DESIGN BEAUTIFULLY CRAFTED
SIERRA PACIFIC WINDOWS
BASIS OF DESIGN OR APPROEVD EQUAL, FL PRODUCT APPROVAL REQUIRED
143
Builder: PureHaven Homes Architect: Habitations Design Group Interior Designer: PureHaven Homes Photographer: Miles Minno

Inspired By Nature. Designed To Last.

The exteriors of our clad windows and doors are fully encased in low maintenance, heavy-duty, extruded aluminum that's at least twice as thick as roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 75 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.



See your local representative for actual cladding samples. Printing limits our ability to show colors precisely.

Color Stay™ Collection



Ⓥ Available in vinyl.





Weathered Collection



Textured Collection



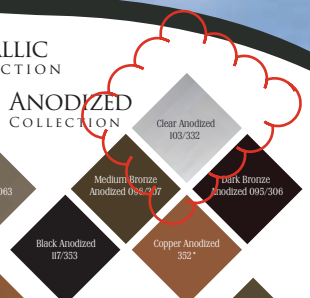
Pearl Metallic Collection



Metallic Collection



Anodized Collection



Industrial Collection



*Available on select products only.

Pricing may vary by collection.

Designed To Fit Every Vision.

Sierra Pacific windows and doors come in a wide selection of operating styles. And the choices don't end there.

You also get to select wood type, hardware style and finish, cladding color and texture, glazing preference, grilles, screens and even more finishing touches. No matter what you choose, you get the superior performance only Sierra Pacific can deliver.







Casement



Awning



Single Hung



Double Hung



Horizontal Sliding



Bow & Bay



Direct Glaze



Geometric Shapes



Sliding



Swinging



Bi-Fold



Multi Slide



Lift & Slide



Sidelights & Transoms



Pivot



Dutch & Panel

145

Big Impressions With A Feather Touch.

Our Bi-Fold doors and windows are designed to take contemporary designs to some truly amazing places, turning walls into moving masterpieces. Hinged to fold and glide with the lightest touch, our bi-fold products are available up to 45 feet wide with as many as eight panels.

They stack out of the way on either side of their expansive openings with an optional access panel to allow passage without moving the entire system. They can swing in or swing out, and can even go around a 90-degree corner or 270-degree inverted corner.

Available in low maintenance exterior clad finishes or luxurious all-wood exteriors, the applications are limitless.


David Lauer Photography


ye-h photography | Prentiss + Balance + Wickline Architects





Open To The Air

Our bi-fold windows also create wide expanses that are uniquely inviting and give gathering spaces a charm all their own.

Out Of The Way

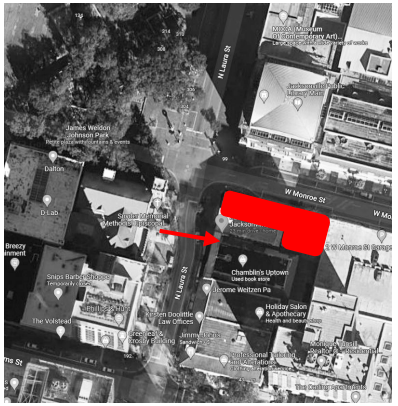
Large expanses fully open and stack perpendicular to the wall to optimize space.





Adjacent Properties

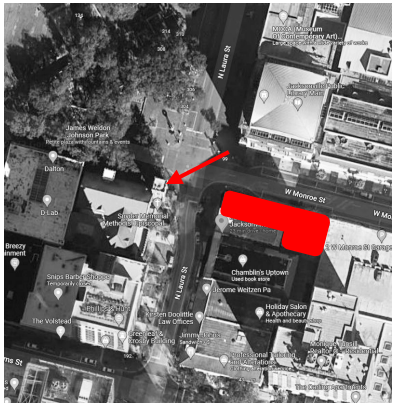




Laura Street – South – Facing East
225 N. Laura



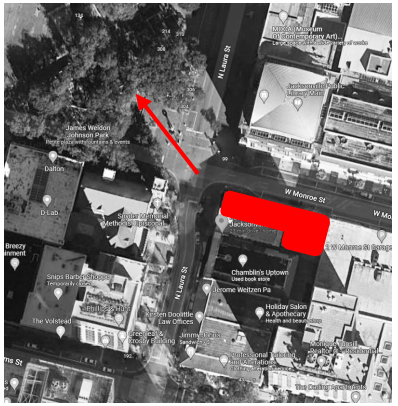
Laura Street – Facing West
Snyder Memorial Church



Location Map

Adjacent Properties





Location Map



Laura Street / Monroe Street Intersection – Facing NE
Jacksonville Public Library



Location Map



Monroe Street Intersection – Facing East
The Carling Parking Garage



Location Map



Existing Elevations - North/West
231 N. Laura



Existing Elevations - North
231 N. Laura



Existing Elevations - North
38-44 W. Monroe

BASIS OF DESIGN
OR APPROVED EQUAL



- FACEBOOK
- PINTEREST
- FLICKR GALLERY
- YOUTUBE CHANNEL
- TWITTER
- INSTAGRAM
- LINKEDIN
- ALIGNABLE
- BLUE BOOK

Click for a FREE Quote:



Click for a FREE Quote:

Arsenault, Caleb - PDCM

From: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>
Sent: Tuesday, July 15, 2025 11:13 AM
To: Arsenault, Caleb - PDCM; Carmen Godwin
Cc: raef@rocketmail.com; Wells, Arimus - PDCM
Subject: Re: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W
Attachments: 38 w. monroe coa dgw revs 07-14-25.pdf; 231 n. laura coa dwg revs 07-14-25.pdf; 231 N. Laura & 38 W. Monroe COA clarifications 07-15-25.pdf

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Caleb, Arimus,
See attached clarifications to comments along with updated dwgs and link to photos.

07-14-25

Please review and let us know if you have any additional questions or let us know if we need to schedule a call to discuss.

Thank you,

Brooke A. Robbins, AIA, LEED AP
Principal Architect & Interior Designer
Robbins Design Studio, P.A.
AA26003378
40 East Adams Street, Ste. LL50
Jacksonville, FL 32202
Ph: 904-662-9994
E-mail: brooke.robbins@robbinsdesignstudio.com
www.robbinsdesignstudio.com

ROBBINS DESIGN STUDIO

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, July 10, 2025 2:05 PM
To: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>; Carmen Godwin <carmengodwin@gmail.com>
Cc: raef@rocketmail.com <raef@rocketmail.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

Good afternoon,

I am following up after bringing these applications to our internal design review this morning. The comments from the rest of Staff mirrored most of the comments that I provided in my previous email with just a few additional comments:

- The renderings for 231 Laura Street show some discrepancies with the elevations such as the windows on the rendering appearing to protrude from the wall openings and the awning not wrapping around the exterior in the rendering as it does on the elevations. We assume that the elevations show the correct design, but want to confirm.

If you would like to schedule a call or a meeting sometime to review these comments in person, we would be happy to organize something.

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, July 9, 2025 10:07 AM
To: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>; Carmen Godwin <carmengodwin@gmail.com>
Cc: raef@rocketmail.com; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

Good morning,

Absolutely, let us know if you would like to schedule a call sometime. Our weekly meeting did get moved to tomorrow morning, so I will reach out to you shortly after that with any further comments or updates.

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: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>
Sent: Tuesday, July 8, 2025 5:00 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Carmen Godwin <carmengodwin@gmail.com>
Cc: raef@rocketmail.com; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

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Caleb,
Thank you. We will review and provide a response to comments with additional information/clarifications. We most likely would like to set up a call to discuss the responses, but let me get the additional information pulled together first.

Thank you,

Brooke A. Robbins, AIA, LEED AP
Principal Architect & Interior Designer
Robbins Design Studio, P.A.
AA26003378
40 East Adams Street, Ste. LL50
Jacksonville, FL 32202
Ph: 904-662-9994
E-mail: brooke.robbins@robbinsdesignstudio.com
www.robbinsdesignstudio.com

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Tuesday, July 8, 2025 3:50 PM
To: Carmen Godwin <carmengodwin@gmail.com>
Cc: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>; raef@rocketmail.com <raef@rocketmail.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

Good afternoon,

I will coordinate with the rest of Staff and return our comments to you after our design review meeting tomorrow morning. We will coordinate regarding the signage aspect since that appears to be your main concern apart from securing the funding. Just based on what I have seen so far with these applications, our immediate analysis based on our design guidelines and knowledge of the buildings is as follows:

231 Laura Street

- This one **will** require commission review based on the scope of work.

- We recommend that the new windows being installed on the second floor align with the header and footings of the existing windows.
- For the new storefront door in the middle of the north elevation, it looks like the awning extends a few feet past the door. We recommend that the awning above it be pushed back toward the front to align with the door opening.
- Do you have measurements for the proposed elevations that indicate spacing, height, etc.?
- Do you know how far the proposed awning will extend from the façade?
- Do you have measurements and square footage for the hardscaping changes?

38-44 Monroe Street

- This **may** trigger commission review. One of the primary factors is the alteration of the storefront entrances and wall heights. If you have any documentation or pictures that show that these have previously changed in height or orientation, then please provide these.
- Other than that, we will coordinate on how the storefront windows will be reviewed since there have been piecemeal replacements here and there. The replacement of the second floor windows and the changes to the rear appear to be appropriate for adaptable use of the building and I believe we can support.

I will provide you any further comments or updates after our meeting tomorrow morning. In the meantime, please feel free to reach out with any questions!

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Carmen Godwin <carmengodwin@gmail.com>
Sent: Monday, July 7, 2025 1:29 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>; raef@rocketmail.com; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

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We have decided not to defer the applications. We may still request the signage to be removed from the landmark. I am assuming that will affect the COA review correct?

Carmen

On Mon, Jul 7, 2025 at 1:17 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

The owner expressed an interest in deferring the designation of the properties. As such, the review of the applications has been suspended for the time being as only a designated landmark is subject to **COA** review. Our last correspondence with Carmen was on July 3rd and we are awaiting confirmation whether the applications will be deferred or not before we continue our review of the applications. I will forward you our correspondence.

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: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>
Sent: Monday, July 7, 2025 9:20 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; carmengodwin@gmail.com
Cc: raef@rocketmail.com
Subject: Re: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

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Good morning Caleb,
Can you advise on the COA review status for the above projects?

Thank you,

Brooke A. Robbins, AIA, LEED AP
Principal Architect & Interior Designer
Robbins Design Studio, P.A.
AA26003378
40 East Adams Street, Ste. LL50
Jacksonville, FL 32202
Ph: 904-662-9994
E-mail: brooke.robbins@robbinsdesignstudio.com
www.robbinsdesignstudio.com

ROBBINS DESIGN STUDIO

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Tuesday, June 10, 2025 10:05 AM
To: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>; carmengodwin@gmail.com <carmengodwin@gmail.com>
Cc: raef@rocketmail.com <raef@rocketmail.com>
Subject: RE: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

Good morning,

I am confirming receipt of the updated surveys. I will review these documents and return our comments as soon as possible.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>
Sent: Tuesday, June 10, 2025 9:56 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; carmengodwin@gmail.com
Cc: raef@rocketmail.com
Subject: Re: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

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Caleb,
Please see the attached for the additional window survey information for both projects.

Thank you,

Brooke A. Robbins, AIA, LEED AP

Principal Architect & Interior Designer
Robbins Design Studio, P.A.
AA26003378
40 East Adams Street, Ste. LL50
Jacksonville, FL 32202
Ph: 904-662-9994
E-mail: brooke.robbins@robbinsdesignstudio.com
www.robbinsdesignstudio.com

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, June 2, 2025 11:29 AM
To: carmengodwin@gmail.com <carmengodwin@gmail.com>
Cc: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>; raef@rocketmail.com <raef@rocketmail.com>
Subject: RE: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

You don't often get email from carsenault@coj.net. Learn why this is important

Good morning,

While we review the application, I do want to reach out regarding the window replacement. We require a completed and signed window survey for window replacement. It looks like you already have interior and exterior pictures as well as corresponding exterior numbering, but I did not see a window survey on either application. When you get a chance, could you please complete the attached survey for each of the applications? Please keep in mind that the survey should include ALL windows on the structure.

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: carmengodwin@gmail.com <carmengodwin@gmail.com>
Sent: Monday, June 2, 2025 10:38 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Cc: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>; raef@rocketmail.com
Subject: Re: COJ Historic Preservation for 231 Laura St N and 38 Monroe St W

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Thanks so much, Caleb!
Sent from my iPhone

> On Jun 2, 2025, at 10:32 AM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
>
> Good morning,
>
> I have been assigned to review the **Certificate of Appropriateness (COA)** applications for the properties in the subject line. I wanted to reach out to inform you that we are coordinating internally with the Downtown Investment Authority (DIA) and the Historic Preservation Section will review the proposed alterations during an internal design review meeting this Wednesday. I will reach out as soon as possible once we have gathered any comments and will provide guidance regarding any next steps. In the meantime, please reach out with any questions or comments.
>
> 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>

--

Carmen Godwin

Consultant -- Nonprofits + Museums + Historic Preservation
REALTOR® -- Cowford Realty & Design
(904) 708-0825
www.carmengodwin.com

231 N. Laura & 38 W. Monroe

COA review Comments

07-15-25

231 N. Laura		
Comments		Clarification
1	This one **will** require commission review based on the scope of work.	Understood.
2	We recommend that the new windows being installed on the second floor align with the header and footings of the existing windows.	Level 2 New window headers & footers do align with the existing windows. Dimensions added for clarification.
3	Do you have measurements for the proposed elevations that indicate spacing, height, etc.?	Dimensions added to the elevations.
4	Do you know how far the proposed awning will extend from the façade?	Dimensions added – 3'-4", enough to cover a 2-top table, doorway entries
5	For the new storefront door in the middle of the north elevation, it looks like the awning extends a few feet past the door. We recommend that the awning above it be pushed back toward the front to align with the door opening.	We have aligned the edge of the awning with the window above, and have extended past the door for proper coverage in a rain event.
6.	The renderings for 231 Laura Street show some discrepancies with the elevations such as the windows on the rendering appearing to protrude from the wall openings and the awning not wrapping around the exterior in the rendering as it does on the elevations. We assume that the elevations show the correct design, but want to confirm.	This is a graphic error. The windows do not protrude from the façade. And yes, the intent is for the awning to wrap the corner as shown in the elevations.

38 W. Monroe		
Comments		Clarification
1	This **may** trigger commission review. One of the primary factors is the alteration of the storefront entrances and wall heights. If you have any documentation or pictures that show that these have previously changed in height or orientation, then please provide these.	We have not been able to locate any original photos. The door has been replaced previously and the framing modified around the opening. See attached additional photos and also those included in the Original window survey. We have modified the new central door to align more with existing conditions base on the recent re-evaluation.
2	Other than that, we will coordinate on how the storefront windows will be reviewed since there have been piecemeal replacements here and there. The replacement of the second floor windows and the changes to the rear appear to be appropriate for adaptable use of the building and I believe we can support.	Understood. See item 1 above.

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

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

Carmen Godwin, Historic Urban Core, LLC
① Owner Name

38 Monroe St AND ② 231 Laura St Jax FL 32202
Address(es) for Subject Property

073698-0000 073696-0000
Real Estate Parcel Number(s) for Subject Property

Brooke Robbins, Architect
Appointed or Authorized Agent(s)

COA
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

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

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

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

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

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

City Form Revised: 4/11/2024

COA-25-32410

2934 Forbes St

August 27, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32410

Address: 2934 Forbes Street, RE# 064643-0000

Location: On the south east corner of Forbes Street and Willow Branch Avenue

Owner: Vickie M Williams
2934 Forbes Street
Jacksonville, Florida 32205

Applicant: Greg Albright
Freedom Forever Florida, LLC
43445 Business Park Drive, Suite 104
Temecula, California 92590

Year Built: *c.* 1929 *(Property Appraiser)*

Designation: Riverside Avondale; Contributing

Request: Alterations

Summary Scope of Work:
1. Install solar panels on the roof

Recommendation: **Approve with Conditions**

Conditions:
1. Panel shall be installed on existing asphalt shingles, composition shingles, or flat roofs.
2. Panels and equipment including the wiring and raceways shall be minimally visible.
3. The overall height of panels shall be 6 inches or less.
4. Panels shall be frameless, or the frame color shall match the panel color.
5. Panels shall have no grids or minimally visible grids.
6. Wiring, connection boxes, and raceways shall be the same color as the roof or building, depending on installation location.
7. The design and location of the panels shall be substantially consistent to the site plan dated June 10, 2025.



PROJECT DESCRIPTION

COA-25-32410 is for the installation of solar panels on the roof of a contributing property within the Riverside Avondale Historic District. The structure is a Bungalow Style residential building characterized by gable roof, its 3/1 sash windows, its open, arched porch, and its brick exterior. The work includes the installation of solar panels behind the primary roof ridge that separates the front and rear of the structure.

According to the 2025 COA Matrix, the installation of solar panels in a readily-visible location requires commission review. While the applicant has adjusted the location of the panels to be located behind the main roof ridge, as seen on the attached plans, the subject structure is on a corner lot and the panels on the left side will be visible from Willow Branch Avenue.

STAFF SUMMARY AND ANALYSIS

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

- The initial application proposed that some of the solar panels be in front of the primary roof ridge of the structure. After coordinating with Staff, the applicant updated the design so to relocate the front panels to the rear and sides, preserving the design of the front façade. Because the property is a corner lot, the panels on the right side of the building (when facing the front) will be visible from Willow Branch Avenue.
- As conditioned, the work will have a minimal impact to the existing structure and nearby buildings within the district. Additionally, the solar panels are not permanent or damaging fixtures to the roof and the work may be easily reversed in the future. This is consistent with Sections 307.106(k)(1-3) and 307.106(l)(1, 2, and 5).
- As proposed, the work can be conducted within a reasonable time frame. This is consistent with Section 307.106(k)(4).
- The Design Guidelines reference "Roofs and Roof Surfaces," stating that altering the essential character of roofs through the installation of solar collectors should be avoided along public rights-of-way. The proposed solar panels include some street-visible locations, however, the design of the panels, as conditioned, is consistent with design standards, the location is along the rear and sides, behind the main roof ridge, and the panels will not obscure or damage any essential character of the roof.

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

1. Section 307.106(k) General Standards: 1, 2, 3, and 4
2. Section 307.106(l) Guidelines on "Alterations": 1, 2, and 5
3. Historic District Design Guidelines, Section on "Roofs and Roof Surfaces"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

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

Alterations

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

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

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

Historic District Design Guidelines, "Roofs and Roof Surfaces"

- Avoid #1: Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public rights-of-way.

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS





PRODUCT INSTALLATION PLANS DATED JUNE 10, 2025

Freedom Forever
Planset Revision Letter

6/10/2025
REV #2

Attn. County of Duval / City of Jacksonville (FL):

The changes outlined in Revision Details have been applied to the plans corresponding to the following customer:

VICKIE WATCHES
2934 FORBES STREET

Revision Details:
REV 1
COA requirements met, PV-2A photo of the front of the home added, conduit raceway and combiner box color will match the home/roof color note added, solar module color clarified
PV-3 solar module height clarified to be 6 inches or less.

REV 2
Electrical equipment mounting locations moved further south away from the front of the home. Battery needs 3ft distance from windows and this was the best option.

4 Solar modules relocated from North mounting plane to a location facing away from the front of the home per historical home request.

All corresponding changes are notated on the plans by revision clouds.

Thank you for your time in reviewing these plans. Please reach out if you have any additional questions or concerns.

Construction Engineering
Freedom Forever
engineering@freedomforever.com

9.840kW DC ROOF MOUNT PHOTOVOLTAIC SYSTEM

CODES:

THIS PROPOSED INSTALLATION COMPLIES WITH THE FOLLOWING:
2023 8TH EDITION FLORIDA BUILDING CODE: BUILDING
2023 8TH EDITION FLORIDA BUILDING CODE: RESIDENTIAL
2023 8TH EDITION FLORIDA BUILDING CODE: MECHANICAL
2023 8TH EDITION FLORIDA BUILDING CODE: PLUMBING
2023 8TH EDITION FLORIDA BUILDING CODE: FUEL GAS
2023 8TH EDITION FLORIDA BUILDING CODE: ENERGY CONSERVATION
2023 8TH EDITION FLORIDA BUILDING CODE: EXISTING BUILDING
2023 8TH EDITION FLORIDA BUILDING CODE: ACCESSIBILITY
2023 8TH EDITION FLORIDA FIRE PREVENTION CODE (NFPA)
2020 NATIONAL ELECTRIC CODE (NEC)
AS ADOPTED BY COUNTY OF DUVAL / CITY OF JACKSONVILLE

VICINITY MAP:



TABLE OF CONTENTS:

PV-1	PROJECT DETAILS
PV-2	SITE PLAN
PV-2A	ROOF PLAN WITH MODULES LAYOUT
PV-2B	ARRAY DETAILS
PV-3	MOUNTING DETAILS
PV-4	THREE LINE DIAGRAM
PV-5	CONDUCTOR CALCULATIONS
PV-5A	ELECTRICAL CALCULATIONS
PV-6	EQUIPMENT & SERVICE LIST
PV-7	LABELS
PV-7A	SITE PLACARD
PV-8	OPTIMIZER CHART
PV-9	SAFETY PLAN
PV-10	SAFETY PLAN
APPENDIX	MANUFACTURER SPECIFICATION SHEETS

CONSTRUCTION NOTES:

CONDUIT AND CONDUCTOR SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.

ALL SOLAR ENERGY SYSTEM EQUIPMENT SHALL BE SCREENED TO THE MAXIMUM EXTENT POSSIBLE AND SHALL BE PAINTED A COLOR SIMILAR TO THE SURFACE UPON WHICH THEY ARE MOUNTED.

MODULES SHALL BE TESTED , LISTED AND INDENTIFIED WITH FIRE CLASSIFICATION IN ACCORDANCE WITH UL 2703. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER SECTION R314 AND 315 TO BE VERIFIED AND INSPECTED BY INSPECTOR IN THE FIELD.

DIG ALERT (811) TO BE CONTACTED AND COMPLIANCE WITH EXCAVATION SAFETY PRIOR TO ANY EXCAVATION TAKING PLACE

PHOTOVOLTAIC SYSTEM GROUND WILL BE TIED INTO EXISTING GROUND AT MAIN SERVICE FROM DC DISCONNECT/INVERTER AS PER 2020 NEC SEC 250.166(A).

SOLAR PHOTOVOLTAIC SYSTEM EQUIPMENT WILL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ART. 690 OF THE 2020 NEC

THE MAIN SERVICE PANEL WILL BE EQUIPPED WITH A GROUND ROD OR UFER

UTILITY COMPANY WILL BE NOTIFIED PRIOR TO ACTIVATION OF THE SOLAR PV SYSTEM

SOLAREDGE OPTIMIZERS ARE LISTED TO IEC 62109-1 (CLASS II SAFETY) AND UL 1741 STANDARDS

INSTALL CREW TO VERIFY ROOF STRUCTURE PRIOR TO COMMENCING WORK. EMT CONDUIT ATTACHED TO THE ROOF USING CONDUIT MOUNT.

ROBERT SMYTHE LICENSE No. 89045 STATE OF FLORIDA PROFESSIONAL ENGINEER
06/10/2025

This item has been electronically signed and sealed by Robert Smythe on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy
FAC 61G15-23.004

Signed by ROBERT DOUGLAS SMYTHE
Time: 2025-06-10 17:29:30 UTC

THIS SYSTEM DESIGNED WITH:
WIND SPEED: 135
WIND EXPOSURE: C
SNOW LOAD: 0

SYSTEM SIZE
PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS
VICKIE WATCHES
2934 FORBES STREET, JACKSONVILLE, FL 32205
AHJ: COUNTY OF DUVAL / CITY OF JACKSONVILLE
UTILITY: JEA - JACKSONVILLE ELECTRIC AUTHORITY
METER: 25199364
APN: 064643-0000
EMAIL: VICKIEWATCHES764@GMAIL.COM
FINANCE: ENFIN LEASE

SYSTEM DETAILS
MODULES: 24 X HANWHA QCELL: Q.PEAK DUO BLK ML-G10+ 410 VERSION = MD06G100A-017
OPTIMIZERS: 24 X SOLAREDGE U650
INVERTER 1: SOLAREDGE SE7600H-US (PART/SKU: USE7600H-USMNBL75)
BATTERY: 1 X SOLAREDGE: ENERGY BANK

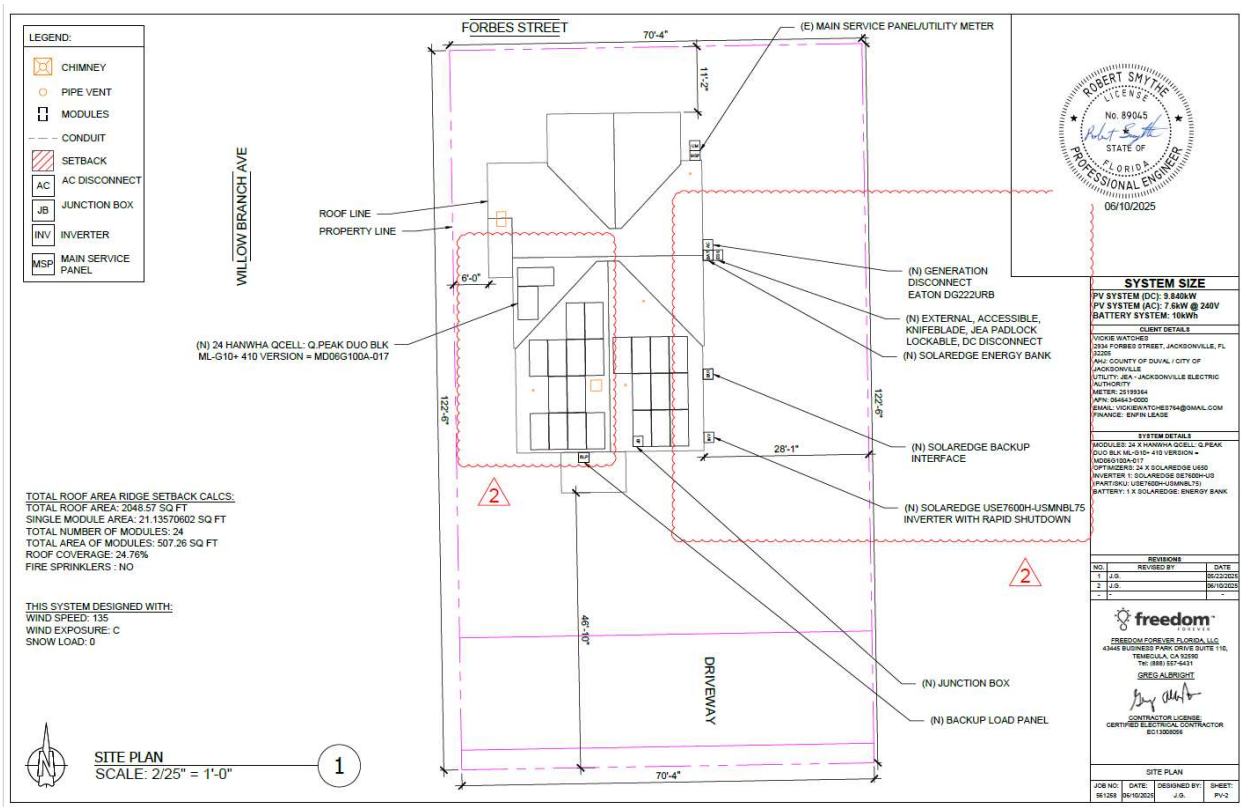
REVISIONS

NO.	REVISED BY	DATE
1	J.G.	05/22/2025
2	J.G.	06/10/2025
-	-	-

freedom FOREVER
FREEDOM FOREVER FLORIDA, LLC
43445 BUSINESS PARK DRIVE SUITE 110, TEMECULA, CA 92590
Tel: (888) 557-6431
GREG ALBRIGHT
CONTRACTOR LICENSE: CERTIFIED ELECTRICAL CONTRACTOR EC13008056

PROJECT DETAILS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-1



ROBERT SMYTHE LICENSE No. 89045 STATE OF FLORIDA PROFESSIONAL ENGINEER
06/10/2025

SYSTEM SIZE
PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS
VICKIE WATCHES
2934 FORBES STREET, JACKSONVILLE, FL 32205
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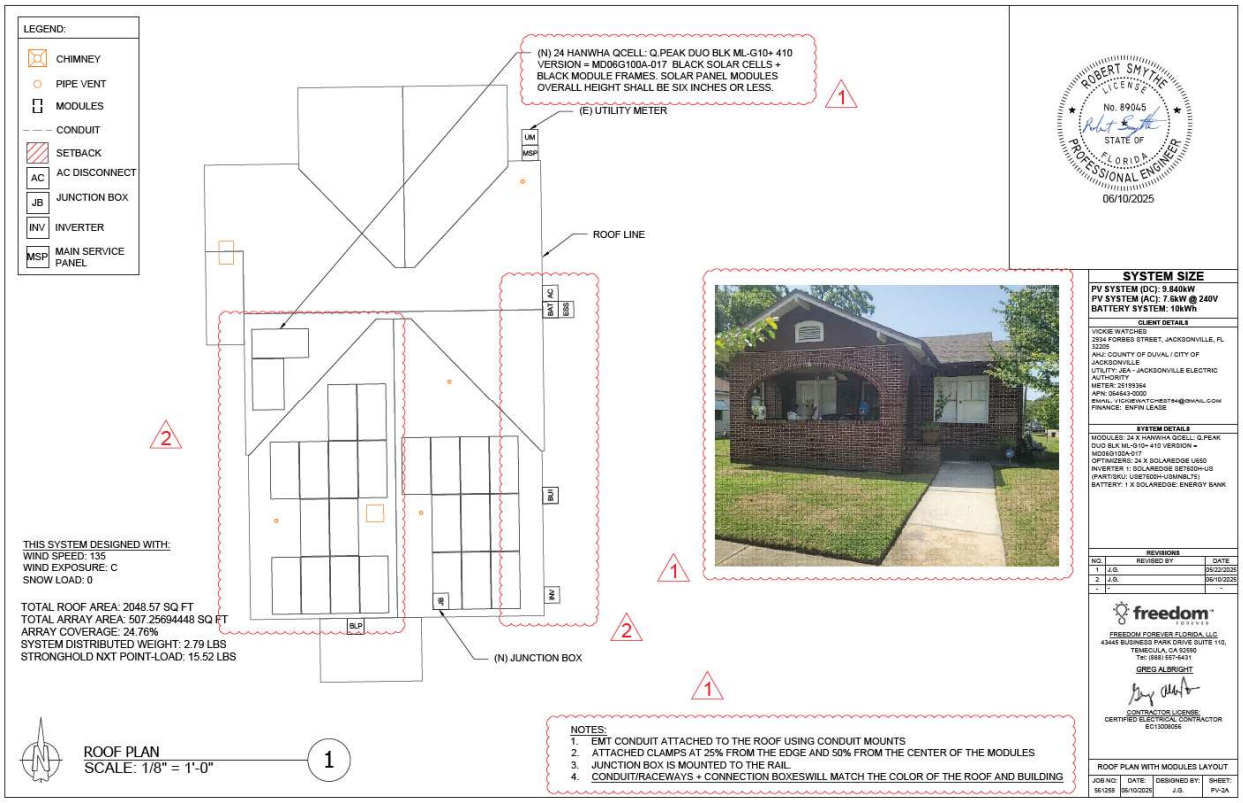
REVISIONS

NO.	REVISED BY	DATE
1	J.G.	05/22/2025
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-	-	-

freedom FOREVER
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43445 BUSINESS PARK DRIVE SUITE 110, TEMECULA, CA 92590
Tel: (888) 557-6431
GREG ALBRIGHT
CONTRACTOR LICENSE: CERTIFIED ELECTRICAL CONTRACTOR EC13008056

SITE PLAN

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-2



Q.PEAK DUO BLK ML-G10+ SERIES

qcells

395 - 415 Wp | 132 Cells
21.1% Maximum Module Efficiency
Domestic Content Option Available

MODEL Q.PEAK DUO BLK ML-G10.a+
*Q.PEAK DUO BLK ML-G10.C+



Includes Domestic Content
This product contains U.S. manufactured components which can contribute to qualifying for the 10% domestic content bonus to applicable tax credits under the Inflation Reduction Act of 2022.[1]

Breaking the 21% efficiency barrier
Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 21.1%.

A reliable investment
Inclusive 25-year product warranty and 25-year linear performance warranty.[2]

Enduring high performance
Long-term yield security with Anti LeTID Technology, Anti PID Technology[3] and Hot-Spot Protect.

Extreme weather rating
High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).

Far beyond the standard
Qcells' comprehensive quality program ensures high long-term yields and the reliability of your solar system.

[1] This statement should not be relied on as tax advice and is subject to change based on changes made to the Inflation Reduction Act and its implementing rules and regulations. Please consult a qualified tax professional for specific guidance.
[2] See data sheet on rear for further information.
[3] APT test conditions according to IEC / TS 62804-1:2015, method A (-1500 V, 96 h)

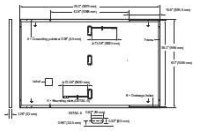
The ideal solution for:
Rooftop arrays on residential buildings

***DCA Module Option:**
DCA 17 module has material code *MD06G100A-017 printed on the module power label.

Q.PEAK DUO BLK ML-G10+ SERIES

■ Mechanical Specification

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	2.09–3.98 in × 1.26–2.36 in × 0.59–0.71 in (53–101 mm × 32–60 mm × 15–18 mm), IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 72.04 in (1830 mm), (-) ≥ 72.04 in (1830 mm)
Connector	Stäubli MC4; IP68

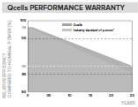


■ Electrical Characteristics

POWER CLASS			395	400	405	410	415
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC (POWER TOLERANCE +5 W / -0 W)							
Power at MPP[3]	P_{MPP}	[W]	395	400	405	410	415
Short Circuit Current[3]	I_{SC}	[A]	11.10	11.14	11.17	11.20	11.23
Open Circuit Voltage[3]	V_{OC}	[V]	45.27	45.30	45.34	45.37	45.41
Current at MPP	I_{MPP}	[A]	10.71	10.77	10.83	10.89	10.95
Voltage at MPP	V_{MPP}	[V]	36.88	37.13	37.39	37.64	37.89
Efficiency[4]	η	[%]	≥20.1	≥20.4	≥20.6	≥20.9	≥21.1
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[3]							
Power at MPP	P_{MPP}	[W]	296.3	300.1	303.8	307.6	311.3
Short Circuit Current	I_{SC}	[A]	8.95	8.97	9.00	9.03	9.05
Open Circuit Voltage	V_{OC}	[V]	42.69	42.72	42.76	42.79	42.83
Current at MPP	I_{MPP}	[A]	8.46	8.51	8.57	8.62	8.68
Voltage at MPP	V_{MPP}	[V]	35.03	35.25	35.46	35.68	35.89

[3] Measurement tolerances P_{MPP} ± 3%; I_{SC}; V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [4] 800 W/m², NMOT, spectrum AM 1.5

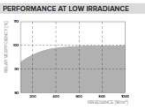
Qcells PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.
All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organization of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.34	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

■ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI/UL 61730	TYPE 2
Max. Design Load, Push/Pull*		[lbs/ft²]	75 (3600 Pa)/55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push/Pull*		[lbs/ft²]	113 (5400 Pa)/84 (4000 Pa)		

* See Installation Manual

■ Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, US Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

qcells

Application For Certificate Of Appropriateness

Application Info

Tracking #	32410	**Application Status**	FOUND SUFFICIENT
Date Started	05/20/2025	**Date Submitted**	05/20/2025

Planning and Development Department Info

COA #	COA-25-32410
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	7/24/2025
Forwarded to JHPC	☑
JHPC Meeting Date	8/27/2025
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 ALBRIGHT
First Name GREG
Middle Name

Company Name FREEDOM FOREVER FLORIDA, LLC

Mailing Address 43445 BUSINESS PARK DRIVE STE 104

City TEMECLA
State CA
Zip Code 92590

Phone 800 885 9450
Fax
Email PERMITSJACKSONVILLE@FREEDOMFOREVER.COM

General Information On Owner(s)

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

Last Name WILLIAMS
First Name VICKIE
Middle Name

Company/Trust Name

Mailing Address 2934 FORBES STREET

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9045537834
Fax
Email VICKIEWATCHES764@GMAIL.COM

Description Of Property

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

Map	RE#
	064643 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2934	FORBES ST	32205

Type Of Improvement

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

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

Proposed Work
INSTALL OF ROOF MOUNTED SOLAR PANELS AND BATTERY BACK UP

Addition Information

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

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

Additional Documents Provided

	Description
☑	PV PLANS FOR ROOF MOUNTED SOLAR PROJECT
☑	FL LETTER
☑	FL LETTER
☑	STRUCTURAL CALCS

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: 8/11/2025

COA#:

Address: 2934 Forbes Street, Jacksonville, FL 32205

Owner: Vickie Watches

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 32410 **were posted on the property/site located at:**

Real Estate Number(s)

2934 Forbes Street

Street Address

Jacksonville, FL 32205

City, State Zip Code

Printed Name Gregory Albright

Signature

Dated this 11 day of August, 20 25.

06-005
1ST ADDN TO NEW RIVERSIDE
LOT 1 BLOCK 29

WILLIAMS VICKIE M
2934 FORBES ST
JACKSONVILLE, FL 32205-7523

2024

R-064643-0000

PRINTED 10/11/2024
BY: pao

Map Id: 6421 502101.23 1.55 1.00 1.00 NEW RIVERSIDE S OF POST

BUILDING CHARACTERISTICS

0100 Single Family

** VALUE SUBJECT TO CHANGE **

CATEGORY	TYPE	%	PTS
Exterior Wall	20 FACE BRICK	100	46.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	12 HARDWOOD	75	10.00
Int Flooring	8 SHEET VINYL	25	1.00
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	1.00	0
Rooms / Units	1.00	0

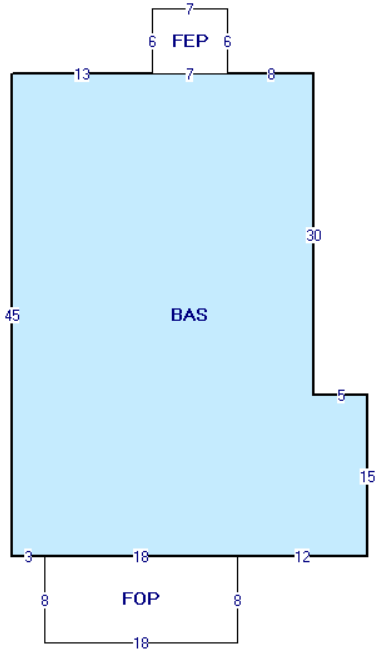
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	1.0100
TOTAL ADJUSTED POINTS	121
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	4	03	100.00	0.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
242,088	1929	1965	R2	39.50	60.50%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,335		X	100	1,335	139,364
FEP	42			60	25	2,610
FOP	144			30	43	4,489
	1,521			1,335	1,403	$146,463

ACREAGE 0.00 PRICE/SF 104.39



BUILDING: 1 AKA:

SITE ADDRESS: 2934 FORBES ST JACKSONVILLE 32205- 0101 SFR 1 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	146,463
EXTRA FEATURE VALUE	1,526
TOTAL MARKET LAND VALUE	110,434
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	258,423
ASSESSED VALUE	72,582
CAP BASE YEAR	1995
TAXABLE VALUE	25,000
EXEMPTIONS	HB HX
TOTAL EXEMPTIONS VALUE	47,582
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS

BAS:0,51:=N45 E28 S30 E5 S15 W33 $ FOP:3,51:=S8 E 18 N8 W18 $ FEP:13,6:=N6 E7 S6 W7 $.

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	07312	00284	3/31/1992	MS	Q	I	02	47000	0	N	0	BOOTE C STANLEY		

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	SHWR2	Shed Wood	1	100.00	0.00	10	12	120.00	3	100	26.90	26.90	100	1950	1950	2008	20	646
2	FPMR7	Fireplace Masonry	1	100.00	0.00	0	0	1.00	3	100	4,398.75	4,398.75	100	1929	1929		20	880

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	1/25/1989	ACN
LAND LINES	4/28/2004	KEH
VALUE REVIEW	5/31/2024	LGS
TRIENNIAL	5/9/2012	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	0101	RES MD 8-19 UNITS PER AC	100.00	0.00		RMD-B	69.00	125.00	100.00	69.00	F	1	0.97	1.00	1,650.00	1,600.50	110,434

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Freedom Forever
Planset Revision Letter

6/10/2025
REV #2

Attn. County of Duval / City of Jacksonville (FL):

The changes outlined in Revision Details have been applied to the plans corresponding to the following customer:

VICKIE WATCHES
2934 FORBES STREET

Revision Details:
REV 1
COA requirements met, PV-2A photo of the front of the home added, conduit raceway and combiner box color will match the home/roof color note added, solar module color clarified
PV-3 solar module height clarified to be 6 inches or less.

REV 2
Electrical equipment mounting locations moved further south away from the front of the home. Battery needs 3ft distance from windows and this was the best option.

4 Solar modules relocated from North mounting plane to a location facing away from the front of the home per historical home request.

All corresponding changes are notated on the plans by revision clouds.

Thank you for your time in reviewing these plans. Please reach out if you have any additional questions or concerns.

Construction Engineering
Freedom Forever
engineering@freedomforever.com

9.840kW DC ROOF MOUNT PHOTOVOLTAIC SYSTEM

CODES:

THIS PROPOSED INSTALLATION COMPLIES WITH THE FOLLOWING:
2023 8TH EDITION FLORIDA BUILDING CODE: BUILDING
2023 8TH EDITION FLORIDA BUILDING CODE: RESIDENTIAL
2023 8TH EDITION FLORIDA BUILDING CODE: MECHANICAL
2023 8TH EDITION FLORIDA BUILDING CODE: PLUMBING
2023 8TH EDITION FLORIDA BUILDING CODE: FUEL GAS
2023 8TH EDITION FLORIDA BUILDING CODE: ENERGY CONSERVATION
2023 8TH EDITION FLORIDA BUILDING CODE: EXISTING BUILDING
2023 8TH EDITION FLORIDA BUILDING CODE: ACCESSIBILITY
2023 8TH EDITION FLORIDA FIRE PREVENTION CODE (NFPA)
2020 NATIONAL ELECTRIC CODE (NEC)
AS ADOPTED BY COUNTY OF DUVAL / CITY OF JACKSONVILLE

VICINITY MAP:

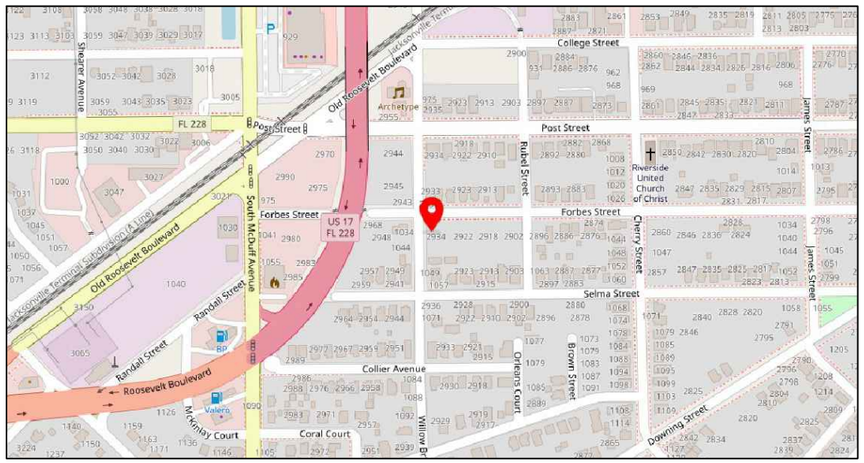


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PV-1	PROJECT DETAILS
PV-2	SITE PLAN
PV-2A	ROOF PLAN WITH MODULES LAYOUT
PV-2B	ARRAY DETAILS
PV-3	MOUNTING DETAILS
PV-4	THREE LINE DIAGRAM
PV-5	CONDUCTOR CALCULATIONS
PV-5A	ELECTRICAL CALCULATIONS
PV-6	EQUIPMENT & SERVICE LIST
PV-7	LABELS
PV-7A	SITE PLACARD
PV-8	OPTIMIZER CHART
PV-9	SAFETY PLAN
PV-10	SAFETY PLAN
APPENDIX	MANUFACTURER SPECIFICATION SHEETS

CONSTRUCTION NOTES:

CONDUIT AND CONDUCTOR SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.
ALL SOLAR ENERGY SYSTEM EQUIPMENT SHALL BE SCREENED TO THE MAXIMUM EXTENT POSSIBLE AND SHALL BE PAINTED A COLOR SIMILAR TO THE SURFACE UPON WHICH THEY ARE MOUNTED.
MODULES SHALL BE TESTED , LISTED AND INDENTIFIED WITH FIRE CLASSIFICATION IN ACCORDANCE WITH UL 2703. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER SECTION R314 AND 315 TO BE VERIFIED AND INSPECTED BY INSPECTOR IN THE FIELD.
DIG ALERT (811) TO BE CONTACTED AND COMPLIANCE WITH EXCAVATION SAFETY PRIOR TO ANY EXCAVATION TAKING PLACE
PHOTOVOLTAIC SYSTEM GROUND WILL BE TIED INTO EXISTING GROUND AT MAIN SERVICE FROM DC DISCONNECT/INVERTER AS PER 2020 NEC SEC 250.166(A).
SOLAR PHOTOVOLTAIC SYSTEM EQUIPMENT WILL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ART. 690 OF THE 2020 NEC
THE MAIN SERVICE PANEL WILL BE EQUIPPED WITH A GROUND ROD OR UFER
UTILITY COMPANY WILL BE NOTIFIED PRIOR TO ACTIVATION OF THE SOLAR PV SYSTEM
SOLAREDGE OPTIMIZERS ARE LISTED TO IEC 62109-1 (CLASS II SAFETY) AND UL 1741 STANDARDS
INSTALL CREW TO VERIFY ROOF STRUCTURE PRIOR TO COMMENCING WORK. EMT CONDUIT ATTACHED TO THE ROOF USING CONDUIT MOUNT.

This item has been electronically signed and sealed by Robert Smythe on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy
FAC 61G15-23.004

THIS SYSTEM DESIGNED WITH:
WIND SPEED: 135
WIND EXPOSURE: C
SNOW LOAD: 0

ROBERT SMYTHE
LICENSE
No. 89045
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
06/10/2025

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

VICKIE WATCHES
2934 FORBES STREET, JACKSONVILLE, FL 32205
AHJ: COUNTY OF DUVAL / CITY OF JACKSONVILLE
UTILITY: JEA - JACKSONVILLE ELECTRIC AUTHORITY
METER: 25199364
APN: 064643-0000
EMAIL: VICKIEWATCHES764@GMAIL.COM
FINANCE: ENFIN LEASE

SYSTEM DETAILS

MODULES: 24 X HANWHA QCELL: Q.PEAK DUO BLK ML-G10+ 410 VERSION = MD06G100A-017
OPTIMIZERS: 24 X SOLAREDGE U650
INVERTER 1: SOLAREDGE SE7600H-US (PART/SKU: USE7600H-USMNBL75)
BATTERY: 1 X SOLAREDGE: ENERGY BANK

REVISIONS

NO.	REVISED BY	DATE
1	J.G.	05/22/2025
2	J.G.	06/10/2025
-	-	-

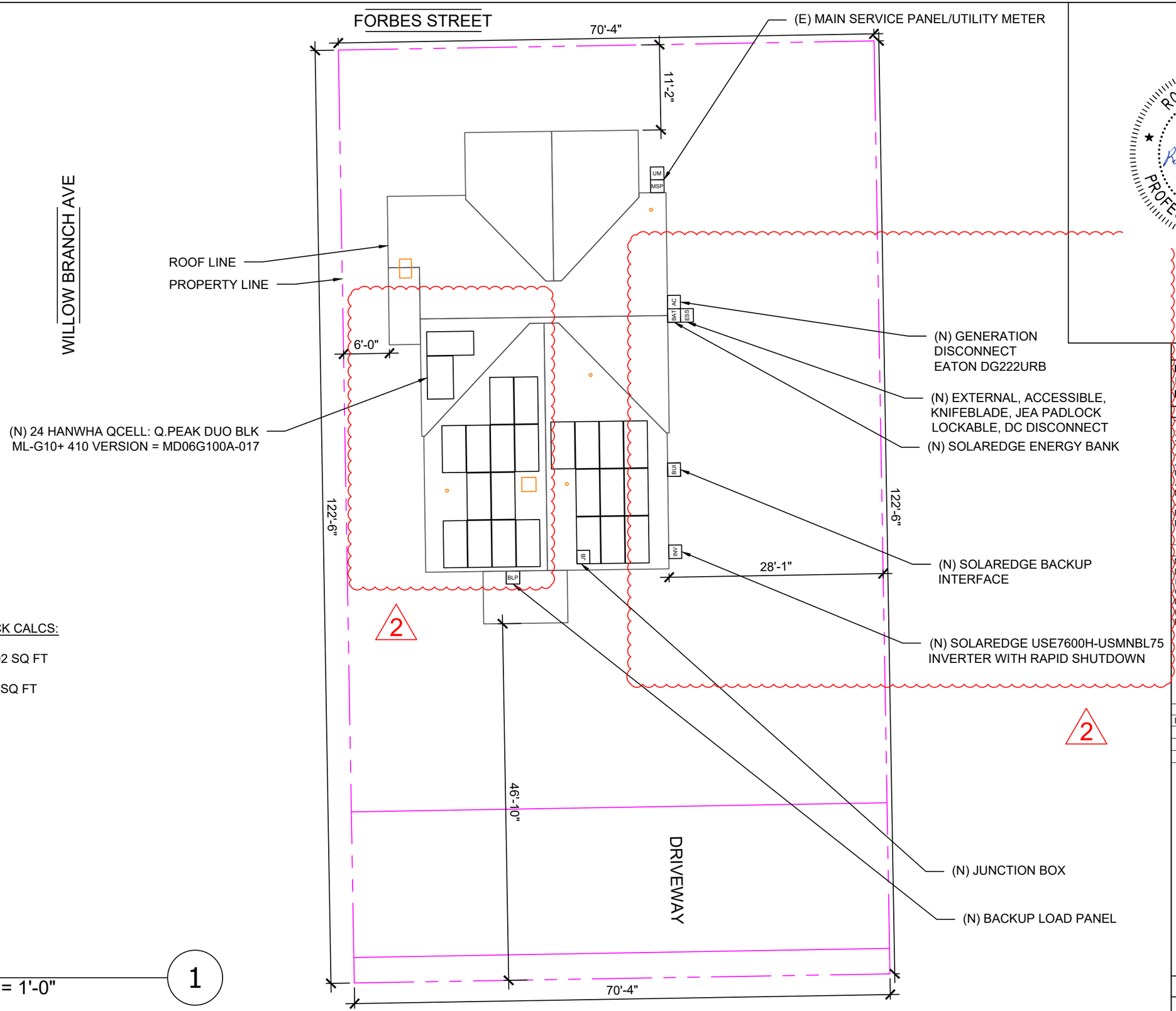
freedom FOREVER
FREEDOM FOREVER FLORIDA, LLC
43445 BUSINESS PARK DRIVE SUITE 110,
TEMECULA, CA 92590
Tel: (888) 557-6431
GREG ALBRIGHT
CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

PROJECT DETAILS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-1

LEGEND:

- CHIMNEY
- PIPE VENT
- MODULES
- CONDUIT
- SETBACK
- AC — AC DISCONNECT
- JB — JUNCTION BOX
- INV — INVERTER
- MSP — MAIN SERVICE PANEL



TOTAL ROOF AREA RIDGE SETBACK CALCS:
TOTAL ROOF AREA: 2048.57 SQ FT
SINGLE MODULE AREA: 21.13570602 SQ FT
TOTAL NUMBER OF MODULES: 24
TOTAL AREA OF MODULES: 507.26 SQ FT
ROOF COVERAGE: 24.76%
FIRE SPRINKLERS : NO

THIS SYSTEM DESIGNED WITH:
WIND SPEED: 135
WIND EXPOSURE: C
SNOW LOAD: 0

SITE PLAN
SCALE: 2/25" = 1'-0"

1

ROBERT SMYTHE
LICENSE
No. 89045
STATE OF FLORIDA
PROFESSIONAL ENGINEER
06/10/2025

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

VICKIE WATCHES
2934 FORBES STREET, JACKSONVILLE, FL 32205
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INVERTER 1: SOLAREDGE SE7600H-US (PART/SKU: USE7600H-USMNBL75)
BATTERY: 1 X SOLAREDGE: ENERGY BANK

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SITE PLAN

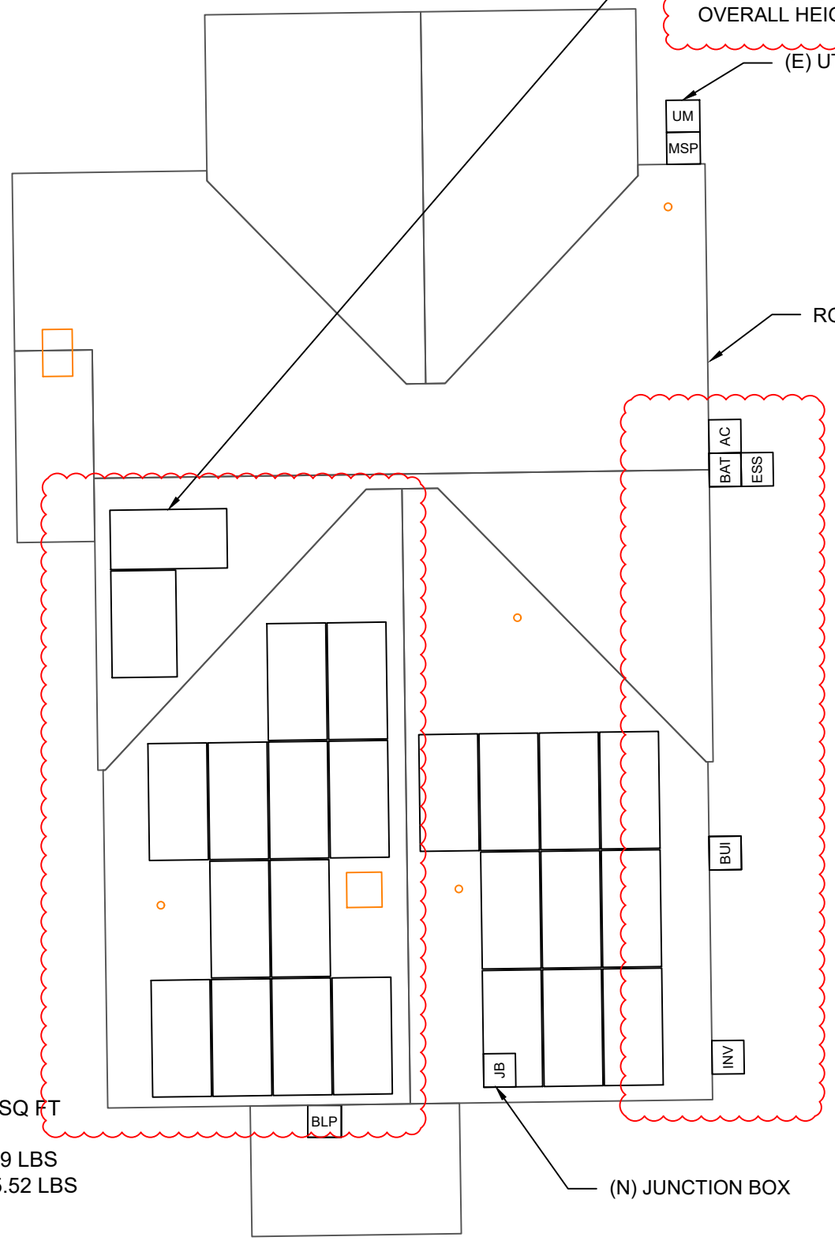
JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-2

LEGEND:

- CHIMNEY
- PIPE VENT
- MODULES
- CONDUIT
- SETBACK
- AC — AC DISCONNECT
- JB — JUNCTION BOX
- INV — INVERTER
- MSP — MAIN SERVICE PANEL

(N) 24 HANWHA QCELL: Q.PEAK DUO BLK ML-G10+ 410 VERSION = MD06G100A-017 BLACK SOLAR CELLS + BLACK MODULE FRAMES. SOLAR PANEL MODULES OVERALL HEIGHT SHALL BE SIX INCHES OR LESS.

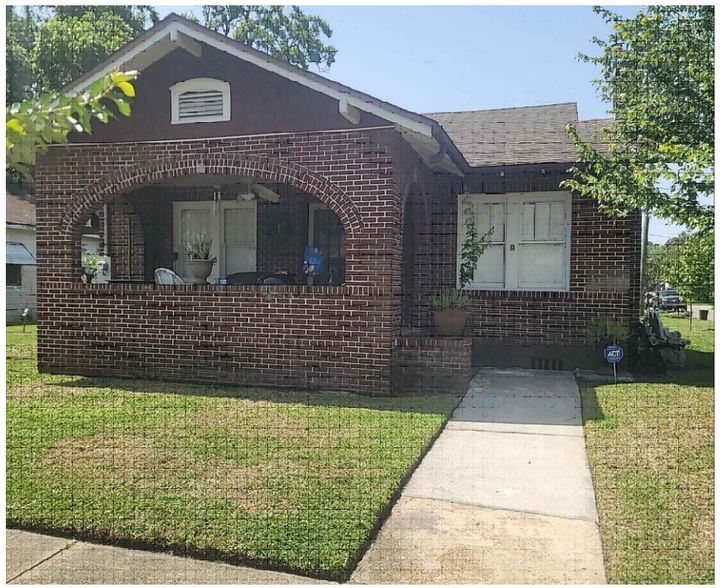
1



2

THIS SYSTEM DESIGNED WITH:
WIND SPEED: 135
WIND EXPOSURE: C
SNOW LOAD: 0

TOTAL ROOF AREA: 2048.57 SQ FT
TOTAL ARRAY AREA: 507.25694448 SQ FT
ARRAY COVERAGE: 24.76%
SYSTEM DISTRIBUTED WEIGHT: 2.79 LBS
STRONGHOLD NXT POINT-LOAD: 15.52 LBS



1

2

1

NOTES:
1. EMT CONDUIT ATTACHED TO THE ROOF USING CONDUIT MOUNTS
2. ATTACHED CLAMPS AT 25% FROM THE EDGE AND 50% FROM THE CENTER OF THE MODULES
3. JUNCTION BOX IS MOUNTED TO THE RAIL.
4. CONDUIT/RACEWAYS + CONNECTION BOXESWILL MATCH THE COLOR OF THE ROOF AND BUILDING

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

1

ROBERT SMYTHE
LICENSE
No. 89045
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

06/10/2025

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

VICKIE WATCHES
2934 FORBES STREET, JACKSONVILLE, FL 32205
AHJ: COUNTY OF DUVAL / CITY OF JACKSONVILLE
UTILITY: JEA - JACKSONVILLE ELECTRIC AUTHORITY
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EMAIL: VICKIEWATCHES764@GMAIL.COM
FINANCE: ENFIN LEASE

SYSTEM DETAILS

MODULES: 24 X HANWHA QCELL: Q.PEAK DUO BLK ML-G10+ 410 VERSION = MD06G100A-017
OPTIMIZERS: 24 X SOLAREDGE U650
INVERTER 1: SOLAREDGE SE7600H-US (PART/SKU: USE7600H-USMNBL75)
BATTERY: 1 X SOLAREDGE: ENERGY BANK

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-	-	-

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GREG ALBRIGHT

CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

ROOF PLAN WITH MODULES LAYOUT

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-2A

ROOF DETAILS:

TOTAL ROOF AREA: 2048.57 SQ FT
TOTAL ARRAY AREA: 507.25694448 SQFT
ARRAY COVERAGE: 24.76%
SYSTEM DISTRIBUTED WEIGHT: 2.79 LBS
STRONGHOLD NXT POINT-LOAD: 15.52 LBS

ROBERT SMYTHE
LICENSE
No. 89045
STATE OF
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PROFESSIONAL ENGINEER
06/10/2025

ROOF AREA STATEMENT						
ROOF	MODULE QUANTITY	ROOF PITCH	ARRAY PITCH	AZIMUTH	ROOF AREA	ARRAY AREA
ROOF 1	12	25	25	269	457.88 SQ FT	253.63 SQ FT
ROOF 2	10	25	25	89	457.44 SQ FT	211.36 SQ FT
ROOF 3	2	24	24	179	263.65 SQ FT	42.27 SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT

2

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

VICKIE WATCHES
2934 FORBES STREET, JACKSONVILLE, FL 32205
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ARRAY DETAILS

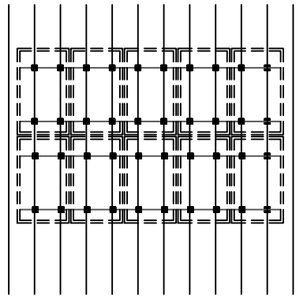
JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-2B

TABLE 1 – ARRAY INSTALLATION

	ROOF PITCH	ROOFING TYPE	ATTACHMENT TYPE	FRAMING TYPE	MAX UNBRACED LENGTH(FT.)	STRUCTURAL ANALYSIS RESULT	PENETRATION PATTERN	MAX ATTACHMENT SPACING (IN.)	MAX RAIL OVERHANG(IN.)
ROOF 1	25	Comp Shingle	Unirac Stronghold	2x6 @ 24" O.C.	10	PASS	STACKED	48	16
ROOF 2	25	Comp Shingle	Unirac Stronghold	2x6 @ 24" O.C.	10	PASS	STACKED	48	16
ROOF 3	24	Comp Shingle	Unirac Stronghold	2x6 @ 24" O.C.	10	PASS	STACKED	48	16

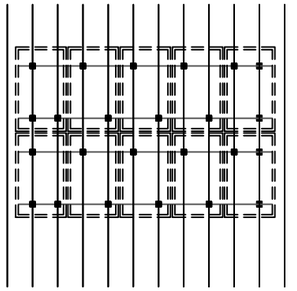
1. CONTRACTOR TO VERIFY FRAMING TYPE AND MAX UNBRACED LENGTH PRIOR TO INSTALLATION. IF THE ABOVE INFORMATION DOES NOT MATCH FIELD CONDITIONS, NOTIFY ENGINEER OF RECORD IMMEDIATELY.
2. WHERE COLLAR TIES OR RAFTER SUPPORTS EXIST, CONTRACTOR SHALL USE RAFTERS WITH COLLAR TIES AS ATTACHMENT POINTS.
3. MAX RAIL OVERHANG APPLICABLE FOR RAILED ATTACHMENT INSTALLATIONS.
4. OVERALL MODULE PANEL HEIGHT ON THE ROOF SHALL BE SIX INCHES OR LESS

1



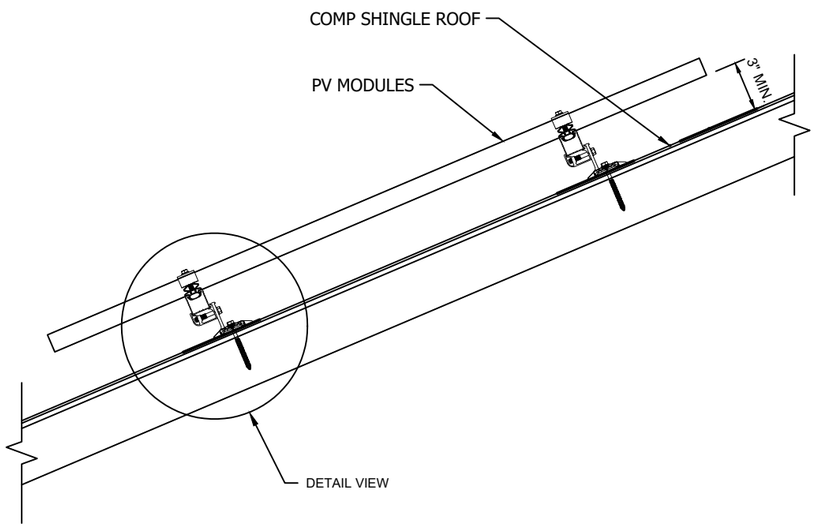
STACKED DETAIL

For Illustration purposes only



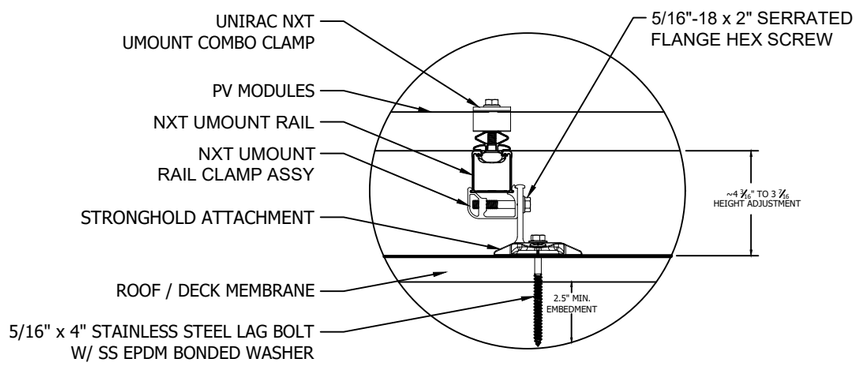
STAGGERED DETAIL

For Illustration purposes only



SOLAR PV ARRAY SECTION VIEW

Scale: NTS



ATTACHMENT DETAIL

Scale: NTS

ROBERT SMYTHE
LICENSE
No. 89045
STATE OF FLORIDA
PROFESSIONAL ENGINEER

06/10/2025

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

VICKIE WATCHES
2934 FORBES STREET, JACKSONVILLE, FL 32205
AHJ: COUNTY OF DUVAL / CITY OF JACKSONVILLE
UTILITY: JEA - JACKSONVILLE ELECTRIC AUTHORITY
METER: 25199364
APN: 064643-0000
EMAIL: VICKIEWATCHES764@GMAIL.COM
FINANCE: ENFIN LEASE

SYSTEM DETAILS

MODULES: 24 X HANWHA QCELL: Q.PEAK DUO BLK ML-G10+ 410 VERSION = MD06G100A-017
OPTIMIZERS: 24 X SOLAREDGE U650
INVERTER 1: SOLAREDGE SE7600H-US (PART/SKU: USE7600H-USMNBL75)
BATTERY: 1 X SOLAREDGE: ENERGY BANK

REVISIONS

NO.	REVISED BY	DATE
1	J.G.	05/22/2025
2	J.G.	06/10/2025
-	-	-

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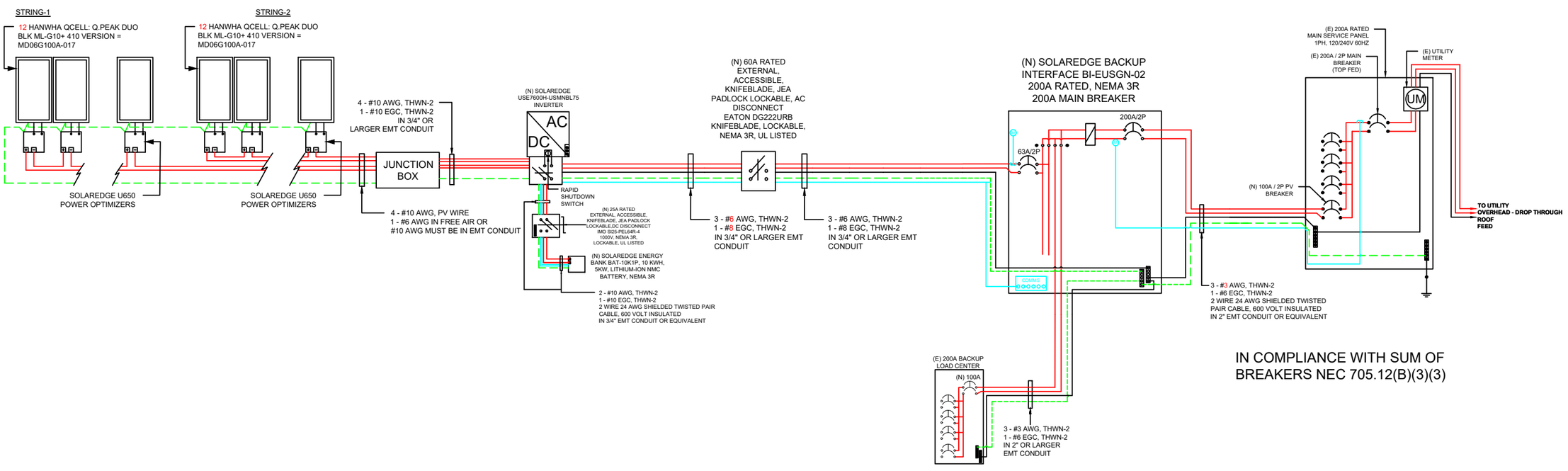
FREEDOM FOREVER FLORIDA, LLC
43445 BUSINESS PARK DRIVE SUITE 110,
TEMECULA, CA 92590
Tel: (888) 557-6431

GREG ALBRIGHT

CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

MOUNTING DETAILS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-3



IN COMPLIANCE WITH SUM OF BREAKERS NEC 705.12(B)(3)(3)

NOTE:
CONDUIT AND CONDUCTORS SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS

ROBERT SMYTHE
LICENSE
No. 89045
STATE OF FLORIDA
PROFESSIONAL ENGINEER
06/10/2025

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

VICKIE WATCHES
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AHJ: COUNTY OF DUVAL / CITY OF JACKSONVILLE
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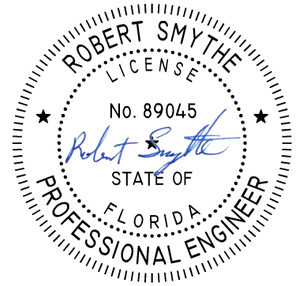
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CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

THREE LINE DIAGRAM

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-4



06/10/2025

WIRE SCHEDULE

RACEWAY #	EQUIPMENT				CONDUCTOR QTY.	AWG WIRE SIZE	STARTING ALLOWABLE AMPACITY @ 90°C 310.15(B)(16)	STARTING CURRENT APPLIED TO CONDUCTORS IN RACEWAY	TEMPERATURE CORRECTION FACTOR 310.15(B)(2)(a)	ADJUSTMENT FACTOR FOR MORE THAN 3 CONDUCTORS 310.15(B)(3)(a)	ADJUSTED CONDUCTOR AMPACITY @ 90°C	MAXIMUM CURRENT APPLIED TO CONDUCTORS IN RACEWAY
1	DC	MODULE	TO	OPTIMIZER	2	10	40	14.03	0.91	1	36.4	17.53
2	DC	OPTIMIZER	TO	JUNCTION BOX	2	10	40	15	0.91	1	36.4	18.75
3	DC	JUNCTION BOX	TO	INVERTER	4	10	40	15	0.91	0.8	29.12	18.75
4	DC	ENERGY BANK	TO	IMO DC DISCONNECT	2	10	40	14.3	0.91	1	36.4	17.88
5	DC	IMO DC DISCONNECT	TO	INVERTER	2	10	40	14.3	0.91	1	36.4	17.88
6	AC	INVERTER	TO	AC DISCONNECT	3	6	75	32	0.91	1	68.25	40
7	AC	AC DISCONNECT	TO	SOLAREDGE BACKUP INTERFACE	3	6	75	32	0.91	1	68.25	40
8	AC	SOLAREDGE BACKUP INTERFACE	TO	BACKED UP LOADS PANEL	3	3	115	100	0.91	1	104.65	125
9	AC	SOLAREDGE BACKUP INTERFACE	TO	POI	3	3	115	100	0.91	1	104.65	125

CONDUCTOR AMPACITY CALCULATIONS IN ACCORDANCE WITH NEC 690.8.

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

VICKIE WATCHES
2934 FORBES STREET, JACKSONVILLE, FL 32205
AHJ: COUNTY OF DUVAL / CITY OF JACKSONVILLE
UTILITY: JEA - JACKSONVILLE ELECTRIC AUTHORITY
METER: 25199364
APN: 064643-0000
EMAIL: VICKIEWATCHES764@GMAIL.COM
FINANCE: ENFIN LEASE

SYSTEM DETAILS

MODULES: 24 X HANWHA QCELL: Q.PEAK DUO BLK ML-G10+ 410 VERSION = MD06G100A-017
OPTIMIZERS: 24 X SOLAREDGE U650
INVERTER 1: SOLAREDGE SE7600H-US (PART/SKU: USE7600H-USMNBL75)
BATTERY: 1 X SOLAREDGE: ENERGY BANK

REVISIONS

NO.	REVISED BY	DATE
1	J.G.	05/22/2025
2	J.G.	06/10/2025
-	-	-

FREEDOM FOREVER FLORIDA, LLC
43445 BUSINESS PARK DRIVE SUITE 110,
TEMECULA, CA 92590
Tel: (888) 557-6431

GREG ALBRIGHT

CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

CONDUCTOR CALCULATIONS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-5

Project ID: 561258
Address: 2934 Forbes Street

5/16/2025

WHOLE HOME - LOAD CALCULATIONS

NEC 220.82	Nameplate (W)	Quantity	Total	Sum	
Lighting and Small Appliance				4,005	
General Lighting and Receptacles (Sq ft. x 3VA)	1,335	3	4,005		
Small appliance	1,500	0	-		
Laundry	1,500	0	-		General Loads
Appliances Fastened in Place, permanently connected or on a specific circuit				2,920	20,425
Refrigerator	1,000	1	1,000		
Air Handler	1,920	1	1,920		
Ranges, Wall ovens and cooking units				8,500	
Electric Cooking (Average)	8,500	1	8,500		
Clothes Dryers not on Laundry Circuit				-	
Water Heaters				5,000	
Electric Water Heater	5,000	1	5,000		
Motors and Pumps				-	
Air Conditioning				10,056	Largest
AC Condenser (40A)	5,592	1	5,592		10,056
AC Condenser (30A)	4,464	1	4,464		
Heat Pump				-	
Electric Space Heater				-	
Heating (Other)				-	
Generation					
				Load (VA)	**24,226.0**
				Load (A)	**100.9**

BACKUP LOAD PANEL - LOAD CALCULATIONS

NEC 220.82	Nameplate (W)	Quantity	Total	Sum	
Lighting and Small Appliance				4,005	
General Lighting and Receptacles (Sq ft. x 3VA)	1,335	3	4,005		
Small appliance	1,500	0	-		
Laundry	1,500	0	-		General Loads
Appliances Fastened in Place, permanently connected or on a specific circuit				1,000	18,505
Refrigerator	1,000	1	1,000		
Ranges, Wall ovens and cooking units				8,500	
Electric Cooking (Average)	8,500	1	8,500		
Clothes Dryers not on Laundry Circuit				-	
Water Heaters				5,000	
Electric Water Heater	5,000	1	5,000		
Motors and Pumps				-	
Air Conditioning				10,056	Largest
AC Condenser (40A)	5,592	1	5,592		10,056
AC Condenser (30A)	4,464	1	4,464		
Heat Pump				-	
Electric Space Heater				-	
Heating (Other)				-	
Generation					
				Load (VA)	**23,458.0**
				Load (A)	**97.7**

PANEL SCHEDULES

MAIN SERVICE PANEL			
1P Breaker Size	**Load Description**	**2P Breaker Size**	**Load Description**
		60	AIR HANDLER

BACKUP LOADS PANEL			
1P Breaker Size	**Load Description**	**2P Breaker Size**	**Load Description**
15	REFRIGERATOR	20	WATER HEATER
15	FLOOD LIGHT	40	STOVE
15	BED ROOM	35	A/C
15	LIVING MASTER BED	30	WINDOW A/C
15	BATH BED ROOM		

ROBERT SMYTHE
LICENSE
No. 89045
STATE OF FLORIDA
PROFESSIONAL ENGINEER

06/10/2025

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

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BATTERY: 1 X SOLAREDGE: ENERGY BANK

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Tel: (888) 557-6431

GREG ALBRIGHT

CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

ELECTRICAL CALCULATIONS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-5A

OCPD SIZES:

200A BREAKER
200A BREAKER

SERVICE LIST:

NONE

MATERIAL LIST:

🛠 *INSTALL NOTICE: DOMESTIC CONTENT PROJECT - CONFIRM ALL "-DC" PARTS ARE INSTALLED* 🛠

PART_TYPE	PART_NUMBER	SKU	PART_DESCRIPTION	QUANTITY
110 - Modules	PV-111-410-DC	Q.PEAK DUO BLK ML-G10+ 410	MFG: Q-Cell, 410W Mono BOB, Domestic MFG SKU: Q.PEAK DUO BLK ML-G10+ 410 Version = MD06G100A-017	24
120 - Inverters	INV-120-769-DC	USE7600H-USMNBL75	MFG: Solaredge, 7.6 kW, Home Hub, 11.4kW BU w/ PCS, RGM w/ Consumption Monitoring, Domestic, MFG SKU: USE7600H-USMNBL75	1
130 - Optimizers	OPT-130-650-DC	U650-1GM4MRMU	MFG: Solaredge, U650 85V Optimizer, Domestic, MFG SKU: U650-1GM4MRMU	24
140 - Batteries	BAT-143-003-DC	UBAT-10K1PS0B-03	MFG: SolarEdge, Home Battery, 5kWp, 10kWh, Domestic, MFG SKU: UBAT-10K1PS0B-03	1
210 - Rails	RAC-211-121-DC	084RLM1-US	MFG: Unirac, NXT Horizon Rail - 84" Mill, Domestic, MFG SKU: 084RLM1-US	44
210 - Rails	RAC-211-122-DC	RLSPLCM2-US	MFG: Unirac, NXT UMount Rail Splice, Domestic MFG SKU: RLSPLCM2-US	12
180 - Monitoring Equipment	ME-180-502	SE-CELL-B-R05-S-S2	MFG: Solaredge, Cell Modem W/5 Yrs, MFG SKU: SE-CELL-B-R05-US-S-S2	1
160 - Equipment Accessories	EA-163-508	SECT-SPL-225A-T-20	MFG: Solaredge, 225A CT, MFG SKU: SECT-SPL-225A-T-20	2
160 - Equipment Accessories	EA-163-302	IAC-RBAT-USYCBL-01	MFG: SolarEdge, Branch Connector set (include + & -), MFG SKU: IAC-RBAT-USYCBL-01	1
350 - Electrical Accessories	EA-350-114	221-612	MFG: Wago, 2 Conductor Compact Splice, 10 Awg, MFG SKU: 221-612	4
260 - Fittings/Anchors	RAC-260-061	JB-3	MFG: EZ Solar, Junction Box, PV, MFG SKU: JB-3	2
320 - Disconnects	EE-321-060	DG222URB	MFG: Eaton, Disconnect, General Duty, 2P, 240V, 60A, Non Fusible, Nema 3R, MFG SKU: DG222URB	1
320 - Disconnects	EE-320-000	SI25-PEL64R-4	MFG: IMO, Disconnect, Enclosed, Rotary Handle, 25A, 4P, MFG SKU: SI25-PEL64R-4	1
160 - Equipment Accessories	EA-163-312	BI-EUSGN-02	MFG: SolarEdge, Energy Hub Backup Interface, Service Side Connection, CTs Incl, MFG SKU: BI-EUSGN-02	1
260 - Fittings/Anchors	RAC-260-550	ACC-FPV180	MFG: Burndy, Pv Wiley Cable Clip Â Thickness Range: 1.3 to 3mm MFG SKU: ACC-FPV180	300
350 - Electrical Accessories	EA-350-585	SGB-4	MFG: Ilsco, Ground Lug, MFG SKU: SGB-4	3
260 - Fittings/Anchors	RAC-261-116	SHCPKTM1	MFG: Unirac, Stronghold ATT Kit Comp Mill, MFG SKU: SHCPKTM1	75
260 - Fittings/Anchors	RAC-261-123	CCLAMPD1	MFG: Unirac, NXT Horizon Combo Clamp - Dark, MFG SKU: CCLAMPD1	84
260 - Fittings/Anchors	RAC-261-118	SHCLMPM1 / SHCLMPM2	MFG: Unirac, Stronghold Rail Clamp Mill, MFG SKU: SHCLMPM1 / SHCLMPM2	75
260 - Fittings/Anchors	RAC-261-124	LUGMLPE1 / NULGMLP1	MFG: Unirac, NXT MLPE & GND LUG CLAMP, MFG SKU: NULGMLP1	24
260 - Fittings/Anchors	RAC-261-113	WRMCNSD1	MFG: Unirac, NXT Horizon NS Wire MGMT Clip, MFG SKU: WRMCNSD1	24
260 - Fittings/Anchors	RAC-261-114	ENDCAPD1	MFG: Unirac, NXT Horizon RL & CLMP Cap Kit, MFG SKU: ENDCAPD1	300
260 - Fittings/Anchors	RAC-261-115	WRMCLPD1	MFG: Unirac, NXT Horizon Wire MGMT Clip, MFG SKU: WRMCLPD1	24
240 - Footings	RAC-241-100	304001C	MFG: Unirac, L-Foot Serrated W/T-Bolt Clear (Kit), MFG SKU: 304001C	75

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

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TEMECULA, CA 92590
Tel: (888) 557-6431

GREG ALBRIGHT

CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

EQUIPMENT & SERVICE LIST

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-6

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

690.13(B)

DO NOT DISCONNECT UNDER LOAD

NEC 690.15 (B) & NEC 690.33(D)(2)

⚠ WARNING

SINGLE 120-VOLT SUPPLY
DO NOT CONNECT
MULTIWIRE BRANCH CIRCUITS

NEC 710.15(C) & 692.9 (C)

⚠ WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

NEC 705.12(D) & NEC 690.59

⚠ WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

NEC 110.27(C) & OSHA 1910.145(F)(7)

⚠ WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

706.15(C)(4) & 690.13(B)

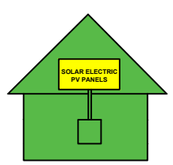
⚠ WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES:
TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN POWER SUPPLY SHALL NOT EXCEED AMPACITY OF BUSBAR

NEC 705.12(B)(3)(3)

EMERGENCY RESPONDER SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



NFPA 11.12.2.1.1.1.1

⚠ WARNING

THE DISCONNECTION OF THE GROUNDED CONDUCTOR(S) MAY RESULT IN OVERVOLTAGE ON THE EQUIPMENT

NEC 690.31(E)

If you have any questions about your system, please call our Customer Support Team at

888.557.6431

or visit freedomforever.com/customer-service

This solar PV system was installed by

freedom FOREVER

*Freedom Forever is a licensed contractor in all states it operates in. For more information visit freedomforever.com/licenses

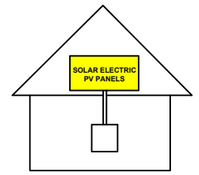
M

AC

INVERTER

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



IFC 605.11.3.1(1) & 690.56(C)

⚠ CAUTION
PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

NEC 705.12(D) & NEC 690.59

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE.

NEC 705.12(C) & NEC 690.59

⚠ WARNING
ARC FLASH AND SHOCK HAZARD
APPROPRIATE PPE REQUIRED

24 INCH FLASH HAZARD BOUNDARY
3 CAL/CM^2 FLASH HAZARD AT 18 INCHES
480 VAC SHOCK HAZARD WHEN COVER IS REMOVED
42 INCH LIMITED APPROACH
12 INCH RESTRICTED APPROACH - 500 V CLASS 00 GLOVES
1 INCH PROHIBITED APPROACH - 500 V CLASS 00 GLOVES
LOCATION: ##### ##### #####, ##### #####

NEC 706.15(C) AND NEC 110.16

PHOTOVOLTAIC AC DISCONNECT

NEC 690.13(B)

PHOTOVOLTAIC AC DISCONNECT

RATED AC OUTPUT CURRENT: 32A
NOMINAL OPERATING AC VOLTAGE: 240V

NEC 690.54

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

690.56(C)(3)

SOLAR PV DC CIRCUIT

EVERY 10' ON CONDUIT AND ENCLOSURES
NEC 690.31

PHOTOVOLTAIC POWER SOURCE

EVERY 10' ON CONDUIT AND ENCLOSURES
NEC 690.31(D)(2)

MAXIMUM VOLTAGE	480	V
MAXIMUM CIRCUIT CURRENT	40	A
MAX DC-DC CONVERTER OUTPUT CURRENT	15	A

DC

J/B

PHOTOVOLTAIC DC DISCONNECT

NEC 690.13(B)

MAXIMUM DC VOLTAGE OF PV SYSTEM

NEC 690.53

⚠ WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

706.15(C)(4) & 690.13(B)

⚠ WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

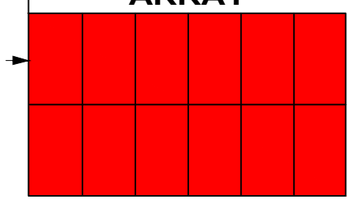
706.15(C)(4) & 690.13(B)

⚠ WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

NEC 110.27(C) & OSHA 1910.145(F)(7)

ARRAY



NEC 690.31(G)(3) & (4)

NOTES:

1. NEC ARTICLES 690 AND 705 AND IRC SECTION R324 MARKINGS SHOWN HEREON.
2. ALL MARKING SHALL CONSIST OF THE FOLLOWING:
   - A. UV RESISTANT SIGN MATERIAL WITH ENGRAVED OR MACHINE PRINTED LETTERS OR ELECTRO-PLATING.
   - B. RED BACKGROUND COLOR WHITE TEXT AND LINE WORK.
   - C. ARIAL FONT.
3. ALL SIGNS SHALL BE SIZED APPROPRIATELY AND PLACED IN THE LOCATIONS SPECIFIED. SIGNAGE CANNOT BE HAND-WRITTEN.
4. SIGNS SHALL BE ATTACHED TO THE SERVICE EQUIPMENT WITH POP-RIVETS OR SCREWS

ROBERT SMYTHE
LICENSE
No. 89045
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

06/10/2025

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

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REVISIONS

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freedom FOREVER

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43445 BUSINESS PARK DRIVE SUITE 110,
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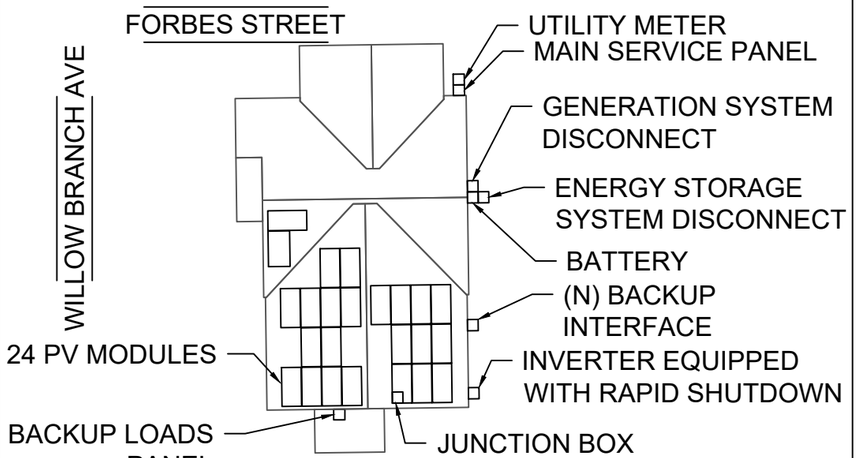
CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

LABELS
194

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-7

CAUTION:

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS AS SHOWN



WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

2

NOTES:

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STATE OF FLORIDA
PROFESSIONAL ENGINEER

06/10/2025

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GREG ALBRIGHT

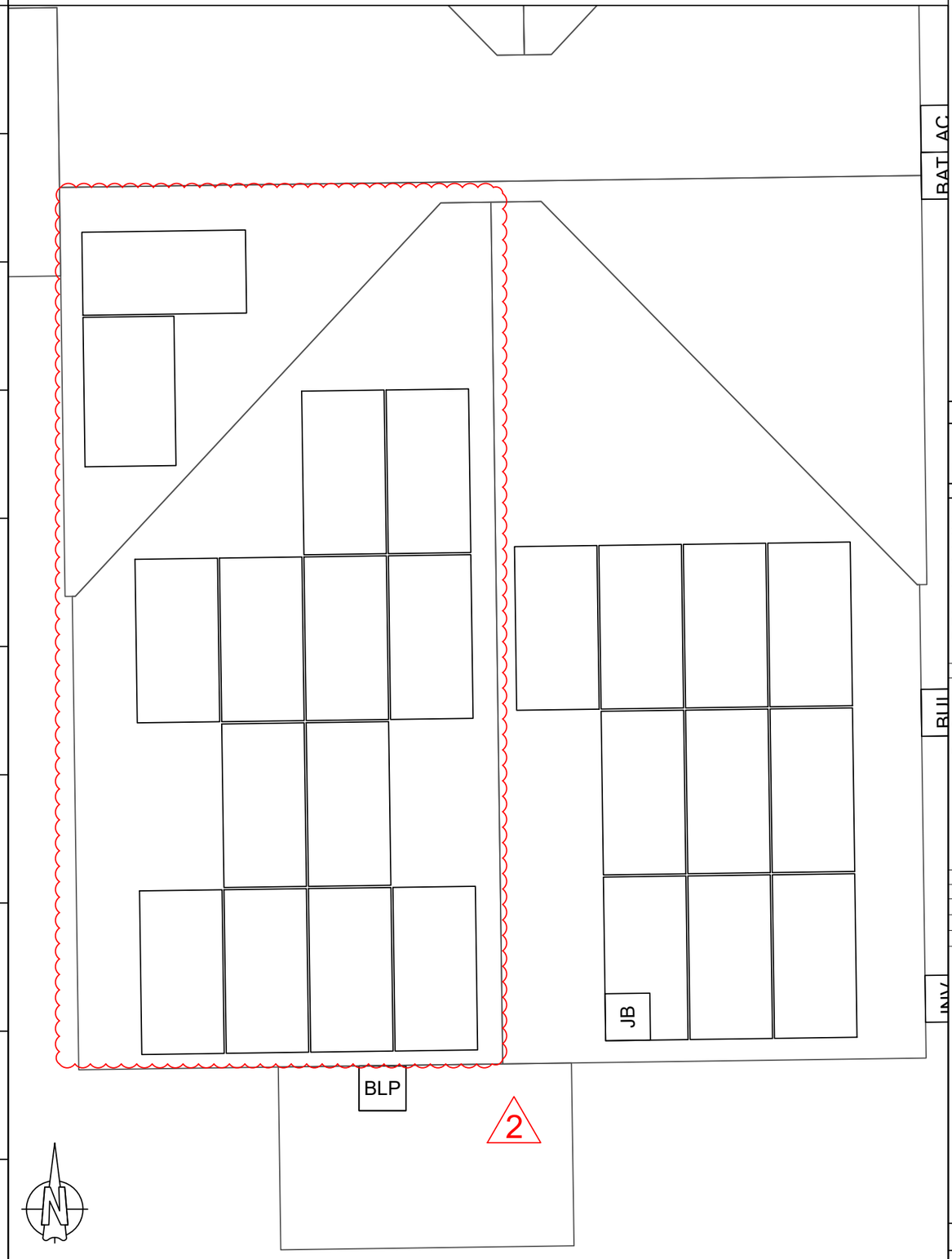
CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

SITE PLACARD

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-7A

	1-10	11-20	21-30	31-40	41-50	51-60
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

SOLAREDGE OPTIMIZER CHART



SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
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OPTIMIZER CHART

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-8

SAFETY PLAN

INSTRUCTIONS:

1. USE SYMBOLS IN KEY TO MARK UP THIS SHEET.
2. SAFETY PLAN MUST BE MARKED BEFORE JOB STARTS AS PART OF THE PRE-PLAN
3. DOCUMENT ALL ADDITIONAL HAZARDS ON THIS PAGE & MAKE NOTES ON THE JHA SHEET

INCIDENT REPORTING:

INJURIES - CALL INJURY HOTLINE

(855) 400-7233

**If injury is life threatening, call 911 first THEN the Injury Hotline*

NON-INJURIES - USE MOBILE INCIDENT REPORTING
(Auto, Property Damage, Near Miss)

NEAREST OCCUPATIONAL/INDUSTRIAL CLINIC:

NAME: _____

ADDRESS: _____

NEAREST HOSPITAL:

NAME: _____

ADDRESS: _____

SAFETY COACH CONTACT INFORMATION:

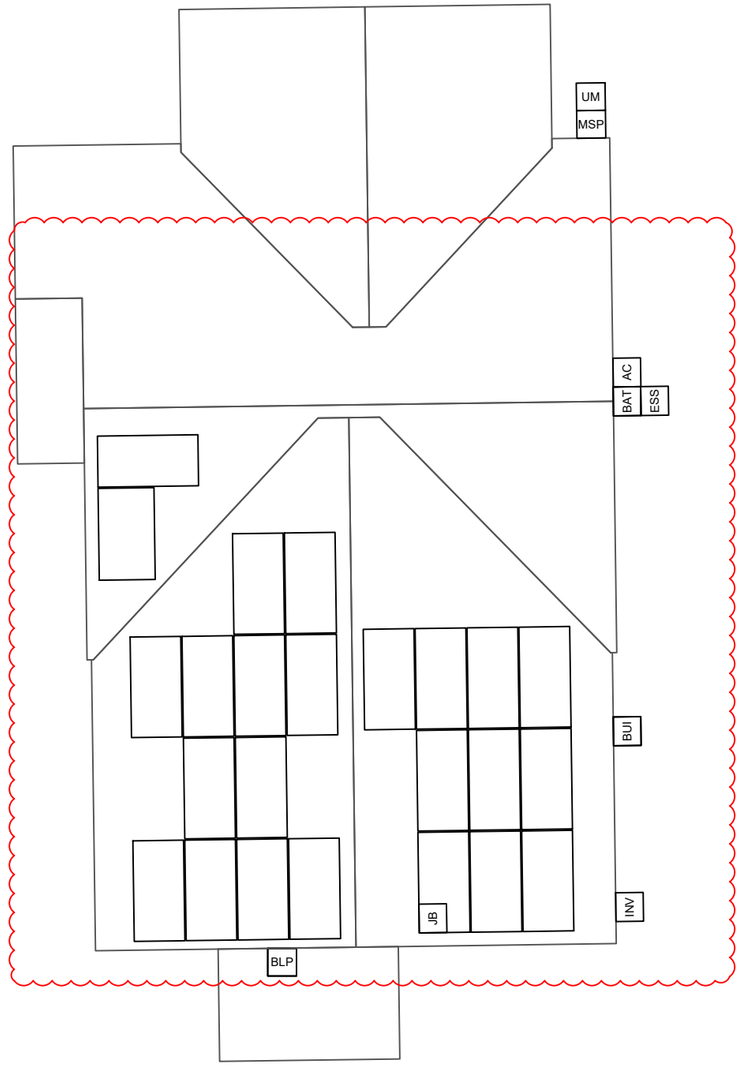
NAME: _____

PHONE NUMBER: _____

ALL EMPLOYEES ON SITE SHALL BE MADE AWARE OF THE SAFETY PLAN AND SIGN INDICATING THAT THEY ARE AWARE OF THE HAZARDS ON-SITE AND THE PLAN FOR WORKING SAFELY.

NAME	SIGNATURE

DATE: _____ TIME: _____



2

MARK UP KEY

- (P) PERMANENT ANCHOR
- (T) TEMPORARY ANCHOR
- (IL) INSTALLER LADDER
- (B) JUNCTION / COMBINER BOX
- (S) STUB-OUT
- SKYLIGHT
- NO LADDER ACCESS (STEEP GRADE OR GROUND LEVEL OBSTRUCTIONS)
- RESTRICTED ACCESS
- CONDUIT
- (GAS) GAS SHUT OFF
- (H_2O) WATER SHUT OFF
- (7) SERVICE DROP
- (Z) POWER LINES

POLICIES

INSTRUCTIONS:

1. SCAN QR LINK BELOW TO ACCESS ALL FREEDOM FOREVER SAFETY POLICIES AND PROGRAMS.

SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
PV SYSTEM (AC): 7.6kW @ 240V
BATTERY SYSTEM: 10kWh

CLIENT DETAILS

VICKIE WATCHES
2934 FORBES STREET, JACKSONVILLE, FL 32205
AHJ: COUNTY OF DUVAL / CITY OF JACKSONVILLE
UTILITY: JEA - JACKSONVILLE ELECTRIC AUTHORITY
METER: 25199364
APN: 064643-0000
EMAIL: VICKIEWATCHES764@GMAIL.COM
FINANCE: ENFIN LEASE

SYSTEM DETAILS

MODULES: 24 X HANWHA QCELL: Q.PEAK DUO BLK ML-G10+ 410 VERSION = MD06G100A-017
OPTIMIZERS: 24 X SOLAREDGE U650
INVERTER 1: SOLAREDGE SE7600H-US (PART/SKU: USE7600H-USMNBL75)
BATTERY: 1 X SOLAREDGE: ENERGY BANK

REVISIONS

NO.	REVISED BY	DATE
1	J.G.	05/22/2025
2	J.G.	06/10/2025
-	-	-

BREAK AND WATER LOG

THIS LOG IS TO BE FILLED OUT ANY TIME THE TEMP EXCEEDS **90** DEGREES. THE CREW LEAD AND ROOF LEAD ARE RESPONSIBLE FOR ENSURING THIS IS COMPLETED AND UPLOADED AT THE END OF EVERYDAY WHEN TEMPS EXCEED **90** DEGREES

NAME	0800HRS	0900HRS	1000HRS	1100HRS	1200HRS	1300HRS	1400HRS	1500HRS	1600HRS

FREEDOM FOREVER FLORIDA, LLC
43445 BUSINESS PARK DRIVE SUITE 110,
TEMECULA, CA 92590
Tel: (888) 557-6431

GREG ALBRIGHT

CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

JOB HAZARD ANALYSIS

Crew leader to fill out all sections below, hold a pre-job safety meeting with all personnel, and upload this completed document and the Safety Plan to Site Capture

Ladder Access
- Ladders must be inspected before each use.
- Extension ladders must be set up on a firm and level surface at a 4-to-1 rise to run angle (or 75 degrees) and the top must be secured to the structure. Extension style ladders placed on uneven, loose or slippery surfaces must additionally have the base firmly anchored or lashed so the base will not slip out.
- Extension ladders must be used with walk-through devices or the ladder must extend 36" above the stepping off point.
- A-frame ladders must only be climbed with the ladder spreader bars locked in the open position; A-frame ladders shall not be climbed while in the closed position (ex, closed and used while leaned against a structure).
- Additional notes:

Mobile Equipment
- Only Qualified operators will operate equipment; operators must maintain a certification on their person for the equipment being operated.
- Type(s) of mobile equipment (Type/Make/Model):
- Qualified operator(s):

Material Handling and Storage
- Materials will be staged/stored in a way that does not present a hazard to client, personnel or public. Materials stored on the roof will be physically protect from failing or sliding off.

Fall Protection
- A site-specific plan for fall prevention and protection is required prior to starting work and must remain onsite at all times until work is complete; a fall rescue plan must be outlined and discussed among the crew prior to work start.
- First-person-Up (FPU) must install their anchor and connect before any other task, including installing other anchors. The Last-Person-Down (LPD) must be the only person on a roof uninstalling fall protection.
- FPCP (name and title):
- FPU and LPD (name and title):

Electrical Safety
- The Electrical Qualified Person (EQP) is required onsite to perform electrical work.
- All electrical work will be performed with equipment in an electrically safe condition (de-energized) unless approval has been granted prior to work.
- Service drops and overhead electrical hazards will be indentified and protected from contact, as neccessary.
- EQP (name and tile):

Public Protection
- The safety of the Client and Public must be maintained at all times.
- The Client and the Public shall be prevented from entering the work zone through the use of barriers and/or signage, as required.
- Company, Client and Public property shall be protected from falling objects.
- Pets (including dogs) shall be secured by their owners prior to work start.
- The Client should not leave pets, family members, or others in charge or care of Employees, Contractors, or Temporary Workers.

- Crew leader responsible for communication with the client:
- Client and public is excluded from work area by barricades (N/A, Yes, No):

Training and Pre-Job Safety Briefing
- All employees onsite shall be made aware of the specific hazards of this project and review this HJA during a pre-job briefing, and their signature indicates awareness of site conditions and the plan to eliminate any hazards identified prior to and during the project.

- Crew leader (name/title):
- Crew member (name/title):
- Crew member (name/title):
- Crew member (name/title):
- Crew member (name/title):
- Crew member (name/title):

Airborne Contaminants:
- Asbestos-containing (Transite) piping (ACP) - Do not disturb (move, drill, cut fracture, etc.)
- Asbestos-containing thermal insulation (ACI) and Asbestos-containing duct wrapping (ACW) - do not disturb, no attic or crawlspace access is allowed if work to be performed could cause exposure to personnel, client or public.

- If yes, list specific tasks and protection in place:

Weather and Environment
- The site supervisor shall forecast the weather conditions at the job site, prior to crew arrival, in order to mitigate any hazards associated with inclement weather (heat, cold, wind, rain, etc.)
- The site supervisor will utilized a portable wind meter (anemometer) to verify actual onsite wind conditions, by checking at the ground and on any elevated work surface (ex, rooftop) prior to work start, at midday and prior to solar panel staging on a roof.
- Elevated work involving the moving or maneuvering of solar panels shall cease at 25mph (sustained wind) until wind subsides.
- Forecasted weather maximum temp (degrees f):

Heat Related Illness Prevention
- Employees shall have access to potable drinking water that is fresh, pure, and suitably cool. The water shall be located as close as practicable to the areas where employees are working. Water shall be supplied in sufficient quantity at the beginning of the work shift to provide at least one quart per employee per hour for drinking for the entire shift. Employees may begin the shift with smaller quantities of water if they identify the location and have effective means for replenishment during the shift to allow employees to drink on quart or more per hour. The frequent drinking of water shall be encouraged.
- Shade shall be present when temperature exceeds 80 degrees Fahrenheit. When the outdoor temperature in the work exceeds 80 degrees Fahrenheit, employees shall have and maintain one or more areas with shade at all times.
- New employees must be acclimatized. New employees will be monitored by their Crew Leader (site supervisor) for the first two (2) weeks of employment or longer when necessary.
- Employees will be allowed and encouraged to implement scheduled breaks during each shift. Employees must take cool-down breaks in the shade any time they feel the need to do so to protect them from overheating. Supervisors are REQUIRED to allow employees any break period they need during high heat conditions.
- Cool Vests are encouraged for all employees at all times during periods of high heat.
- Identify the location of the closet Occupational/Industrial Clinic or Hospital in case a crew member becomes ill.

What is the specific plan to provide and replenish sufficient water for all employees on site?
- If offsite replenish is necessary, where will you go to replenish water (location/address):
- Who will replenish the drinking water (name):

Restroom facilities
- Employees shall have access to restroom facilities with hand-washing stations. Use of onsite restroom is at the client's discretion (location is annotated below). If client does not give permission, location of suitable restroom facilities with hand-washing stations offsite will be provided. The onsite supervisor will identify location and make arrangements to ensure all employees have access at any point.
- Restroom facilities will be (circle one): Onsite - Offsite
- If Offsite, add location name and address:

Incident Reporting Procedure
- Contact your Site Supervisor
  - Name:
  - Phone:
- Contact your Manager
  - Name:
  - Phone:
- Contact your Site Supervisor
  - Name:
  - Phone:

With: Your full name, phone number, office location, brief description of what happen and when.

NOTE ADDITIONAL HAZARDS NOT ADDRESSED ABOVE
(add as many as necessary by using additional sheets)

Define the Hazard:	Method/steps to prevent incident:
Define the Hazard:	Method/steps to prevent incident:
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SYSTEM SIZE

PV SYSTEM (DC): 9.840kW
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REVISIONS

NO.	REVISED BY	DATE
1	J.G.	05/22/2025
2	J.G.	06/10/2025
-	-	-

FREEDOM FOREVER FLORIDA, LLC
43445 BUSINESS PARK DRIVE SUITE 110,
TEMECULA, CA 92590
Tel: (888) 557-6431

GREG ALBRIGHT

CONTRACTOR LICENSE:
CERTIFIED ELECTRICAL CONTRACTOR
EC13008056

SAFETY PLAN

JOB NO:	DATE:	DESIGNED BY:	SHEET:
561258	06/10/2025	J.G.	PV-10

Project ID: 561258

Address: 2934 Forbes Street

5/16/2025

WHOLE HOME - LOAD CALCULATIONS

NEC 220.82	Nameplate (W)	Quantity	Total	Sum	
Lighting and Small Appliance				**4,005**	
General Lighting and Receptacles (Sq ft. x 3VA)	1,335	3	4,005		
Small appliance	1,500	0	-		
Laundry	1,500	0	-		**General Loads**
Appliances Fastened in Place, permanently connected or on a specific circuit				**2,920**	**20,425**
Refrigerator	1,000	1	1,000		
Air Handler	1,920	1	1,920		
Ranges, Wall ovens and cooking units				**8,500**	
Electric Cooking (Average)	8,500	1	8,500		
Clothes Dryers not on Laundry Circuit				**-**	
Water Heaters				**5,000**	
Electric Water Heater	5,000	1	5,000		
Motors and Pumps				**-**	
Air Conditioning				**10,056**	**Largest**
AC Condenser (40A)	5,592	1	5,592		**10,056**
AC Condenser (30A)	4,464	1	4,464		
Heat Pump				**-**	
Electric Space Heater				**-**	
Heating (Other)				**-**	
Generation					
				Load (VA)	**24,226.0**
				Load (A)	**100.9**

BACKUP LOAD PANEL - LOAD CALCULATIONS

NEC 220.82	Nameplate (W)	Quantity	Total	Sum	
Lighting and Small Appliance				**4,005**	
General Lighting and Receptacles (Sq ft. x 3VA)	1,335	3	4,005		
Small appliance	1,500	0	-		
Laundry	1,500	0	-		**General Loads**
Appliances Fastened in Place, permanently connected or on a specific circuit				**1,000**	**18,505**
Refrigerator	1,000	1	1,000		
Ranges, Wall ovens and cooking units				**8,500**	
Electric Cooking (Average)	8,500	1	8,500		
Clothes Dryers not on Laundry Circuit				**-**	
Water Heaters				**5,000**	
Electric Water Heater	5,000	1	5,000		
Motors and Pumps				**-**	
Air Conditioning				**10,056**	**Largest**
AC Condenser (40A)	5,592	1	5,592		**10,056**
AC Condenser (30A)	4,464	1	4,464		
Heat Pump				**-**	
Electric Space Heater				**-**	
Heating (Other)				**-**	
Generation					
				Load (VA)	**23,458.0**
				Load (A)	**97.7**

PANEL SCHEDULES

MAIN SERVICE PANEL			
1P Breaker Size	**Load Description**	**2P Breaker Size**	**Load Description**
		60	AIR HANDLER
BACKUP LOADS PANEL			
1P Breaker Size	**Load Description**	**2P Breaker Size**	**Load Description**
15	REFRIGERATOR	20	WATER HEATER
15	FLOOD LIGHT	40	STOVE
15	BED ROOM	35	A/C
15	LIVING MASTER BED	30	WINDOW A/C
15	BATH BED ROOM		

FOR INSTALLATION REFERENCE ONLY

SCAN QR CODE TO ACCESS REFERENCE LINK

FREEDOM REFERENCES

INSTALL HOTLINE

PV INSTALLATION REFERENCES

ENPHASE

SOLAREDGE

TESLA

BATTERY INSTALLATION REFERENCES

Enphase Storage Systems

SOLAREDGE Storage Systems

TESLA Storage Systems

NON-BACKUP Battery Systems

Misc. Quick Guide

V1.4

Q.PEAK DUO BLK ML-G10+ SERIES

395 - 415 Wp | 132 Cells
21.1 % Maximum Module Efficiency
Domestic Content Option Available

MODEL Q.PEAK DUO BLK ML-G10.a+
*Q.PEAK DUO BLK ML-G10.C+



Includes Domestic Content

This product contains U.S. manufactured components which can contribute to qualifying for the 10% domestic content bonus to applicable tax credits under the Inflation Reduction Act of 2022.[1]

Breaking the 21% efficiency barrier

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 21.1%.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty.[2]

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[3] and Hot-Spot Protect.

Extreme weather rating

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).

Far beyond the standard

Qcells' comprehensive quality program ensures high long-term yields and the reliability of your solar system.

[1] This statement should not be relied on as tax advice and is subject to change based on changes made to the Inflation Reduction Act and its implementing rules and regulations. Please consult a qualified tax professional for specific guidance.

[2] See data sheet on rear for further information.

[3] APT test conditions according to IEC / TS 62804-1:2015, method A (−1500 V, 96 h)

The ideal solution for:

Rooftop arrays on residential buildings

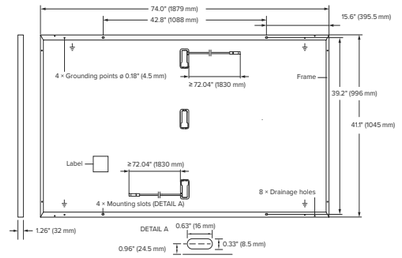
***DCA Module Option:**

DCA 17 module has material code 'MD06G100A-017' printed on the module power label.

Q.PEAK DUO BLK ML-G10+ SERIES

Mechanical Specification

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 72.04 in (1830 mm), (−) ≥ 72.04 in (1830 mm)
Connector	Stäubli MC4; IP68

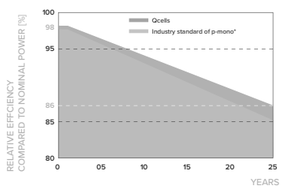


Electrical Characteristics

POWER CLASS				395	400	405	410	415
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	395	400	405	410	415
	Short Circuit Current[1]	I_{SC}	[A]	11.10	11.14	11.17	11.20	11.23
	Open Circuit Voltage[1]	V_{OC}	[V]	45.27	45.30	45.34	45.37	45.41
	Current at MPP	I_{MPP}	[A]	10.71	10.77	10.83	10.89	10.95
	Voltage at MPP	V_{MPP}	[V]	36.88	37.13	37.39	37.64	37.89
	Efficiency[1]	η	[%]	≥20.1	≥20.4	≥20.6	≥20.9	≥21.1
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	296.3	300.1	303.8	307.6	311.3
	Short Circuit Current	I_{SC}	[A]	8.95	8.97	9.00	9.03	9.05
	Open Circuit Voltage	V_{OC}	[V]	42.69	42.72	42.76	42.79	42.83
	Current at MPP	I_{MPP}	[A]	8.46	8.51	8.57	8.62	8.68
	Voltage at MPP	V_{MPP}	[V]	35.03	35.25	35.46	35.68	35.89

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

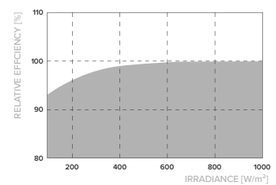


At least 98 % of nominal power during first year. Thereafter max. 0.5 % degradation per year. At least 93.5 % of nominal power up to 10 years. At least 86 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organization of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.34	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 84 (4000 Pa)		

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant,
Quality Controlled PV - TÜV Rheinland,
IEC 61215:2016, IEC 61730:2016,
U.S. Patent No. 9,893,215 (solar cells),

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 300 Spectrum Center Drive, Suite 500, Irvine, CA 92618, USA | TEL +1 (949) 748 5996 | EMAIL na.support@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.PEAK_DUO_BLK_ML-G10+_series_DCA_395-415_DA_202503_Rev06_NA

SolarEdge Home Hub Inverter

USA Domestic Content Eligible*
Single Phase, for North America

SE3800H-US / SE5700H-US / SE7600H-US / SE10000H-US / SE11400H-US



HOME BACKUP

Made in the USA from imported parts

SolarEdge's USA-manufactured residential single phase inverter offering for storage and backup applications

- Eligible for domestic content: SolarEdge USA-manufactured inverters*, when paired with certain SolarEdge power optimizers, are intended to be eligible for the enhanced federal income tax credit for domestic content
- The ultimate home energy manager in charge of PV production, battery storage, backup operation during a power outage**, EV Charging, and smart energy devices
- Record-breaking 99% weighted efficiency with up to 200% DC oversizing
- Able to start high LRA HVAC systems during backup operation
- Integrates seamlessly with the complete SolarEdge Home Smart Energy Ecosystem, through SolarEdge Home Network
- Module-level monitoring and visibility of battery status, PV production, and self-consumption data
- Fast and easy installation – small and lightweight, with reduced commissioning time
- A scalable solution that supports future homeowner needs through easy connection to a growing ecosystem of products
- Advanced safety features with integrated arc fault protection and rapid shutdown for 690.11 and 690.12
- Advanced reliability with automotive-grade components
- Embedded revenue grade production data, ANSI C12.20 Class 0.5
- NEMA 4X-rated, for indoor and outdoor installations
- Embedded Power Control System (PCS) – install larger systems while avoiding main panel upgrade

* Manufactured by SolarEdge with the intent to be eligible for inclusion under the elective safe harbor in calculating the Domestic Cost Percentage under the "Rooftop (MLPE)" category (under IRS Notice 2024-41). For inverters with part number USExxxxxH-USMNBL75, the PCBA, Electrical Parts, and Enclosure are domestically produced and manufactured to meet the requirements of eligibility to be considered for the ITC domestic content bonus adder. For inverters with part number SExxxxxH-USMNxBLx5, the PCBA and Enclosure are domestically manufactured to meet the requirements of eligibility to be considered for the ITC domestic content bonus adder. SolarEdge does not provide tax and/or legal advice. You should consult with your own legal and/or tax advisor(s) regarding the eligibility of your project for the ITC or PTC, including the 10% domestic content bonus, to determine how the applicable rules apply to your particular project. The forward-looking statements in this datasheet are accurate as of the date herein and are subject to change. For more information, please contact your local SolarEdge sales representative.

** Requires additional hardware and firmware version upgrade.

solaredge.com

solaredge

/ SolarEdge Home Hub Inverter

USA Domestic Content Eligible
Single Phase, for North America

SE3800H-US / SE5700H-US / SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SExxxxxH-USMNxBLx5 / USExxxxxH-USMNBL75					
Model Number(1)	**SE3800H-US**	**SE5700H-US**	**SE7600H-US**	**SE10000H-US**	**SE11400H-US**	
OUTPUT – AC ON GRID						
Maximum AC Power Output	3800 @ 240V 3300 @ 208V	5760 @ 240V 5000 @ 208V	7600 @ 240V	10,000 @ 240V	11,400 @ 240V 10,000 @ 208V	W
AC Output Voltage (Nominal)	208 / 240					Vac
AC Output Voltage (Range)	183 – 264					Vac
AC Frequency Range (min - nom - max)	59.3 – 60 – 60.5(2)					Hz
Maximum Continuous Output Current	16 @ 240V 16 @ 208V	24 @240V 24 @ 208V	32 @ 240V	42 @ 240V	47.5 @ 240V 48 @208V	A
GFDI Threshold	1					A
Total Harmonic Distortion (THD)	< 3					%
Power Factor	1, adjustable -0.85 to 0.85					
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes					
Charge Battery from AC (if allowed)	Yes					
Typical Nighttime Power Consumption	< 2.5					W
OUTPUT – AC STANDALONE (BACKUP)(3)						
Rated AC Power in Standalone Operation(4)	11,400					W
Maximum Continuous Output Current in Standalone Operation	48					A
Locked Rotor Amperage (LRA)(5)	Up to 106					A
AC L-L Output Voltage Range in Standalone Operation	211 – 264					Vac
AC L-N Output Voltage Range in Standalone Operation	105 – 132					Vac
AC Frequency Range in Standalone Operation (min - nom - max)	55 – 60 – 65					Hz
GFDI	1					A
THD	< 5					%
INPUT – DC (PV AND BATTERY)						
Transformer-less, Ungrounded	Yes					
Maximum Input Voltage	480					Vdc
Nominal DC Input Voltage	380					Vdc
Reverse-Polarity Protection	Yes					
Ground-Fault Isolation Detection	600kΩ Sensitivity					
Maximum Input Short Circuit Current	45					Adc
Maximum Inverter Efficiency	99.2					%
CEC Weighted Efficiency	98.5		99		99 @ 240V 98.5 @ 208V	%
2-Pole Disconnection	Yes					
DC CONNECTION – PV						
Maximum Input Power	7600 @ 240V 6600 @ 208V	11,520 @ 240V 10,000 @ 208V	15,200 @ 240V	20,000 @ 240V	22,800 @ 240V 20,000 @ 208V	W
Maximum Input Current	20 @ 240V 17 @ 208V	30 @ 240V 26 @ 208V	40 @ 240V	53 @ 240V	60 @ 240V 53 @ 208V	Adc
Number of Ports	3					
Maximum Current per Port	40					Adc

(1) These specifications apply to inverters with part number **SExxxxxH-USMNxBLx5** and **USExxxxxH-USMNBL75** and connection unit model number **DCD-1PH-US-PxH-F-x**

(2) For other regional settings please refer to the SolarEdge Inverters, Power Control Options application note.

(3) Not designed for non-grid connected applications and requires AC for commissioning. Standalone (backup) functionality is only supported for the 240V grid.

(4) For models SE7600H-US and below, the Rated AC Power in Standalone Operation is configurable between 7,600W with a Maximum Continuous Output Current of 32A or 11,400W with a Maximum Continuous Output Current of 48A, from firmware version 4.20.xx.

(5) For more information about LRA (Locked Rotor Amperage) values, see the SolarEdge Home Hub Inverter LRA application note.

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CE Intertek 4004590

/ SolarEdge Home Hub Inverter

USA Domestic Content Eligible
Single Phase, for North America

SE3800H-US / SE5700H-US / SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SExxxxxH-USMNxBLx5 / USExxxxxH-USMNBL75					
Model Number[1]	**SE3800H-US**	**SE5700H-US**	**SE7600H-US**	**SE10000H-US**	**SE11400H-US**	
DC CONNECTION – BATTERY						
Supported Battery Types	SolarEdge Home Battery 400V					
Number of Batteries per Inverter	Up to 3					
Maximum Continuous Power (Charge and Discharge)[6]	11,400					W
Number of Ports	2					
Maximum Current per Port	40					Adc
2-pole Disconnection	Up to the inverter's rated standalone power					
SMART ENERGY CAPABILITIES						
Consumption Metering	Built-in[7]					
Standalone & Battery Storage	With Backup Interface (purchased separately) for service up to 200A; up to 3 inverters					
EV Charging	Direct connection to the SolarEdge Home EV Charger[8]					
ADDITIONAL FEATURES						
Supported Communication Interfaces	RS485, Ethernet, Cellular[9], Wi-Fi[10] (optional), SolarEdge Home Network[10] (optional)					
Revenue Grade Metering, ANSI C12.20	Built-in[7]					
Integrated AC, DC, and Communication Connection Unit	Yes					
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi Access Point for local connection					
DC Voltage Rapid Shutdown (PV and Battery)	Yes, NEC 690.12					
STANDARD COMPLIANCE						
Safety	UL 1741, UL 1741SA, UL 1741SB, UL 1699B, CSA 22.2#107.1, C22,2#330, C22.3#9, ANSI/CAN/UL 9540					
Grid Connection Standards	IEEE1547-2018 and IEEE-1547.1 Rule 21, Rule 14H					
Emissions	FCC Part 15 Class B					
Power Control System (PCS)	UL 1741 PCS[11]					
INSTALLATION SPECIFICATIONS						
AC Terminals	L1, L2, N terminal blocks, PE busbar for inverter connection L1, L2 terminal blocks, PE busbar for EV Charger AC connection					
DC Terminals	3 x terminal block pairs for PV input, 2 x terminal block pair for battery input					
AC Output and EV AC Output Conduit Size / AWG Range	1" maximum / 14 – 4 AWG					
DC Input (PV and Battery) Conduit Size / AWG Range	1" maximum / 14 – 6 AWG					
Dimensions with Connection Unit (H x W x D)	21.06 x 14.6 x 8.2 / 535 x 370 x 208					in / mm
Weight with Connection Unit	44.9 / 20.3					lb / kg
Noise	< 50					dBA
Cooling	Natural Convection					
Operating Temperature Range	-40 to +140 / -40 to +60[12]					°F / °C
Protection Rating	NEMA 4X					

(6) Discharge power is limited up to the inverter's rated AC power for on-grid and standalone applications, as well as up to the installed batteries' rating.
(7) For consumption metering current transformers should be ordered separately: SECT-SPL-225A-T-20 or SEACT1250-400NA-20. Revenue grade metering is only for production metering.
(8) For more information about the SolarEdge Home EV Charger, refer to the SolarEdge Home EV Charger datasheet.
(9) Information concerning the data plan terms & conditions is available in SolarEdge Communication Plan Terms and Conditions.
(10) SolarEdge Home Network Plugin ENET-HBNP-01 and Wi-Fi Antenna SE-ANT-ZBWIFI-KIT purchased separately. For more information, refer to the SolarEdge Home Network Plugin datasheet and the Antenna for Wi-Fi and ZigBee Wireless Communications datasheet.
(11) Only part numbers SExxxxxH-USMNxxx**7**x and USExxxxxH-USMNxx**7**x support the PCS meter.
(12) Full power up to at least 122°F / 50°C; for power derating information refer to the Temperature Derating for North America technical note.

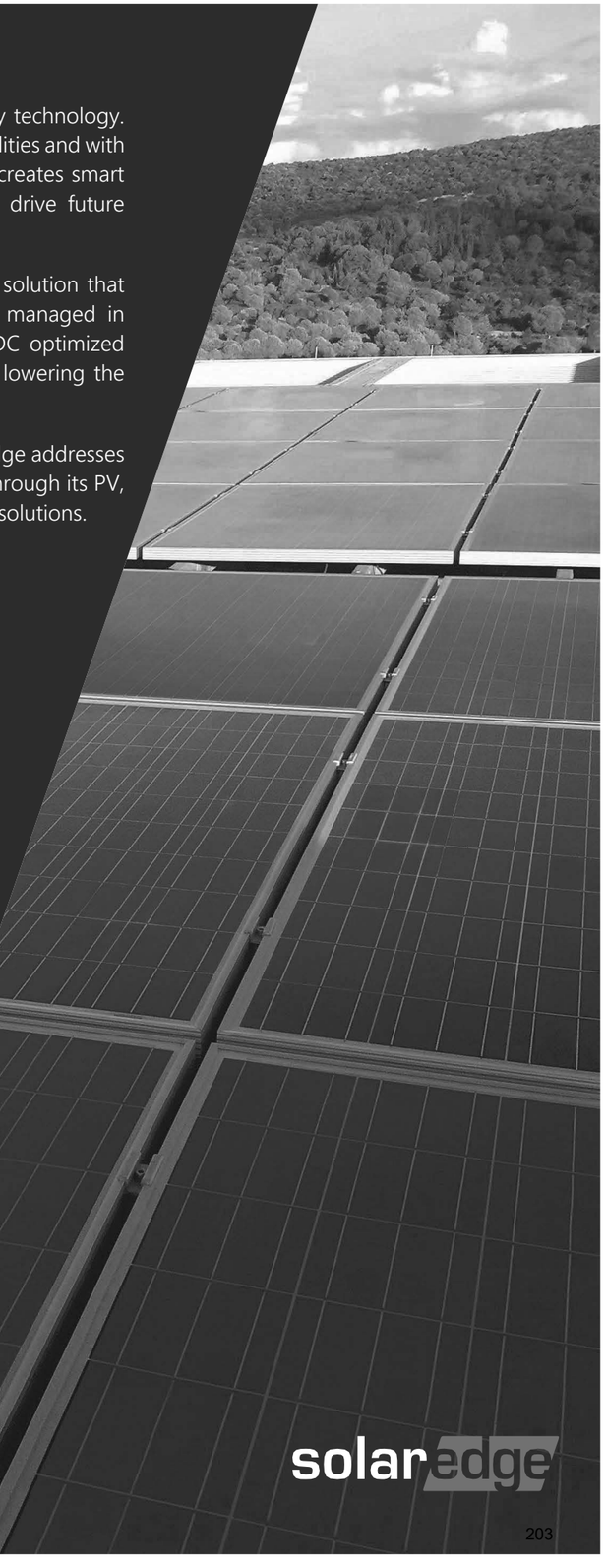
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CE Intertek 4004590

SolarEdge is a global leader in smart energy technology. By leveraging world-class engineering capabilities and with a relentless focus on innovation, SolarEdge creates smart energy solutions that power our lives and drive future progress.

SolarEdge developed an intelligent inverter solution that changed the way power is harvested and managed in photovoltaic (PV) systems. The SolarEdge DC optimized inverter maximizes power generation while lowering the cost of energy produced by the PV system.

Continuing to advance smart energy, SolarEdge addresses a broad range of energy market segments through its PV, storage, EV charging, UPS, and grid services solutions.



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Cautionary Note Regarding Market Data and Industry Forecasts: This brochure may contain market data and industry forecasts from certain third-party sources. This information is based on industry surveys and the preparer's expertise in the industry and there can be no assurance that any such market data is accurate or that any such industry forecasts will be achieved. Although we have not independently verified the accuracy of such market data and industry forecasts, we believe that the market data is reliable and that the industry forecasts are reasonable.

CE

solaredge

Residential Power Optimizer

USA Domestic Content Eligible*

For North America

U650



POWER OPTIMIZER

Made in the USA from imported parts

SolarEdge's USA-manufactured residential offering for PV power optimization at the module level

- Eligible for domestic content: SolarEdge USA-manufactured Power Optimizers*, when paired with certain SolarEdge inverters, are intended to be eligible for the enhanced federal income tax credit for domestic content
- Specifically designed to work with SolarEdge residential inverters
- Superior efficiency (99.5%)
- Mitigates diverse types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with a wide range of modules, including high-powered and bifacial PV modules
- Advanced safety:
  - Patented Sense Connect technology, designed to automatically detect and prevent potential electric arcs at the connector level before an arc is created
  - Patented SafeDC™ – module-level voltage shutdown, for installer and firefighter safety
  - Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

* Manufactured by SolarEdge with the intent to be eligible for inclusion under the elective safe harbor in calculating the Domestic Cost Percentage under the "Rooftop (MLPE)" category (under IRS Notice 2024-41). The PCBA, Electrical Parts, Enclosure and Production are domestically manufactured to meet the requirements of eligibility to be considered for the ITC domestic content bonus adder. SolarEdge does not provide tax and/or legal advice. You should consult with your own legal and/or tax advisor(s) regarding the eligibility of your project for the ITC or PTC, including the 10% domestic content bonus, to determine how the applicable rules apply to your particular project. The forward-looking statements in this datasheet are accurate as of the date herein and are subject to change. For more information, please contact your local SolarEdge sales representative.

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/ Residential Power Optimizer

USA Domestic Content Eligible for North America

U650

	U650	Units
INPUT		
Rated Input DC Power(1)	650	W
Absolute Maximum Input Voltage (Voc)	60	Vdc
MPPT Operating Range	8 – 60	Vdc
Maximum Input Current (Maximum Isc of Connected PV Module)	15	Adc
Maximum Input Short Circuit Current(2)	18.75	Adc
Maximum Efficiency	99.5	%
Weighted Efficiency	98.6	%
Overvoltage Category	II	
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)		
Maximum Output Current	15	Adc
Maximum Output Voltage	60	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR INVERTER OFF)		
Safety Output Voltage per Power Optimizer	1 ± 0.1	Vdc
STANDARD COMPLIANCE		
Photovoltaic Rapid Shutdown System	CSA C22.2#330, NEC 2014 – 2023	
EMC	FCC Part 15 Class B, IEC 61000-6-2, IEC 61000-6-3	
Safety	CSA C22.2#107.1, IEC 62109-1 (Class II safety), UL 1741	
Material	UL 94 V-0, UV Resistant	
RoHS	Yes	
Fire Safety	VDE-AR-E 2100-712:2013-05	
INSTALLATION SPECIFICATIONS		
Maximum Allowed System Voltage	1000	Vdc
Dimensions (W x L x H)	129 x 155 x 30 / 5.07 x 6.10 x 1.18	mm / in
Weight	720 / 1.6	gr / lb
Input Connector	MC4	
Input Wire Length	0.1 / 0.32	m / ft
Output Connector	MC4	
Output Wire Length	(+) 2.3, (-) 0.10 / (+) 7.54, (-) 0.32	m / ft
Operating Temperature Range(3)	-40 to +85	˚C
Protection Rating	IP68 / NEMA6P	
Relative Humidity	0 – 100	%

(1) The Rated Power of the module at STC will not exceed the power optimizer's Rated Input DC Power. Modules with up to +5% power tolerance are allowed.
(2) The Maximum Input Short Circuit Current is adjusted for worst case conditions of ambient temperature, irradiance, bifacial gain, and so on, in accordance with NEC and CSA.
(3) Power derating is applied for ambient temperatures above +85°C / +185°F. Refer to the Power Optimizers Temperature Derating technical note for details.

PV System Design Using a SolarEdge Inverter(4)		SolarEdge Home Wave / Hub Single Phase	Three Phase for 208V Grid	Three Phase for 277/480V Grid	Units
Minimum String Length (Power Optimizers)		8	10	18	
Maximum String Length (Power Optimizers)		25		50(5)	
Maximum Usable Power Delivered per String		5700	6000	12,750	W
Maximum Allowed Connected Power per String(6)(7)	Inverters with Rated AC Power ≤ 5700W	Per the inverter's maximum input DC power(8)	One string: 7200 Two strings or more: 7800	15,000	W
	Inverters with Rated AC Power of 6000W	5700			
	Inverters with Rated AC Power ≥ 7600W	6800, only when connected to at least two strings			
Parallel Strings of Different Lengths or Orientations		Yes			

(4) It is not allowed to mix S-series and P-series Power Optimizers in new installations in the same string.
(5) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement.
(6) For the 208V grid, the maximum is permitted only when the difference in connected power between strings is 1,000W or less.
(7) For the 240V or 277/480V grids, the maximum is permitted only when the difference in connected power between strings 2,000W or less.
(8) Refer to the Single String Design Guidelines application note for more details.

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Intertek RoHS

SolarEdge Home Battery 400V

USA Domestic Content Eligible*
For North America

BAT-10K1P

BATTERIES



Made in the USA from imported parts

SolarEdge's USA-manufactured offering optimized for SolarEdge Home Hub Inverters

- Eligible for domestic content: SolarEdge USA-manufactured batteries* are intended to be eligible for the enhanced federal income tax credit for domestic content
- DC coupled battery featuring outstanding overall system efficiency, generating more energy to store and use for on-grid and backup** power applications
- Integrates seamlessly with the complete SolarEdge Home ecosystem using SolarEdge Home Network, offering a single source for warranty, support, and training, to streamline logistics and operations
- Solar, storage, EV charging, and smart devices all monitored and managed by a single app to an optimized production, consumption, and backup* power
- Includes multiple safety features:
  - Continuous protection through measurement and monitoring, using a mix of software and hardware measures
  - Rapid Shutdown and SafeDC™
  - Qualified by UL9540A, the latest and most stringent UL fire safety standard
  - Featuring ThermoShield™ technology: a cell-level protection mechanism
- Simple plug and play installation, with automatic SetApp-based configuration
- Flexible installation - wall or floor mount, indoor or outdoor
- Wireless communication to the inverter, reducing wiring, labor, and installation

* Manufactured by SolarEdge with the intent to be eligible for inclusion under the elective safe harbor in calculating the Domestic Cost Percentage under the "Distributed BESS" category (under IRS Notice 2024-41 and 2025-08). Batteries with part number **UBAT-10K1PS0B-03**, under 2024-41 the Packaging, the Thermal Management System, and the Battery Management System, and under 2025-08 all the Battery Container/Housing MPC's are domestically produced and manufactured to meet the requirements of eligibility to be considered for the ITC domestic content bonus adder. SolarEdge does not provide tax and/or legal advice. You should consult with your own legal and/or tax advisor(s) regarding the eligibility of your project for the ITC or PTC, including the 10% domestic content bonus, to determine how the applicable rules apply to your particular project. The forward-looking statements in this datasheet are accurate as of the date herein and are subject to change. For more information, please contact your local SolarEdge sales representative.

** Backup applications are subject to local regulation and may require additional components and firmware upgrade.

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SolarEdge Home Battery 400V

USA Domestic Content Eligible, for North America

BAT-10K1P

		UBAT-10K1PS0B-03	
BATTERY SPECIFICATION			
Usable Energy (100% depth of discharge)		9700	Wh
Continuous Output Power[1]		5000	W
Peak Output Power (for 10 seconds)		7500	W
Peak Roundtrip Efficiency		94.5	%
Warranty[2]		10	Years
Voltage Range		350 – 450	Vdc
Max Continues Output Current		14.3	A
Max Short Circuit Current / Duration		1k/10	Adc/msec
ADDITIONAL FEATURES			
Compatible Inverters[3]		SolarEdge Home Hub Inverters	
Batteries per Inverter[4]		Up to 3	
Communication Interfaces		Wireless[5] and RS485	
STANDARD COMPLIANCE			
Certification	Cell	UL 1642	
	Battery	UL 1973, UL 9540A, UL 9540, UN 38.3	
Emissions		FCC Part 15 Class B	
MECHANICAL SPECIFICATIONS			
Dimensions (W x H x D)		31.1 x 46.4 x 9.84 / 790 x 1179 x 250	in / mm
Weight		262 / 119	lb / kg
Mounting		Floor[6] or wall mount[7]	
Ambient Operating Temperature Range[8]		-4 to +122 / -20 to +50	°F / °C
Storage Temperature (limited period)[9]		-22 to +140 / -30 to +60	°F / °C
Storage Temperature (Up to 12 months since shipment date)		+14 to +86 / -10 to +30	°F / °C
Enclosure Protection		IP55 / NEMA 3R – indoor and outdoor[10] (water and dust protection)	
Maximum Altitude		6562 / 2000	ft / m
Cooling		Natural convection	
Noise (at 1m distance)		<25	dBA

1. Charge/discharge power may differ according to temperature range.
2. For warranty details, see the SolarEdge Home Battery limited product warranty.
3. For compatible inverter information, see the SolarEdge Home Hub Inverter for North America datasheet and the SolarEdge Home Hub Inverter for North America Assembled in North America datasheet.
4. Installations with multiple SolarEdge Home Batteries connected to a single inverter require a pair of SolarEdge branch connectors (DC + and DC -) per battery, excluding the last battery. The branch connectors should be purchased separately. For more details, see the Connecting the Home Hub Inverter to Multiple Home Batteries technical note.
5. For additional details, see the SolarEdge Home Network Plug-In datasheet.
6. The floor stand is purchased separately. One floor stand is required per SolarEdge Home Battery. See the SolarEdge Home Battery (High Voltage) Floor Mount Stand assembly guide and the Accessories P/N table below.
7. Wall mount installation requires handles that should be purchased separately. See the Accessories P/N table below.
8. The SolarEdge Home Battery 400V is to be installed in a location where the ambient temperature falls between -4°F to +122°F. The maximum allowed duration below 32°F is limited to 30% of the days within any rolling 12-month period.
9. For details, see the SolarEdge Home Battery 400V Transportation and Storage Guidelines application note.
10. Installation in direct sunlight is allowed only when the ambient temperature is within the Ambient Operating Temperature Range.

SolarEdge Home Battery – Accessories (purchased separately)	
ACCESSORY	**P/N**
Floor stand	IAC-RBAT-FLRSTD-01
Branch connector set (includes 10 pairs of DC + and DC - connectors) Required for installations with multiple SolarEdge Home Battery batteries with a single inverter	IAC-RBAT-USYCBL-01
Handles	IAC-RBAT-HANDLE-01

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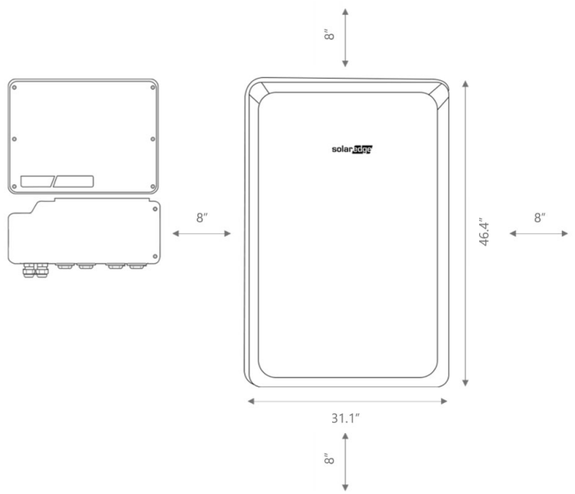
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/ SolarEdge Home Battery 400V

USA Domestic Content Eligible, for North America

BAT-10K1P

SolarEdge Home Battery Dimensions and Placement



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For the SolarEdge Home Battery - Emergency Response guide, including emergency phone numbers, see:

https://www.solaredge.com/sites/default/files__se-energy-bank-emergency-response-guide.pdf

Support Contact Information
In case of any technical issues with SolarEdge products, please contact us at:
https://www.solaredge.com/service/support

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MAN-01-00949-1.2

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Quick Installation Guide

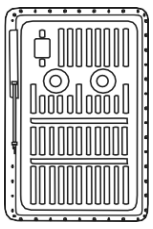
Version 1.2

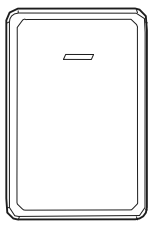
SolarEdge Home Battery 400V

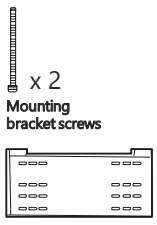
for use with SolarEdge Inverters

North America

What's in the Package


SolarEdge Home Battery


Decorative cover


x 2 Mounting bracket screws

Mounting bracket


MC4 connectors


x 2 Cover screws


Conduit holder

The SolarEdge Home Battery 400V can be added to your SolarEdge All-in-One residential system. This battery is intended for storing excess solar production and delivering backup power.

WARNING!
This symbol on the product or in the accompanying documentation denotes a hazard. It calls attention to a procedure that, if not correctly performed or adhered to, could result in injury or loss of life. Do not proceed beyond a warning note until the indicated conditions are fully understood and met.

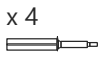
WARNING!
Before installing or operating the SolarEdge Home Battery (referred to as the "Battery"), read the Safety and Handling instructions at the back of this page.

Required Personnel and Tools


Min 2 qualified installers

MC4 crimper 8/10/12 AWG

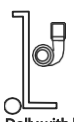
Drill


x 4 Handles (available from SolarEdge)

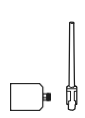
Level


min 2 Mounting screws - max M10


DC cable 600V insulated

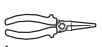

Dolly with lift and ratchet straps


x 2 Branch connectors (optional, available from SolarEdge)

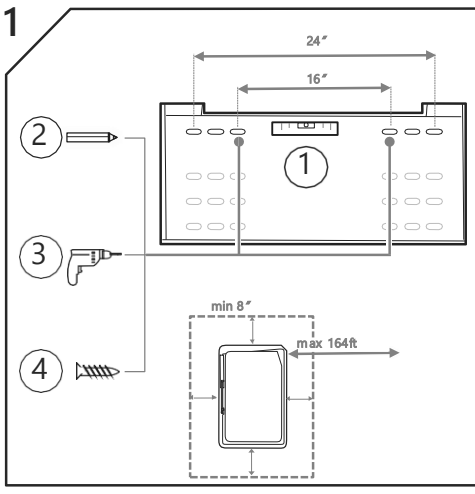

SolarEdge Home Network plug-in (available from SolarEdge)

Torque wrench

Phillips screwdriver


Long-nose pliers

1 Install mounting bracket



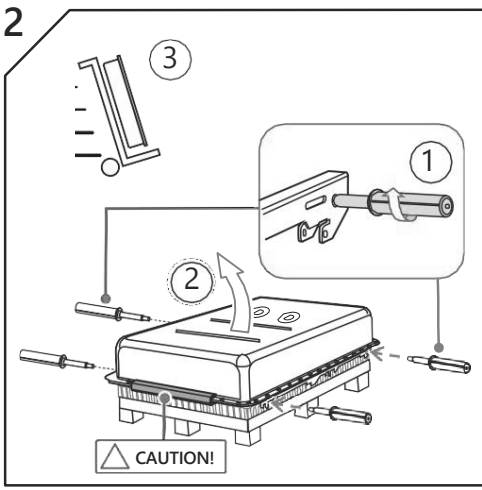
When selecting the installation location:

- Maintain a clearance of min 8″ from other objects.
- Make sure the max distance from the inverter is max 164ft.

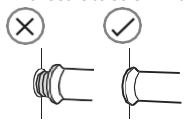
Make sure the installation surface sustains the weight of the battery (267lb).

1. Level the bracket.
2. Mark two drilling spots.
   Use either the inner or outer pair of holes.
   If necessary, you can use the additional holes to secure the bracket.
3. Drill holes in the installation surface.
4. Install the mounting bracket and secure with screws.

2 Transport battery



1. Screw in all FOUR handles to the battery frame.
   Make sure to screw in the handles all the way.



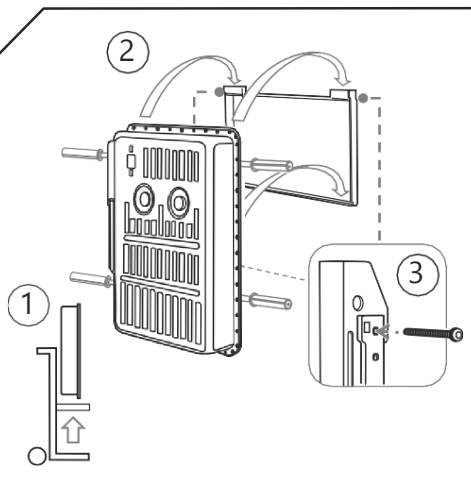
Do not use a bent, cracked, or otherwise damaged handle.



2. Place the battery upright on a dolly and secure it with straps.

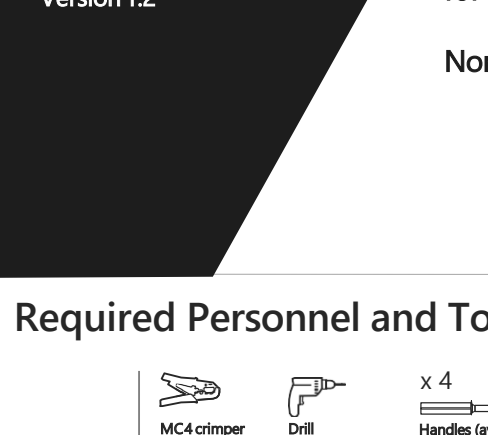
   Caution!
   Stand the battery on the rubber protector only!
3. Transport the battery to the installation location.

3 Hang battery on mounting bracket



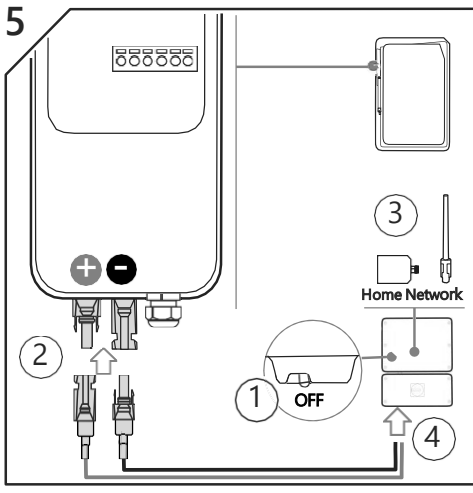
1. Lift the battery to the height of the mounting bracket.
2. Hang the battery on the mounting bracket, while holding it by the handles.
3. Secure with a mounting bracket screw (supplied) on each side. Apply a torque of 42lbf·in.

4 Prepare cables



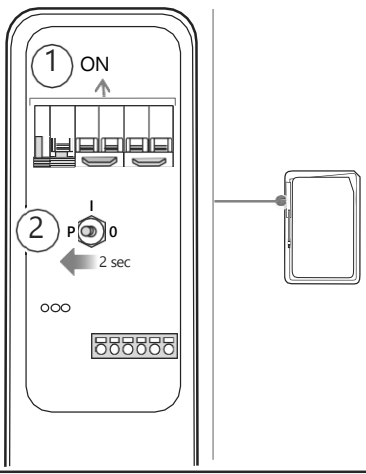
1. Mount the conduit holder.
2. Pass the DC cables and grounding cable through the conduit holder at the bottom of the battery.
3. Connect the grounding cable to the grounding terminal with a torque of 66 in*lbs/7.5 N*m.
4. Crimp the DC cables to the MC4 connectors (supplied) and tighten the MC4 connector glands with a torque of 30lbf·in

5 Connect to inverter



1. Make sure the inverter is OFF.
2. Connect the DC cables to the DC+ and DC- inputs. Observe correct polarity.
3. Install the SolarEdge Home Network plug-in and antenna in the inverter. See the Installation guide
4. Connect cables to the inverter. See the Connection and Configuration application note.
5. For multiple SolarEdge Home Batteries connection, see Connecting the Home Hub Inverter to multiple Home Batteries

6 Power on and associate

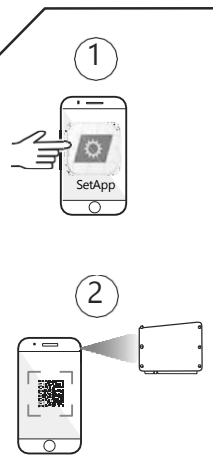


1. To power on and operate the battery, turn on the DC circuit breaker, and set the P/1/0 switch to "**1**" (ON).
2. To associate with the inverter, hold the battery's P/1/0 switch to **P** for 2 seconds and then release.

NOTE!
To power OFF the battery, follow these steps:
1. Set the P/1/0 switch to "0" (OFF).
2. Turn off the DC circuit breaker.

IMPORTANT NOTE!
If the inverter is turned off or in fault state, make sure to turn off the battery to maintain its lifetime.

7



3

Commissioning

Device Manager

Found new devices

Add New Devices

...

Finish Settings

Configure installation

1. Run SetApp.
2. Scan the QR code on the inverter.
3. Follow the on-screen instructions.

For post-installation settings, see

Connectionand Configuration

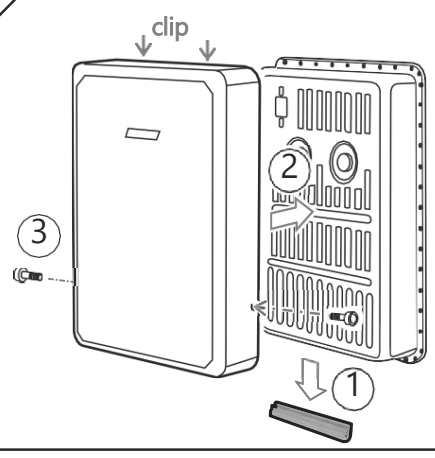
Application Note and Youtube video:

https://www.solaredge.com/sites/default/files/se-energy-net-plug-in-installation-guide.pdf and

https://www.youtube.com/watch?v=UNlwfwGim34

The battery operation is managed by the SolarEdge inverter connected to the battery.

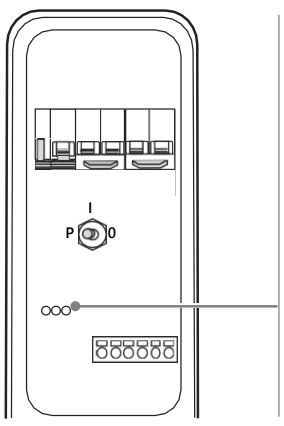
8



Mount decorative cover

1. Remove the rubber protector.
2. Mount the decorative cover. Make sure the cover clips to the battery frame, where shown.
3. Fasten the cover with two bolts (supplied).

LED Indications



Power

Blinking
Charge/discharge

Flickering
Standby/DC pairing

Comm

ON
Network comm OK

Blinking
Searching for network

Fault

ON
Fault

Fast Blinking
FW update

All LEDs ON
Boot/Reset

SAFETY AND HANDLING INSTRUCTIONS

Read this entire document before installing or operating the SolarEdge Home Battery (referred to as the "Battery"). Failure to do so or to follow any of the instructions or warnings in this document can result in electrical shock, serious injury, or death, or may damage the Battery and other property.
Do not discard this document! After installation, keep it adjacent to the Battery for future reference!

Installation

- Install the battery according to national and local codes and standards and in locations compliant with local building codes and standards.
- The Battery installation must be carried out only by qualified electricians who have been trained in handling low voltage electricity works.
- The Battery is heavy. Adhere to local regulations for material handling and heavy lifting, when installing heavy equipment.
- Do not install the Battery in habitable spaces, including sleeping rooms.
- When installing multiple batteries, maintain a clearance of at least 8" side to side and 6.25" front to back.
- Make sure the mounting surface can sustain the total weight of the Battery and mounting bracket.
- Do not install the Battery, if it has been dropped, crushed, or has signs of physical damage.
- Do not install the Battery near heating equipment, ignition sources, or open flames.
- Install the Battery only on non-combustible surfaces and under non-combustible ceilings, overhangs, or eaves.
- Do not install the Battery within 3ft of gas meters, valves, regulators, lines, or gas appliances.
- Avoid installing the Battery in direct sunlight.
- Install the Battery in a location protected from flooding.
- Do not install the Battery where it may be exposed to direct water spray from downspouts, sprinklers, or faucets.
- When installing the Battery in a garage or near vehicles, keep it out of the driving path. If possible, install the Battery on a side wall and/or above the height of vehicle bumpers.
- Install the Battery/Batteries only in a room with more than 1500 cubic feet of free volume.
- Before beginning the wiring, ensure that the Battery is switched off. Also, make sure that the DC safety switch of all inverters in the PV system is turned off.

Operation

- The Battery contains rechargeable lithium-ion cells that are potentially hazardous and can present a serious fire hazard, injury and/or property damage if damaged, defective or improperly used.
- Lithium-ion batteries and products that contain lithium-ion can expose you to chemicals, including antimony trioxide, cobalt lithium nickel oxide, and nickel, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.P65Warnings.ca.gov.
- In case of an electrolyte leak from the Battery, avoid contact with electrolyte and follow the instructions in the *SolarEdge Home Battery – Emergency Response Guide*.
- Use the Battery only as directed in this document.
- Do not use the Battery if it is defective, appears cracked, broken, or otherwise damaged.
- The Battery and its components are not user-serviceable.
- The Battery cells are not replaceable. Do not attempt to open, disassemble, repair, tamper with, or modify the Battery.
- Do not operate the Battery at ambient temperatures of above 122 ℉ or below 14 ℉.
- Do not expose the Battery or its components to direct flame.
- Do not store or use flammable liquids or gasses in the vicinity of the Battery.
- Do not place any combustible items in the vicinity of the Battery.
- If the Battery catches fire, or if fire breaks out near the Battery, call the fire department immediately and follow the instructions in the *SolarEdge Home Battery – Emergency Response Guide*.
- The Battery is prone to re-ignition after extinguishing. Use caution and follow the emergency response instructions.
- Do not immerse the Battery or its components in water or other fluids.
- Operating the Battery in temperatures outside the specified range might cause damage to the Battery.
- Do not use solvents to clean the Battery, or expose the Battery to flammable or harsh chemicals or vapors.
- Do not use fluids, parts, or accessories other than those specified in this guide, including use of non-genuine SolarEdge parts or accessories, or parts or accessories not purchased directly from SolarEdge or a SolarEdge certified party.
- After the installation, do not place the Battery in stand-by mode for more than one (1) month, or permit the power feed to the Battery to be discontinued for more than one (1) month.
- Do not paint any part of the Battery, including any internal or external components such as the exterior shell or casing.
- Ensure that snow does not accumulate around the Battery.
- A non-functioning Battery must be handled with caution. The Battery state of charge and risk of venting may be unknown. Contact SolarEdge for assistance.
- Do not attempt to remove or transport a damaged or failed battery. Contact SolarEdge or your SolarEdge certified installer for support.

This symbol on the product means: Do not dispose of this product with general household waste. Consult your local regulations for proper disposal instructions.

FCC and Emission Compliance

The Battery has been tested and found to comply with the limits for a Class B digital device, pursuant to part 15 of the FCC Rules in the United States, and local regulations in other countries.

The Battery contains FCC ID: 2AGPT-ENET, IC: 20916-ENET.

Conforms to:

- ANSI/CAN/ UL Std. 1973
- UL Std. 60730-1

These limits are designed to provide reasonable protection against harmful interference in a residential installation. The Battery generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with SolarEdge's instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If the Battery does cause harmful interference to radio or television reception, which can be determined by turning the Battery off and on, you are encouraged to try to correct the interference by one or more of the following measures:

- Reorient or relocate the receiving antenna.
- Increase the separation between the Battery and the receiver.
- Consult the installer or an experienced radio/TV technician for help.

Changes or modifications not expressly approved by SolarEdge for compliance may void the user's authority to operate the Battery.

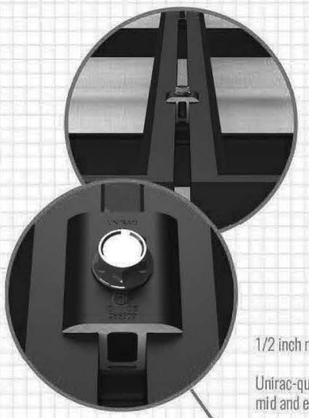
NXT HORIZON®

UNIRAC®
BETTER SOLAR STARTS HERE

UNIRAC
25 YEAR
FULL-SYSTEM WARRANTY

DISCOVER YOUR **NXT** HORIZON®

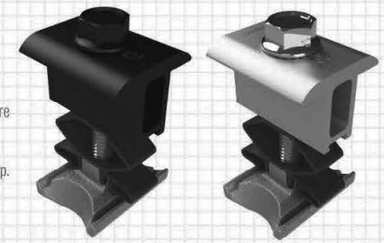
The culmination of over two decades of experience. Thoughtful design, rigorous engineering, world-class support, and a reliable supply chain are the foundation of what makes us confident that NXT HORIZON® is the NXT Level of DESIGN, SIMPLICITY, and VALUE.



NXT HORIZON® COMBO CLAMP

DARK: CCLAMPD1
MILL: CCLAMPM1

Clicks into rail anywhere (even where there are cables!)
Self-standing clamp with spring combines as both mid and end clamp.
Clamps 30-40 mm modules





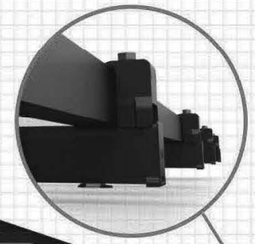
STRONGHOLD™ RAIL CLAMP

DARK: SHCLMPD1
MILL: SHCLMPM1

Adaptable rail connection to attachments allows click-in feature compatibility with almost all of Unirac's attachments.

1/2 inch module spacing for efficiency.

Unirac-quality bonding that works both as mid and end clamps.



NXT HORIZON® CAP KIT

ENDCAPD1

Make the install look clean with the end cap kit designed to complement the module end clamp and rail ends.







FlashLoc technology combined with new features: click-in rail & open slot L-Foot for the best flash-less install experience.

STRONGHOLD™ ATTACHMENT KIT

DARK: SHCPKTD1
MILL: SHCPKTM1

Rail clicks into the clamps attached to the Stronghold™ base. Open slot in L-foot allows drop-in rail clamp.



Alternative attachment options:



SOLARHOOKS
All varieties



FLASHKIT PRO
DARK: 004055D
MILL: 004055M

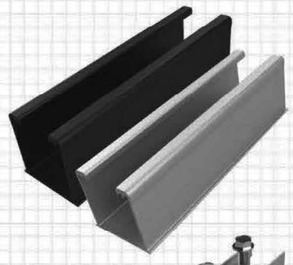


FLASHLOC™ DUO
DARK: 004275D
MILL: 004275M

NXT HORIZON® RAIL

DARK: 168RLD1
MILL: 168RLM1

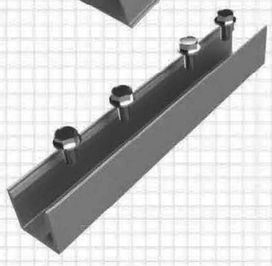
Strong, lightweight open channel rail with invisible, easy, unfailing and integrated wire management system.



NXT HORIZON® RAIL SPLICE

RLSPLCM1

Structural internal splice that does not interfere with roof connection nor module connection.
Pre-assembled thread cutting bolts.



WIRE MANAGEMENT OPTONS



NXT HORIZON® MLPE & LUG CLAMP

LUGMLPE1

Works as either MLPE Mount or Grounding Lug connection to the rail. Why source two parts when one can do the job?



NXT HORIZON® WIRE MANAGEMENT CLIP

WRMCLPD1

Aesthetic, yet functional accessory that works to help installers keep wires inside the rail.
No zip-ties required. Optional zip tie loop for extra wire management capabilities!



NXT HORIZON® NORTH/SOUTH WIRE MANAGEMENT CLIP

WRMCNSD1

An elegant solution to help installers get to the home run. The same hardware works to provide both easy entry to rail and adjustability for cable thickness.

ALL NXT HORIZON® SYSTEMS INCLUDE A FREE PERMITTING PLANSET DESIGN - FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR EMAIL NXTPERMITS@UNIRAC.COM

Downward Design Load (lb/ft²)	33.9
Upward Design Load (lb/ft²)	33.9
Down-Slope Load (lb/ft²)	16.5

Model	NXT UMOUNT	-	Flush-to-Roof is an extruded aluminum rail PV racking system that is installed parallel to the roof in landscape or portrait orientations.

NXT UMOUNT

The system listed is designed to provide bonding/grounding, and mechanical stability for photovoltaic modules. The system is secured to the roof with the L-Foot components through the roofing material to building structure. Modules are secured to the racking system with aluminum mid clamps and aluminum end clamps. The modules are bonded to the racking system with bonding mid and end clamps with piercing points. Fire ratings of Class A with Type 1, 2, 3 (with metallic frame), 10(with metallic frame), 19, 22, 25, 29, or 30 for steep and low slope. Tested at 5" interstitial gap which allows installation at any stand-off height.

The grounding of the system is intended to comply with the latest edition of the National Electrical Code, to include NEC 250 & 690. Local codes compliance is required, in addition to national codes. All grounding/bonding connections are to be torqued in accordance with the Installation Manual and the settings used during the certification testing for the current edition of the project report.

Latest Install Manual revision: PUB2023NOV10

UL 2703 Mechanical Load ratings for tested module area 21.86 sq ft:

NXT Systems without DTD Butyl Attachment P30817211, Rail Splice P30808218, or Rail Clamp P30817214	
Downward Design Load (lb/ft²)	113.7
Upward Design Load (lb/ft²)	51.1
Down-Slope Load (lb/ft²)	16.8

NXT Systems with DTD Butyl Attachment P30817211, Rail Splice P30808218, or Rail Clamp P30817214	
Downward Design Load (lb/ft²)	51.1
Upward Design Load (lb/ft²)	51.1

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Certificate: 70131735
Project: 80182385

Master Contract: 266909
Date Issued: 2023-11-29

Down-Slope Load (lb/ft²)	16.8

UL 2703 and TIL Mechanical Load ratings tested module area 27.76 sq ft:

NXT Systems without DTD Butyl Attachment P30817211, Rail Splice P30808218, or Rail Clamp P30817214	
Downward Design Load (lb/ft²)	50.1
Upward Design Load (lb/ft²)	22.2
Down-Slope Load (lb/ft²)	8.0

NXT Systems with DTD Butyl Attachment P30817211, Rail Splice P30808218, or Rail Clamp P30817214	
Downward Design Load (lb/ft²)	39.47
Upward Design Load (lb/ft²)	22.2
Down-Slope Load (lb/ft²)	8.0

UL 2703 and TIL Mechanical Load ratings tested module area 29.49 sq ft:

NXT Systems with all components included in PUB2023NOV10 Install Manual	
Downward Design Load (lb/ft²)	37.06
Upward Design Load (lb/ft²)	20.97
Down-Slope Load (lb/ft²)	7.53

Model	SM Ascender	-	One or two row elevated or non-elevated roof system is an extruded aluminum rail PV racking system that is installed to the roof in portrait orientation.

SM Ascender

The system listed is designed to provide bonding/grounding, and mechanical stability for photovoltaic modules. The system is secured to the roof with the L-Foot components through the roofing material to building structure. Modules are secured to the racking system with aluminum mid clamps and aluminum end clamps. Fire rating of Class A when installed over non-combustible roofing materials.

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A. System Specifications and Ratings

- Maximum Voltage: 1,000 Volts
- Maximum Current: 80 Amps
- Allowable Wire: 14 AWG – 6 AWG
- Maximum Number of Input Circuits: 4
- Spacing: Please maintain a spacing of at least ½" between uninsulated live parts and fittings for conduit, armored cable, and uninsulated live parts of opposite polarity.
- Enclosure Rating: Type 3R
- Roof Slope Range: 2.5 – 12:12
- Max Side Wall Fitting Size: 1"
- Max Floor Pass-Through Fitting Size: 1"
- Ambient Operating Conditions: (-35°C) - (+75°C)
- Compliance:
  - JB-3: UL1741, CSA C22.2 No. 290
  - Approved wire connectors: must conform to UL1741
- System Marking: **Intertek Symbol and File #5025824**
- Periodic Re-inspections: If re-inspections yield loose components, loose fasteners, or any corrosion between components, components that are found to be affected are to be replaced immediately.

Table 1: Typical Wire Size, Torque Loads and Ratings

	1 Conductor	2 Conductor	Torque				
			Type	NM	Inch Lbs	Voltage	Current
ABB ZS6 terminal block	10-24 awg	16-24 awg	Sol/Str	0.5-0.7	6.2-8.85	600V	30 amp
ABB ZS10 terminal block	6-24 awg	12-20 awg	Sol/Str	1.0-1.6	8.85-14.16	600V	40 amp
ABB ZS16 terminal block	4-24 awg	10-20 awg	Sol/Str	1.6-2.4	14.6-21.24	600V	60 amp
ABB M6/8 terminal block	8-22 awg		Sol/Str	.08-1	8.85	600V	50 amp
Ideal 452 Red WING-NUT Wire Connector	8-18 awg		Sol/Str	Self-Torque	Self-Torque	600V	
Ideal 451 Yellow WING-NUT Wire Connector	10-18 awg		Sol/Str	Self-Torque	Self-Torque	600V	
Ideal, In-Sure Push-In Connector Part #39	10-14 awg		Sol/Str	Self-Torque	Self-Torque	600V	
WAGO, 2204-1201	10-20 awg	16-24 awg	Sol/Str	Self-Torque	Self-Torque	600V	30 amp
WAGO, 221-612	10-20 awg	10-24 awg	Sol/Str	Self-Torque	Self-Torque	600V	30 amp
Dottie DRC75	6-12 awg		Sol/Str	Snap-In	Snap-In		
ESP NG-53	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
ESP NG-717	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
Brumall 4-5,3	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		

Table 2: Minimum wire-bending space for conductors through a wall opposite terminals in mm (inches)

Wire size, AWG or kcmil (mm2)	Wires per terminal (pole)							
	1		2		3		4 or More	
	mm	(inch)	mm	(inch)	mm	(inch)	mm	(inch)
14-10 (2.1-5.3)	Not Specified		-		-		-	
8 (8.4)	38.1	(1-1/2)	-		-		-	
6 (13.3)	50.8	(2)	-		-		-	

Intertek
5025824

Eaton DG222URB

Catalog Number: DG222URB

Eaton General duty non-fusible safety switch, single-throw, 60 A, NEMA 3R, Rainproof, Painted galvanized steel, Two-pole, Two-wire, 240 V

General specifications

Product Name Eaton general duty non-fusible safety switch	Catalog Number DG222URB
	UPC 782113144238
Product Length/Depth 7.38 in	Product Height 14.38 in
Product Width 8.69 in	Product Weight 9 lb
Warranty Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.	Certifications UL Listed
	Catalog Notes WARNING! Switch is not approved for service entrance unless a neutral kit is installed.

Product specifications

Product Category
General duty safety switch

Enclosure material
Painted galvanized steel

Type
Non-fusible, single-throw

Fuse configuration
Non-fusible

Number of wires
2

Enclosure
NEMA 3R

Voltage rating
240V

Amperage Rating
60A

Number Of Poles
Two-pole

Resources

Catalogs
Eaton's Volume 2—Commercial Distribution

Multimedia
Double Up on Safety

Switching Devices Flex Center

Specifications and datasheets
Eaton Specification Sheet - DG222URB

Warranty guides
Selling Policy 25-000 - Distribution and Control Products and Services

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Rotary Actuator Switch - Lockable Off in Plastic Enclosure

- Rotary Actuator Switch
- 3 position handle (ON - OFF - LOCK-OFF)
- Plastic Enclosure, IP66 rating
- NEMA Type 1
- FIVE YEAR Warranty
- M12, M16, M20 & M25 entry





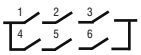
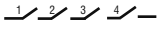
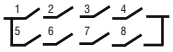
Data according to IEC 60947-3, VDE 0660

DC21B Rating							Poles	Number	Weight	Part	Contact
600V	700V	800V	900V	1000V	1200V	1500V	in series	of Strings	kg/pcs.	Number	Configuration
16A	16A	16A	13A	9A	6A	3A	2	1	0.43	SI16 PEL64R 2	
25A	23A	20A	16A	11A	8A	4A	2	1	0.43	SI25 PEL64R 2	
32A	27A	23A	20A	13A	10A	5A	2	1	0.43	SI32 PEL64R 2	
29A	16A	16A	13A	9A	6A	3A	2	1	0.49	SI16 PEL64R 2H	
45A	23A	20A	16A	11A	8A	4A	2	1	0.49	SI25 PEL64R 2H	
50A	27A	23A	20A	13A	10A	5A	2	1	0.49	SI32 PEL64R 2H	
16A	16A	16A	13A	9A	6A	3A	2	2	0.46	SI16 PEL64R 4	
25A	23A	20A	16A	11A	8A	4A	2	2	0.46	SI25 PEL64R 4	
32A	27A	23A	20A	13A	10A	5A	2	2	0.46	SI32 PEL64R 4	
16A	16A	16A	16A	16A	16A	16A	4	1	0.47	SI16 PEL64R 4S	
25A	25A	25A	25A	25A	25A	20A	4	1	0.47	SI25 PEL64R 4S	
32A	32A	32A	32A	32A	32A	23A	4	1	0.47	SI32 PEL64R 4S	
16A	16A	16A	16A	16A	16A	16A	4	1	0.47	SI16 PEL64R 4T	
25A	25A	25A	25A	25A	25A	20A	4	1	0.47	SI25 PEL64R 4T	
32A	32A	32A	32A	32A	32A	23A	4	1	0.47	SI32 PEL64R 4T	
16A	16A	16A	16A	16A	16A	16A	4	1	0.47	SI16 PEL64R 4B	
25A	25A	25A	25A	25A	25A	20A	4	1	0.47	SI25 PEL64R 4B	
32A	32A	32A	32A	32A	32A	23A	4	1	0.47	SI32 PEL64R 4B	
16A	16A	16A	13A	9A	6A	3A	2	3	1.57	SI16 PEL64R 6	
25A	23A	20A	16A	11A	8A	4A	2	3	1.57	SI25 PEL64R 6	
32A	27A	23A	20A	13A	10A	5A	2	3	1.57	SI32 PEL64R 6	
16A	16A	16A	13A	9A	6A	3A	2	4	1.62	SI16 PEL64R 8	
25A	23A	20A	16A	11A	8A	4A	2	4	1.62	SI25 PEL64R 8	
32A	27A	23A	20A	13A	10A	5A	2	4	1.62	SI32 PEL64R 8	
29A	29A	29A	29A	29A	29A	16A	8	1	1.67	SI16 PEL64R 4H	
45A	45A	45A	45A	45A	45A	20A	8	1	1.67	SI25 PEL64R 4H	
58A	58A	58A	58A	58A	50A	23A	8	1	1.67	SI32 PEL64R 4H	

Rotary Actuator Switch - Lockable Off in Plastic Enclosure

Technical Data

Data according to IEC 60947-3, VDE 0660

Main Contacts			Unit	SI16	SI25	SI32
Rated thermal current I_{the}			A	16	25	32
Rated insulation voltage U_i 1)			V	1000	1000	1000
Rated insulation voltage U_i 2)			V	1500	1500	1500
Distance of contacts (per pole)			mm	8	8	8
Rated operational current I_e						
		500V	A	9	11	13
	1 pole	600V	A	6	8	10
		800V	A	3	4	5
		1000V	A	1.5	2	2.5
	2 Pole in series	500V	A	16	25	32
	2	600V	A	16	25	32
		700V	A	16	23	27
		800V	A	16	20	23
		900V	A	13	16	20
		1000V	A	9	11	13
		1200V	A	6	8	10
		1500V	A	3	4	5
	2 poles in series	500V	A	29	45	58
	+2 poles parallel	600V	A	29	45	50
	2H	700V	A	16	23	27
		800V	A	16	20	23
		900V	A	13	16	20
		1000V	A	9	11	13
		1200V	A	6	8	10
		1500V	A	3	4	5
	3 poles in series	500V	A	16	25	32
		600V	A	16	25	32
		700V	A	16	25	32
		800V	A	16	25	32
		900V	A	16	25	32
		1000V	A	16	25	32
		1200V	A	12	14	16
		1500V	A	9	11	13
	3 poles in series	500V	A	29	(45)	(58)
	+2 poles parallel	600V	A	29	(45)	(50)
	3H	700V	A	29	(38)	(45)
		800V	A	29	(38)	(45)
		900V	A	29	(38)	(45)
		1000V	A	29	(38)	(45)
		1200V	A	12	14	16
		1500V	A	9	11	13
	4 poles in series	500V	A	16	25	32
	4	600V	A	16	25	32
		700V	A	16	25	32
		800V	A	16	25	32
		900V	A	16	25	32
		1000V	A	16	25	32
		1200V	A	16	25	32
		1500V	A	16	20	23
	4 poles in series	500V	A	29	45	58
	+2 poles parallel	600V	A	29	45	58
	4H	700V	A	29	45	58
		800V	A	29	45	58
		900V	A	29	45	58
		1000V	A	29	45	58
		1200V	A	29	45	50
		1500V	A	16	20	23
Rated operational current I_e						
AC21B	2,4	U_e max. 440V	A	16	25	32
	2H	U_e max. 440V	A	29	45	58

1) Suitable at 1000V for: earthed-neutral systems, overvoltage category I to III, pollution degree 3 (standard-industry): Uimp=8kV
2) Suitable at 1500V for: earthed-neutral systems, overvoltage category I to III, polution degree 2 (min. IP55): Uimp = 8kV.
Data for other conditions on request.

Rotary Actuator Switch - Lockable Off in Plastic Enclosure

IMO

Main Contacts			Unit	SI16	SI25	SI32
Rated operational current I_e						
		500V	A	1	1.25	1.5
1 pole		600V	A	0.5	0.75	1
1		800V	A	0.3	0.4	0.5
1/ _		1000V	A	0.15	0.2	0.25
2 poles in series		500V	A	7	8	9
2		600V	A	5.5	6	6.5
1/ 2/ _		800V	A	2	2.5	3
		1000V	A	1	1.5	2
3 poles in series		500V	A	16	25	27
3		600V	A	16	23	25
1/ 2/ 3/ _		800V	A	6.5	7	7.5
		1000V	A	5.5	6	6.5
4 poles in series		500V	A	16	25	32
1/ 2/ 3/ 4/ _		600V	A	16	25	27.5
		800V	A	11.5	12	12.5
		1000V	A	8	9	10
Rated conditional short-circuit current			kA_{eff}	5	5	5
Max. fuse size	gI (gG)		A	40	63	80
Mechanical Life			$x10^3$	10	10	10
Rated short-time withstand current (1s) I_{CW}		2, 4, 6, 8	A	800	900	1000
withstand current (1s)		2H, 3H, 4H	A	1300	1500	1700
Short circuit making capacity	I_{CW}	2, 4, 6, 8	A	800	900	1000
making capacity		2H, 3H, 4H	A	1300	1500	1700
Maximum cable cross sections			(inc. jumper SIV-B1)			
Solid or stranded			mm^2	4 - 16	4 - 16	4 - 16
Flexible			mm^2	4 - 10	4 - 10	4 - 10
Flexible (+ multicore cable end)			mm^2	4 - 10	4 - 10	4 - 10
Size of terminal screw				M4 Pz2	M4 Pz2	M4 Pz2
Tightening torque			Nm	1.2 - 1.8	1.2 - 1.8	1.2 - 1.8
Maximum ambient temperature						
Operation	Open		°C	-40 to + 65 (de-rating for +70 = 32A to 30A, 25A to 24A, 16A to 15A)		
	Enclosed		°C	-40 to + 45		
Storage			°C	-50 to + 90		
Power loss per switch at $I_{e\ max.}$ DC21B						
2			W	2	5	8
4			W	4	10	16
6			W	6	15	24
8			W	8	20	32
2H			W	3.5	8.5	14
3H			W	5.5	13	21
4H			W	7	17	28

Main Contacts		Unit	SI16	SI25	SI32
Ampere-Rating "General use"(AC)					
1 pole	350V	A	4	5	6
1/ _	500V	A	4	5	6
	600V	A	4	5	6
2 poles in series	350V	A	16	20	25
1/ 2/ _	500V	A	16	20	25
	600V	A	16	20	25
2 poles in series	350V	A	29	45	58
+ 2 poles parallel	500V	A	29	38	40
1/ 2/ 3/ 4/	600V	A	21	23	25
3 poles in series	350V	A	16	25	32
1/ 2/ 3/ _	500V	A	16	25	32
	600V	A	16	25	32
4 poles in series	350V	A	16	25	32
1/ 2/ 3/ 4/ _	500V	A	16	25	32
	600V	A	16	25	32
Fuse size (RK5) Industrial Control Switch					
5kA / 600V		A	40	60	80
Maximum cable cross sections (incl. jumper SIV-B1)					
Solid or stranded		AWG	12 - 10	12 - 10	12 - 10
Flexible		AWG	12 - 6	12 - 6	12 - 6
Flexible (+ multicore cable end)		AWG	12 - 6	12 - 6	12 - 6
Size of terminal screw			M4 Pz2	M4 Pz2	M4 Pz2
Tightening torque		lb.inch	11 - 16	11 - 16	11 - 16

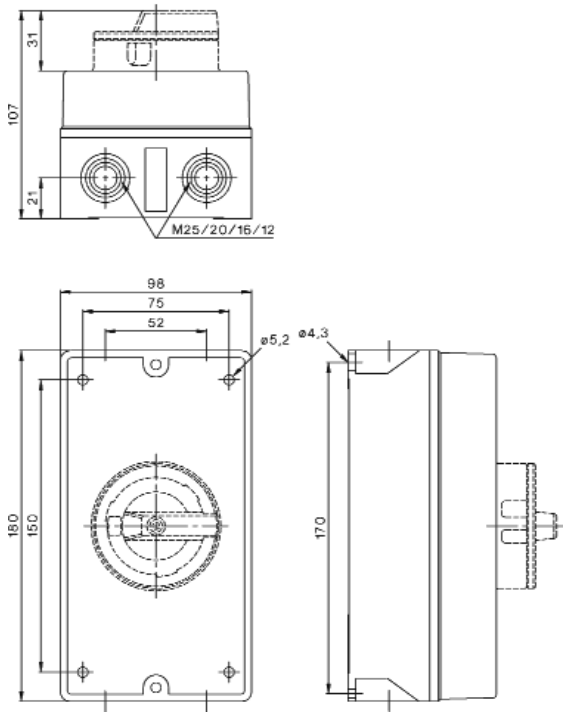
Data acc. to UL508 c UL us File E146487, Category no.: NRNT2, NRNT8

Rotary Actuator Switch - Lockable Off in Plastic Enclosure

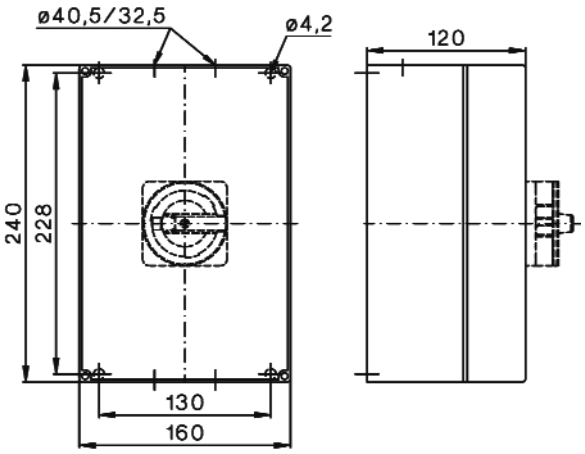
Dimensions

SI16 PEL64R
SI25 PEL64R
SI32 PEL64R

..2, ..2H, ..4



..6, ..8, ..3H, ..4H



SolarEdge Home Backup Interface

For North America

BI-E / BI-N



HOME BACKUP

Backup Interface for Flexible Backup

- Automatically provides backup power to home loads in the event of grid interruption
- Full flexibility in which loads to back up – the entire home or selected loads
- Scalable solution to support higher power and higher capacity
- Built-in Auto Transformer that supports 5kW of Phase Imbalance
- Built-in PCS certified* Energy Meter readies the Backup Interface to be part of the Busbar Current Management**
- Seamless integration with the SolarEdge Home Hub Inverter to manage and monitor both PV generation and energy storage
- Generator connection support

* Only applicable to Backup Interface with part number **BI-xxxxx-03**. Backup Interface with part number **BI-xxxxx-02** includes a built-in Auto Transformer and Energy Meter that is NOT PCS certified.
** Only applicable to Backup Interface with part number **BI-xxxxx-03**.

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/ SolarEdge Home Backup Interface

For North America

BI-E / BI-N

Applicable to Backup Interface with part number	BI-xxxxx-02 / BI-xxxxx-03		Units
Model	BI-E	BI-N	
INPUT FROM GRID			
AC Current Input	200		A
AC Output Voltage (Nominal)	240		Vac
AC Output Voltage Range	211 – 264		Vac
AC Frequency (Nominal)	60		Hz
AC Frequency Range	59.3 – 60.5		Hz
Microgrid Interconnection Device Rated Current	200		A
Service Side AC Main Circuit Breaker Rated Current	200	N/A	A
Service Side AC Main Circuit Breaker Interrupt Current	10,000	N/A	A
Grid Disconnection Switchover Time	<100		ms
OUTPUT TO MAIN DISTRIBUTION PANEL			
Maximum AC Current Output	200		A
AC L-L Output Voltage (Nominal)	240		Vac
AC L-L Output Voltage Range	211 – 264		Vac
AC Frequency (Nominal)	60		Hz
AC Frequency Range	59.3 – 60.5		Hz
Maximum Inverters AC Current Output in Backup Operation	144		A
Imbalance Compensation in Backup Operation	5000		W
AC L-N Output Voltage in Backup (Nominal)	120		V
AC L-N Output Voltage Range in Backup	105 – 132		V
AC Frequency Range in Backup	55 – 65		Hz
INPUT FROM INVERTER			
Number of Inverter Inputs	Up to 3		
Maximum Rated AC Power in On-Grid and Backup Operation	11,400		W
Maximum Continuous Current in On-Grid and Backup Operation	48		A
Factory Installed Inverter Input AC Circuit Breaker	40/63(1)		A
Upgradability	Up to 3 x 40A/63A(2) CB		
GENERATOR			
Maximum Rated AC Power	22,500		W
Maximum Continuous Input Current	94		Aac
Dry Contact Switch Voltage Rating	250 / 30		Vac / Vdc
Dry Contact Switch Current Rating	5		A
2-wire Start Switch	Yes		
ADDITIONAL FEATURES			
Installation Type	Suitable for use as service equipment	For main lug only	
Number of Communication Inputs	2		
Communication	RS485		
PCS Certified Energy Meter (for Import/Export) (3)	1% accuracy		
Manual Control Over Microgrid Interconnection Device	Yes		

(1) Backup Interface with part number **BI-xxxxx-03** includes one 63A circuit breaker. Backup Interface with part number **BI-xxxxx-02** includes one 40A circuit breaker.
(2) 63A circuit breaker supports up to one 11.4kW inverter, and 40A circuit breaker supports up to one 7.6kW inverter. 20A, 30A, and 50A breakers can be used for inverters with lower power ratings (On-Grid and Backup Operation). The circuit breaker kits are available with the following part numbers:
- For 63A, CB-UPG-63-01
- For 40A, CB-UPG-40-01

(3) Backup Interface with part number **BI-xxxxx-02** includes an Energy Meter that is NOT PCS certified.

/ SolarEdge Home Backup Interface

For North America

BI-E/ BI-N

Applicable to Backup Interface with Part Number	BI-xxxxx-02 / BI-xxxxx-03		Units
Model	**BI-E**	**BI-N**	
STANDARD COMPLIANCE			
Safety	UL1741; CSA 22.2 NO. 107		
	UL869A	N/A	
Emissions	FCC Part 15 Class B		
INSTALLATION SPECIFICATIONS			
Supported Inverters	StorEdge Single Phase Inverter; SolarEdge Home Hub Inverter		
AC from Grid Conduit Size / AWG Range	2'' conduit / 4 – 4/0 AWG		
AC to Loads Conduit Size / AWG Range	2'' conduit / 4 – 4/0 AWG		
AC Inverter Conduit Size / AWG Range	1'' conduit / 14 – 4 AWG		
AC Generator Input Conduit Size / AWG Range	1'' conduit / 8 – 3 AWG		
Communication Conduit Size / AWG Range	3/4'' conduit / 24 – 10 AWG		
Weight	73 / 33		lb / kg
Cooling	Fan (user replaceable)		
Noise	< 50		dBA
Operating Temperature Range	(-) 40 to (+) 122 / (-) 40 to (+) 50		°F / °C
Protection Rating	NEMA 3R; IP44		
Dimensions (H x W x D)	20.59 x 13.88 x 8.62 / 523.5 x 352.5 x 219		in / mm

SolarEdge is a global leader in smart energy technology. By leveraging world-class engineering capabilities and with a relentless focus on innovation, SolarEdge creates smart energy solutions that power our lives and drive future progress.

SolarEdge developed an intelligent inverter solution that changed the way power is harvested and managed in photovoltaic (PV) systems. The SolarEdge DC optimized inverter maximizes power generation while lowering the cost of energy produced by the PV system.

Continuing to advance smart energy, SolarEdge addresses a broad range of energy market segments through its PV, storage, EV charging, UPS, and grid services solutions.

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Cautionary Note Regarding Market Data and Industry Forecasts: This brochure may contain market data and industry forecasts from certain third-party sources. This information is based on industry surveys and the preparer's expertise in the industry and there can be no assurance that any such market data is accurate or that any such industry forecasts will be achieved. Although we have not independently verified the accuracy of such market data and industry forecasts, we believe that the market data is reliable and that the industry forecasts are reasonable.

CE



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NB1-63H
Miniature Circuit Breaker

1. General

1.1 Function

protection of circuits against short-circuit currents,
protection of circuits against overload currents,
switch,isolation.
NB1-63H circuit-breakers are used in domestic installation, as well as in commercial and industry electrical distribution systems.

1.2 Selection

Technical data of the network at the point considered:
short-circuit current at the circuit-breaker installation point, which must always be less than the breaking capacity of this device,network normal voltage.
Tripping curves:

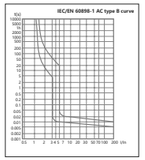
B curve (3-5In)
protection for people and big length cables in TN and IT systems.

C curve (5-10In)
protection for resistive and inductive loads with low inrush current.

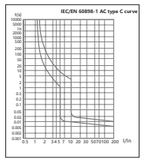
D curve(10-14In)
protection for circuits which supply loads with high inrush current at the circuit closing
(LV/LV transformers, breakdown lamps).

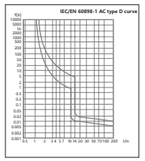
2. Technical data

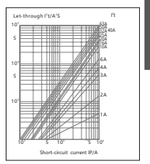
2.1 curves



A







2.2

	Standard		IEC/EN 60898-1	
Electrical features	Rated current In	A	1, 2, 3, 4, 6, 10, 16,20, 25, 32, 40, 50, 63	
	Poles		1P, 1P+N, 2P, 3P, 3P+N, 4P	
	Rated voltage Ue	V	230/400~240/415	
	Insulation voltage Ui	V	500	
	Rated frequency		50/60Hz	
	Rated breaking capacity	A	10000	
	Energy limiting class		3	
	Rated impulse withstand voltage(1.2/50) Uimp	V	6000	
	Dielectric test voltage at ind. Freq. for 1 min	kV	2	
	Pollution degree		2	
	Power loss per pole		Rated current (A)	Max power loss per pole (W)
			1, 2, 3, 4, 5, 6, 10	2
			13, 16, 20, 25, 32	3.5
			40, 50, 63	5
	Thermo-magnetic release characteristic		B, C, D	
Mechanical features	Electrical life		4, 000	
	Mechanical life		20, 000	
	Contact position indicator		Yes	
	Protection degree		IP20	
	Reference temperature for setting of thermal element	℃	30	
	Ambient temperature (with daily average ≤35℃)	℃	-5...+40(Special application please refer to P14 for temperature compensation correction)	
	Storage temperation	℃	-25...+70	
Installation	Terminal connection type		Cable/U-type busbar/Pin-type busbar	
	Terminal size top/bottom for cable	mm²	25	
		AWG	18-4	
	Terminal size top/bottom for busbar	mm²	10	
		AWG	18-8	
	Tightening torque	N·m	2.5	
		In-lbs.	22	
	Mounting		On DIN rail EN 60715 (35mm) by means of fast clip device	
	Connection		From top and bottom	
Combination with accessories	Auxiliary contact		Yes	
	Shunt release		Yes	
	Under voltage release		Yes	
	Alarm contant		Yes	

A

2.3 Selectivity

	In (A)	Power supply side: RT36-00 (fuse)								
		20	25	36	50	63	80	100	125	160
		Is (kA)								
Load side: NB1-63, NB1-63H Curve B, C	≤2	1.2	4	>12	>12	>12	>12	>12	>12	>12
	3	0.7	1.2	3.8	5.3	6	6	6	6	6
	4	0.6	0.9	2.5	3.8	6	6	6	6	6
	6	0.5	0.8	1.9	2.5	4.5	5	6	6	6
	10		0.7	1.4	2.2	3.2	3.6	6	6	6
	16			1.2	1.8	2.6	3	5.6	6	6
	20				1.5	2.2	2.5	4.6	6	6
	25				1.3	2	2.2	4.1	5.5	6
	32					1.7	1.9	3.8	4.5	6
	40						1.7	3	4	5
	50						1.5	2.6	3.5	4.5
	63							2.4	3.3	4.5

	In (A)	Power supply side: NMB-100S/H/R								
		16	20	25	32	40	50	63	80	100
		Is (kA)								
Load side: NB1-63, NB1-63H Curve B, C	≤10	0.19	0.19	0.3	0.4	0.5	0.5	0.5	0.63	0.8
	16			0.3	0.4	0.5	0.5	0.5	0.63	0.8
	20					0.5	0.5	0.5	0.63	0.8
	25						0.5	0.5	0.63	0.8
	32							0.5	0.63	0.8
	40								0.63	0.8
	50									0.8
	63									

2.4 Backup protection

	In (A)	Power supply side: RT16 series						
		40	50	63	80	100	125	160
		Is (kA)						
Load side: NB1-63, NB1-63H Curve B, C	1~6	40	40	40	40	40	40	40
	8~10	40	40	40	40	40	40	40
	13	40	40	40	40	35	35	35
	16	40	40	40	40	30	30	30
	20	40	40	40	40	30	30	30
	25	40	40	40	40	30	30	30
	32	40	40	40	40	30	30	30
	40	40	40	40	40	30	30	30
	50	30	30	30	30	30	30	30
	63	20	20	20	20	15	15	15

	In (A)	Power supply side: NM8					
		NM8-125S	NM8-125H	NM8-125R	NM8-250S	NM8-250H	NM8-250R
		Is (kA)					
Load side: NB1-63, NB1-63H Curve B, C	1~6	15	18	18	15	15	15
	10~20	12	15	15	12	12	12
	32~40	12	15	15	12	12	12
	50~60	12	15	15	12	12	12

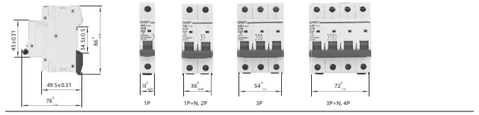
2.5 Temperature derating

The maximum permissible current in a circuit breaker depends on the ambient temperature where the circuit breaker is placed. Ambient temperature is the temperature inside the enclosure or switchboard in which the circuit breakers are installed.
The reference temperature is 30℃

Ambient temperature → / Rated current(A) ↓	-35℃	-30℃	-20℃	-10℃	0℃	10℃	20℃	30℃	40℃	50℃	60℃	70℃
1	1.30	1.26	1.23	1.19	1.15	1.11	1.05	1.00	0.96	0.93	0.88	0.83
2	2.60	2.52	2.46	2.38	2.28	2.20	2.08	2.00	1.92	1.86	1.76	1.66
3	3.90	3.78	3.69	3.57	3.42	3.30	3.12	3.00	2.88	2.79	2.64	2.49
4	5.20	5.04	4.92	4.76	4.56	4.40	4.16	4.00	3.84	3.76	3.52	3.32
6	7.80	7.56	7.38	7.14	6.84	6.60	6.24	6.00	5.76	5.64	5.28	4.98
10	13.20	12.70	12.50	12.00	11.50	11.10	10.60	10.00	9.60	9.30	8.90	8.40
16	21.12	20.48	20.00	19.20	18.40	17.76	16.96	16.00	15.36	14.88	14.24	13.44
20	26.40	25.60	25.00	24.00	23.00	22.20	21.20	20.00	19.20	18.60	17.80	16.8
25	33.00	32.00	31.25	30.00	28.75	27.75	26.50	25.00	24.00	23.25	22.25	21.00
32	42.56	41.28	40.00	38.72	37.12	35.52	33.92	32.00	30.72	29.76	28.16	26.88
40	53.20	51.20	50.00	48.00	46.40	44.80	42.40	40.00	38.40	37.20	35.60	33.6
50	67.00	65.50	63.00	60.50	58.00	56.00	53.00	50.00	48.00	46.50	44.00	41.50
63	83.79	81.90	80.01	76.86	73.71	70.56	66.78	63.00	60.48	58.90	55.44	52.29

When several simultaneously operating circuit breakers are mounted side by side in a small enclosure, the temperature rise inside the enclosure causes a reduction in current rating.
You must then assign the rating (already derated if necessary according to ambient temperatuer) a downrating factor of 0.8.

3. Overall and mounting dimensions (mm)



CERTIFICATE OF COMPLIANCE

Certificate Number E218757
Report Reference E218757-2002-07-16
Date 2021-April-18

Issued to:
ZHEJIANG CHINT ELECTRICS CO LTD
No.1,CHINT Road, CHINT Industrial Zone
North Baixiang
YueqingZhejiang 325603 CN

This is to certify that representative samples of
PROTECTORS, SUPPLEMENTARY - COMPONENT

Supplementary protectors Series NB1-63X and NB1-63HX.

Have been investigated by UL in accordance with the component requirements in the Standard(s) indicated on this Certificate. UL Recognized components are incomplete in certain constructional features or restricted in performance capabilities and are intended for installation in complete equipment submitted for investigation to UL LLC.

Standard(s) for Safety: UL 1077, the Standard for Supplementary Protectors for Use in Electrical Equipment

Additional Information: See the UL Online Certifications Directory at https://iq.ulprospector.com for additional information

This *Certificate of Compliance* does not provide authorization to apply the UL Recognized Component Mark. Only the UL Follow-Up Services Procedure provides authorization to apply the UL Mark.

Only those products bearing the UL Recognized Component Mark should be considered as being UL Certified and covered under UL's Follow-Up Services.

Look for the UL Recognized Component Mark on the product.

Bruce Mahrenholz, Director North American Certification Program

UL LLC

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL. For questions, please contact a local UL Customer Service Representative at http://ul.com/aboutul/locations/

intertek
Total Quality. Assured.

AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant:	Solaredge Technologies Ltd.	**Manufacturer:**	SolarEdge Technologies Inc
Address:	1 HaMada Street Herzeliya 4673335	**Address:**	447 Ingenuity Avenue Suite 120, Bldg. B, Sparks, NV 89441
Country:	Israel	**Country:**	USA

Party Authorized To Apply Mark: Same as Manufacturer
Report Issuing Office: Intertek Testing Services NA, Inc., Cortland, NY

Control Number: *4004590* **Authorized by:**
for L. Matthew Snyder, Certification Manager

C ETL LISTED US
Intertek

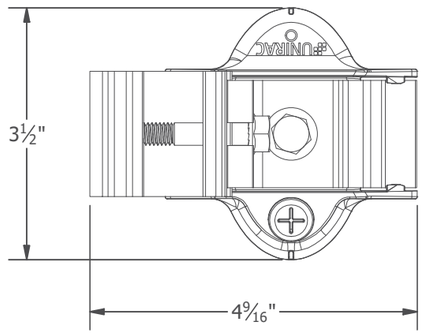
This document supersedes all previous Authorizations to Mark for the noted Report Number.

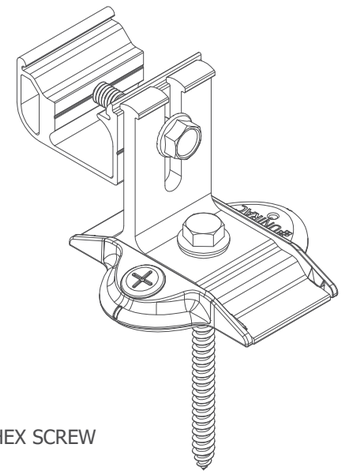
This Authorization to Mark is for the exclusive use of Intertek's Client and is provided pursuant to the Certification agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Authorization to Mark. Only the Client is authorized to permit copying or distribution of this Authorization to Mark and then only in its entirety. Use of Intertek's Certification mark is restricted to the conditions laid out in the agreement and in this Authorization to Mark. Any further use of the Intertek name for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. Initial Factory Assessments and Follow up Services are for the purpose of assuring appropriate usage of the Certification mark in accordance with the agreement, they are not for the purposes of production quality control and do not relieve the Client of their obligations in this respect.

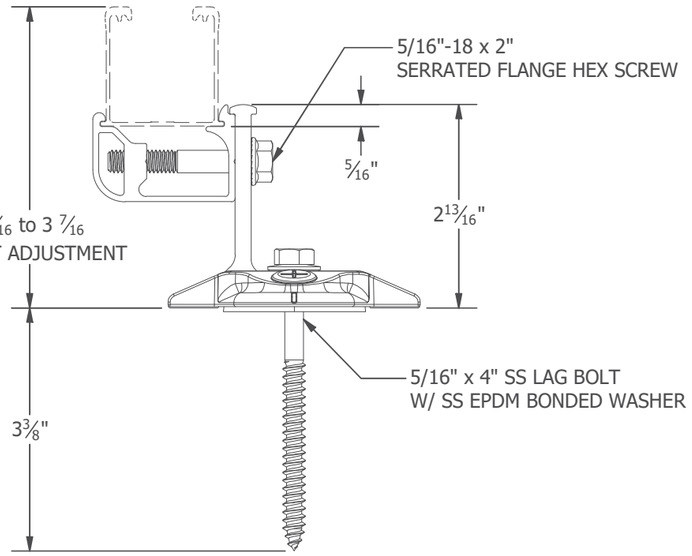
Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Standard(s):	Inverters, Converters, Controllers and Interconnection System Equipment for use with Distributed Energy Resources [UL 1741:2021 Ed.3] Reference Standard for Service Equipment [UL 869A:2006 Ed.4+R:24Jun2020] Power Conversion Equipment (R2021) [CSA C22.2#107.1:2016 Ed.4] Requirements For Service Entrance Equipment (R2015) [CSA C22.2#0.19:2010 Ed.1]
Product:	Backup Interface
Models:	BI-E, BI-N

PART # TABLE	
P/N	DESCRIPTION
SHCPKTM1	STRONGHOLD ATT KIT COMP MILL
SHCPKTD1	STRONGHOLD ATT KIT COMP DRK
SHCPKTM1-NS	STRONGHOLD ATT COMP MILL (NS)
SHCPKTD1-NS	STRONGHOLD ATT COMP DRK (NS)







UNIRAC
1411 BROADWAY BLVD. NE
ALBUQUERQUE, NM 87102 USA
PHONE: 505.242.6411
WWW.UNIRAC.COM

PRODUCT LINE:	NXT UMOUNT
DRAWING TYPE:	PARTS ASSEMBLY
DESCRIPTION:	STRONGHOLD ATTACHMENT
REVISION DATE:	11/17/2022

DRAWING NOT TO SCALE
ALL DIMENSIONS ARE NOMINAL

PRODUCT PROTECTED BY ONE OR MORE US PATENTS
LEGAL NOTICE

NU-A04
SHEET

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

March 10, 2025

Unirac
Attn: Engineering Services Department
1411 Broadway Boulevard NE
Albuquerque, NM 87102-1545
TEL: (505) 242-6411

RE: ENGINEERING CERTIFICATION LETTER FOR THE UNIRAC NXT U MOUNT PV PANEL SUPPORT SYSTEM
STATE: FLORIDA
TECTONIC WORK ORDER #: 12557.63

The Unirac NXT UMount system is a proprietary framed photovoltaic panel support system that can be roof mounted. Tectonic Engineering & Surveying Consultants P.C. (Tectonic) has reviewed the NXT design methodology along with the U-Builder tool; a Unirac online design tool.

Tectonic has determined that the design is a rational approach and follows the structural requirements of the following reference documents:

Codes/Standards:

- 2023 Florida Building Code, 8th Edition.
- 2021 International Building Code by International Code Council w/ Provisions from SEAOC PV-2 2017.
- ASCE/SEI 7-22 Minimum Design Loads for Buildings and Other Structures, by American Society of Civil Engineers.
- 2005-2020 Aluminum Design Manual, by Aluminum Association.

This letter certifies that the structural analysis of the racking members, connections, and components directly related to Unirac's system are in compliance with the above codes. If the loading criteria does not meet Unirac's specifications, owner shall contact Unirac for a site-specific certification.

The Unirac design tool should be used under the responsible charge of a registered professional engineer required by the authority having jurisdiction. The design tool and Unirac do not evaluate the PV panels themselves or specific corrosion requirements. See the construction and installation drawings and manuals for additional information provided by Unirac.

Sincerely,
Tectonic

Edward Iamiceli, P.E.
Managing Director

EDWARD NICHOLAS IAMICELI
LICENSE
No. 92201
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

3/11/25

This item has been signed and sealed by Edward N. Iamiceli, PE, on 03/11/2024. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project Contact Info

1279 Route 300 | Newburgh, NY 12550
845.567.6656 Tel | 845.567.8703 Fax

tectonicengineering.com
Equal Opportunity Employer

Arsenault, Caleb - PDCM

From: Arsenault, Caleb - PDCM
Sent: Tuesday, August 12, 2025 10:48 AM
To: Permits Jacksonville; vickiewatches764@gmail.com
Subject: RE: Application Tracking number: 32410

Good morning,

Received, 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: Permits Jacksonville <PermitJacksonville@freedomforever.com>
Sent: Tuesday, August 12, 2025 7:42 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Permits Jacksonville <PermitJacksonville@freedomforever.com>; vickiewatches764@gmail.com
Subject: RE: Application Tracking number: 32410

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

Good morning, Caleb,
I've attached the requested documents for this application. Please let me know if anything else is needed.
Thank you!

Laura Pickering
Branch Coordinator
(951) 954-6586
lpickering@freedomforever.com
www.freedomforever.com

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, August 11, 2025 10:23 AM
To: Permits Jacksonville <PermitJacksonville@freedomforever.com>; vickiewatches764@gmail.com
Subject: RE: Application Tracking number: 32410

Good morning,

I am writing to remind you that the sign posting deadline for the August hearing is this Wednesday, August 13th. Please provide a picture of the posted sign(s) and a completed copy of the affidavit that was attached to the sign by the deadline or the application will be deferred to the next 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: Arsenault, Caleb - PDCM
Sent: Monday, August 4, 2025 9:40 AM
To: Permits Jacksonville <PermitJacksonville@freedomforever.com>; vickiewatches764@gmail.com
Subject: RE: Application Tracking number: 32410

Good afternoon,

I am writing to inform you that the deadline to pay the invoice for the **August 27th** hearing has passed. Therefore, your application has been deferred to the **September 24, 2025** commission hearing. The signage to be posted will remain outside of the third floor elevator at the **Ed Ball Building**, to be posted for next month's hearing and I have reattached the invoice.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Arsenault, Caleb - PDCM
Sent: Thursday, July 24, 2025 4:01 PM
To: Permits Jacksonville <PermitJacksonville@freedomforever.com>; vickiewatches764@gmail.com
Subject: RE: Application Tracking number: 32410

Good afternoon,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32410)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:

- Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**).
- Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
- The required public notice signs (**2, along all streets the property fronts)** and affidavit are also ready for pick-up. The signs are located outside the elevators on the 3rd floor in the Ed Ball building (214 N. Hogan St). The signs will need to be posted by **August 13th**.

So long as we receive the receipt of payment by **August 1st** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **August 27th.**

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Arsenault, Caleb - PDCM
Sent: Friday, June 27, 2025 9:05 AM
To: Permits Jacksonville <PermitJacksonville@freedomforever.com>; vickiewatches764@gmail.com
Subject: RE: Application Tracking number: 32410

Good morning,

Because the scope of work includes readily-visible solar panels, this application will still need to be reviewed by the Jacksonville Historic Preservation Commission (JHPC) and the next available meeting is on August 27, 2025. After coordinating with the rest of Staff on the changes made to the plans, we agree that we can support the design and recommend approval with conditions in our Staff Report. With your confirmation, I can go ahead and prepare a sufficiency report for the August agenda. Once that report is approved, I can issue the $315 invoice and signs to be posted on the property.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Arsenault, Caleb - PDCM
Sent: Friday, June 20, 2025 2:21 PM
To: Permits Jacksonville <PermitJacksonville@freedomforever.com>
Subject: RE: Application Tracking number: 32410

Good afternoon,

I am confirming receipt of the updated plans. I will review these and reach out to you as soon as possible.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Permits Jacksonville <PermitJacksonville@freedomforever.com>
Sent: Thursday, June 19, 2025 4:41 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: Application Tracking number: 32410

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Good afternoon,

Our Engineer updated the plans per your request.

Please see attached.

Thank you!

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, June 5, 2025 10:03 AM
To: Permits Jacksonville <PermitJacksonville@freedomforever.com>; Historic Preservation <HistoricPreservation@coj.net>
Subject: RE: Application Tracking number: 32410

> You don't often get email from carsenault@coj.net. Learn why this is important

Good afternoon,

Thank you for the plans. Due to the visibility of the solar panels and equipment, this application will need to be reviewed by the Jacksonville Historic Preservation Commission (JHPC). The fee for alterations is $315 and the next available meeting is on July 23 so long as this application reaches sufficiency before June 18. Staff would recommend approval with conditions if the equipment were relocated to the rear or back corner of the structure as indicated on the attachment and if the front solar panels were removed from the primary façade and marked on the attachment as well.

Please let me know how you would like to proceed. If you are open to making the changes, please update the plans to indicate the alterations. If you would like to go to commission with the plans as they are, please let me know.

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: Permits Jacksonville <PermitJacksonville@freedomforever.com>
Sent: Tuesday, June 3, 2025 4:57 PM
To: Historic Preservation <HistoricPreservation@coj.net>
Subject: Re: Application Tracking number: 32410

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 so much for the update! Please see the attached plans for the requested information.

Please let us know if you need anything else.

Thank you!



Jeannette Fayard

Permit Coordinator

(850)-490-2189

jeannettefayard@freedomforever.com

www.freedomforever.com

From: Historic Preservation
Sent: Tuesday, June 3, 2025 1:38 PM
To: Jeannette Fayard ; Historic Preservation
Cc: Permits Jacksonville ; VICKIEWATCHES764@GMAIL.COM
Subject: RE: Application Tracking number: 32410

Good afternoon,

I sent the following information to the owner and applicant emails that were provided on the application on May 22, 2025. The message has not yet been answered.

"I have been assigned to review your **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:

- Please send a site plan that shows the precise location of the proposed solar panels
- Please send a picture of the front of the property
- Please confirm the overall height of the panels

Please be aware that readily-visible solar panels, and panels with a height over 6 inches require commission review. Furthermore, please review our standards conditions for solar panel installation below:

1. Panels shall be installed on existing asphalt shingles, composition shingles, or flat roofs
2. Panels and equipment including the wiring and raceways shall be minimally visible
3. The overall height of the panels shall be 6 inches or less
4. Panels shall be frameless, or the frame color shall match the panel color
5. Panels shall have no grids or minimally visible grids
6. Wiring, connection boxes, and raceways shall be the same color as the roof or building, depending on the installation location"

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Jeannette Fayard
Sent: Tuesday, June 3, 2025 3:22 PM
To: Historic Preservation
Subject: Application Tracking number: 32410

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,

Could I please get an update on the application 32410? adress: 2934 Forbes Street, Jacksonville, FL 32205

Thank you!

COA-25-32523

1443 Ingleside Ave

August 27, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32523

Address: 1443 Ingleside Avenue, RE# 092193-0000

Location: North side of Ingleside Avenue, between Park Street and Fitch Street

Owner: Madge Nanney
1443 Ingleside Avenue
Jacksonville, Florida 32205

Applicant: Robert Parker
R. C. Parker The House Doctor, Inc.
508 Silverbell Court
St. Johns, Florida 32259

Year Built: *c.*1918 *(Property Appraiser)*

Designation: Riverside Avondale; Contributing

Request: New Construction – Addition

Summary Scope of Work:
1. Replace an existing non-historic addition with a new one-story addition

Recommendation: **Approve with Conditions**

Conditions:
1. Materials, design, and height shall be substantially consistent with the plans submitted **July 22, 2025**, or as otherwise approved by the Historic Preservation Section.
2. The location and orientation shall be substantially consistent with the site plan submitted on **June 20, 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. All doors shall be installed in accordance with the latest version of the Door Design Guidelines.
6. 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.

7. The windows and doors shall have trim that matches the design of the existing windows and doors.
8. The railing system of the right elevation entry 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).



PROJECT DESCRIPTION

COA-25-32523 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 Ingleside Avenue. The primary structure on the property is a two-story frame vernacular residence. The home can be characterized by its hipped roof, sash windows, and front porch which features a shed style roof supported by masonry and wood pillars. There is also a two-story unlisted, though constructed during the period of significance accessory structure in the northeast corner of the lot. As proposed, the applicant is seeking to construct a 530-square-foot addition on the rear of the primary structure. The new addition will consist of cementitious lap siding that will match the reveal of the existing wood siding, a hipped roof with composition shingles to match the primary structure, a CMU block foundation, entry doors on either side elevation and primarily 1/1 vinyl windows.

According to the 2025 COA Matrix, additions that exceed 25% of the existing building footprint must be reviewed by the Jacksonville Historic Preservation Commission (JHPC). The proposed addition is approximately 42% of the existing building's footprint.

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 1/1 windows matching the existing windows are consistent with the existing structure. 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."
- The applicant clarified that while the elevations picture a pier foundation with lattice infill, they instead are proposing a solid CMU block foundation as pictured in the building section drawing attached to this report.
- The applicant stated that they intend to externally mount the proposed vinyl windows on the addition utilizing exterior nailing fins. This design is not compatible with historic

residential windows which were recessed within the wall opening. As such, Staff has conditioned the windows to be consistent with the latest version of the HPS Window Supplement which prohibits the use of permanent nailing fins. Additionally, the windows and doors have been conditioned to match the trim of the existing windows and doors on the primary structure.

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

1. Chapter 307.106(k) General Standards: 1 and 2
2. Chapter 307.106(m) Guidelines on "New Construction": 1, 2, and 4
3. Historic District Design Guidelines, Sections on "Additions" and "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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)(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.

Historic District Design Guidelines, "Additions" and "New Construction"

- Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.

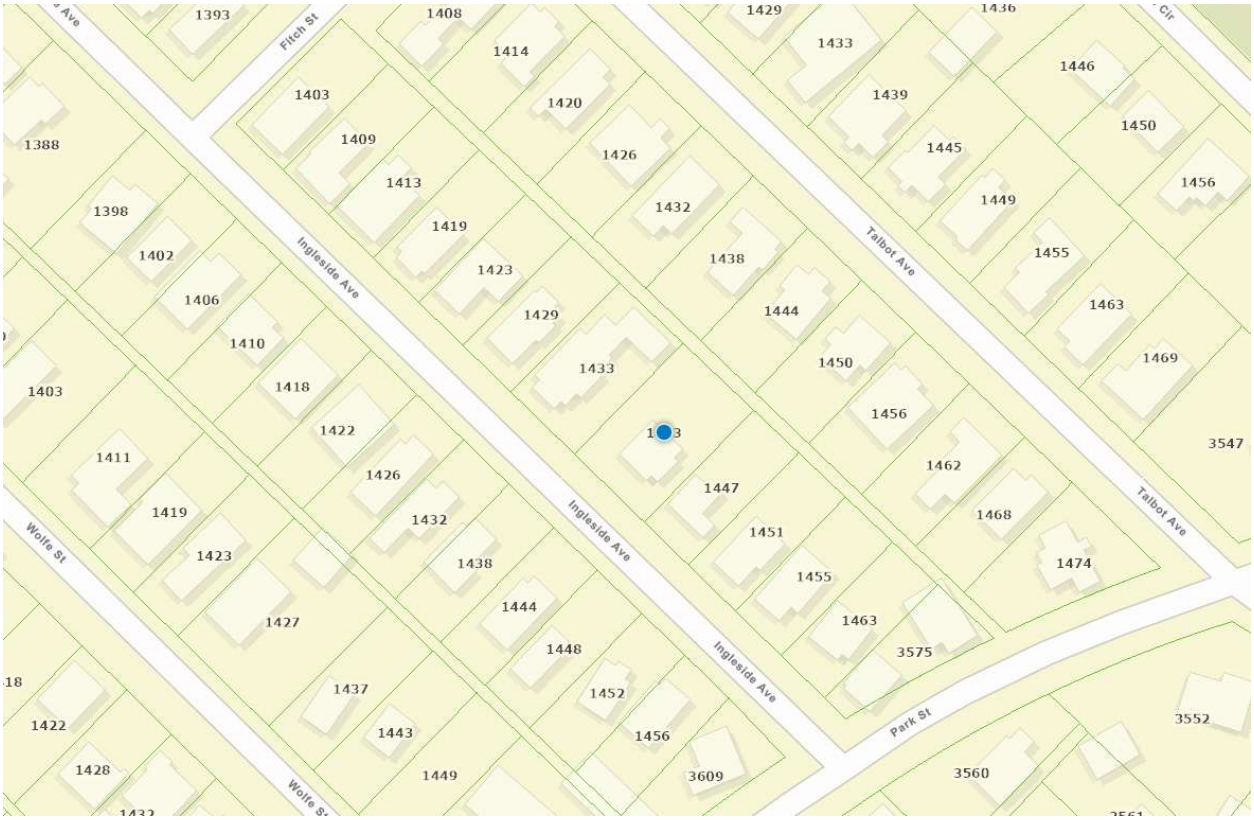
- Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

- Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

LOCATION MAP

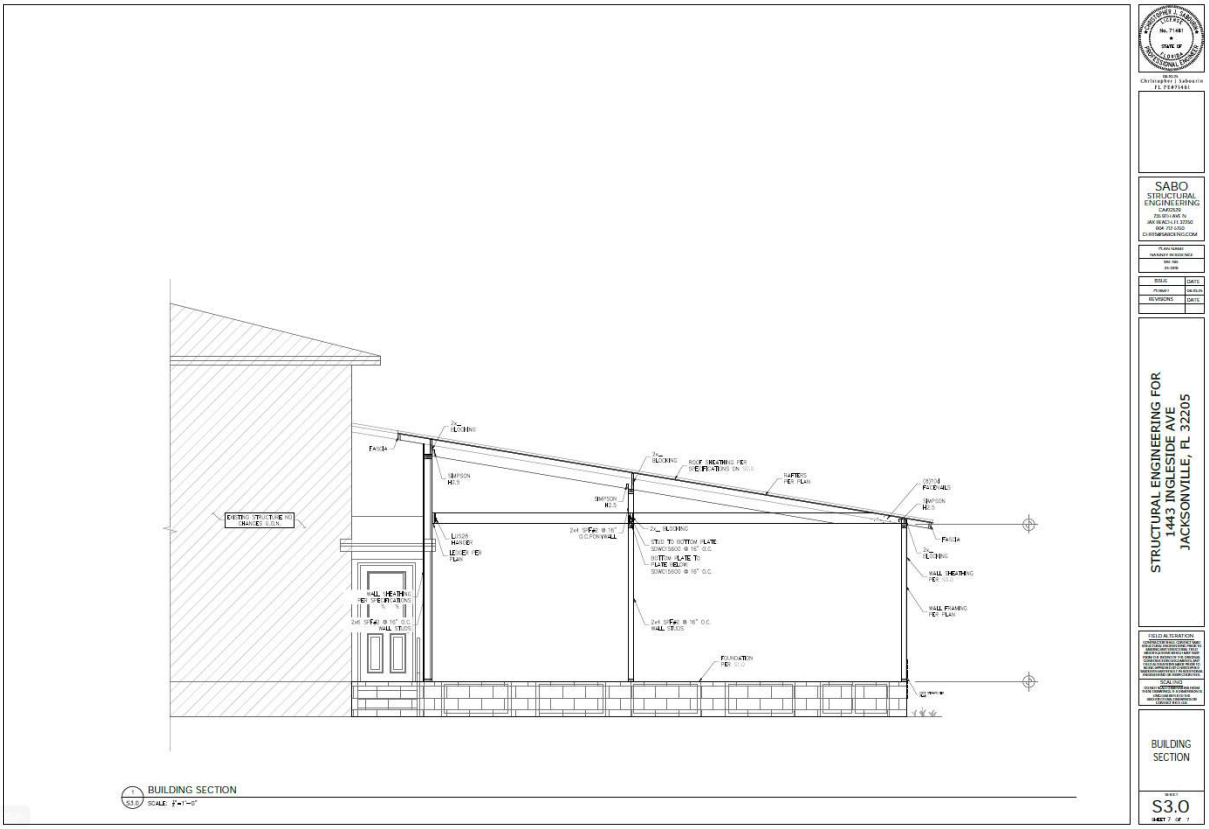


PICTURE OF PROPERTY WITH POSTED SIGN

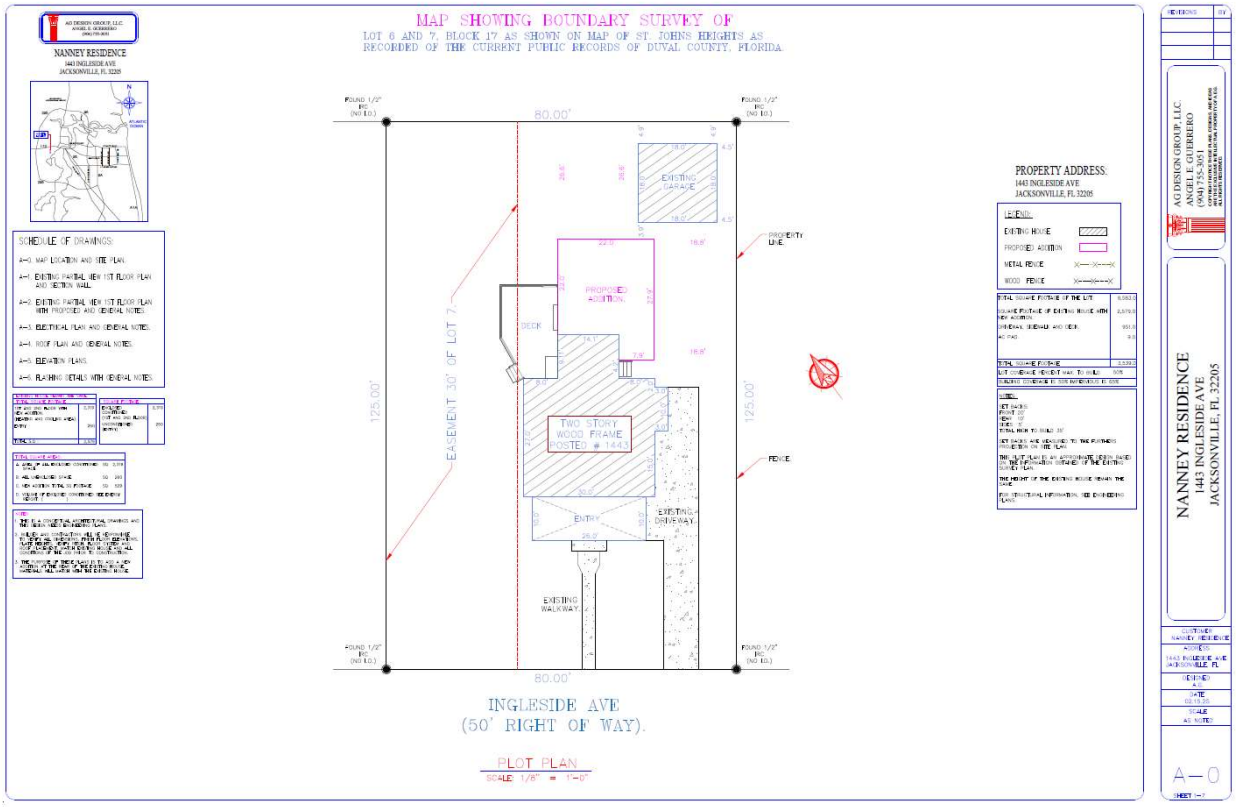


ELEVATION DRAWINGS AND BUILDING SECTION DRAWING SUBMITTED JULY 22, 2025




BUILDING SECTION
SCALE: 3/4"=1'-0"
STRUCTURAL ENGINEERING FOR
1443 INGLESIDE AVE.
JACKSONVILLE, FL 32205
SABO
STRUCTURAL
ENGINEERING
BUILDING
SECTION
S3.0

SITE PLAN SUBMITTED JUNE 20, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	32523	**Application Status**	FOUND SUFFICIENT
Date Started	06/12/2025	**Date Submitted**	06/12/2025

Planning and Development Department Info

COA #	COA-25-32523
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	7/24/2025
Forwarded to JHPC	☑
JHPC Meeting Date	8/27/2025
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 PARKER
First Name ROBERT
Middle Name CLYDE

Company Name R C PARKER THE HOUSE DOCTOR

Mailing Address 508 SILVERBELL COURT

City STJOHNS
State FL
Zip Code 32259

Phone 904 907 5558
Fax 904
Email RCPARKERHOUSEDOC@ICLOUD.COM

General Information On Owner(s)

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

Last Name NANNEY
First Name MADGE
Middle Name S

Company/Trust Name

Mailing Address 1443 INGLESIDE AVE

City JAX
State FL
Zip Code 32056

Phone 9044031211
Fax
Email MADGE.NANNEY@GMAIL.COM

Description Of Property

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

Map	RE#
	092193 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1443	INGLESIDE AVE	32056

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
ADD BEDROOM AND BATHROOM TO 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

	Description
☑	WINDOW SURVEY

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: Aug 11 2025

COA#: 32523

Address: 1443 Ingleside Ave Jacksonville FL 32205

Owner: Madge F Nanney

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 32523 **were posted on the property/site located at:**

092193-0000

Real Estate Number(s)

1443 Ingleside Ave

Street Address

Jacksonville FL 32205

City, State Zip Code

Printed Name MADGE F NANNEY

Signature Madge F Nanney

Dated this 11 day of August, 2025

3-22 57-2S-26E
ST JOHNS HEIGHTS
LOT 6,LOT 7(EX W 20FT) BLK 17

NANNEY MADGE FITZGERALD
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205-7712

2024

R-092193-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6428 402200.21 1.45 1.00 1.00 AVONDALE COS-ST JOHNS HEIGHTS

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	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	8 SHEET VINYL	25	1.00
Int Flooring	12 HARDWOOD	75	10.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	3.00	0
Baths	2.50	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000
Size Adj.	0.9900
TOTAL ADJUSTED POINTS	122
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0102	01	4	04	100.00	0.00	1.00	100

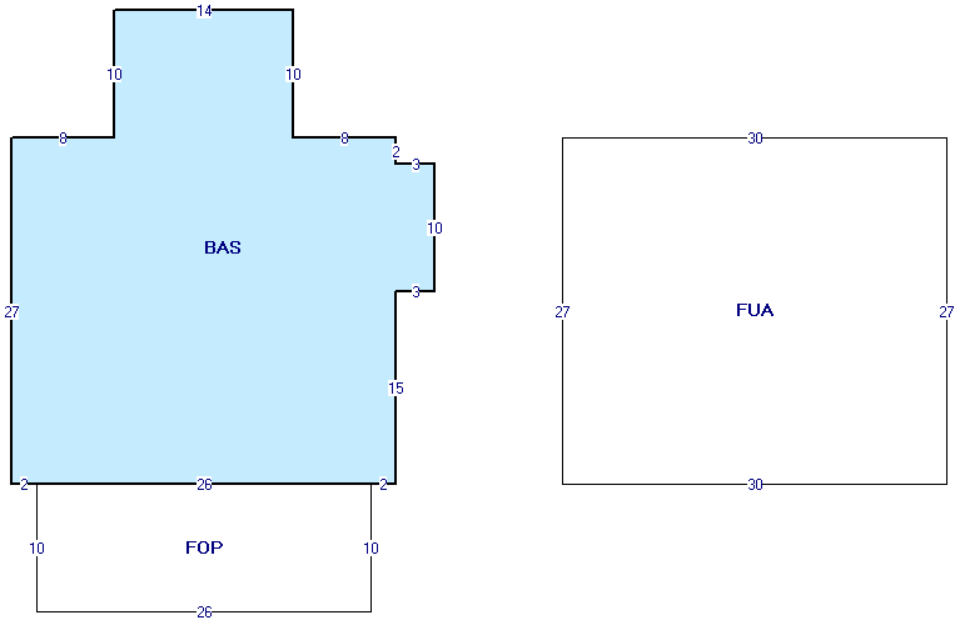
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
297,507	1918	1970	R2	37.00	63.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	980		X	100	980	100,482
FOP	260			30	78	7,998
FUA	810		X	95	770	78,950
	2,050			1,790	1,828	$187,429

ACREAGE 0.00 PRICE/SF 102.53

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1443 INGLESIDE AVE JACKSONVILLE 32205- 0102 SFR 2 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	213,246
EXTRA FEATURE VALUE	1,072
TOTAL MARKET LAND VALUE	182,360
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	396,678
ASSESSED VALUE	109,098
CAP BASE YEAR	1995
TAXABLE VALUE	59,098
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
000001548	BLDG			23,063	1/12/1990

BUILDING DIMENSIONS

BAS:0,37:=N27 E8 N10 E14 S10 E8 S2 E3 S10 W3 S15 W 30 $ FOP:28,37:=S10 W26 N10 E26 $ FUA:73,37:=W30 N27 E30 S27 $.

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	07748	01865	1/4/1994	MS	U	I	14	100	0	N	0	NANNEY JEFFERY B EST OF		
2	05850	02184	9/5/1984	WD	U	I	01	49500	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	DKWR2	Deck Wooden	1	100.00	0.00	0	0	192.00	1	100	30.80	23.10	100	1995	1995	2008	20	887
2	DKWR2	Deck Wooden	2	100.00	0.00	5	6	30.00	3	100	30.80	30.80	100	2000	2000	2017	20	185

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	9/24/1990	FOS
LAND LINES	6/22/1982	BLP
VALUE REVIEW	5/31/2024	LGS
TRIENNIAL	8/4/2023	RJM
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0100	RES LD 3-7 UNITS PER AC	100.00	0.00		RLD-60	80.00	125.00	100.00	80.00	F	1	0.97	1.00	2,350.00	2,279.50	182,360

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

3-22 57-2S-26E
ST JOHNS HEIGHTS
LOT 6,LOT 7(EX W 20FT) BLK 17

NANNEY MADGE FITZGERALD
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205-7712

2024

R-092193-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6428 402200.21 1.45 1.00 1.00 AVONDALE COS-ST JOHNS HEIGHTS

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	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	8 SHEET VINYL	25	1.00
Int Flooring	12 HARDWOOD	75	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

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

BASE RATE ADJ	ADJ
Quality Adjustment	0.9000
Mkt/Design Factor	1.0000
Size Adj.	1.1400
TOTAL ADJUSTED POINTS	104
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0106	01	4	02	0.00	100.00	1.00	100

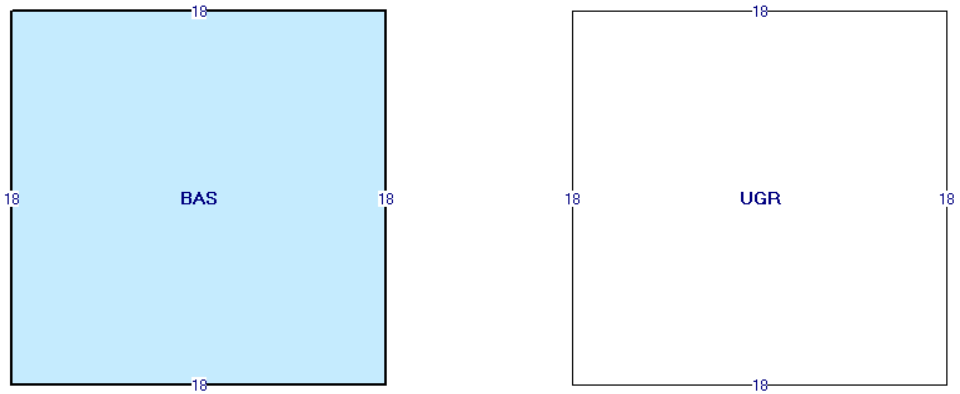
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
61,838	1918	1950	R3	58.25	41.75%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	324		X	100	324	17,797
UGR	324			45	146	8,020
	648			324	470	$25,817

ACREAGE 0.00 PRICE/SF 54.93

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 2 AKA:

SITE ADDRESS: 1445 INGLESIDE AVE JACKSONVILLE 32205- 0106 GARAGE APT

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	213,246
EXTRA FEATURE VALUE	1,072
TOTAL MARKET LAND VALUE	182,360
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	396,678
ASSESSED VALUE	109,098
CAP BASE YEAR	1995
TAXABLE VALUE	59,098
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
000001548	BLDG			23,063	1/12/1990

BUILDING DIMENSIONS

UGR:27,18:=N18 E18 S18 W18 $ BAS:18,18:=W18 N18 E 18 S18 $.

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	07748	01865	1/4/1994	MS	U	I	14	100	0	N	0	NANNEY JEFFERY B EST OF		
2	05850	02184	9/5/1984	WD	U	I	01	49500	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

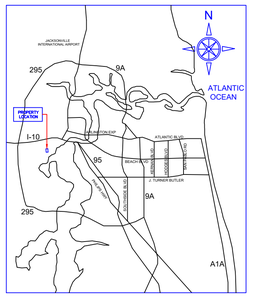
APPRAISAL DATES	DATE	APPRAISED BY
BUILDING		
LAND LINES	6/22/1982	BLP
VALUE REVIEW	5/31/2024	LGS
TRIENNIAL	8/4/2023	RJM
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

AG DESIGN GROUP, LLC.
ANGEL E. GUERRERO
(904) 755-3051

NANNEY RESIDENCE
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205



SCHEDULE OF DRAWINGS:

A-0. MAP LOCATION AND SITE PLAN.

A-1. EXISTING PARTIAL VIEW 1ST FLOOR PLAN AND SECTION WALL.

A-2. EXISTING PARTIAL VIEW 1ST FLOOR PLAN WITH PROPOSED AND GENERAL NOTES.

A-3. ELECTRICAL PLAN AND GENERAL NOTES.

A-4. ROOF PLAN AND GENERAL NOTES.

A-5. ELEVATION PLANS.

A-6. FLASHING DETAILS WITH GENERAL NOTES.

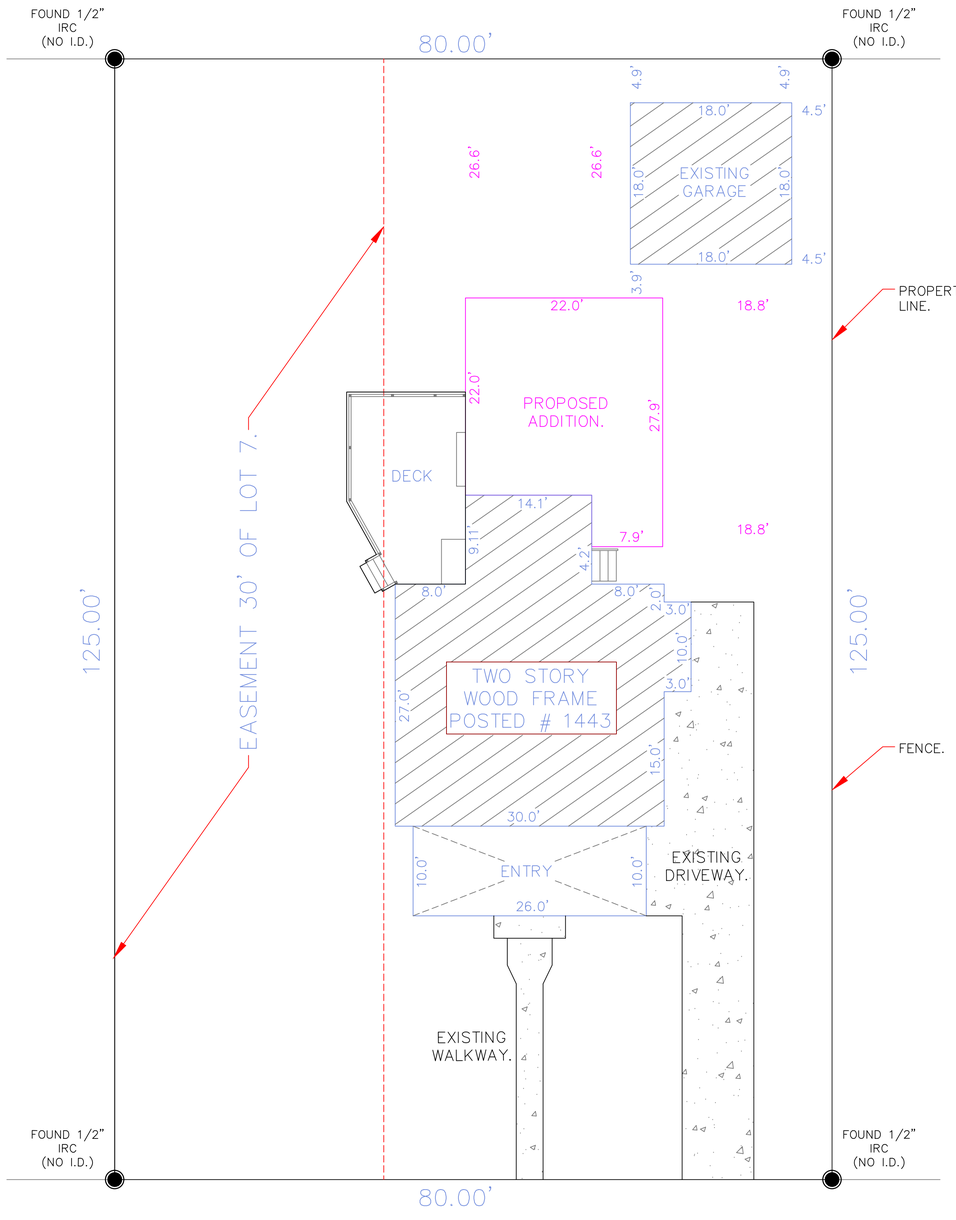
EXISTING HOUSE REMAIN THE SAME	
TOTAL SQUARE FOOTAGE	
1ST AND 2ND FLOOR WITH NEW ADDITION. (HEATING AND COOLING AREA).	2,319
ENTRY	260
TOTAL S.Q :	2,579

SQUARE FOOTAGE	
ENCLOSED CONDITIONED (1ST AND 2ND FLOOR)	2,319
UNCONDITIONED (ENTRY)	260

TOTAL SQUARE AREAS:		
A. AREA OF ALL ENCLOSED CONDITIONED SPACE.	SQ	2,319
B. ALL UNENCLOSED SPACE.	SQ	260
C. NEW ADDITION TOTAL SQ FOOTAGE	SQ	529
D. VOLUME OF ENCLOSED CONDITIONED SEE ENERGY REPORT. ( )		

NOTES:
1. THIS IS A CONCEPTUAL ARCHITECTURAL DRAWINGS AND THIS DESIGN NEEDS ENGINEERING PLANS.
2. BUILDER AND CONTRACTORS WILL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, FINISH FLOOR ELEVATIONS, PLATE HEIGHTS, VERIFY PITCH, FLOOR SYSTEM AND ROOF PLACEMENT, MATCH EXISTING HOUSE AND ALL CONDITIONS OF THE JOB PRIOR TO CONSTRUCTION.
3. THE PURPOSE OF THESE PLANS IS TO ADD A NEW ADDITION AT THE REAR OF THE EXISTING HOUSE, MATERIALS WILL MATCH WITH THE EXISTING HOUSE.

MAP SHOWING BOUNDARY SURVEY OF
LOT 6 AND 7, BLOCK 17 AS SHOWN ON MAP OF ST. JOHNS HEIGHTS AS RECORDED OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



INGLESIDE AVE
(50' RIGHT OF WAY).

PLOT PLAN
SCALE: 1/8" = 1'-0"

PROPERTY ADDRESS:
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205

LEGEND:
- EXISTING HOUSE
- PROPOSED ADDITION
- METAL FENCE X---X---X
- WOOD FENCE X---X---X

TOTAL SQUARE FOOTAGE OF THE LOT:	9,583.0
SQUARE FOOTAGE OF EXISTING HOUSE WITH NEW ADDITION.	2,579.0
DRIVEWAY, SIDEWALK AND DECK.	951.0
AC PAD.	9.0
TOTAL SQUARE FOOTAGE	3,539.0
LOT COVERAGE PERCENT MAX. TO BUILD	50%
BUILDING COVERAGE IS 50% IMPERVIOUS IS 65%	

NOTES:

SET BACKS:
FRONT 20'
REAR 10'
SIDES 5'
TOTAL HIGH TO BUILD 35'

SET BACKS ARE MEASURED TO THE FURTHERS PROJECTION ON SITE PLAN.

THIS PLOT PLAN IS AN APPROXIMATE DESIGN BASED ON THE INFORMATION OBTAINED OF THE EXISTING SURVEY PLAN.

THE HEIGHT OF THE EXISTING HOUSE REMAIN THE SAME.

FOR STRUCTURAL INFORMATION, SEE ENGINEERING PLANS.

REVISIONS	BY

AG DESIGN GROUP, LLC.
ANGEL E. GUERRERO
(904) 755-3051
COPYRIGHT NOTICE THESE PLANS, DESIGNS, AND IDEAS ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF A.E.G. ALL RIGHTS RESERVED.

NANNEY RESIDENCE
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205

CUSTOMER
NANNEY RESIDENCE

ADDRESS
1443 INGLESIDE AVE
JACKSONVILLE, FL

DESIGNED
A.G.

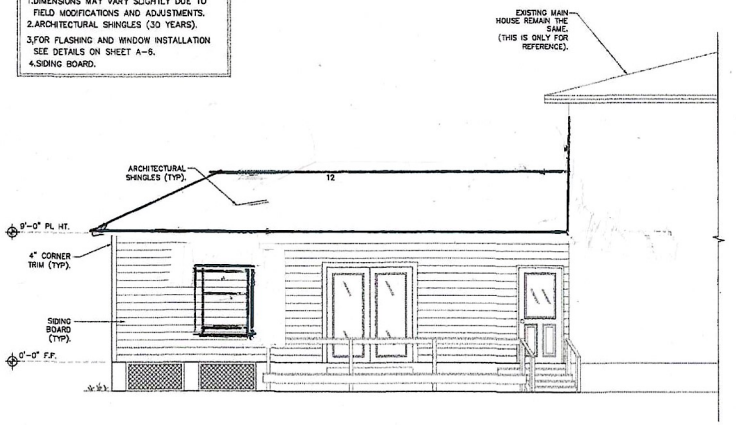
DATE
02.15.25

SCALE
AS NOTED

A-0

SHEET 1-7

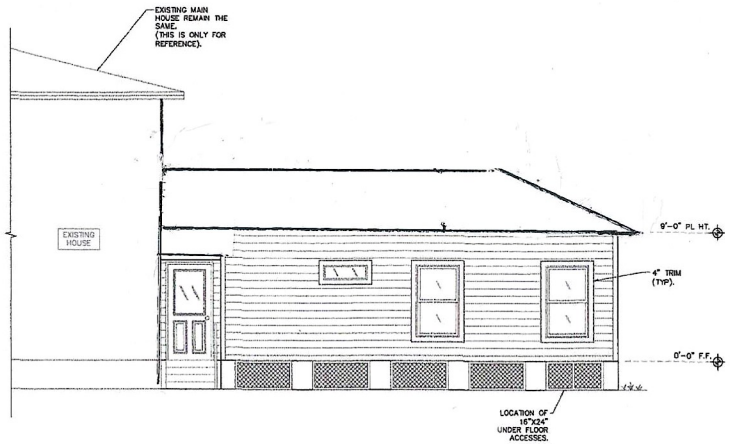
NOTES:
1.DIMENSIONS MAY VARY SLIGHTLY DUE TO FIELD MODIFICATIONS AND ADJUSTMENTS.
2.ARCHITECTURAL SHINGLES (30 YEARS).
3.FOR FLASHING AND WINDOW INSTALLATION SEE DETAILS ON SHEET A-6.
4.SIDING BOARD.



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



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



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

HANDRAIL NOTES:

1. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".
2. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
3. CONT. GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

GUARDS NOTES
1. REQUIRED GUARDS SHALL NOT BE LESS THAN 36" HIGH.
2. OPENING LIMITATIONS – SHALL NOT HAVE OPENINGS WHICH WOULD ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

BALCONY FRAMING NOTES

1. ALL WOOD FRAMING, DECKS, POST SHALL BE PRESSURE TREATED.
2. ALL NAILS, SCREWS, BOLTS, STRAPS & HANGERS SHALL BE GALVANIZED OR STAINLESS STEEL.
3. DIMENSIONS MAY VARY SLIGHTLY DUE TO FIELD MODIFICATIONS AND ADJUSTMENTS.
4. EXISTING HOUSE REMAIN THE SAME.

REVISIONS	BY

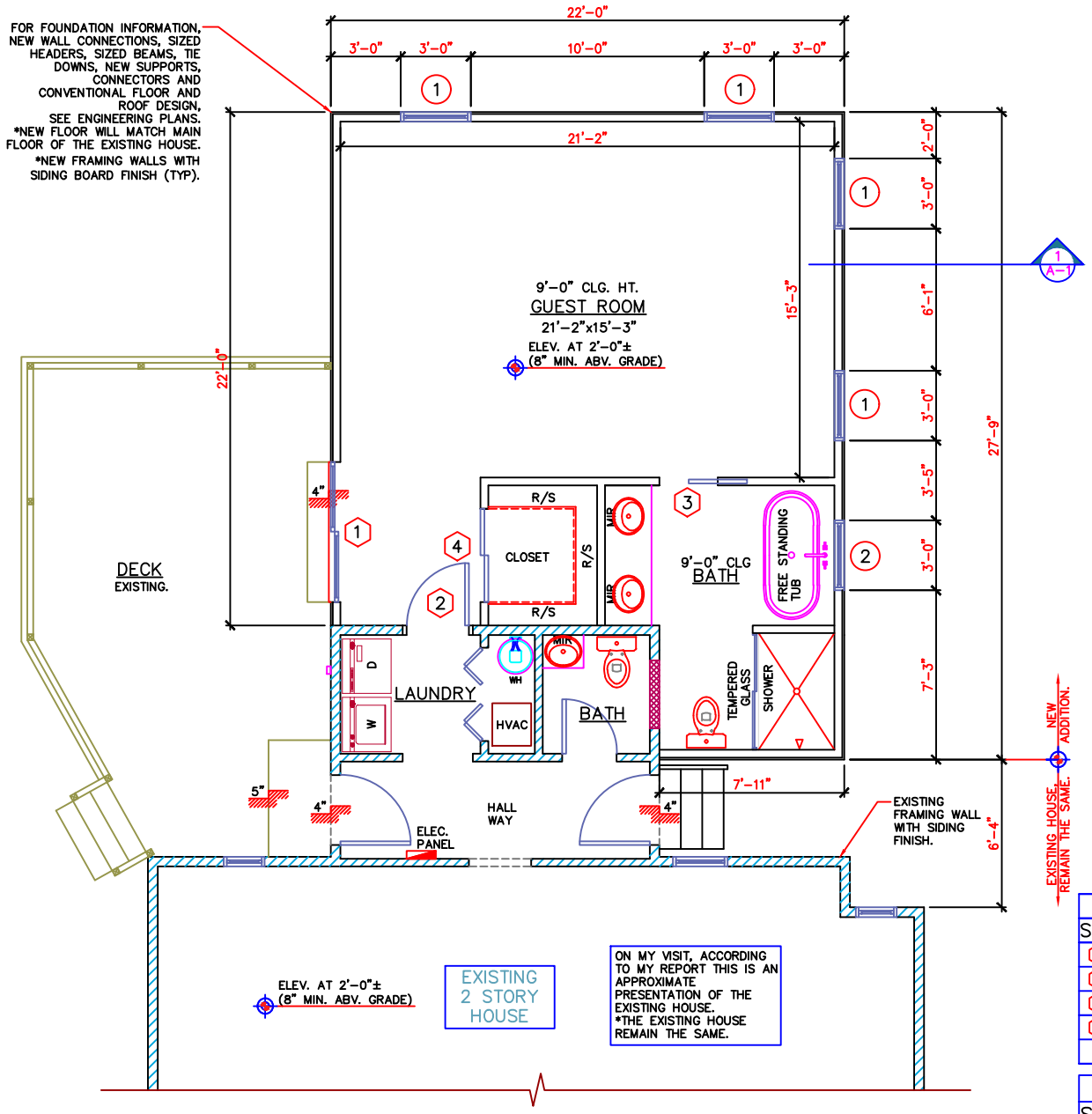
AG DESIGN GROUP, LLC.
ANGEL E. GUERRERO
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NANNEY RESIDENCE
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205

CUSTOMER	NANNEY RESIDENCE
ADDRESS	1443 INGLESIDE AVE JACKSONVILLE, FL
DESIGNED	A.G.
DATE	02.15.25
SCALE	AS NOTED

A-5
SHEET 6-7



EXISTING PARTIAL VIEW
1ST FLOOR PLAN

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

DOOR SCHEDULE		
SYM	TYPE	SIZE
1	SLD GLASS DOOR.	6'-0"x8'-0"
2	INTERIOR DOOR H.C.	2'-8"x8'-0"
3	POCKET DOOR H.C.	2'-6"x8'-0"
4	SLD DOOR H.C.	4'-0"x6'-8"

WINDOW SCHEDULE		
SYM	TYPE	SIZE
1	DOUBLE HUNG	3'-0"x5'-0"
2	NARROW WINDOW	3'-0"x1'-0"

*ALL GLASS TO BE OVER 18" A.F.F.

WOOD FRAMING

WOOD FRAMING
NATIONAL FOREST PRODUCTS ASSOCIATION, AF & PA NDS–05, WITH 2005 SUPPLEMENT, AND AF&PA SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC, SDPWS–05.

ALL LUMBER, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, SHALL BE MILL SIZED AND SURFACED ON (4) SIDES. ALL SHALL BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTH PIECES. SPLICES WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY SO DETAILED OR AS DIRECTED BY THE ENGINEER.

EACH PIECE OF STRUCTURAL LUMBER, SHEATHING AND TIMBER SHALL BE MARKED WITH THE GRADE BY SUCH COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES.

UNLESS NOTED OTHERWISE, USE SPRUCE–PINE–FIR (SPF) OR SOUTHERN PINE (SYP), 19% MAX. MOISTURE CONTENT, AS FOLLOWS:

SPRUCE PINE FIR #2 SPECIFICATIONS: Fb=775 PSI, Fc(PARALLEL)= 1000 PSI, Fc=(PERP)=335 PSI, Fv=135 PSI, Ft=350 PSI, E=1100 KSI
SOUTHERN PINE #2 SPECIFICATIONS PER LATEST SOUTHERN FOREST PRODUCTS ASSOCIATION (SFPA)

ALL WALLS SHALL BE BALLOON FRAMED FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION, UNLESS NOTED OTHERWISE ON PLAN.

ANY WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL, SHALL BE PRESSURE TREATED.

ALL WOOD–TO–WOOD CONNECTIONS SHALL EMPLOY METAL ANCHORS. NO TOE OR END NAILING SHALL BE PERMITTED (UON), EXCEPT FOR AT TOP AND BOTTOM PLATES IN WALLS. METAL CONNECTORS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO DEVELOP THE PUBLISHED CAPACITY.

TOE NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES TO THE PIECE AND BE STARTED AT 1/3 THE NAIL LENGTH FROM THE END OF THE PIECE.

MULTIPLE STUD PACK COLUMNS SHALL BE CONNECTED LATERALLY TO ONE ANOTHER PER DETAIL INDICATED HEREIN.

TIMBER FASTENING SHALL BE PER FBC "MINIMUM FASTENING SCHEDULE" UNLESS NOTED AS GREATER ON DRAWINGS. ROUGH HARDWARE, JOIST HANGERS, STRAPS, HOLDOWNS, ETC. SHALL BE MANUFACTURED BY "SIMPSON STRONG–TIE" COMPANY OR APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.

BLOCKING AND FIRESTOPPING TO BE INSTALLED AS REQUIRED TO SUPPORT ALL ITEMS OF FINISH SUCH AS BULKHEADS AND BUCKS. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS (AS REQUIRED BY BUILDING OFFICIAL AND ARCHITECT).

SHEATHING SCHEDULE

FLOOR SHEATHING SPECIFICATION	TYPICAL NAILING
23/32 T&G OSB OR PLYWOOD SHEATHING	TETRA GRIP .113x2⅜" @ 6" EDGE AND FIELD

FLOOR SHEATHING NOTES:
1. FLOOR SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO THE SUPPORTS
2. PANEL EDGE BLOCKING IS NOT REQUIRED

WALL SHEATHING SPECIFICATION	TYPICAL NAILING
MIN. 7/16", 24/16, APA RATED OSB OR PLYWOOD STRUCTURAL 1 SHEATHING	0.131"x2½" @ 6" O.C. EDGE, 12" O.C. FIELD. 0.131"x2½" @ 3" O.C. AT TOP AND BOT PLT

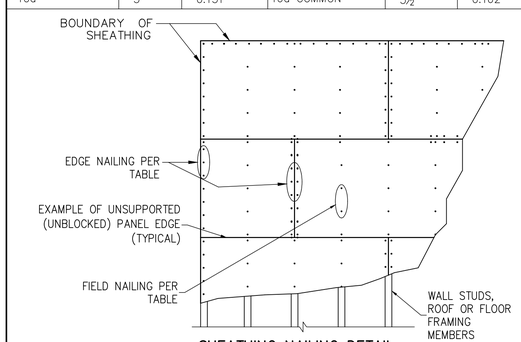
WALL SHEATHING NOTES:
1. SHEATHING MAY BE INSTALLED FOR FLEXIBLE OR BRITTLE FINISHES.
2. SHEATHING MUST EXTEND FULL HEIGHT FROM BOTTOM PLATE TO UPPER PLY OF DOUBLE TOP PLATE.
3. SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.
4. PANEL EDGE BLOCKING IS ONLY REQUIRED AT SHEAR WALLS AND WALLS WITH BRITTLE FINISH. BLOCKING SHALL BE FLATWISE 2x4 SPF#2 OR BETTER FASTENED EA END W/ (3) 10d TOE–NAILS.
5. AT SHEARWALLS, EDGE NAILING IS DECREASED TO 3" O.C., SEE PLAN FOR LOCATIONS

ROOF SHEATHING SPECIFICATION		
SHINGLE	7/16" 24/16, APA RATED OSB OR PLYWOOD SHEATHING	0.131X2½" RING SHANK. @ 6" O.C. EDGE AND FIELD. (4" O.C. WITHIN 4' OF ROOF EDGE)
METAL	15/32" 32/16, APA RATED OSB OR PLYWOOD SHEATHING (SEE NOTE 1 BELOW)	0.131X2½" RING SHANK. @ 6" O.C. EDGE AND FIELD. (4" O.C. WITHIN 4' OF ROOF EDGE)
TILE	19/32" 32/16, APA RATED OSB OR PLYWOOD SHEATHING (SEE NOTE 1 BELOW)	0.131X2½" RING SHANK. @ 6" O.C. EDGE AND FIELD. (4" O.C. WITHIN 4' OF ROOF EDGE)

NOTE 1 –VERIFY WITH MANUFACTURER'S FLORIDA PRODUCT APPROVAL ##

NAIL SIZE LEGEND

NAIL	LENGTH	DIAMETER	NAIL	LENGTH	DIAMETER
8d COMMON	2½"	0.131"	10d COMMON	3"	0.148"
8d RING SHANK	2⅜"	0.113"	10d RING SHANK	3"	0.148"
10dx1½"	1½"	0.148"	12d COMMON	3¼"	0.148"
10d	3"	0.131"	16d COMMON	3½"	0.162"



SHEATHING NAILING DETAIL

FOUNDATION

FOUNDATIONS:
FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES. FOOTING HAVE BEEN DESIGNED WITH A SOIL BEARING (DESIGN MAXIMUM) OF 2000 PSF. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS. IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED. SOIL SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE (CLAY) SOILS. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

SHALLOW FOUNDATIONS BEARING 12" BELOW GRADE. ALLOWABLE BEARING PRESSURE = 2,000 PSF

FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. FOR GENERAL FEATURES, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ETC., SEE ARCHITECTURAL PLANS. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED ON PLAN THEN CONTACT THE STRUCTURAL ENGINEER.

UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS AND MESH SHALL BE CENTERED IN SLAB ON GRADE USING SUPPORT BARS AND CHAIRS. IN ALL CONTINUOUS FOOTINGS PROVIDE #4 @ 48" O.C. OR ROD CHAIRS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS

WHERE FILL IS REQUIRED, IT SHALL BE PLACED IN ACCORDANCE WITH INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER TO MAINTAIN DESIGN BEARING PRESSURE.

CONCRETE SLABS ON GRADE:
CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. SLABS SHALL BE INSTALLED OVER MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES.

CONCRETE SLAB "CONTROL JOINTS" SHALL BE CUT INTO THE SLABS AT A DEPTH OF ¼ TIMES THE THICKNESS OF THE SLAB WITHIN 12 HOURS OF PLACING THE CONCRETE. MAXIMUM SPACING OF INTERIOR SLAB CONTROL JOINTS, UNLESS NOTED OTHERWISE, SHALL BE 15'–0" (MAX.) IN EACH DIRECTION. LOCATION OF CONTROL JOINTS SHALL BE LOCATED SUCH THAT THE AREA CONTAINED IS 300 SQUARE FEET MAX., WITH A MAXIMUM RATIO OF LONG TO SHORT SIDE OF 2 TO 1..

MASONRY SPECIFICATIONS:
MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530–05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI530.1–05. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2000 psi PER ASTM C1019, GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF ⅜ PLACED AT AN 8" TO 11" SLUMP. MORTAR SHALL CONFORM TO ASTM C270 AND TYPE M OR S. TYPE N MORTAR MAY BE USED IN BRICK VENEER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FLASHING.

STEMWALLS:
ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90E, E GRADE N–1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE 'S' MORTAR. WALL COURSING SHALL BE RUNNING BONDS, STACK BOND SHALL NOT BE USED. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT WITH – #4 @ 4'–0" O.C. MAX. AND AT EACH CORNER, WALL END, AND WALL INTERSECTIONS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR MASONRY ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. AT STEMWALL CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED ON S1.0. UNLESS NOTED OTHERWISE. LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

EPOXY ANCHORS IN CONCRETE:
ADHESIVE FOR REINFORCING DOWELS IN EXISTING CONCRETE SHALL BE EITHER THE HIT HY150 MAX INJECTION ADHESIVE SUPPLIED BY HILTI FASTENING SYSTEMS, EPOXY–TIE SET EPOXY ADHESIVE SUPPLIED BY SIMPSON STRONGTIE COMPANY, POWER–FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENERS, EPCON G5 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD OR APPROVED EQUAL. MIN. EMBEDMENT LENGTH SHALL BE 12 BAR DIAMETERS, UNLESS NOTED OTHERWISE.

PRE–ENGINEEREED WOOD FLOOR AND ROOF TRUSSES:
"GANG–NAIL" PRE–ENGINEERED WOOD TRUSSES ARE TO BE CONSTRUCTED WITH METAL PLATE CONNECTORS AND DESIGNED BY A DELEGATED ENGINEER. TRUSSES SHALL COMPLY WITH NFPA, TPI, AND AITC 100. THE TRUSS MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER (CONTRACTED BY TRUSS MANUFACTURER) FOR REVIEW PRIOR TO FABRICATION.

DESIGN, CONSTRUCTION, AND INSTALLATION SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND OF THE TRUSS PLATE INSTITUTE.

PROVIDE ALL REQUIRED BLOCKING AND BRACING REQUIRED BY THE MANUFACTURER FOR CONSTRUCTION AND ERECTION IN ADDITION TO BLOCKING SHOWN ON THE STRUCTURAL DETAILS. MEMBERS OF A COMPLETED TRUSS ARE NEVER TO BE NOTCHED OR CUT. THE DESIGN SHALL ACCOUNT FOR ALL UNIFORM LOADS AND EQUIPMENT LOADS. CONTACT THE STRUCTURAL ENGINEER FOR UNIFORM LOADING AND REQUIREMENTS IF REQUIRED.

CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS.

ALL TRUSS–TO–TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. PRE–ENGINEERED WOOD TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE'S "HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB–91" AND " BUILDING COMPONENT SAFETY INFORMATION BOOKLET BCSI 1–03" AND RELATED SUMMARY SHEETS.

GENERAL CONTRACTOR SHALL NOT CUT OR ALTER ANY TRUSS MEMBER.

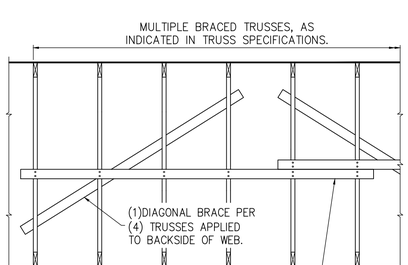
ALL TRUSS CONNECTORS TO BE G90 GALVANIZED STEEL. ALL NAILS/SCREWS USED AT CONNECTOR PLATES/ANCHORS SHALL BE G–90 GALVANIZED.

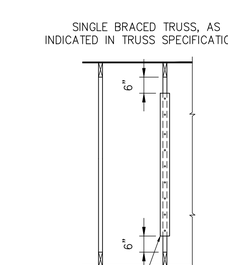
FLOOR TRUSSES SHALL CONNECT TO BEARING WALLS WITH A MINIMUM OF (2)–16d TOENAILS. FLOOR TRUSSES SHALL CONNECT TO BEAMS AT FLUSH CONDITIONS WITH SIMPSON HANGERS AS SPECIFIED BY TRUSS ESIGNER.

PERMANENT TRUSS BRACING NOTES AND SPECIFICATIONS
1.)ALL BRACING LUMBER SHOWN, EXEPT FOR T–BRACE SHALL BE 1x4 SYP#3 OR BETTER OR 2x4 SPF#2 OR BETTER. (UON)

2.)BRACING LUMBER SHALL INTERSECT THE WEB OF THE BRACED TRUSS, PER DELEGATED TRUSS ENGINEER.

3.)PERMANENT PERMANENT BRACING WHERE NOTED ON TRUSS MFR. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE 1x4 SYP#3 OR BETTER BOTTOM CHORD BRACING PERPENDICULAR TO TRUSS BOTTOM CHORDS AND ATTACHED TO EACH TRUS WITH 2–8d COMMON NAILS. AT GABLE END WALLS PROVIDE DIAGONALS AT END WALLS PROVIDE DIAGONALS (APPROXIMATELY 45%) TO THE ADJACENT EXTERIOR PERPENDICULAR WALL BETWEEN EACH LINE OF BRACING TO FORM A ZIGZAG PATTERN ALL CONSTRUCTED OF THE SAME BRACING MATERIAL. THIS REQUIRMENT IS NOT NECESSARY AT HIP ROOFS. ALSO ALONG EXTERIOR WALLS PARALLEL TO BOTTOM CHORD BRACING PROVIDE DIAGONALS IN THE END SPACE BETWEEN THE WALL AND THE FIRST LINE OF BOTTOM CHORD BRACING AT A MAXIMUM SPACING OF 20 FEET.





GENERAL NOTES

ENGINEERING DESIGN RESPONSIBILITIES:
THE ITEMS SPECIFICALLY DESIGNED BY THE STRUCTURAL ENGINEER ARE LIMITED TO THE FOLLOWING: STRUCTURAL COMPONENTS SUCH AS THE FOOTINGS, BEAMS, COLUMNS, POST, STUDS, SHEATHING, ETC TO SUPPORT CODE SPECIFIED LOADS. ITEMS NOT DESIGNED INCLUDE PRE–ENGINEERED WOOD FLOOR AND ROOF TRUSSES, FLOOR FRAMING NOT SPECIFICALLY ADDRESSED AND TRUSS–TO–TRUSS CONNECTION. ITEMS NOT DESIGNED ALSO INCLUDE ARCHITECTURAL FEATURES SUCH AS EYE BROW ROOFS, CORNICES, NON–STRUCTURAL FRAMING, WATERPROOFING, MECHANICAL OR ELECTRICAL SYSTEM.

GENERAL NOTES:
THESE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, MEANS AND METHODS, BRACING, SHORING, FORMS, SCAFFOLDING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER OR STRUCTURAL OBSERVERS SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

TYPICAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. ALL WORK, MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQMT'S.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. FOR DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS, SEE ARCHITECTURAL DRAWINGS. DO NOT SCALE FOR DIMENSIONS NOT SHOWN ON DRAWINGS. SEND WRITTEN REQUEST FOR INFORMATION TO THE ARCHITECT FOR DIMENSIONS NOT PROVIDED.

ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS. RESOLVE ALL DISCREPANCIES WITH ARCHITECT PRIOR TO START OF CONSTRUCTION. DO NOT SCALE DRAWINGS. COORDINATE THE STRUCTURAL DOCUMENTS WITH THE ARCHITECTURAL& MECHANICAL. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.

CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA SAFETY REGULATIONS FOR ITS EMPLOYEES.

NO STRUCTURAL CHANGE FROM THE APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE IN THE FIELD UNLESS WRITTEN APPROVAL IS OBTAINED PRIOR TO MAKING SUCH CHANGE. CHANGES WITHOUT THE WRITTEN APPROVAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONDITION SHALL BE REPAIRED OR REPLACED AS DIRECTED.

ROOF COVERING SPECIFICATIONS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL METAL FLASHING AND VALLEY MATERIALS.

WATERPROOFING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN/INSTALLATION OF ALL WATER PROOFING.

GUARDRAILS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN/INSTALLATION OF GUARDRAILS

METAL STRAPPING AND CONNECTOR FASTENING

SIMPSON CONNECTOR	FL#	USP CONNECTOR	FL#	FASTENERS	ANCHORAGE
A35	10446.1	MPA1	17244.23	12–0.131x1½"	
ABU44	10860.4	PAU44	17239.13	12–0.162x2½"	⅝"øx6" TITEN MG
ABU66	10860.4	PAU66	17239.13	12–0.162x2½"	⅝"øx6" TITEN MG
CS16	10852.2	RS150	17244.27	11–0.148x3" EACH END	
DTT2Z	10441.1	DTB–TZ	17219.1	8–¼"x1½" SDS	½"x6" TITEN HD
H2.5A	10456.3	RT7	17236.11	5–0.131x 2½" EA. END	
H8	10446.13	RT8	17236.11	5–0.131x 2½" EA. END	
HTS16	10456.6	HTW16	17244.8	8–0.148x1½" EA. END	
HTS20	10456.6	HTW20	17244.8	12–0.148x1½" EA. END	
HTT5	11496.2	HTT5	17324.2	26–0.162x2½"	⅝"ø ROD EPOXIED 8" MIN
LTT20B	11496.3	LTT20B	17219.3	10–0.148x2½"	½"x6" TITEN HD
LSTA12	10456.7	LSTW12	17244.8	6–0.148x3" EA END	
MSTA24	10852.9	MSTA24	17244.18	9–0.148x3" EA END	
MTS12	10456.8	MTW12	17244.8	7–10dx1½" EA. END	

ABBREVIATIONS

BM	BEAM	PSI	POUNDS PER SQUARE INCH
BOT	BOTTOM	PSL	PARALLEL STRAND LUMBER
CMU	CONCRETE MASONRY UNIT	PT	PRESSURE TREATED
DBL	DOUBLE	SF	SQUARE FOOT
EA	EACH	SPF	SPRUCE PINE FUR
EOR	ENGINEER OF RECORD	SYP	SOUTHERN YELLOW PINE
EQ	EQUAL	THRU	THROUGH
EXT	EXTERIOR	TR	THREADED ROD
FBC	FLORIDA BUILDING CODE	TYP	TYPICAL
FT	FOOT	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	VERT	VERTICAL
HORIZ	HORIZONTAL	O.C.	ON CENTER
LVL	LAMINATED VENEER LUMBER	OSB	ORIENTED STRAND BOARD
MONO	MONOLITHIC	PERP	PERPENDICULAR
		PSF	POUNDS PER SQUARE FOOT

BUILDING CODE

DESIGN CODE: 2023 FLORIDA BUILDING CODE – RESIDENTIAL
ASCE 7–22

FLOOR AND ROOF DESIGN CRITERIA

FLOOR LOADING (Cd = 1.0)		ROOF LOADING (Cd = 1.25)	
TOP CHORD DEAD	10 PSF	TOP CHORD DEAD	7 PSF (SHINGLES)
TOP CHORD LIVE: BALCONIES ALL OTHER AREAS	60 PSF 40 PSF	TOP CHORD LIVE	20 PSF
		BOTTOM CHORD DEAD	5 PSF
BOTTOM CHORD DEAD	5 PSF	BOTTOM CHORD LIVE: NO STORAGE LIMITED STORAGE STORAGE	10 PSF 20 PSF 30 PSF
BOTTOM CHORD LIVE	0 PSF		
LIVE LOAD DEFLECTION	L/360	LIVE LOAD DEFLECTION	L/240
TOTAL DEFLECTION	L/240 (0.75" MAX)	TOTAL DEFLECTION	L/180

WIND CRITERA

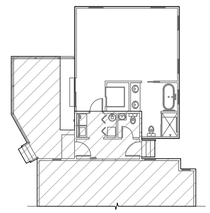
WIND SPEED Vult	130 MPH
WIND SPEED Vnom	101mph
EXPOSURE CATEGORY	B
BUILDING ENCLOSURE CLASSIFICATION	ENCLOSED
RISK CATEGORY	II
BUILDING HEIGHT	< 30'
ROOF PITCH	2:12

WINDOW AND DOOR DP (C&C) PRESSURE

EFFECTIVE WIND AREA (SQUARE FT)	WIND ZONE DESIGNATION INTERIOR ZONE	END ZONE
0 – 10	+18.2 –19.8	+18.2 –24.4
11 – 50	+16.3 –17.9	+16.3 –20.6
51 – 100	+15.5 –17.0	+15.5 –19.0
GARAGE DOOR		
(1) CAR 8'x7'	+16.0	–18.1
(2) CAR 16'x7'	+15.5	–17.0

WIND LOADING NOTES:
1. THE VALUES SHOWN ABOVE HAVE BEEN REDUCED PER ASD LOAD COMBINATION 0.6W. NO FURTHER REDUCTIONS SHALL BE PERMITTED
2. PLUS = PRESSURE AND MINUS = SUCTION. COMPONENT AND CLADDING ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE
3. DESIGN OF WINDOWS AND DOOR FASTENING TO WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUFACTURER AND SHALL MEET BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE
4. SEE SCHEMATIC BELOW FOR END ZONE LOCATIONS

BUILDING FOOT PRINT SHOWING END ZONES



- COMPONENT & CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE.
- LINEAR INTERPOLATION IS PERMISSIBLE.
- PLUS = PRESSURE
- MINUS = SUCTION.
- DESIGN OF WINDOWS/DOORS FASTENING TO THE WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUF./SUPPLIER & SHALL MEET THE ABOVE NOTED POSITIVE AND NEGATIVE PRESSURES.

WOOD MEMBER FASTENING SCHEDULE

MEMBER CONNECTION	TYPE	FASTENERS
TOP PLATE TO TOP PLATE	FACE NAIL	(3)ROWS 10d @ 12" OC STAGGERED
TOP PLATE LAP	FACE NAIL	(16) 10d EVENLY SPACED
TOP PLATE TO STUD (BOTTOM PLY OF DOUBLE TOP PLATE END NAILED)	END NAIL	(2) 10d @ 2x4 WALL
		(3) 10d @ 2x6 WALL
		(4) 10d @ 2x8 WALL
STUD TO BOTTOM PLATE	TOE NAIL	(3) 10d @ 2x4 WALL
		(4) 10d @ 2x6 WALL
		(5) 10d @ 2x8 WALL
RIM BOARD TO TOP PLATE	TOE NAIL	10d @ 6" OC
CEILING JOIST TO TOP PLATE	TOE NAIL	(5) 10d
CEILING JOIST TO RAFTER	FACE NAIL	(8) 10d
TRUSS/RAFTER TO TOP PLATE	TOE NAIL	(2) 12d COMMON
JACK RAFTER TO HIP	TOE NAIL	(3) 10d
RAFTER TO RIDGE	TOE NAIL	(3) 10d
BOTTOM PLATE TO RIBBON	FACE NAIL	16d COMMON @ 8" O.C.

WOOD MEMBER FASTENING NOTES:
1. FASTENERS NOTED ON PLAN SHALL SUPERCEDE THE ABOVE TABLE
2. SEE **DETAIL 5/S0.1** FOR TYPICAL BUILT UP MEMBER FASTENING REQUIREMENTS

CHRISTOPHER J. SABOURIN LICENSE No. 71461 STATE OF FLORIDA PROFESSIONAL ENGINEER
06.10.25
Christopher J Sabourin
FL PE#71461

SABO
STRUCTURAL ENGINEERING
CA#32529
235 9TH AVE N
JAX BEACH, FL 32250
904-712-5750
CHRIS@SABOENG.COM

PLAN NAME
NANNEY RESIDENCE
SSE No.
25-0119

ISSUE	DATE
PERMIT	06.10.25
REVISIONS	DATE

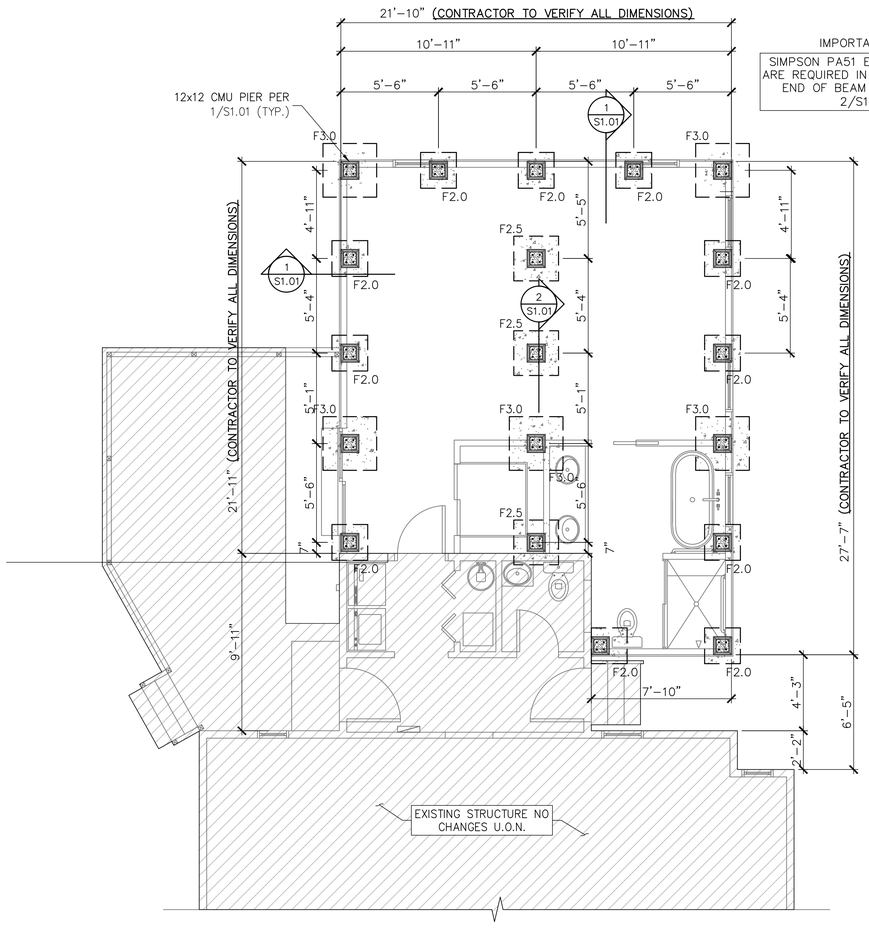
STRUCTURAL ENGINEERING FOR
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205

FIELD ALTERATION
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

SCALING
DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

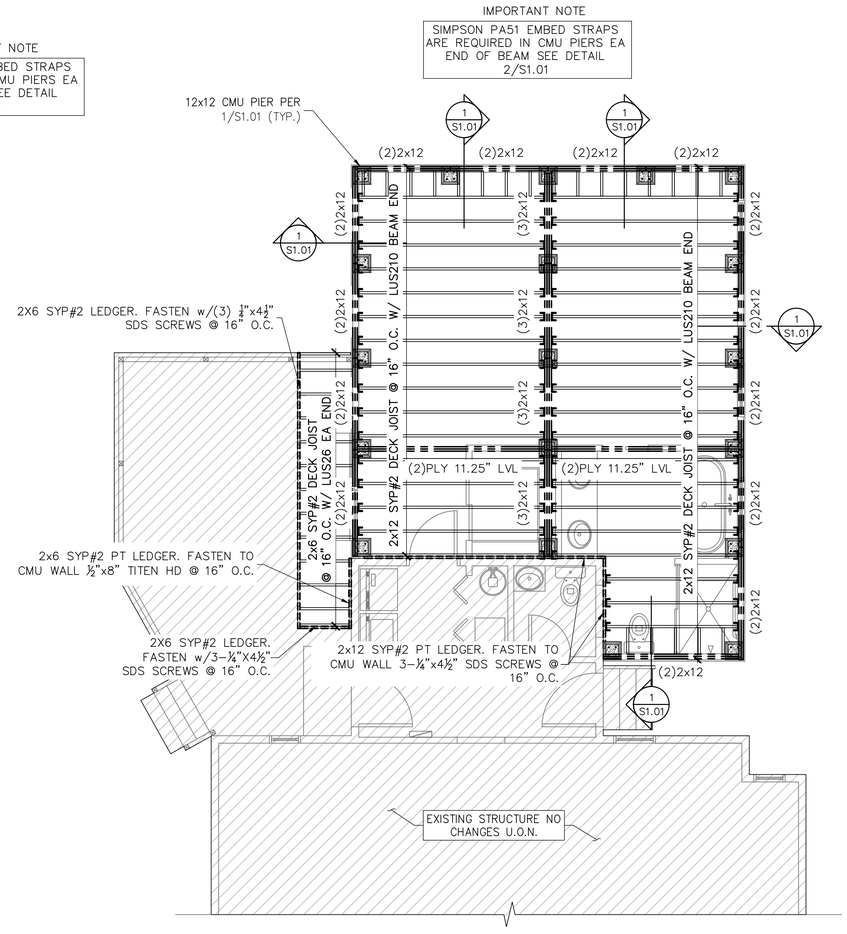
DESIGN CRITERIA AND GENERAL NOTES

SHEET
S0.0
SHEET 1 OF 7



FOUNDATION PLAN

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



OFF GRADE FLOOR FRAMING PLAN

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

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FOUNDATION LEGEND

———	DESIGNATES SLAB EDGE LINE
— — —	DESIGNATES FOOTING LINE
———	DESIGNATES SAWCUT LINE
▨	DESIGNATES STEMWALL
◡	DESIGNATES SLAB STEP RECESS

FOOTING SCHEDULE

TYPE	DEPTH	WIDTH	BOTTOM BARS
F2.0	1'-0"	2'-0"x2'-0"	(3) #5 EW
F2.5	1'-0"	2'-6"x2'-6"	(3) #5 EW
F3.0	1'-0"	3'-0"x3'-0"	(3) #5 EW
F3.5	1'-0"	3'-6"x3'-6"	(4) #5 EW
F4.0	1'-4"	4'-0"x4'-0"	(4) #5 EW

GENERAL FOUNDATION NOTES

1. THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. SEE ARCH FOR DIMENSIONS
2. SEE GENERAL NOTES AND SPECIFICATIONS ON S0.0 FOR FEATURES NOT INCLUDED WITHIN THIS PLAN.
3. FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES
4. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

CONTRACTOR TO VERIFY DIMENSIONS

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ISSUE	DATE
PERMIT	06.10.25
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205

FIELD ALTERATION

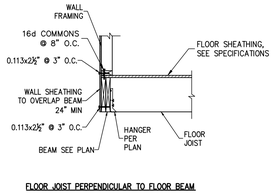
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SCALING

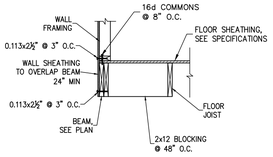
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FOUNDATION AND OFF GRADE FLOOR FRAMING PLAN

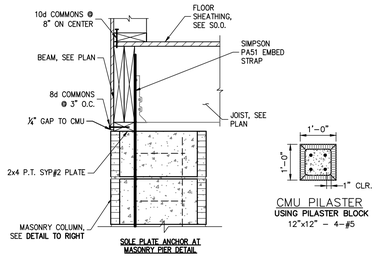
SHEET
S1.0
SHEET 252 OF 7



FLOOR JOIST PERPENDICULAR TO FLOOR BEAM



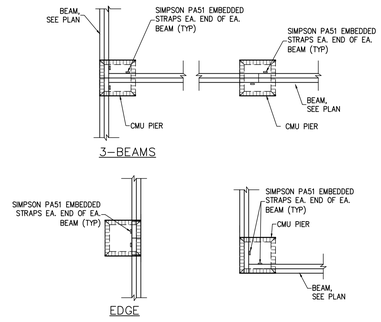
FLOOR JOIST PARALLEL TO FLOOR BEAM

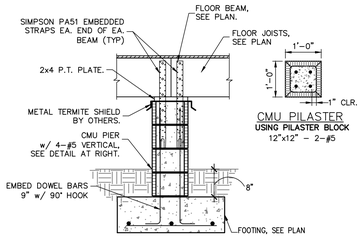


SOLE PLATE ANCHOR AT MASONRY PIER DETAIL

CMU PILASTER
USING PILASTER BLOCK
12"x12" – 4–#5

1 S1.01 FLOOR JOISTS AT CMU PIER





CMU PILASTER
USING PILASTER BLOCK
12"x12" – 2–#5

2 S1.01 TYPICAL BEAM TO PIER CONNECTION

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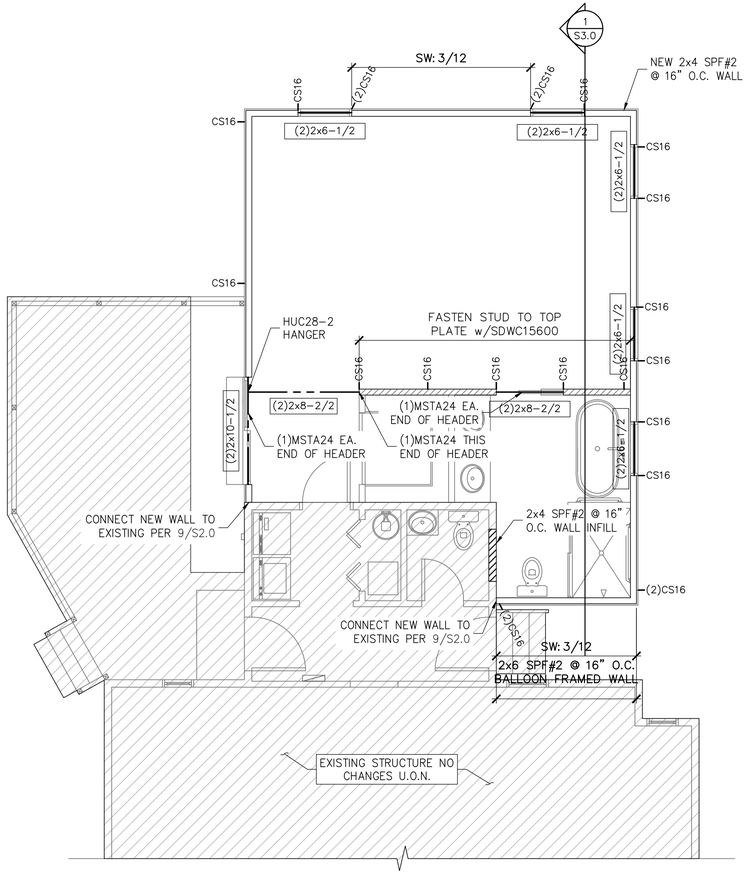
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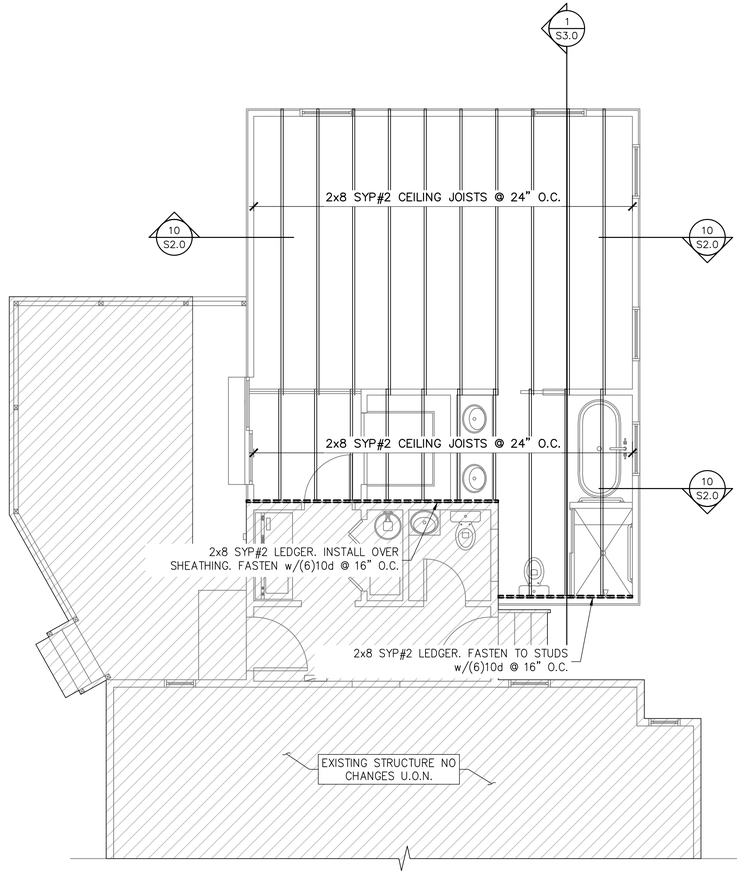
SCALING
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FOUNDATION DETAILS

SHEET
S1.01
SHEET 3 OF 7



WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"



CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

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WALL FRAMING LEGEND

———	BEAM OR PRE-ENGINEERED TRUSS
▨	INTERIOR BEARING WALL
◓	SIMPSON LTT20B SEE DETAIL 8/S2.0
●	SIMPSON DTT2Z SEE DETAIL 8/S2.0
▲	SIMPSON HTT5 SEE DETAIL 8/S2.0
SW: 3/12	"DASHED LINE" DESIGNATES SIDE OF WALL 7/16" OSB SHEATHING SHALL BE APPLIED. "3/12" INDICATES TO FASTEN OSB SHEATHING TO WALL STUDS W/ 8d COMMONS @ 3" OC EDGE & 12" OC FIELD. "PLAN DIMENSION" DESIGNATES SHEARWALL EXTENTS SEE DETAIL 2/S2.1 FOR ADDITIONAL FASTENERS REQUIRED AT SHEARWALL

HEADER OVER ROUGH OPENING

(2)2x6-1/1
- SIZE OF PLYS
- # OF JACK/KING STUDS
- # OF WOOD PLYS

WALL STUD SCHEDULE

LOCATION	PLATE HEIGHT	STUD SIZE & SPACING
EXTERIOR	9'-1" MAX	2x4 SPF#2 @ 16" O.C.
EXTERIOR	10'-1" MAX	2x6 SPF#2 @ 16" O.C. OR 2x4 SPF#2 @ 12" O.C.
EXTERIOR	10'-1"~14'-0" MAX	2x6 SPF#2 @ 16" O.C.
INTERIOR	10'-0" MAX	2x4 SPF#2 @ 16" O.C.
INTERIOR	12'-0" MAX	2x6 SPF#2 @ 16" O.C. OR 2x4 SPF#2 @ 12" O.C.

WALL FRAMING NOTES

1. SEE WALL STUD SCHEDULE ABOVE FOR TYPICAL WALL STUD SIZES AND SPACING. MINIMUM STUD SIZE AND SPACING ARE SHOWN ON PLAN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQUIREMENTS. WALL STUDS SPECIFIED ON PLAN SUPERSEDE THE WALL STUD SCHEDULE.
2. USE SINGLE PT SYP#2 FOR SOLE PLATE. USE DOUBLE SYP#2 FOR TOP PLATES. USE SPF#2 FOR WALL STUD FRAMING PER SCHEDULE ABOVE (UON ON PLAN). USE SYP#2 FOR HEADERS (UON ON PLAN). USE SPF#2 FOR ALL POST (UON ON PLAN).
3. WHERE BEAMS, HEADERS, POST, AND STUD GROUPS CONSIST OF MULTIPLE PLIES, FASTEN PLIES TOGETHER PER DETAIL 5/S2.0 AT GIRDERS AND BEAMS, PROVIDE STUDS BELOW TO MATCH BEAM/GIRDER # PLY'S. (UON ON PLAN)
4. PROVIDE SOLID BEARING BLOCKS WITHIN FLOOR SYSTEM BELOW ALL POST AND JACK/KING STUDS OVER ONE PLY.

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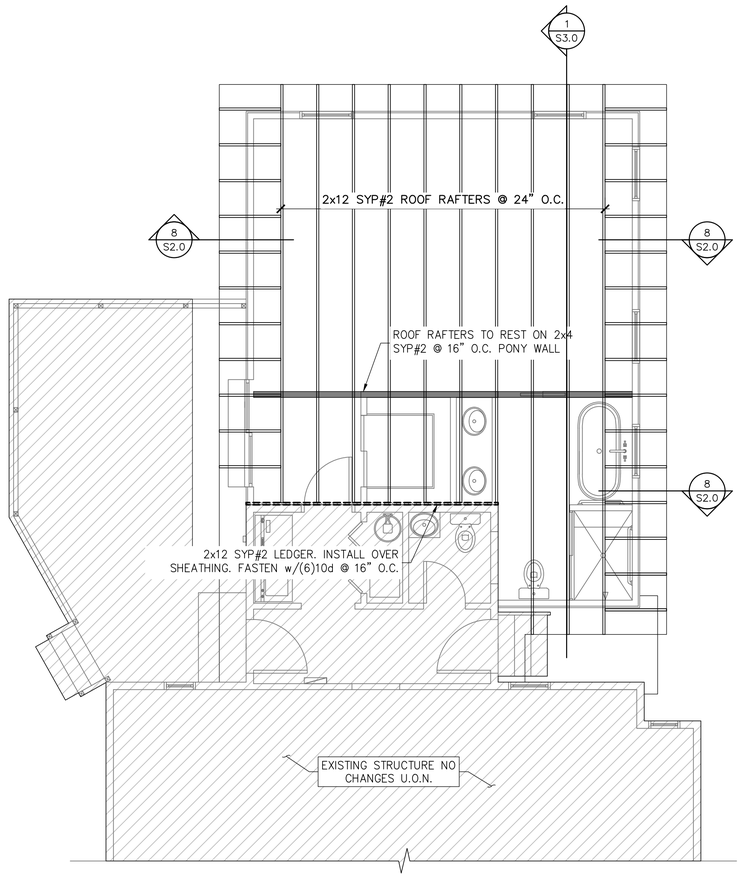
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WALL AND CEILING FRAMING PLAN

SHEET
S1.1
SHEET 4 OF 7



ROOF FRAMING PLAN

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

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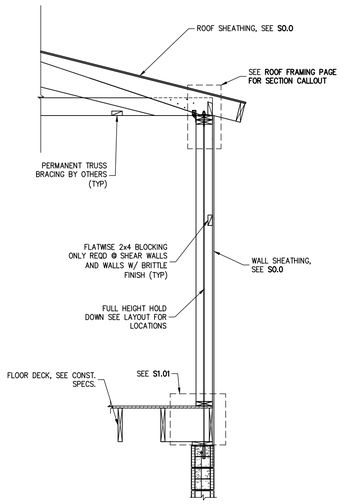
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ROOF FRAMING PLAN

SHEET
S1.2
SHEET 5 OF 7
256



NOTES:
1. USE SPF#2 OR BETTER FOR ALL WALL STUDS. SEE PLAN FOR STUD SIZE AND SPACING REQUIREMENTS
2. USE SYP#2 FOR ALL HEADERS, BEAMS, RAFTERS, AND JOISTS
3. USE SYP#2 FOR ALL TOP PLATES AND BOTTOM PLATES. USE SYP#2 PT FOR BOTTOM PLATES THAT BEAR ON CONCRETE SLAB
4. ALL WALLS SHALL BE **BALLOON FRAMED**. FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION. PLEASE PLAN FOR STUD SIZE AND SPACING. UON
5. FASTEN INTERIOR BEARING WALL BOTTOM PLATES TO SLAB W/ 10d MASONRY CUT NAILS @ 48" O.C. ADDITIONAL ANCHORS REQD @ SHEAR WALLS. SEE PLAN

1 / S2.0 TYPICAL WALL SECTIONS
SCALE: 3/4" = 1'-0"

WOOD MEMBER FASTENING NOTES:
1. FASTENERS NOTED ON PLAN SHALL SUPERCEDE THE ABOVE TABLE
2. FOR TYPICAL BUILT UP MEMBER FASTENING REQUIREMENTS, SEE **DETAIL 6/S2.0**
3. FOR HOLES/PENETRATIONS/NOTCHES THRU WOOD MEMBERS, SEE **DETAIL 7&8/S2.0**

TYPICAL STUD NAILING:
0.131x3" END NAILS:
(2) @ 2x4,
(3) @ 2x6,
(4) @ 2x8.

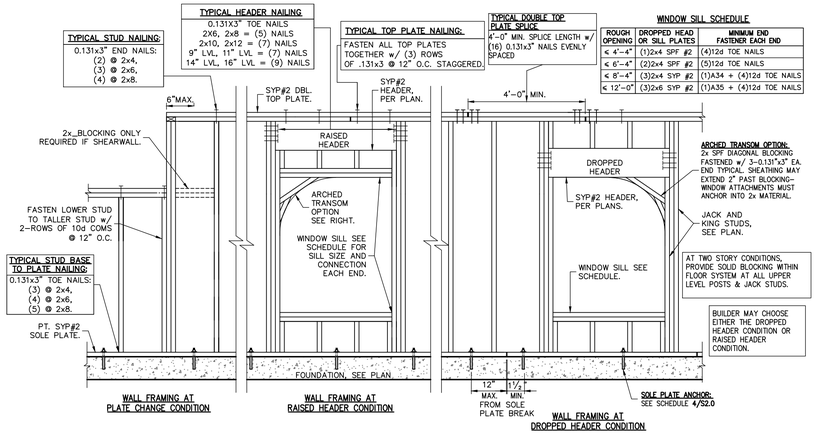
TYPICAL HEADER NAILING
0.131X3" TOE NAILS
2X6, 2x8 = (5) NAILS
2x10, 2x12 = (7) NAILS
9" LVL, 11" LVL = (7) NAILS
14" LVL, 16" LVL = (9) NAILS

TYPICAL TOP PLATE NAILING:
FASTEN ALL TOP PLATES TOGETHER w/ (3) ROWS OF .131x3 @ 12" O.C. STAGGERED.

TYPICAL DOUBLE TOP PLATE SPLICE
4'-0" MIN. SPLICE LENGTH w/ (16) 0.131x3" NAILS EVENLY SPACED

WINDOW SILL SCHEDULE

ROUGH OPENING	DROPPED HEAD OR SILL PLATES	MINIMUM END FASTENER EACH END
≤ 4'-4"	(1)2x4 SPF #2	(4)12d TOE NAILS
≤ 6'-4"	(2)2x4 SPF #2	(5)12d TOE NAILS
≤ 8'-4"	(3)2x4 SYP #2	(1)A34 + (4)12d TOE NAILS
≤ 12'-0"	(3)2x6 SYP #2	(1)A35 + (4)12d TOE NAILS



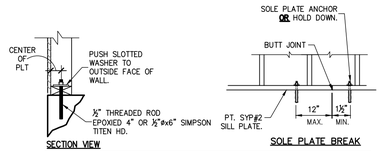
ARCHED TRANSOM OPTION:
2x SPF DIAGONAL BLOCKING FASTENED w/ 3-0.131"x3" EA. END TYPICAL. SHEATHING MAY EXTEND 2" PAST BLOCKING- WINDOW ATTACHMENTS MUST ANCHOR INTO 2x MATERIAL.

AT TWO STORY CONDITIONS, PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AT ALL UPPER LEVEL POSTS & JACK STUDS.

BUILDER MAY CHOOSE EITHER THE DROPPED HEADER CONDITION OR RAISED HEADER CONDITION.

WALL FRAMING AT PLATE CHANGE CONDITION | **WALL FRAMING AT RAISED HEADER CONDITION** | **WALL FRAMING AT DROPPED HEADER CONDITION**

2 / S2.0 TYPICAL WOOD WALL FRAMING



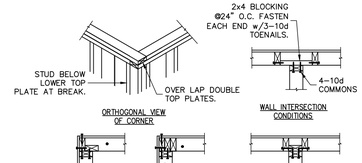
SECTION VIEW | **SOLE PLATE BREAK**

SOLE PLATE ANCHOR SCHEDULE

ANCHOR	EXT. WALL SPACING	SHEARWALLS SPACING	WASHER SPEC 2x4 WALL	WASHER SPEC 2x6 WALL	EMBEDMENT DEPTH	EDGE DISTANCE
TITEN HD	42"	24"	2x2x1/8"	3x3x0.229"	4"	2"
EPOXY	42"	24"	2x2x1/8"	3x3x0.229"	4"	2"

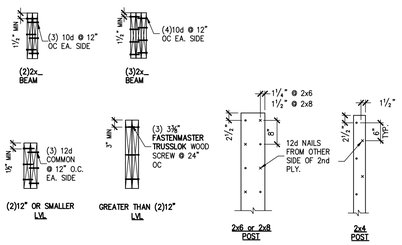
NOTES:
1. SOLE PLATE ANCHORS ARE REQUIRED AT ALL EXTERIOR WALLS AND ADJACENT TO CORNERS AND PLATE BREAKS AND KING STUDS.
2. 2x2 WASHERS MAY BE SLOTTED.

3 / S2.0 SOLE PLATE ANCHOR DETAIL & SCHEDULE
SCALE: 3/4" = 1'-0"



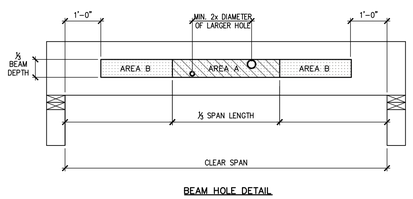
NOTES:
1. OVERLAP TOP PLATES AT CORNERS AND INTERSECTIONS .
2. ▬ DENOTES 3"x0.131" GUN NAILS @ 6" O.C. VERTICAL.
3. ▪ DENOTES SOLE PLATE ANCHOR, SEE SCHEDULE.
4. SOLE PLATE ANCHOR NOT REQUIRED WHEN HOLD DOWN IS INSTALLED.
5. CONTRACTOR MAY CHOOSE EITHER OPTION WHERE MULTIPLE OPTIONS ARE SHOWN.

4 / S2.0 FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS



NOTES:
1. TYPICAL CONNECTION AT STUD COLUMNS, JACK-TO-KING ASSEMBLIES, CORNER POSTS, ETC.
2. SEE FASTENMASTER FOR TRUSSLOK INSTALLATION RECOMMENDATIONS

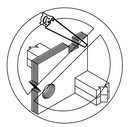
5 / S2.0 BUILT UP MEMBER FASTENING
SCALE: NTS



BEAM HOLE DETAIL

NOTES:
1. THESE GUIDELINES APPLY TO UNIFORMLY LOADED BEAMS SELECTED FROM THE QUICK REFERENCE TABLES OR THE UNIFORM LOAD TABLES OR DESIGNED WITH LP'S DESIGN/SPECIFICATION SOFTWARE ONLY. FOR ALL OTHER APPLICATIONS, SUCH AS BEAMS WITH CONCENTRATED LOADS, PLEASE CONTACT YOUR LP SOLIDSTART ENGINEERED WOOD PRODUCTS DISTRIBUTOR FOR ASSISTANCE.
2. ROUND HOLES CAN BE DRILLED ANYWHERE IN AREA A PROVIDED THAT: NO MORE THAN FOUR HOLES ARE CUT, WITH THE MINIMUM SPACING DESCRIBED IN THE DIAGRAM. THE MAXIMUM HOLE SIZE IS 1-1/2" FOR DEPTHS UP TO 9-1/4," AND 2" FOR DEPTHS GREATER THAN 9-1/4."
3. RECTANGULAR HOLES ARE NOT ALLOWED.
4. DO NOT DRILL HOLES IN CANTILEVERS WITHOUT PRIOR APPROVAL FROM THE PROJECT DESIGNER.
5. OTHER HOLE SIZES AND CONFIGURATIONS MAY BE POSSIBLE WITH FURTHER ENGINEERING ANALYSIS. FOR MORE INFORMATION, CONTACT YOUR LP SOLID START ENGINEERED WOOD PRODUCTS DISTRIBUTOR.
6. UP TO THREE 3/4" HOLES MAY BE DRILLED IN AREA B TO ACCOMMODATE WIRING AND/OR WATER LINES. THESE HOLES SHALL BE AT LEAST 12" APART. THE HOLES SHALL BE LOCATED IN THE MIDDLE THIRD OF THE DEPTH, OR A MINIMUM OF 3" FROM THE BOTTOM AND TOP OF THE BEAM. FOR BEAMS SHALLOWER THAN 9-1/4", LOCATE HOLES AT MID-DEPTH.
7. PROTECT PLUMBING HOLES FROM MOISTURE.

DO NOT CUT, NOTCH, OR DRILL HOLES IN BEAMS/ HEADERS UNLESS REVIEWED BY DESIGN PROFESSIONAL



EXCEPTION:
SMALL HOLES MAY BE DRILLED IN ACCORDANCE WITH THE BEAM HOLE DETAILS.

6 / S2.0 ALLOWABLE HOLES IN PSL, LVL AND HEADERS
SCALE: 3/4" = 1'-0"

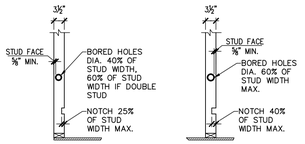
PENETRATIONS THROUGH STUDS

STUD SIZE	STUDS LOAD BEARING OR EXTERIOR WALL BORED HOLE SIZE		NON LOAD BEARING WALL BORED HOLE SIZE	LOAD BEARING WALL NOTCH	NON-LOAD BEARING WALL NOTCH
	40%	60%	60%	25%	40%
2x4	1 ⅜"	–	2 ⅛"	⅜"	1 ⅛"
(2)2x4	–	2 ⅜"	2 ⅞"	⅞"	1 ⅜"
2x6	2 ⅛"	–	3 ⅝"	1 ⅜"	2 ⅛"
(2)2x6	–	3 ⅝"	3 ⅝"	1 ⅜"	2 ⅛"
2x8	2 ⅞"	–	4 ⅜"	1 ⅝"	2 ⅞"
(2)2x8	–	4 ⅜"	4 ⅜"	1 ⅝"	2 ⅞"

PENETRATIONS THROUGH PLATES

WALL SIZE	HOLE SIZE
2x4	1 ⅜"
2x6	2 ⅜"
2x8	3 ⅜"

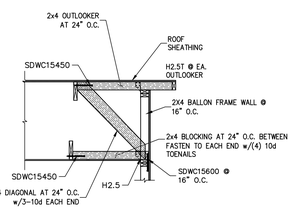
PLATES:
TOP AND BOTTOM PLATE HOLE, CUT OR NOTCH THAT IS 50% OR MORE OF WIDTH MUST BE REPAIRED USING 16 GA.(MIN.) METAL TIE THAT IS AT LEAST 1½" WIDE (SECTION 2308 9.8 IBC) IF WALL IS A SHEARWALL IT MUST BE REPAIRED USING HARDY FRAME SADDLE (HFS)



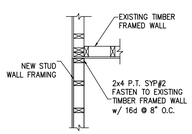
EXTERIOR OR BEARING WALL | **NON BEARING WALL**

NOTE:
SEE SECTION 2308 9.10, 2308 9.11, AND FIGURE 2308 9.10 IBC

7 / S2.0 CUTTING, NOTCHING, BORED HOLES IN STUDS AND PLATES
SCALE: 3/4" = 1'-0"



8 / S2.0 ROOF SECTION
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



9 / S2.0 NEW TO EXISTING FRAME WALL
SCALE: 3/4" = 1'-0"

CHRISTOPHER J. SABOURIN LICENSE No. 71461 STATE OF FLORIDA PROFESSIONAL ENGINEER
06.10.25
Christopher J Sabourin
FL PE#71461

SABO
STRUCTURAL ENGINEERING
CA#32529
235 9TH AVE N
JAX BEACH, FL 32250
904-712-5750
CHRIS@SABOENG.COM

PLAN NAME
NANNEY RESIDENCE
SSE No.
25-0119

ISSUE	DATE
PERMIT	06.10.25
REVISIONS	DATE

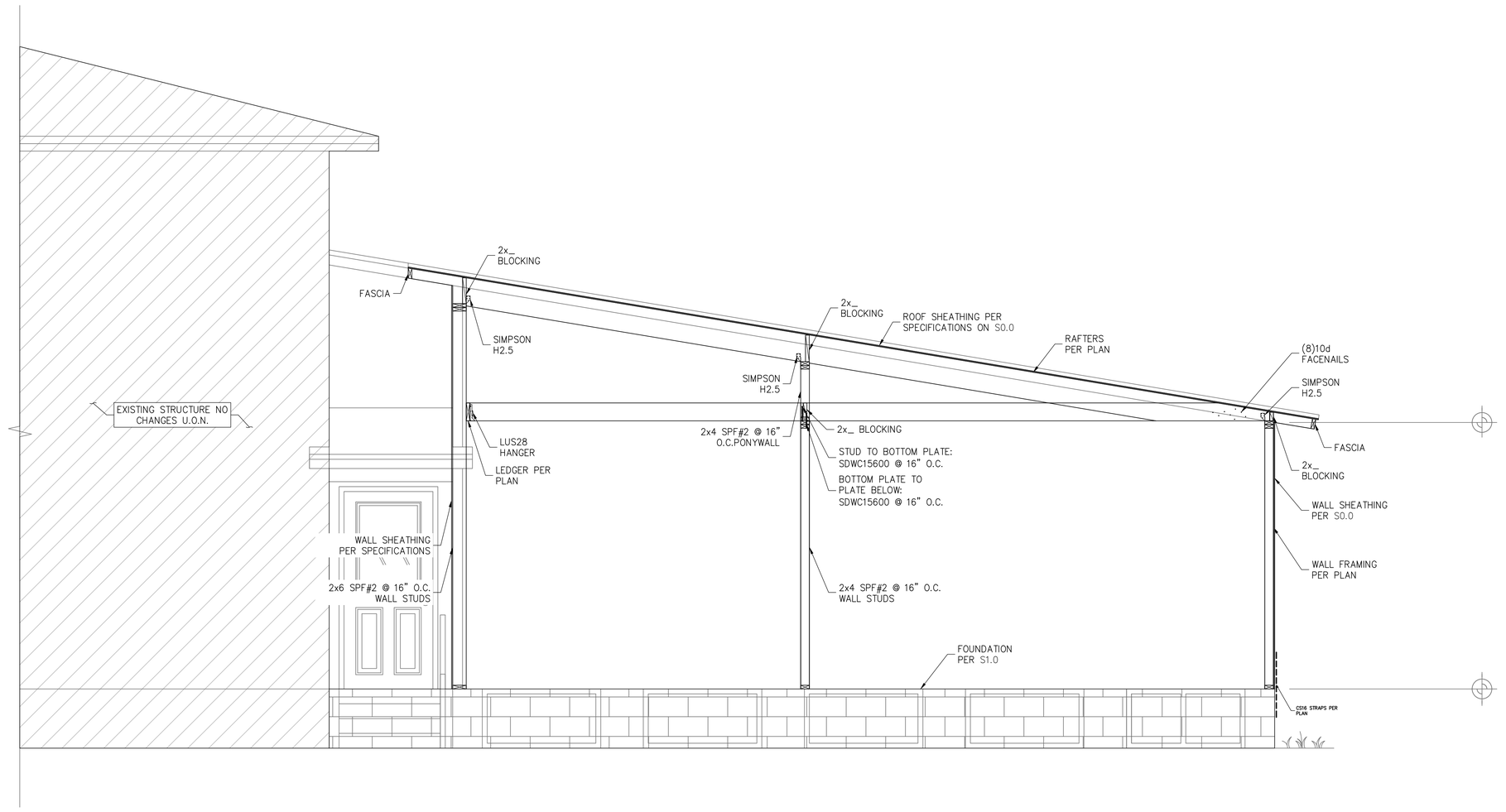
STRUCTURAL ENGINEERING FOR
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205

FIELD ALTERATION
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

SCALING
DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

TYPICAL FRAMING DETAILS

SHEET
S2.0
SHEET 6 OF 256 7



1 S3.0 BUILDING SECTION

SCALE: $\frac{1}{2}$"=1'-0"

CHRISTOPHER J. SABOURIN LICENSE No. 71461 STATE OF FLORIDA PROFESSIONAL ENGINEER

06.10.25
Christopher J Sabourin
FL PE#71461

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STRUCTURAL ENGINEERING FOR
1443 INGLESIDE AVE
JACKSONVILLE, FL 32205

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SCALING

DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

BUILDING SECTION

SHEET
S3.0
SHEET 7 OF 7


10
13
11
12







Arsenault, Caleb - PDCM

From: Robert Parker <rcparkerhousedoc@icloud.com>
Sent: Thursday, July 17, 2025 6:11 AM
To: Arsenault, Caleb - PDCM
Cc: Madge Nanney
Subject: Re: COJ Historic Preservation for 1443 Ingleside Avenue

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

Hello again:
I will work on this.
However, the current windows are set to the outside of the home.
Over time as you know. Things have changed with the Florida Building code. The changes made were due to many different factors. One the fin mount windows are less likely to leak, cause water intrusion, mold, rot and other issues. (Termites, carpenter ants)
This new window fin mechanism deturs this possibility.
Again, the existing windows for this home appear to have this same application.
I will forward to you a picture of an existing window for your review.
I will also send you the requested dimensions for the elevations
Sent from my iPhone

> On Jul 16, 2025, at 4:00 PM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
>
> Good afternoon,
>
> Thank you for the information. I took a look at the materials and have the following comments:
>
> 1. The proposed windows appear to have exterior nailing fins and are mounted to be flush with the wall. Please keep in mind that we can only recommend windows without nailing fins and that are recessed within the wall opening, not flush with the exterior wall.
> 2. Could please provide measurements on the updated elevations that you submitted (height, width, spacing of windows and doors, etc.)?
>
> 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: Robert Parker <rcparkerhousedoc@icloud.com>
Sent: Monday, July 14, 2025 12:40 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Madge Nanney <madge.nanney@gmail.com>
Subject: Re: COJ Historic Preservation for 1443 Ingleside Avenue

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Great Morning Caleb:
Thank you or the prompt reply.

Windows: Vwinco Manufacturing (FL Product Approval #17528.1) S Series, double hung, S Series 36" x 60"
Doors: Vwinco Manufacturing (FL Product Approval # 7550.2) two panel 72" x 96"
Siding & Trim: "Hardie" cementitious lab siding & Trim (6" Lap - like existing)

> On Jul 14, 2025, at 9:28 AM, "Arsenault, Caleb - PDCM" <CArsenault@coj.net> wrote:
>
> Good morning,
>
> The requested information includes product information for all of the new windows, doors, and siding. This includes the materials, dimensions, and designs of each as you indicated within your email. Regarding the window recession and compatible design of these features, these will be standard conditions within our Staff Report for the application.
>
> Best regards,
>
> **Caleb Arsenault, MHP**
>
> City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Robert Parker <rcparkerhousedoc@icloud.com>
Sent: Saturday, July 12, 2025 9:23 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Madge Nanney <madge.nanney@gmail.com>
Subject: Re: COJ Historic Preservation for 1443 Ingleside Avenue

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attachments unless you trust the sender and know the content is safe.

Hello Caleb,

To insure we are conveying to you the accurate information.

You need:

Manufacture

Florida Product approval

Style of W/D

Material type

Whether the window has individual pains

Whether recessed or other

We sent photos of the existing windows. We are not replacing any of them.

Only adding to the proposed addition.

Please Let us know if this is what you are looking for.

Thank You kindly

RC

On Jul 11, 2025, at 4:49 PM, "Arsenault, Caleb - PDCM" <CArsenault@coj.net> wrote:

Good afternoon,

Once I receive the actual product information and have reviewed them, I will prepare the sufficiency report. If approved, this would place the application on the agenda for the August 27th meeting at 1:00 p.m. in the Ed Ball Building (214 Hogan Street North) on the first floor behind the guard desk.

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: Madge Nanney <madge.nanney@gmail.com>
Sent: Friday, July 11, 2025 3:52 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Arsenault, Caleb - PDCM

From: Robert Parker <rcparkerhousedoc@icloud.com>
Sent: Monday, July 14, 2025 12:40 PM
To: Arsenault, Caleb - PDCM
Cc: Madge Nanney
Subject: Re: COJ Historic Preservation for 1443 Ingleside Avenue

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> **Caleb Arsenault, MHP**
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> City Planner I
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> Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

<image001.png>

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Sent: Saturday, July 12, 2025 9:23 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Madge Nanney <madge.nanney@gmail.com>
Subject: Re: COJ Historic Preservation for 1443 Ingleside Avenue

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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: Madge Nanney <madge.nanney@gmail.com>
Sent: Friday, July 11, 2025 3:52 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Robert Parker <rcparkerhousedoc@icloud.com>
Subject: Re: COJ Historic Preservation for 1443 Ingleside Avenue

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

Hello

Thank you for adding the details to the application. Is there anything else needed?

Let me know the date, time and place for the meeting.

Thank you for your quick response.

Sent from my iPhone

> On Jul 11, 2025, at 1:08 PM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
>
> Good afternoon,
>
> You can feel free to email me the attachments and I will add them to the application's file on our end. The commission meeting is a public hearing and the applicant must attend in order for the application to be heard. Typically, we will read our Staff report and then the commission will ask the applicant to come up and speak briefly.
>
> 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: Robert Parker <rcparkerhousedoc@icloud.com>
Sent: Thursday, July 10, 2025 5:20 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Madge Nanney <madge.nanney@gmail.com>
Subject: Re: COJ Historic Preservation for 1443 Ingleside Avenue

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

Caleb,

I reviewed the attachments you sent, with guidelines for proper installation of the windows and doors.

The windows: Is this to be uploaded into your system? Or, attached to an e-mail?

The windows we are proposing are very similar, with installation and trim out like the existing windows.

Although esthetics are important. Performance is key with regards to installation!

Zip board, along with fin window and Hardie trim and decorative flashed cap, with Hardie lap siding is what we are proposing; to arrive with a mirror image of the existing exterior canvas.

Is it possible, to participate at the hearing? Or is this a closed-door meeting; invites only?

Thank You Kindly

R C Parker

On Jul 10, 2025, at 2:41 PM, "Arsenault, Caleb - PDCM" <CArsenault@coj.net> wrote:

Good afternoon,

It looks like we sent an email at the same time, so I have copied my previous message below, followed by my response to your email.

Correct. The only information that the application seems to be missing is product information for the new windows, doors, and siding materials and designs, then this application should be deemed sufficient. I have attached our door and window supplements for your review, please keep in mind that these products should be consistent with the provided supplements. The main takeaways for these two are that the windows and doors should be compatible with the primary structure. Also please keep in mind that windows will need to be recessed within the wall opening, not flush with the exterior wall or have exterior nailing fins. Regarding the siding, either wood or cementitious horizontal lap siding would be appropriate so long as it matches the reveal and dimensions of the existing siding on the primary structure. Product information should include materials, light pattern (if applicable), and dimensions.

If I can get the product information for these three things by **July 24th**, then I will prepare a sufficiency report. When signed off, the invoice that I forward to you would be paid to the Tax Collector and signs will be made available for pickup at the **Ed Ball Building** where the payment can be made as well. At that time, I

would provide you more information on the payment and signs.

To answer the homeowner, the August hearing is the next available meeting. Due to public noticing requirements and payment deadlines, there is no sooner meeting. Please also be aware that if approved by the commission, permits will not be signed off as having been approved by historic until **21 Days AFTER the approved Final Order date**. Final Orders for the August hearing are tentatively scheduled for September 11th. Once we receive the requested product information, I can prepare the sufficiency report for this application.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

From: Madge Nanney <madge.nanney@gmail.com>
Sent: Thursday, July 10, 2025 2:23 PM
To: Robert Parker <rcparkerhousedoc@icloud.com>; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 1443 Ingleside Avenue

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

Good afternoon

As the homeowner, you have my consent to prepare a sufficiency report for the section supervisor to place this application on the August agenda. It is my understanding that an invoice for $495.00 would be sent once it is signed off. I am concerned about the timing of the next meeting which is 6 weeks away. Is there any way that an interim meeting could be scheduled to speed up the process? Thank you for your prompt communications about my property.

Sent from my iPad

On Jul 10, 2025, at 1:59 PM, Robert Parker <rcparkerhousedoc@icloud.com> wrote:

Afternoon Sir:

Thank You For getting back to us.....

So, if we understand you correctly. The new proposed design with the hip roof and the window added adjacent to the entry door would be considered; however, the board would need to review for approval and the next available date for this is in August, on the 27th, and the fee for this application for consideration is: $495.00 .

Who would the payment for this request be made to: for this?

Thank You Kindly

RC Parker

> On Jul 10, 2025, at 1:48 PM, "Arsenault, Caleb - PDCM" <CArsenault@coj.net> wrote:
>
> Good afternoon,
>
> I am following up after reviewing the updated plans at our internal design review meeting. Staff agrees that the amended roof form

and the added window have improved the compatibility of the addition's design with the original structure. Because the addition exceeds 25% of the primary structure's footprint, this application will still require review by the Jacksonville Historic Preservation Commission (JHPC). We believe that the overall design however is compatible as amended and we believe that our recommendation to the commission would be for approval with conditions. The next available hearing is on August 27th, 2025 and the fee for additions is $495.00. With your consent, I can prepare a sufficiency report for the section supervisor to place this application on the August agenda which, once signed off on, I would follow up by sending you an invoice and a notification when signs are ready to be posted at the property.

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: Arsenault, Caleb - PDCM
Sent: Wednesday, July 9, 2025 10:21 AM
To: Robert Parker <rcparkerhousedoc@icloud.com>; madge.nanney@gmail.com
Subject: RE: COJ Historic Preservation for 1443 Ingleside Avenue

Good morning,

Thank you for your email, I will bring these comments to

our design review meeting. I am writing to let you know that our weekly meeting has been pushed to tomorrow morning, so I will follow up shortly after tomorrow's meeting with any additional comments.
Regarding your questions, the existing addition was built in 1990 and is not historic. Additionally, the Riverside-Avondale Local Historic District was not formed until 1998, meaning that the addition was not reviewed for compatibility with the primary structure and is therefore not a precedent for future additions.
Regardless of street-visibility, additions must be compatible in design, scale, and detailing and be subordinate to the historic structure.
Regarding the interior, our design guidelines are primarily focused on exterior appearance in order to maintain the look and feel of the district and to preserve the integrity of the individual homes

within it. As such, furniture placement on the interior of the proposed addition has little standing.

I will follow up with an email tomorrow afternoon after we have reviewed the updated plans.

Best regards,

Caleb Arsenault, MHP

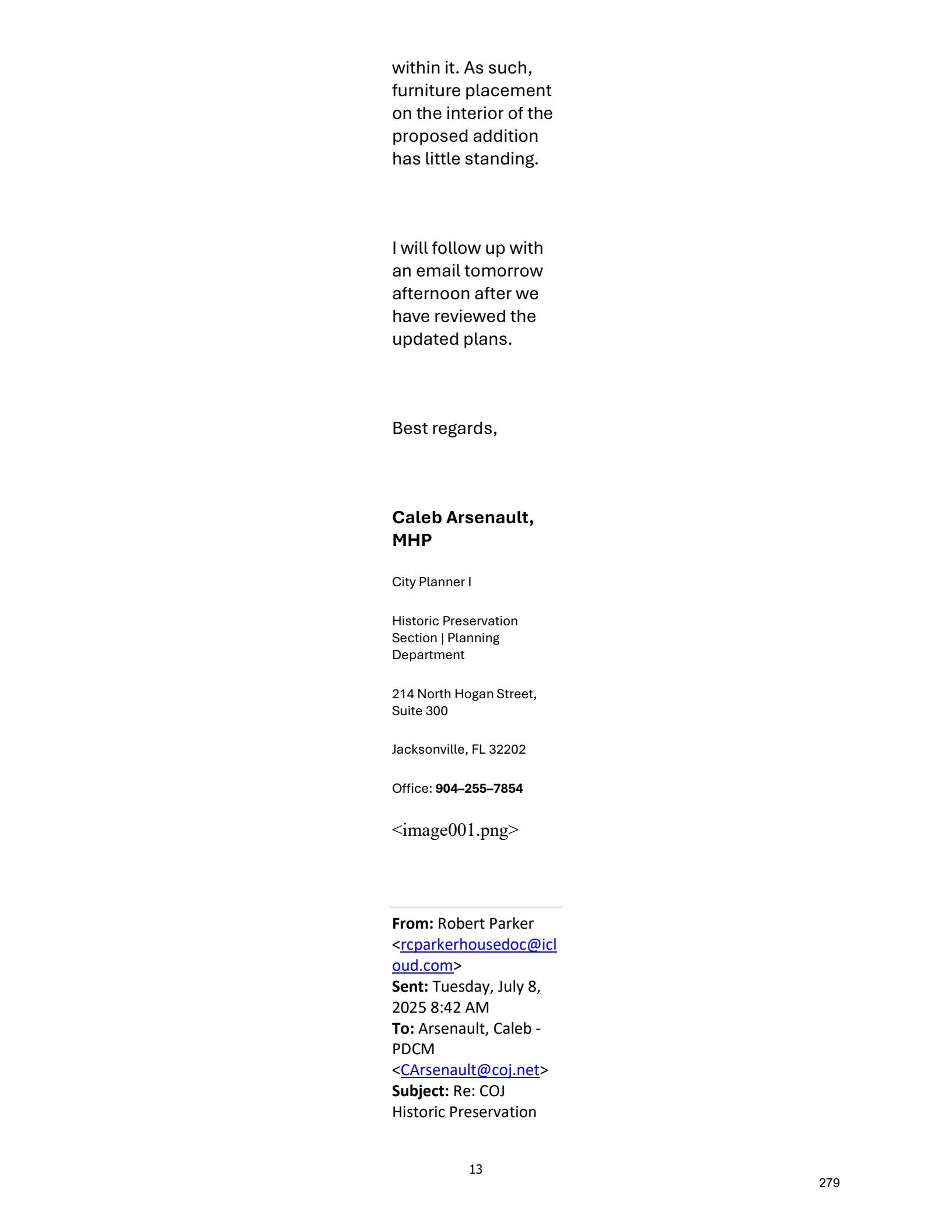
City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**



From: Robert Parker <rcparkerhousedoc@icloud.com>
Sent: Tuesday, July 8, 2025 8:42 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation

COA-25-32380

1247 Boulevard

August 27, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32380

Address: 1247 Boulevard, RE# 070831-0000

Location: East side of Boulevard, between 2nd Street West and 3rd Street West

Owner: Pamela Hilton
1247 Boulevard
Jacksonville, Florida 32206

Applicant: Raymond Heekin
1386 Talbot Avenue
Jacksonville, Florida 32205

Year Built: c. 1905 (*Florida Master Site File*)

Designation: Contributing (Springfield)

Request: Alterations – Balconies; Foundation; Painting
New Construction - Addition

Summary Scope of Work:

1. Construct a 149 sq. ft, second-floor rear addition
2. Construct a 145 sq. ft., second-floor balcony
3. Resize one (1) window, relocate one (1) window, and remove one (1) window opening
4. Install a new door opening on the second floor of the rear addition
5. Install a new foundation footing on the southeast corner
6. Install brick lattice around the foundation (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

Addition

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **June 9, 2025**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan **June 9**, **2025**, or as otherwise approved by the Historic Preservation Section.
3. The fascia boards and soffits shall be composed of wood or 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.
6. The door on the addition shall be a wood or wood-blend full-light door.
7. Any new siding, corner posts, and window trim repairs shall match the historic materials in design, reveal, dimension, and exposure.
8. The siding material being installed shall be feathered into the remaining siding to reduce the visibility of repairs; there shall be no straight vertical seams.

Balcony

9. The deck boards shall run from the house toward the rear of the lot, so the lines run front to back.
10. If tongue and groove boards are not being used, there shall be a horizontal trim boards along the exposed edge of the flooring.
11. Wood materials shall be painted or stained.
12. 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).

Foundation

13. Any crawl spaces being encapsulated shall retain openings for airflow, to be screened with brick or framed wood lattice.
14. During the foundation work, any and all repairs to the existing piers or any wood trim, siding, brickwork, etc. shall be done to match the existing or historic materials and design.

Painting

15. Painting prep work is limited to the gentlest means (no sandblasting, radial sanding, or high power pressure washing over 60psi) on all historic siding.
16. All painting shall be limited to wood/wood-like materials or previously painted masonry (no painting unpainted masonry). The only exception to this condition is that the new brick lattice may be painted to match the existing brick lattice.
17. Painting and paint removal shall be consistent with National Park Service (NPS) Preservation Briefs #1 and #10.
18. All repairs shall be done to match the materials, dimensions, and design of the replaced historic fabric.



PROJECT DESCRIPTION

COA-25-32380 is for the construction of a second story on an existing rear addition to a historic structure. The addition will result in the enclosure of an existing rear window on the rear elevation and the relocation of an existing window on the south elevation. The addition will utilize wood lap siding and corner trim that will match the design of the existing historic siding. To support the addition, the southeast corner will have an additional footing installed. Brick lattice will also be added around the rear foundation piers to match the existing brick lattice on the front and side elevations. This brick lattice will be painted to match the rest of the lattice which has been previously painted. The roof will be altered to accommodate the new addition and will be subordinate to the primary roof form. Additionally, a rear balcony will be installed connecting a doorway on the new addition to a new doorway on the adjacent historic addition. A window on the north elevation will have its lower sash removed and the opening will be partially enclosed to become a smaller fixed window, maintaining its horizontal dimensions.

Additions that are two-story require review by the Jacksonville Historic Preservation Commission. The proposed work includes a second-story addition to an existing one-story addition.

STAFF SUMMARY AND ANALYSIS

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

- The design of the second-floor addition including the roof form, window and door, as conditioned, is uniform with the primary structure. This includes the height, massing, setback, scale, directional expression, proportions of openings, roof shape, and architectural elements which is consistent with Section 307.106(m)(1-4 and 6-8) and the Design Guidelines.
- The new addition will create additional living space while retaining all street visible materials on the historic structure. The proposed work provides a compatible use of the property that requires minimal alteration to the structure, which is consistent with Section 307.106(l)(1 and 2).
- The effect of the proposed work on the property does not detract from the primary contributing structure's architectural design. The alterations will be made using materials and designs that are compatible with the historic structure and will not be visible from the street 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).
- The addition will have no impact on any potential archaeological material, which is consistent with Section (m)(5 and 9).
- The addition is consistent with the Historic District Design Guidelines, section on "Additions." The proposed scope of work does not require any changes to significant historic fabric. If removed in the future, any alterations to the historic structure could be reversed. Furthermore, the design of the addition is compatible with the existing structure.

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
3. Chapter 307.106(m) Guidelines on New Construction: 1-6 and 6-9
4. Design Guidelines "Springfield Historic District," Section on Additions

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(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.

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

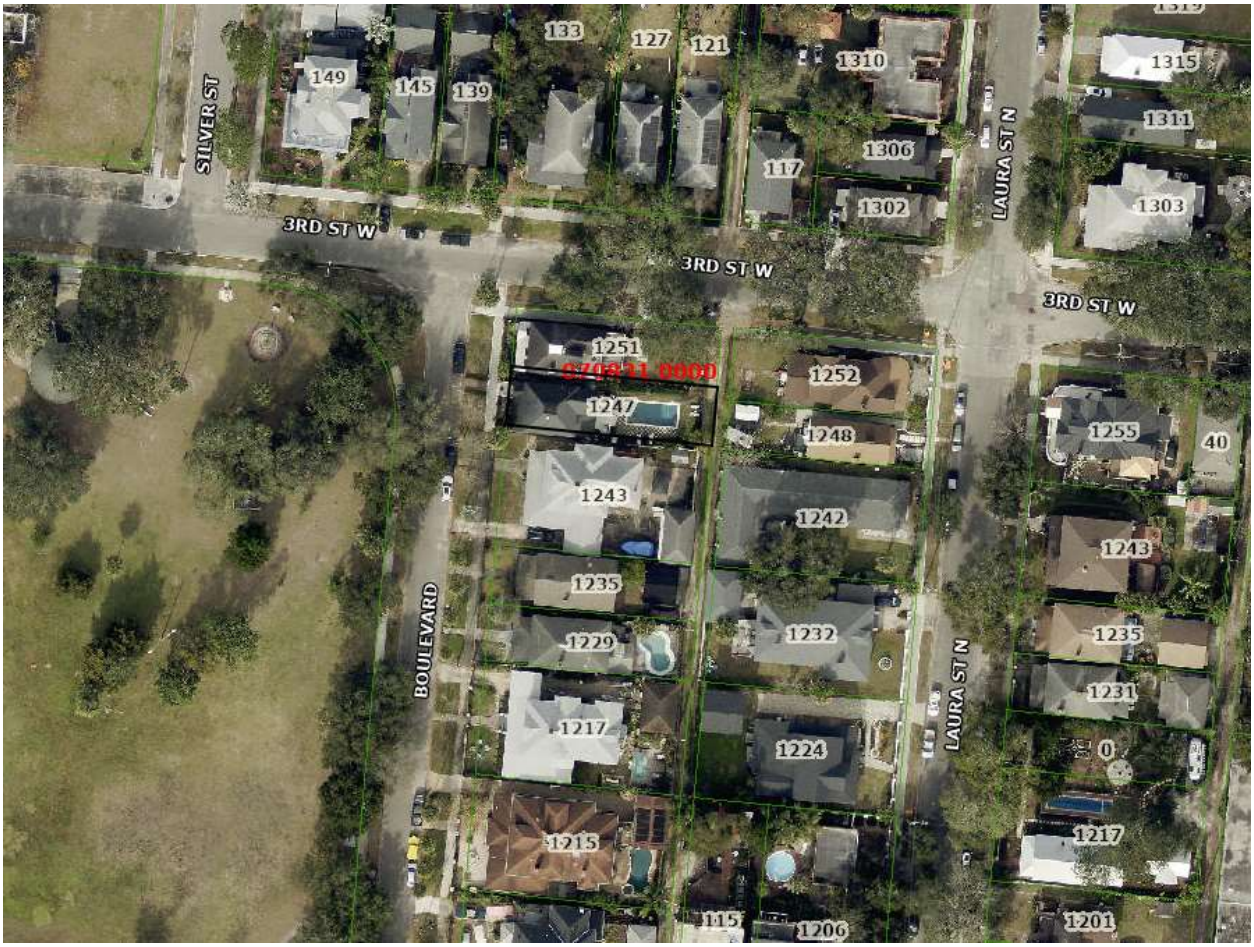
architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

- 307.106(m)(9) - *Impact on archaeological sites.* New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

Design Regulations, "Springfield Historic District"

- Additions, Recommend #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."
- Additions, Recommend #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."
- Additions, Avoid #2 Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

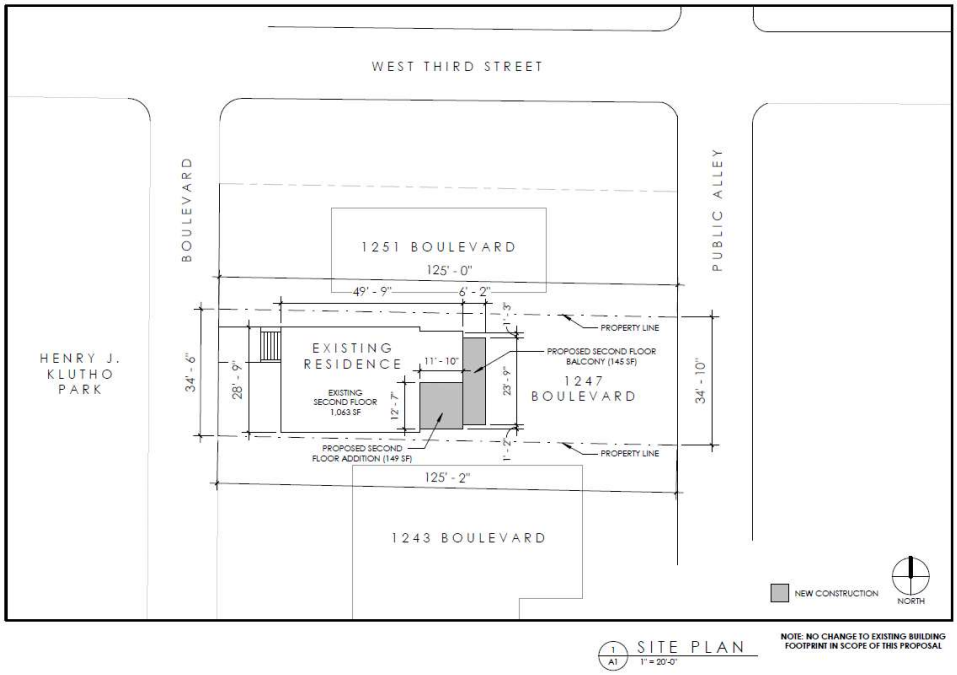
LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



SITE PLAN DATED JUNE 9, 2025



0' 10' 20' 40'

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client: Pamela Hilton
Contractor:
Sheet Size: Ledger 11x17
Date: 6/9/2025
Revised: –
Scale: 1" = 20'-0"

A1
SITE PLAN

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

EXISTING ARCHITECTURAL PLANS DATED JUNE 9, 2025



1 A2 NORTH EXISTING
1/8" = 1'-0"



2 A2 FRONT ELEVATION
1/8" = 1'-0"

0' 5' 10' 20'

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client: Pamela Hilton
Contractor:
Sheet Size: Ledger 11x17
Date: 6/9/2025
Revised: --
Scale: 1/8" = 1'-0"

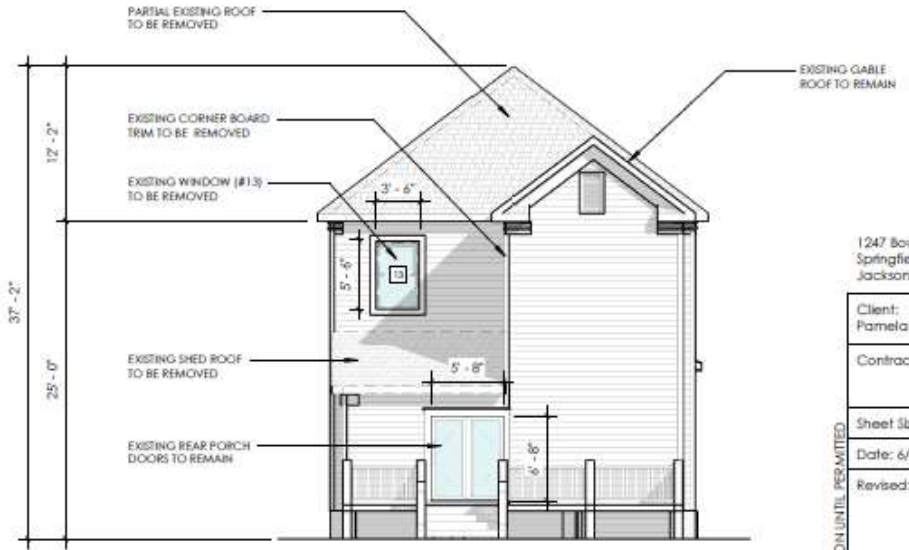
THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

A2

EXISTING ELEVATIONS I



1 A3 SOUTH EXISTING
1/8" = 1'-0"



2 A3 REAR EXISTING
1/8" = 1'-0"

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client:
Pamela Hilton

Contractor:

Sheet Size: Ledger 11x17

Date: 6/9/2025

Revised:

Scale: 1/8" = 1'-0"

A3

EXISTING ELEVATIONS
II

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

0' 5' 10' 20'

PROPOSED ARCHITECTURAL PLANS DATED JUNE 9, 2025



1 A4 NORTH PROPOSED
1/8" = 1'-0"

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client: Pamela Hilton
Contractor:
Sheet Size: Ledger 11x17
Date: 6/9/2025
Revised: --
Scale: 1/8" = 1'-0"

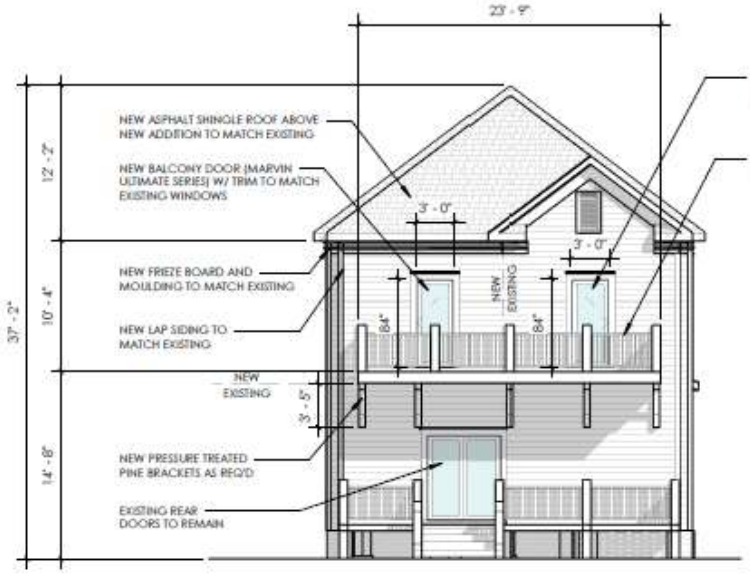
THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

A4
PROPOSED ELEVATIONS 1

0' 5' 10' 20'



1 AS SOUTH PROPOSED
1/8" = 1'-0"



2 AS REAR PROPOSED
1/8" = 1'-0"

0' 5' 10' 20'

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client: Pamela Hilton
Contractor:
Sheet Size: Ledger 11x17
Date: 6/9/2025
Revised:
Scale: 1/8" = 1'-0"

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

A5
PROPOSED ELEVATIONS II

Application For Certificate Of Appropriateness

Application Info

Tracking #	32380	**Application Status**	FOUND SUFFICIENT
Date Started	05/12/2025	**Date Submitted**	06/05/2025

Planning and Development Department Info

COA #	COA-25-32380
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 HEEKIN
First Name RAYMOND
Middle Name

Company Name

Mailing Address 1386 TALBOT AVE.

City JACKSONVILLE
State FL
Zip Code 32205

Phone 617 642 6178
Fax
Email HEEKINARCH@GMAIL.COM

General Information On Owner(s)

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

Last Name HILTON
First Name PAMELA
Middle Name

Company/Trust Name

Mailing Address 1247 BOULEVARD

City JACKSONVILLE
State FL
Zip Code 32206

Phone 9046621968
Fax
Email HILTONPAMELA@GMAIL.COM

Description Of Property

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

Map	RE#

	070831 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1247	BOULEVARD	32205

Type Of Improvement

- [x] **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 ADDITION OF A PRIMARY BATHROOM SUITE ON THE SECOND FLOOR TO BE CONSTRUCTED ABOVE THE EXISTING DINING ROOM ON THE FIRST FLOOR. PROPOSED WORK DOES NOT INCLUDE EXPANSION OF THE BUILDING FOOTPRINT, NOR DOES IT IMPACT THE FRONT ELEVATION OF THE HOUSE OR ANYTHING VISIBLE FROM THE STREET. PROPOSED WORK INCLUDES: NEW SECOND FLOOR DECK AT THE REAR OF THE HOUSE, SUPPORTED BY WOOD BRACKETS DESIGNED TO CONFORM WITH AESTHETIC CHARACTER OF THE SURROUNDING HISTORIC HOMES. DECK WILL BE ACCESSIBLE VIA TWO NEW EXTERIOR DOORS TO MATCH STYLE AND TRIM OF EXISTING EXTERIOR DOORS ELSEWHERE ON THE HOUSE; NEW ASPHALT SHINGLE ROOF TO BE CONSTRUCTED OVER NEW PRIMARY BATHROOM SUITE, TO TIE IN WITH & MATCH EXISTING ROOF; NEW STRUCTURAL CMU FOUNDATION WALL BELOW SOUTHEAST CORNER OF FIRST FLOOR TO SUPPORT NEW SECOND FLOOR EXTERIOR WALLS AT NEW PRIMARY BATH SUITE; AND REMOVAL OF EXISTING SECOND FLOOR BATHROOM WINDOW (#8) AND REPLACEMENT WITH GLASS BLOCK IN EXISTING FRAMING WITH EXISTING TRIM TO REMAIN.

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**

Window Replacement - Required Attachments For Complete Application

☑ **Window Survey -** Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.

☑ **Window Design -** Proposed window design, light pattern and materials.

☑ **Window Product -** Brochure/sample of window product.

Additional Documents Provided

Application Certification

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

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

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

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

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

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

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: 7/15/2025

COA#: 32380

Address: 1247 Boulevard
Jacksonville, FL 32206

Owner: Pamela Hilton

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

070831-0000
Real Estate Number(s)

1247 Boulevard
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Raymond Owen Heakin

Signature 

Dated this 15 day of July, 2025.

2-5 37-2S-26E .099
SPRINGFIELD
S1/2 LOT 6 BLK 5

HILTON PAMELA DAWN
1247 BOULEVARD
JACKSONVILLE, FL 32206

2024

R-070831-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6412 101100.21 1.20 1.00 1.00 SW 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	5 DRYWALL	50	14.00
Interior Wall	3 PLASTERED	50	16.00
Int Flooring	11 CER CLAY TILE	25	4.00
Int Flooring	12 HARDWOOD	75	10.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

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

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000
Size Adj.	0.9700
TOTAL ADJUSTED POINTS	120
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0102	01	4	04	100.00	0.00	1.00	100

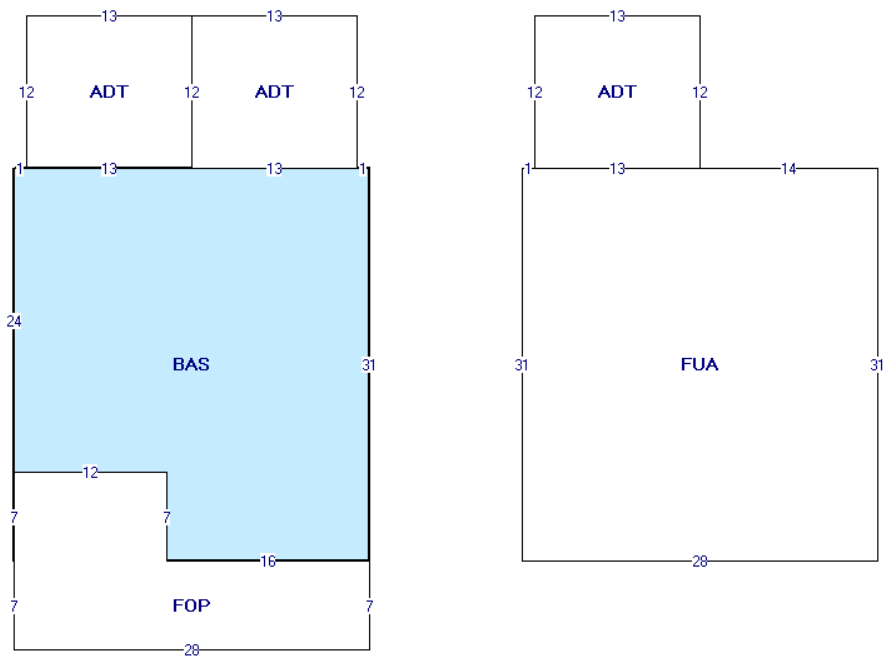
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
291,059	1899	2000	R2	20.50	79.50%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	468		X	90	420	44,235
BAS	868		X	100	868	91,419
FOP	280			30	84	8,847
FUA	868		X	95	825	86,890
	2,484			2,204	2,197	$231,392

ACREAGE 0.10 PRICE/SF 105.32

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1247 BOULEVARD JACKSONVILLE 32206- 0102 SFR 2 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	231,392
EXTRA FEATURE VALUE	24,395
TOTAL MARKET LAND VALUE	66,033
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	321,820
ASSESSED VALUE	218,702
CAP BASE YEAR	2018
TAXABLE VALUE	168,702
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
B18131981	POOL	C	POOL	28,000	10/29/2018
B16761422	ALTS	C	REMODEL FLOOD	46,162	07/26/2016
B08281570	ALTS	C	RE-PAINT HOUSE,	21,250	09/22/2008

BUILDING DIMENSIONS

ADT:14,12:=W13 N12 E13 S12 $ BAS:0,12:=E28 S31 W28 N31 $ FOP:0,36:=S14 E28 N7 W16 N7 W12 $ FUA:68,12:=W28 S31 E28 N31 $ ADT:27,12:=W13 N12 E13 S12 $ ADT:41,0:=S12 E13 N12 W13 $.

BUILDING NOTES

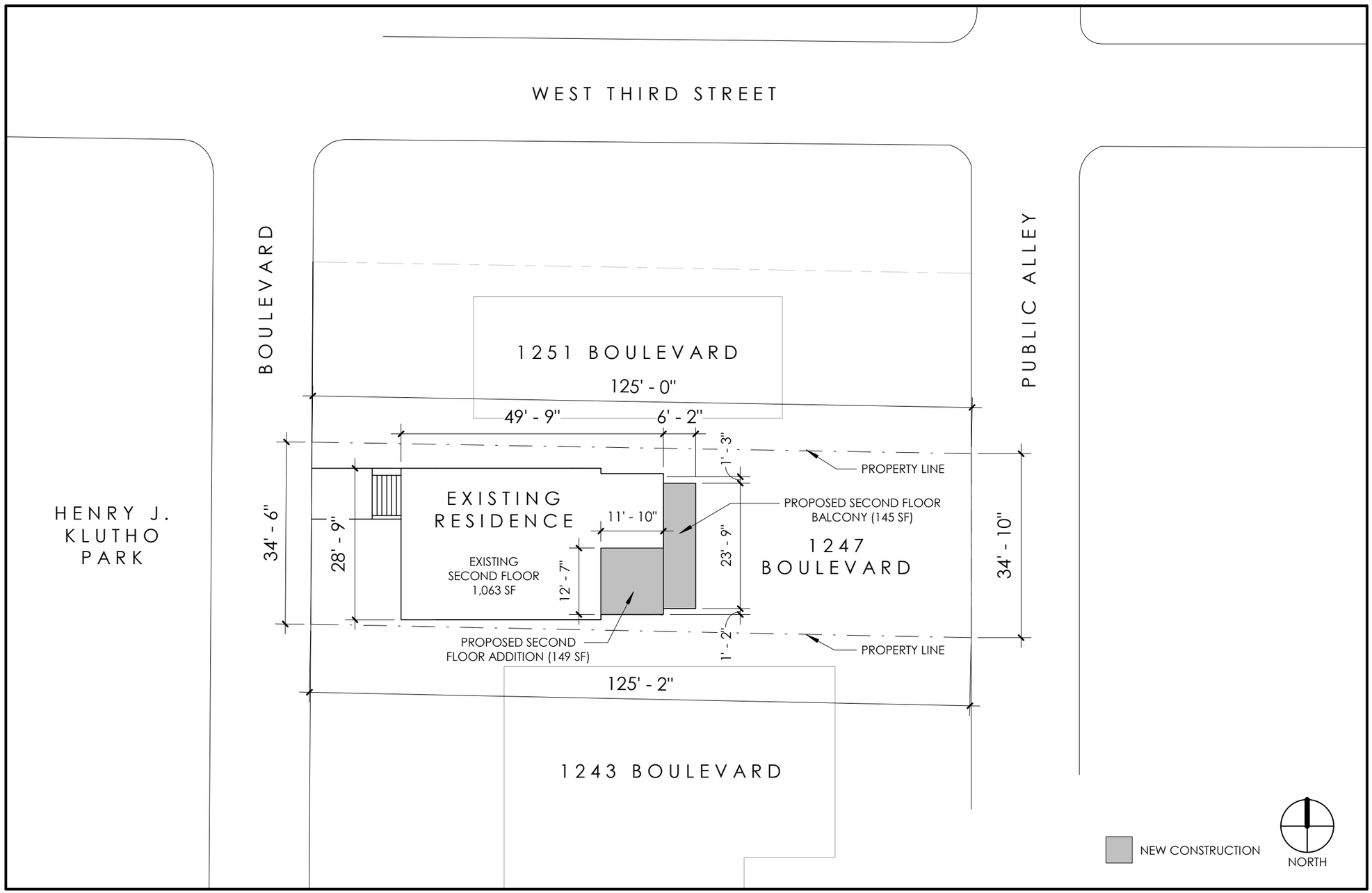
LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	17468	02254	02/12/2016	WD	Q	I	01	92000	0	N	0	SNOW KEVIN J	HILTON PAMELA DAWN	20160225
2	12858	02215	10/20/2005	WD	Q	I	01	195000	0	N	0	WE'RE FOR JESUS INC	SNOW KEVIN J	20060414
3	08117	02151	06/15/1995	WD	U	I	17	115000	0	N	0	REINAISSANCE CENTER INC		

LN	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1	POLR3	Pool	1	100.00	0.00	0	0	1.00	3	100	29,750.00	29,750.00	100	2019	2019	2020	82	24,395

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	01/31/2017	JWW
LAND LINES	05/01/2006	DRM
VALUE REVIEW	05/02/2024	EMP
TRIENNIAL	05/08/2015	CS1
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0101	RES MD 8-19 UNITS PER AC	100.00	0.00		RMD-S	35.00	125.00	100.00	35.00	F	1	0.97	1.00	1,945.00	1,886.65	66,033

LN	DATE	BLD	USER ID	CD	PARCEL NOTES



1 / A1 SITE PLAN
1" = 20'-0"

NOTE: NO CHANGE TO EXISTING BUILDING FOOTPRINT IN SCOPE OF THIS PROPOSAL

0' 10' 20' 40'

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client:
Pamela Hilton

Contractor:

Sheet Size: Ledger 11x17

Date: 6/9/2025

Revised: --

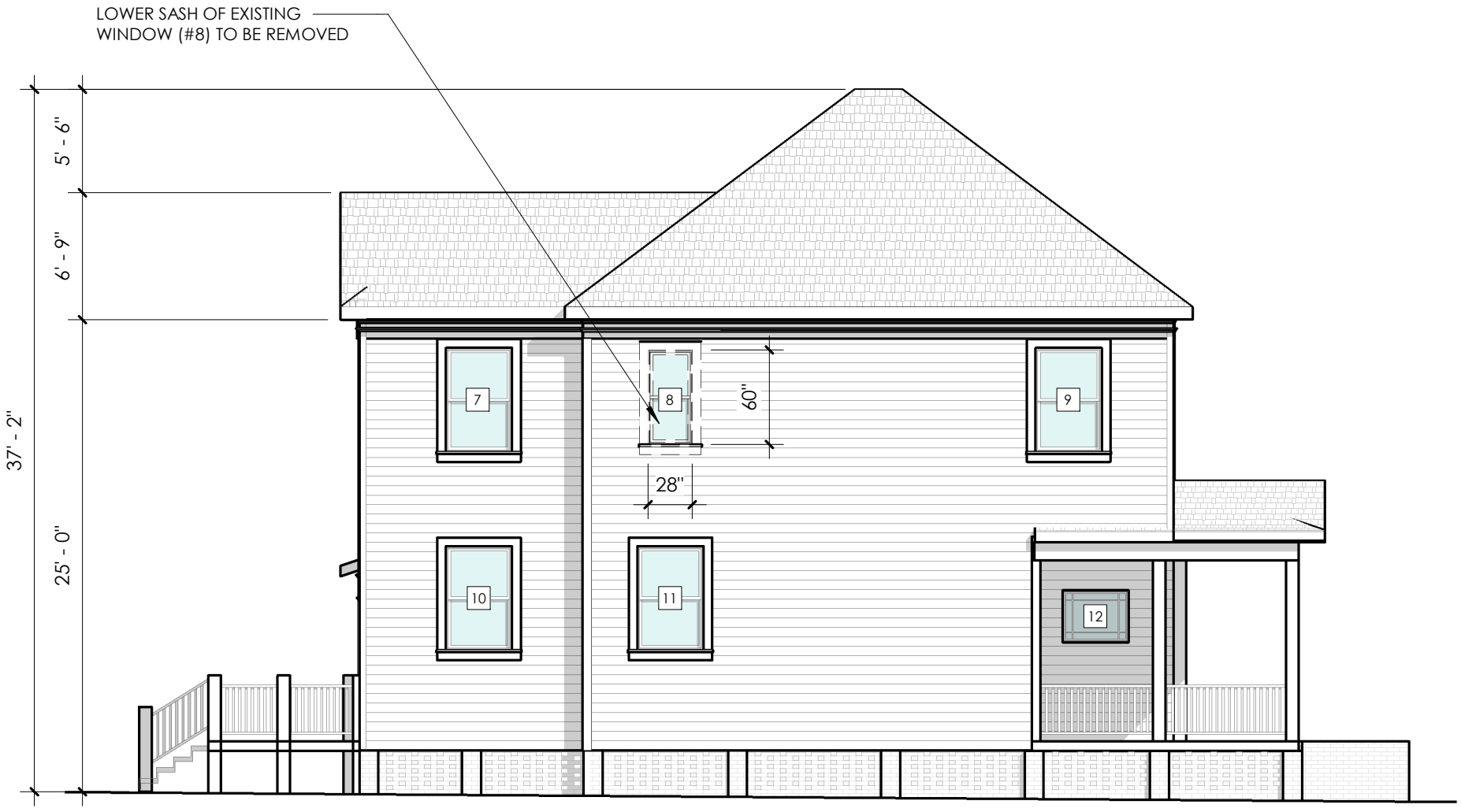
Scale: 1" = 20'-0"

A1

SITE PLAN

299

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED



1 / A2 NORTH EXISTING
1/8" = 1'-0"



NO PROPOSED CHANGES TO FRONT ELEVATION

2 / A2 FRONT ELEVATION
1/8" = 1'-0"

0' 5' 10' 20'

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client:
Pamela Hilton

Contractor:

Sheet Size: Ledger 11x17

Date: 6/9/2025

Revised: --

Scale: 1/8" = 1'-0"

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

A2

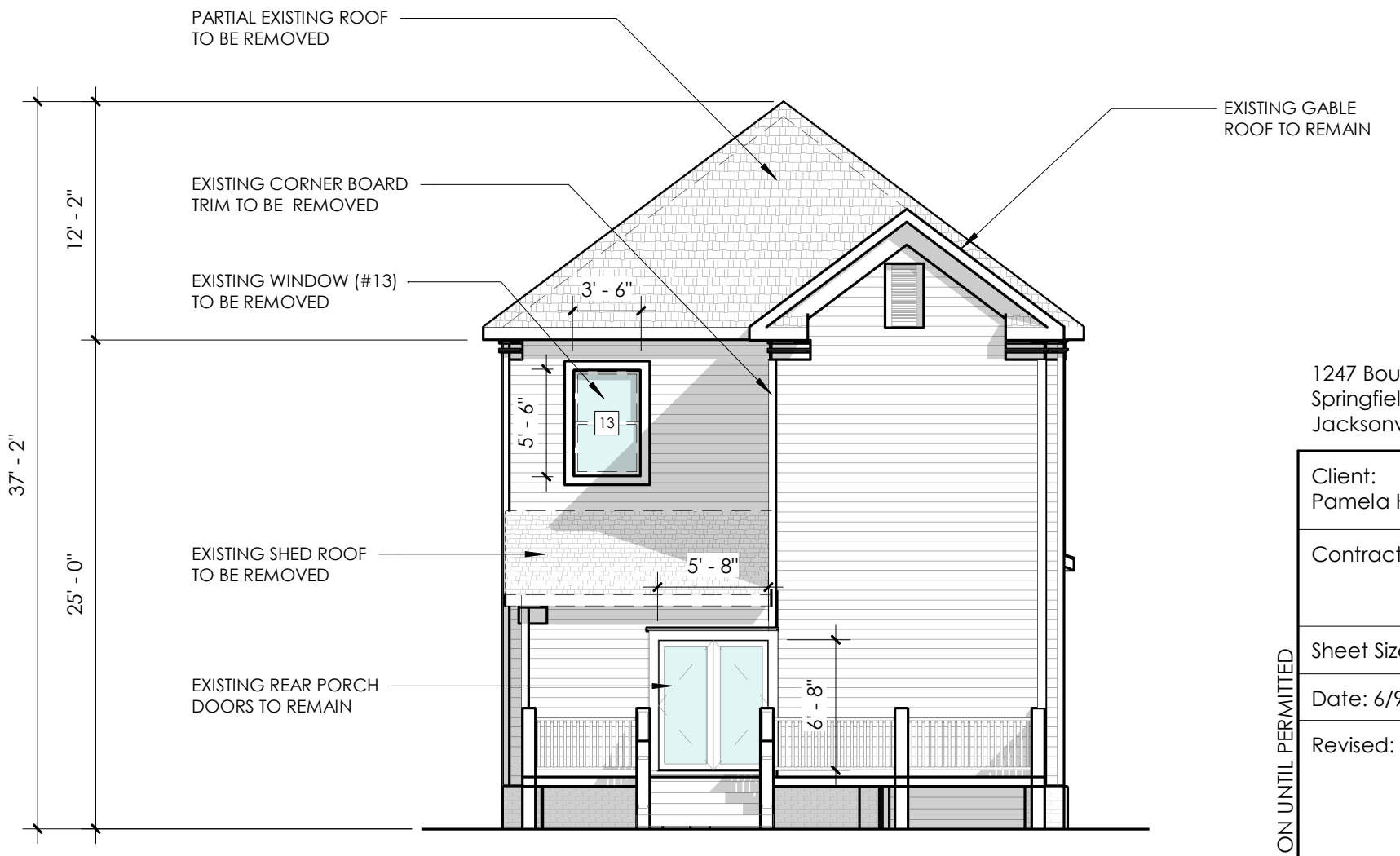
EXISTING ELEVATIONS I

300



1 / A3 SOUTH EXISTING

1/8" = 1'-0"



2 / A3 REAR EXISTING

1/8" = 1'-0"

0' 5' 10' 20'

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client:
Pamela Hilton

Contractor:

Sheet Size: Ledger 11x17

Date: 6/9/2025

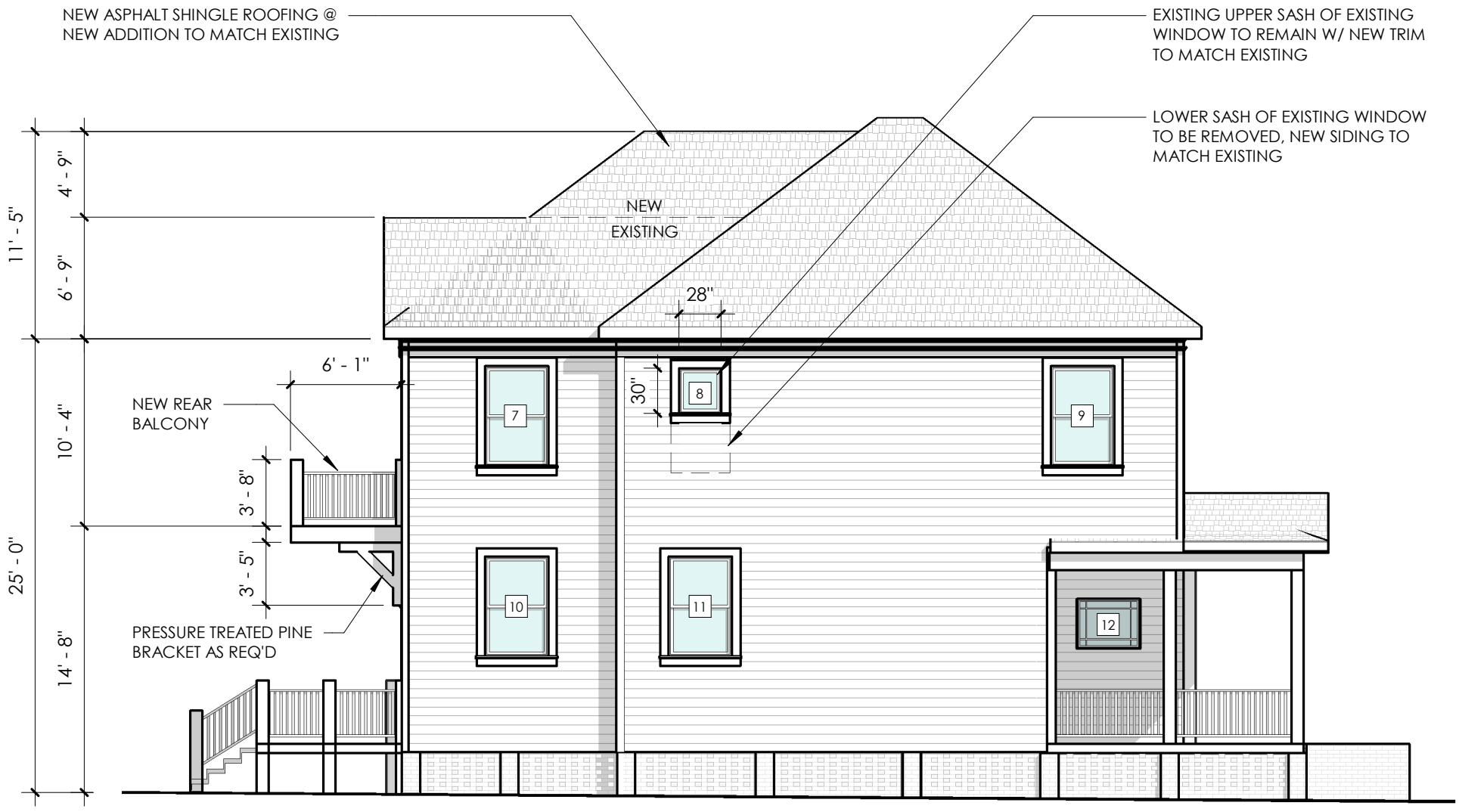
Revised: --

Scale: 1/8" = 1'-0"

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

A3

EXISTING ELEVATIONS



1 / A4 NORTH PROPOSED

1/8" = 1'-0"

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client:
Pamela Hilton

Contractor:

Sheet Size: Ledger 11x17

Date: 6/9/2025

Revised: --

Scale: 1/8" = 1'-0"

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

A4

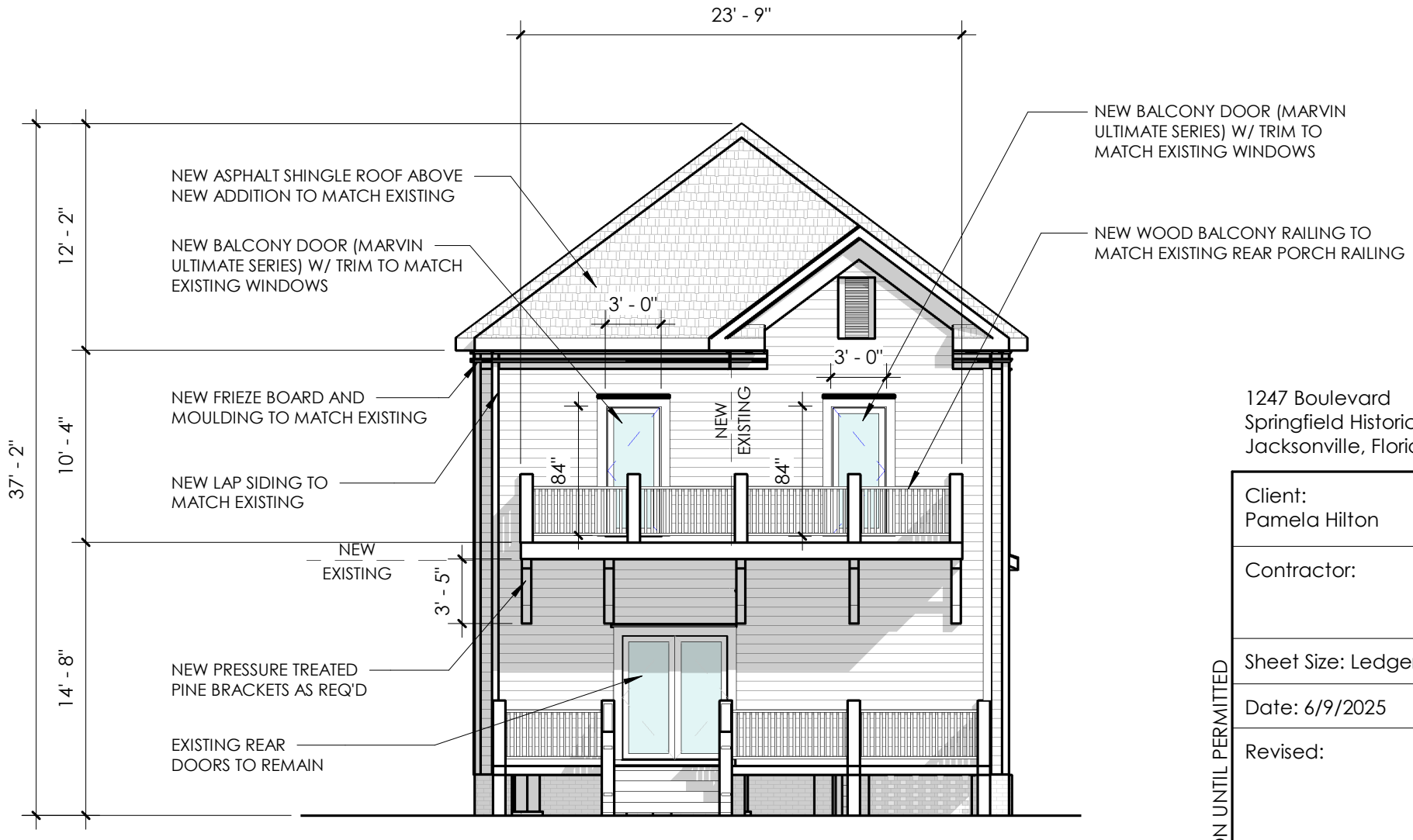
PROPOSED
ELEVATIONS 1





1 / A5 SOUTH PROPOSED

1/8" = 1'-0"



2 / A5 REAR PROPOSED

1/8" = 1'-0"

0' 5' 10' 20'

1247 Boulevard
Springfield Historic District
Jacksonville, Florida 32206

Client:
Pamela Hilton

Contractor:

Sheet Size: Ledger 11x17

Date: 6/9/2025

Revised: --

Scale: 1/8" = 1'-0"

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

A5

PROPOSED ELEVATIONS II

1247 BOULEVARD
TRACKING #32380

PROPOSED WORK

PROPOSED WORK INCLUDES: NEW SECOND FLOOR DECK AT THE REAR OF THE HOUSE, SUPPORTED BY WOOD BRACKETS DESIGNED TO CONFORM WITH AESTHETIC CHARACTER OF THE SURROUNDING HISTORIC HOMES. DECK WILL BE ACCESSIBLE VIA TWO NEW EXTERIOR DOORS TO MATCH STYLE AND TRIM OF EXISTING EXTERIOR DOORS ELSEWHERE ON THE HOUSE; NEW PRIMARY BATHROOM SUITE AT SOUTHEAST CORNER OF SECOND FLOOR WITH NEW SIDING AND TRIM TO MATCH EXISTING; NEW ASPHALT SHINGLE ROOF TO BE CONSTRUCTED OVER NEW PRIMARY BATHROOM SUITE, TO TIE IN WITH & MATCH EXISTING ROOF; NEW STRUCTURAL REINFORCEMENT BELOW SOUTHEAST CORNER OF FIRST FLOOR TO SUPPORT NEW SECOND FLOOR EXTERIOR WALLS AT NEW PRIMARY BATH SUITE; AND REMOVAL OF LOWER SASH OF EXISTING SECOND FLOOR BATHROOM WINDOW (#8), WITH OPENING RESIZED TO BE SINGLE SASH WINDOW WITH TRIM TO MATCH EXISTING. PROPOSED WORK DOES NOT INCLUDE EXPANSION OF THE BUILDING FOOTPRINT, NOR DOES IT IMPACT THE FRONT ELEVATION OF THE HOUSE OR ANYTHING VISIBLE FROM THE STREET.

1247 BOULEVARD
TRACKING #32380

The scope of demolition work in this proposal includes the following.

1. Removal of existing rear first story shed roof.

2. Partial removal of rear second story roof for tie-in of new roof over addition.

3. Removal of two existing windows (#13 and #16) at the rear of the house.

4. Removal of lower sash of existing window (#8) on North side of house.

5. Demo opening in existing second floor rear wall for bedroom second floor porch door.

6. Demo opening in existing second floor rear wall for new primary bathroom suite entry.

7. Partial removal of existing rear deck to allow construction of new footer at existing rear exterior walls that will support walls of new addition.

ULTIMATE SWINGING FRENCH DOOR G2



ULTIMATE INSWING FRENCH DOOR G2 WITH OIL RUBBED BRONZE HARDWARE



ULTIMATE INSWING FRENCH DOOR G2 AND ELEVATE DIRECT GLAZE WINDOW IN WHITE WITH SIMULATED DIVIDED LITES

ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both inswing and outswing, delivers a traditional aesthetic with a 4 3/4 inch stile and top rail and a 4 3/4 inch or 8 1/8 inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior glazing profile.



INSWING
INTERIOR



INSWING
EXTERIOR

Available with IZ3

Tracking # _____

COJ Window Survey Form – Cover Page

Date Completed _____

Required Documents

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

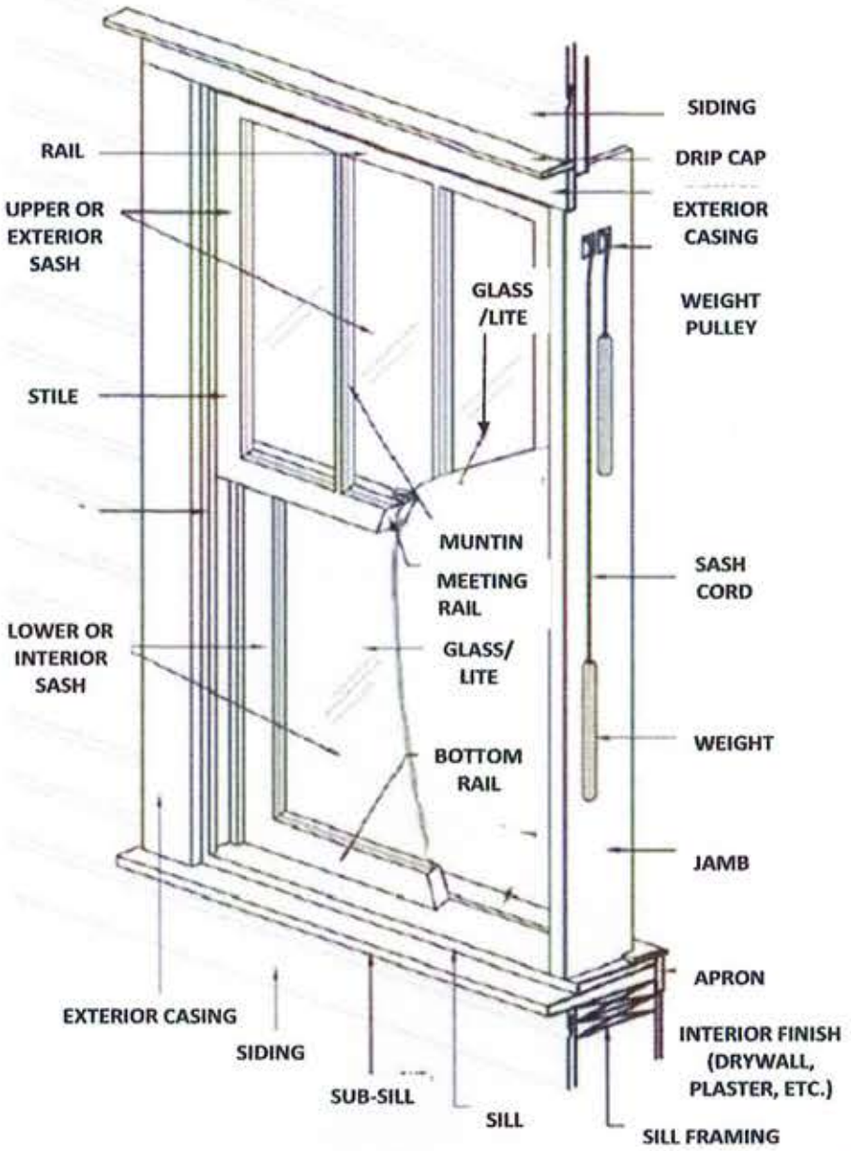
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

Project Information

20	Total number of window openings
1	Number of windows that will be replaced
9	Number of historic/original windows
11	Number of non-historic windows
1"	Exterior window sill depth in inches (Window Recession)

Definitions

- **Historic Windows:** Windows that have been on the structure for 50 or more years.
- **Non-Historic Windows:** Replacement windows that have been on the structure for less than 50 years
- **Original:** Windows that were installed when the structure was originally constructed.
- **Sill Depth:** How deep into the wall plane a window is recessed



Authorization

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

Owner

Print name: Pamela D. Hilton

Signature: P. Hilton

Applicant or Agent *(if different than owner)*

Print name: Ray Heekin

Signature: _____

COJ Window Survey Form – Page # 1 out of 4

Window #	Existing					Proposed			
1	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A ALUM	32"W x 65"H	1/1	N/A GOOD	None ~~N/A~~	N/A	N/A		
Additional Info:									
Window #	**Existing**					**Proposed**			
2	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A ALUM	32"W x 65"H	1/1	N/A GOOD	None ~~N/A~~	N/A	N/A		
Additional Info:									
Window #	**Existing**					**Proposed**			
3	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A ALUM	32'W x 65"H	1/1	N/A GOOD	None ~~N/A~~	N/A	N/A		
Additional Info:									
Window #	**Existing**					**Proposed**			
4	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A WOOD	47"W x 23"H	10-LIGHT	N/A GOOD	None ~~N/A~~	N/A	N/A		
Additional Info:									
Window #	**Existing**					**Proposed**			
5	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A WOOD	31"W x 77"H	1/1	N/A	None	N/A	N/A		
Additional Info:									
Window #	**Existing**					**Proposed**			
6	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A WOOD	31"W x 77"H	1/1	N/A	None	N/A	N/A		
Additional Info:									

COJ Window Survey Form – Page # 2 out of 4

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
7	N/A WOOD	31"W x 65"H	2/2	N/A GOOD	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
8	N/A WOOD	28"W x 60"H	2/2	N/A GOOD	None	N/A REMOVE LOWER SASH	N/A EXIST.	28"W x 30"H	SINGLE PANE
Additional Info:	LOWER SASH TO BE REMOVED, UPPER SASH TO REMAIN W/ NEW TRIM TO MATCH EXISTING								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
9	N/A ALUM.	32"W x 65"H	1/1	N/A GOOD	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10	N/A WOOD	32"W x 69"H	2/2	N/A GOOD	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
11	N/A WOOD	28"W x 45"H	1/1	N/A GOOD	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
12	N/A WOOD	47"W x 23"H	10-LIGHT	N/A GOOD	None	N/A	N/A		
Additional Info:									

COJ Window Survey Form – Page # 3 out of 4

Window # 13	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A ALUM	32"W x 65"H	1/1	N/A GOOD	None	N/A REMOVE	N/A		
Additional Info:	TO BE REMOVED								

Window # 14	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A ALUM	32"W x 65"H	1/1	N/A GOOD	None	N/A	N/A		
Additional Info:									

Window # 15	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A ALUM	32"W x 65"H	1/1	N/A GOOD	None	N/A	N/A		
Additional Info:									

Window # 16	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A ALUM	32"W x 65"H	1/1	N/A GOOD	None	N/A REMOVE & RELOCATE	N/A		
Additional Info:	TO BE REMOVED & REINSTALLED IN NEW LOCATION								

Window # 17	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A ALUM	32"W x 78"H	1/1	N/A GOOD	None	N/A	N/A		
Additional Info:									

Window # 18	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A ALUM	32"W x 78"H	1/1	N/A GOOD	None	N/A	N/A		
Additional Info:									

COJ Window Survey Form – Page # 4 out of 4

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
19	N/A ALUM	31"W x 76"H	1/1	N/A GOOD	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
20	N/A WOOD	34"W x 20"H	10-LIGHT	N/A GOOD	None	N/A	N/A		
Additional Info:	ENTRY TRANSOM								

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

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

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



WINDOW 1
INTERIOR



WINDOW 1
EXTERIOR

1
WINDOWS



WINDOW 10
INTERIOR



WINDOW 10
EXTERIOR

10
WINDOWS

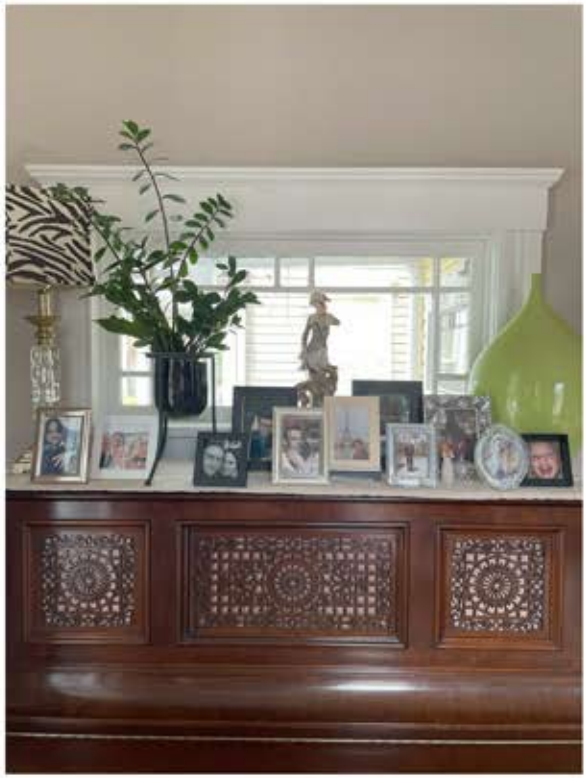


WINDOW 11
INTERIOR



WINDOW 11
EXTERIOR

11
WINDOWS



WINDOW 12
INTERIOR



WINDOW 12
EXTERIOR

Client:
PAMELA HEDIN

Contractor:

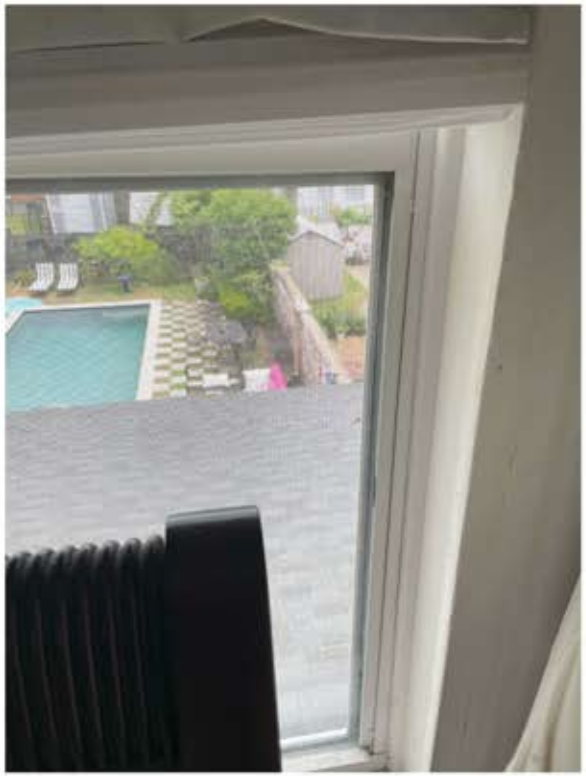
12
WINDOWS

THIS SET OF PLANS NOT FOR CONSTRUCTION WITHOUT SIGNATURES

Sheet Size: 11 x 17

Scale:

Date:



WINDOW 13
INTERIOR



WINDOW 13
EXTERIOR

13
WINDOWS



WINDOW 14
INTERIOR



WINDOW 14
EXTERIOR

14
WINDOWS



WINDOW 15
INTERIOR



WINDOW 15
EXTERIOR

15
WINDOWS



WINDOW 16
INTERIOR



WINDOW 16
EXTERIOR

16
WINDOWS



WINDOW 17
INTERIOR



WINDOW 17
EXTERIOR

17
WINDOWS



WINDOW 18
INTERIOR



WINDOW 18
EXTERIOR

18
WINDOWS



WINDOW 19
INTERIOR



WINDOW 19
EXTERIOR

19
WINDOWS



WINDOW 2
INTERIOR



WINDOW 2
EXTERIOR

2
WINDOWS



WINDOW 20
INTERIOR



WINDOW 20
EXTERIOR

20
WINDOWS



WINDOW 3
INTERIOR



WINDOW 3
EXTERIOR

Client:
PAMELA HEDIN

Contractor:

3
WINDOWS

THIS SET OF PLANS NOT FOR CONSTRUCTION WITHOUT SIGNATURES

Sheet Size: 11 x 17

Scale:

Date: 12/2/2020



WINDOW 4
INTERIOR



WINDOW 4
EXTERIOR

Client:
PAMELA HEDIN

Contractor:

4
WINDOWS

THIS SET OF PLANS NOT FOR CONSTRUCTION WITHOUT SIGNATURES

Sheet Size: 11 x 17

Scale:

Date:



WINDOW 5
INTERIOR



WINDOW 5
EXTERIOR

5
WINDOWS



WINDOW 6
INTERIOR



WINDOW 6
EXTERIOR

Client:
PAMELA HELEN

Contractor:

6
WINDOWS

THIS SET OF PLANS NOT FOR CONSTRUCTION WITHIN PERMITTING

Sheet Size: 11 x 17

Scale:

Date: 12/2023



WINDOW 7
INTERIOR



WINDOW 7
EXTERIOR

Client:
PAMELA HEDIN

Contractor:

7
WINDOWS

THIS SET OF PLANS NOT FOR CONSTRUCTION WITHOUT APPROVED

Sheet Size: 11 x 17

Scale:

Date:



WINDOW 8
INTERIOR



WINDOW 8
EXTERIOR

8
WINDOWS



WINDOW 9
INTERIOR



WINDOW 9
EXTERIOR

Client:
PAMELA HEDIN

Contractor:

9
WINDOWS

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

Sheet Size: 11 x 17

Scale:

Date: 1/2/2020



Arsenault, Caleb - PDCM

From: Heekin Architectural <heekinarch@gmail.com>
Sent: Monday, June 9, 2025 4:21 PM
To: Arsenault, Caleb - PDCM
Cc: HILTONPAMELA@GMAIL.COM
Subject: Re: COJ Historic Preservation for 1247 Boulevard
Attachments: SITE PLAN.pdf; PROPOSED ELEVATIONS.pdf; EXISTING ELEVATIONS.pdf; Boulevard Residence Demo Description.pdf; Boulevard Residence Proposed Work.pdf

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

Hi Caleb! Thanks for the quick response.

Mention of glass block was mistakenly included from an earlier version of the design. Please disregard all previous mention of glass block. The attached revised description of proposed work and description of proposed demolition reflect this.

Attached revised Site Plan shows proposed bathroom suite dimensions (11'-10" x 12'-7") and proposed porch dimensions (6'-2" x 23'-9").

Attached revised Proposed Elevations show brackets resized to not go any lower than the top of the rear porch doors.

Thanks again and we look forward to any feedback following the design review.

Ray Heekin

On Fri, Jun 6, 2025 at 10:12 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good morning,
>
> I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:
>
> - The survey and elevations do not clearly indicate where a glass block window is being proposed for. I see one window that will have its lower sash removed and the opening resized, one that will be removed entirely, and another that will be relocated. Additionally, we do not recommend glass block windows and suggest using standard sash windows that are compatible with the primary historic window form of the structure.
> - The provided site plan does not include measurements for the proposed addition or balcony. Additionally, the proposed elevations should include more measurements including roof (existing and proposed) height, door and window opening measurements, etc.

- The size of the rear brackets are far larger than we can recommend. Is there a way to scale them down so that they extend no lower than the top of the existing rear door opening?

I will bring this application to our internal design review meeting with the rest of Staff next week and will return any further comments to you shortly after. 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**

Arsenault, Caleb - PDCM

From: Wells, Arimus - PDCM
Sent: Monday, August 18, 2025 9:15 AM
To: Arsenault, Caleb - PDCM; Johnson, Drew - PDCM; Anderson, Jermaine - PDCM
Subject: FW: DRAFT - JHPC Agenda for 8/27/25

Good Morning—please add the email (print and digital copy) to your COA files.

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: Daniel Ashworth <daniel.ashworth@sparcouncil.org>
Sent: Sunday, August 17, 2025 5:35 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Cc: michael.haskins@sparcouncil.org
Subject: Re: DRAFT - JHPC Agenda for 8/27/25

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

Hey Arimus,

Below is our feedback on some of the Springfield items:

1. COA-25-32532 - 1130 Market St N
- Application isn't posted to the COJ applications site yet.

2. COA-25-32215 - 1635 Hubbard St
- It would be helpful to see the proposed home elevations included with the application materials. Otherwise, we are very happy to see something positive happen with this property.

3. COA-25-32554 - 321 10th St W
- Applicant should add actual proposed foundation grade spot elevations and/or foundation height dimensions relative to proposed final lot finish grade.

- Can the second floor cantilever over the porch be adjusted for a more flat plane for the front of the house? On most homes in Springfield, a porch in this configuration is usually fully in front of the house.

4. MMA-25-32535 & MMA-25-32537 - 1715 Ionia St & 1721 Ionia St
- SPAR opposes the modification of the original COAs, and will be issuing a letter of opposition to both MMA applications.

5. COA-25-32380 - 1247 Boulevard
- No real issues, given nearly all the work will not be visible from the street.

6. COA-25-32249 - 1552 Pearl St N
- Application isn't posted to the COJ applications site yet.

Let us know if there are any questions or if you need any clarification on these. We'll also review the updated applications in this month's JHPC Book when it comes out and offer any additional feedback on those.

Thanks,

Daniel

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

On Wed, Aug 13, 2025 at 10:08 AM Wells, Arimus - PDCM <ArimusW@coj.net> wrote:

> Good Afternoon,
>
> Below is the draft agenda for the upcoming JHPC meeting on August 27th. COA items and any supplemental attachments can be downloaded here: https://jaxzoningapplication.coj.net/. Legislative bills can be found here: https://jaxcityc.legistar.com/Legislation.aspx
>
> Please forward any comments/recommendations to this office no later than **Wednesday, August 20th**. Any comments received after the deadline will need to be printed (10 copies) and provided to the Commissioners at the meeting.

New Items				
Application #	**Property Address**	**Applicant Information**	**Request**	**Dist**

COA-25-32532	1130 Market St N	Sylvester Bell, Bell Builders Construction LLC	Alterations - Reroof	Spr
COA-25-32673	1272 Edgewood Ave	Kamesh Aysola	Demolition & New Construction	Riversid
COA-25-32660	1535 Ingleside Ave	Kamesh Aysola	Demolition & New Construction	Riversid
COA-25-32497	751 Stockton Ave	Ismael Shefoglu	New Construction - Addition	Riversid
COA-25-32414	231 Laura St N	Brooke Robbins, Robbins Design Studio, P.A.	Alterations	Local
COA-25-32215	1635 Hubbard St	Vitaly Tikhonov, Polo Contractors Corp.	Alterations	Spr
COA-25-32410	2934 Forbes St	Greg Albright, Freedom Forever LLC	Alterations - Solar Panels	Riversid
COA-25-32523	1443 Ingleside Ave	Robert Parker, R.C. Parker The House Doctor, Inc.	New Construction - Addition	Riversid
COA-25-32554	321 10th St W	TerraWise Homes, Inc.	New Construction	Spr
MMA-25-32535	1715 Ionia St	Tyler Crump, TC Commercial Properties LLC	Alterations	Spr
MMA-25-32537	1721 Ionia St	Tyler Crump, TC Commercial Properties LLC	Alterations - Foundation	Spr
Deferred Items				
COA-25-32380	1247 Boulevard	Raymond Heekin	New Construction - Addition	Spr
COA-25-31951	1649 Osceola St	Pella Windows	Alterations - Window Replacement	Riversid
COA-25-32249	1552 Pearl St N	Lauren Prater	Alteration - Window Replacement	Spr
LM-25-07	913 5th St W	St Stephen A.M.E. Church	Potential Landmark	
Misc Items				
	Henry Bradley Firefighters Museum		Building Renaming	
	Shipyards Pl to Tower Ct		Street Renaming	
			Demolition Delay Report	
			Pending Legislation	
			Public Works Improvement Projects	

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

COA-25-32554

321 10th St W

August 27, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-32554

Address: 321 10th Street West, RE# 073109-0000

Location: North side of 10th Street North, between Perry Street and Pearl Street North

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

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

Year Built: N/A

Designation: Springfield

Request: New Construction

Summary Scope of Work:

1. Construction of a single-family residence (JHPC)

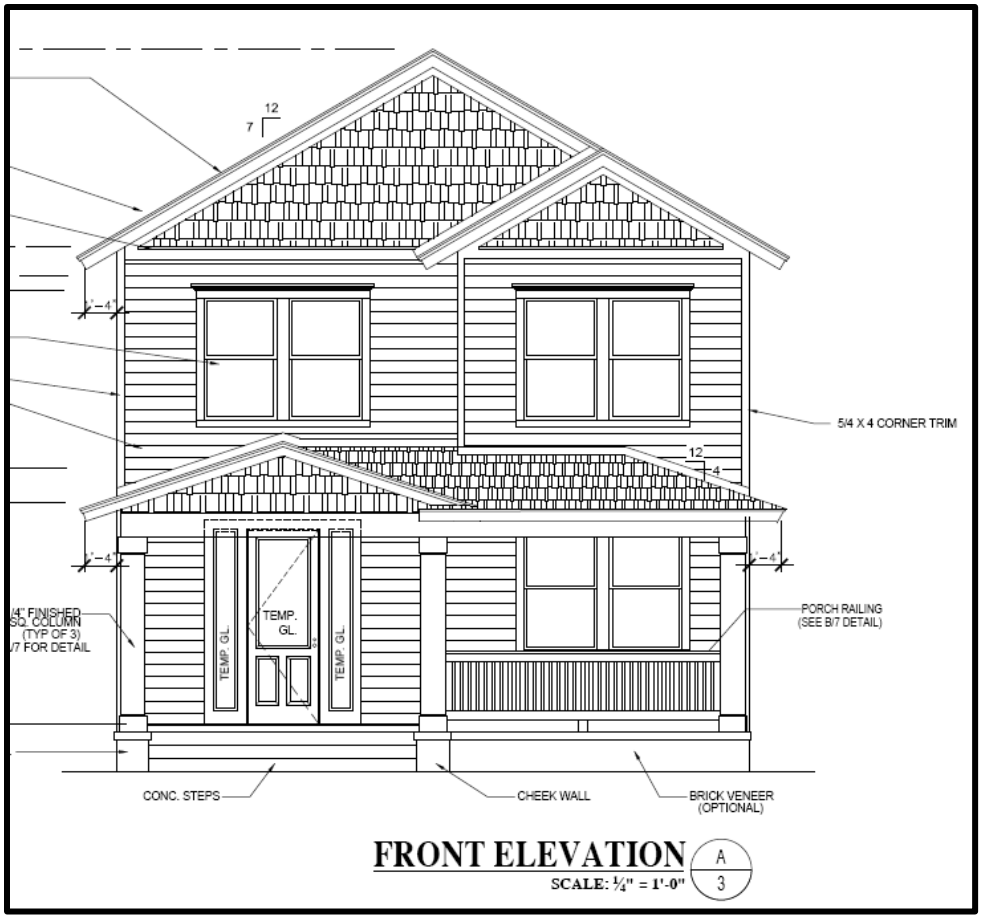
Recommendation: **Approve with Conditions**

Conditions:

Construction of a Single-Family Residence

1. On the front elevation, the existing roof form over the full-width porch shall be modified to be consistent with the roof forms of surrounding properties; subject to final review by the Historic Preservation Section.
2. On the rear elevation, the shed roof over rear entrance shall be gabled.
3. All windows on the rear elevation shall consist of a one-over-one light pattern due to street-visibility.
4. The rear gable facing Cottage Avenue shall include fiber-cement shakes to be consistent with the front gable due to street-visibility.
5. Columns shall have caps and bases.
6. The front door shall have clear glass without any decorative etching or frosted glass.

7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
8. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
9. Materials shall be substantially consistent with the elevation drawings dated **March 7**, **2025**, or as otherwise approved by the Historic Preservation Section.
10. Location and orientation shall be as substantially shown on the site plan dated **June 20, 2025**.
11. Finished floor height shall be within 6 inches of the contributing structure located at **328 10th Street West (RE: 072061-0000)**, or as otherwise approved by the Historic Preservation Section.
12. 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.
13. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
14. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
15. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-25-32554 is for the construction of a two-story single-family residence within the Historic District of Springfield. The subject site is currently a rectangular shaped lot which has access off both W 10th Street and Cottage Avenue. According to the plans submitted with the application, the property will front W 10th Street and be addressed 321 W 10th Street. Most of the structures along this section of W 10th Street are two-story homes with the exception of the one-story home on the corner of Perry Street and W 10th Street. As designed, the proposed 1,796 square-foot, two-story home will be frame vernacular styled and consist of a shingled front facing gable roof, a full-width one-story front porch, horizontal fiber-cement siding, a concrete foundation wall with a painted finish, and one-over-one vinyl windows.

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

STAFF SUMMARY AND ANALYSIS

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

- Development of a two-story single-family home on a vacant lot amidst other two-story residential homes provides for compatible reuse of an infill lot in the Springfield Historic

District and contributes to the residential streetscape. The design of the two-story full-width front porch ensures a compatible relationship with other properties in the historic district; the frame vernacular style is consistent with the architectural styles of the neighborhood. Therefore, the proposed development is consistent with Sections 307.106(k)(1 and 2).

- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-seven (27) feet and nine (9) inches, which is compatible with the heights of the adjacent structures. Two-story single-family homes are the dominant residential development typology along this block. The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks as shown on the site plan dated June 20, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show one-over-one patterned windows with a header height window design characteristic in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a three-fourth light door with glazed sidelights which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the conditioned design of either a full gabled or hipped roof will be compatible with the roof forms within the District, and similar roof forms are found surrounding the property as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The Fiber-Cement siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Springfield;
    - Concrete foundation with painted finish;
    - Vertically-oriented windows spaced evenly throughout the structure; and
    - Porch columns with caps and bases.
- The Historic District Design Guidelines for the Springfield Historic District references “New Construction” and lists Standards Two and Nine of the *Secretary of the Interior’s Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials and

is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot. Also, the proposed new construction is compatible with the surrounding residential structures. The proposed residence is differentiated from historic structures by the finish and materials used and is generally compatible with the massing and architectural features of adjacent properties.

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1, 2, 3, 4, 6, 7, 8
- Historic District Design Guidelines, Section on "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

New Construction

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

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

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

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

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

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

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

Historic District Design Guidelines, "New Construction"

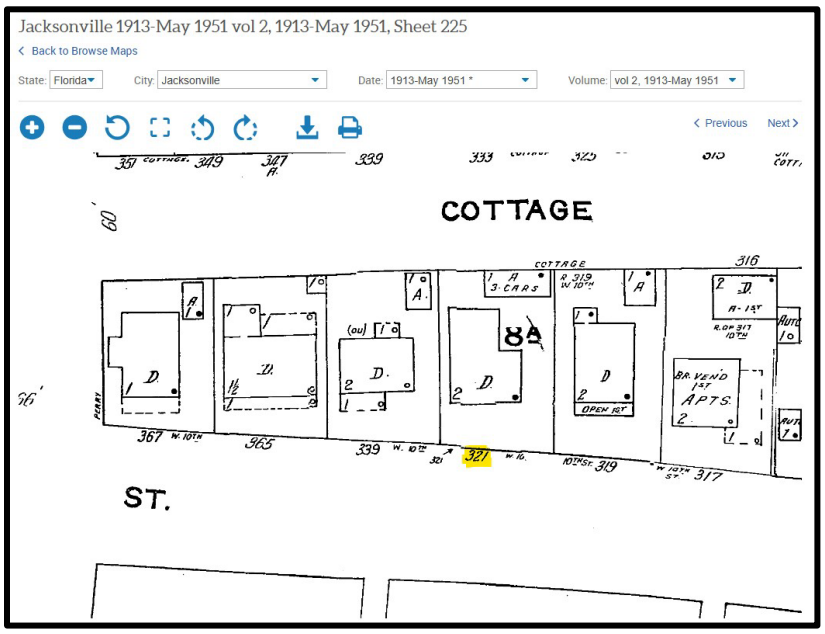
- Secretary of the Interior's Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

LOCATION MAP



JACKSONVILLE SANBORN MAP SCREENSHOT



(Sanborn Map, Jacksonville 1913-May 1951 Volume 2, Sheet 214)

PICTURE OF PROPERTY WITH POSTED SIGN



COTTAGE STREET - FRONTAGE



COTTAGE STREET – CLOSE UP

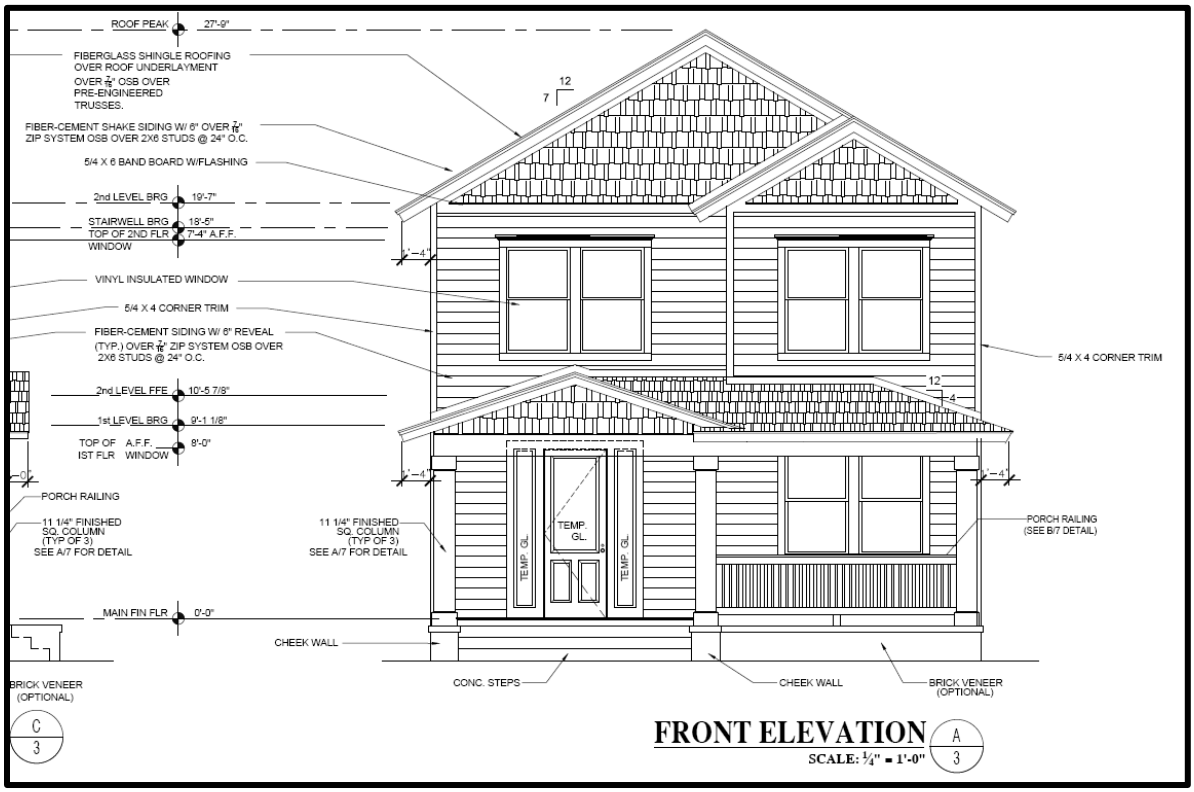


10TH STREET W - FRONTAGE

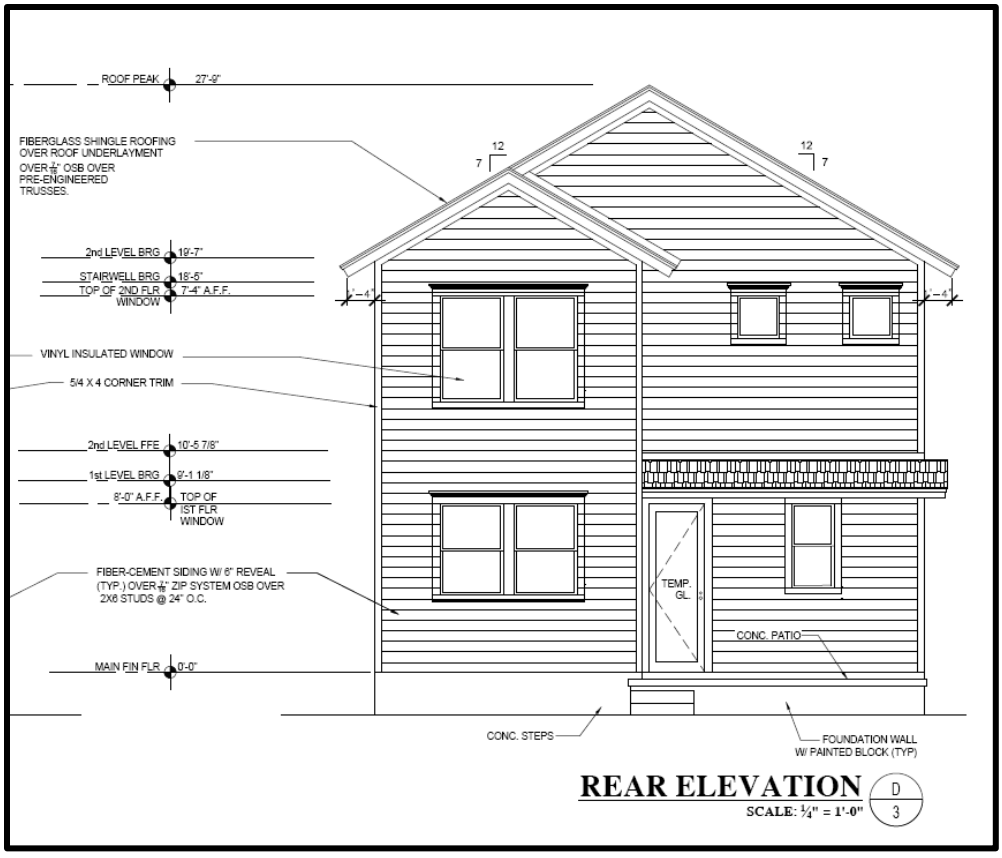


10TH STREET W – CLOSE UP

ELEVATION DRAWINGS DATED JULY 31, 2025



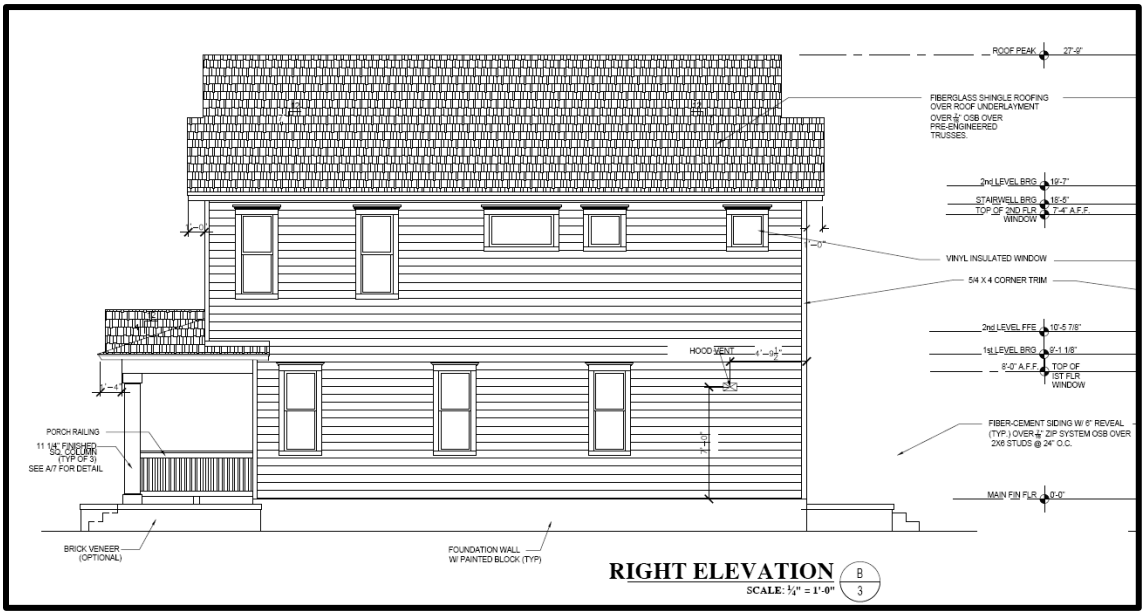




REAR ELEVATION

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

D / 3

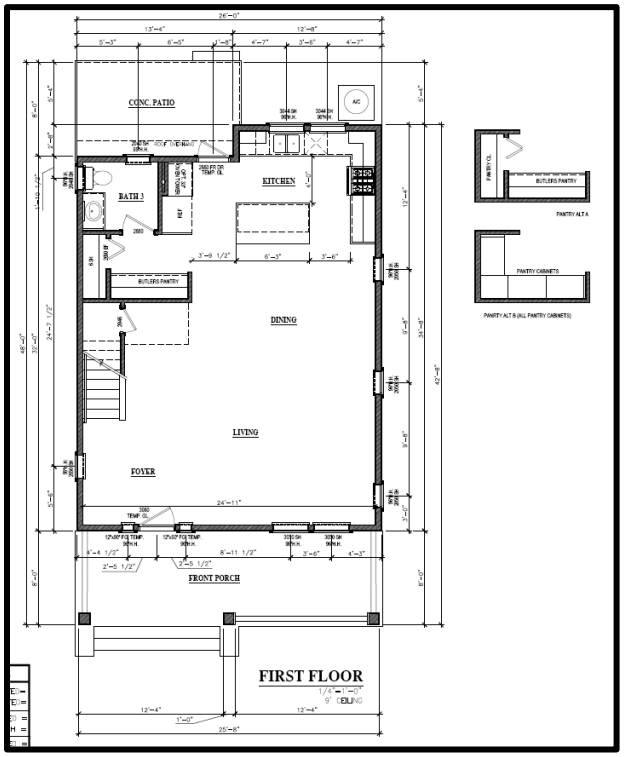


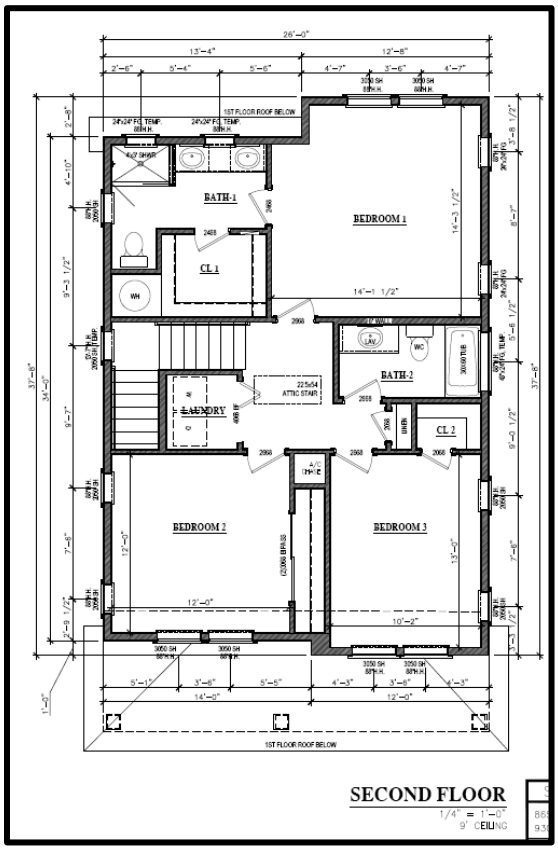
RIGHT ELEVATION

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

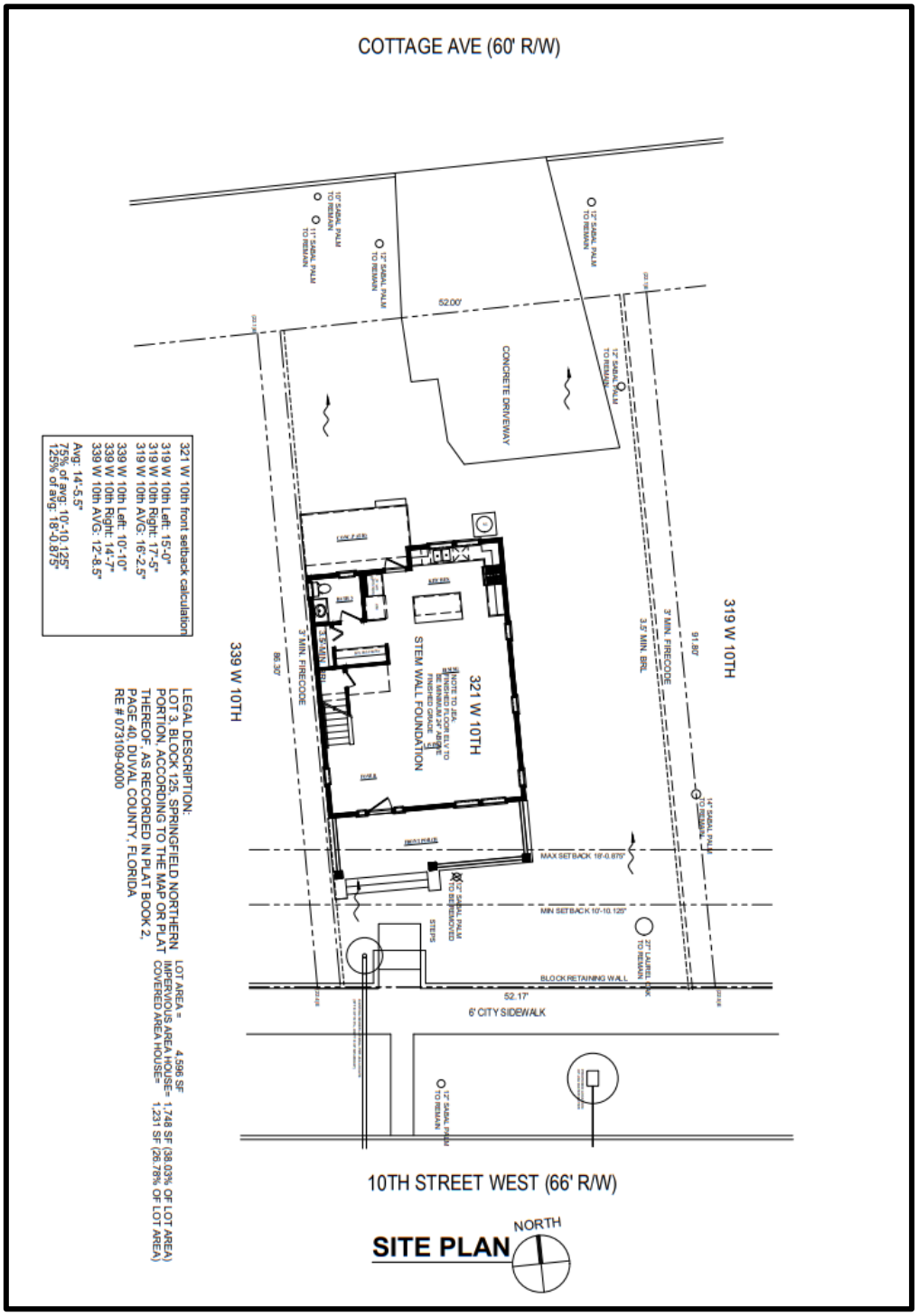
B / 3

PROPOSED FLOOR PLANS DATED JULY 31, 2025





SITE PLAN DATED JUNE 20, 2025



321 W 10th front setback calculation

319 W 10th Left: 15'-0"
319 W 10th Right: 17'-5"
319 W 10th AVG: 16'-2.5"

339 W 10th Left: 10'-10"
339 W 10th Right: 14'-7"
339 W 10th AVG: 12'-8.5"

Avg: 14'-5.5"
75% of Avg: 10'-10.125"
125% of avg: 18'-0.875"

LEGAL DESCRIPTION:
LOT 3, BLOCK 125, SPRINGFIELD NORTHERN PORTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 40, DUVAL COUNTY, FLORIDA
RE # 073109-0000

LOT AREA = 4,596 SF
IMPERVIOUS AREA HOUSE= 1,748 SF (38.03% OF LOT AREA)
COVERED AREA HOUSE= 1,231 SF (26.78% OF LOT AREA)

Application For Certificate Of Appropriateness

Application Info

Tracking #	32554	**Application Status**	FOUND SUFFICIENT
Date Started	06/20/2025	**Date Submitted**	06/20/2025

Planning and Development Department Info

COA #	COA-25-32554
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	6/23/2025
Forwarded to JHPC	☑
JHPC Meeting Date	8/27/2025
Staff Recommendation	APPROVED WITH CONDITION
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

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

Company Name TERRAWISE HOMES INC.

Mailing Address 1334 WALNUT ST.

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

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

General Information On Owner(s)

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

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

Company/Trust Name TERRAWISE HOMES INC.

Mailing Address 1334 WALNUT ST.

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

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

Description Of Property

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

Map	RE#
	073109 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
321	10TH ST W	32206

Type Of Improvement

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

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

Proposed Work
NEW SINGLE FAMILY HOME

Addition Information

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

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

New Construction - Required Attachments For Complete Application

☑ **Elevations And Site Plan -** Proposed front, side, and rear elevations and site plan.
(To scale bar scaled dimensional drawings needed. Directional arrows needed.)

☑ **Materials -** Materials identified and product info.

☑ **Photos Of Homes -** Photos of homes within the block, labeled with address to build context.

☑ **Description Of Any Demo**

☑ **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
☑	FLOOR PLANS

Application Certification

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

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

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with

comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

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

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

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

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning 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: 08/05/2025

COA#: 32554

Address: 321 10TH STREET W.
JACKSONVILLE, FL 32206

Owner: TERRAWISE HOMES, INC.

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

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

provided to me for application COA 32554 **were posted on the property/site located at:**

073109-0000
Real Estate Number(s)

321 10TH Street W.
Street Address

JACKSONVILLE, FL 32206
City, State Zip Code

Printed Name DAVID SHACTER

Signature

Dated this 5TH day of AUGUST, 2025.

2-40 12-2S-26E
SPRINGFIELD
LOT 3 BLK 125

MUHAMMED ABDUR RASHEED
3416 MARTHA ST
JACKSONVILLE, FL 32209

2024

R-073109-0000

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 0.00 PRICE/SF 0.00

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

BUILDING: 0 AKA:

SITE ADDRESS: 321 W 10TH ST, JACKSONVILLE 32206-

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	49,036
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	49,036
ASSESSED VALUE	44,558
CAP BASE YEAR	0
TAXABLE VALUE	44,558
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	0
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS

BUILDING NOTES

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	20304	01429	05/11/2022	TD	U	V	11	50000	0	N	0	DUVAL COUNTY CLERK OF	MUHAMMED ABDUR RASHEED	20220627
2	14576	01680	07/16/2008	CT	U	I	12	100	0	N	0	DAVIS RODNEY C	BENNETT ROBERT E	20080728 ROBERT
3	14030	00439	06/12/2007	QC	U	I	11	100	0	N	0	BENNETT ROBERT E	DAVIS RODNEY C	20070709 DR219 NA
4	08295	02410	02/28/1996	QC	U	I	14	4800	0	N	0	BENNETT LINDA SUE		

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

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/19/1993	KJP
VALUE REVIEW	05/06/2024	EMP
TRIENNIAL	05/14/2010	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	52.00	89.00	100.00	52.00	F	1	0.82	1.00	1,150.00	943.00	49,036

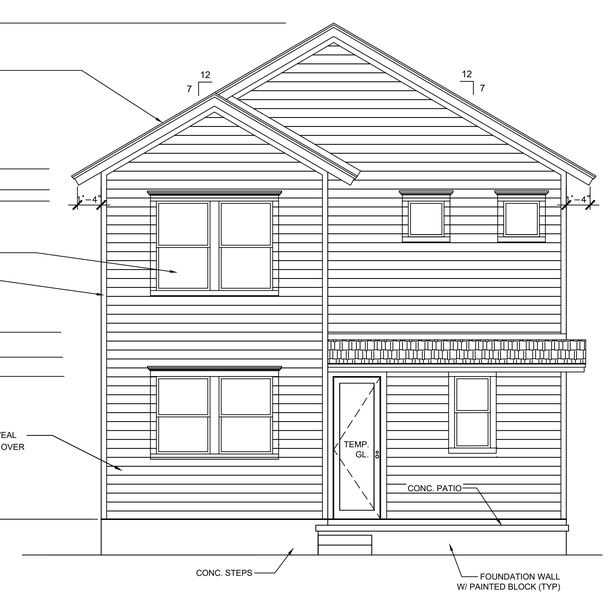
LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Revised Elevations and Floor Plans 7/31/2025

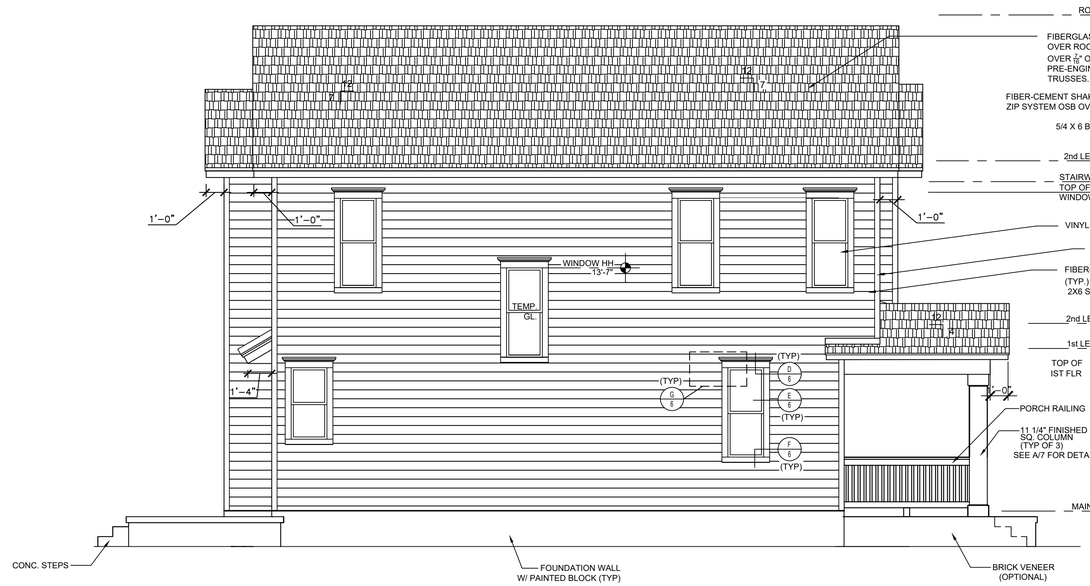
NOTE: NON-VENTED ROOF PER FLORIDA BUILDING CODE, 806.5



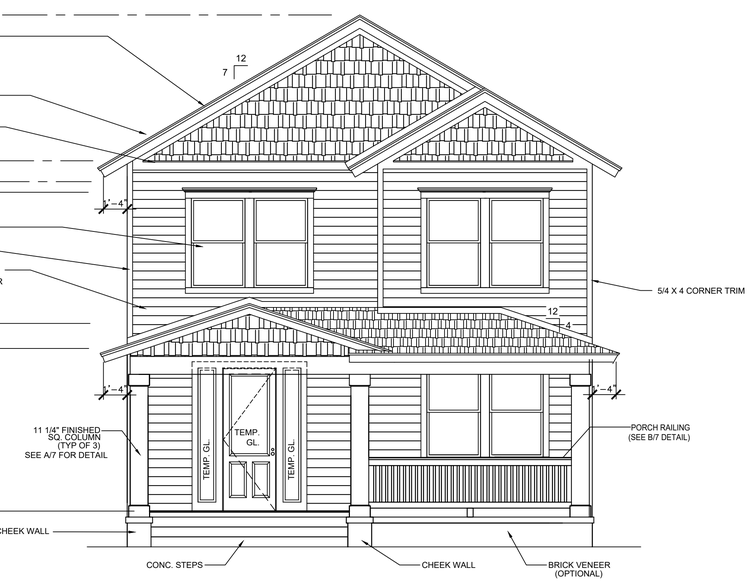
RIGHT ELEVATION (B/3)
SCALE: ¼" = 1'-0"



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



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



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

NEW CARRABELLE EXTERIOR ELEVATIONS

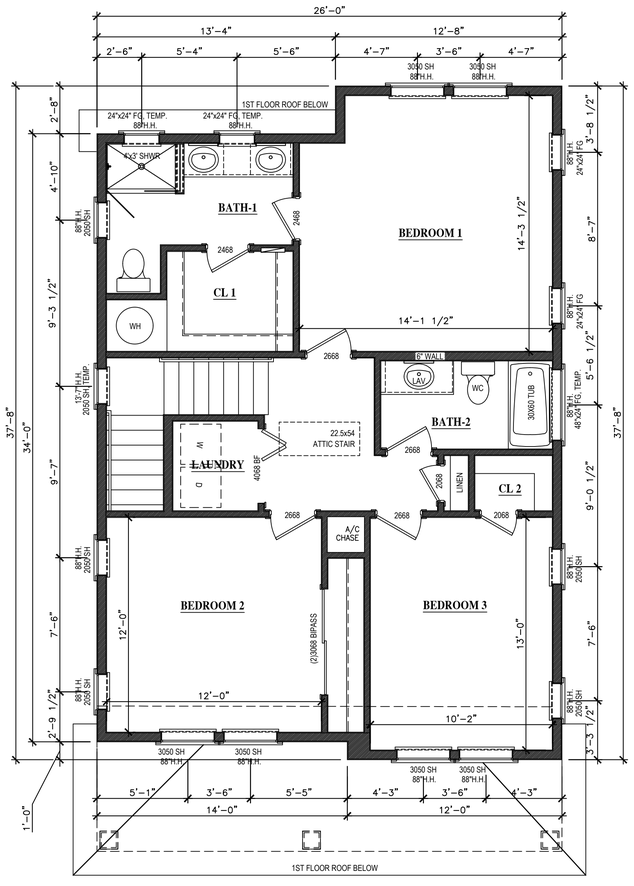
DRAWN BY: DAS
DATE DRAWN: 05-07-2025
Checked by:
Scale: AS SHOWN
Job No.
Rev: JJS 7/31/2025

1334 WALNUT ST., JAX, FL 32206 (904)800-WISE (9473) CBC057118

321 W 10TH ST

Sheet 4 of 8

NOTE: NON-VENTED ROOF PER FLORIDA BUILDING CODE, 806.5

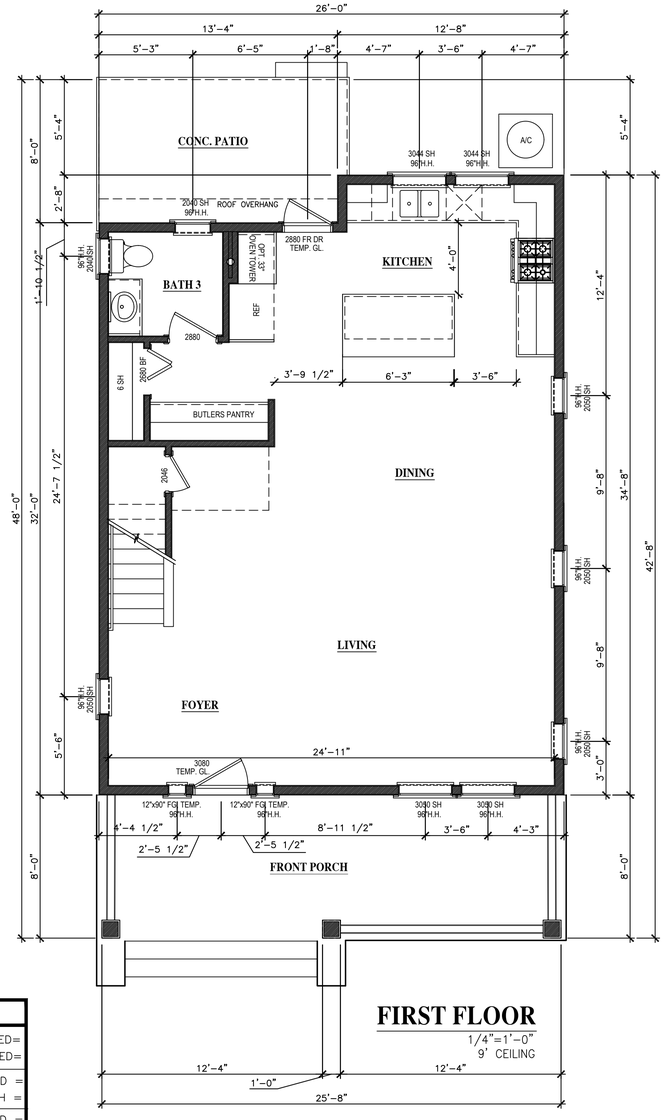


SECOND FLOOR

1/4" = 1'-0"
9' CEILING

SQUARE FOOTAGES	
865.8 SF	1ST FLOOR HEATED=
930.6 SF	2ND FLOOR HEATED=
1796.4 SF	TOTAL HEATED =
208 SF	FRONT PORCH =
2004.4 SF	TOTAL COVERED =
	VOL. OF HEATED SPACE=

1796.4 SF



FIRST FLOOR

1/4"=1'-0"
9' CEILING



12'-4"
1'-0"
12'-4"
25'-8"

CARABELLE A Base Plans 1700.dwg

NEW CARRABELLE
FLOOR PLANS

DRAWN BY: DAS
DATE DRAWN: 05-07-2025
Checked by:
Scale: AS SHOWN
Job No.
Rev: JJS 7/31/2025

1334 WALNUT ST., JAX, FL 32206 (904)800-WISE (9473) CBC057118

321 W 10TH ST

Sheet 4 of 8

360

Average Setbacks for Adjacent Properties

The set backs for this one are a little weird; the homes are set parallel to the side P/Ls not the front P/L.

I took measurements of the setbacks from the front P/L to each side of the homes, then took an average of those measurements…. I'm not sure if this is the best way. If there are other suggestions on how to measure, please let me know.

319 W 10th Left: 15'-0"

319 W 10th Right: 17'-5"

319 W 10th AVG: 16'-2.5"

339 W 10th Left: 10'-10"

339 W 10th Right: 14'-7"

339 W 10th AVG: 12'-8.5"

AVG: 14'-5.5"

75% of AVG: 10'-10.125"

125% of AVG: 18'0.875"

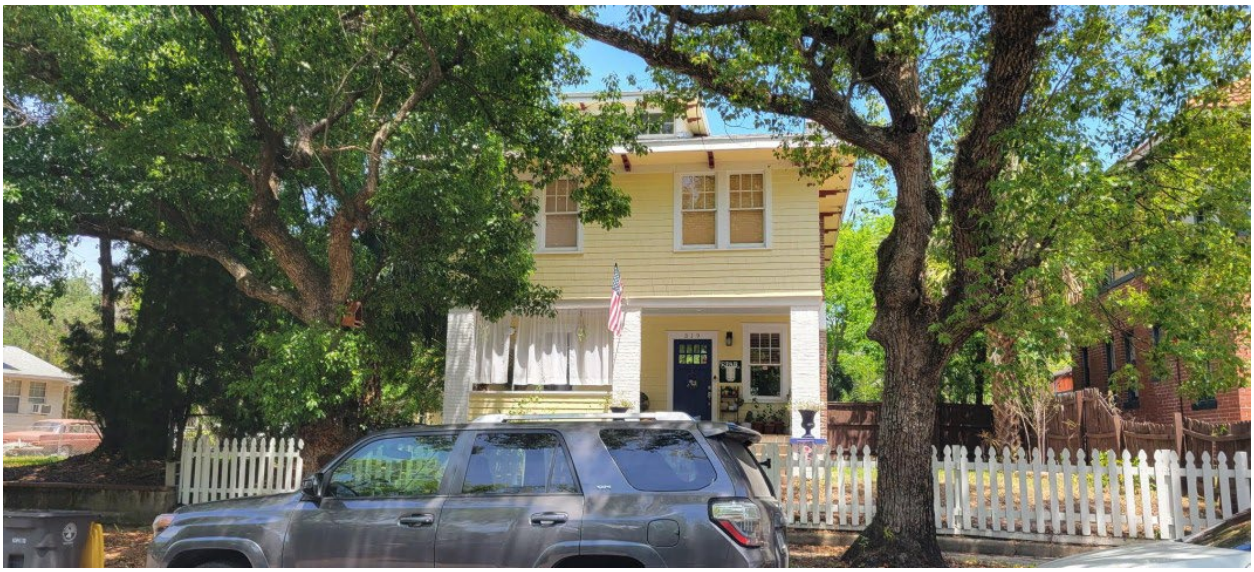
Adjacent Properties from Subject Property



321 10TH ST W

RE 073109-0000

SUBJECT PROPERTY



319 10TH ST W

RE 073110-0000

ADJACENT TO SUBJECT PROPERTY, TO EAST/RIGHT



0 10TH ST W

RE 072060-0000



328 10TH ST W

RE 072061-0000

Correspondence

Outlook

Re: COA-25-32554 at 321 10th St W

From Jac Shacter <jshacter@terrawisehomes.com>
Date Thu 7/31/2025 9:29 AM
To Johnson, Drew - PDCM <DJohnson3@coj.net>

2 attachments (498 KB)
321 W 10th St ELVS 7 31 25.pdf; 321 W 10th St Floor Plans rev 7 31 25.pdf;

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

Drew,
It looks like the floor plans and all of the elevations missed being mirrored.

We don't have plans for the solar, I will remove it.

At this time there is nothing planned for the existing driveway. We do our best to leave the lots as they were.

Revised drawings attached.

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

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

App Social Buttons Image App Social Buttons Image
App Social Buttons Image

__tpx__

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Thursday, June 26, 2025 12:00 PM

To: Jac Shacter <jshacter@terrawisehomes.com>
Subject: COA-25-32554 at 321 10th St W

Good afternoon,

To move forward with the reviewal of this application, these items will need to be addressed:

1. After reviewing the submitted site plans and floor elevations for the address referenced in the subject line, it seems like the proposed site plan (Drawn: 2/2/2025 / Revised: 6/20/2025) is a mirror of the elevation drawings (Drawn: 5/7/2025) and floor plan (Drawn: 5/7/2025) dimensions that were submitted. The optional solar panels that are noted on the rear elevation are not referenced in the left or right elevations. If you are able to **confirm and send the accurate site plan, elevations, and floor plans that show the same measurements**, I can upload these to your application.
2. Solar Panel Specifications; if solar panels are being installed on the roofing shown on the elevation, Staff can approve them on the same COA if **specification and dimensions are provided**. If specifications are not provided, Staff will not be able to approve their addition and will require a separate COA. onto the roof shown on the Rear Elevation (Drawn: 5/7/2025).
3. The Staff had questions on whether the existing concrete driveway would be used for parking or if there were further plans for parking on the property. If you are able to confirm the plans for parking on the property, then the Staff can make note of that on your application.

If you have any questions, please let me know.

Best regards,

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

Outlook

Re: 321 10th St W / COA-25-32554 Invoice and Signage

From Jac Shacter <jshacter@terrawisehomes.com>
Date Thu 7/31/2025 9:41 AM
To Johnson, Drew - PDCM <DJohnson3@coj.net>
Cc Historic Preservation <HistoricPreservation@coj.net>

1 attachment (46 KB)
HPC Receipt 321 W 10th St.pdf;

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

THANK YOU!!!
Receipt attached.

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

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

App Social Buttons Image App Social Buttons Image
App Social Buttons Image

__tpx__

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Thursday, July 31, 2025 9:31 AM
To: Jac Shacter <jshacter@terrawisehomes.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: Re: 321 10th St W / COA-25-32554 Invoice and Signage

Good morning,

After discussing with the Section Supervisor about your application, we would need several things to be able to make our recommendation to the board and get you into this upcoming meeting on August 27th, 2025. Without any updates, Staff would not be able to recommend approval the current plans if our comments on the application are not addressed. We would need updates and

These were the referenced comments outlined below:

1. After reviewing the submitted site plans and floor elevations for the address referenced in the subject line, it seems like the proposed site plan (Drawn: 2/2/2025 / Revised: 6/20/2025) is a mirror of the elevation drawings (Drawn: 5/7/2025) and floor plan (Drawn: 5/7/2025) dimensions that were submitted. The optional solar panels that are noted on the rear elevation are not referenced in the left or right elevations. If you are able to **confirm and send the accurate site plan, elevations, and floor plans that show the same measurements**, I can upload these to your application.
2. Solar Panel Specifications; if solar panels are being installed on the roofing shown on the elevation, Staff can approve them on the same COA if **specification and dimensions are provided**. If specifications are not provided, Staff will not be able to approve their addition and will require a separate COA. onto the roof shown on the Rear Elevation (Drawn: 5/7/2025).
3. The Staff had questions on whether the existing concrete driveway would be used for parking or if there were further plans for parking on the property. If you are able to confirm the plans for parking on the property, then the Staff can make note of that on your application.

Let me know if you have any questions and I will have the signs ready today at the Ed Ball Building elevator Hall on the 3rd Floor.

(I just saw your email response to the comments)

Thank you and I will reach out again shortly if I need anything else,

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

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Thursday, July 31, 2025 9:09 AM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: Re: 321 10th St W / COA-25-32554 Invoice and Signage

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.

Im not sure I understand... I see that there are questions, but the application was submitted months ago and there is more than 3 weeks left until the meeting, you're saying it can't be added in that time?

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

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

App Social Buttons Image App Social Buttons Image
App Social Buttons Image

__tpx__

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Wednesday, July 30, 2025 2:34 PM
To: Jac Shacter <jshacter@terrawisehomes.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: Re: 321 10th St W / COA-25-32554 Invoice and Signage

Good afternoon!

The payment for August's meeting is on August 1st, but I did send comments to be updated in later emails that you might find, with the most recent being from **July 25th, 2025**. Since we have established our meeting agenda based on sufficiency, we have placed your application to be at the meeting held on **September 24, 2025**.

To reduce confusion on two separate email messages, if you are able to respond on the most recent thread, that would be great!

Just to reinforce:
Sufficiency Deadline: August 21, 2025
Payment Deadline: August 29, 2025
Sign Posting Deadline: September 10, 2025
JHPC Meeting: September 24,2025

Please feel free to reach out if you have any questions!

Thank you so much,

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

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Wednesday, July 30, 2025 2:22 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: Re: 321 10th St W / COA-25-32554 Invoice and Signage

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.

My apologies, I was out of town for a month and just getting caught up.

It looks like the payment deadline for August's meeting is tomorrow... We've got a check on its way over right now to pay this invoice. I will email the receipt once I have it.

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

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

App Social Buttons Image App Social Buttons Image
App Social Buttons Image

__tpx__

From: Johnson, Drew - PDCM <DJohnson3@coj.net>
Sent: Tuesday, June 24, 2025 9:34 AM

To: Jac Shacter <jshacter@terrawisehomes.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: 321 10th St W / COA-25-32554 Invoice and Signage

Good morning,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32554)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:

- Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**).
- Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
- The required public notice signs (**2**) 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, 2025**.
- *Once the signs are posted*, send photos of each signed posted at the property via email by **July 9th, 2025**.

So long as we receive the receipt of payment by **June 27th, 2025** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **July 23, 2025**.

If you have any questions, please let me know.

Best regards,

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

D. Previously Deferred Items to be Heard

Jacksonville
Historic Preservation
Commission

COA-25-31951

1649 Osceola St

April 23, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-31951

Address: 1649 Osceola Street, RE# 090660-0000

Location: Southeast corner of Osceola Street and Oak Street

Owner: James Smart
1649 Osceola Street
Jacksonville, Florida 32204

Applicant: Joel Steele
Pella Windows & Doors of Jacksonville
7818 Philips Highway
Jacksonville, Florida 32256

Year Built: c. 1913 (FMSF)

Designation: Riverside Avondale; Contributing

Request: Alterations – Window Replacement

Summary Scope of Work:

1. Replace one (1) historic wood window with wood-clad product

Recommendation: **Deny**



PROJECT DESCRIPTION

COA-25-31951 is for the replacement of one (1) historic window on a historic structure. The residential structure is a Prairie School house characterized by its rectangular design, its hipped, clay tile roof, its brick chimneys, its predominantly 6/1 sash windows, its stucco and wood shingle exterior, and its front porch with concrete block columns, half-wall, and access steps from the east and west. The existing windows on the structure are predominantly wood with light patterns that are predominately 6-over-1. As proposed, the application seeks to replace one (1) historic window from a group of windows with a wood-clad product of a matching light pattern.

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

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted archival research to determine the originality of the subject window and window grouping. The subject room that the window encloses appears to be identified as a "porch" from a 1981 floor plan, but archival documentation does not specify if or when

this room was enclosed. The subject property was extensively renovated in 1998 and upon review of archival documentation, this window was not part of the scope of work. The subject window is potentially original to the structure, therefore, the scope of work is inconsistent with Section 307.106(k)(1-3).

- Because the window is potentially original and given the condition of the window, Staff recommends that the window be repaired. The lower sash has been damaged by rot and the glazing is cracked, however, the condition of the rest of the window is good and within repair as well. The lower sash should be removed, the sash frame rebuilt if necessary, and the glazing replaced with a new pane. The scope of work is therefore inconsistent with Section 307.106(l)(1 and 6).
- The replacement is inconsistent with the Historic District Design Guidelines, sections on "Windows, Awnings, and Shutters." The Historic District Design Guidelines recommend the repair of historic windows instead of replacement. The proposed scope of work includes the replacement of an historic, and potentially significant window which is within reasonable repair.

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

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

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

Alterations

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

- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other

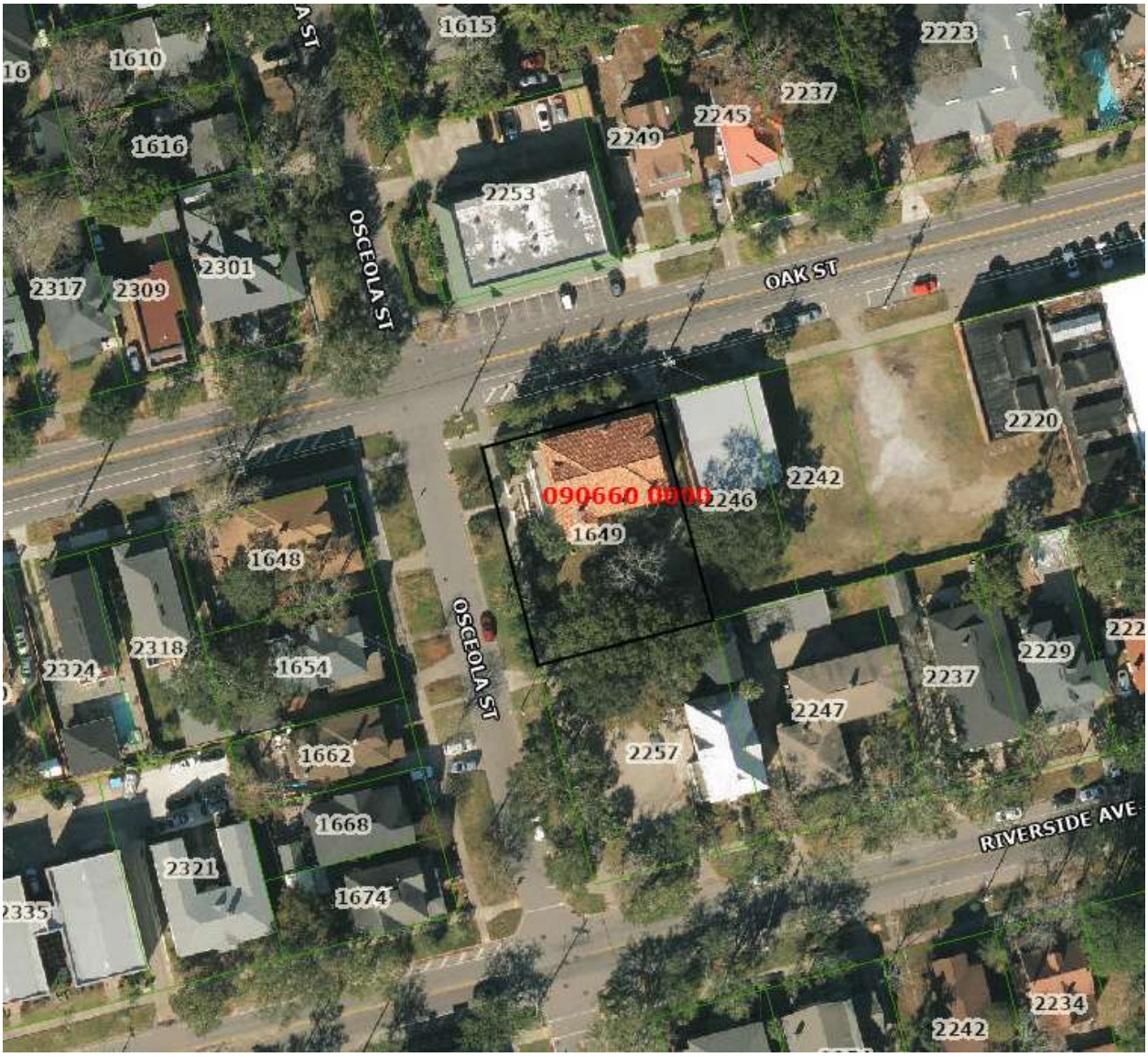
visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

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

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

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

LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



PICTURE OF SUBJECT WINDOW GROUPING (WINDOW TO BE REPLACED IS INDICATED)



INTERIOR PICTURES OF SUBJECT WINDOW





Application For Certificate Of Appropriateness

Application Info

Tracking #	31951	**Application Status**	FOUND SUFFICIENT
Date Started	02/05/2025	**Date Submitted**	02/05/2025

Planning and Development Department Info

COA #	COA-25-31951
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	3/21/2025
Forwarded to JHPC	☑
JHPC Meeting Date	4/23/2025
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 STEELE
First Name JOEL
Middle Name

Company Name PELLA

Mailing Address 7818 PHILIPS HWY SUITE 200

City JACKSONVILLE
State FL
Zip Code 32246

Phone 904 254 8293
Fax 904
Email STEELEJE@PELLA.COM

General Information On Owner(s)

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

Last Name SMART
First Name JAMES
Middle Name

Company/Trust Name

Mailing Address 1649 OSCEOLA ST

City JACKSONVILLE
State FL
Zip Code 32204

Phone 9047423467
Fax
Email JIMBSMART@AOL.COM

Description Of Property

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

Map	RE#

	090660 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1649	OSCEOLA ST	32204

Type Of Improvement

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

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

Proposed Work
REPLACING 1 WINDOW IN BATHROOM DUE TO WINDOW DETERIORATION

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

☑ **Window Survey -** Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.

☑ **Window Design -** Proposed window design, light pattern and materials.

☑ **Window Product -** Brochure/sample of window product.

Additional Documents Provided

Application Certification

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

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

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

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

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

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

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: 4-3-25

COA#: 31951

Address: 1649 OSCEOLA ST. JACKSONVILLE, FL 32204

Owner: JAMES SMART

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 31951 **were posted on the property/site located at:**

Real Estate Number(s)

1649 OSCEOLA ST. JACKSONVILLE, FL 32204
Street Address

City, State Zip Code

Printed Name JOEL E. STEELE

Signature Joel E Steele

Dated this 3RD day of APRIL, 2025.

1-109 56-2S-26E
RIVERSIDE
LOT 6 BLK 49

SMART JAMES B JR
1649 OSCEOLA ST
JACKSONVILLE, FL 32204-4301

2024

R-090660-0000

PRINTED 10/10/2024
BY: pao

Map Id: 6422 517101.02 1.55 1.00 1.00 COMM RIVERSIDE E OF KING ST

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	17 C.B. STUCCO	75	29.00
Exterior Wall	14 WOOD SHINGLE	25	10.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	8 CLAY/BERM TILE	100	16.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	12 HARDWOOD	75	10.00
Int Flooring	11 CER CLAY TILE	25	4.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	4.00	0
Baths	5.00	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000
Size Adj.	0.8900
TOTAL ADJUSTED POINTS	136
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0108	01	3	04	100.00	0.00	1.00	100

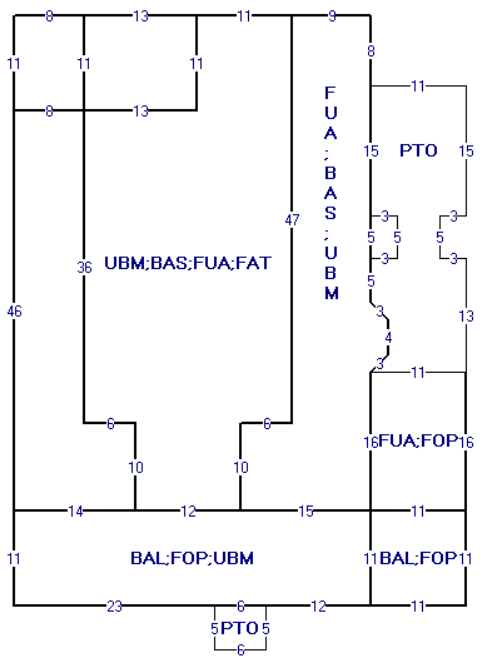
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
1,778,179	1919	2000	R2	20.50	79.50%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	231		X	90	208	47,495
BAL	572			15	86	19,637
BAS	2,118		X	100	2,118	483,624
FAT	1,248		X	50	624	142,484
FOP	748			30	224	51,148
FUA	2,525		X	95	2,399	547,788
PTO	351			5	18	4,110
UBM	2,569			20	514	117,367
	10,362		4,874		6,191	$1,413,652

ACREAGE 0.00 PRICE/SF 228.34

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1649 OSCEOLA ST JACKSONVILLE 32204- 0108 SFR CLASS 2

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	1,413,652
EXTRA FEATURE VALUE	23,314
TOTAL MARKET LAND VALUE	275,000
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	1,711,966
ASSESSED VALUE	1,432,510
CAP BASE YEAR	2021
TAXABLE VALUE	1,382,510
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
B13593730	GRGE	C	24 X 30 DETACHED	49,505	11/15/2013
B09301571	ALTS	C	ADD GARAGE DOORS	12,476	1/26/2009
B09299544	ALTS	C	INT REMODEL	102,334	1/9/2009

BUILDING DIMENSIONS

FUA;BAS;UBM:41,2:=W9 S47 W6 S10 W12 N10 W6 N36 W8 S46 E41 N16 U2R2 N4 U2L2 N33 $ UBM;BAS;FUA;FAT201 6:8,13:=S36 E6 S10 E12 N10 E6 N47 W11 S11 W13 $ FUA;FOP:52,59:=N16 W11 S16 E11 $ PTO:41,43:=E11 N13 W3 N5 E3 N15 W11 S15 E3 S5 W3 S5 D2R2 S4 D2L2 $

BAL;FOP:41,59:=E11 S11 W11 N11 $ BAL;FOP;UBM:41,59:=S11 W12 W29 N11 E41 $ FUA;ADT;FAT:8,13:=N11 E13 S11 W13 $ FUA;ADT:0,13:=N11 E8 S11 W8 $ PTO:29,70:=W6 S5 E6 N5 $.

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	17207	02475	6/18/2015	SW	Q	I	01	1150000	0	N	0	BALL CHRISTOPHER	SMART JAMES B JR	20150820
2	14649	00222	9/19/2008	WD	Q	I	01	965300	0	N	0	CORNETT CLAY A &	BALL CHRISTOPHER &	20081029
3	11464	00789	9/29/2003	WD	Q	I	02	915100	0	N	0	ROLLINGS SHANNON		20031120
4	09128	00180	11/4/1998	WD	Q	I	02	192700	0	N	0	HAGELSTEIN DAVID R		981202

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	4.00	7	100	4,398.75	8,797.50	100	1919	1919		20	7,038
2	GRCR2	Garage/Util Bdg Conc	1	100.00	0.00	24	30	720.00	3	100	41.10	41.10	100	2013	2013	2014	55	16,276

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING	2/3/2016	RFF
LAND LINES	7/5/2023	MRJ
VALUE REVIEW	6/15/2023	PAH
TRIENNIAL	5/25/2012	MJS
INCOME	12/26/2002	KEK

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1200	COMM/RES/OFF	100.00	0.00		CRO	0.00	0.00	100.00	12,500.00	S	0	1.00	1.00	22.00	22.00	275,000

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Tracking # 31951

COJ Window Survey Form – Cover Page

Date Completed _____

Required Documents

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

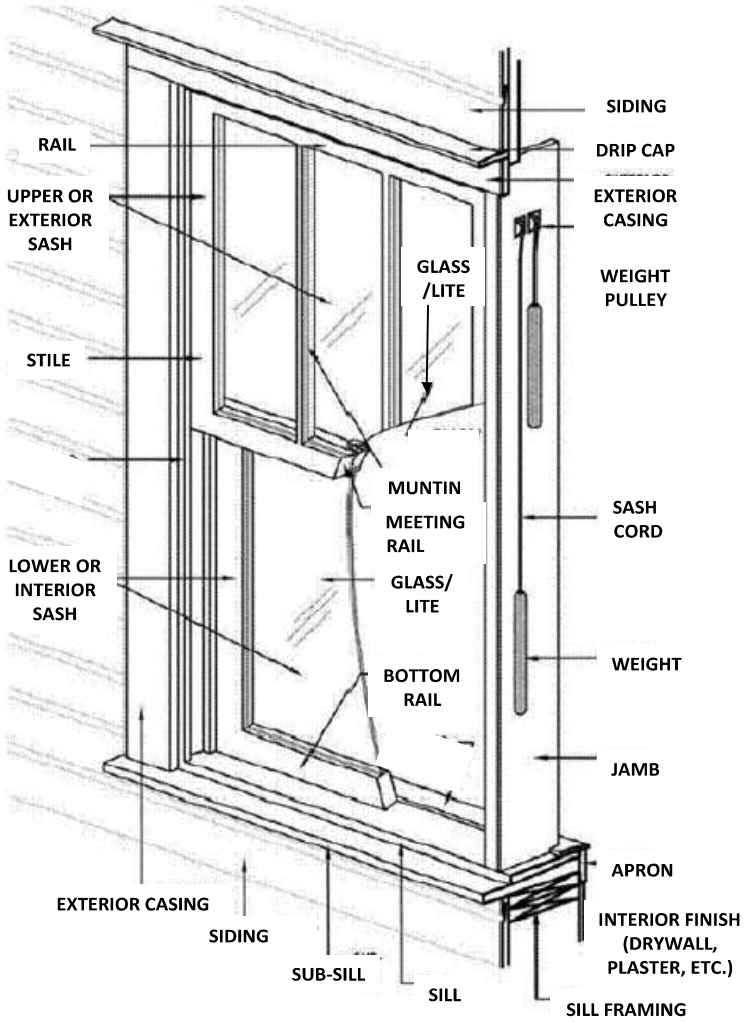
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

Project Information

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

Definitions

- **Historic Windows:** Windows that have been on the structure for 50 or more years.
- **Non-Historic Windows:** Replacement windows that have been on the structure for less than 50 years
- **Original:** Windows that were installed when the structure was originally constructed.
- **Sill Depth:** How deep into the wall plane a window is recessed



Authorization

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

Owner

390

Print name: _____

Signature: _____

Applicant or Agent *(if different than owner)*

Print name: Joel E. Steele

Signature: Joel E. Steele Digitally signed by Joel E. Steele Date: 2025.02.19 10:04:55 -05'00'

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing (Example)					Proposed (Example)			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
0	Wood	30 x 62	4 / 4	Bad	Termites	Replace Window	Wood	30 x 62	4 / 4
Additional Info:	Based on the attached photos and termite report, this window is extremely rotted and cannot be repaired.								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
1	Wood	30 x 73	6 / 0	Bad	Rot	Replace Window	Wood	30 x 73	6 / 0
Additional Info:									

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

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

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

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
391	N/A			N/A	None	N/A	N/A		
Additional Info:									





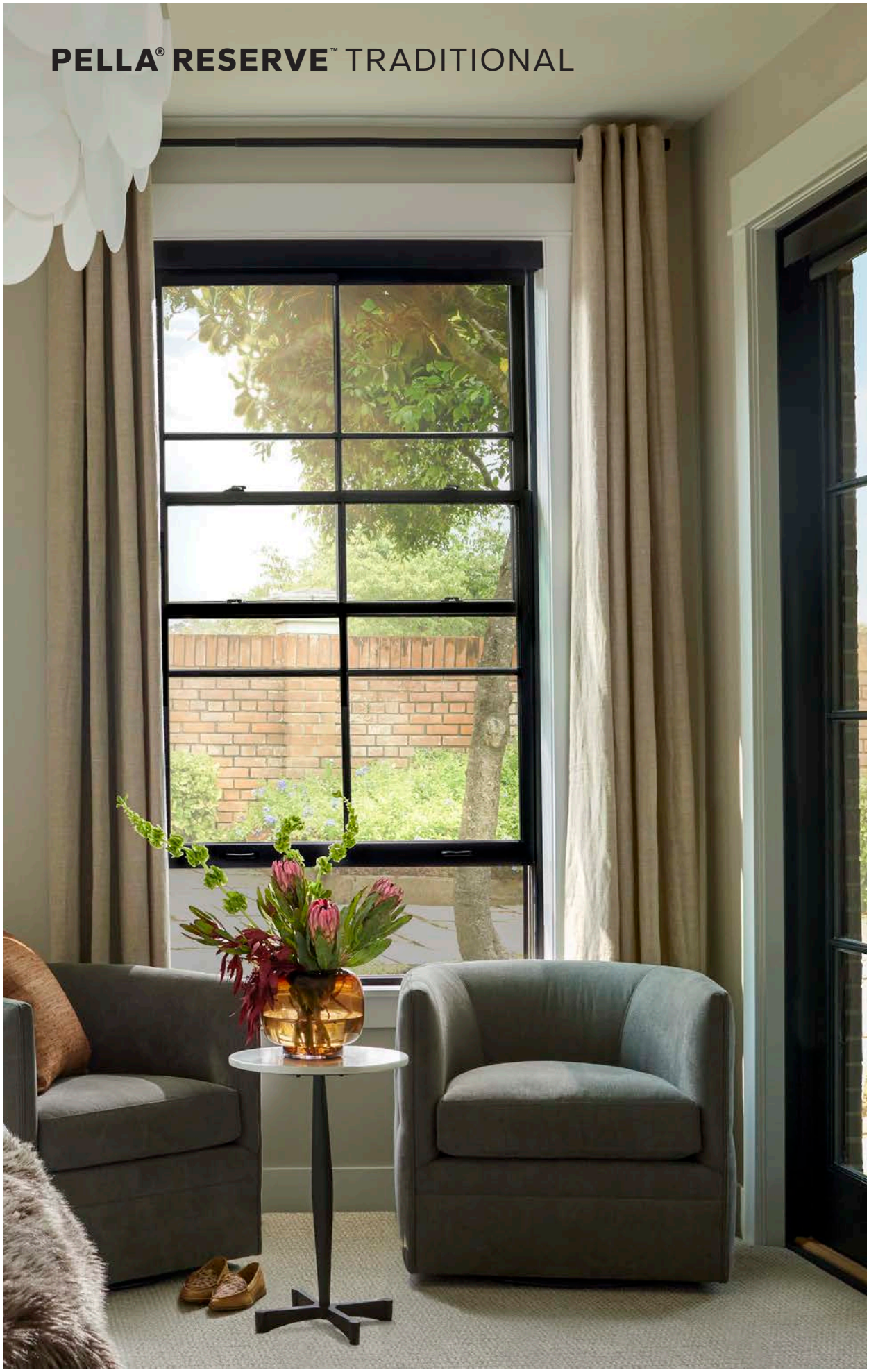








PELLA® RESERVE™ TRADITIONAL



ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.



WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR INNOVATION[1]

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY[1]

We make products specifically for you with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years — that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS[2]

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.[3]

[1] Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.

[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

[3] See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



OUR DEDICATED TEAM IS PART OF YOUR PROJECT'S POTENTIAL. WE PROVIDE SOLUTIONS TO HELP COMPLETE YOUR PROJECT."

— ALAN PICKETT,
PELLA ARCHITECTURAL SOLUTIONS

WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.

Pella LIMITED LIFETIME WARRANTY

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

EXTERIOR ALUMINUM CLADDING
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

400







EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve – Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.





WHY CHOOSE PELLA® RESERVE™ — TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles — providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



Angle-Top Window · **Awning Window** · **Bay or Bow Window** · **Casement Window** · **Push-Out Casement Window** · **Corner Window** · **Curve-Top Window** · **Fixed Window**

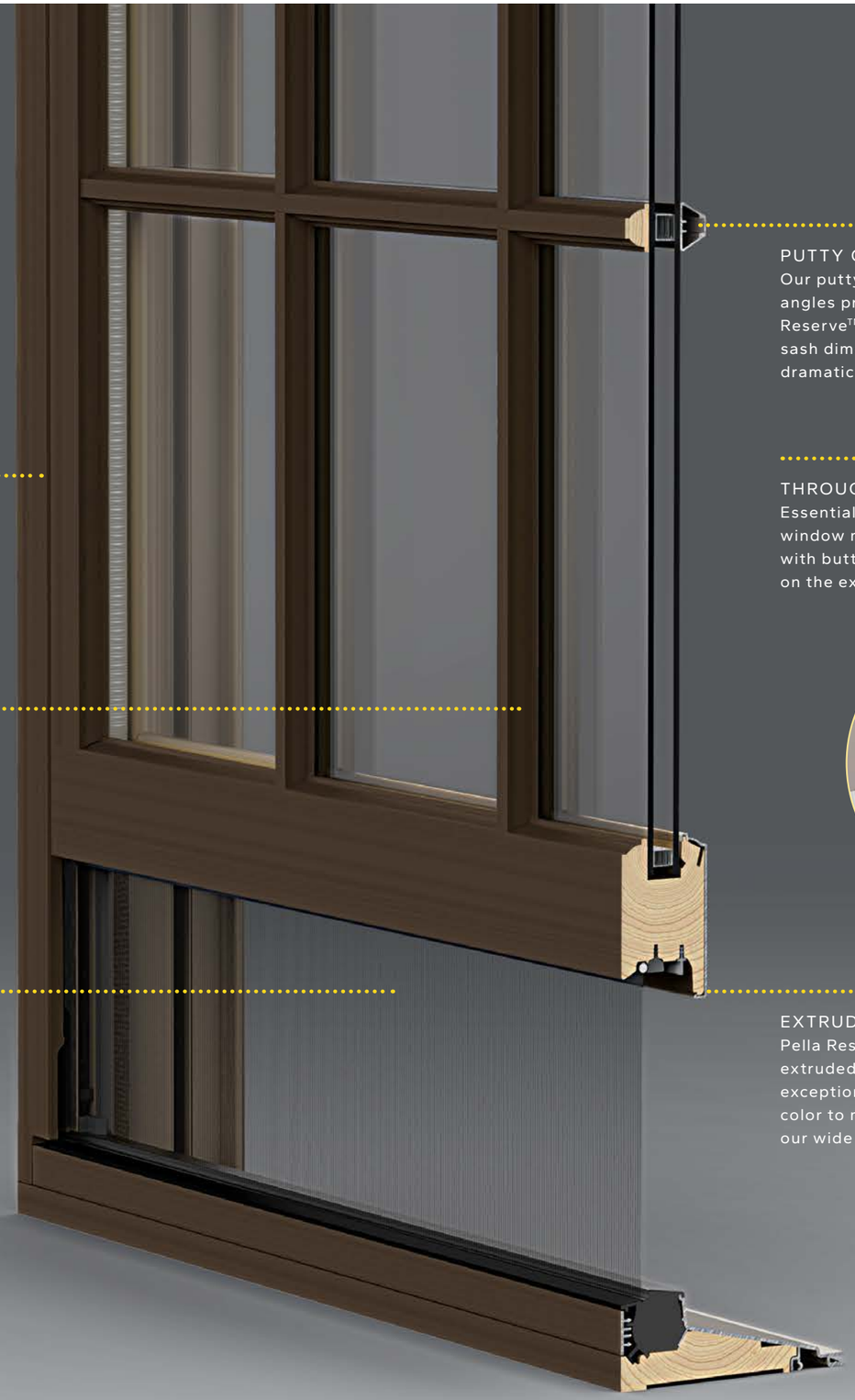


Double-Hung Window · **Single-Hung Window** · **Hinged Patio Door** · **Sliding Patio Door** · **Bifold Patio Door** · **Multi-Slide Patio Door**

Special shapes also available.

401

ACHIEVE YOUR VISION WITHOUT CONCESSIONS



TAILOR-MADE SOLUTIONS

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

The Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.

402



WE KNOW DETAILS MAKE ALL THE DIFFERENCE. THAT'S WHY PELLA FOCUSES ON THE HISTORICAL DETAILS TO DELIVER THE LEVEL OF AUTHENTICITY YOU DESIRE."

— ALAN PICKETT,
PELLA ARCHITECTURAL SOLUTIONS

THE BEST OF BOTH WORLDS

The Integrated Rolscreen® is there when you need it and hidden when you don't. Stored safely inside the window when it's closed the retractable screen gives a cleaner, more polished look and eliminates maintenance of seasonal screen removal and storage.

403

COLORS & FINISHES

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine | Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.



White | Bright White | Linen White | Natural Stain | Golden Oak Stain | Early American Stain | Provincial Stain

Dark Mahogany Stain | Red Mahogany Stain | Espresso Stain | Charcoal Stain | Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*



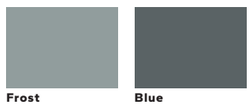
Black | White | Brown | Fossil



Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green



Pearl Gray | Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage



Frost Blue | Blue Ash



Custom colors are also available.

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.

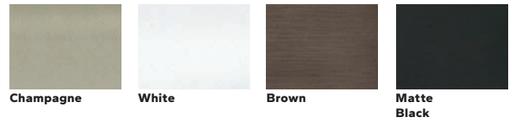


Fold-Away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne | White | Brown | Matte Black



Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-Away Crank

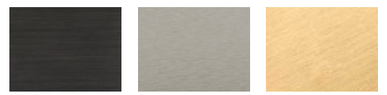


Cam-Action Lock

Finishes:



Champagne | White | Brown | Matte Black



Oil-Rubbed Bronze | Satin Nickel | Satin Brass

PATIO DOOR HARDWARE

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle[1, 2]

Finishes:



Matte Black | Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged & Bifold Patio Door Handle



Sliding Patio Door Handle



Multi-Slide Patio Door Handle[1, 2]

Finishes:



Champagne | White | Brown | Matte Black



Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Additional hardware collections available. See your local Pella sales rep for more options.

[1] Flush multi-slide handle is a Pella exclusive design.
[2] Flush multi-slide handle is not available in Champagne.

GRILLES

Grille Types

Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



Putty Glaze Integral Light Technology® with Ogee Interior[1] 5/8", 7/8" or 1-1/4"



Ogee Integral Light Technology®[1] 7/8", 1-1/4" or 2"



Aluminum Grilles- Between-the-Glass[2] 3/4"

Grilles-Between-the-Glass Interior Colors:[2]



Black | **White** | **Brown** | **Fossil** | **Ivory** | **Harvest** | **Cordovan**

GLASS

InsulShield® Low-E Glass[3]



Advanced Low-E insulating dual- or triple-pane glass with argon[4]



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon[4]



NaturalSun+ Low-E insulating dual-pane glass with argon[4]



SunDefense™ Low-E insulating dual- or triple-pane glass with argon[4]



SunDefense+ Low-E insulating dual-pane glass with argon[4]

Additional Glass Options



Laminated (non-impact-resistant)[5,6], tinted[3,5] or obscure[3,5] glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass[4,7]



Impact-Resistant glass[4,5]

ADDED PEACE OF MIND

Integrated Security Sensors

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.[8] Learn more at connectpella.com.

[1] Color-matched to your product's interior and exterior color.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
[4] Available on select products only. See your local Pella sales representative for availability.
[5] Available with Low-E insulating glass with argon on select products.
[6] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
[7] Sound control glass consists of dissimilar glass thickness (5mm/3mm).
[8] Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.* A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

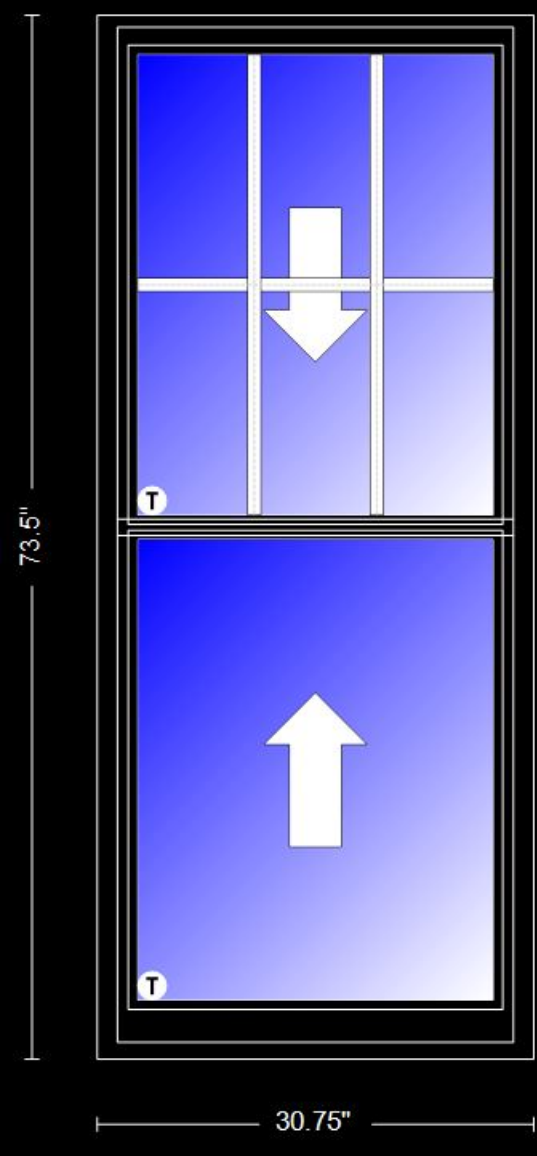
NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

LEARN MORE AT PELLA.COM OR CALL 833-44-PELLA

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* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

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73.5"
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U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Preservation Briefs: 9
The Repair of Historic Wooden Windows

John H. Myers

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building (see figure 1). Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. The *Secretary of the Interior's Standards for Rehabilitation*, and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This **Brief** is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.



Figure 1. *Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows here with larger panes could dramatically change the appearance of the building. The areas of missing windows convey the impression of such a change. Photo: John T. Lowe*

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element (see figure 2).

After all of the factors have been evaluated, *windows should be considered significant to a building if they:* 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to pro-

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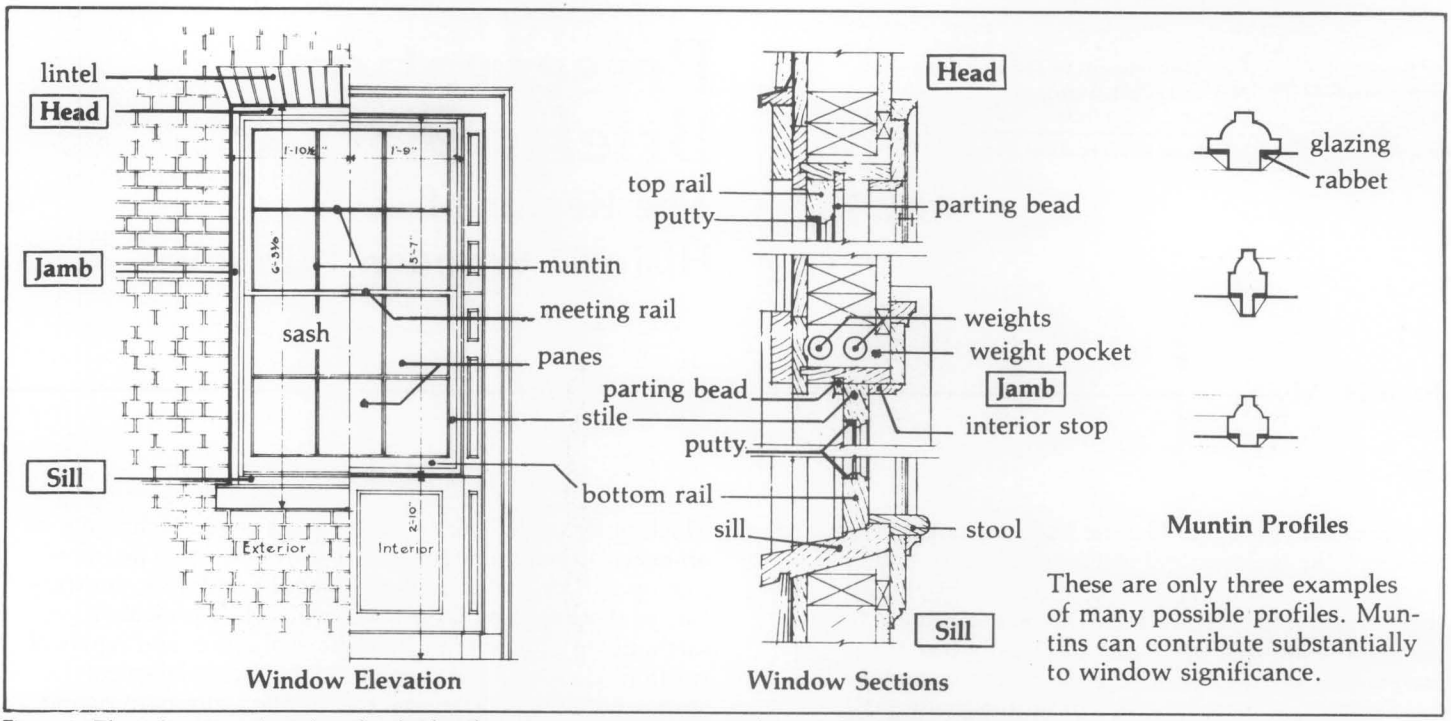


Figure 2. *These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.*

ceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum, 1) window location, 2) condition of the paint, 3) condition of the frame and sill, 4) condition of the sash (rails, stiles and muntins), 5) glazing problems, 6) hardware, and 7) the overall condition of the window (excellent, fair, poor, and so forth).

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water run-off, particularly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins (see figure 3). The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the end-grain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small sec-

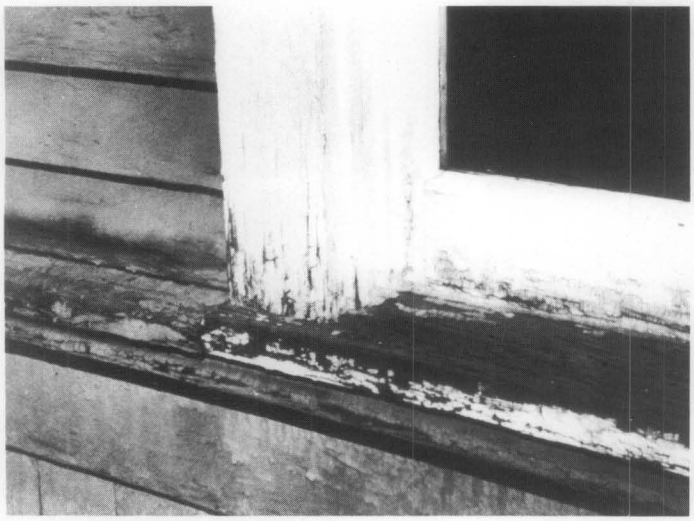


Figure 3. *Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints where water can collect and saturate the wood. The problem areas are clearly indicated by paint failure due to moisture. Photo: Baird M. Smith, AIA*

tion of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: 1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement. These categories will be discussed in the following sections and will be referred to respectively as Repair Class I, Repair Class II, and Repair Class III. Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical double-hung wooden window (see figures 4a-f), but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed. Several techniques such as scraping, chemical stripping, and the use of a hot air gun are discussed in "Preservation Briefs: 10 Paint Removal from Historic Woodwork" (see Additional Reading section at end).

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments (see figure 4b). With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used (see figure 4c), the glass should be removed or protected from the sudden temperature change which can cause breakage. An



Figure 4a. *The following series of photographs of the repair of a historic double-hung window use a unit which is structurally sound but has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: John H. Myers*



Figure 4b. *After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. To avoid visible scarring of the wood, the sash can be raised and the stop pried loose initially from the outer side. Photo: John H. Myers*



Figure 4c. *Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun while an asbestos sheet protects the glass from sudden temperature change. Photo: John H. Myers*

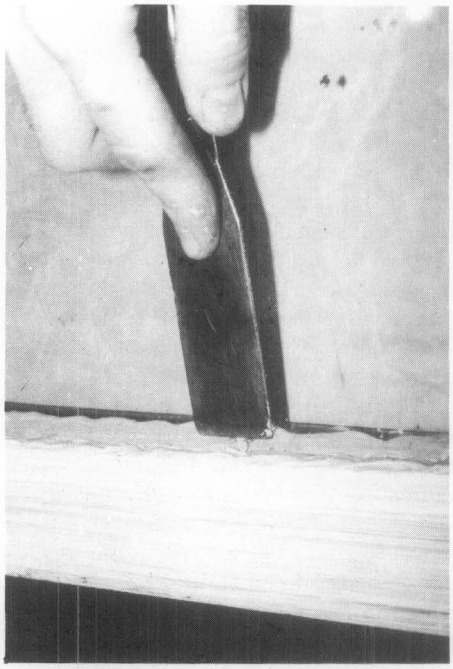


Figure 4d. *Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points are inserted to hold the pane (shown), and a final seal of putty is beveled around the edge of the glass. Photo: John H. Myers*



Figure 4e. *A common repair is the replacement of broken sash cords with new cords (shown) or with chains. The weight pocket is often accessible through a removable plate in the jamb, or by removing the interior trim. Photo: John H. Myers*



Figure 4f. *Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come. Both the historic material and the detailing and craftsmanship of this original window have been preserved. Photo: John H. Myers*

overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane (see figure 4d). The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weathertight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains (see figure 4e). The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition (see figure 4f). The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: 1) dry the wood, 2) treat decayed areas with a fungicide, 3) waterproof with two or three applications of boiled linseed oil (applications every 24 hours), 4) fill cracks and holes with putty, and 5) after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted (see figure 5). Epoxy patching compounds can be used to build up

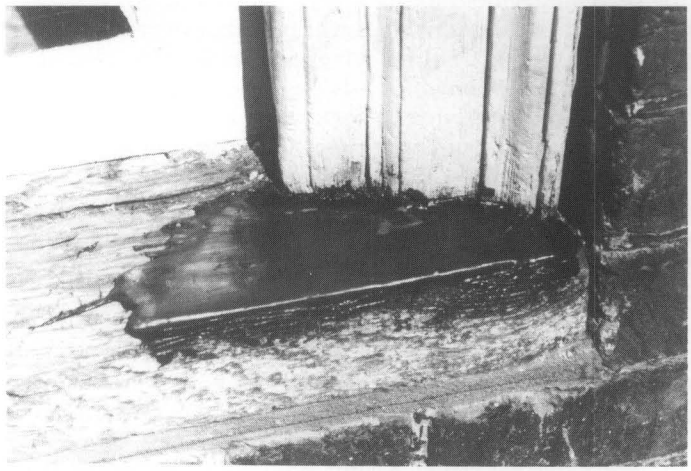


Figure 5. *This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: John H. Myers*

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missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Technical Preservation Services has published *Epoxies for Wood Repairs in Historic Buildings* (see Additional Reading section at end), which discusses the theory and techniques of epoxy repairs. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin* of the Association for Preservation Technology, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, *if* the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: 1) conduct regular maintenance of sound frames to achieve the longest life possible, 2) make necessary repairs in place wherever possible, using stabilization and splicing techniques, and 3) if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in

the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this **Brief** is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should *not* begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to *ASHRAE 1977 Fundamentals*, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

ASHRAE Handbook-1977 Fundamentals. New York: American Society of Heating, Refrigerating and Air-conditioning Engineers, 1978 (chapter 26).

Ferro, Maximillian. *Preservation: Present Pathway to Fall River's Future.* Fall River, Massachusetts: City of Fall River, 1979 (chapter 7).

"Fixing Double-Hung Windows." *Old House Journal* (no. 12, 1979): 135.

Look, David W. "Preservation Briefs: 10 Paint Removal from Historic Woodwork." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, forthcoming.

Morrison, Hugh. *Early American Architecture.* New York: Oxford University Press, 1952.

Phillips, Morgan, and Selwyn, Judith. *Epoxies for Wood Repairs in Historic Buildings.* Washington, DC: Technical Preservation Services, U.S. Department of the Interior (Government Printing Office, Stock No. 024-016-00095-1), 1978.

Rehab Right. Oakland, California: City of Oakland Planning Department, 1978 (pp. 78-83).

"Sealing Leaky Windows." *Old House Journal* (no. 1, 1973): 5.

Smith, Baird M. "Preservation Briefs: 3 Conserving Energy in Historic Buildings." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1978.

Arsenault, Caleb - PDCM

From: Steele, Joel <STEELEJE@Pella.com>
Sent: Thursday, March 6, 2025 9:47 AM
To: Arsenault, Caleb - PDCM; Fandel, Mitch
Subject: Re: COJ Historic Preservation for 1649 Osceola 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.

Hi Caleb,

Mitch and I went to the location yesterday and spoke with Mr. Smart and we have more information for you.

Mr. Smart hired someone to fix the window, and it broke, which is how replacing it came into effect.

As you can see from the images below, not only the sash is broken, but the frame as well.





Also, here are images of the full house and window to be replaced:





Please put Mitch and I on the agenda for the next board meeting.

Joel Steele
Retail Sales Manager
Jacksonville
Cell: 904.254.8293
SteeleJE@pella.com

Do the work you're most proud of at Pella.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, March 5, 2025 8:59 AM
To: Steele, Joel <STEELEJE@Pella.com>; Fandel, Mitch <FANDELM@pella.com>
Subject: RE: COJ Historic Preservation for 1649 Osceola Street

Caution! This email is from outside our organization.

Good morning,

If you would like to go before the commission, then I was waiting for confirmation that you would like to be placed on the agenda for the April meeting. I still require a picture of the front of the structure as well as a picture (notated as to the elevation's orientation) of the side of the building where the subject window is. Additionally, if you have any supplemental material that shows evidence that there have been attempts to repair the window, please also include those. Please keep in mind that Staff's recommendation to the Commission will likely be for denial as it appears that only the lower sash requires repair and we have no documentation that any steps have been taken to attempt repair. Once I

have the requested documents, I will draft a sufficiency report to place your application on April's 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: Steele, Joel <STEELEJE@Pella.com>
Sent: Wednesday, March 5, 2025 8:47 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Fandel, Mitch <FANDELM@pella.com>
Subject: Re: COJ Historic Preservation for 1649 Osceola Street

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Hi Caleb,

Do you have everything you need for us to attend the meeting on April 25th?

Do we just show up, or do we register for it somewhere?

Thanks!!

Joel Steele
Retail Sales Manager
Jacksonville
Cell: 904.254.8293
SteeleJE@pella.com

Do the work you're most proud of at Pella.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, February 20, 2025 1:19 PM
To: Steele, Joel <STEELEJE@Pella.com>; Fandel, Mitch <FANDELM@pella.com>; JIMBSMART@AOL.COM <JIMBSMART@AOL.COM>
Subject: RE: COJ Historic Preservation for 1649 Osceola Street

Caution! This email is from outside our organization.

Good afternoon,

The next available meeting is **April 23, 2025**. The deadline to have all necessary documents submitted for this meeting is **March 20**, so if you have any other documentation that you would like included in the report for this application, please send it by the deadline. I will need a picture of the front of the structure as well as a picture (notated as to the elevation's orientation) of the side of the building where the subject window is. Shortly after **March 20**, I will reach out with next steps which includes two signs that will need to be posted on either side of the property, a fee of $315 for alterations, and an affidavit that will need to be completed and all of these copied over to me.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904 – 255 – 7854**

From: Steele, Joel <STEELEJE@Pella.com>
Sent: Thursday, February 20, 2025 1:05 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Fandel, Mitch <FANDELM@pella.com>; JIMBSMART@AOL.COM
Subject: Re: COJ Historic Preservation for 1649 Osceola Street

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Thanks, Caleb.

How do we go before the JHCP?

Joel Steele

Retail Sales Manager
Jacksonville
Cell: 904.254.8293
SteeleJE@pella.com



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From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, February 20, 2025 12:32 PM
To: Fandel, Mitch <FANDELM@pella.com>; Steele, Joel <STEELEJE@Pella.com>; JIMBSMART@AOL.COM <JIMBSMART@AOL.COM>
Subject: RE: COJ Historic Preservation for 1649 Osceola Street

Caution! This email is from outside our organization.

Good afternoon,

Sorry that I missed your phone call, when I tried to call back, the number would not connect. Because the building is listed as **contributing** within the **Riverside-Avondale Historic District**, Staff can only approve of window replacement when the subject windows are beyond reasonable repair. As the sash is damaged, and not the window itself, and both are within reasonable repair, an application for replacement will need to go before the **Jacksonville Historic Preservation Commission (JHPC)**. If there is any other evidence such as previous attempts to repair, wood destroying organism assessments, etc. that you believe would be helpful, please provide them. Otherwise, our recommendation is to repair the existing window. If you reach out to Riverside-Avondale Preservation, the local community organization, they can provide guidance for individuals and companies who have carried out similar repairs in the neighborhood. Their contact information is info@riversideavondale.org

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904 – 255 – 7854**



From: Fandel, Mitch <FANDELM@pella.com>
Sent: Wednesday, February 19, 2025 1:26 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Steele, Joel <STEELEJE@Pella.com>; JIMBSMART@AOL.COM
Subject: RE: COJ Historic Preservation for 1649 Osceola Street

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Hi Caleb,

Thanks for the reply. As far as just replacing the sash, we cannot do that because the current window is not a Pella window and we do not offer that service unless it is a Pella window. We do not know the company that made the window, and if it is historic, it is almost a certainty that the company that did manufacture the window is no longer in business.
The other issue we have, is the window is sitting in our warehouse. It has been purchased and paid for by Mr. Smart and we have manufactured the window already. So the window is actually ready to be installed.

If going through the rest of the process and going before the Commission is the only way forward, we can do that. Joel and I can attend that meeting on behalf of Mr. Smart.

Mitch Fandel
Replacement Sales Rep
Pella Windows and Doors of Jacksonville
7818 Philips Hwy. #200
Jacksonville, Florida 32256
Phone: 904-362-1390

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, February 19, 2025 11:28 AM
To: Steele, Joel <STEELEJE@Pella.com>; Fandel, Mitch <FANDELM@pella.com>; JIMBSMART@AOL.COM
Subject: RE: COJ Historic Preservation for 1649 Osceola Street

Caution! This email is from outside our organization.

Good morning,

If the owner agrees with the information in the survey, then this document will suffice. Based on the provided documents and our records, the window is likely historic. In order for Staff to approve of replacement, we need proof that the window is beyond reasonable repair. Based on the pictures, the lower sash of the window is beyond repair, but not the window itself. Our recommendation would be to replace the lower sash, not the entire window. If you would like to proceed with replacing the entire window, then this application will need to go before the **Jacksonville Historic Preservation Commission (JHPC)**.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904 – 255 – 7854**

From: Steele, Joel <STEELEJE@Pella.com>
Sent: Wednesday, February 19, 2025 10:09 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Fandel, Mitch <FANDELM@pella.com>
Subject: Re: COJ Historic Preservation for 1649 Osceola Street

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Hi Caleb,

Please see the attached Window Survey Form.

Do we need to have the owner, James Smart sign this as well, or do you email him?

Also, we couldn't upload any more images to the application so I am including an extra one here for you.

We have not emailed this Window Survey Form to the Historic Preservation yet, just you.

Thanks!!

Joel Steele
Retail Sales Manager
Jacksonville
Cell: 904.254.8293
SteeleJE@pella.com

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From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, February 13, 2025 10:37 AM
To: Fandel, Mitch <FANDELM@pella.com>; Steele, Joel <STEELEJE@Pella.com>
Subject: RE: COJ Historic Preservation for 1649 Osceola Street

Caution! This email is from outside our organization.

Good morning,

Thank you for the update. I will note the information that you have provided and I will keep an eye out for the documents.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904 – 255 – 7854**

From: Fandel, Mitch <FANDELM@pella.com>
Sent: Thursday, February 13, 2025 9:45 AM
To: Steele, Joel <STEELEJE@Pella.com>; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: RE: COJ Historic Preservation for 1649 Osceola Street

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Hi Caleb,

We are working on the survey, just need to get with the customer to get pictures.
The material is wood/aluminum clad. The grid lite pattern will be Simulated Divided Light.

Once we hear back from Mr. Smart we will submit the survey and pictures.

Thank you,

Mitch Fandel
Replacement Sales Rep
Pella Windows and Doors of Jacksonville

7818 Philips Hwy. #200
Jacksonville, Florida 32256
Phone: 904-362-1390

From: Steele, Joel <STEELEJE@Pella.com>
Sent: Tuesday, February 11, 2025 8:57 AM
To: Fandel, Mitch <FANDELM@pella.com>
Subject: COJ Historic Preservation for 1649 Osceola Street

FYI…

Joel Steele
Retail Sales Manager
Jacksonville
Cell: 904.254.8293
SteeleJE@pella.com

Do the work you're most proud of at Pella.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, February 10, 2025 9:12 AM
To: Steele, Joel <STEELEJE@Pella.com>; JIMBSMART@AOL.COM <JIMBSMART@AOL.COM>
Subject: COJ Historic Preservation for 1649 Osceola Street

Caution! This email is from outside our organization.

Good morning,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:

- Please provide proof of an active SunBiz listing
- Please complete the attached window survey form and provide an exterior photo of the window to be replaced
- Please clarify the material of the proposed window. It appears that it will be wood-clad, is this correct?
- Could you please clarify whether the light pattern will be True Divided Light (TDL) or Simulated Divided Light (SDL)? We cannot administratively approve of Grilles Between Glass (GBG).

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904 – 255 – 7854**

COA-25-32249

1552 Pearl St N

August 27, 2025

Revised Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32249

Address: 1552 North Pearl Street, RE# 071164-0000

Location: West side of North Pearl Street, between West 5th Street and West 6th Street

Owner: Lauren Prater
10752 Deerwood Park Boulevard, Suite 100
Jacksonville, Florida 32256

Applicant: Same as Owner

Year Built: *c.* 1910 *(Florida Master Site File)*

Designation: Springfield; Contributing

Request: Alteration - Window Replacement

Summary Scope of Work:

1. Replacement of twenty-three (23) wood 1-over-1 windows with a vinyl replacement product

Recommendation: **Approve with Conditions**

Conditions:

Window Replacement of 23 Windows

1. As depicted on the pictures submitted by the applicant, the only windows approved for replacement are windows numbered 1-23.
2. The lozenge windows on the first-floor front elevation shall not be replaced.
3. All new windows shall fit the original openings both horizontally and vertically and be recessed **2 - 4 inches** within the opening (not flush with the wall or have permanent nailing fins).
4. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
5. All new windows shall be vinyl, wood, wood clad, and/or wood blend.
6. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

General Conditions

7. All preparation for painting shall utilize gentle means such as hand scraping/sanding, heat guns, and strippers. No abrasive cleaning methods such as rotary sanding, sandblasting, extreme high-pressure washing, or torches shall be used.
8. Any exterior trim work, including traditional sill, sideboards, and header with crown molding, shall be retained or replicated in wood or cementitious materials, but not vinyl.
9. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA Final Order.



PROJECT DESCRIPTION

COA-25-32249 seeks to replace twenty-three (23) windows on a contributing structure within the Springfield Historic District. Built in 1910, the single-family structure is a two-story Frame Vernacular home characterized by its split-level asbestos shingle siding on the second-floor and rectangular Permastone on the first-floor, full-width front porch, 1-over-1 and lozenge-over-1 windows. As proposed, the applicant is seeking to replace twenty-three (23) wood 1-over-1 windows with a vinyl 1-over-1 window product. Their reasoning for installing a vinyl product is because it is cheaper compared to wood, wood-blend, or wood clad products.

The applicant proposes replacing twenty-three (23) windows on the structure with one-over-one vinyl windows. However, since this is a contributing structure, the replacement of wood windows with vinyl windows requires the review of the Jacksonville Historic Preservation Commission.

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted its first site visit on April 22, 2025, and noted that the structure has a total of twenty-six (26) wood windows instead of the twenty-three (23) windows depicted on the applicant's submitted window survey. One (1) window is a wood lozenge-over-1 window, and the applicant wishes to retain this historic window. Another (1) window located on the rear second-floor elevation is a picture window made of a wood frame with plexiglass and its opening height is shorter than the height of two (2) surrounding windows. The applicant proposed to enclose this window, and they were previously approved under **COA-25-32234** to enclose this window along with other exterior alterations.
- The windows on the structure are majority wood 1-over-1 windows with some in great condition, some in fair condition, some in need of repair, and two (2) with termite damage or termite droppings. After a site visit conducted on August 7, 2025, it is the determination of Staff that while eleven (11) of the windows on the structure are not beyond reasonable repair, all of the windows except for three (3) are non-original to the structure.
- During the site visit conducted August 7, 2025, it was determined by Staff that while the existing windows on the structure are wood, the majority of the windows were replaced far after the structure was constructed in 1910. Based on the features of these windows, it appears majority of the windows were installed in the 1960s-1970s. Various windows on the structure have sashes that are ill-fitting, incompatible sizes, and beveled features—all of which differ from the windows deemed original to the structure.
- Out of the windows proposed for replacement, only three (3) are deemed to be original to the structure (window labeled 1, 17, and 18). The lozenge windows on the first-floor front elevation are also deemed original to the structure and are not proposed for replacement. The windows deemed original to the structure had a different design on the sashes and their sashes had a different thickness than the non-original windows.
- Twelve (12) windows are heavily decayed, have pieces with wood rot, have termite damage, or have water damage. These historic windows are inoperable and in disrepair. As such, the existing windows in their current state do not positively contribute to the character of the structure. Therefore, the conditioned work is consistent with Section 307.106(l)(2).
- After reviewing the Building Inspection Division's permitting systems and Staff records, there are no records indicating that the windows on the structure have been replaced. The 1985 *Florida Master Site File* for this property recorded the windows as double-hung sash, 1-over-1, wood, transom/sidelights, double-hung sash 1-over-1 wood Victorian lead glass upper pane. This leads Staff to believe that these windows are original or have gained historic significance, consistent with Section 307.106(l)(4)
- Consistent with Section 307.106(l)(6), replacement windows, as conditioned, will be of technologically advanced material and shall visually match the material being replaced.

- The Springfield Design Guidelines, Section on Windows, state that replacement windows "should match the original sash, pane size, configuration, glazing, muntin detail, and profile." The conditioned replacement windows match the original design according to documentation noted in the Florida Master Site File, which stated the windows on the structure were a majority of one-over-one windows.
- As conditioned, the replacement windows will match the existing windows in design (one-over-one) and visual qualities. The conditioned replacement windows will also mimic the features of the existing windows and will be constructed of either vinyl, wood, or a wood-blended material, consistent with the Design Guidelines for the Springfield Historic District.
- New windows will provide longevity to the remaining historic fabric of the structure. While the historic wood windows are being replaced, the relationship between this property and others in the area would be improved, as the conditioned scope of work would be replacing the existing deteriorated windows with new wood, wood-blend, or wood-clad windows that follow the same design and size of the existing historic windows, as conditioned. For these reasons, the alteration is consistent with Sections 307.106(k)(1 - 3).
- As stated by the contractor at the site visit conducted August 7, 2025, the new vinyl windows will be recessed 2 to 3 inches within the wall plane. As such, installation of the proposed replacement product is consistent with the Historic Preservation Window Supplement.

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

1. Section 307.106(k) General Standards: 1-3
2. Section 307.106(l) Guidelines on "Alterations": 2, 4 and 6
3. Historic District Design Guidelines, Section on "Windows, Awnings, and Shutters"
4. Historic Preservation Section Window Supplement

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

Alterations

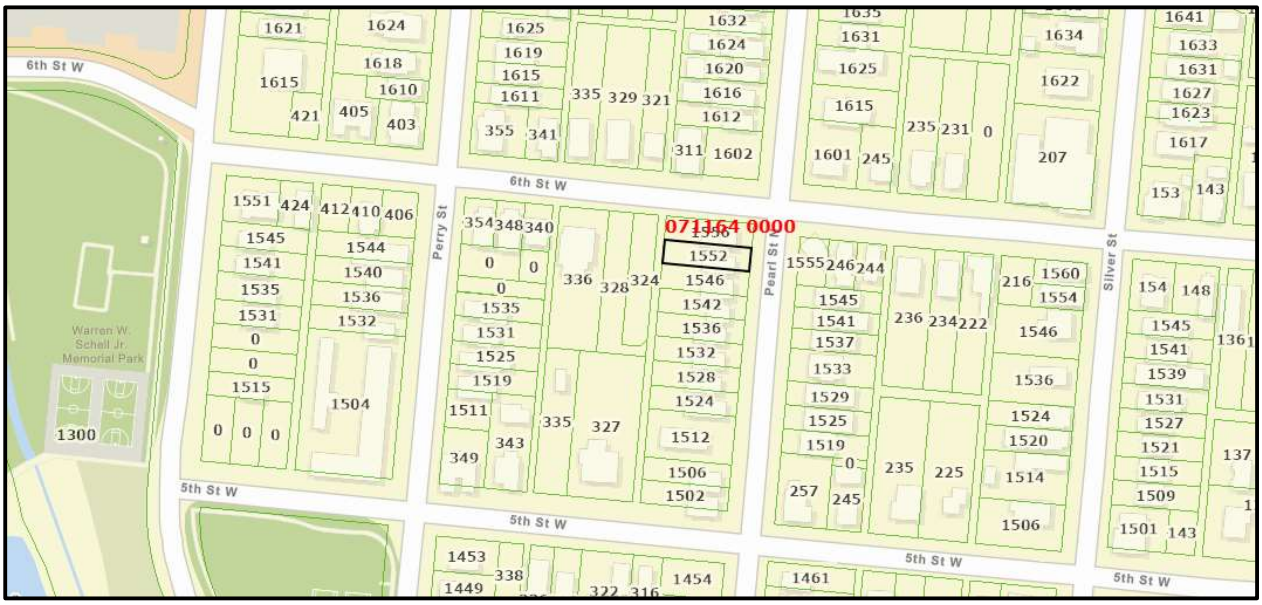
- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(l)(4) - Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

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

- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
- Windows, Recommend #2: "Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building, and which do not damage window frames."

- Windows, Recommend #3: "Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin, and mullion proportion and configuration, and reflective qualities of the glass."
- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



1985 FLORIDA MASTER SITE FILE PICTURE



HISTORIC SPRINGFIELD SOCIETY'S PICTURE TAKEN IN 2001



NEW

EXHIBITS

08/27/25

Window of Northeast Florida
9450 Philips Highway, Suite 7
Jacksonville, FL 32256
Phone: 904-443-7001

www.WindowWorldNEFL.com

Customer: Lauren Prater Phone (h) 516-343-3663

Install Address: 1552 N. Pearl st. Jacksonville Fl. Phone (w) _____

Bill Address: 32206 E-mail _____

- Work addendum -

- Remove + Replace 23 windows with Vinyl double hung windows.
- NO Muntins (Grids)

Installation Process to include removing interior quarter round. Sashes to be removed. New vinyl box frame window to be inserted, quarter round then reinstalled.

- (Any rotten wood on existing frame to be repaired @ 100.00 per board)
- everything to be caulked + sealed.
- New windows will be back set 2 3/4 inches from face of exterior.
- Existing original sashes to be saved for historic value.

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.
THIS IS A CUSTOM ORDER NOT FOR RESALE!

This Window World® Franchise is independently owned and operated by Wall to Wall Windows and Doors LLC d/b/a Window World of Northeast Florida, under license from Window World, Inc.

Salesman 8-08-25 Date

Owner Date

Owner Date

NEFL Extra Work 09-22 White Copy - Original Yellow Copy - File Pink Copy - Customer

Hayes Printing 336-667-1116

,

ORDER: 1665943
ORDER DATE: 8/8/2025
ORDER CONTACT:

QUOTE

INVOICE INFORMATION
House

,

SHIPPING INFORMATION
House

,

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
1665943	8/8/2025		Lauren Prater	

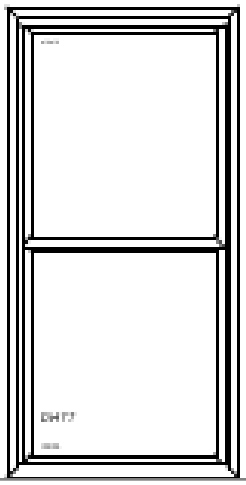
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	7700 DOUBLE HUNG WHITE REPLACEMENT FOAM WRAP ACCESSORY TRACK FILLER INSIDE TIP TO TIP CLEAR/CLEAR HALF SCREEN FIBERGLASS BALANCE TRACK COVER FLORIDA BUILDING CODE APPROVED PRODUCTS=[LC35-(36X72, RF=NO, GS=DS) FL15819.8] ESTAR CLIMATE ZONES=[N/A] SOLAR HEAT GAIN=[0.56] U-FACTOR=[0.46] VISIBLE TRANSMISSION=[0.59] CLEAR OPENING HEIGHT=[26.764] CLEAR OPENING SQUARE FEET=[5.353] CLEAR OPENING WIDTH=[28.803]	1	34 W X 69 H RO: 34.25 W X 69.25 H TTT: 34 W X 69 H			

TOTALS: 1 **SUBTOTAL:**

TOTAL:

COMMENT:

Drawings - Order: 1665943

ITEM 1		
		
7700 DOUBLE HUNG **34 W X 69 H** **QTY: 1**		















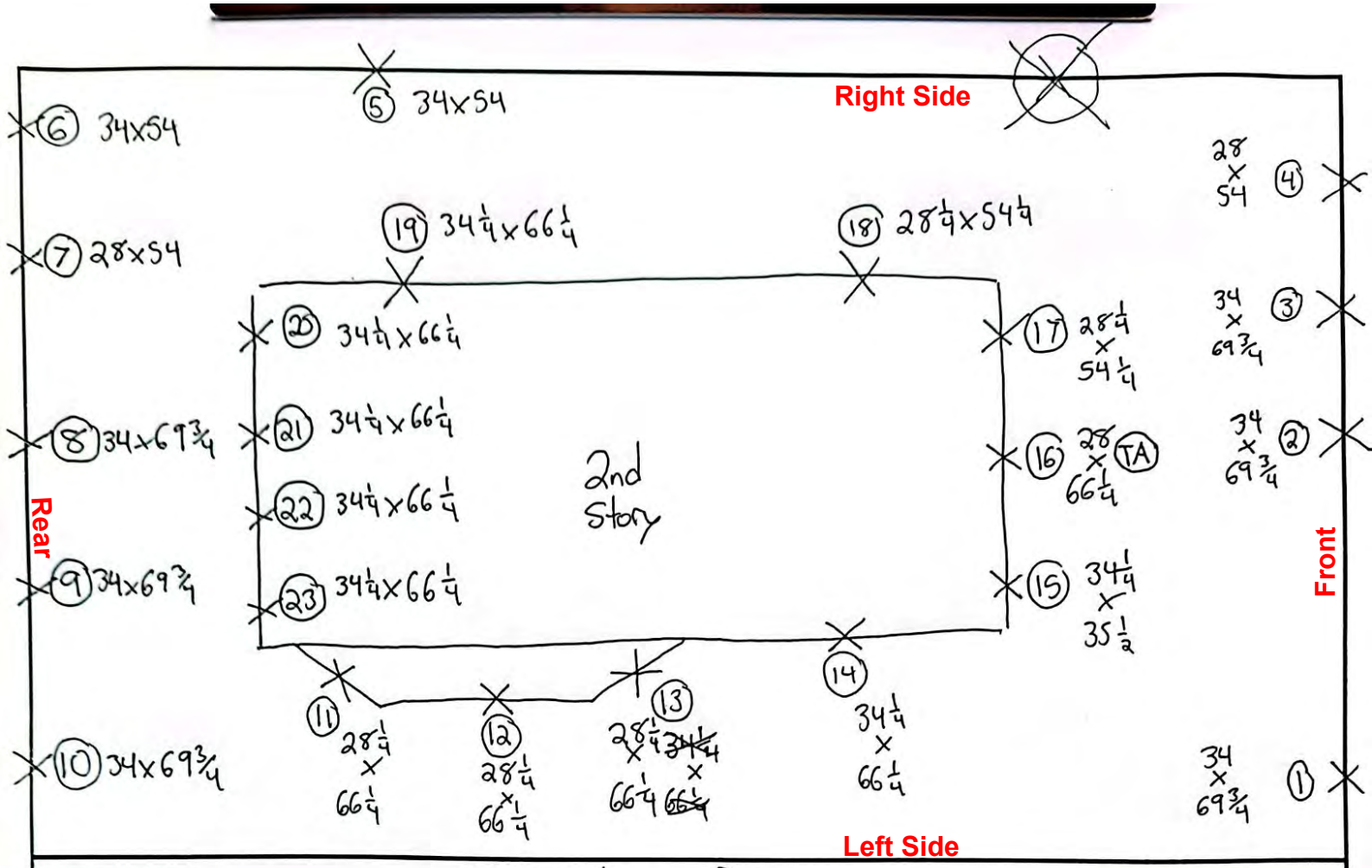

DIRECTV











CONTRACT #_____ CUSTOMER: Lauren Prater _____ # OF STORIES____

Ext. Construction Type:_____

#	SERIES	MODEL	INT	EXT	WIDTH		HEIGHT	LEG	Mull	TEMP	OBS	GRIDS STYLE	GRIDS PATT.	ORIEL	SC	FIN
1																
2																
3																
4																
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																

Tracking # _____

COJ Window Survey Form – Cover Page

Date Completed _____

Required Documents

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

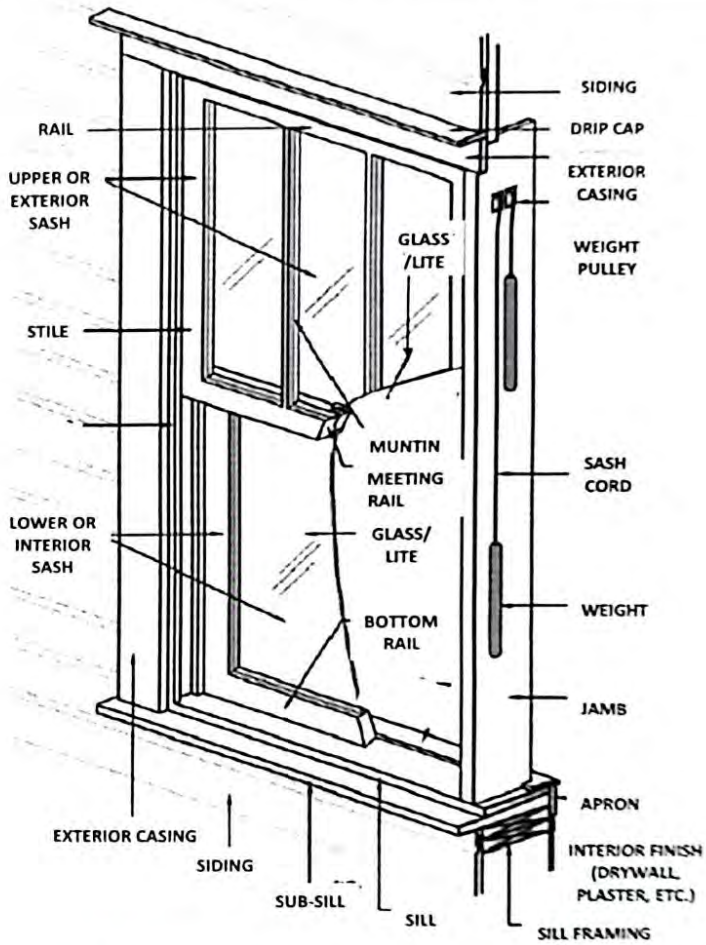
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

Project Information

24	Total number of window openings
23	Number of windows that will be replaced
24	Number of historic/original windows
	Number of non-historic windows
4"	Exterior window sill depth in inches (Window Recession)

Definitions

- **Historic Windows:** Windows that have been on the structure for 50 or more years.
- **Non-Historic Windows:** Replacement windows that have been on the structure for less than 50 years
- **Original:** Windows that were installed when the structure was originally constructed.
- **Sill Depth:** How deep into the wall plane a window is recessed



Authorization

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

Owner

Print name: _____

Signature: _____

Applicant or Agent *(if different than owner)*

Print name: _____

Signature: _____

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing (Example)					Proposed (Example)			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
1.	Wood	34x70	NONE	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
2.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
3.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
4	Wood	28x54	None	Bad	Rot	Replace	Vinyl	28x54	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
5	Wood	34x54	None	Bad	Rot	Replace	Vinyl	34x54	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
6	Wood	34x54	None	Bad	Rot	Replace	Vinyl	34x54	None
Additional Info:									

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
7.	Wood	28x54	None	Bad	Rot	Replace	Vinyl	28x54	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
8.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
9.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
11.	Wood	28x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
12.	Wood	28x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
13.	Wood	28x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
14.	Wood	34x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
15	Wood	34x35	None	Bad	Rot	Replace	Vinyl	34x35	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
16	Wood	28x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
17	Wood	28x54	None	Bad	Rot	Replace	Vinyl	28x54	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
18	Wood	28x54	None	Bad	Rot	Replace	Vinyl	28x54	None
Additional Info:									

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
19.	Wood	34x66	None	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
20.	Wood	34x66	NONE	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
21.	Wood	34x66	None	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
22.	Wood	34x66	None	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
23	Wood	34x66	None	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
Front porch	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
24	Wood	34x70	Design	Good	NONE	NONE	—	—	—
Additional Info:									

ORIGINAL EXHIBITS

Application For Certificate Of Appropriateness

Application Info

Tracking #	32249	**Application Status**	FOUND SUFFICIENT
Date Started	04/11/2025	**Date Submitted**	04/11/2025

Planning and Development Department Info

COA # COA-25-32249

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 7/23/2025

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name PRATER **First Name** LAUREN **Middle Name**

Company Name

Mailing Address 10752 DEERWOOD PARK BLVD STE 100

City JACKSONVILLE **State** FL **Zip Code** 32256

Phone 516 343 3663 **Fax** 516 343 3663 **Email** LILALOCONSULTING@GMAIL.COM

General Information On Owner(s)

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

Last Name PRATER **First Name** LAUREN **Middle Name**

Company/Trust Name

Mailing Address 10752 DEERWOOD PARK BLVD STE 100

City JACKSONVILLE **State** FL **Zip Code** 32256

Phone 5163433663 **Fax** 5163433663 **Email** LILALOCONSULTING@GMAIL.COM

Description Of Property

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

Map	RE#
	071164 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1552	PEARL ST N	32206

Type Of Improvement

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

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

Proposed Work
THE EXISTING WINDOWS ARE IN A STATE OF DISREPAIR AND UNFORTUNATELY BEYOND THE POINT OF PRACTICAL RESTORATION. THEY ARE DETERIORATING SIGNIFICANTLY, WITH ISSUES SUCH AS ROT, DRAFTS, AND NON-FUNCTIONING SASHES THAT COMPROMISE BOTH SAFETY AND THE STRUCTURAL INTEGRITY OF THE HOME. GLASS IS MISSING AND OR BROKEN IN MANY WINDOWS. TO ADDRESS THIS, I AM SEEKING PERMISSION TO REPLACE 23 DAMAGED WINDOWS. THE REPLACEMENTS WILL BE CHOSEN WITH GREAT CARE. IMPORTANTLY, I WILL NOT BE REPAIRING THE DOWNSTAIRS FRONT-FACING WINDOWS, AS THEY ARE BOTH CHARMING AND ESSENTIAL TO THE HISTORIC INTEGRITY OF THE HOME. I WANT TO ENSURE THAT THE VISUAL CHARACTER OF THE HOME REMAINS INTACT. THANK YOU FOR CONSIDERING THIS REQUEST. I AM COMMITTED TO MAINTAINING THE HISTORIC VALUE OF THE PROPERTY WHILE ENSURING ITS CONTINUED LIVABILITY.

Addition Information

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

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

Window Replacement - Required Attachments For Complete Application

- [x] **Window Survey** - Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.
- [x] **Window Design** - Proposed window design, light pattern and materials.
- [x] **Window Product** - Brochure/sample of window product.

Additional Documents Provided

	Description
[x]	PICS SET 1
[x]	PICS SET 2
[x]	PICS SET 3
[x]	PICS SET 4
[x]	PICS SET 5

460

☑	PICS SET 6
☑	PICS SET 7
☑	PICS SET 8
☑	PICS SET 9

Application Certification

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

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

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

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

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

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

City of Jacksonville, Florida

Planning Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 6/25/2025

COA#: COA-25-32249 or CR778225

Address: 1552 N. Pearl St Jax FL 32225

Owner: Lauren r Arthur Prats III

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

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

provided to me for application CR-778225 **were posted on the property/site located at:**

071164-0000
Real Estate Number(s)

1552 N. Pearl St
Street Address

Jax FL 32225
City, State Zip Code

Printed Name Lauren Prats

Signature

Dated this 25th day of June, 2025.

PRATER LAUREN
12527 ARROWLEAF LN
JACKSONVILLE, FL 32225-6854
PRATER ARTHUR III

Primary Site Address
1552 N PEARL ST
Jacksonville FL 32206-

Official Record Book/Page
21286-01680

Tile #
6412

1552 N PEARL ST

Property Detail

RE #	071164-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4354
Characteristics	Historic Designation

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	$110,917.00	$110,468.00
Extra Feature Value	$880.00	$884.00
Land Value (Market)	$43,560.00	$43,560.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$155,357.00	$154,912.00
Assessed Value	$129,301.00	$154,912.00
Cap Diff/Portability Amt	$26,056.00 / $0.00	$0.00 / $0.00
Exemptions	$32,736.00	See below
Taxable Value	$96,565.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21286-01680	11/20/2024	$156,000.00	WD - Warranty Deed	Qualified	Improved
20498-02278	11/14/2022	$100.00	MS - Miscellaneous	Unqualified	Improved
07232-01365	6/11/1991	$11,500.00	WD - Warranty Deed	Unqualified	Improved
07232-01364	5/31/1991	$12,545.00	WD - Warranty Deed	Unqualified	Improved
04817-00500	2/14/1979	$20,000.00	WD - Warranty Deed	Unqualified	Improved
03372-01010	6/22/1972	$3,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$884.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO-S	0.00	0.00	Common	4,356.00	Square Footage	$43,560.00

Legal

LN	Legal Description
1	2-5 37-2S-26E
2	SPRINGFIELD
3	S1/2 LOT 9 BLK 24

Buildings

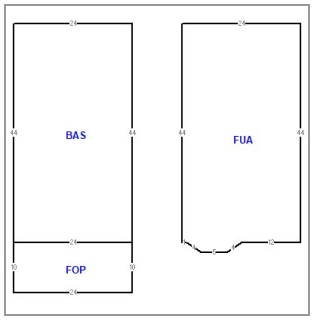
Building 1
Building 1 Site Address
1552 N PEARL ST Unit
Jacksonville FL 32206-

Building Type	0102 - SFR 2 STORY
Year Built	1916
Building Value	$110,468.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1072	1072	1018
Base Area	1056	1056	1056
Finished Open Porch	240	0	72
Total	2368	2128	2146

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	12	12 Modular Metal
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.000	



Rooms / Units	1.000	

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	$129,301.00	$32,736.00	$96,565.00	$1,014.05	$1,092.82	$1,058.35
Urban Service Dist1	$129,301.00	$32,736.00	$96,565.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$130,414.00	$30,000.00	$100,414.00	$289.03	$310.48	$316.20
By Local Board	$130,414.00	$30,000.00	$100,414.00	$204.13	$225.73	$222.26
FL Inland Navigation Dist.	$129,301.00	$32,736.00	$96,565.00	$2.58	$2.78	$2.57
Water Mgmt Dist. SJRWMD	$129,301.00	$32,736.00	$96,565.00	$16.07	$17.31	$16.28
School Board Voted	$130,414.00	$30,000.00	$100,414.00	$90.81	$100.41	$100.41
Urb Ser Dist1 Voted	$129,301.00	$32,736.00	$96,565.00	$0.00	$0.00	$0.00
			Totals	$1,616.67	$1,749.53	$1,716.07

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$139,210.00	$120,805.00	$31,200.00	$89,605.00
Current Year	$155,357.00	$129,301.00	$32,736.00	$96,565.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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




window#1


window#1


window#2


window#2
SCOTT
ALARM


window#3


window#3


window#4


window#4


window#5


window#5


window#6
DISH


window#6


window#7


window#7


window#8


window#8


window#9


window#9


window#10


window#10
SCOTT
ALARM


window#11


window#12


window#13


window#14


window
#11,12,13,14
window#24


window#15


window#15


window#16


window#16


window#17


window#17


window#18


window#18


window#19


window#19


window#20


window#20


window#21


window#21


window#22


window#22


window#23


window#23





,

ORDER: 1581131
ORDER DATE: 3/27/2025
ORDER CONTACT:

QUOTE

INVOICE INFORMATION
House

,

SHIPPING INFORMATION
House

,

SHIP VIA:

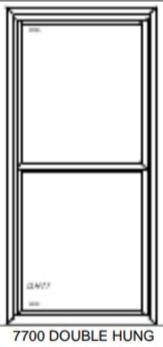
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
1581131	3/27/2025		Lauren Prater	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	7700 DOUBLE HUNG WHITE REPLACEMENT FOAM WRAP ACCESSORY TRACK FILLER INSIDE TIP TO TIP LOWE/ARGON/CLEAR HALF SCREEN FIBERGLASS BALANCE TRACK COVER FLORIDA BUILDING CODE APPROVED PRODUCTS=[LC35-(36X72, RF=NO, GS=DS) FL15819.8] ESTAR CLIMATE ZONES=[S,] SOLAR HEAT GAIN=[0.2] U-FACTOR=[0.29] VISIBLE TRANSMISSION=[0.46] CLEAR OPENING HEIGHT=[26.764] CLEAR OPENING SQUARE FEET=[5.353] CLEAR OPENING WIDTH=[28.803]	21	34 W X 72 H			

TOTALS: 21 **SUBTOTAL:**
TOTAL:

COMMENT:

Drawings - Order: 1581131

ITEM 1		
		
7700 DOUBLE HUNG **34 W X 72 H** **QTY: 21**		

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: 1552 Pearl St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 1552 Pearl St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: Springfield 24 9
Subdivision Name Block No. Lot No.
COUNTY: Duval
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates/Consultant
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+1910
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 1415

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stone: perma #
asbestos: siding
STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story, 3-bay, access N; fluted Ionic cols.,
(center caps. missing), extended corn. bays
ORIENTATION: east

FOUNDATION: piers: brick; stone, perma

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: gable #

CHIMNEY LOCATION: N&S: offset, interior: lateral slope

WINDOW TYPE: DHS, 1/1, wood # transom/sidelights #
DHS, 1/1, wood, Victorian lead glass, upper pane
CHIMNEY: brick: corbelled

ROOF SURFACING: metal: shingles

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2 NO. OF STORIES 2

NO. OF DORMERS: 1 OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
2S	26	37

UTM ZONE	UTM EASTING	UTM NORTHI

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

1552 Pearl St. is a two-story frame vernacular residential building. It embodies the historic and architectural qualities of the Springfield neighborhood through its period of construction, its design, its historical associations and its integrity.

Constructed c. 1910, it was originally the residence of Mrs. Lula H. Lanier.

CITY DIRECTORY RESEARCH FORM

ADDRESS: 1552 Pearl

OLD ADDRESS: 1752

YEAR	OWNER*/OCCUPANT	OCCUPATION	OTHER
1910-11	Mrs. Lida H. Lanier	(wid. James C)	
1912-13	Jefferson D. Rooney	(Mary L.) asst. industrial	agt. SAL Ry
1915	Gideon B. Travis	(Drusie) inspr. U.S. Immigration	Service
1918-20	Marion B. Craig	(Elizabeth) slsmn	
1925	Bernard Blattner	(Jennie) B. Blattner & Co	fiber mfr.
1930	Charles G. Fulcher	(Minniebel) formn Gulf	Refining Co.

SUBDIVISION	BLOCK	LOT

* SPECIFY IF OWNER WITH ASTERISK

CONTRIBUTING STRUCTURES - SPRINGFIELD HISTORIC DISTRICT
NATIONAL REGISTER OF HISTORIC PLACES
HD - 91 - 1

STREET NUMBER	STREET NAME	TP	DIR	HISTORIC SITE NAME
1431	PEARL	ST	N	1431-7 PEARL ST.
1440	PEARL	ST	N	1440 - 42 PEARL ST.
1445	PEARL	ST	N	1445 - 49 PEARL ST.
1448	PEARL	ST	N	1448 PEARL ST.
1500	PEARL	ST	N	1500-1504 PEARL ST.
1506	PEARL	ST	N	1506-8 PEARL ST.
1519	PEARL	ST	N	1519 PEARL ST.
1523	PEARL	ST	N	1523-5 PEARL ST.
1524	PEARL	ST	N	OLIVER HARDY HOUSE
1528	PEARL	ST	N	1528 PEARL ST.
1529	PEARL	ST	N	1529-31 PEARL ST.
1532	PEARL	ST	N	1532-4 PEARL ST.
1533	PEARL	ST	N	CUBAN CONSULATE
1536	PEARL	ST	N	1536 PEARL ST.
1541	PEARL	ST	N	1541-3 PEARL ST.
1542	PEARL	ST	N	1542 PEARL ST.
1544	PEARL	ST	N	1544-6 PEARL ST.
1545	PEARL	ST	N	1545-7 PEARL ST.
1552	PEARL	ST	N	1552 PEARL ST.
1555	PEARL	ST	N	1555 PEARL ST.
1556	PEARL	ST	N	1556 PEARL ST.
1612	PEARL	ST	N	1612 PEARL ST.
1615	PEARL	ST	N	1615 PEARL ST.
1616	PEARL	ST	N	1616-8 PEARL ST.
1620	PEARL	ST	N	1620 PEARL ST.
1624	PEARL	ST	N	1624-6 PEARL ST.
1625	PEARL	ST	N	1625 PEARL ST.
1631	PEARL	ST	N	1631 PEARL ST.
1632	PEARL	ST	N	1632 PEARL ST.

SOURCE: JACKSONVILLE PLANNING DEPARTMENT
SEPTEMBER 25, 1991

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

Wells, Arimus - PDCM

To: Ben Hartung
Cc: Anderson, Jermaine - PDCM; Stephanie Kawko; BEN@FLIGHTBUILDERS.COM
Subject: RE: COA Application #32476 - 2024 Gilmore St - New Construction SFD

From: Ben Hartung <ben@flight.builders>
Sent: Wednesday, August 20, 2025 8:09 AM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Cc: Anderson, Jermaine - PDCM <JermaineA@coj.net>; Stephanie Kawko <stephanie@flight.builders>; BEN@FLIGHTBUILDERS.COM
Subject: Re: COA Application #32476 - 2024 Gilmore St - New Construction SFD

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

Good Morning, We will be withdrawing the COA for 2024 Gilmore St. We appreciate your time and help with this project.
Thank you.

COA-25-32532

1130 Market St N

August 27, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32532

Address: 1130 Market Street North, RE# 072784-0000

Location: West side of Market Street North, between 2nd Street East and 1st Street East

Owner: Amyory Jean-Baptiste
Cecil Jean Investments, LLC
821 Grand Regency Point, Unit 207
Altamonte Springs, Florida 3221032714

Applicant: Sylvester Bell
Bell Builders Construction, LLC
12 North 10th Street
Fernandina Beach, FL 32034

Year Built: 1986 *(Building Permit)*

Designation: Springfield; Non-Contributing

Request: Alteration - Reroof

Summary Scope of Work:

1. Replace the existing shingled roof with ribbed metal roofing.

Recommendation: **Deny**



PROJECT DESCRIPTION

COA-25-32532 seeks to reroof a non-contributing multi-family structure within the Springfield Historic District. The proposed scope of work is to replace the existing brown shingles with ribbed metal roofing in the color galvalume. The structure on the property is a one-story residential structure which can be characterized by its shingled hipped roof, mostly stucco exterior with diagonal wood accents, one-over-one windows, and solid paneled pedestrian doors.

STAFF SUMMARY AND ANALYSIS

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

- The structure was constructed in 1986, via building permit number B-86-07155.
- After searching through the permitting system, Staff was not able to find any evidence that the structure previously had a metal roof since it's construction.
- Via roofing permit R-06-60356, the structure was approved for a reroof.
- The applicant received administrative approval for reroofing the structure with shingles via COA-25-32496. However, since the property owner already purchased the metal roofing material, they submitted this existing COA application.
- Though metal roofs are common within the Springfield Historic District, the subject structure's architectural design is not compatible with a metal roof. Therefore, the property would be negatively impacted, thus being inconsistent with Section 307.106(k)(1).
- Framed vernaculars are typically the type of structure within the Springfield Historic District which features metal roofs. As the subject structure cannot be characterized as a framed vernacular styled home, the proposed metal roofing material would be incompatible with the architectural style of the structure. As such, the proposed scope of work is inconsistent with Section 307.106(k)(1).
- 307.106(l)(6) states that 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. The proposed material would not be following these guidelines since the intent is to remove the existing shingles and replace it with a new alternative material, which would change the visual qualities of the current roof. Therefore, this scope of work is inconsistent with the Historic District Design Guidelines, Section on "Roof and Roof Surfaces" and 307.106(l)(6).
- The proposed material would be incompatible with the structure since it has been found to historically have a shingled roof. Therefore, the proposed request is inconsistent with the Historic District Design Guidelines, Section on "Roof and Roof Surfaces" and Section 307.106(l)(3), which emphasizes that an alteration without historical basis should be discouraged.
- The Historic District Design Guidelines, Section on "Roof and Roof Surfaces", recommends that deteriorated roof surfaces should be replaced with shingles in dark shades that match the original roofing material in size, shape, color, and texture. Based on the

proposed replacement roofing material being ribbed metal, the proposed scope of work is therefore inconsistent with the Historic District Design Guidelines , Section on "Roof and Roof Surfaces."

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
2. Section 307.106(l) Guidelines on Alterations: 3 and 6
3. Historic District Design Guidelines, Section on "Roof and Roof Surfaces"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

Alterations

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

- 307.106(l)(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, "Roofs and Roof Surfaces"

- Secretary of the Interior's 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.

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

- Secretary of the Interior's 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.

- Recommend #3: “Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.”

- Avoid #2: “New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.”

LOCATION MAP



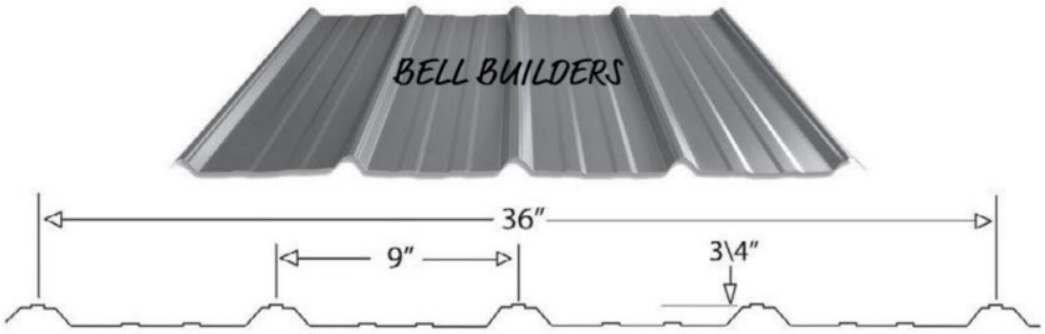
PICTURE OF PROPERTY WITH POSTED SIGN



PROPOSED METAL ROOFING

1ST COAST
METAL ROOFING SUPPLY

Armour Rib



Screw Spacing: 24” On Center; 6” On Center **(ALUMINUM)**

Minimum Slope: ½/12 with Lap Sealant, 3/12 without Lap Sealant

Storage: Do not store panels wet! Panels should be installed immediately if moisture is between sheets.

Warranty: 40 Year Warranty on Weather XL (SMP) paint, 25 Year Warranty for Galvalume panels: Aluminum should be used for roofs within 1500’ of the ocean

Finishes: We recommend ordering all painted material at the same time in order to ensure the same paint batch. Galvalume finishes can vary; color, spangle, shadowing, and striping can occur. Non-Uniform appearance may occur and is not a reason for rejection nor does it affect any warranties that may be in place.

Florida Product Approvals:

24397.8	Over 1/2" Plywood, Fastened 9" O.C. x 24" O.C.
24397.9	Over 1/2" Plywood, Fastened 6"-3"-6" O.C. x 24" O.C.
24397.10	Over 1x4 Wood Battens Over 1/2" Plywood, Fastened 9" O.C. x 24" O.C.
24397.11	1x4 Wood Battens Over 1/2" Plywood, Fastened 6"-3"-6" O.C. x 24" O.C.
24397.12	Over 19/32" OSB Sheathing, Fastened 9" O.C. x 24" O.C.
27567.2	Over 2x4 Wood Purlins Spaced 24" O.C. (max).
24397.7	**(ALUMINUM ONLY)** Over 1/2" Plywood, Fastened 9" O.C. x 6" O.C.

Application For Certificate Of Appropriateness

Application Info

Tracking #	32532	**Application Status**	FOUND SUFFICIENT
Date Started	06/14/2025	**Date Submitted**	06/14/2025

Planning and Development Department Info

COA # COA-25-32532

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 8/27/2025

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 BELL

First Name SYLVESTER

Middle Name LEROY

Company Name BELL BUILDERS CONSTRUCTION LLC

Mailing Address 12 N 10TH ST

City FERNANDINABEACH

State FL

Zip Code 32034

Phone 786 564 0150

Fax

Email BBCLLLC85@YAHOO.COM

General Information On Owner(s)

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

Last Name JEAN-BAPTISTE

First Name AMYORY

Middle Name

Company/Trust Name CECIL JEAN INVESTMENTS LLC

Mailing Address 821 GRAND REGENCY POINT UNIT 207

City ALTAMONTESPRINGS

State FL

Zip Code 32714

Phone 7723331133

Fax

Email AMYORYJ@GMAIL.COM

Description Of Property

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

Map	RE#

	072784 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1130	MARKET ST N	32206

Type Of Improvement

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

Existing Roof Material Composition Shingles (3 Tab/Architectural)

Proposed Roof Material Metal 5V Crimp (Non-Ribbed/Corrugated)

If there is more than one roof material on the structure, please apply for a separate COA.

Structure Type Primary Structure

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

Proposed Work

Addition Information

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

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

Reroof/Minor Repairs

For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request.

Additional Documents Provided

Application Certification

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

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

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

the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

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

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

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

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: July 31, 25

COA#: 32532

Address: 1130 Market St N

Owner: Cecil Jean Investment 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 _____ were posted on the property/site located at:

_____
Real Estate Number(s)

1130 Market St N
Street Address

Jacksonvilla Fl 32206
City, State Zip Code

Printed Name Amyory Jean

Signature _____

Dated this 31 day of July, 2025.

REQUEST FOR: Alte

CECIL JEAN INVESTMENTS LLC
201 SW PALM DR 208
PORT SAINT LUCIE, FL 34986

Primary Site Address
1130 N MARKET ST
Jacksonville FL 32206-

Official Record Book/Page
19184-00019

Tile #
6412

1130 N MARKET ST

Property Detail

RE #	072784-0000
Tax District	USD1
Property Use	0800 Multi-Family Units 2-9
# 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	8708
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	$190,173.00	$210,366.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$112,035.00	$112,035.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$302,208.00	$322,401.00
Assessed Value	$302,208.00	$322,401.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$302,208.00	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
19184-00019	4/17/2020	$143,900.00	WD - Warranty Deed	Qualified	Improved
14395-02338	12/6/2007	$100.00	WD - Warranty Deed	Unqualified	Improved
14354-00845	12/6/2007	$100.00	MS - Miscellaneous	Unqualified	Improved
13414-00937	7/21/2006	$100.00	MS - Miscellaneous	Unqualified	Improved
07768-00662	1/26/1994	$41,800.00	SW - Special Warranty	Unqualified	Improved
07622-00522	7/27/1993	$1,000.00	CT - Certificate of Title	Unqualified	Improved
06813-01110	12/18/1989	$70,681.00	WD - Warranty Deed	Unqualified	Improved
06240-01136	12/2/1986	$90,000.00	WD - Warranty Deed	Unqualified	Improved
06130-00882	5/9/1986	$10,000.00	WD - Warranty Deed	Unqualified	Improved
06017-00343	9/19/1985	$6,000.00	WD - Warranty Deed	Unqualified	Vacant
05708-01539	9/23/1983	$1,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	70.00	125.00	Common	70.00	Front Footage	$112,035.00

Legal

LN	Legal Description
1	AJ-765 37-2S-26E
2	SPRINGFIELD
3	LOT 12 BLK 96

Buildings

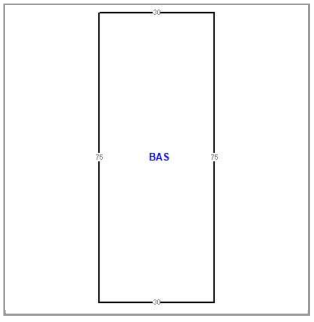
Building 1
Building 1 Site Address
1130 N MARKET ST Unit
Jacksonville FL 32206-

Building Type	0802 - TRIPLEX
Year Built	1986
Building Value	$210,366.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2250	2250	2250
Total	2250	2250	2250

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	



Bedrooms	6.000	
Baths	3.000	
Rooms / Units	3.000	

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	$302,208.00	$0.00	$302,208.00	$3,247.53	$3,420.06	$3,312.20
Urban Service Dist1	$302,208.00	$0.00	$302,208.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$302,208.00	$0.00	$302,208.00	$1,007.15	$934.43	$951.65
By Local Board	$302,208.00	$0.00	$302,208.00	$711.30	$679.36	$668.91
FL Inland Navigation Dist.	$302,208.00	$0.00	$302,208.00	$8.26	$8.70	$8.04
Water Mgmt Dist. SJRWMD	$302,208.00	$0.00	$302,208.00	$51.45	$54.19	$50.95
School Board Voted	$302,208.00	$0.00	$302,208.00	$316.42	$302.21	$302.21
Urb Ser Dist1 Voted	$302,208.00	$0.00	$302,208.00	$0.00	$0.00	$0.00
			Totals	$5,342.11	$5,398.95	$5,293.96

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$316,416.00	$286,963.00	$0.00	$286,963.00
Current Year	$302,208.00	$302,208.00	$0.00	$302,208.00

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

NON-CONTRIBUTING PROPERTIES
SPRINGFIELD HISTORIC DISTRICT
HD - 91 - 1

C/N	RE#	PANEL#	SUBDIVISION NUMBER	LOT	BLOCK	ST#	STREET NAME	ST TY	ST DIR
N	0708910000	184	001188	10	11	01342	MAIN	ST	
	0708920000	184	001188	9	11	01352	MAIN	ST	
	0708890000	184	001188	9	11	01352	MAIN	ST	
	0708900000	184	001188	9	11	01352	MAIN	ST	
	0710620000	184	001188	14	18	01402	MAIN	ST	
	0710610000	184	001188	13	18	01410	MAIN	ST	
	0710230000	184	001188	2	17	01411	MAIN	ST	
	0710600000	184	001188	12	18	01424	MAIN	ST	
	0710250000	184	001188	3	17	01425	MAIN	ST	
	0710580000	184	001188	10	18	01452	MAIN	ST	
	0710570000	184	001188	9	18	01452	MAIN	ST	
	0710280000	184	001188	6	17	01453	MAIN	ST	
	0712410006	184	001188	13	27OL	01510	MAIN	ST	
	0712560000	184	001188	2	28	01513	MAIN	ST	
	0712400000	184	001188	12	27	01520	MAIN	ST	
	0712570000	184	001188	4	28	01527	MAIN	ST	
	0712510000	184	001188		27	01554	MAIN	ST	
	0713760000	185	001188	1	33	01601	MAIN	ST	
	0714160000	184	001188	11	34	01632	MAIN	ST	
	0714170000	184	001188	11	34	01636	MAIN	ST	
	0714140000	183	001188	10	34	01642	MAIN	ST	
	0714130000	183	001188	9	34	01648	MAIN	ST	
	0713790000	182	001188	6	33	01651	MAIN	ST	
	0716360000	183	001188	10	43	01740	MAIN	ST	
	0716350000	183	001188	9	43	01748	MAIN	ST	
	0718170000	182	001188		52	01813	MAIN	ST	
	0719430000	182	001188	2	57	01915	MAIN	ST	
	0719440000	182	001188	3	57	01921	MAIN	ST	
	0719450000	182	001188	3	57	01937	MAIN	ST	
	0551490000	183	000863	4	1	02014	MAIN	ST	
	0729710000	222	001204	1		00960	MARKET	ST	
	0727850000	185	001188	13	96	01116	MARKET	ST	
	0727840000	185	001188	12	96	01130	MARKET	ST	
	0730130000	185	001188	10	110	01240	MARKET	ST	
	0725840000	185	001188	6	88	01253	MARKET	ST	
	0709410000	185	001188	1	14	01315	MARKET	ST	
	0709250000	185	001188	2	13	01330	MARKET	ST	
	0709480000	185	001188	6	14	01349	MARKET	ST	
	0710210100	185	001188	16	16	01418	MARKET	ST	
	0710190000	185	001188	15	16	01434	MARKET	ST	
	0709710000	185	001188	4	15	01435	MARKET	ST	
	0709740000	185	001188	5	15	01441	MARKET	ST	
	0716710000	182	001188	14	45	01710	MARKET	ST	

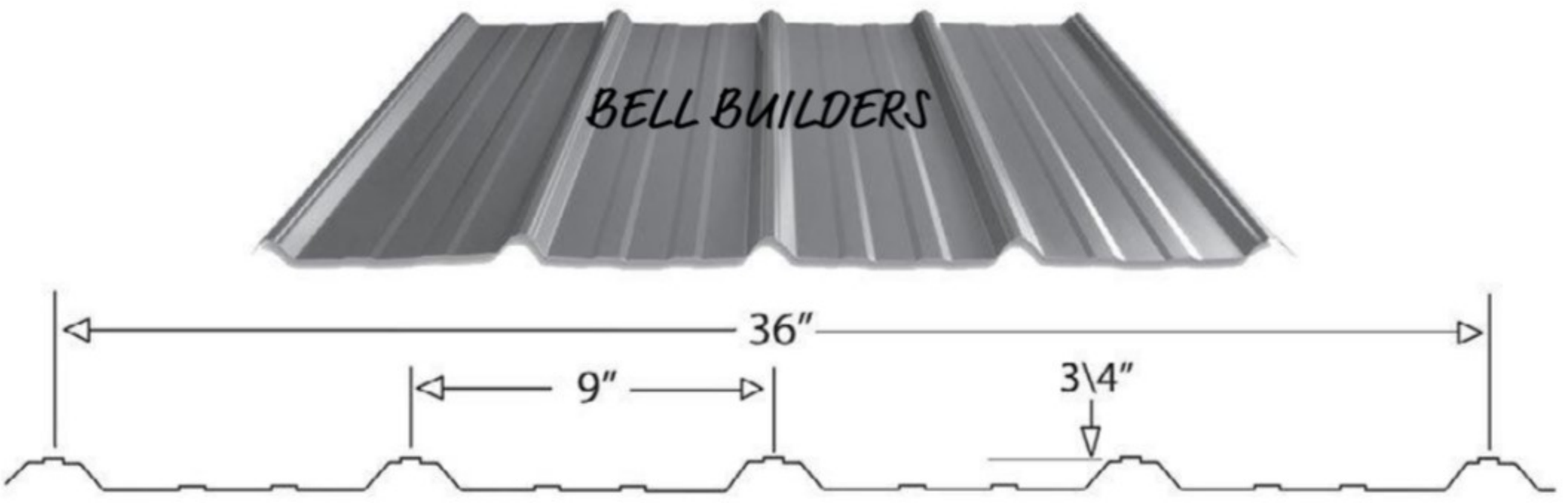
SOURCE: JACKSONVILLE PLANNING DEPARTMENT
SEPTEMBER 25, 1991

PROPOSED ROOFING MATERIAL

9:09 5G
Q134063-BELL BUIILDERS-491... Done

1ST COAST METAL ROOFING SUPPLY

Armour Rib



Screw Spacing: 24” On Center; 6” On Center **(ALUMINUM)**

Minimum Slope: ½/12 with Lap Sealant, 3/12 without Lap Sealant

Storage: Do not store panels wet! Panels should be installed immediately if moisture is between sheets.

Warranty: 40 Year Warranty on Weather XL (SMP) paint, 25 Year Warranty for Galvalume panels: Aluminum should be used for roofs within 1500’ of the ocean

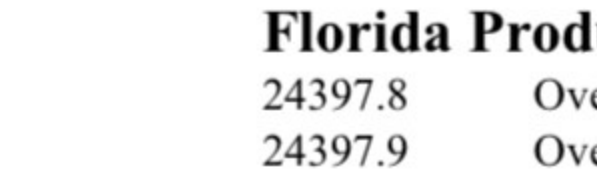
Finishes: We recommend ordering all painted material at the same time in order to ensure the same paint batch. Galvalume finishes can vary; color, spangle, shadowing, and striping can occur. Non-Uniform appearance may occur and is not a reason for rejection nor does it affect any warranties that may be in place.

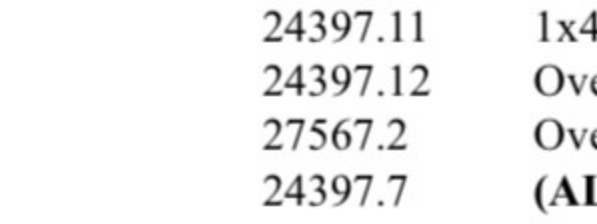
Florida Product Approvals:

24397.8	Over 1/2" Plywood, Fastened 9" O.C. x 24" O.C.
24397.9	Over 1/2" Plywood, Fastened 6"-3"-6" O.C. x 24" O.C.
24397.10	Over 1x4 Wood Battens Over 1/2" Plywood, Fastened 9" O.C. x 24" O.C.
24397.11	1x4 Wood Battens Over 1/2" Plywood, Fastened 6"-3"-6" O.C. x 24" O.C.
24397.12	Over 19/32" OSB Sheathing, Fastened 9" O.C. x 24" O.C.
27567.2	Over 2x4 Wood Purlins Spaced 24" O.C. (max).
24397.7	**(ALUMINUM ONLY)** Over 1/2" Plywood, Fastened 9" O.C. x 6" O.C.

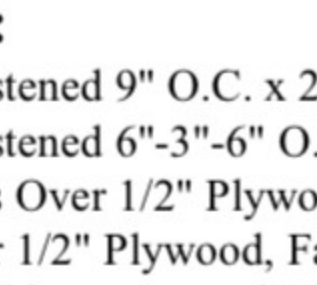
1ST COAST METAL ROOFING SUPPLY

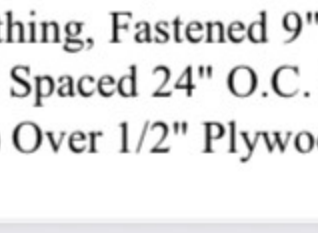
Ridge Caps



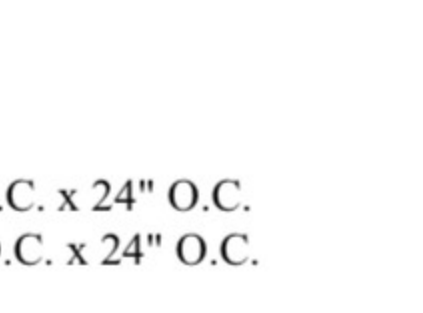


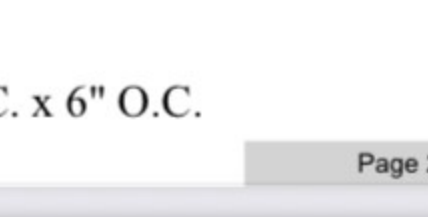
Eaves





Gables





Standard Colors (29 GA & 26 GA)

Polar White SR .64 SRI 77	Ivory SR .69 SRI 84	Light Stone SR .56 SRI 65	Saddle Tan SR .47 SRI 53
Taupe SR .38 SRI 41	Ash Gray SR .46 SRI 52	Charcoal Gray SR .37 SRI 31	Burnished Slate SR .34 SRI 35
Cocoa Brown SR .35 SRI 37	Colony Green† SR .28 SRI 27	Evergreen SR .35 SRI 37	[illegible] SR .31 SRI 31
Crimson Red†	Rustic Red SR .36 SRI 38	Black SR .31 SRI 31	Galvalume*

Shade variances/spangle differences in Galvalume or Metallic Finish are not a reason for return or rejection.

SB.

Metallic Colors**‡

Aged Copper Metallic SR .28 SRI 23	Bright Copper SR .41 SRI 44	Champagne SR .37 SRI 38	Pewter SR .36 SRI 38
Preweathered Galvalume SR .51 SRI 58	Silver Metallic SR .51 SRI 58	Silversmith SR .53 SRI 59	Copper Penny SR .51 SRI 58

* Available in 29/26/24 gauge.
** Premium colors subject to premium pricing.
† 26 gauge only.
‡ Extended lead times and minimum orders apply.

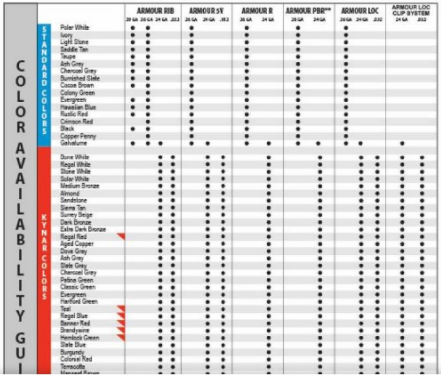
1st Coast Metal Roofing Supply • 186 SR 207 • East Palatka, FL 32131
Phone: (386) 325-0242 • Fax: (386) 326-4260 • www.1stcoastmrs.com

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Kynar Colors‡

Bone White SR .68 SRI 82	Regal White SR .70 SRI 85	Stone White SR .62 SRI 73	Solar White SRI 77	Medium Bronze SR .26 SRI 24
Almond SR .63 SRI 75	Sandstone SR .47 SRI 53	Sierra Tan SR .30 SRI 30	Surrey Beige SRI 32	Dark Bronze SR .26 SRI 25
Extra Dark Bronze SR .05 SRI 1	Regal Red SRI 35	Aged Copper SR .25 SRI 23	Dove Gray SR 49 SRI 56	Ash Gray SRI 31
Slate Gray SR .37 SRI 39	Charcoal Gray SR .08 SRI 40	Patina Green SR .25 SRI 24	Classic Green SR .25 SRI 14	Evergreen SRI 22
Hartford Green** SR .10 SRI 4	Teal** SR .28 SRI 28	Regal Blue** SR .30 SRI 30	Banner Red** SR .44 SRI 49	Brandywine** SR .27 SRI 27
Terracotta SR .39 SRI 42	Hemlock Green SRI 22	Slate Blue SR .27 SRI 26	Burgundy SRI 32	Colonial Red SR .31 SRI 31
Mansard Brown SR .25 SRI 29	Matte Black SR .26 SRI 25			

Please make final color selection from actual metal chips.





EXISTING PICTURES OF THE SUBJECT STRUCTURE


3

2024-11-17

North

East

South

West


1
2
3
© 2025 Google

PERMITTING RECORDS

Building Inspections Division

Jacksonville
Where Florida Begins.

Street Number	Street Name	Street Type	Direction
01130	MARKET	ST	N

Search by Address
Unit

Search by Permit
Permit Number

Reset | Update | Search

Enter Permit Numbers For Address Above

Permit Number	Permit Description	Permit Number	Permit Description

Permit Number	Description	Permit Number	Description
B8607155.000		E8607155.001	
E8607155.003		E8607155.004	
E8607155.005		M8607155.006	
M8607155.007		M8607155.008	
P8607155.002			

Select | UnSelect | Delete | Move

Search Results

Search For: Permit

Search By: Address

Search: 1130 Market St N

Permit Number	Permit Type	Proposed Use	Structure Type	Work Type	Status	Date Issued	Address
R-25-295419.000	Roofing Permit	Residential	3 Or 4 Families	Existing Building	Return for Corrections		1130 MARKET ST N
R-06-60356.000	Roofing Permit	Residential	Duplex/Two-Family	Roof	Finalized-NIF	10/11/06, 12:00 AM	1130 MARKET ST N
P-21-306509.007	Plumbing Permit	Residential	3 Or 4 Families	Existing Building	Finalized	1/4/21, 2:40 PM	1130 MARKET ST N, UNIT 3
P-21-306509.006	Plumbing Permit	Residential	3 Or 4 Families	Existing Building	Finalized	1/4/21, 2:39 PM	1130 MARKET ST N, UNIT 1
P-21-306509.005	Plumbing Permit	Residential	3 Or 4 Families	Existing Building	Finalized	1/4/21, 2:17 PM	1130 MARKET ST N
P-21-306509.004	Plumbing Permit	Residential	3 Or 4 Families	Existing Building	Void		1130 MARKET ST N, UNIT 1
M-20-306509.008	Mechanical Permit	Residential	3 Or 4 Families	Existing Building	Finalized	7/6/20, 8:30 AM	1130 MARKET ST N
E-99-16598.000	Electrical Permit	Residential	Transient, Hotel, Motel, Rooming House	Existing Building	Finalized	4/13/99, 12:00 AM	1130 MARKET ST N, UNIT 1
E-91-35072.000	Electrical Permit	Residential	Single Family	Existing Building	Finalized	9/17/91, 12:00 AM	1130 MARKET ST N
E-20-360082.000	Electrical Permit	Non-Residential	Other	Existing Building	Finalized	12/18/20, 12:48 PM	1130 MARKET ST N, UNIT 2

Items per page: 10 | 1 – 10 of 14

Search Results

Search For: Permit

Search By: Address

Search: 1130 Market St N

Permit Number	Permit Type	Proposed Use	Structure Type	Work Type	Status	Date Issued	Address
E-20-306509.003	Electrical Permit	Non-Residential	Other	Existing Building	Finalized	12/18/20, 12:48 PM	1130 MARKET ST N, UNIT 3
E-20-306509.001	Electrical Permit	Non-Residential	Other	Existing Building	Finalized	12/14/20, 12:49 PM	1130 MARKET ST N, UNIT 1
B-21-367398.000	Building Permit	Residential	Other	Window/Door Replacement	Finalized	4/14/21, 2:49 PM	1130 MARKET ST N
B-20-306509.000	Building Permit	Residential	3 Or 4 Families	Alterations & Repairs	Finalized	11/30/20, 2:59 PM	1130 MARKET ST N

Items per page: 10

548

11 – 14 of 14

COA-25-32673

1272 Edgewood Ave

August 27, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32673

Address: 1272 Edgewood Avenue South, RE# 079958-0000

Location: West side of Edgewood Avenue South, between Remington Street and Randall Street

Owner: Kathy Kaye Olesen
1272 Edgewood Avenue South
Jacksonville, Florida 32205

Applicant: Kamesh Aysola
1535 Ingleside Avenue
Jacksonville, FL 32205

Year Built: *c.*1926 *(Property Appraiser)*

Designation: Riverside Avondale; Contributing

Request: Demolition and New Construction of a Detached Garage

Summary Scope of Work:
1. Construction of a Two-Story Detached Garage
2. Demolition of an Unlisted Detached One-Story Garage *(Administrative)*
3. Driveway Alterations *(Administrative)*

Recommendation: **Approve with Conditions**

Conditions:
Construction of a Two-Story Detached Garage
1. The size and location shall be substantially similar to the plans dated **May 20, 2023**.
2. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
3. The new accessory structure shall be subordinate in height and size to the primary structure.
4. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
5. The new detached garage shall have a hip roof to match the primary structure.
6. The new detached garage shall have a brick veneer on the front elevation to be compatible with the primary structure.

7. The windows installed on the new detached garage shall be evenly spaced and centered on the structure's various elevations *(See HPS elevation edits for reference).*
8. Additional windows shall be added to the left elevation *(See HPS elevation edits for reference)*.
9. Prior to permitting, the owner or their agent shall provide updated elevation drawings and floor plans depicting HPS conditions.
10. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

Demolition of an Unlisted Detached One-Story Garage *(Administrative)*

11. The demolition of the existing structure shall cause the least amount of damage to the historic primary structure and site.

Driveway Alterations *(Administrative)*

12. The driveway alterations shall be consistent with the site plan dated **May 20, 2023**.



PROJECT DESCRIPTION

COA-25-32673 seeks the demolition of an unlisted detached one-story garage and for the construction of a detached two-story garage on a contributing property within the Riverside Avondale Historic District. The primary structure on the property is a brick vernacular-styled single-family residence. The home can be characterized by its brick exterior, 6-over-1 windows, large bay windows, arched entryway, and hipped shingled roof. In the rear of the lot, there is an unlisted one-story detached garage that is proposed for demolition to make room for the new construction scope of work. As proposed, the applicant is seeking to demolish the existing one-story garage and construct a two-story detached garage with minor alterations to the existing driveway. The proposed work will be minimally visible from Edgewood Avenue South. As conditioned, the new construction two-story detached garage will have a brick veneer front elevation, fiber cement lap siding on the remaining elevations, 6-over-6 windows, a hipped shingled roof, exterior stairs, two pedestrian doors, and two garage doors.

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 scope of work was approved via COA-23-29525. However, due to the owner not initiating any work, the scope of work must be reviewed by the Commission again.
- Consistent with Section 307.106(m)(8), the conditioned design of the proposed structure contains many architectural details that are in keeping with historic elements found throughout the Riverside Avondale Historic District and the primary structure. Such details include:
    - Brick veneer on the front elevation,
    - Six-over-six window pattern; and
    - Hipped shingled roof form.
- The height of the primary structure, as confirmed by the property owner, is twenty-eight (28) feet. The overall height of the proposed structure from the finished floor is twenty-five (25) feet, which is compatible with the heights of the adjacent garage structures. Two-story single-family structures are the dominant development typology along this block, with the majority of the structures having detached garages. The scale and massing of the proposed structure are consistent with neighboring structures and the existing primary structure. For these reasons, the scope of work is consistent with Sections 307.106(m)(1, 3, and 6).
- The 6-over-6 window pattern with a traditional header height is a typical window design characteristic in the Riverside Avondale Historic District. Additionally, the pedestrian doors on the proposed structure are shown to have a three-fourth light nine-grid design, which can be found within the Riverside Avondale Historic District. Consistent with Section 307.106(m)(2), the proportions and relationships between the window and doors are compatible with the architectural style of the contributing primary structure.
- Consistent with Section 307.106(m)(4), the conditioned design of a hip roof form is compatible with the roof form of the primary structure.

- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The Design Guidelines for the Riverside Avondale Historic District reference Standards Two (2) and Nine (9) of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two (2) refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed detached garage to the surrounding context is described above. Standard Nine (9) 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 new construction detached garage requires no alterations to the historic primary structure, and the proposed new construction is compatible with the surrounding, contributing structures. The proposed garage is differentiated from historic structures by the finish and materials used while being compatible with the massing, size, scale, and architectural features of adjacent properties. As such, the proposed scope of work is consistent with Section 307.106(k)(1 and 2).
- Based on a Zoning review of the scope of work by the Current Planning Division, the proposed structure exceeds the 25% limitation of the primary structure. The proposed structure will be 702 square feet. The primary structure, according to the Property Appraiser, is 2,128 square feet which would allow for a 532-sqaure-foot ADU. As such, the property will need to obtain its entitlements from Current Planning prior to construction.

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

1. Section 307.106(k) General Standards: 1, 2, and 4
2. Section 307.106(m) Guidelines on "New Construction": 1-4, 6 and 8
3. Historic District Design Guidelines, Section on "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

New Construction

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

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

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

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

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

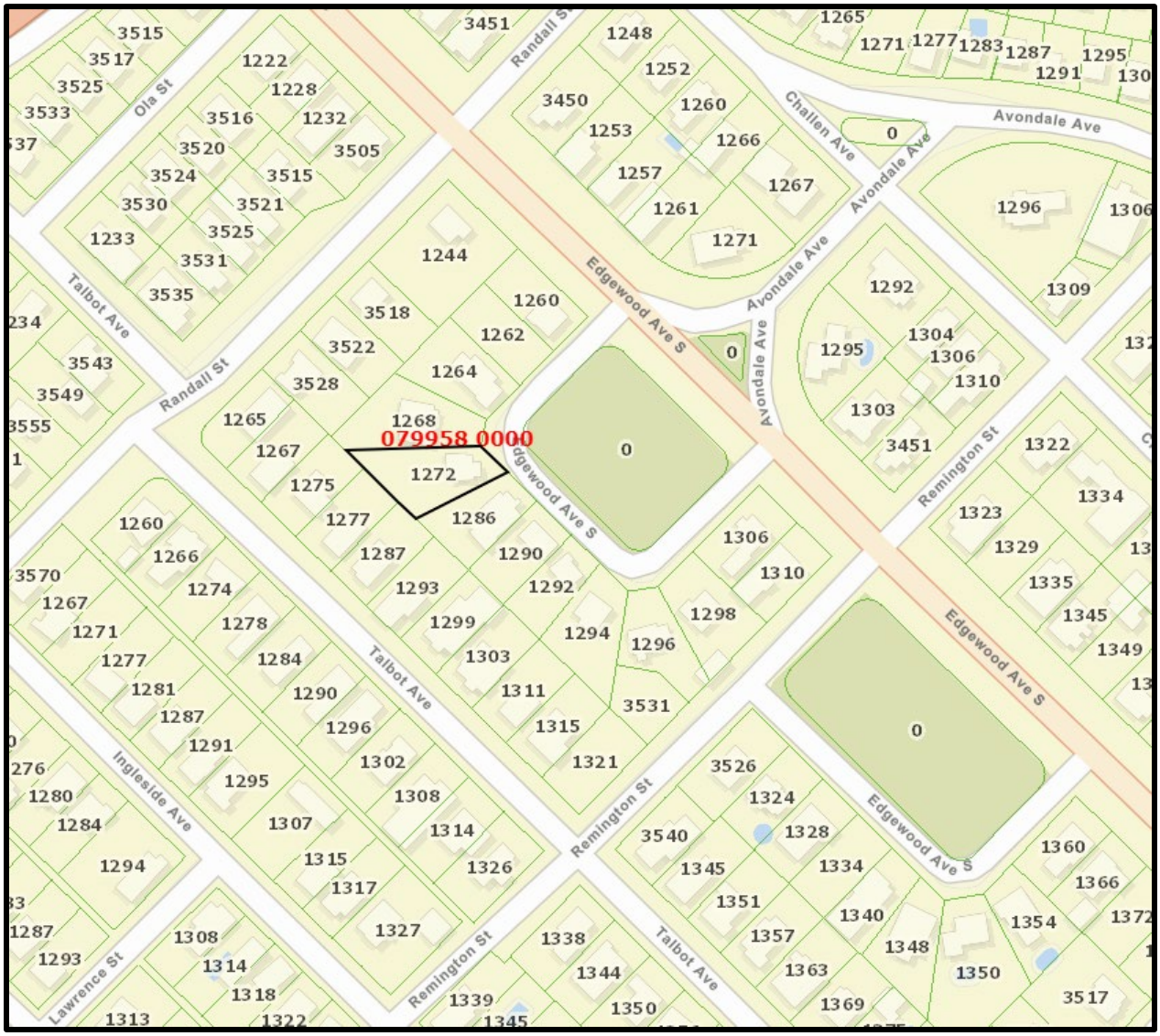
- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district.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

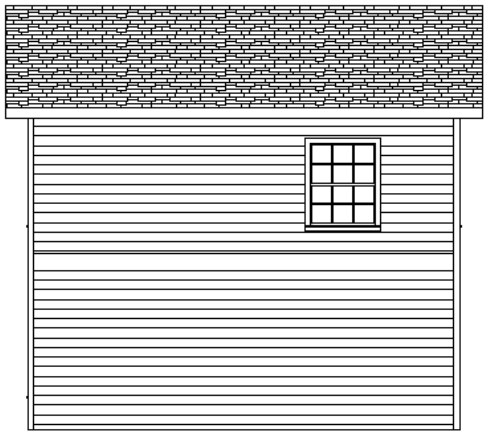
LOCATION MAP



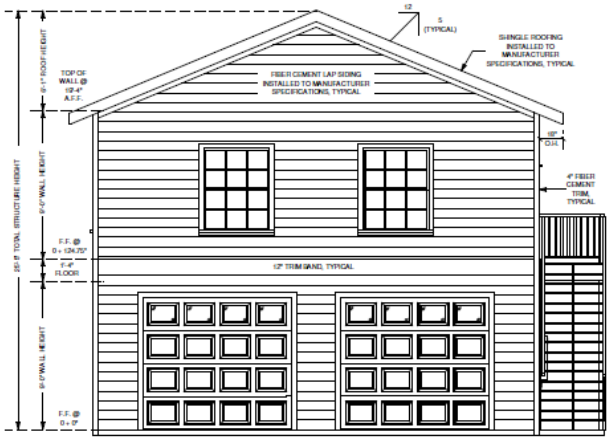
PICTURE OF PROPERTY WITH POSTED SIGN



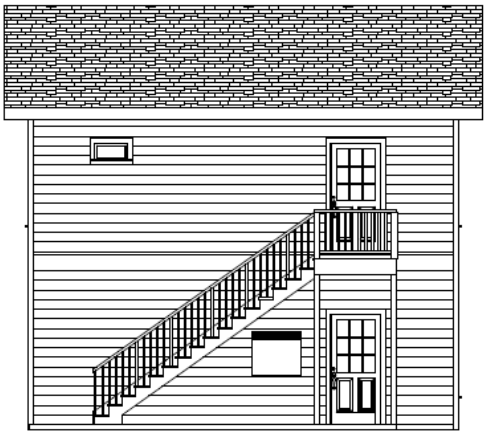
ELEVATION DRAWINGS DATED APRIL 28, 2025



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



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

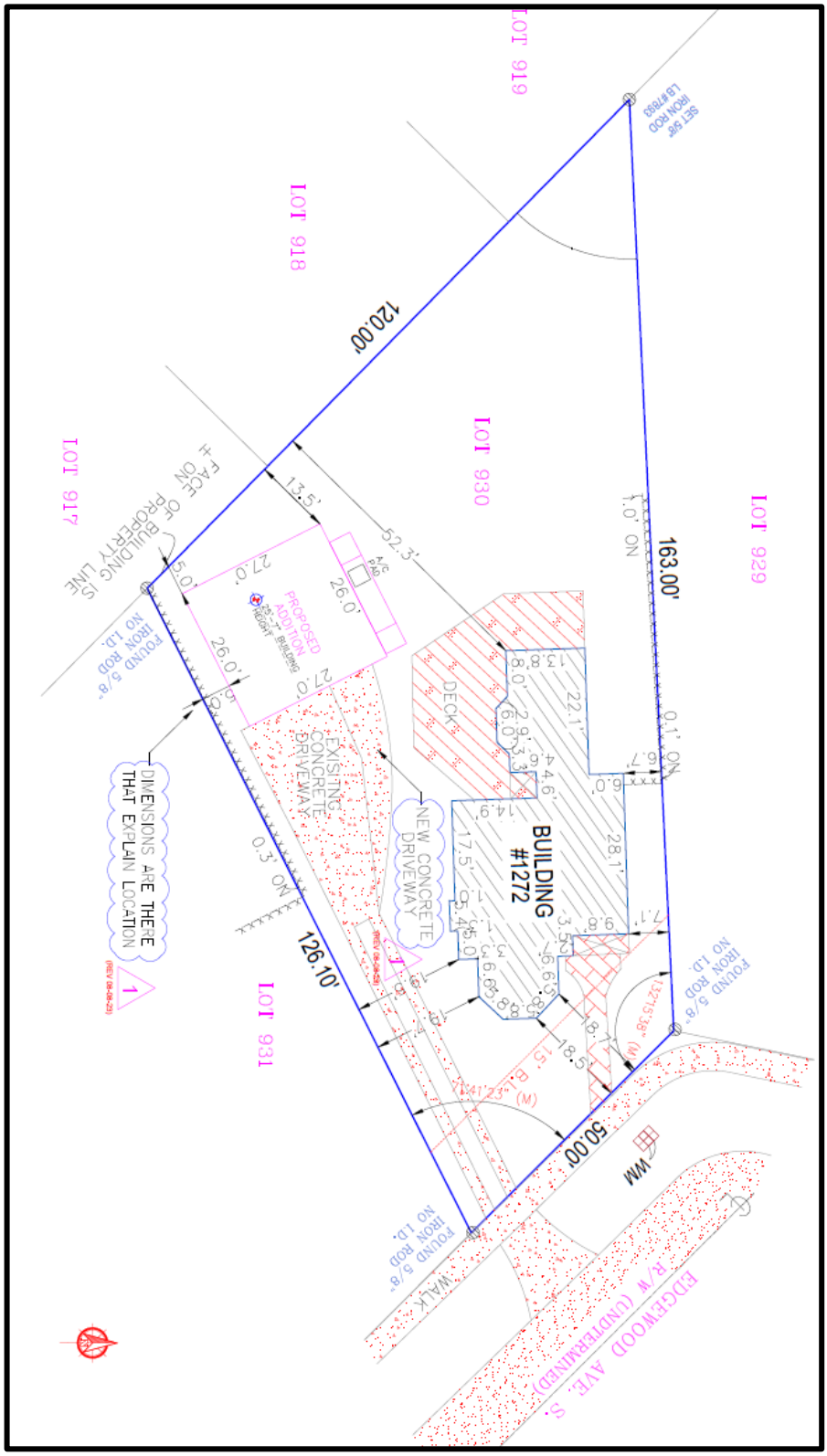


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

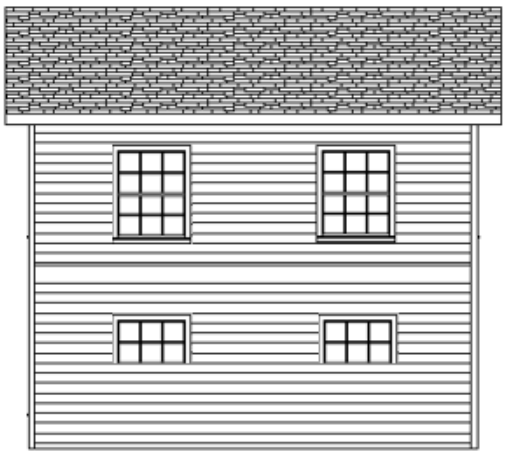


REAR ELEVATION
SCALE: 1/4" = 1'-0"

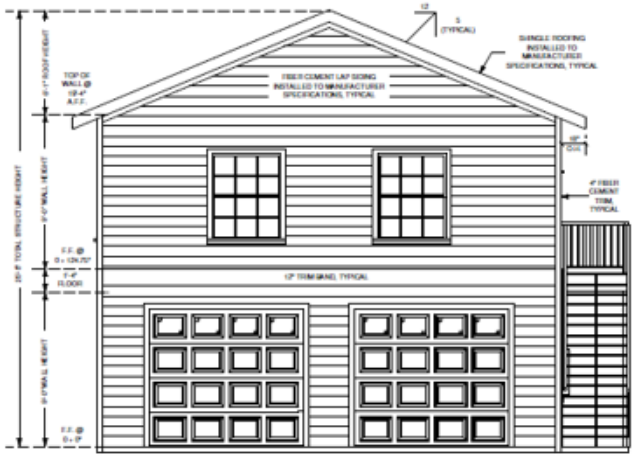
SITE PLAN DATED MAY 20, 2023



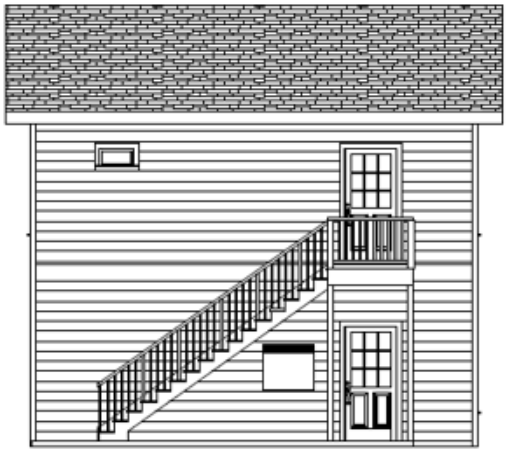
HISTORIC PRESERVATION STAFF (HPS) EDITS FOR WINDOW OPENINGS



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



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



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



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

Application For Certificate Of Appropriateness

Application Info

Tracking #	32673	**Application Status**	FOUND SUFFICIENT
Date Started	07/14/2025	**Date Submitted**	07/14/2025

Planning and Development Department Info

COA # COA-25-32673

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 8/27/2025

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 OLESEN

First Name KATHY

Middle Name

Company Name

Mailing Address 1272 EDGEWOOD AVE SOUTH

City JACKSONVILLE

State FL

Zip Code 32205

Phone 904 806 8125

Fax 904

Email KATHY.OLESEN@HOTMAIL.COM

General Information On Owner(s)

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

Last Name OLESEN

First Name KATHY

Middle Name

Company/Trust Name

Mailing Address 1272 EDGEWOOD AVE SOUTH

City JACKSONVILLE

State FL

Zip Code 32205

Phone 9048068125

Fax 904

Email KATHY.OLESEN@HOTMAIL.COM

Description Of Property

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

Map	RE#
	079958 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1272	EDGEWOOD AVE S	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
REPLACEMENT OF GARAGE

Addition Information

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

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

Alteration - Required Attachments For Complete Application

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

Additional Documents Provided

	Description
[x]	ORIGINAL APPROVAL COA

Application Certification

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

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

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with

comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

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

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

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

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 08/13/2025

COA#: 32673

Address: 1272 Edgewood Ave S
Jacksonville, FL 32205

Owner: Kathy Olesen

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 32673 **were posted on the property/site located at:**

079958-0000
Real Estate Number(s)

1272 Edgewood Ave S
Street Address
Jacksonville, FL 32205
City, State Zip Code

Printed Name Kathy Olesen

Signature Kathy Olesen

Dated this 13th day of August, 2025.

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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Kathy Olesen
Owner (Affiant) Name

1272 Edgewood Ave S. Jacksonville, FL 32205
Address(es) for Subject Property

Real Estate Parcel Number(s) for Subject Property

Kamesh Aysola
Appointed or Authorized Agent(s)

Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared _____, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.

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

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

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

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

FURTHER AFFIANT SAYETH NAUGHT.

Kathy Olesen

Signature of Affiant

Kathy Olesen

Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st, day of August, 2025, by Kathy Olesen, who is ☐ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced FLDL

[NOTARY SEAL]

SHENETTE DOYLE NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires March 7, 2028
No. HH 501071

Notary Public Signature

Shenette Doyle

Printed/Typed Name of Notary Public

My commission expires: 03/07/2028

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

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

OLESEN KATHY KAYE
1272 EDGEWOOD AVE S
JACKSONVILLE, FL 32205

Primary Site Address
1272 S EDGEWOOD AVE
Jacksonville FL 32205-

Official Record Book/Page
19267-02033

Tile #
6428

1272 S EDGEWOOD AVE

Property Detail

RE #	079958-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01373 AVONDALE NORTH
Total Area	10103
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	$395,785.00	$380,696.00
Extra Feature Value	$6,276.00	$6,296.00
Land Value (Market)	$183,825.00	$183,825.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$585,886.00	$570,817.00
Assessed Value	$454,444.00	$467,622.00
Cap Diff/Portability Amt	$131,442.00 / $0.00	$103,195.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$404,444.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value

Assessed Value	$467,622.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$416,900.00**

SJRWMD/FIND Taxable Value

Assessed Value	$467,622.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$416,900.00**

`School Taxable Value

Assessed Value	$467,622.00
Homestead (HX)	- $25,000.00
Taxable Value	**$442,622.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19267-02033	7/1/2020	$448,000.00	WD - Warranty Deed	Qualified	Improved
18656-01847	1/10/2019	$100.00	QC - Quit Claim	Unqualified	Improved
18301-01629	2/28/2018	$100.00	MS - Miscellaneous	Unqualified	Improved
17122-00211	4/3/2015	$376,000.00	WD - Warranty Deed	Qualified	Improved
15443-00893	11/19/2010	$400,000.00	WD - Warranty Deed	Qualified	Improved
13953-01680	4/20/2007	$100.00	QC - Quit Claim	Unqualified	Improved
06449-01084	12/30/1987	$94,000.00	WD - Warranty Deed	Unqualified	Improved
06262-00526	12/17/1986	$90,000.00	WD - Warranty Deed	Unqualified	Improved
04014-00543	9/26/1975	$41,000.00	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	$1,547.00
2	GRWR2	Garage/Util Bdg Wood	1	26	24	624.00	$4,749.00

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	95.00	106.00	Common	95.00	Front Footage	$183,825.00

Legal

LN	Legal Description
1	7-31 43-2S-26E
2	AVONDALE
3	LOT 930

Buildings

Building 1

Building 1 Site Address
1272 S EDGEWOOD AVE Unit
Jacksonville FL 32205-

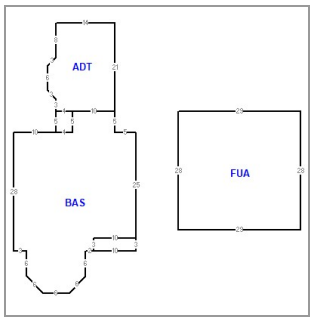
Building Type	0108 - SFR CLASS 2
Year Built	1926
Building Value	$380,696.00

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric

Type	Gross Area	Heated Area	Effective Area
Addition	310	310	279
Finished upper story 1	812	812	771
Base Area	956	956	956
Finished Open Porch	30	0	9
Finished Open Porch	20	0	6
Total	2128	2078	2021

Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	



2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$467,622.00	$50,722.00	$416,900.00	$4,577.05	$4,718.02	$4,528.12
Urban Service Dist1	$467,622.00	$50,722.00	$416,900.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$467,622.00	$25,000.00	$442,622.00	$1,327.84	$1,369.92	$1,325.52
By Local Board	$467,622.00	$25,000.00	$442,622.00	$965.39	$995.01	$949.78
School Board Voted	$467,622.00	$25,000.00	$442,622.00	$429.44	$442.62	$442.62
FL Inland Navigation Dist.	$467,622.00	$50,722.00	$416,900.00	$11.65	$12.01	$11.26
Water Mgmt Dist. SJRWMD	$467,622.00	$50,722.00	$416,900.00	$72.52	$74.75	$71.00
Urb Ser Dist1 Voted	$467,622.00	$50,722.00	$416,900.00	$0.00	$0.00	$0.00
			Totals	$7,383.89	$7,612.33	$7,328.30

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$585,886.00	$454,444.00	$50,000.00	$404,444.00
Current Year	$570,817.00	$467,622.00	$50,722.00	$416,900.00

2025 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

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:

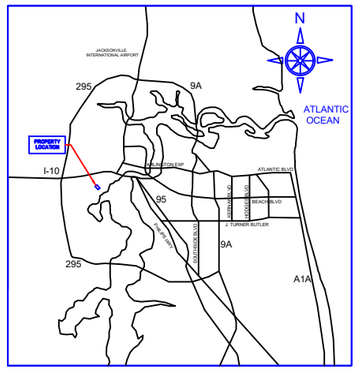
More Information

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

PROPOSED SITE PLAN DATED MAY 20, 2023

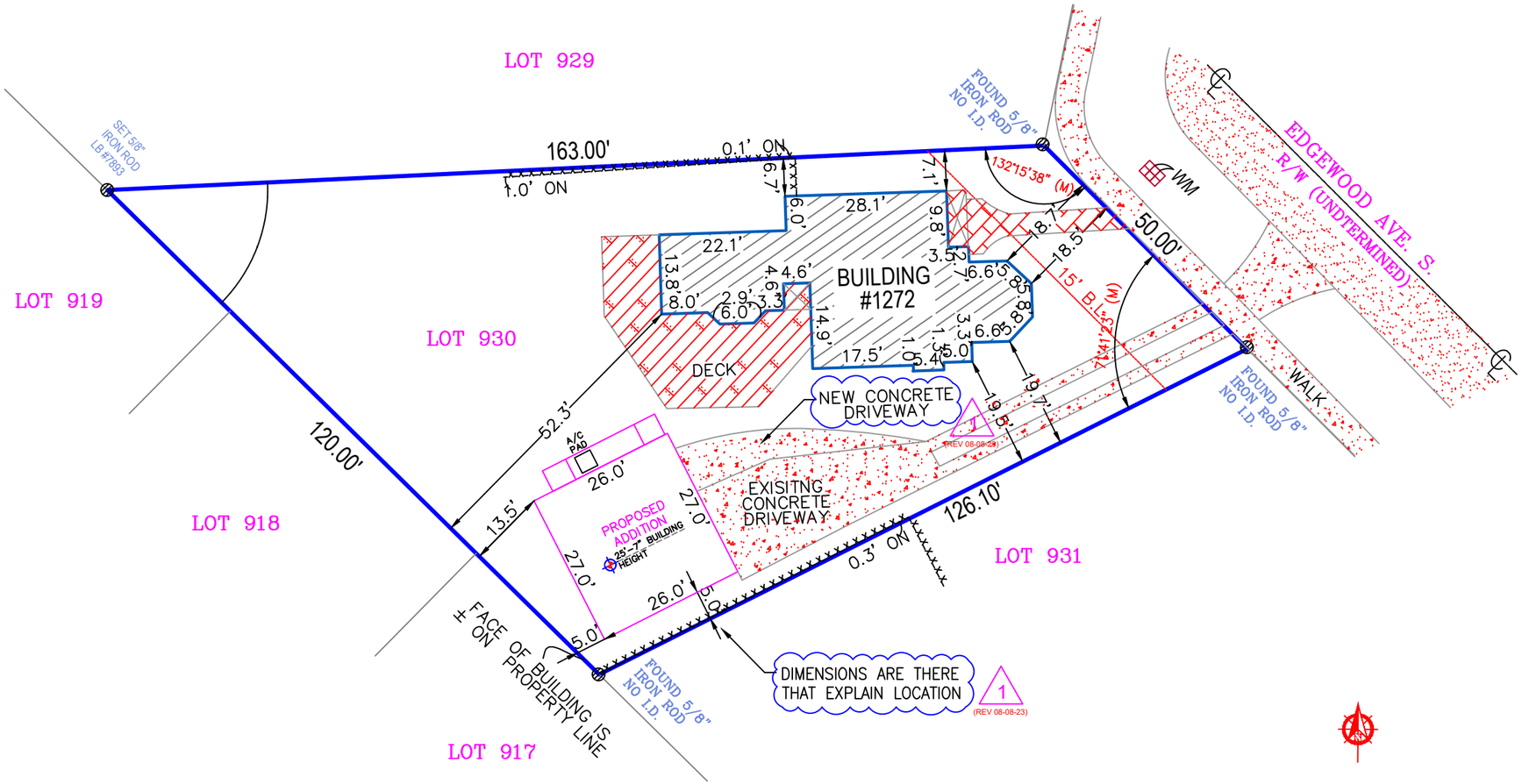
AG DESIGN GROUP, LLC.
ANGEL E. GUERRERO
(904)755-3051

OLESEN RESIDENCE
1272 EDGEWOOD AVE S
JACKSONVILLE, FL 32205



MAP SHOWING BOUNDARY SURVEY OF:

LOT 507, AVONDALE, ACCORDING TO THE MAP OR THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 31 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SCHEDULE OF DRAWINGS:

A-0. MAP LOCATION AND PLOT PLAN.

A-1. PARTIAL VIEW EXISTING 1ST FLOOR PLAN, PARTIAL VIEW EXISTING 1ST FLOOR PLAN WITH PROPOSED PLAN, 2ND FLOOR PLAN AND GENERAL NOTES.

A-2. 1ST AND 2ND FLOOR ELECTRICAL PLANS WITH GENERAL ELECTRICAL NOTES.

A-3. SECTION WALLS AND ROOF PLAN WITH GENERAL ROOF NOTES.

A-4. ELEVATION PLANS AND SECTION WALL.

A-5. FLASHING DETAILS WITH GENERAL NOTES.

TOTAL SQUARE FOOTAGE	
1ST AND 2ND FLOOR EXISTING HOUSE. (HEATING AND COOLING AREA).	2,078
ENTRY AND COVERED PORCH	50
NEW ADDITIONS:	
1ST FLOOR GARAGE	702
2ND FLOOR	702
STAIRS	71
TOTAL S.Q :	3,603

SQUARE FOOTAGE	
ENCLOSED CONDITIONED (NEW 2ND FLOOR).	702
UNCONDITIONED (GARAGE AND STAIRS).	773

A. AREA OF ALL ENCLOSED CONDITIONED SPACE.	SQ	702
B. ALL UNENCLOSED SPACE.	SQ	773
C. NEW ADDITIONS TOTAL SQ FOOTAGE	SQ	1,475
D. VOLUME OF ENCLOSED CONDITIONED SEE ENERGY REPORT. VOLUME IS# ( ).		

NOTES:
1. THIS IS A CONCEPTUAL ARCHITECTURAL DRAWINGS AND THIS DESIGN NEEDS ENGINEERING PLANS.
2. BUILDER AND CONTRACTORS WILL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, FINISH FLOOR ELEVATIONS, PLATE HEIGHTS, VERIFY PITCH, NEW ROOF PLACEMENT OF CONVENTIONAL FRAME AND MATCH EXISTING HOUSE AND ALL CONDITIONS OF THE JOB PRIOR TO CONSTRUCTION.
3. THE PURPOSE OF THESE PLANS IS TO BUILT A NEW 2 STORY ADDITION AT THE REAR OF THE EXISTING HOUSE. MAIN HOUSE REMAIN THE SAME.

LEGEND:

EXISTING HOUSE

PROPOSED ADDITION

METAL FENCE X---X---X

WOOD FENCE X---X---X

SQUARE FOOTAGE OF THE LOT	10,018.0
SQUARE FOOTAGE OF EXISTING AND ADDITIONS.	3,603.0
DRIVEWAYS, SIDEWALKS AND DECK.	1,646.0
AC PAD.	9.0
TOTAL SQUARE FOOTAGE	5,258.0
LOT COVERAGE PERCENT MAX. TO BUILD	50.0%
BUILDING COVERAGE IS 50%, IMPERVIOUS 65%	

PLOT PLAN

SCALE: 3/32" = 1'-0"

NOTES:

SET BACKS:
FRONT 20'
REAR 10'
SIDES 5' EACH SIDE.
TOTAL HIGH TO BUILD 35'

SET BACKS ARE MEASURED TO THE FURTHERS PROJECTION ON SITE PLAN.

THE HEIGHT OF THE NEW ADDITION SEE ELEVATIONS PLANS, (THIS PLOT PLAN IS AN APPROXIMATE DESIGN BASED ON THE INFORMATION OBTAINED OF THE EXISTING SURVEY PLAN, FOR MORE INFORMATION SEE THE SURVEY PLAN).

FOR STRUCTURAL INFORMATION, SEE ENGINEERING PLANS.

BUILDING HEIGHT FOR NEW ADDITION IS 25'-7".

THE EXISTING HOUSE IS 28'-0" HEIGHT.

1 (REV 08-08-23)

ARCHITECTURAL PLAN SETS FOR HISTORICAL DEPARTMENT REVIEW

REVISIONS	BY
△ ARCH REVISIONS	08-08-23

AG DESIGN GROUP, LLC.
ANGEL E. GUERRERO
(904) 755-3051

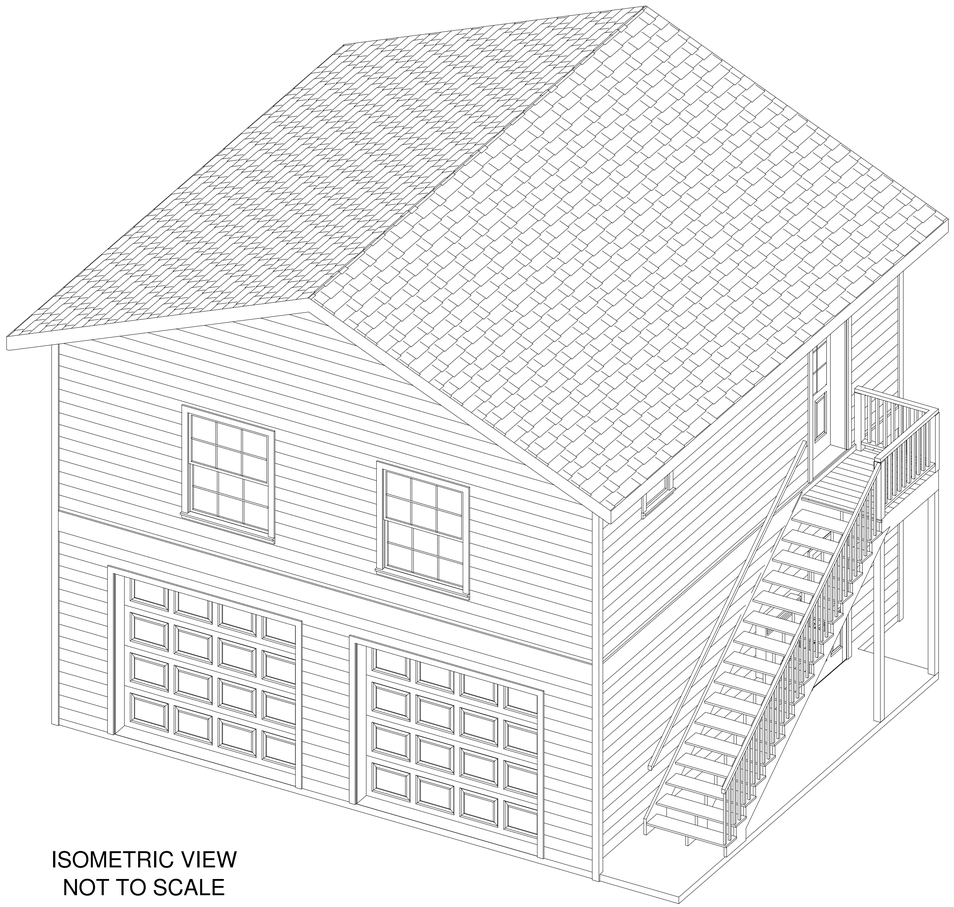
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OLESEN RESIDENCE
1272 EDGEWOOD AVE S
JACKSONVILLE, FL 32205

CUSTOMER	OLESEN RESIDENCE
ADDRESS	1272 EDGEWOOD AVE S JACKSONVILLE, FL
DESIGNED	A.G.
DATE	05.20.23
SCALE	AS NOTED.

A-0

PROPOSED PLANS DATED APRIL 28, 2025



ISOMETRIC VIEW
NOT TO SCALE

SCOPE OF WORK:

NEW 2-STORY ICF ACCESSORY STUDIO AND DETACHED GARAGE

LIVING AREA: 702 SQ FT
GARAGE AREA: 702 SQ FT
LANDING AREA: 20 SQ FT
TOTAL BUILDING AREA: 1,424 SQ FT

TABLE OF CONTENTS:

1.) COVER PAGE, DESIGN CRITERIA, & CODE INFORMATION

2.) FLOOR PLANS
STRUCTURAL FLOOR PLANS
CROSS SECTION DETAILS

3.) EXTERIOR ELEVATIONS
ELECTRICAL PLANS

4.) FOUNDATION PLAN
FLOOR FRAMING PLAN
ROOF PLAN

5.) STRUCTURAL NOTES & DETAILS

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES: FLORIDA BUILDING CODE, 8TH EDITION, ALL SUPPLEMENTAL CODES, THE FLORIDA FIRE PREVENTION CODE, AND THE CURRENT NATIONAL ELECTRICAL CODE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ASPECTS OF THIS DESIGN PRIOR TO THE START OF CONSTRUCTION.

DESIGN CRITERIA:

WIND SPEED: 160 MPH, 3-SECOND GUST, 124 MPH ASD
EXPOSURE: B
RISK CATEGORY: II

ENCLOSED RESIDENTIAL = 0.18
INTERNAL PRESSURE CO-EFFICIENT

WINDBORNE DEBRIS PROTECTION REQUIRED FOR WINDOWS IF NOT IMPACT RATED.

DESIGN LOADS:

ROOF: 20 PSF LIVE & 20 PSF DEAD LOADS
FLOOR: 40 PSF LIVE & 15 PSF DEAD
EXTERIOR STAIRS & LANDINGS: 40 PSF
DECKS: 40 PSF

COMPONENTS & CLADDING
DESIGN PRESSURES:

(ALL EXTERIOR)
ZONE 1: +22.3 / - 35.0 PSF
ZONE 2: +22.3 / -61.6 PSF
ZONE 3: +23.3 /-92.0 PSF
ZONE 4: +38.8 / -42.0 PSF
ZONE 5: +38.8, -51.8 PSF

WINDOW & DOOR DESIGN
PRESSURES: +38.8 / -51.8 PSF

OLESEN STUDIO

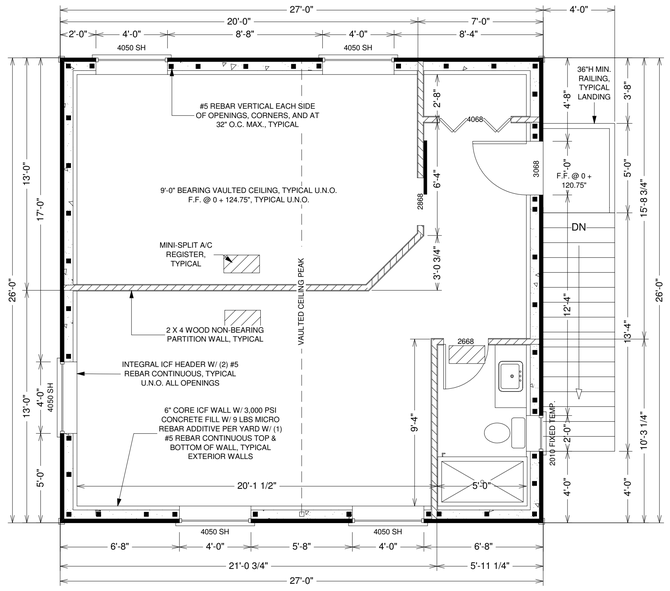
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HNP STRUCTURAL ENGINEERING
520 12TH ST W, SUITE 205
BRADENTON, FL 34205
941.524.6436

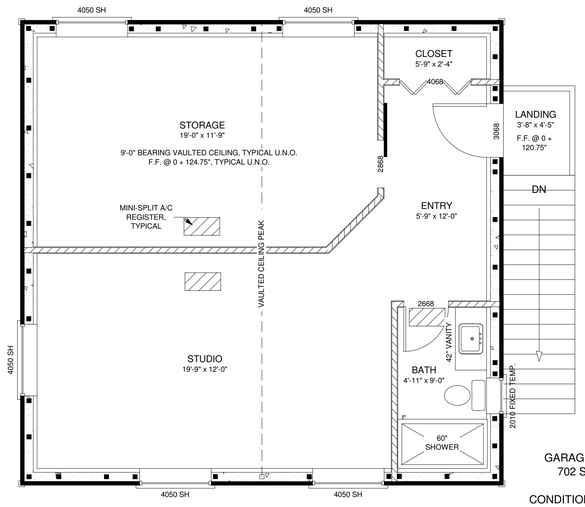
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SECOND FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"



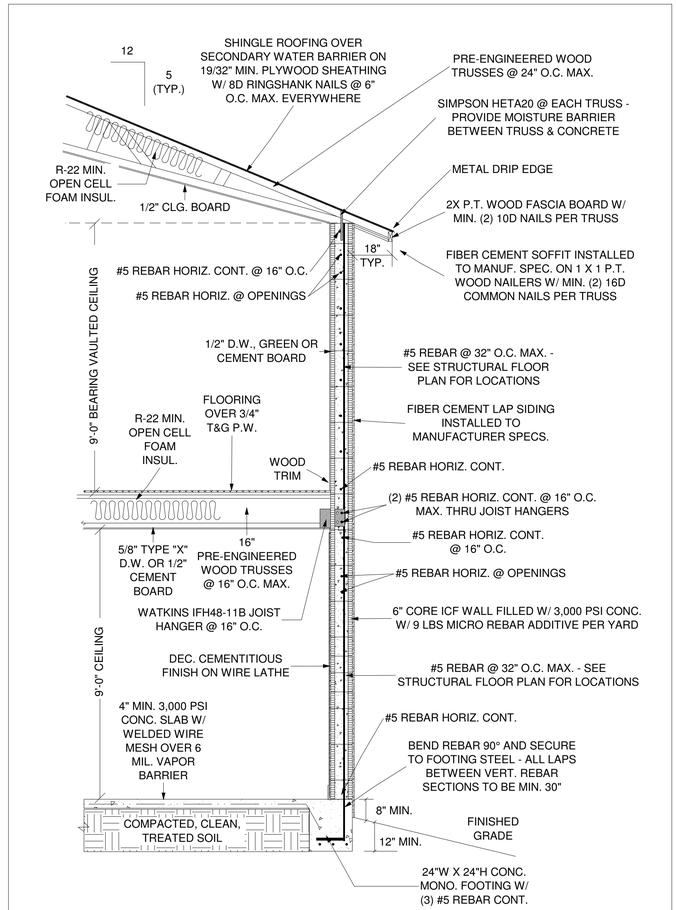
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GARAGE AREA
702 SQ FT

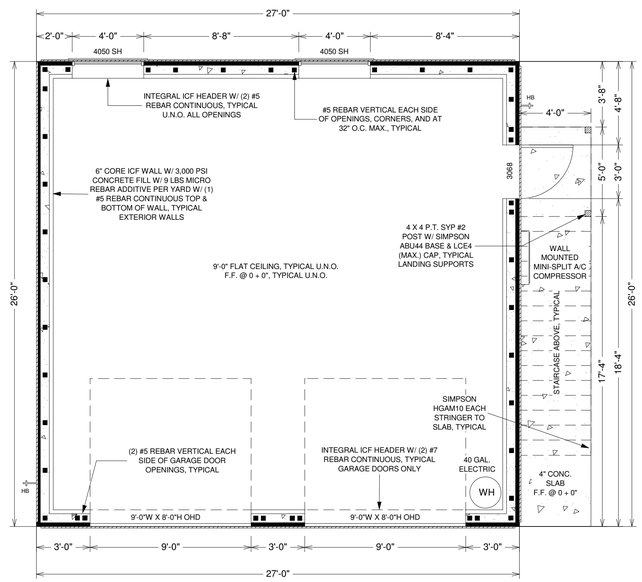
CONDITIONED AREA
702 SQ FT

LANDING AREA
20 SQ FT

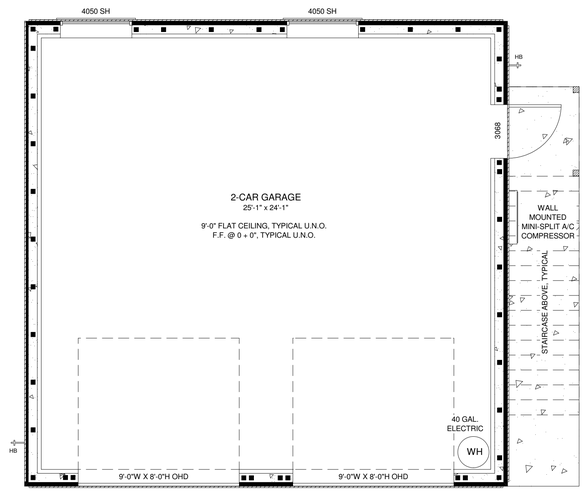
TOTAL STRUCTURE AREA
1,424 SQ FT



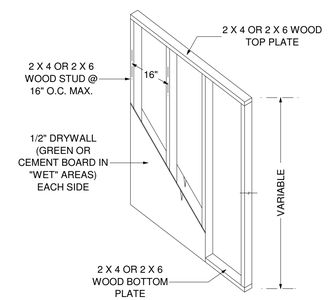
TYPICAL CROSS SECTION
SCALE: 3/8" = 1'-0"



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



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



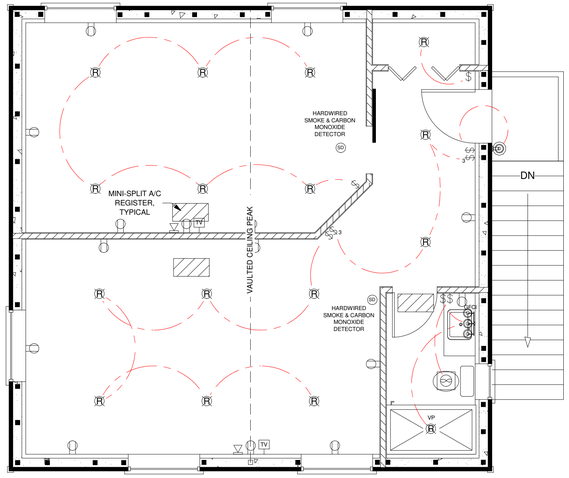
TYPICAL INTERIOR NON-BEARING PARTITION WALL SECTION
SCALE: 3/8" = 1'-0"

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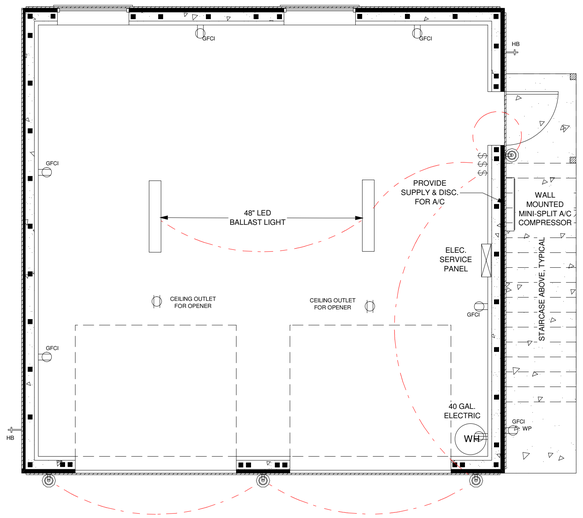
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SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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

ELECTRICAL NOTES:

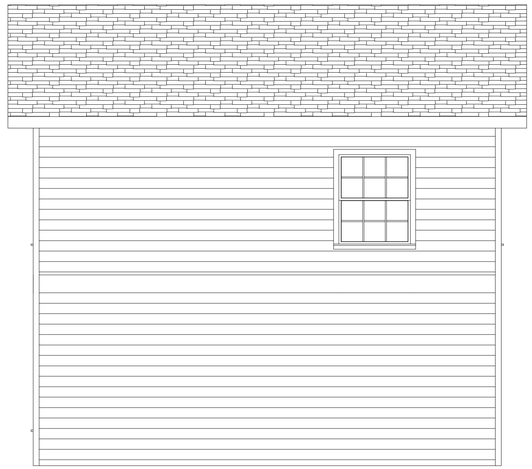
1.) ALL WORK IS TO BE DONE TO CURRENT NATIONAL ELECTRICAL CODE STANDARDS.

2.) ALL WIRING IS TO BE COPPER AND/OR CONDUIT AND TERMINATED IN APPROPRIATE JUNCTIONS.

3.) ALL OUTLETS IN LIVING AREAS ARE TO BE AFCI-PROTECTED. ALL OUTLETS IN "WET" AREAS OR WITHIN 6 FEET OF A WATER SOURCE ARE TO BE GFCI-PROTECTED. ALL EXTERIOR OUTLETS ARE TO HAVE A WEATHER-RESISTANT COVER.

4.) ALL RECESSED LIGHTS ON EXTERIOR OR IN SHOWER AND TUB AREAS ARE TO HAVE A VAPOR OR WEATHER RESISTANT COVER.

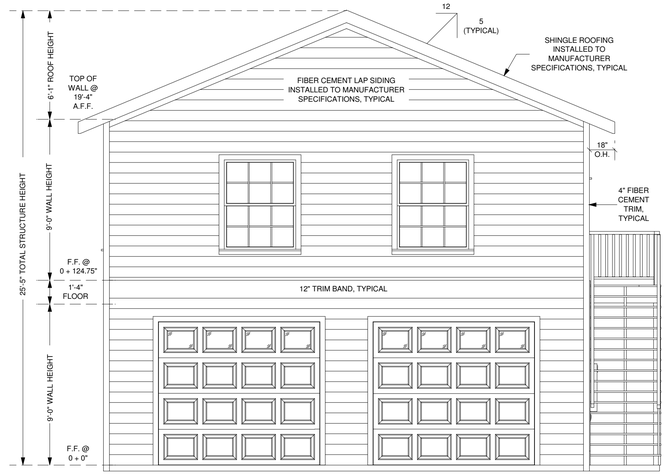
5.) ALL SMOKE DETECTORS ARE TO BE HARDWIRED. CARBON MONOXIDE DETECTION IS REQUIRED IN THE SAME LOCATIONS, COMBINATION UNITS MAY BE USED.



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



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



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



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

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SITE PREPARATION NOTES

1.) THE BUILDING SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER.

2.) IF THE SITE PREPARATION REQUIREMENTS ARE NOT SPECIFIED BY A GEOTECHNICAL REPORT THE FOLLOWING PROCEDURES SHOULD BE USED AS A MINIMUM:

A.) WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" ON EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.

B.) THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

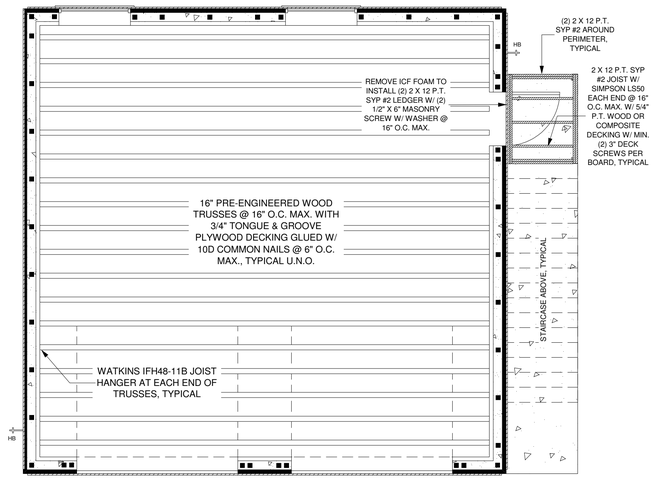
C.) FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8-INCH LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BASED ON THE MODIFIED PROCTOR TEST.

D.) ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL.

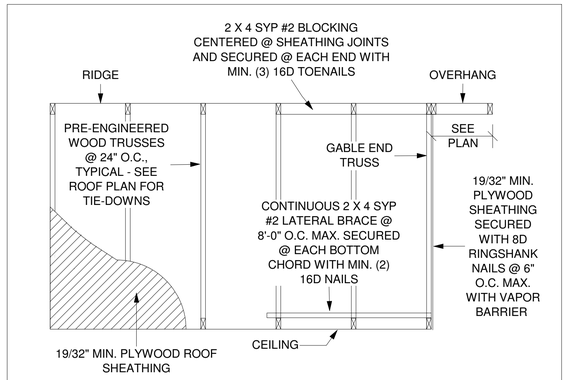
E.) PROVIDE FIELD DENSITY TESTS FOR EACH 1,500 SQUARE FEET OF BUILDING AREA FOR EACH LIFT OF CONTROLLED FILL.

NOTE:

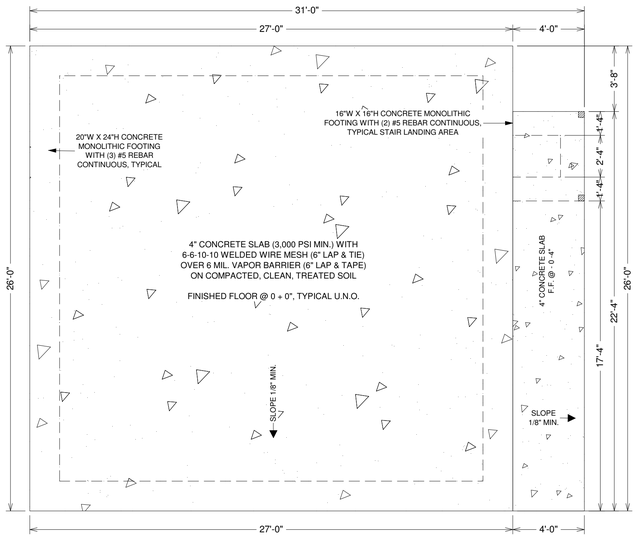
THIS FOUNDATION WAS DESIGNED FOR A MINIMUM SOILS BEARING CAPACITY OF 2,000 PSF.



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



GABLE END DETAIL
NOT TO SCALE



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

ROOF NOTES:

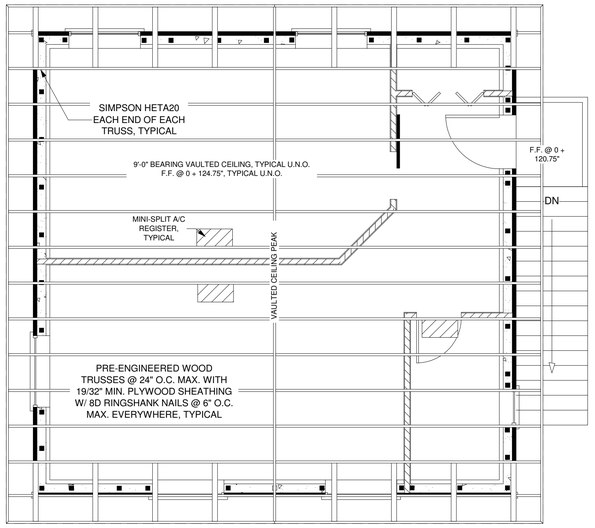
ROOF FRAMING:
PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. MAX.

ROOF SHEATHING: 19/32" MIN. PLYWOOD SHEATHING W/ 8D RINGSHANK NAILS @ 6" O.C. MAX.

COVERING: SHINGLE ROOFING OVER APPROVED SECONDARY WATER RESISTANT BARRIER

PITCH: 5 IN 12 (TYPICAL)

OVERHANGS: 18" (TYPICAL)



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

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CAST-IN-PLACE CONCRETE NOTES:

1.) CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C-150. AGGREGATE CONFORMING TO ASTM C-33 AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989, AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

2.) CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS:

TYPE	MIN. f'c (28 DAYS)	SLUMP	W/C RATIO	AGG. SIZE
COLUMNS	3000 PSI	3" TO 5"	.46	#57
ELEVATED SLABS	3000 PSI	3" TO 5"	.46	#89
FOOTINGS	3000 PSI	3" TO 5"	.50	#57
SLABS-ON-GRADE	3000 PSI	3" TO 5"	.50	#57
TIE BEAMS	3000 PSI	4" TO 6"	.50	#89
BOND BEAMS	3000 PSI	8" TO 11"	.50	#89

IN ALL SALT ATMOSPHERES, A MINIMUM 5,000 PSI CONCRETE* SHALL BE USED. APPROXIMATE GUIDELINE, WITHIN 1,500 FEET OF SALT WATER SOURCE.

* FOR STRUCTURAL MEMBERS (MAX. W/C = 0.4)

3.) ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.

4.) ALL REINFORCED STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS DI 4.

5.) WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTEM A-185 (FLAT SHEETS ONLY).

6.) ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

7.) REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 48 TIMES BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

8.) UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

A.) CONCRETE EXPOSED TO WEATHER: 2"
B.) CONCRETE NOT EXPOSED TO EARTH OR WEATHER (BEAMS & COLUMNS): 1-1/2"
C.) FOUNDATIONS EXPOSED TO EARTH: 3"

9.) BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHAL BE PLASTIC TIPPED OR STAINLESS STEEL.

10.) ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.

11.) FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

SLAB ON GRADE NOTES

1.) PROVIDE CONCRETE SLABS OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER, 6" LAPPED & TAPED.

2.) SLABS SHOULD BE CURED WITH A SEALING AND CURING COMPOUND AS SOON AS POSSIBLE. REFER TO SPECS FOR CURING COMPOUNDS.

3.) WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. SEE THE SITE PLAN AND ARCHITECTURAL DRAWINGS (IF APPLICABLE) FOR LOCATIONS, DIMENSIONS, ELEVATIONS, JOINTING DETAILS AND FINISH DETAILS. PROVIDE 4" WALKS REINFORCED WITH 6-6-10-10 WELDED WIRE FABRIC (6" LAPPED & TIED) UNLESS OTHERWISE NOTED.

4.) SLABS TO BE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED (2 TO 3%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260.

5.) ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS", "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" ACCI302. HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.

6.) SLABS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING FLATNESS/LEVELNESS REQUIREMENTS:

SLAB CATEGORY	SPECIFIED	LOCAL MINIMUM
FLAT	Ff = 35	Ff=23 Fl=13

TERMITE PREVENTION SPECIFICATIONS:

1.) A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

2.) CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS.

3.) IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS, SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.

4.) TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES. EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.

5.) INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.

6.) SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.

7.) BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.

8.) MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.

9.) CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.

10.) SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.

11.) AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED.

12.) ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.

13.) A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUNTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

14.) AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.

15.) NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

WOOD FRAMING NOTES

1.) WOOD CONSTRUCTION, CONNECTIONS, AND NAILING REQUIREMENTS SHALL CONFORM TO THE FLORIDA BUILDING CODE 8TH EDITION WITH SUPPLEMENTS.

2.) ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.

3.) ALL LOAD BEARING WALL FRAMING SHALL BE NUMBER 2 GRADE SOUTHERN PINE OR BETTER.

4.) ALL JOIST AND RAFTER FRAMING SHALL BE NUMBER 2 GRADE SOUTHERN PINE OR BETTER.

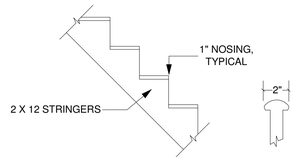
5.) ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS.

6.) BOLTS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

7.) PREFABRICATED "MICRO-LAM" LUMBER HEADERS AND BEAMS SHALL BE AS MANUFACTURED BY "TRUSS JOIST MacMILLIAN CORP.", BOISE, IDAHO OR APPROVED EQUAL. DO NOT CUT OR NOTCH MICRO-LAM MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.

8.) PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE COMPANY". INSTALL ALL ACCESSORIES ARE PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (ZMAX COATING G185 OR HDG).

STAIR & HANDRAIL DETAIL
NOT TO SCALE

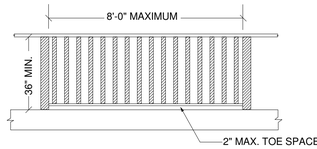


RISER + RISER + TREAD = 24" TO 25-1/2"
7" + 7" + 10" = 24"
RISERS @ 19
TREADS @ 18

STAIRS TO BE BUILT PER THE FBC 8TH EDITION - ALL HANDRAILS TO HAVE 1-1/4" TO 2" MAX. GRASPABILITY. RAILING TO BE 34" - 38" ABOVE LEADING EDGE OF TREAD.

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP NOSING EDGE OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST NOSING EDGE OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1-1/2" (38 MM) BETWEEN WALL AND THE HANDRAILS. STAIR FLIGHTS THAT ARE 30" OR LESS IN HEIGHT ARE NOT REQUIRED TO HAVE HANDRAILS.

THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4". THE MINIMUM RISER HEIGHT SHALL BE 4". THE MINIMUM TREAD DEPTH, EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 9 INCHES, THE MINIMUM WINDER TREAD DEPTH AT THE WALK LINE SHALL BE 10", AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6". TREADS AND RISERS OF STAIRS SHALL BE PERMITTED TO BE SO PROPORTIONED THAT THE SUM OF TWO RISERS AND A TREAD IS NOT LESS THAN 24 INCHES OR MORE THAN 25-1/2". EVERY TREAD LESS THAN 10" WIDE SHALL HAVE A NOSING, OR EFFECTIVE PROJECTION, OF APPROXIMATELY 1" OVER THE LEVEL IMMEDIATELY BELOW THAT TREAD. OPEN RISERS ARE ONLY PERMITTED WITHIN THE BOTTOM 30" OF THE FLIGHT OF STAIRS.



NOTE: INSTALL BALLUSTERS SUCH THAT A 4" SPHERE WILL NOT PASS BETWEEN BALLUSTERS. GUARD RAILS TO BE CONSTRUCTED IN COMPLIANCE WITH FBC 8TH EDITION AND ALL SUPPLEMENTAL CODES.

TYPICAL GUARDRAIL DETAIL
NOT TO SCALE

GENERAL STRUCTURAL NOTES:

1.) THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THEIR SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING WORK. THE ENGINEER WILL NOT ADVISE NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.

3.) THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY, AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4.) THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5.) DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, THE STANDARD BEST PRACTICES OF THAT TRADE SHALL BE USED.

6.) LOADING APPLIES TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURE MEMBERS. THE LIVE LOADING USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL THE STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.

PAGE

5 OF 5

ENGINEERING BY:
HNP STRUCTURAL ENGINEERING
520 12TH ST W, SUITE 205
BRADENTON, FL 34205
941.524.6436

OLESEN STUDIO
1272 EDGEWOOD AVE S
JACKSONVILLE, FL 32205

4-28-25

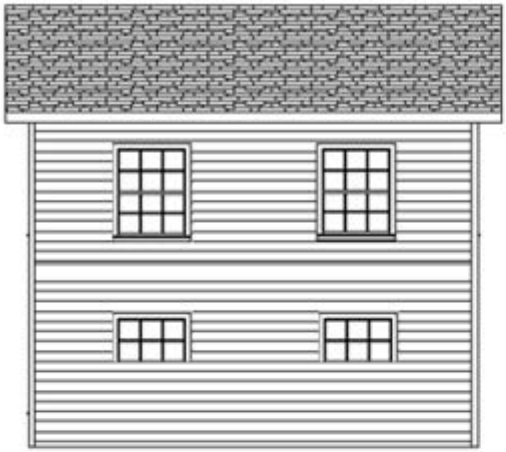
Dreamcatcher Building Designs
(941) 462-0110
www.DreamcatcherBuildingDesigns.com

EXISTING PHOTOS OF THE SUBJECT STRUCTURE





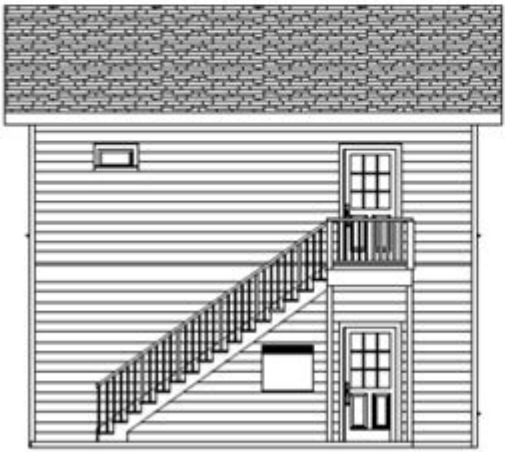
HISTORIC PRESERVATION SECTION WINDOW EDITS



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



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



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



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

EMAIL FROM THE CURRENT PLANNING DIVISION

Anderson, Jermaine - PDCM

To: Corrigan, Connor - PDCU
Cc: Wells, Arimus - PDCM
Subject: RE: 1272 Edgewood Ave S

From: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Sent: Monday, August 18, 2025 3:04 PM
To: Anderson, Jermaine - PDCM <JermaineA@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: 1272 Edgewood Ave S

The Adu appears to exceed the 25% limitation of the primary size. The primary is listed as 2,128 square feet by the property appraiser which would allow for a 532 square foot ADU. The proposed is 702 square feet.

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.

FINAL ORDER

FOR

COA-23-29525

BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-23-29525**

IN RE: The Certificate of Appropriateness Application of:

Address: **1272 Edgewood Avenue South, RE# 079958-0000**

Owner: **Kathy Kaye Olesen**
1272 Edgewood Avenue South
Jacksonville, FL 32205

Applicant: **Same as Owner**

ORDER ON COA-23-29525: APPROVE with CONDITIONS

Having duly considered both the testimonial and documentary evidence presented at the meeting and public hearing **November 15, 2023**, including the COA Application and the Planning and Development Department's Staff Report and Recommendation and all attachments thereto ("Staff Report"), a portion of which is attached hereto as **EXHIBIT A**, and **on file** in its entirety in the Planning and Development Department, the Jacksonville Historic Preservation Commission hereby

FINDS AND DETERMINES:

1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and

2. That as stated in the record, substantial competent evidence demonstrates that application **COA-23-29525** meets, to the extent applicable and as modified by any conditions contained herein, the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code; and

3. That the findings and recommendations in the Staff Report for application **COA-23-29525**, to the extent consistent with this **Order**, are hereby adopted and incorporated herein; and

4. That the land which is the subject of application **COA-23-29525** is owned by **Kathy Kaye Olesen.**

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

Application **COA-23-29525** is hereby **APPROVED**, and a certificate of appropriateness is hereby granted for **Demolition and New Construction of a Two-Story Detached Garage** subject to the following **CONDITIONS**:

Construction of a two-story detached garage

1. The design, size, and location shall be substantially similar to the plans dated May 20, 2023.
2. The fascia boards and soffits shall be composed of wood or cementitious material (no vinyl or PVC).
3. The siding shall be installed with the smooth side facing outward.
4. The new accessory structure shall be subordinate in height and size to the primary structure.
5. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
6. The new detached garage shall have a hip roof to match the primary structure.
7. The windows installed on the new detached garage shall be evenly spaced and centered on the structure's various elevations (*See HPS comments and elevation edits for reference*).
8. In addition to the window openings depicted on the Applicant's left elevation drawing dated May 20, 2023, one additional window shall be installed on the left side of the second level on the left elevation. No additional windows shall be required on the first level.
9. The windows installed on the structure shall be a 6-over-1 design to match the windows on the primary structure.
10. The pedestrian doors installed on the detached garage shall be one of the following: a quarter-light craftsman door, ¾ light door, a half-light door, or a half-glass 9-light door.
11. Prior to permitting, the owner or their agent shall provide updated elevation drawings and floor plans depicting HPS conditions.
12. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

Demolition of a non-contributing detached one-story garage (*administrative*)

13. The demolition of the existing structure shall cause the least amount of damage to the historic primary structure and site.

Driveway alterations (*administrative*)

14. The driveway alterations shall be consistent with the site plan dated May 20, 2023.

General

- Failure to exercise the COA herby granted by performance of the action herein approved within one (1) year of the effective date of this Order shall render this COA invalid and all rights arising hereunder shall terminate.
- The certificate of appropriateness granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this certificate of appropriateness is based upon acknowledgement, representation and confirmation made by the

applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this certificate of appropriateness does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Executed this **29th** day of **November, 2023**.

FORM APPROVED:

Carla A. Lopera
Office of General Counsel

Jack C. Demetree, III
Chairman
Historic Preservation Commission

Copy to:

Owner: **Kathy Kaye Olesen**
1272 Edgewood Avenue South
Jacksonville, FL 32205

Applicant: **Same as Owner**

NOTICE OF RIGHT TO APPEAL. Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order.

GC-#1599736-v1-Final_Order_COA-23-29525_11_15_23.docx

EXHIBIT A

November 15, 2023

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-29525

Address: 1272 Edgewood Avenue South, RE# 079958-0000

Location: West side of Edgewood Avenue South, between Remington Street and Randall Street

Owner: Kathy Kaye Olesen
1272 Edgewood Avenue South
Jacksonville, Florida 32205

Applicant: Same as Owner

Year Built: *c.*1926 *(Property Appraiser)*

Designation: Riverside Avondale; Contributing

Request: Demolition and New Construction of a Detached Garage

Summary Scope of Work:
1. Construction of a Two-Story Detached Garage
2. Demolition of a Non-Contributing Detached One-Story Garage *(Administrative)*
3. Driveway Alterations *(Administrative)*

Recommendation: **Approve with Conditions**

Conditions:
Construction of a Two-Story Detached Garage
1. The design, size, and location shall be substantially similar to the plans dated May 20, 2023.
2. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
3. The siding shall be installed with the smooth side facing outward.
4. The new accessory structure shall be subordinate in height and size to the primary structure.
5. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
6. The new detached garage shall have a hip roof to match the primary structure.

7. The new detached garage shall have a brick veneer on the front elevation to be compatible with the primary structure.
8. The windows installed on the new detached garage shall be evenly spaced and centered on the structure's various elevations *(See HPS comments and elevation edits for reference).*
9. Additional windows shall be added to the left elevation *(See HPS comments and elevation edits for reference)*.
10. The windows installed on the structure shall be a 6-over-1 design to match the windows on the primary structure.
11. The pedestrian doors installed on the detached garage shall be one of the following: a quarter-light craftsman door, ¾ light door, a half-light door, or a half-glass 9-light door.
12. Prior to permitting, the owner or their agent shall provide updated elevation drawings and floor plans depicting HPS conditions.
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.

Demolition of a Non-Contributing Detached One-Story Garage *(Administrative)*

14. The demolition of the existing structure shall cause the least amount of damage to the historic primary structure and site.

Driveway Alterations *(Administrative)*

15. The driveway alterations shall be consistent with the site plan dated May 20, 2023.



PROJECT DESCRIPTION

COA-23-29525 is for the demolition of a non-contributing detached one-story garage and for the construction of a detached two-story garage on a contributing property within the Riverside Avondale Historic District. The primary structure on the property is a brick vernacular-styled single-family residence. The home can be characterized by its brick exterior, 6-over-1 windows, large bay windows, arched entryway, and hipped shingled roof. In the rear of the lot, is a non-contributing one-story detached garage that is proposed for demolition to make room for the new construction scope of work. As proposed, the applicant is seeking to demolish the existing one-story garage and construct a two-story detached garage. The proposed work will be minimally visible from Edgewood Avenue South. As conditioned, the new construction two-story detached garage will have a brick veneer front elevation, fiber cement lap siding on the remaining elevations, 6-over-1 windows, a hipped shingled roof, exterior stairs, two pedestrian doors, and two garage doors.

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:

- Consistent with Section 307.106(m)(8), the conditioned design of the proposed structure contains many architectural details that are in keeping with historic elements found throughout the Riverside Avondale Historic District and the primary structure. Such details include:
    - Brick veneer on the front elevation,
    - Six-over-one window pattern; and
    - Hipped shingled roof form.
- The overall height of the proposed structure from the finished floor is twenty-five (25) feet, which is compatible with the heights of the adjacent garage structures. Two-story single-family structures are the dominant development typology along this block, with the majority of the structures having detached garages. The scale and massing of the proposed structure are consistent with neighboring structures. For these reasons, the scope of work is consistent with Sections 307.106(m)(1, 3, and 6).
- As conditioned, the 6-over-1 window pattern with a traditional header height is a typical window design characteristic in the Riverside Avondale Historic District. Additionally, the pedestrian doors on the proposed structure have been conditioned to be one of the following: (1) a quarter-light craftsman door, (2) ¾ light door, (3) a half-light door, or (4) a half-glass 9-light door, which can be found within the Riverside Avondale Historic District. Consistent with Section 307.106(m)(2), the proportions and relationships between the window and doors are compatible with the architectural style of the contributing primary structure.
- Consistent with Section 307.106(m)(4), the conditioned design of a hip roof form is compatible with the roof form of the primary structure.
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).

- The Design Guidelines for the Riverside Avondale Historic District reference Standards Two (2) and Nine (9) of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two (2) refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed detached garage to the surrounding context is described above. Standard Nine (9) 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 new construction detached garage requires no alterations to the historic primary structure, and the proposed new construction is compatible with the surrounding, contributing structures. The proposed garage is differentiated from historic structures by the finish and materials used while being compatible with the massing, size, scale, and architectural features of adjacent properties. As such, the proposed scope of work is consistent with Section 307.106(k)(1 and 2).
- The proposed structure will be 702 square feet. The primary structure, according to the Property Appraiser, is 2,128 square feet. As such, the property will need to obtain its entitlements from Current Planning (Zoning) prior to construction.

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

1. Section 307.106(k) General Standards: 1, 2, and 4
2. Section 307.106(m) Guidelines on "New Construction": 1-4, 6 and 8
3. Historic District Design Guidelines, Section on "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria-

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

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

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

New Construction

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

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

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

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

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

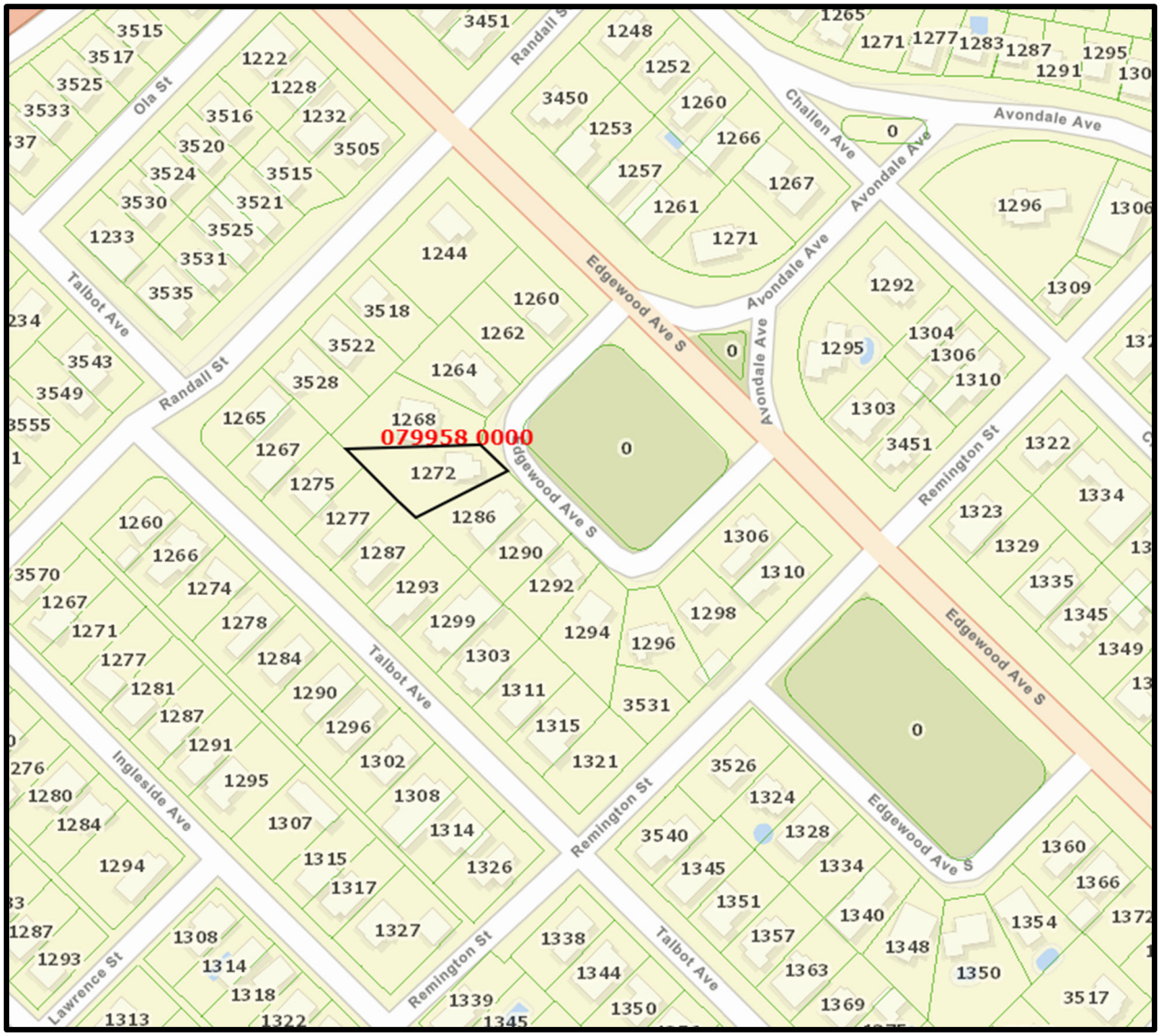
- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district.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

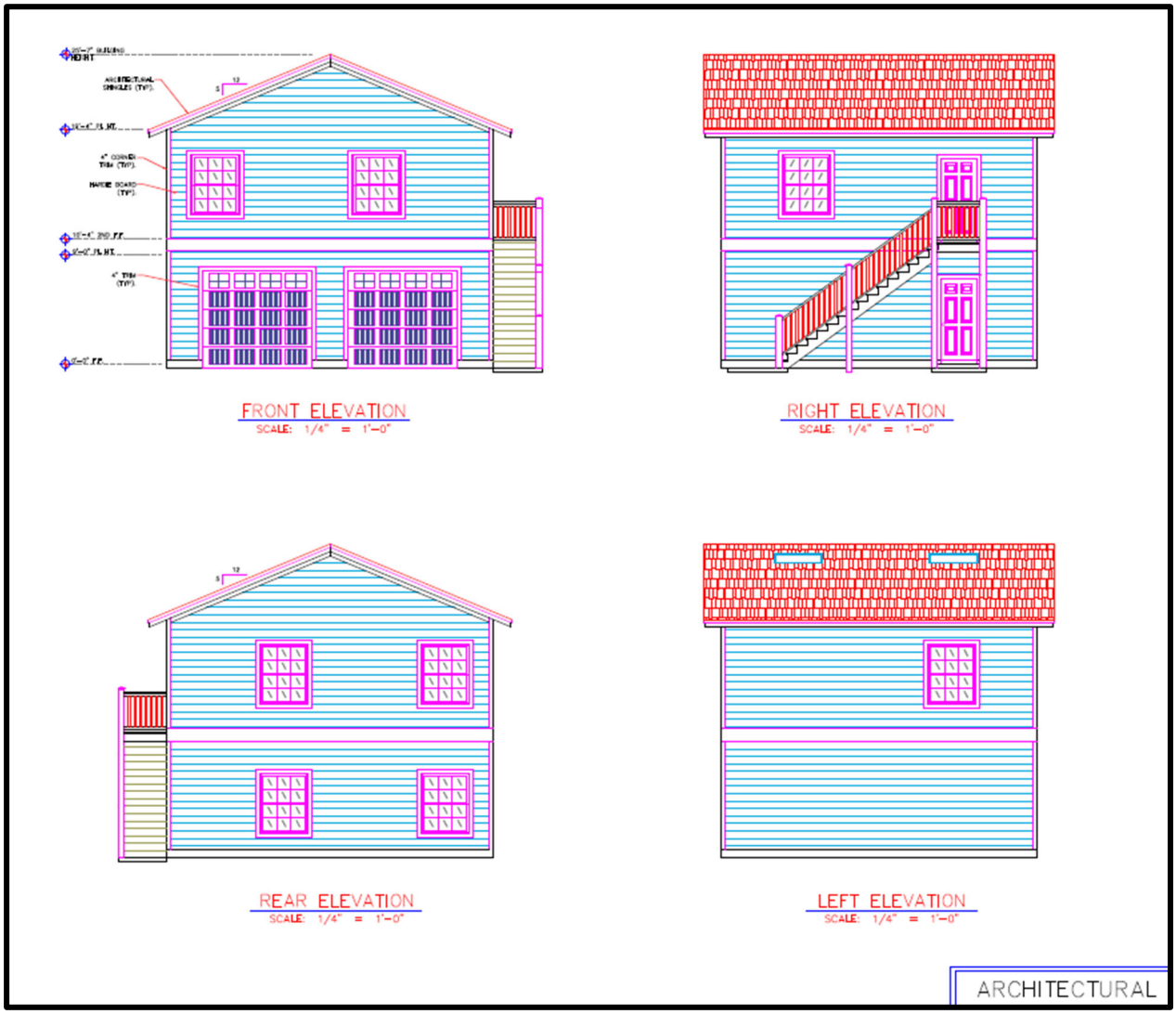
LOCATION MAP



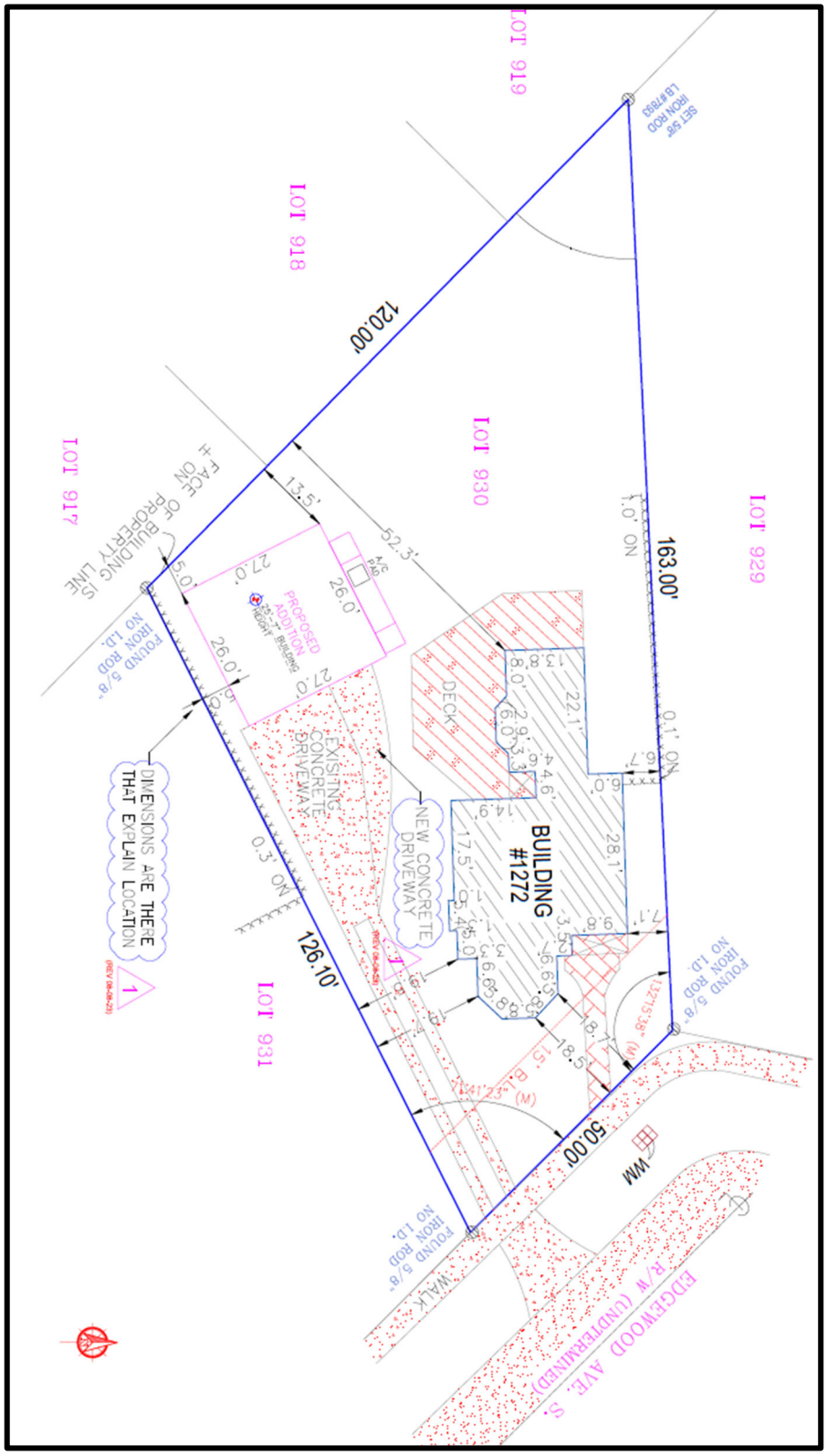
PICTURE OF PROPERTY WITH POSTED SIGN



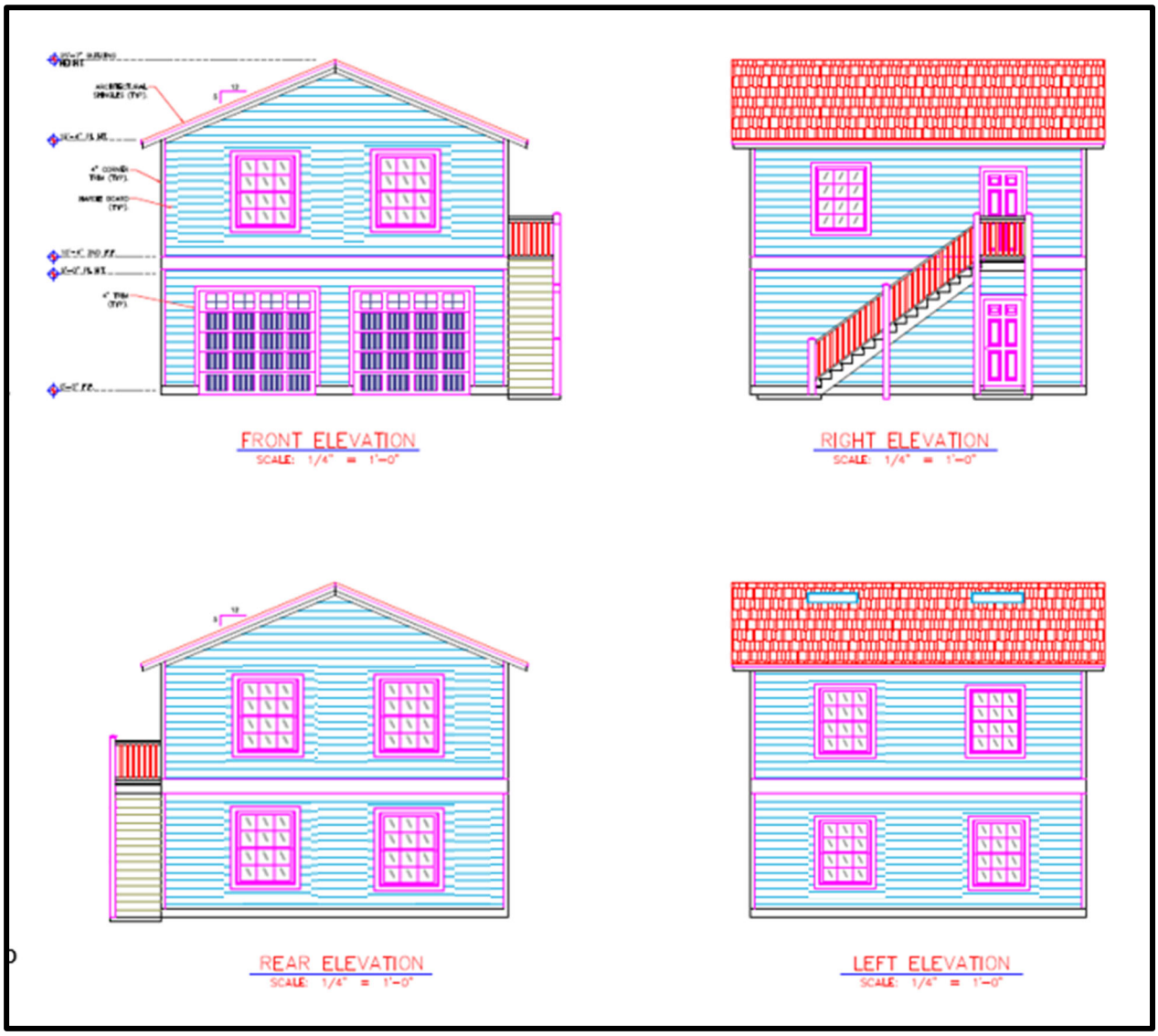
ELEVATION DRAWINGS DATED MAY 20, 2023



SITE PLAN DATED MAY 20, 2023



HISTORIC PRESERVATION STAFF (HPS) EDITS



H. Certificates of Appropriateness

Work Initiated or Completed without a COA

Jacksonville
Historic Preservation
Commission

I. Appeals of Administratively Approved COAs

Jacksonville
Historic Preservation
Commission

J. Minor Modifications

Jacksonville
Historic Preservation
Commission

MMA-25-32535

1715 Ionia St

August 27, 2025

Report of the Jacksonville Planning Development Department
Minor Modification Application MMA-25-32535

Address: 1715 Ionia Street, RE# 072214-0020

Location: East side of Ionia Street, between East 8th Street and East 7th Street

Owner: Tyler Crump
Rouse Homes Inc
11052 Clarion Street
Jacksonville, Florida 32219

Applicant: Tyler Crump
Rouse Homes Inc.
11052 Clarion Street
Jacksonville, Florida 32219

Year Built: N/A (New Construction)

Designation: Springfield, N/A

Request: Alteration

Summary Scope of Work:

1. Decrease Finished Floor Elevation (FFE) from two (2) feet and four (4) inches to six (6) inches. (JHPC)
2. Adding a wooden board trim around the windows rather than recessing them into the structure. (JHPC)

Recommendation: **Deny**



PROJECT DESCRIPTION

MMA-25-32535 seeks a foundation height of six (6) inches on a proposed new construction of a one-story, single-family residence within the Springfield Historic District. Additionally, the scope of work includes the installation of non-recessed windows on the new construction. Located on a vacant interior lot, the proposed subject property is characterized by its Dutch gabled roof, Hardie-Board siding, and 1-over-1 windows. The applicant was previously approved by the Historic Preservation Commission (JHPC) under **COA-24-30222** for the after-the-fact work including the finished floor elevation being at two (2) feet and four (4) inches and the windows to be installed in accordance with the latest version of the HPS Window Supplement. The applicant is now requesting for the foundation to be six (6) inches above grade. Their reason for updating the foundation height is because of the recommendation of the professional engineer that it would be challenging, costly, and likely impractical. Additionally, the applicant is requesting to have non-recessed windows on the structure and proposes to replace or add trim detailing over existing windows. Their reason to install flush windows with trim detailing is because the home at **411 E 1st Street (RE: 072691-0005; constructed in 2025)** appears to have window trim detail over a flush window design. Staff investigated this property and found it to be recessed in accordance with the HPS Window Supplement. It is Staff's recommendation that this scope of work be denied as the proposed site plans of this application are inconsistent with the Design Guidelines of the Historic District and the Secretary of the Interior's Standards for Rehabilitation.

STAFF SUMMARY AND ANALYSIS

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

- According to the Jacksonville Sanborn Map, the subject property originally contained a single-story wood frame dwelling (1913-May 1951 vol 2, Sheet 214). The 1985 Florida Master Site File recorded the original structure to have been built in 1906. The structure was demolished in 2011 as it was an emergency demolition due to multiple fires and has sat as a vacant lot since. The property owner has owned the property since August 25, 2022.

- The Historic Preservation Guidelines for the Springfield Historic District reference "Foundation and Infill" and Standards Three and Nine of the *Secretary of the Interior's Standards for Rehabilitation*:
    - Standard Three refers to how each property is a product of its own time. According to the section "Foundations and Infill" of the Design Guidelines, "Nearly all historic buildings in Springfield have raised masonry foundations…[and] there are also numerous examples of concrete foundations." The applicant's scope of work would remove a character-defining foundation from the proposed single-family residence that is designed to be perceived as a modern frame vernacular styled structure. Additionally, the Design Guidelines state, "In some instances, particularly on Bungalows, foundation elements can be an important part of the overall design of the façade." Decreasing the finished floor elevation and foundation height from two (2) feet and four (4) inches to six (6) inches would diminish one of the main features of this new construction within the Historic District. The proposed work is inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(m)(1 & 6).
    - Standard Nine refers to any new construction being differentiated from the old and shall be compatible with features to protect the integrity of itself and its environment. Although the original property was constructed in 1906 and was demolished, it is important that the characteristics of the streetscape and nearby structures both old and new reflect and complement the characteristics of the Historic District as a whole referring to the foundation height and massing.
- The Historic Preservation Guidelines for the Springfield Historic District reference "New Construction" and Standard Nine of the *Secretary of the Interior's Standards for Rehabilitation*:
    - The Design Guidelines state, "Successful infill design does not have to imitate demolished… buildings to be successful…rather, it picks up significant themes… to insure that a new building blends with its context." Although the areas directly surrounding the property are vacant, with an adjacent property located at 1721 Ionia Street being the proposed site for the construction of a two-story residential structure (COA-25-32325) and a warehouse behind it, that is come to be expected at the edge of the Historic District. The west side of Ionia Street is characterized by a mix of one and two-story structures with raised foundations and recessed windows.
    - Standard Nine emphasizes how new work shall be compatible with the surrounding environment. The scope of work to add wood trim around the windows to appear recessed, rather than recessing the windows according to the approved conditions that were under COA-24-30222, would be inconsistent with the current HPS Window Supplement, the Design Guidelines, and Sections 307.106(k)(2) and 307.106(m)(2).

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

- Section 307.106(k) General Standards: 1, 2, and 3
- Section 307.106(m) Guidelines on "New Construction": 1, 2, and 6
- Historic District Design Guidelines, Section on "Foundations and Infill"
- Historic District Design Guidelines, Section on "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

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

Historic District Design Guidelines, "Foundation and Infill"

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

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

Historic District Guidelines, "New Construction"

- Secretary of the Interior's Standards for Rehabilitation (9):

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



PICTURES OF SUBJECT PROPERTY

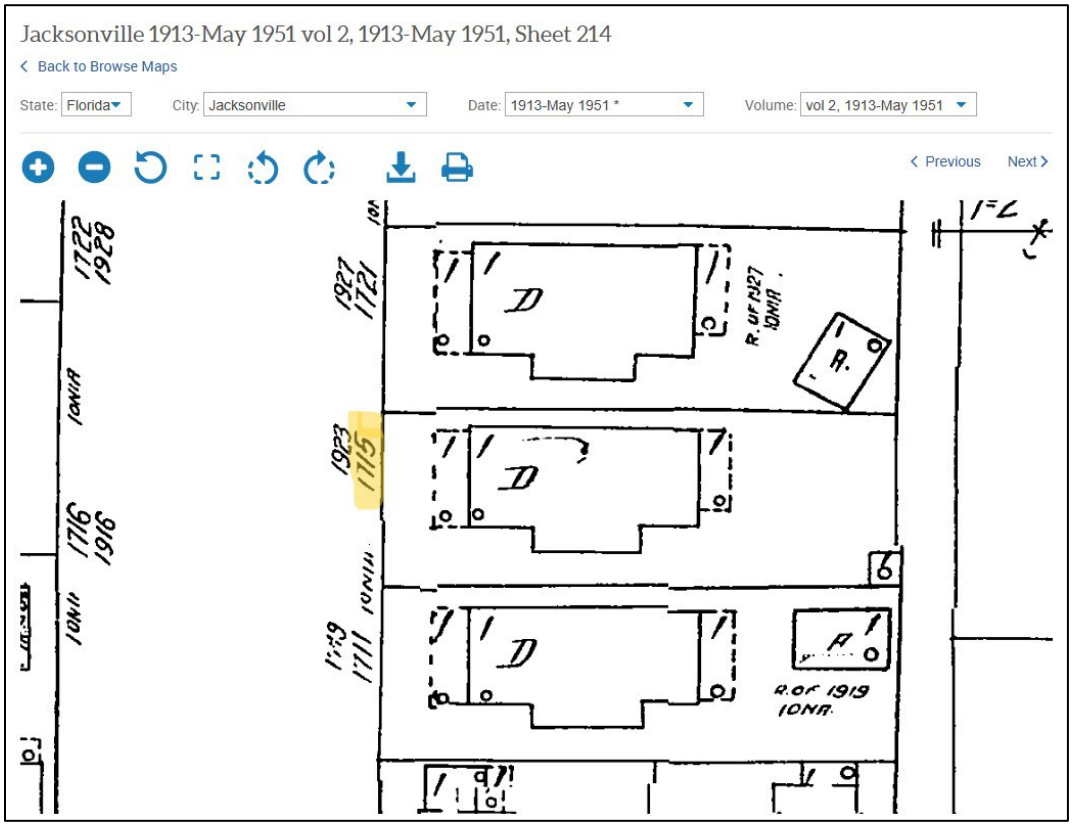






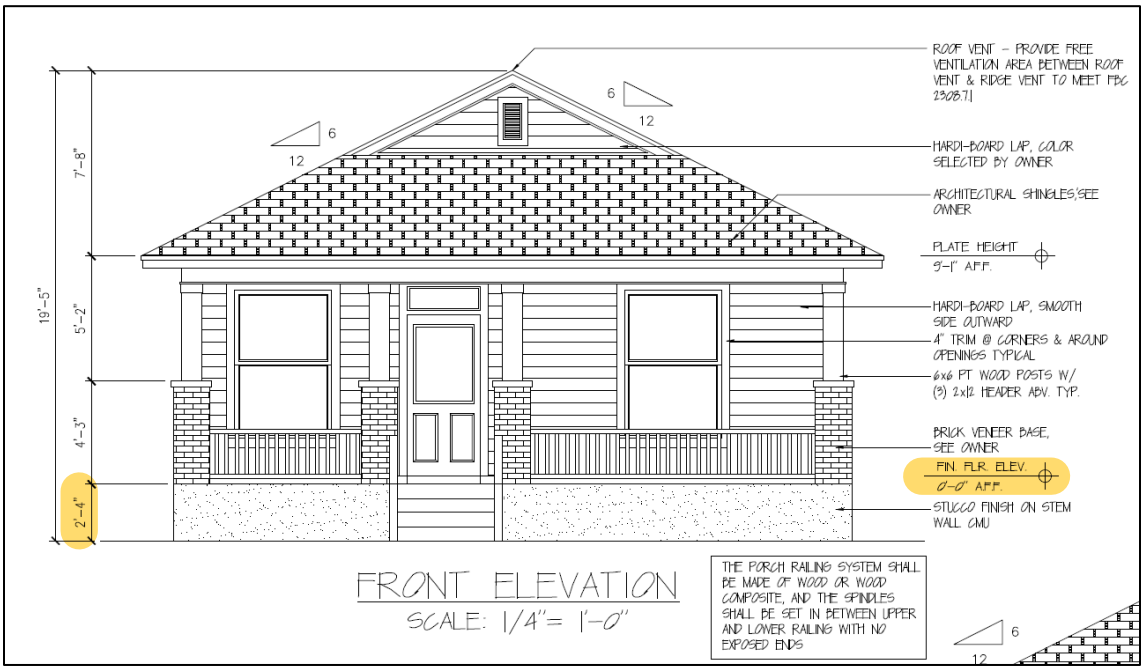


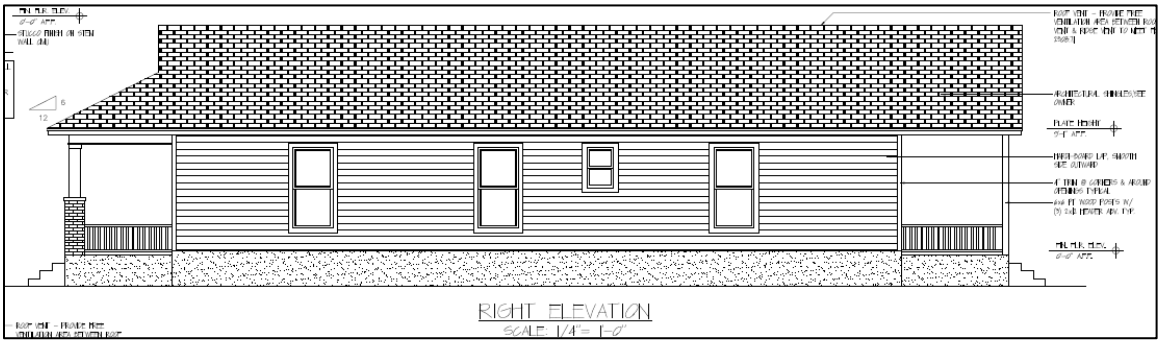
JACKSONVILLE *SANBORN MAP* SCREENSHOT



(*Sanborn Map, Jacksonville 1913-May 1951 Volume 2, Sheet 214*)

PROPOSED ELEVATIONS DATED FEBRUARY 13, 2021

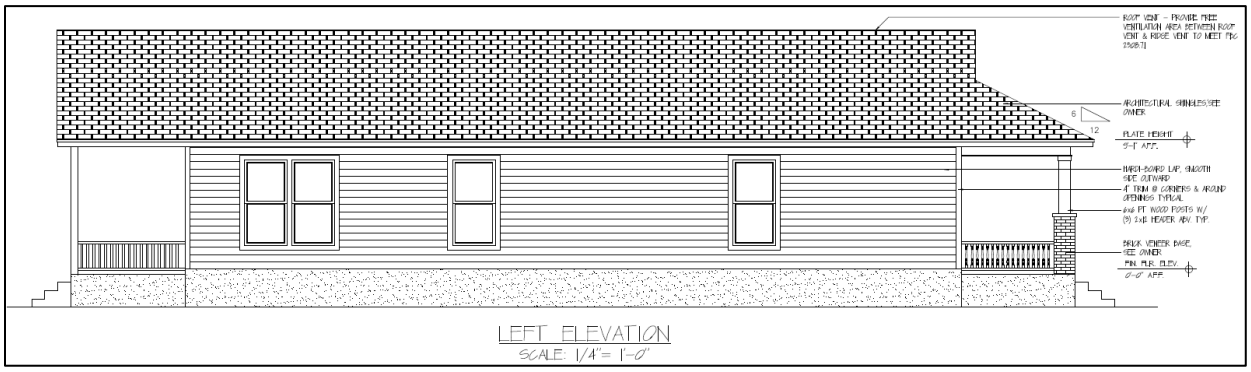






REAR ELEVATION

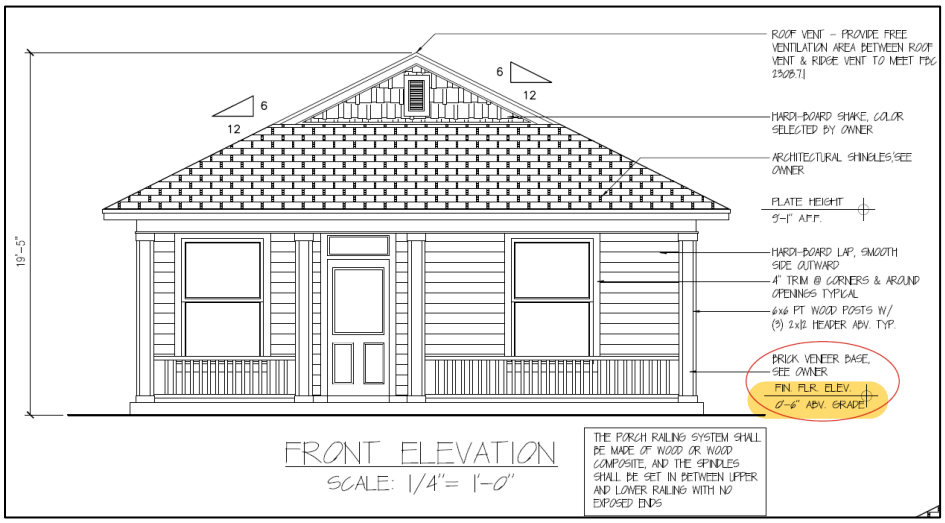
SCALE: 1/4"= 1'-0"

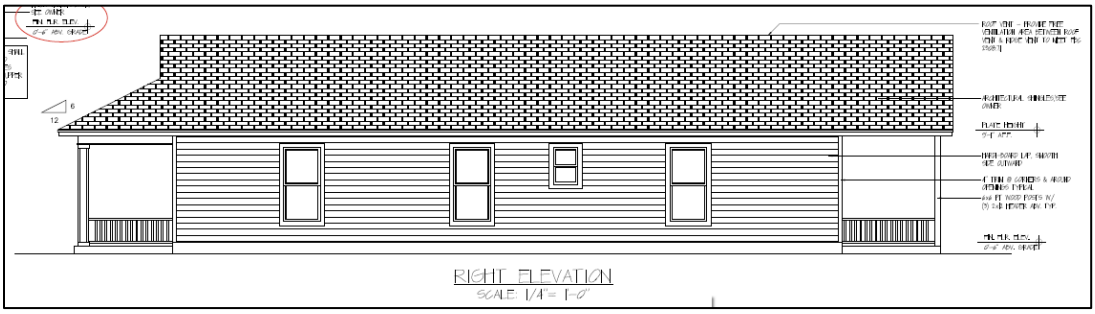


LEFT ELEVATION

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

PROPOSED ELEVATION PLANS REVISED JULY 18, 2025

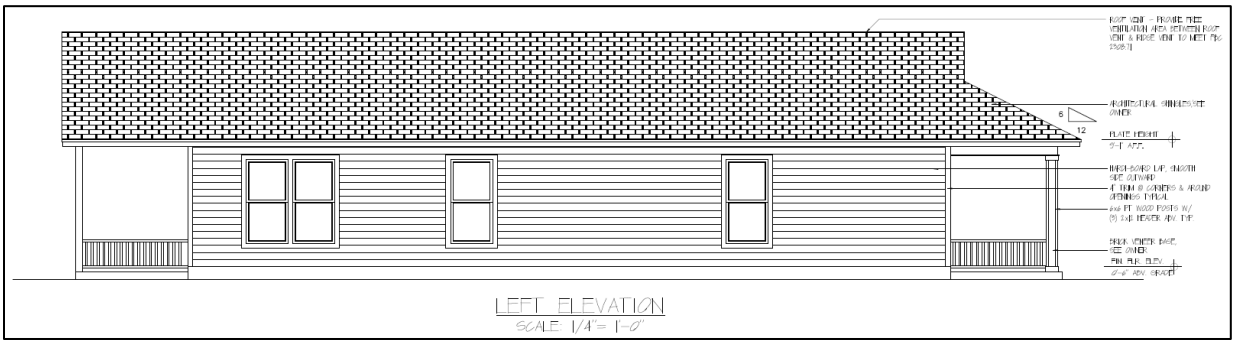






REAR ELEVATION

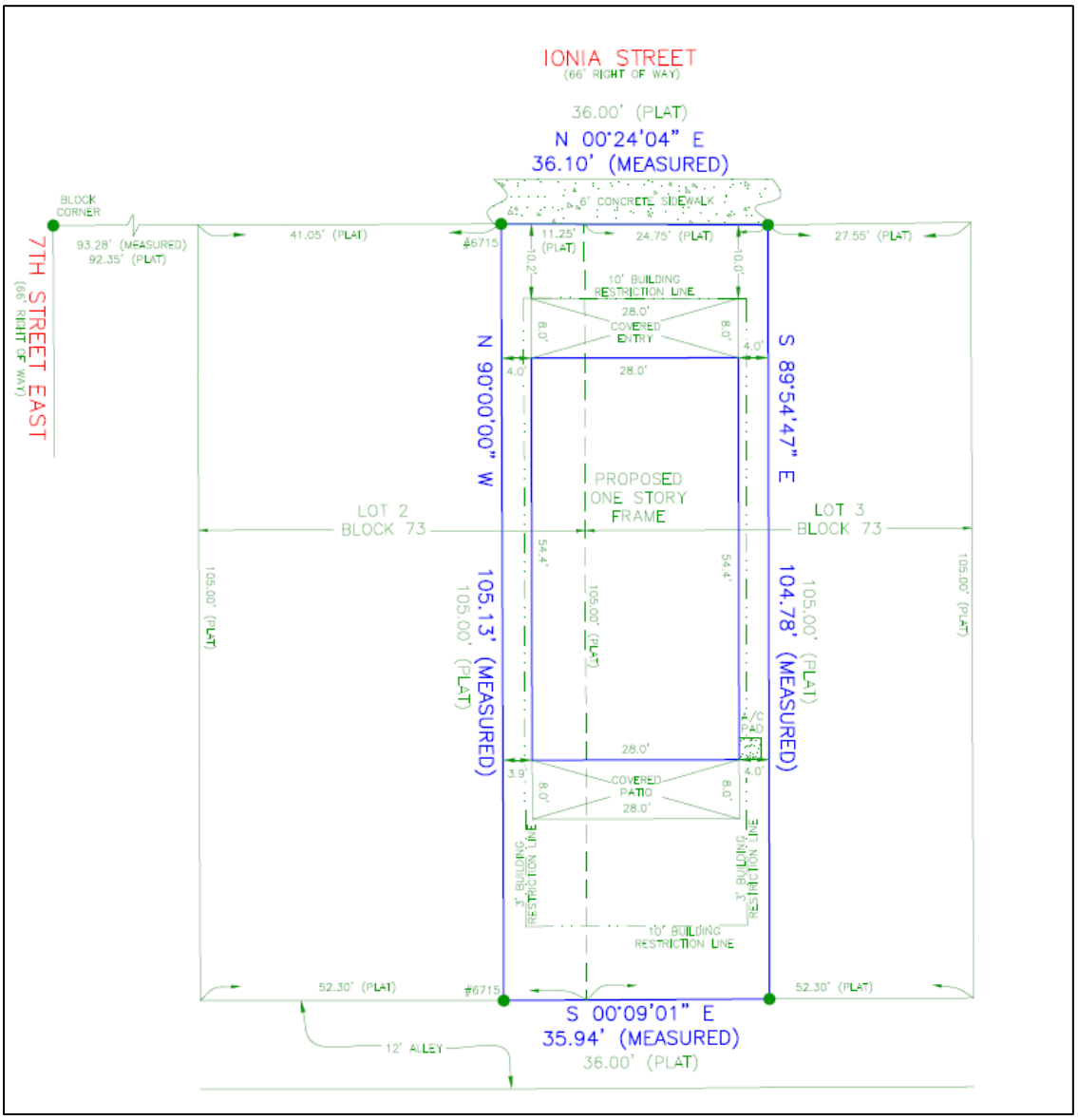
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

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

SITE PLAN DATED FEBRUARY 24, 2021



ENGINEERING LETTER

Russell Rowland

MEMORANDUM

July 3, 2025

TO: Rouse Homes Inc (Client)
8284 Bateau Road S
Jacksonville, FL 32216

RE: 1715 Ionia St
Jacksonville, FL 32206
Duval County
RR Job #24-0831

As we understand, this structure was built with a finished floor elevation (FFE) approximately below the intended height based on the requirements of Springfield Preservation and Revitalization (SPAR) Council and the Certificate of Appropriateness (COA) submitted. All requirements per the Florida Building Code & Florida Building Code-Residential (8th Edition, 2023) are to be met as determined by the City of Jacksonville Building Department.

The structure as currently built consists of wood-framed walls, pre-manufactured wood roof trusses, and is supported on a backfilled stemwall. This type of construction requires the walls to be continuously supported on the foundation and the bottom plate of the wall is not designed for any clear span. While technically possible, lifting the structure to meet the desired elevation would be extremely challenging, costly, and likely impractical. Unlike structures with traditional pier-and-beam systems, this foundation does not allow for standard elevation techniques, such as installing cross beams and jacks. Significant structural modifications would be necessary, including reinforcement of the existing wall framing and a reconfiguration of the load path, all of which would be labor-intensive and financially prohibitive.

Should you have any questions or need additional information, please call the office at 904-503-3283 or email me directly at jrowland@russrow.com

Jacqueline Rowland
Digitally signed by Jacqueline Rowland
DN: CN=Jacqueline Rowland, E=jrowland@russrow.com, G=Jacqueline, SN=Rowland, C=US
Date: 2025.07.03 15:59:46-04'00'

JACQUELINE E. ROWLAND LICENSE No. 80499 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jacqueline E. Rowland

This item has been digitally signed and sealed by Jacqueline E. Rowland, PE on 7/3/2025 using a digital signature. Printed copies of this document are not considered signed & sealed.

Jacqueline E. Rowland, PE
FL PE No. 80499
7/3/2025

Application For A Minor Modification To A Previously Approved COA

Application Info

COA# To Modify	COA-24-30332		
Tracking #	32535	**Application Status**	FOUND SUFFICIENT
Date Started	06/16/2025	**Date Submitted**	06/18/2025

Planning and Development Department Info

MMA # MMA-25-32535

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 8/18/2025

Forwarded to JHPC ☑

JHPC Meeting Date 8/27/2025

Staff Recommendation DENY

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name CRUMP **First Name** TYLER **Middle Name**

Company Name ROUSE HOMES INC

Mailing Address 11052 CLARION CT

City JACKSONVILLE **State** FL **Zip Code** 32219

Phone 904 794 2963 **Fax** **Email** TC@THINKROUSE.COM

General Information On Agent(s)

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

Last Name CRUMP **First Name** TYLER **Middle Name**

Company/Trust Name ROUSE HOMES INC

Mailing Address 11052 CLARION CT

City JACKSONVILLE **State** FL **Zip Code** 32219

Phone 9047942963 **Fax** **Email** TC@THINKROUSE.COM

Description Of Property

Property Designation Riverside/Avondale Historic District

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

616

Map	RE#
	072214 0020

Companion Zoning Application Tracking # (if known)

Location Of Property

General Location
IONIA ST BETWEEN 7TH ST E AND 8TH ST E

House #	Street Name, Type and Direction	Zip Code
1715	IONIA ST	32206

Between Streets
7TH ST E **and** 8TH ST E

Type Of Improvement

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

Proposed Work
WE ARE REQUESTING A MODIFICATION TO FINISHED FLOOR ELEVATION. THE HOUSE IS NEAR COMPLETION AND OUR FFE WAS NOT SET ACCORDING TO PREVIOUS COA APPROVAL

Addition Information

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

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

Additional Documents Provided

For this application there are no required documents. You may upload any documentation that will help the commissioners understand your project. Once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request (to explain the scope of work).

	Description
☑	RENDERING
☑	FORM BOARD CERT
☑	DRAINAGE PLAN WITH FFE
☑	ARCH PLANS
☑	PHOTO 1
☑	PHOTO 2
☑	PHOTO 3
☑	PHOTO 4
☑	PHOTO 5
☑	PHOTO 6
☑	PHOTO 7
☑	PHOTO 8
☑	PHOTO 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 Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

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

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

City of Jacksonville, Florida

Planning 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: 7-29-25

COA#: 24-30222

Address: 1715 Ionia St
Jacksonville, FL 32204

Owner: TC Commercial 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 32535 **were posted on the property/site located at:**

072214-0020
Real Estate Number(s)

1715 Ionia St
Street Address

Jacksonville, FL
City, State Zip Code

Printed Name Tyler H. Crump

Signature

Dated this 29 day of July, 2025.

2-4 37-2S-26E .09
SPRINGFIELD
N 11.25FT LOT 2, S 24.75FT LOT 3
BLK 73

TC COMMERCIAL PROPERTIES LLC
11052 CLARION CT
JACKSONVILLE, FL 32219

2024

R-072214-0020

PRINTED 10/10/2024
BY: pao

Map Id: 6412 101200.22 1.25 1.00 1.00 NE SPRINGFIELD

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ	ADJ
TOTAL ADJUSTED POINTS	0
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
	0		0	0		$0

ACREAGE 0.09 PRICE/SF 0.00

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

BUILDING: 0 AKA:

SITE ADDRESS: 1715 IONIA ST, JACKSONVILLE 32206-

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	39,690
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	39,690
ASSESSED VALUE	39,690
CAP BASE YEAR	0
TAXABLE VALUE	39,690
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	0
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS

BUILDING NOTES

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	20413	01667	08/25/2022	WD	U	I	03	150000	0	N	0	WATERSIDE PROPERTIES LLC	TC COMMERCIAL	20240131 / CUST REQ

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

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	06/04/2024	EMP
VALUE REVIEW	05/06/2024	EMP
TRIENNIAL		
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0101	RES MD 8-19 UNITS PER AC	0.00	100.00		RMD-S	36.00	105.00	100.00	36.00	F	1	0.90	1.00	1,225.00	1,102.50	39,690

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Final Order for JHPC Meeting on March 27, 2024 (COA-25-30222)

BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-24-30222**

IN RE: The Certificate of Appropriateness Application of:

Address: **1715 Ionia Street, RE# 072214-0020**

Owner: **Tyler Crump**
TC Commercial Properties LLC
8284 Bateau Road
Jacksonville, FL 32216

Applicant: **Same as Owner**

ORDER ON COA-24-30222: APPROVE with CONDITIONS

Having duly considered both the testimonial and documentary evidence presented at the meeting and public hearing on **March 27, 2024**, including the COA Application and the Planning and Development Department's Staff Report and Recommendation and all attachments thereto ("Staff Report"), a portion of which is attached hereto as **EXHIBIT A**, and **on file** in its entirety in the Planning and Development Department, the Jacksonville Historic Preservation Commission hereby

FINDS AND DETERMINES:

1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and

2. That as stated in the record, substantial competent evidence demonstrates that application **COA-24-30222** meets, to the extent applicable and as modified by any conditions contained herein, the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code; and

3. That the findings and recommendations in the Staff Report for application **COA-24-30222**, to the extent consistent with this **Order**, are hereby adopted and incorporated herein; and

4. That the land which is the subject of application **COA-24-30222** is owned by **TC Commercial Properties LLC**.

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

Application **COA-24-30222** is hereby **APPROVED**, and a certificate of appropriateness is hereby granted for **New Construction – One-Story Single-Family Residence** subject to the following

CONDITIONS:

New construction (one-story single-family residence)

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **February 13**, **2021**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **December 2**, **2021**.
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 siding shall be installed with the smooth side facing outward.
7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
9. If desired, 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).
10. The front door shall have clear glass without any decorative etching or frosted glass.
11. The vent on the rear elevation shall be enlarged.
12. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
13. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

General

- Failure to exercise the COA herby granted by performance of the action herein approved within one (1) year of the effective date of this Order shall render this COA invalid and all rights arising hereunder shall terminate.
- The certificate of appropriateness granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this certificate of appropriateness is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this certificate of appropriateness does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Executed this **10th** day of **April, 2024**.

FORM APPROVED:

Carla A. Lopera
Office of General Counsel

Jack C. Demetree, III
Chairman
Historic Preservation Commission

Copy to:

Owner: **Tyler Crump**
TC Commercial Properties LLC
8284 Bateau Road
Jacksonville, FL 32216

Applicant: **Same as Owner**

NOTICE OF RIGHT TO APPEAL. Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order.

GC-#1621527-v1-Final_Order_COA-24-30222_3_27_24.docx

EXHIBIT A

March 27, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30222

Address: 1715 Ionia Street, RE# 072214-0020

Location: East side of Ionia Street, between 8th Street East and 7th Street East

Owner: Tyler Crump
TC Commercial Properties LLC
8284 Bateau Road
Jacksonville, Florida 32216

Applicant: Same as Owner

Year Built: N/A

Designation: Springfield

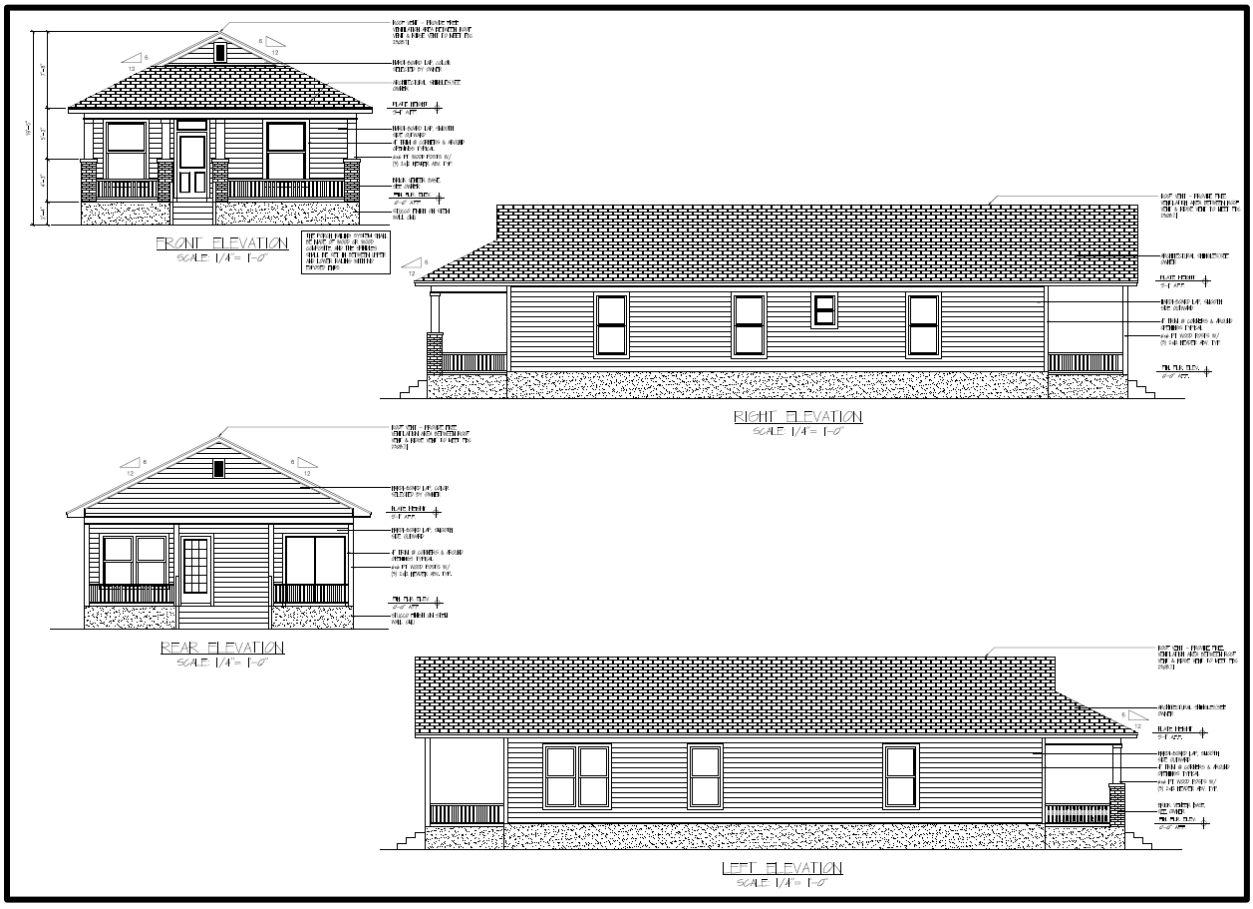
Request: New Construction (One-Story Single-Family Residence)

Summary Scope of Work:
1. New Construction (One-Story Single-Family Residence)

Recommendation: **Approve with Conditions**

Conditions:
New Construction (One-Story Single-Family Residence)
1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **February 13**, **2021**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **December 2**, **2021**.
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 siding shall be installed with the smooth side facing outward.
7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.

9. If desired, 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).
10. The front door shall have clear glass without any decorative etching or frosted glass.
11. The vent on the rear elevation shall be enlarged.
12. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
13. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-24-30222 seeks to construct a one-story single-family home within the Springfield Historic District. The subject property is currently a vacant lot that is approximately thirty-six (36) feet wide and roughly hundred-and-five (105) feet long. The structures along this block are both one-story and two-story homes. The abutting parcel located at 1721 Ionia Street is the proposed site for the construction of a two-story residential structure (COA-24-30325), while the parcel behind is a warehouse. As designed, the proposed home consists of a Dutch gabled roof form with shingles, one-over-one windows, horizontal lap siding, wood railing with two-by-two spindles, concrete block with stucco finish for the foundation wall, and wrapped columns with brick bases along the front porch.

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 one-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 Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure ensures a compatible relationship with other properties in the historic district as the proposed bungalow style is consistent with the architectural styles of the neighborhood. As such, 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 roughly nineteen feet five inches, which is compatible with the heights of the adjacent one-story structures which are the dominant development typology along this block. The scale and massing of the proposed structure are consistent with other one-story residences on the block. The front and side setbacks as shown on the site plan dated December 2, 2021, are consistent with traditional setbacks within the Springfield Historic District. Additionally, the massing of the proposed structure is consistent with neighboring structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show one-over-one light pattern windows with a header height characteristic of window design in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a half-light door with two vertical panels, 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 Dutch gabled roof form is compatible with the roof forms within the District, and similar roof forms are found along the block as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The Hardie-board lap siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Springfield;
    - The CMU block foundation with stucco finish;
    - The full-width front porch feature; and

    - Vertically-oriented windows spaced evenly throughout the structure.
- 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 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, and the proposed new construction is compatible with the surrounding structures. The proposed residence is differentiated from historic structures by the finish and materials used and is generally compatible with the massing and architectural features of adjacent properties.

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

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

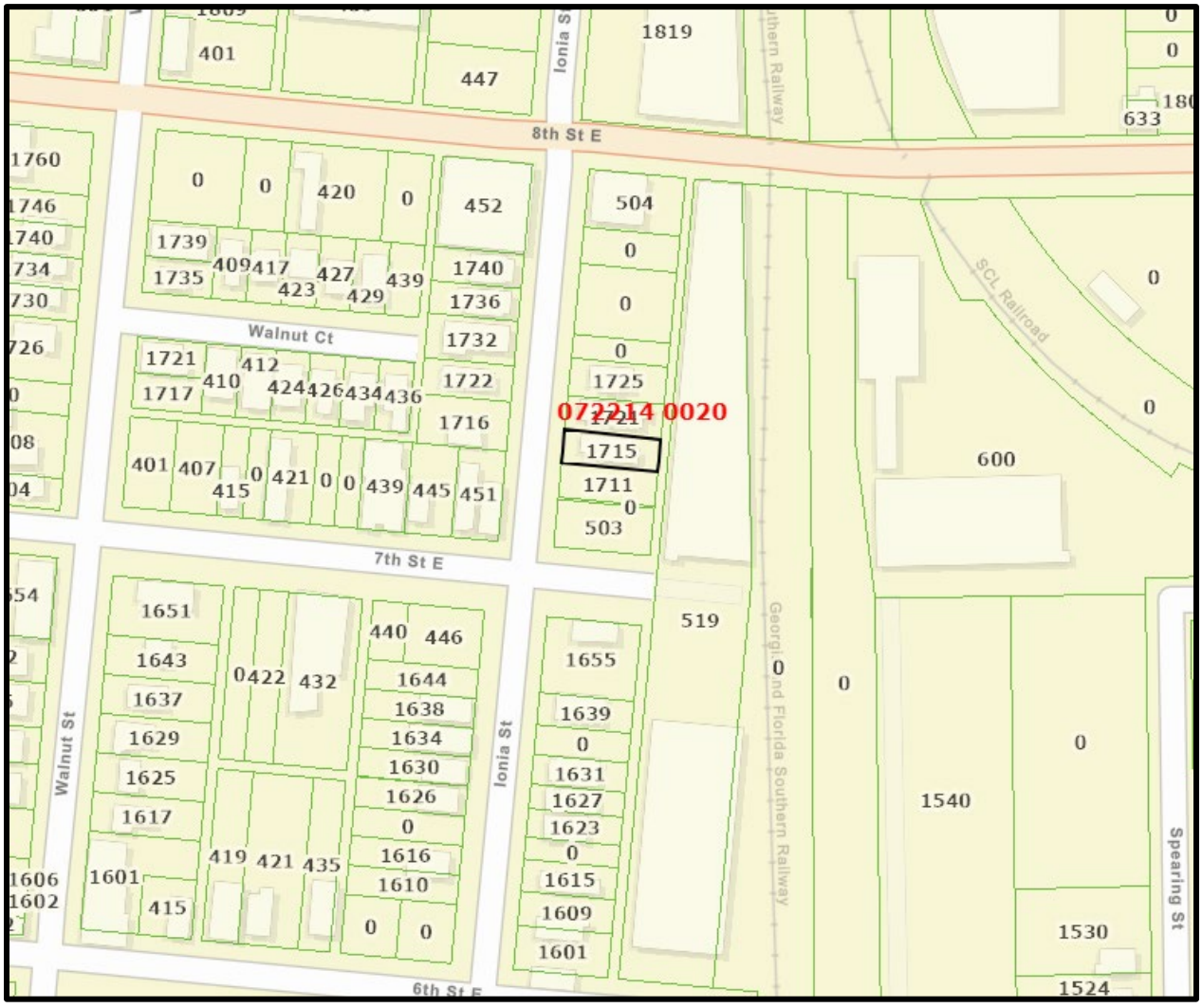
- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district.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

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.

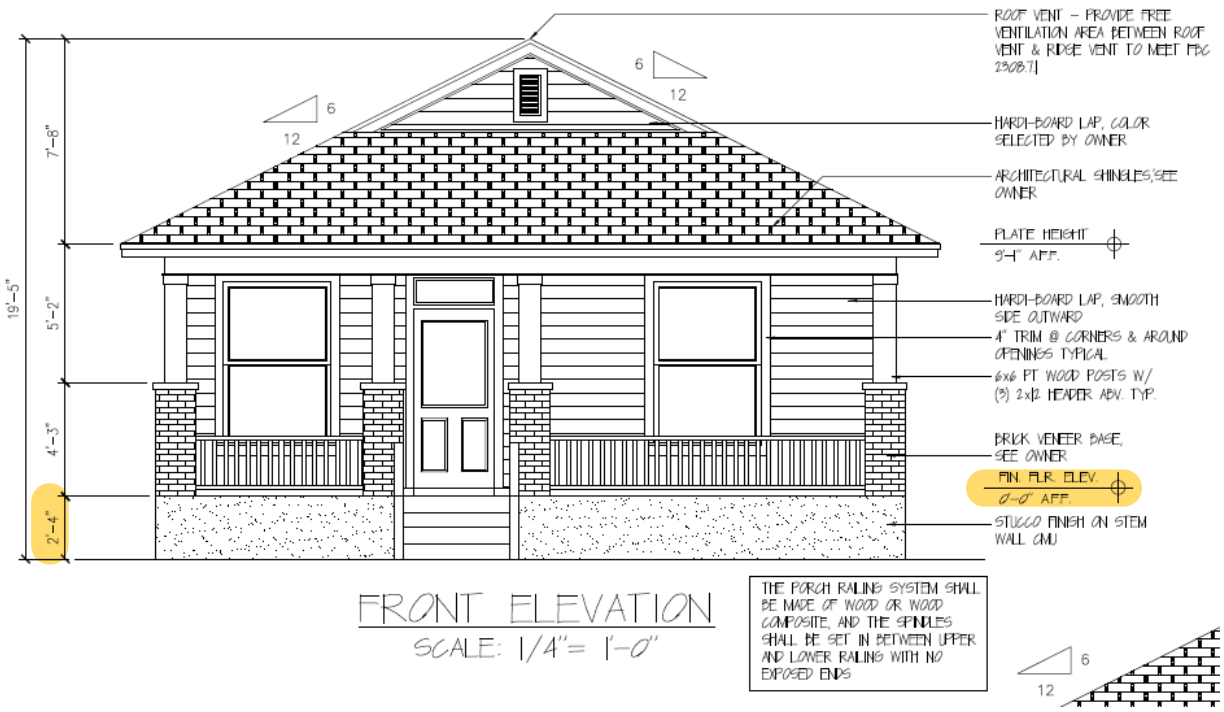
LOCATION MAP



POSTED SIGN PHOTOGRAPH



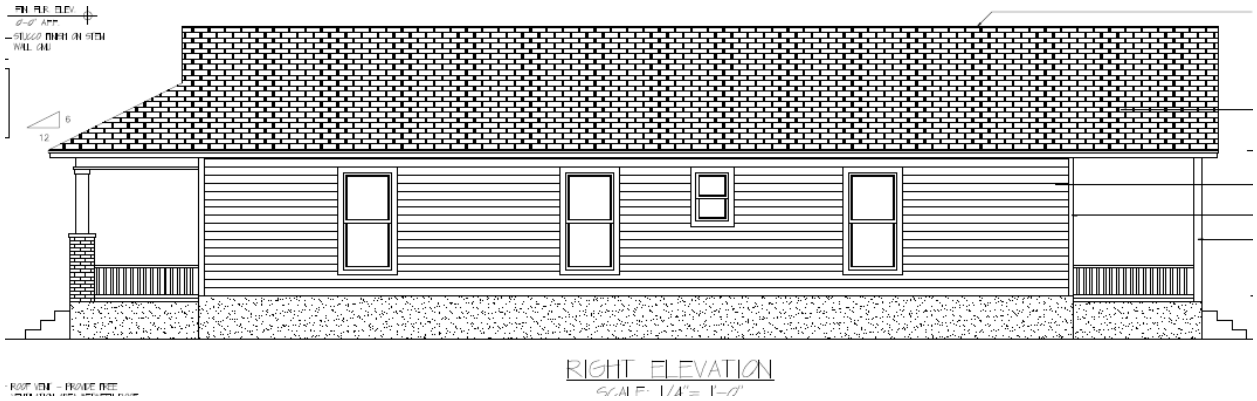
ELEVATION DRAWINGS DATED FEBRUARY 13, 2021



FRONT ELEVATION

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

THE PORCH RAILING SYSTEM SHALL BE MADE OF WOOD OR WOOD COMPOSITE, AND THE SPINDLES SHALL BE SET IN BETWEEN UPPER AND LOWER RAILING WITH NO EXPOSED ENDS



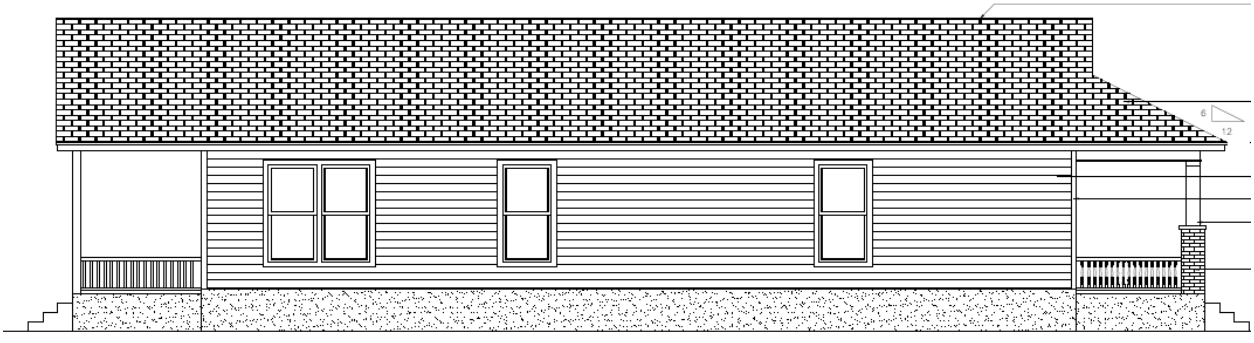
RIGHT ELEVATION

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



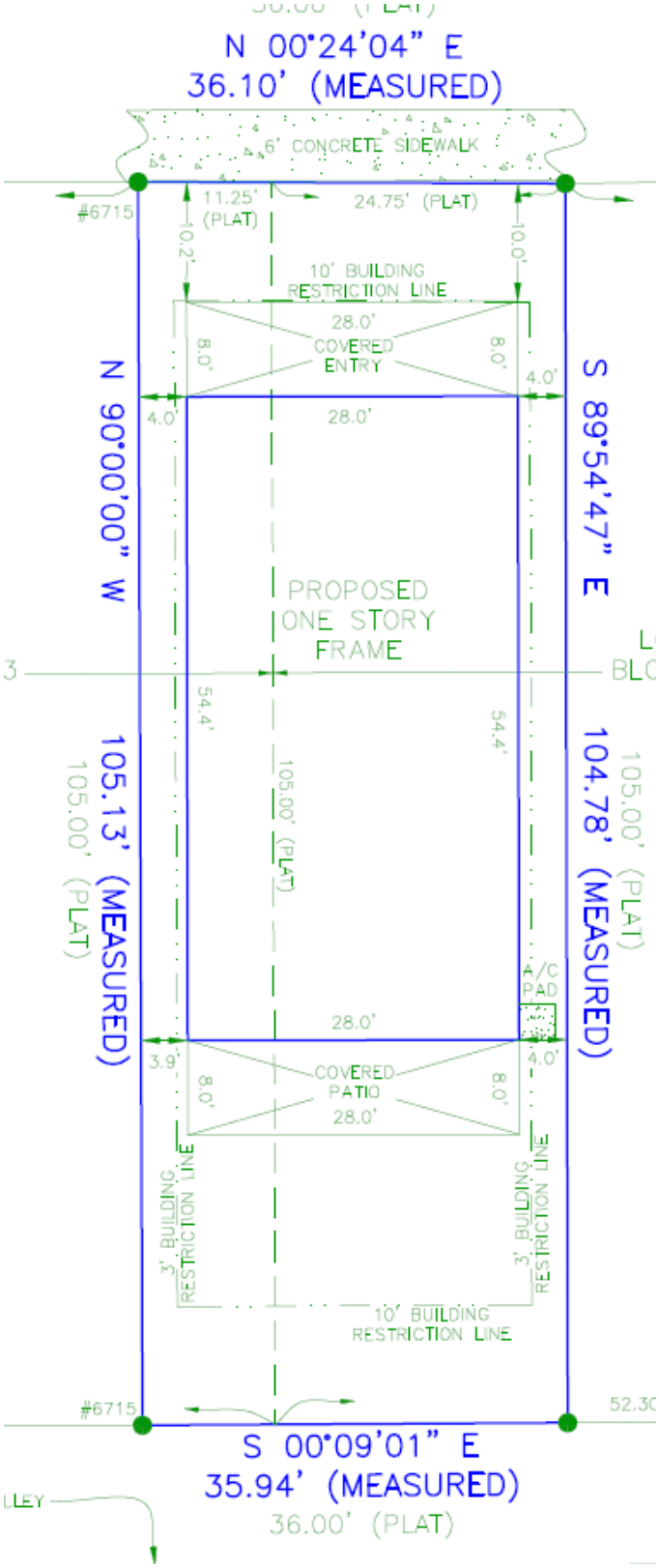
REAR ELEVATION

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



LEFT ELEVATION

SITE PLAN DATED DECEMBER 2, 2021



SPAR Letter of Opposition

SPAR

SPRINGFIELD PRESERVATION AND REVITALIZATION

Facilitating positive change in the Springfield Historic District since 1974.

August 18, 2025

To the Commissioners, City of Jacksonville Historic Preservation Commission,

Springfield Preservation and Revitalization offers this letter opposition to MMA-25-32535 for 1715 Ionia Street and MMA-25-32537 for 1721 Ionia Street. In both cases, the Certificates of Appropriateness ("COA" or "COAs") called for a finished foundation height of 2 feet 4 inches (COA-24-30222 for 1715 Ionia Street and COA-24-30325 for 1721 Ionia Street). In both cases, the finished foundation height is less than the height specified in the COAs. These minor modifications attempt to retroactively permit lower heights than the heights specified in the original COAs.

Raised masonry foundations are a distinguishing feature of the Springfield Historic District and cited as such in the *Springfield Design Guidelines*. New construction typically matches the foundation heights of surrounding structures and the raised foundations distinguish homes in the Springfield Historic District from more contemporary, suburban-style slab foundation construction. Raised foundations on the 1700 block of Ionia are especially important because prior development under previous compositions of the Historic Preservation Commission permitted a number of alterations, modifications, and new constructions that should have not been permitted under closer scrutiny of the *Springfield Design Guidelines*. The historic fabric of the 1700 block of Ionia cannot withstand further disruption.

Property owners should be held accountable for failure to comply with the COA process. Retroactively permitting modifications for failure to build to COA specifications, especially modifications that would likely not have been permitted had they been included in the original COA application, should not be condoned by the Commission. Granting such permission delegitimizes the COA process, undercuts the authority of the Historic Preservation Commission, and incentivizes future property owners to ignore COA requirements.

These two cases are notable because third-party inspectors approved the lower finished foundation heights despite noncompliance with COA specifications. We strongly encourage the Historic Preservation Commission to communicate with the Building Inspection Division to understand why the structures passed inspection despite non-compliance with COA specifications and to explore remedies to prevent future issues.

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

Correspondence

Outlook

RE: MMA-25-32535 1715 Ionia St

From Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Date Wed 7/23/2025 5:06 PM
To Samantha Kastelz <sk@thinkrouse.com>; Johnson, Drew - PDCM <DJohnson3@coj.net>
Cc Tyler Crump <tc@thinkrouse.com>; Historic Preservation <HistoricPreservation@coj.net>

Good afternoon,

I have received the information I need for this application. Next, we will need a department sign-off to forward this application to the Commission. Once we receive the sign-off we can email the invoice to you.

I would also like to inform you that today is my last day as a City of Jacksonville employee and the Historic Preservation Section staff members (CC'd on this email) will be your point of contact. We appreciate your patience.

It has been nice working with you, and I wish you the best.

Thank you,

Brittany Figueroa, MSP, MPA
City Planner III
Historic Preservation Section
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7822
Visit Our Website

From: Samantha Kastelz <sk@thinkrouse.com>
Sent: Wednesday, July 23, 2025 11:06 AM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>; Johnson, Drew - PDCM <DJohnson3@coj.net>
Cc: Tyler Crump <tc@thinkrouse.com>; Historic Preservation <HistoricPreservation@coj.net>
Subject: Re: MMA-25-32535 1715 Ionia St

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

Good morning! I just want to confirm that you have everything you need?

Thank you!

On Fri, Jul 18, 2025 at 1:01 PM Samantha Kastelz <sk@thinkrouse.com> wrote:

> Good afternoon!

Drew, Thank you for taking the time to meet with Tyler today. We really appreciate your help.

He asked me to send over an email with a new packet of information. Please see attached items:

The rendering
Current as-is photos
The new ARC plans showing the current elevation
Pictures of trim for similar style windows located at 411 E 1st St

Please let me know if there is anything else that you need.

Thank you!
Samantha

On Fri, Jul 18, 2025 at 8:34 AM Samantha Kastelz <sk@thinkrouse.com> wrote:

> Good morning Brittany!
>
> I just left you a message but wanted to follow up with an email. We are trying clarify which number you are looking for for “foundation from grade”. Can you please clarify?
>
> I have attached 2 number formats that we have , but basically it is 6” above grade. Will the 0’-6” above grade be sufficient?

Samantha Kastelz
Office Manager
Rouse Homes, Inc | CGC1536044
M: 904.589.4569

On Wed, Jul 16, 2025 at 4:41 PM Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:

> Hi Samantha,
>
> Thank you for your email. On the elevation plans, we need the foundation from grade measurement. I apologize for not specifying this.
>
> Regarding the windows, we do not need to know if other homes in the districts did not correctly install their windows. For this application, the 2 window proposals you mentioned in your previous email will not

suffice for an administrative approval. Since it sounds like you do not want to remove the windows and install correct ones to adhere to the original COA Final Order, we can combine the windows and the foundation work into this COA application and the Commission will have to decide.

For the front door that is currently on the structure, can you please tell me if that is a temporary door? The Final Order stated the front door must have clear glass without any decorative etching or frosted glass.

I have attached a copy of the COA Final Order that lists 13 conditions that were supposed to be followed.

Thank you,

Brittany Figueroa, MSP, MPA
City Planner III
Historic Preservation Section
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7822
Visit Our Website

From: Samantha Kastelz <sk@thinkrouse.com>
Sent: Wednesday, July 16, 2025 2:38 PM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Cc: Tyler Crump <tc@thinkrouse.com>; Historic Preservation <HistoricPreservation@coj.net>
Subject: Re: MMA-25-32535 1715 Ionia St

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Please see attached elevation drawing.

As far as the windows I am trying to find a picture online, but havent had success. I will try to swing thru Springfield and find a similar window that meets the required 1" minimum recess/inset as currently noted (which is a bit challenging because most are run how ours is currently). The recessed/inset look can be accomplished with the windows set as is and doing one of two things (maybe they can just take the explanation, but I'm sure would need a drawing/example)

1. Double stack trim detail over the existing
2. Pull existing trim and use thicker, then add detail (i.e. header/kickout and sill as needed)

On Tue, Jul 15, 2025 at 2:47 PM Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:

> Hello,
>
> In addition to my previous email, please note that the sufficiency deadline is 7/24/2025 to be heard at the 8/27/2025 Commission meeting. If you would like to be heard at this meeting, please provide all requested information by this Friday so we have time to review your documents.
>
> Thank you!

Brittany Figueroa, MSP, MPA
City Planner III
Historic Preservation Section
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7822
Visit Our Website

From: Figueroa, Brittany - PDCM
Sent: Tuesday, July 15, 2025 2:38 PM
To: Samantha Kastelz <sk@thinkrouse.com>; Tyler Crump <tc@thinkrouse.com>
Subject: RE: MMA-25-32535 1715 Ionia St

Good afternoon,

Thank you for these items. Please see below:

- We will need an elevation drawing that labels the foundation height.
- Regarding the windows, below is a screenshot of what a recessed window looks like. Your options for the windows are to remove the incorrect windows you installed and replace them with an appropriate product (at staff level), or you can let the Commission decide if the windows need to be removed. Attached is the Window Supplement approved by the Commission and PDF page 3 shows appropriate window product designs. Please let me know how you would like to proceed regarding the windows.



Thank you,

Brittany Figueroa, MSP, MPA
City Planner III
Historic Preservation Section
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7822
Visit Our Website

From: Samantha Kastelz <sk@thinkrouse.com>
Sent: Tuesday, July 15, 2025 1:11 PM
To: Tyler Crump <tc@thinkrouse.com>; Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: Re: MMA-25-32535 1715 Ionia St

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Good afternoon Brittany,

Please see the attached letter from the engineer and window trim photos. I'm not sure if anything else is needed. Please let me know!

Thank you!
Samantha

On Mon, Jun 30, 2025 at 12:44 PM Tyler Crump <tc@thinkrouse.com> wrote:

> Can you get this to Jackie please. We'll prob need updated plans from Mike holme s showing the elevation it's at now.
>
> Tyler Crump
> Owner
> Rouse Homes, Inc | CGC1536044
> M: 321.794.2963
>
> ---------- Forwarded message ---------
> From: **Figueroa, Brittany - PDCM** <BFigueroa@coj.net>
> Date: Mon, Jun 30, 2025, 12:42 PM
> Subject: RE: MMA-25-32535 1715 Ionia St
> To: Tyler Crump <tc@thinkrouse.com>
>
> Good morning Tyler,
>
> Thank you for your email. I was able to get feedback from staff. Please see below:
>
> - This application will need to go before the Historic Preservation Commission. I will let you know the fee shortly.
> - Please provide an engineer's letter or some kind of documentation showing that the home cannot be elevated.
>
> Please let me know if you have any questions.
>
> Thank you,
>
> **Brittany Figueroa, MSP, MPA**
> *City Planner III*
> Historic Preservation Section
> Planning Department
> 214 North Hogan Street, 3rd Floor
> Jacksonville, FL 32202
> (904) 255-7822
> Visit Our Website
>
> ---
>
> **From:** Tyler Crump <tc@thinkrouse.com>
> **Sent:** Monday, June 30, 2025 11:32 AM
> **To:** Figueroa, Brittany - PDCM <BFigueroa@coj.net>
> **Subject:** Re: MMA-25-32535 1715 Ionia St

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Hi Brittany,

Just circling back to see if there were any updates after your internal meeting with the team last week? Let me know if I can be helpful in any way!

Thank you!

Tyler Crump
Owner
Rouse Homes, Inc | CGC1536044
M: 321.794.2963

On Mon, Jun 23, 2025, 3:30 PM Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:

> Received! Thank you
>
> Thank you,
>
> **Brittany Figueroa, MSP, MPA**
> *City Planner III*
> Historic Preservation Section
> Planning Department
> 214 North Hogan Street, 3rd Floor
> Jacksonville, FL 32202
> (904) 255-7822
> Visit Our Website
>
> ---
>
> **From:** Tyler Crump <tc@thinkrouse.com>
> **Sent:** Monday, June 23, 2025 2:58 PM
> **To:** Figueroa, Brittany - PDCM <BFigueroa@coj.net>
> **Subject:** Re: MMA-25-32535 1715 Ionia St
>
> **EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.
>
> Oops...here's the picture link:
>
> https://app.companycam.com/galleries/t2Ht796C

Tyler Crump
Owner
Rouse Homes, Inc | CGC1536044
M: 321.794.2963

On Mon, Jun 23, 2025, 2:57 PM Tyler Crump <tc@thinkrouse.com> wrote:

> Here you are! Anything else we can do to be helpful please let me know! We're trying to take pride in that corner of the neighborhood and keep everything tidy and clean.
>
> We've been fighting off illegal dumping and vandalism best we can!
>
> Tyler Crump
> Owner
> Rouse Homes, Inc | CGC1536044
> M: 321.794.2963
>
> On Mon, Jun 23, 2025, 2:54 PM Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:
>
> > Hello Tyler,
> >
> > Thank you for the quick email response and for stopping by our office. Please email me a picture of the foundation on your other property so I can also share that with the team and help guide you on both properties.
> >
> > Thank you!
> >
> > **Brittany Figueroa, MSP, MPA**
> > *City Planner III*
> > Historic Preservation Section
> > Planning Department
> > 214 North Hogan Street, 3rd Floor
> > Jacksonville, FL 32202
> > (904) 255-7822
> > Visit Our Website
> >
> > ---
> >
> > **From:** Tyler Crump <tc@thinkrouse.com>
> > **Sent:** Monday, June 23, 2025 11:08 AM
> > **To:** Figueroa, Brittany - PDCM <BFigueroa@coj.net>
> > **Subject:** Re: MMA-25-32535 1715 Ionia St
> >
> > **EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.
> >
> > Good morning Brittany!

Please see the highlighted responses below:

(Feel free to call or I could stop in downtown if easier. Thank you!)

My name is Brittany and I am the City Planner assigned to your Certificate of Appropriateness (COA) application. After reviewing this application, please provide the following:

- The property Appraiser lists TC COMMERCIAL PROPERTIES LLC as the property owner. Can you please confirm the first and last name of an individual who owns this business? I am the owner
- What is the current foundation height from grade? Our FFE was marked 1.1' above the peak of the road, foundation 6" above final grade
- Do you intend to elevate the structure to alter the foundation height? We'd hope to leave as is. I'm not sure how we could raise it since this is a slab/stem wall foundation.

On Mon, Jun 23, 2025 at 10:47 AM Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:

> Good morning,
>
> My name is Brittany and I am the City Planner assigned to your Certificate of Appropriateness (COA) application. After reviewing this application, please provide the following:
>
> - The property Appraiser lists TC COMMERCIAL PROPERTIES LLC as the property owner. Can you please confirm the first and last name of an individual who owns this business?
> - What is the current foundation height from grade?
> - Do you intend to elevate the structure to alter the foundation height?
>
> Thank you,
>
> **Brittany Figueroa, MSP, MPA**
> *City Planner III*
> Historic Preservation Section
> Planning Department
> 214 North Hogan Street, 3rd Floor
> Jacksonville, FL 32202
> (904) 255-7822
> Visit Our Website

--

Tyler Crump
Owner
Rouse Homes, Inc | CGC1536044
M: 321.794.2963

--

Samantha Kastelz
Office Manager
Rouse Homes, Inc | CGC1536044
M: 904.589.4569

--

Samantha Kastelz
Office Manager
Rouse Homes, Inc | CGC1536044
M: 904.589.4569

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Samantha Kastelz
Office Manager
Rouse Homes, Inc | CGC1536044
M: 904.589.4569

--

Samantha Kastelz
Office Manager
Rouse Homes, Inc | CGC1536044
M: 904.589.4569

MMA-25-32537

1721 Ionia St

August 27, 2025

Report of the Jacksonville Planning Development Department
Minor Modification Application MMA-25-32547

Address: 1721 Ionia Street, RE# 072214-0030

Location: East side of Ionia Street, between East 8th Street and East 7th Street

Owner: Tyler Crump
Rouse Homes Inc
11052 Clarion Street
Jacksonville, Florida 32219

Applicant: Tyler Crump
Rouse Homes Inc.
11052 Clarion Street
Jacksonville, Florida 32219

Year Built: N/A (New Construction)

Designation: Springfield, N/A

Request: Alteration

Summary Scope of Work:

1. Decrease Finished Floor Elevation (FFE) from two (2) feet and four (4) inches to one (1) foot. (JHPC)

Recommendation: **Deny**



PROJECT DESCRIPTION

MMA-25-32547 seeks a foundation height of one (1) foot on a proposed new construction of a one-story, single-family residence within the Springfield Historic District. Located on a vacant interior lot, the proposed subject property is characterized by its two-story porch, front-gabled roof, Hardie-Board siding, and 1-over-1 windows. The applicant was previously approved by the Historic Preservation Commission (JHPC) under **COA-24-30325** for the after-the-fact work including the finished floor elevation being at two (2) feet and four (4) inches and the windows to be installed in accordance with the latest version of the HPS Window Supplement. The applicant is now requesting for the foundation to be one (1) foot above grade. Their reason for updating the foundation height is because the currently existing foundation is poured. It is Staff's recommendation that this scope of work be denied as the proposed site plans of this application are inconsistent with the Design Guidelines of the Historic District and the Secretary of the Interior's Standards for Rehabilitation.

STAFF SUMMARY AND ANALYSIS

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

- According to the Jacksonville Sanborn Map, the subject property originally contained a single-story wood frame dwelling (1913-May 1951 vol 2, Sheet 214). The 1985 Florida Master Site File recorded the original structure to have been built in 1906. The structure was demolished in 2011 as it was an emergency demolition due to multiple fires and has sat as a vacant lot since. The property owner has owned the property since August 25,

2022.

- The Historic Preservation Guidelines for the Springfield Historic District reference "Foundation and Infill" and Standard Three of the *Secretary of the Interior's Standards for Rehabilitation*:
    - Standard Three refers to how each property is a product of its own time. According to the section "Foundations and Infill" of the Design Guidelines, "Nearly all historic buildings in Springfield have raised masonry foundations…[and] there are also numerous examples of concrete foundations." The applicant's scope of work would remove a character-defining foundation from the proposed single-family residence that is designed to be perceived as a modern frame vernacular styled structure. Additionally, the Design Guidelines state, "In some instances, particularly on Bungalows, foundation elements can be an important part of the overall design of the façade." Decreasing the finished floor elevation and foundation height from two (2) feet and four (4) inches to six (6) inches would diminish one of the main features of this new construction within the Historic District. The proposed work is inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(m)(1 & 6).
- The Historic Preservation Guidelines for the Springfield Historic District reference "New Construction" and Standard Nine of the *Secretary of the Interior's Standards for Rehabilitation*:
    - The Design Guidelines state, "Successful infill design does not have to imitate demolished… buildings to be successful…rather, it picks up significant themes… to insure that a new building blends with its context." Although the areas directly surrounding the property are vacant, with an adjacent property located at 1721 Ionia Street being the proposed site for the construction of a two-story residential structure (**COA-25-30325**) and a warehouse behind it, that is come to be expected at the edge of the Historic District. The west side of Ionia Street is characterized by a mix of one and two-story structures with raised foundations and recessed windows.
    - Standard Nine emphasizes how new work shall be compatible with the surrounding environment. Although the original property was constructed in 1906 and was demolished, it is important that the characteristics of the streetscape and nearby structures both old and new reflect and complement the characteristics of the Historic District as a whole referring to the foundation height and massing. The scope of work to add wood trim around the windows to appear recessed, rather than recessing the windows according to the approved conditions that were under **COA-24-30325**, would be inconsistent with the Design Guidelines, and Sections 307.106(k)(2) and 307.106(m)(2).

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

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

- Historic District Design Guidelines, Section on “Foundations and Infill”
- Historic District Design Guidelines, Section on “New Construction”

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

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

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

Historic District Design Guidelines, “Foundation and Infill”

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

Historic District Guidelines, “New Construction”

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

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



PICTURES OF SUBJECT PROPERTY

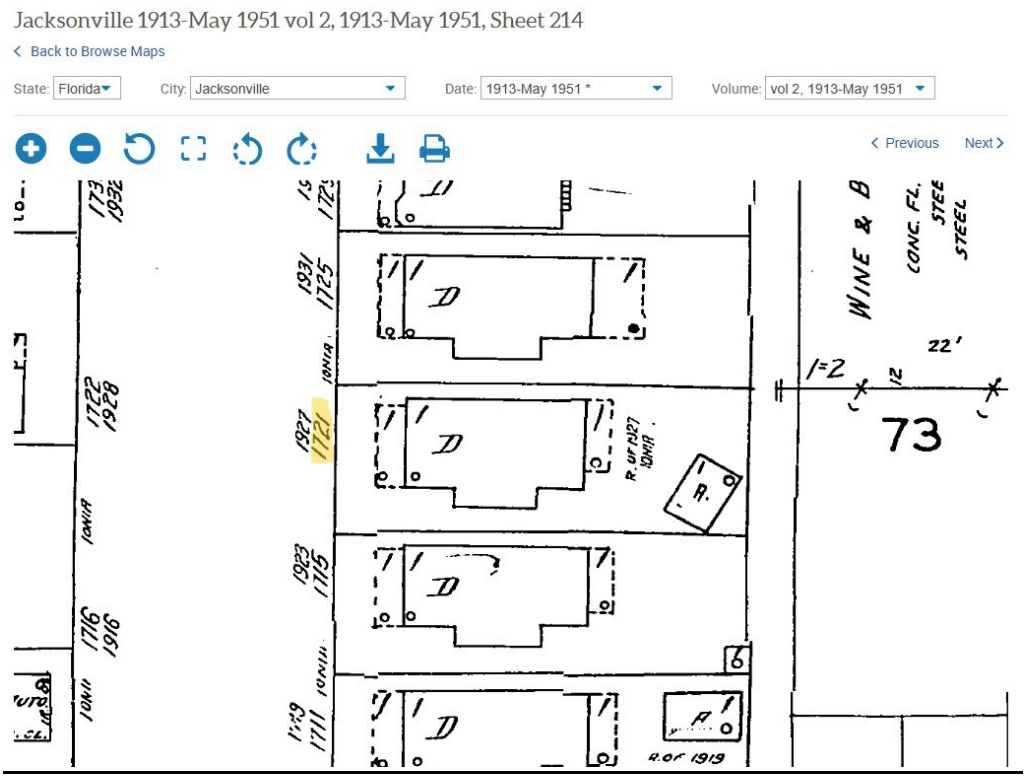








JACKSONVILLE *SANBORN MAP* SCREENSHOT



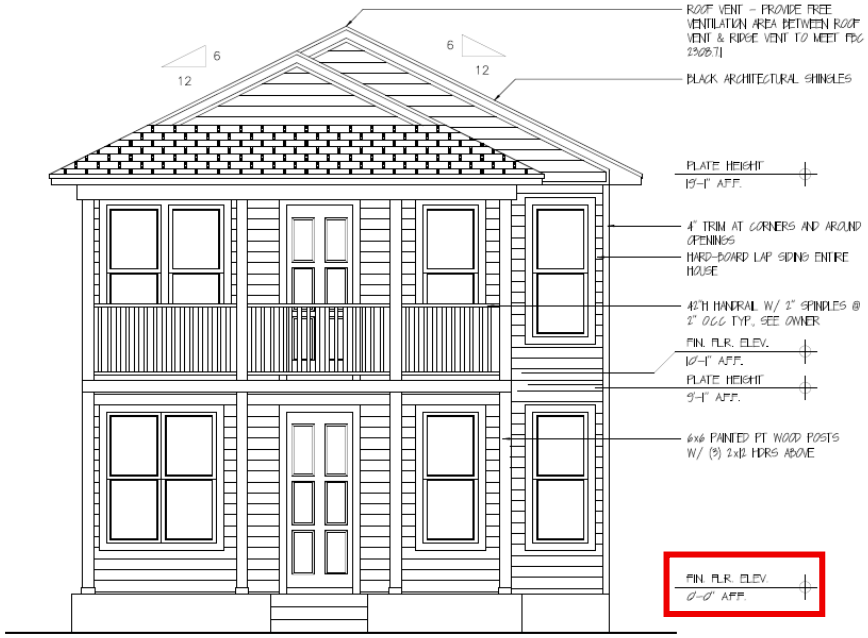
(*Sanborn Map, Jacksonville 1913-May 1951 Volume 2, Sheet 214*)

COA-24-30325 CONDITIONS

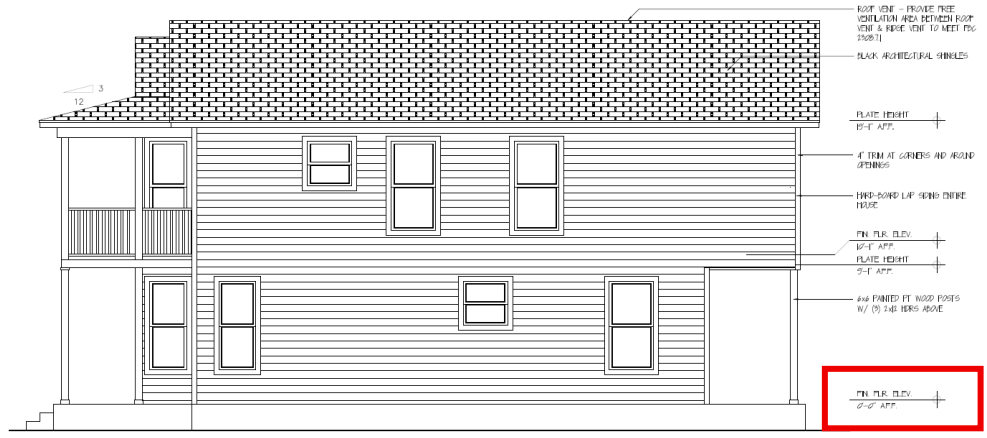
New Construction (two-story single-family residence)

1. Materials and design shall be substantially consistent with the elevation drawings dated September 12, 2023, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated September 22, 2023.
3. A window opening (either full-size matching the other windows on the structure or horizontally oriented) shall be added to the right elevation towards the rear.
4. The foundation of the proposed structure shall be two feet and four inches with a stucco finish.
5. 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.
6. Brick column posts shall be added to the front porch on the first floor.
7. Columns shall have caps and bases.
8. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
9. The siding shall be installed with the smooth side facing outward.
10. A porch railing system shall be installed on the first-floor front porch to match the second-floor railing of the structure.
11. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
12. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
13. If desired, 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. The front door of the structure shall be a half-light door, with or without a transom.
15. The front door shall have clear glass without any decorative etching or frosted glass.
16. The door on the second-floor front porch shall be a half-light door.
17. All gable ends shall have shake shingles and not horizontal siding.
18. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
19. 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.

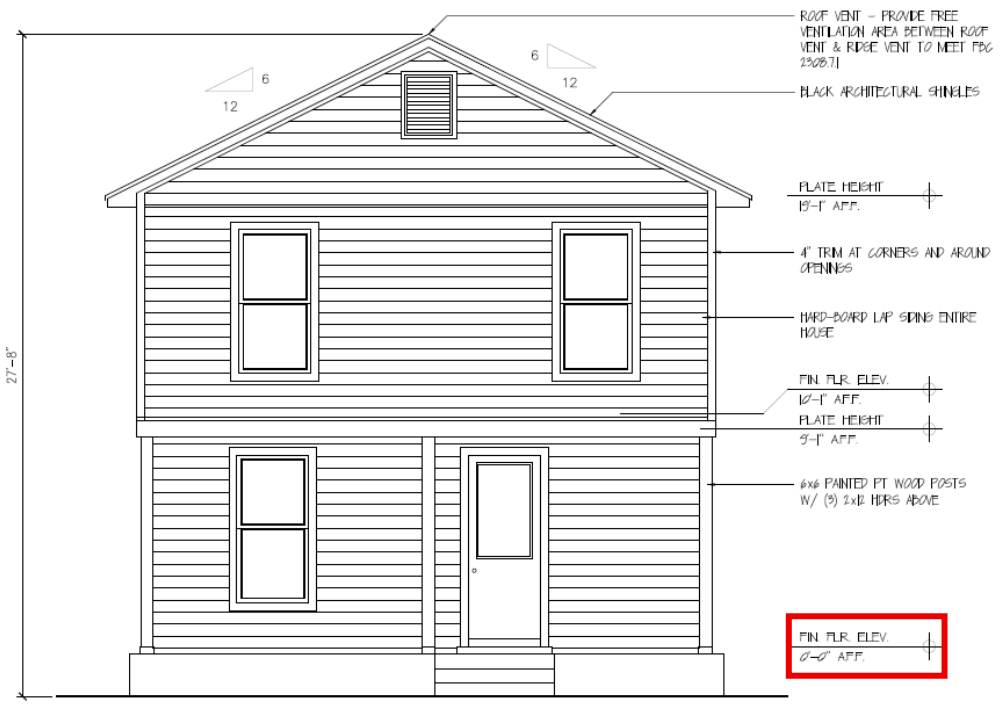
PROPOSED ELEVATIONS DATED SEPTEMBER 12, 2023



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

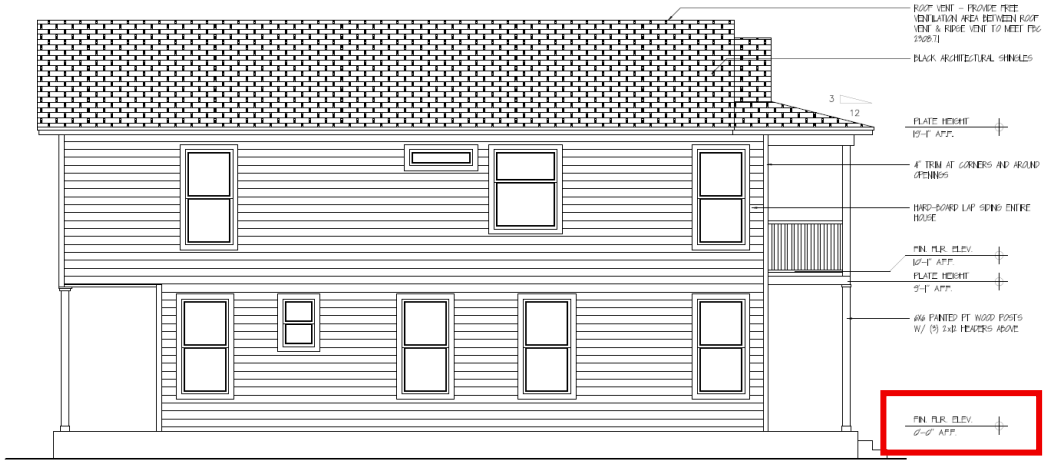


RIGHT ELEVATION
SCALE: 1/4"= 1'-0"



REAR ELEVATION

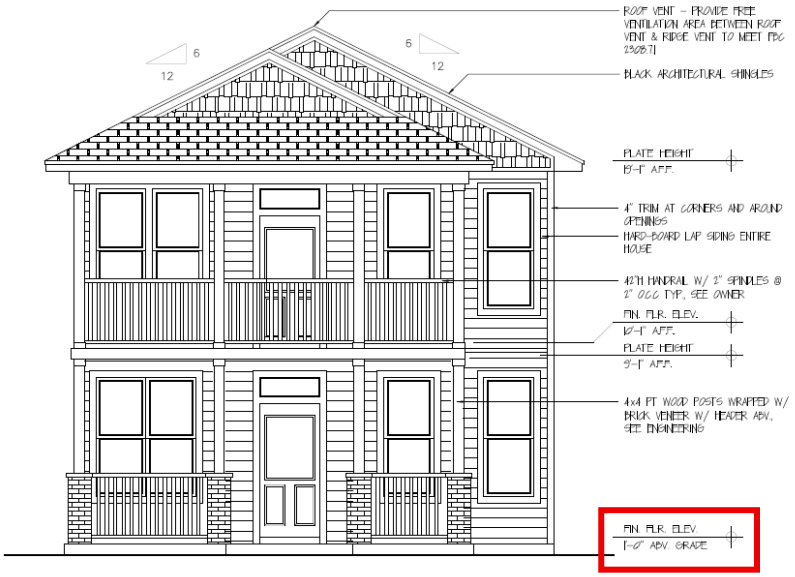
SCALE: 1/4"= 1'-0"



LEFT ELEVATION

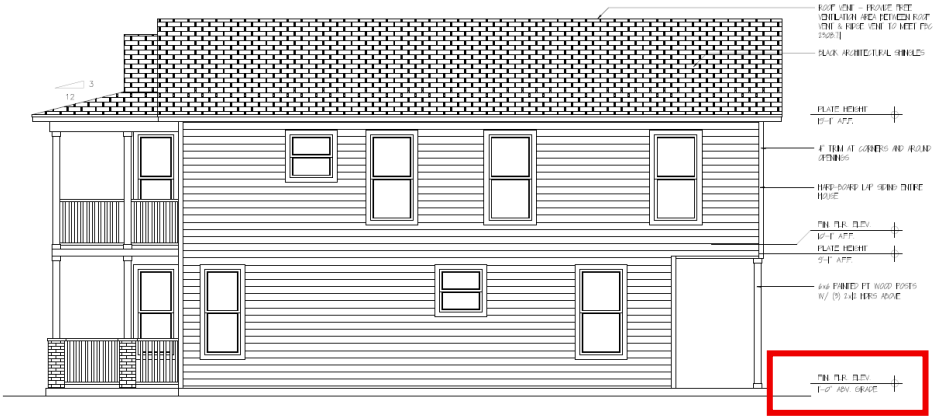
SCALE: 1/4"= 1'-0"

ELEVATION PLANS REVISED JULY 16, 2025



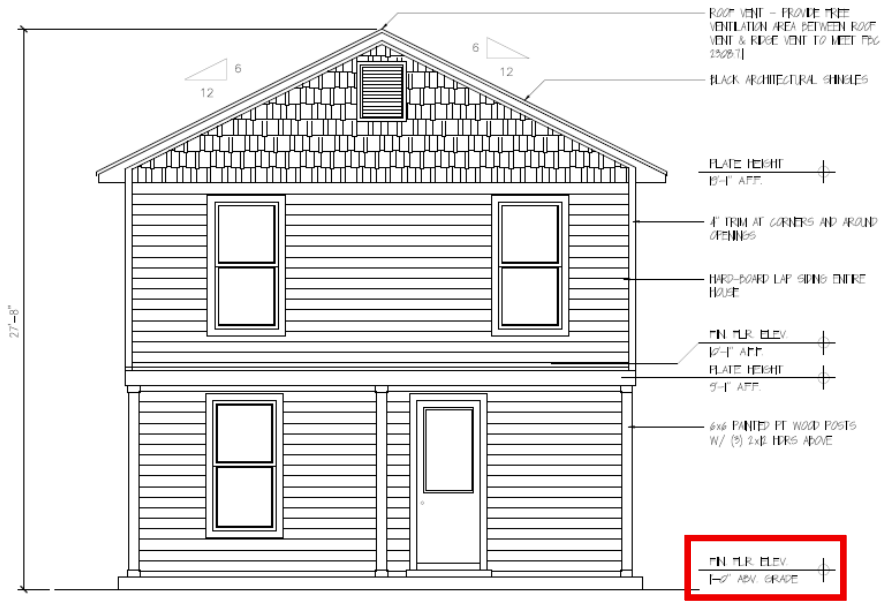
FRONT ELEVATION

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



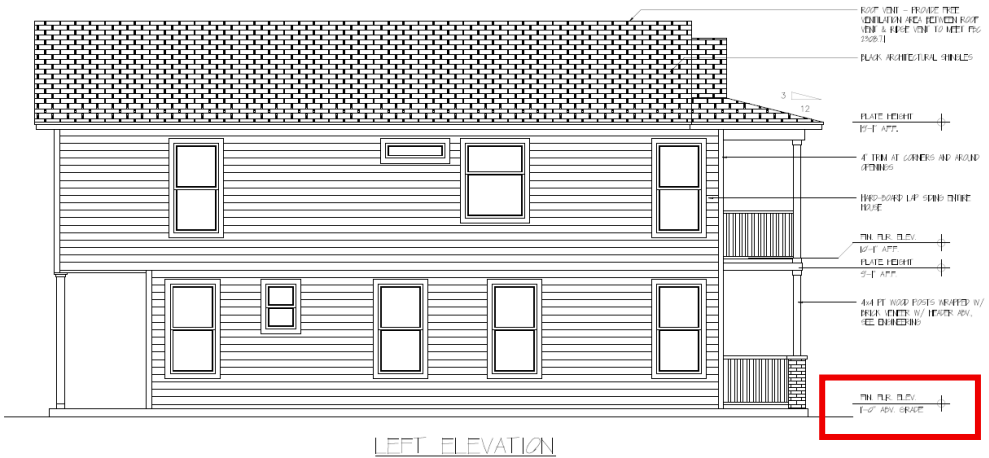
RIGHT ELEVATION

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



REAR ELEVATION

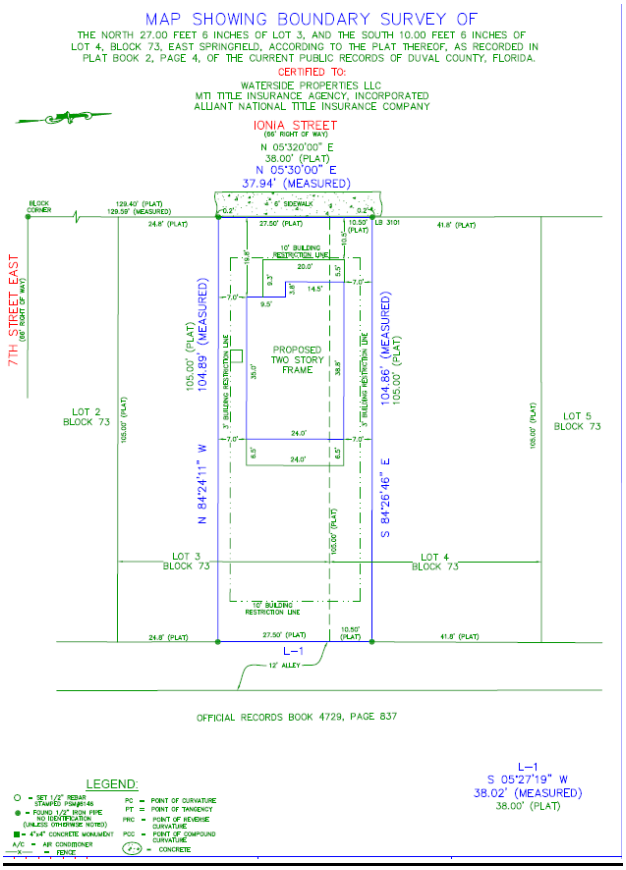
SCALE: 1/4"= 1'-0"



LEFT ELEVATION

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

PROPOSED SITE PLAN DATED



Foundation Comment

On Wed, Jul 23, 2025 at 5:15 PM Tyler Crump <tc@thinkrouse.com> wrote:

The foundation can be added to as a "pour over" if needed to get the the suggested hight of surrounding swellings here. We were hoping to discuss and open for ideas if that is in deed what will be needed.

Good luck in your next chapter on the West Coast of FL! Enjoyed working with you on these and the few others over the past few years!

Tyler Crump
Owner
Rouse Homes, Inc | CGC1536044
M: 321.794.2963

On Wed, Jul 23, 2025, 5:13 PM Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:

Good afternoon,
For this application, we just need an engineer letter or some kind of documentation showing why the foundation cannot be taller. Once we have this we should have everything we need.

I would also like to inform you that today is my last day as a City of Jacksonville employee and the Historic Preservation Section staff members (CC'd on this email) will be your point of contact. We appreciate your patience.

It has been nice working with you, and I wish you the best.

Thank you,

Brittany Figueroa, MSP, MPA
City Planner III
Historic Preservation Section
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7822
Visit Our Website

Application For A Minor Modification To A Previously Approved COA

Application Info

COA# To Modify	COA-24-30325		
Tracking #	32547	**Application Status**	FOUND SUFFICIENT
Date Started	06/18/2025	**Date Submitted**	06/18/2025

Planning and Development Department Info

MMA # MMA-25-32547

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 8/18/2025

Forwarded to JHPC ☑

JHPC Meeting Date 8/27/2025

Staff Recommendation DENY

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name CRUMP **First Name** TYLER **Middle Name**

Company Name ROUSE HOMES INC

Mailing Address 11052 CLARION CT

City JACKSONVILLE **State** FL **Zip Code** 32219

Phone 904 794 2963 **Fax** **Email** TC@THINKROUSE.COM

General Information On Agent(s)

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

Last Name CRUMP **First Name** TYLER **Middle Name**

Company/Trust Name TC COMMERCIAL PROPERTIES LLC

Mailing Address 11052 CLARION CT

City JACKSONVILLE **State** FL **Zip Code** 32219

Phone 9047942963 **Fax** **Email** TC@THINKROUSE.COM

Description Of Property

Property Designation Springfield Historic District

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

664

Map	RE#
	072214 0030

Companion Zoning Application Tracking # (if known)

Location Of Property

General Location
IONIA ST BETWEEN 7TH ST E AND 8TH ST E

House #	Street Name, Type and Direction	Zip Code
1721	IONIA ST	32206

Between Streets
7TH ST E **and** 8TH ST E

Type Of Improvement

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

Proposed Work
REQUESTING A MODIFICATION TO FINISHED FLOOR ELEVATION. THE SLAB HAS ALREADY BEEN POURED AND WAS NOT POURED IN ACCORDANCE WITH APPROVED COA DUE TO A MISCOMMUNICATION WITH SURVEY COMPANY

Addition Information

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

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

Additional Documents Provided

For this application there are no required documents. You may upload any documentation that will help the commissioners understand your project. Once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request (to explain the scope of work).

	Description
☑	FORM BOARD CERT
☑	DRAINAGE PLAN
☑	ARCH PLANS
☑	PHOTO 1
☑	PHOTO 2
☑	PHOTO 3
☑	PHOTO 4
☑	PHOTO 5

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.

665

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

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

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

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

City of Jacksonville, Florida

Planning 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: 7-29-25

COA#: 24-30325

Address: 1721 Ionia St Jacksonville, FL 32206

Owner: TC Commercial 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 32547 **were posted on the property/site located at:**

072214-0080
Real Estate Number(s)

1721 Ionia St J
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Tyler H. Crump

Signature

Dated this 29 day of July 2025

2-4 37-2S-26E .09
SPRINGFIELD
N 27.5FT LOT 3, S 10.5FT LOT 4
BLK 73

TC COMMERCIAL PROPERTIES LLC
11052 CLARION CT
JACKSONVILLE, FL 32219

2024

R-072214-0030

PRINTED 10/10/2024
BY: pao

Map Id: 6412 101200.22 1.25 1.00 1.00 NE SPRINGFIELD

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ	ADJ
TOTAL ADJUSTED POINTS	0
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
	0		0	0		$0

ACREAGE 0.09 PRICE/SF 0.00

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	41,895
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	41,895
ASSESSED VALUE	41,895
CAP BASE YEAR	0
TAXABLE VALUE	41,895
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	0
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 AKA:
SITE ADDRESS: 1721 IONIA ST, JACKSONVILLE 32206-

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	20413	01667	08/25/2022	WD	U	I	03	150000	0	N	0	WATERSIDE PROPERTIES LLC	TC COMMERCIAL	20240131 CUST REQ

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

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING		
LAND LINES	06/04/2024	EMP
VALUE REVIEW	05/06/2024	EMP
TRIENNIAL		
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0101	RES MD 8-19 UNITS PER AC	0.00	100.00		RMD-S	38.00	105.00	100.00	38.00	F	1	0.90	1.00	1,225.00	1,102.50	41,895

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Final Order for JHPC Meeting on March 27, 2024 (COA-25-30325)

BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-24-30325**

IN RE: The Certificate of Appropriateness Application of:

Address: **1721 Ionia Street, RE# 072214-0030**

Owner: **TC Commercial Properties LLC**
8284 Bateau Road
Jacksonville, FL 32216

Applicant: **Same as Owner**

ORDER ON COA-24-30325: APPROVE with CONDITIONS

Having duly considered both the testimonial and documentary evidence presented at the meeting and public hearing on **March 27, 2024**, including the COA Application and the Planning and Development Department's Staff Report and Recommendation and all attachments thereto ("Staff Report"), a portion of which is attached hereto as **EXHIBIT A**, and **on file** in its entirety in the Planning and Development Department, the Jacksonville Historic Preservation Commission hereby

FINDS AND DETERMINES:

1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and

2. That as stated in the record, substantial competent evidence demonstrates that application **COA-24-30325** meets, to the extent applicable and as modified by any conditions contained herein, the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code; and

3. That the findings and recommendations in the Staff Report for application **COA-24-30325**, to the extent consistent with this **Order**, are hereby adopted and incorporated herein; and

4. That the land which is the subject of application **COA-24-30325** is owned by **TC Commercial Properties LLC**.

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

Application **COA-24-30325** is hereby **APPROVED**, and a certificate of appropriateness is hereby granted for **New Construction – Two-Story Single-Family Residence** subject to the following **CONDITIONS**:

New Construction (two-story single-family residence)

1. Materials and design shall be substantially consistent with the elevation drawings dated September 12, 2023, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated September 22, 2023.
3. A window opening (either full-size matching the other windows on the structure or horizontally oriented) shall be added to the right elevation towards the rear.
4. The foundation of the proposed structure shall be two feet and four inches with a stucco finish.
5. 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.
6. Brick column posts shall be added to the front porch on the first floor.
7. Columns shall have caps and bases.
8. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
9. The siding shall be installed with the smooth side facing outward.
10. A porch railing system shall be installed on the first-floor front porch to match the second-floor railing of the structure.
11. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
12. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
13. If desired, 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. The front door of the structure shall be a half-light door, with or without a transom.
15. The front door shall have clear glass without any decorative etching or frosted glass.
16. The door on the second-floor front porch shall be a half-light door.
17. All gable ends shall have shake shingles and not horizontal siding.
18. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
19. 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.

General

- Failure to exercise the COA herby granted by performance of the action herein approved within one (1) year of the effective date of this Order shall render this COA invalid and all rights arising hereunder shall terminate.
- The certificate of appropriateness granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this certificate of appropriateness is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this certificate of appropriateness does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

[SIGNATURES ON THE FOLLOWING PAGE]

Executed this **10th** day of **April, 2024**.

FORM APPROVED:

Carla A. Lopera
Office of General Counsel

Jack C. Demetree, III
Chairman
Historic Preservation Commission

Copy to:

Owner: **TC Commercial Properties LLC**
8284 Bateau Road
Jacksonville, Florida 32216

Applicant: **Same as Owner**

NOTICE OF RIGHT TO APPEAL. Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order.

GC-#1622716-v1-Final_Order_COA-24-30325_3_27_24.docx

EXHIBIT A

March 27, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30325

Address: 1721 Ionia Street, RE# 072214-0030

Location: East side of Ionia Street, between 8th Street East and 7th Street East

Owner: Tyler Crump
TC Commercial Properties LLC
8284 Bateau Road
Jacksonville, Florida 32216

Applicant: Same as Owner

Year Built: N/A

Designation: Springfield

Request: New Construction (Two-Story Single-Family Residence)

Summary Scope of Work:
1. New Construction (Two-Story Single-Family Residence)

Recommendation: **Approve with Conditions**

Conditions:
New Construction (Two-Story Single-Family Residence)
1. Materials and design shall be substantially consistent with the elevation drawings dated **September 12**, **2023**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **September 22**, **2023**.
3. A window opening (either full-size matching the other windows on the structure or horizontally oriented) shall be added to the right elevation towards the rear.
4. The foundation of the proposed structure shall be two feet and four inches with a stucco finish.
5. 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.
6. Brick column posts shall be added to the front porch on the first floor.
7. Columns shall have caps and bases.
8. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
9. The siding shall be installed with the smooth side facing outward.
10. A porch railing system shall be installed on the first-floor front porch to match the second-floor railing of the structure.

11. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
12. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
13. If desired, 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. The front door of the structure shall be a half-light door, with or without a transom.
15. The front door shall have clear glass without any decorative etching or frosted glass.
16. The door on the second-floor front porch shall be a half-light door.
17. All gable ends shall have shake shingles and not horizontal siding.
18. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
19. 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-24-30325 seeks to construct a two-story single-family home within the Springfield Historic District. The subject site is approximately thirty-eight (38) feet wide and roughly hundred-and-five (105) feet long. The structures along this block are both one-story and two-story homes. The parcels abutting this site are both proposed for the construction of one-story single-family homes (COA-24-30332 and COA-24-30222) while the parcel behind the site is a warehouse. As designed, the proposed home consists of

architectural shingles for the roof, a gabled roof with a nested gable, one-over-one windows, horizontal lap siding, wood railing with two-by-two spindles, a two-story covered front porch, concrete block with stucco finish for the foundation wall, and wrapped columns along the front porch.

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 Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure ensures a compatible relationship with other properties in the historic district as the proposed frame vernacular style is consistent with the architectural styles of the neighborhood. As such, 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 roughly twenty-seven feet eight inches, which is compatible with the heights of the two-story structures along this block. The scale and massing of the proposed structure are consistent with other two-story residences on the block. The front and side setbacks as shown on the site plan dated September 22, 2023, are consistent with traditional setbacks within the Springfield Historic District. Additionally, the massing of the proposed structure is consistent with neighboring structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show one-over-one light pattern windows with a header height characteristic of window design in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. As conditioned, the front door will be a half-light door with or without 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 gabled roof with a nested gable is compatible with the roof forms within the District, and similar roof forms are found along the block as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The Hardie-board lap siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Springfield;
    - The CMU block foundation with stucco finish;
    - The two-story covered front porch feature; and
    - Vertically-oriented windows spaced evenly throughout the structure.
- 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 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, and the proposed new construction is compatible with the surrounding structures. The proposed residence is differentiated from historic structures by the finish and materials used and is generally compatible with the massing and architectural features of adjacent properties.

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

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

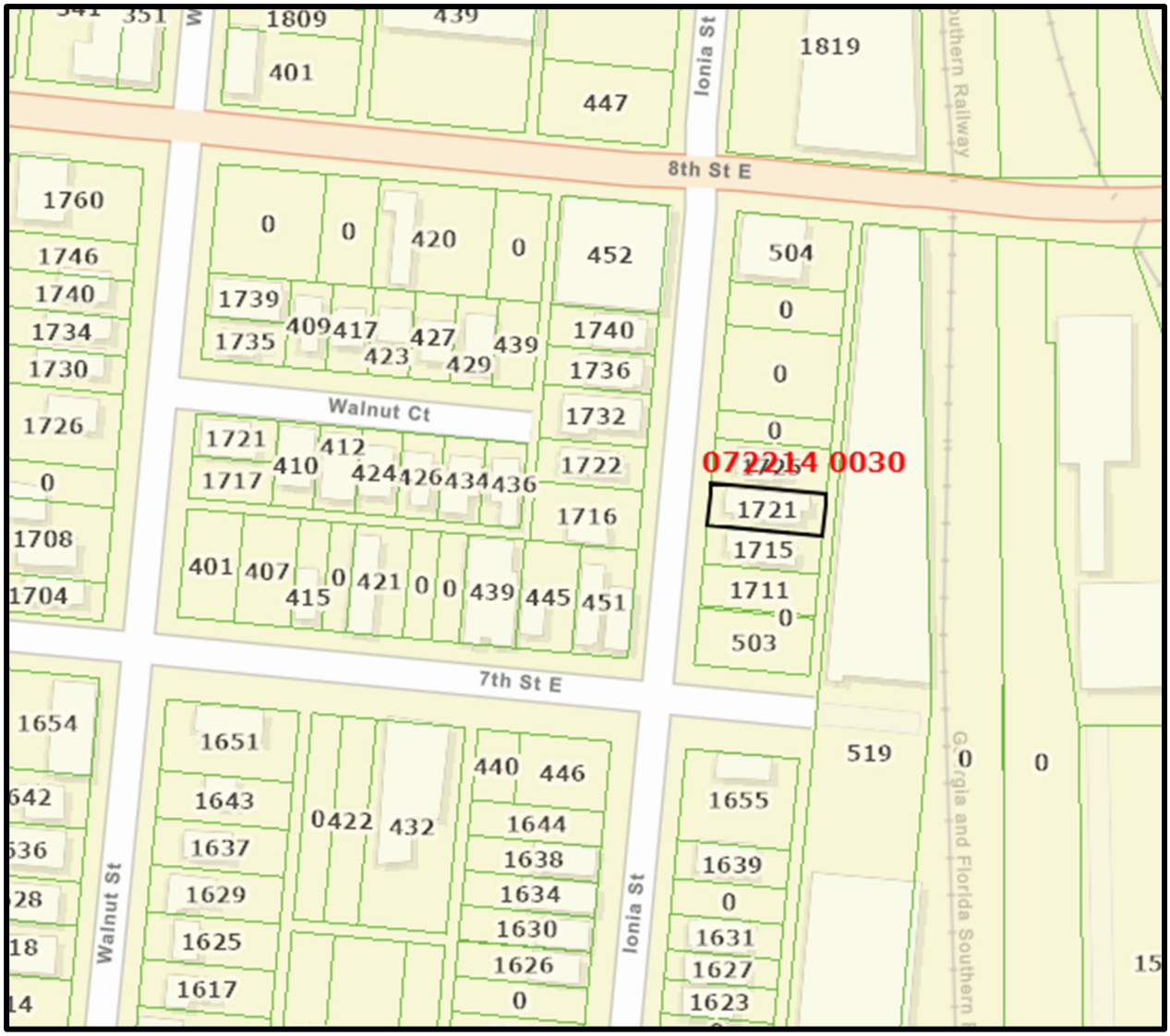
- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district.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

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.

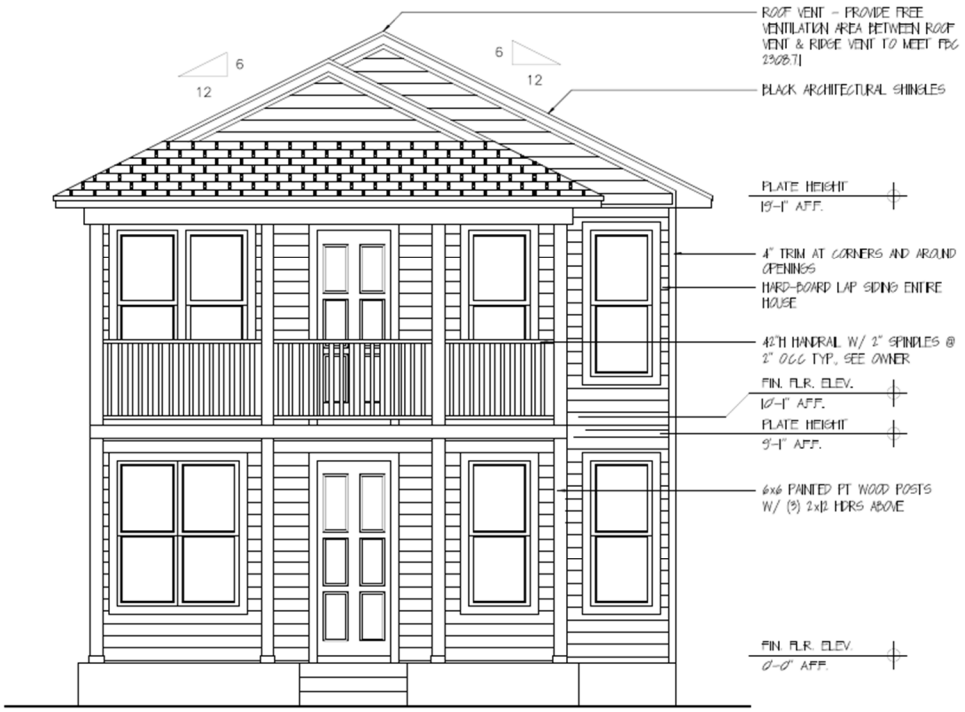
LOCATION MAP



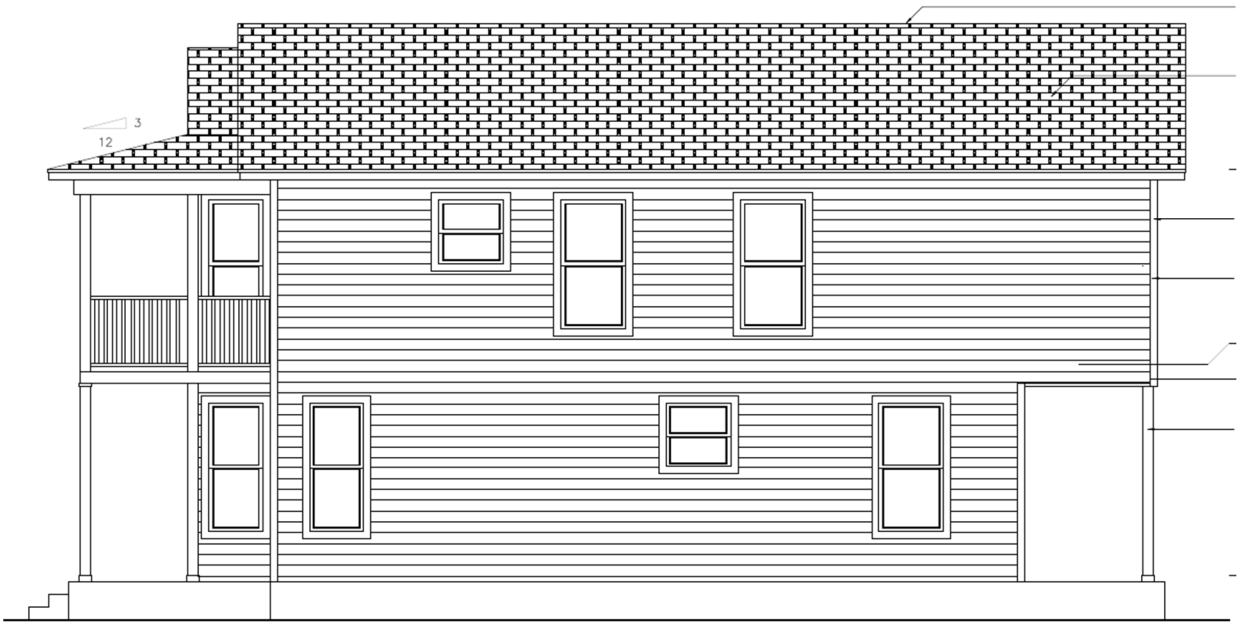
POSTED SIGN PHOTOGRAPH



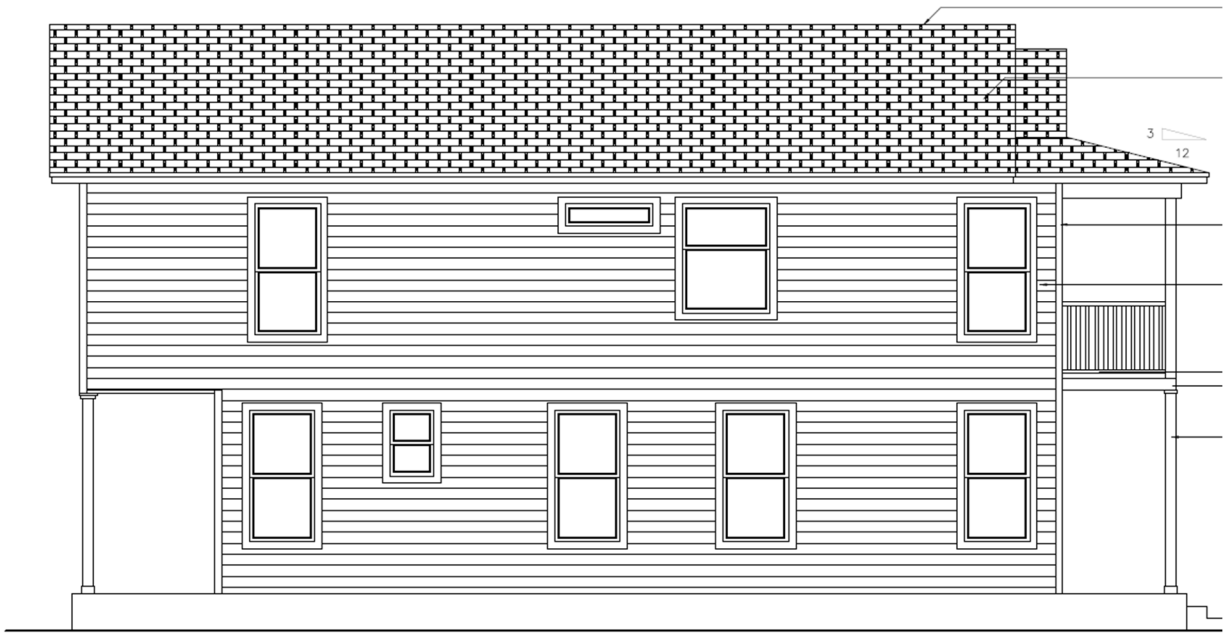
ELEVATION DRAWINGS DATED SEPTEMBER 12, 2023



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



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

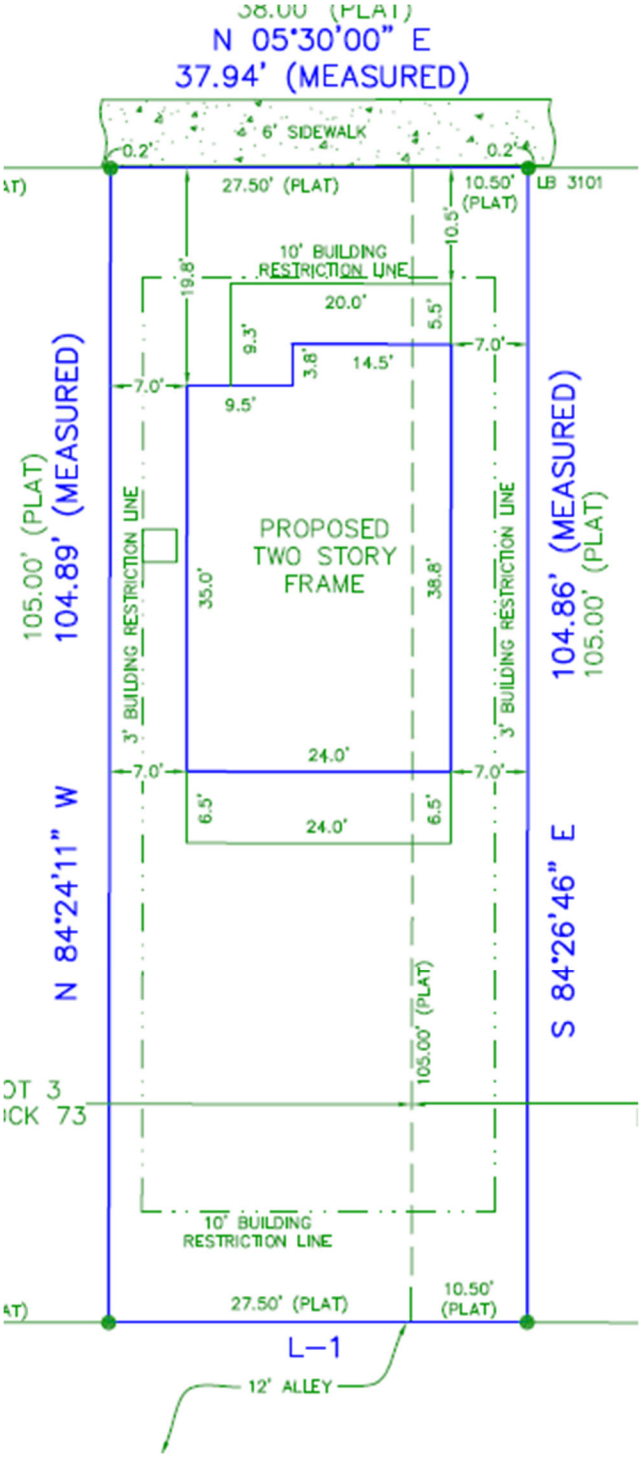


LEFT ELEVATION



REAR ELEVATION

SITE PLAN DATED SEPTEMBER 22, 2023



SPAR Letter of Opposition

SPAR

SPRINGFIELD PRESERVATION AND REVITALIZATION

Facilitating positive change in the Springfield Historic District since 1974.

August 18, 2025

To the Commissioners, City of Jacksonville Historic Preservation Commission,

Springfield Preservation and Revitalization offers this letter opposition to MMA-25-32535 for 1715 Ionia Street and MMA-25-32537 for 1721 Ionia Street. In both cases, the Certificates of Appropriateness ("COA" or "COAs") called for a finished foundation height of 2 feet 4 inches (COA-24-30222 for 1715 Ionia Street and COA-24-30325 for 1721 Ionia Street). In both cases, the finished foundation height is less than the height specified in the COAs. These minor modifications attempt to retroactively permit lower heights than the heights specified in the original COAs.

Raised masonry foundations are a distinguishing feature of the Springfield Historic District and cited as such in the *Springfield Design Guidelines*. New construction typically matches the foundation heights of surrounding structures and the raised foundations distinguish homes in the Springfield Historic District from more contemporary, suburban-style slab foundation construction. Raised foundations on the 1700 block of Ionia are especially important because prior development under previous compositions of the Historic Preservation Commission permitted a number of alterations, modifications, and new constructions that should have not been permitted under closer scrutiny of the *Springfield Design Guidelines*. The historic fabric of the 1700 block of Ionia cannot withstand further disruption.

Property owners should be held accountable for failure to comply with the COA process. Retroactively permitting modifications for failure to build to COA specifications, especially modifications that would likely not have been permitted had they been included in the original COA application, should not be condoned by the Commission. Granting such permission delegitimizes the COA process, undercuts the authority of the Historic Preservation Commission, and incentivizes future property owners to ignore COA requirements.

These two cases are notable because third-party inspectors approved the lower finished foundation heights despite noncompliance with COA specifications. We strongly encourage the Historic Preservation Commission to communicate with the Building Inspection Division to understand why the structures passed inspection despite non-compliance with COA specifications and to explore remedies to prevent future issues.

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

Correspondence

Outlook

Re: MMA Tracking #32547 1721 Ionia St

From Johnson, Drew - PDCM <DJohnson3@coj.net>
Date Thu 7/24/2025 4:13 PM
To Samantha Kastelz <sk@thinkrouse.com>; Tyler Crump <tc@thinkrouse.com>
Cc Historic Preservation <HistoricPreservation@coj.net>

Good afternoon,

This should be sufficient to get on the schedule for the August meeting! I will send you the next steps to go forward with this application shortly.

Thank you!

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

From: Samantha Kastelz <sk@thinkrouse.com>
Sent: Thursday, July 24, 2025 1:27 PM
To: Tyler Crump <tc@thinkrouse.com>
Cc: Figueroa, Brittany - PDCM <BFigueroa@coj.net>; Historic Preservation <HistoricPreservation@coj.net>; Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: MMA Tracking #32547 1721 Ionia St

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

Drew,

Was Tyler's reply sufficient enough to get this project on the schedule for the next meeting? Is there anything else you need from us?

Thank you!

On Wed, Jul 23, 2025 at 5:15 PM Tyler Crump <tc@thinkrouse.com> wrote:

> The foundation can be added to as a "pour over" if needed to get the the suggested hight of surrounding swellings here. We were hoping to discuss and open for ideas if that is in deed what will be needed.
>
> Good luck in your next chapter on the West Coast of FL! Enjoyed working with you on these and the few others over the past few years!

Tyler Crump
Owner
Rouse Homes, Inc | CGC1536044
M: 321.794.2963

On Wed, Jul 23, 2025, 5:13 PM Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:

> Good afternoon,
> For this application, we just need an engineer letter or some kind of documentation showing why the foundation cannot be taller. Once we have this we should have everything we need.
>
> I would also like to inform you that today is my last day as a City of Jacksonville employee and the Historic Preservation Section staff members (CC'd on this email) will be your point of contact. We appreciate your patience.
>
> It has been nice working with you, and I wish you the best.
>
> Thank you,
>
> **Brittany Figueroa, MSP, MPA**
> *City Planner III*
> Historic Preservation Section
> Planning Department
> 214 North Hogan Street, 3rd Floor
> Jacksonville, FL 32202
> (904) 255-7822
> Visit Our Website
>
> ---
>
> **From:** Samantha Kastelz <sk@thinkrouse.com>
> **Sent:** Wednesday, July 23, 2025 11:06 AM
> **To:** Tyler Crump <tc@thinkrouse.com>; Figueroa, Brittany - PDCM <BFigueroa@coj.net>; Historic Preservation <HistoricPreservation@coj.net>; Johnson, Drew - PDCM <DJohnson3@coj.net>
> **Subject:** Re: MMA Tracking #32547 1721 Ionia St
>
> **EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good morning! I just want to confirm that you have everything you need?

Thank you!

On Fri, Jul 18, 2025 at 1:15 PM Samantha Kastelz <sk@thinkrouse.com> wrote:

> Please see attached Elevation and As-is pictures of 1721 Ionia St.
>
> Please let me know if anything else is needed
>
> Thank you!
> Samantha
>
> On Tue, Jul 15, 2025 at 11:19 AM Tyler Crump <tc@thinkrouse.com> wrote:
>
> > ---------- Forwarded message ---------
> > From: **Figueroa, Brittany - PDCM** <BFigueroa@coj.net>
> > Date: Mon, Jun 30, 2025 at 4:19 PM
> > Subject: MMA Tracking #32547 1721 Ionia St
> > To: Tyler Crump <tc@thinkrouse.com>
> > Cc: Historic Preservation <HistoricPreservation@coj.net>
> >
> > Good afternoon Tyler,
> >
> > Thank you for submitting this COA application. I have reviewed it and shared it with staff at last Wednesday's meeting. Please see below:
> >
> > - This application will need to go before the Historic Preservation Commission. I will let you know the fee shortly.
> > - Please provide an engineer's letter or some kind of documentation showing that the home cannot be elevated.
> >
> > Thank you,
> >
> > **Brittany Figueroa, MSP, MPA**
> > *City Planner III*
> > Historic Preservation Section
> > Planning Department
> > 214 North Hogan Street, 3rd Floor
> > Jacksonville, FL 32202
> > (904) 255-7822
> > Visit Our Website

--

Tyler Crump
Owner
Rouse Homes, Inc | CGC1536044
M: 321.794.2963

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Samantha Kastelz
Office Manager
Rouse Homes, Inc | CGC1536044
M: 904.589.4569

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M: 904.589.4569

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Samantha Kastelz
Office Manager
Rouse Homes, Inc | CGC1536044
M: 904.589.4569

K. Public Comments

Jacksonville
Historic Preservation
Commission

L. New Business

Jacksonville
Historic Preservation
Commission

Building Naming

Henry Bradley Firefighters Museum

Report of the Historic Preservation Section and Advisory Recommendation of the Jacksonville Historic Preservation Commission

TO: Council Secretary, Jacksonville City Council

THROUGH: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus Wells, City Planner Supervisor – Planning Department

RE: Proposed Naming of 620 Bay St E – Ordinance No. 2025-XXX

DATE: August 27, 2025

At the request of City Council, legislation will be introduced to propose naming the City-owned building located at 620 Bay Street E as the "Henry Bradley Firefighters Museum." Consistent with Chapter 122.105 of the Jacksonville Ordinance Code the naming and renaming of public buildings, public facilities and public parks, requires a Report from the Historic Preservation Section and an advisory recommendation on the renaming proposal from the Jacksonville Historic Preservation Commission. The Report is required to address the following criteria:

1. The origin of the existing public building, public facility, or public park name, if applicable;
2. Any historical significance of the existing public building, public facility or public park;
3. Whether there are any historical structures or landmarks on the subject property
4. Whether the existing building name, name of public facility, or public park name is part of a common theme of names throughout the community where such building, park or facility is located;
5. The age of the public building, public facility or public park name
6. Whether there are other public buildings, public facilities, or public parks with the same or similar name; and
7. Whether the person (or persons) to whom the public building, public facility or public park is proposed to be named or renamed has contributed to the development of, or is a reminder of the history and/or culture of the City, State, or Nation.

Location: 620 Bay Street E, RE# 073354-0000

Reason for Change: At the request of City Council to honor the life and legacy of Henry J. Bradley, volunteer firefighter for the City of Jacksonville, by naming the City-owned firefighters museum building located at 620 Bay Street E as the Henry Bradley Firefighters

Museum." Firefighter Bradley was the first City of Jacksonville firefighter to die in the line of duty.

Criteria:

1. The origin of the existing public building, public facility, or public park name, if applicable:

   Constructed approximately ten months after the Great Fire of May 3, 1901, the existing City-owned building was originally used as a fire station ("Catherine Street Fire Station #3") for African American firemen who worked out of the station until 1905. After being saved from demolition in 1972, the Catherine Street Fire Station was later rehabilitated to house the Jacksonville Fire Museum. Due to its large valuable collection of firefighting related artifacts and documents, the Catherine Street Fire Station was designated in 1982 as the official museum of the Florida State Firefighters Association by the Florida State Firemen's Association. After continued loss of the surrounding historical context and endangered from nearby construction, the Catherine Street Fire Station was moved in 1994 to the Kids Kampus at Metropolitan Park. It was later moved to its present-day location in 2022. The museum is currently closed for renovations in coordination with the proposed Jacksonville Shipyards West Park.

2. Any historical significance of the existing public building, public facility or public park:

   The subject building possesses historical significance due to its association with noted Jacksonville Fire Chief, Thomas W. Haney (1860-1939), who served from 1892 until his retirement in 1926. Under Chief Haney's leadership, the Jacksonville Fire Department evolved from a horse powered apparatus housed in a limited number of small stations to an extensive modern motorized system. Serving for over thirty years until his retirement in 1926, Haney was descended from a family of firefighters in his hometown of Atlanta, Georgia. In addition to having two brothers who were firemen, Chief Haney's father, Thomas Haney, served as the Chief of the Atlanta Fire Department. Before the age of 18, Haney joined Atlanta's volunteer fire department, and became a foreman, when a professional department was organized in the Georgia capital in 1892.

3. Whether there are any historical structures or landmarks on the subject property:

   The existing firefighters museum is designated as a local landmark by City Council in 2011 via Ordinance 2011-0205 (LM-11-01).

4. Whether the existing building name, name of public facility, or public park name is part of a common theme of names throughout the community where such building, park or facility is located:

The existing museum building does not have a formally designated name and is thereby not part of a common theme of names throughout the community.

5. The age of the public building, public facility or public park name:

   The existing museum building does not have a formally designated name.

6. Whether there are other public buildings, public facilities, or public parks with the same or similar name:

   There are no other public buildings, public facilities, or public parks with the same or similar name.

7. Whether the person (or persons) to whom the public building, public facility or public park is proposed to be named or renamed has contributed to the development of, or is a reminder of the history and/or culture of the City, State, or Nation:

   Henry J. Bradley is recognized as being the first Jacksonville firefighter to die in the line of duty. Mr. Bradley served as a volunteer firefighter for the Duval Fire Engine and Hose Company, one of Jacksonville's organized Black volunteer companies. The company was composed of 22 men. On December 16, 1885, the company joined others to fight a major fire that broke out in S.B. Hubbard's Hardware Store, a four-story warehouse, located on the south side of West Bay Street between North Main Street and North Laura Street. In addition to destroying the hardware store, the fire consumed the McConihe Building, and the Abell Block, a warehouse belonging to C.B. Benedict. While fighting the blaze, part of the front wall of the Abell Block collapsed--injuring three firemen and killing Mr. Bradley.

   Mr. Bradley's passing and service to the City resulted in several fire insurance companies threatening to withdraw their coverage unless the City established a paid fire department. This demand came to fruition on April 20, 1886 when the Jacksonville City Council passed an ordinance creating a paid fire department.

PDD Recommendation:
It is the opinion of the Planning Department that the proposed naming of the City-owned firefighters museum building located at 620 Bay Street E as the "Henry Bradley Firefighters Museum" will be named after a person that has made significant contributions to the City of Jacksonville as outlined in Ordinance 2025-XXX.

JHPC Recommendation:
On August 25, 2025, the Jacksonville Historic Preservation Commission (JHPC) will review and issue an opinion on the proposed naming of the City-owned building.



Aerial View of Subject Property



View of the Building's Main Entrance

Street Renaming

Shipyards Pl to Tower Ct

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
Ed Ball Building
214 North Hogan Street, Suite 300
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 Wells, City Planner Supervisor
Community Planning Division – Historic Preservation Section

RE: Shipyards Place to Tower Court - Road Renaming

DATE: August 27, 2025

Consistent with Chapter 745 of the Jacksonville Ordinance Code on addressing and street naming regulations, requests to rename streets require a review and recommendation from the Jacksonville Historic Preservation Commission. In making a report and recommendation, the Commission shall address the following criteria:

1. The origin of the street name
2. Any historical significance of the existing street name
3. Whether there are any historical structures or landmarks on the subject street
4. Whether the existing name is part of a common theme of street names throughout the community where such street is located
5. The age of the street name
6. Whether the street name is a duplicate street name

Current Street Name: Shipyards Place

Proposed Street Name: Tower Court

Reason for Change:
The name change seeks to build consistency and anticipation for the planned office tower building, as depicted in the Jacksonville Shipyards project.

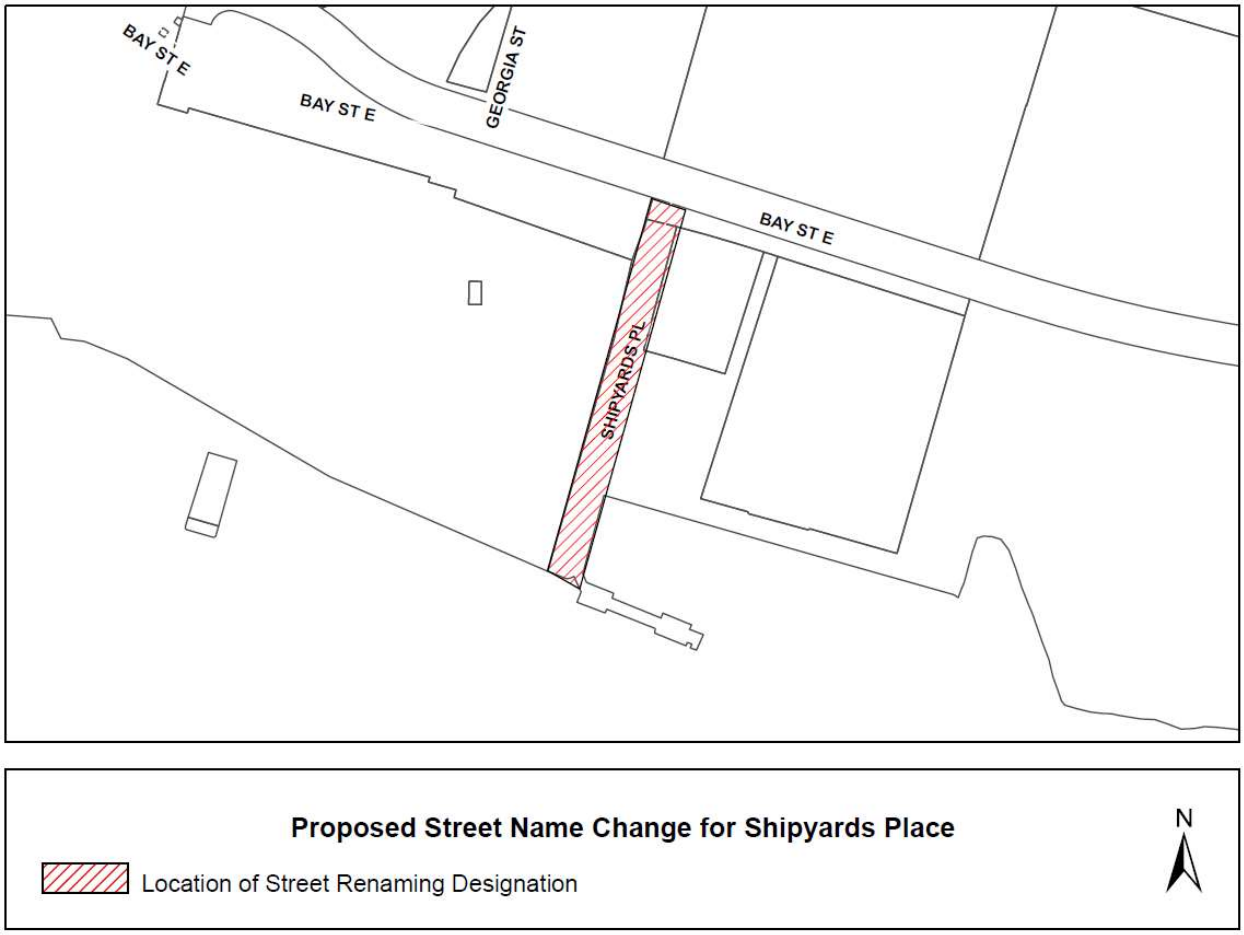
Analysis:
Shipyard Place is a planned public right-of-way being developed in conjunction with the proposed Jacksonville Shipyards, a development that will consist of a new marina, hotel, office building, and multi-family dwellings. Nonetheless, the shipyards term originates from the surrounding area being historically used for shipbuilding and other maritime activities.

The request for the name change applies to the entire portion of the proposed street, Shipyards Place, as depicted in the location map below.

No historic structures or landmarks have been identified along this portion of the subject street. However, the existing road name is part of a common theme of street names in the area with Lenox Avenue running east to west.

Recommendation:
Based on the best evidence available, the Planning Department has no objection to the proposed street name change from Shipyards Place to Tower Court.

Location Map



Application for Street Name Change on a Public Street

(Ordinance 2016-730-E)

Existing Street Name: SHIPYARDS PLACE

Proposed new street name: TOWER COURT

Reason for street name change: CHANGE NAME OF PREVIOUSLY UNNAMED PRIVATE STREET

Please complete the following if the purpose of the street name change is to name the road after an individual.

Is the person deceased? Not applicable **If yes, identify year deceased:** _____

Has the person resided within 5 miles of the street in which the street renaming is being sought? _____

How many years did they reside at this location? _____ **Address of residence:** _____

Please attach a written description detailing the person's achievement and/or contributions to the Jacksonville community or to the United States of America.

ALL STREET NAME CHANGES WILL BE FOR THE ENTIRE LENGTH OF ROAD.

IN NO CASE SHALL A PROPOSED STREET NAME DUPLICATE AN EXISTING NAME IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

Application fee for street name change is $2000.00
Make Check payable to: Tax Collector

Send to: City of Jacksonville
Planning and Development Dept.
Attention: Addressing Section
214 N. Hogan St., 2nd Floor
Jacksonville, FL 32202

Applicant Information

Name: Shipyards Office, LLC

Mailing address: 1 EverBank Stadium Drive

City: Jacksonville State: FL Zip: 32202

Home Phone: N/A Other Phone: (904) 633-6547

Email: gaudh@nfl.jaguars.com

Jeff B Miller — 6/23/25

Applicant Signature **Date**

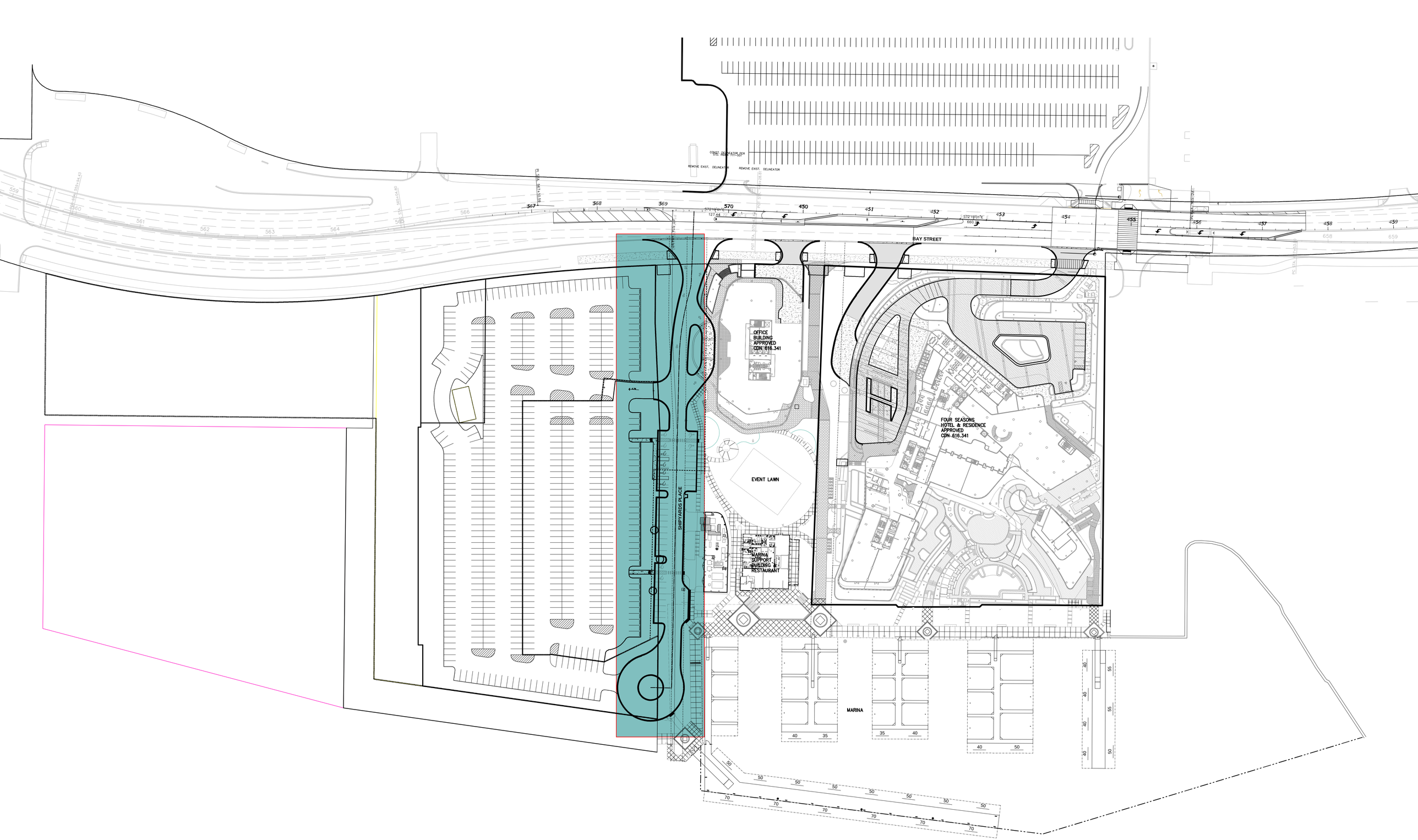
Before me, the undersigned authority, personally appeared Jeff Miller, ~~Known by me by way of~~ Personal and known to be the person making the above request and acknowledged to and before me that he/she executed the instrument for the purposes therein expressed and (did or did not) take an oath.

Sworn to and subscribed before me this 25 day of June, 2025.

ALISA F. ABBOTT
MY COMMISSION # HH 165693
EXPIRES: December 15, 2026
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, State of Florida
My Commission expires: 12/15/2026

9-1-1 Addressing Advisory Committee- Addressing Section **Phone:** 904- 255-8340 **Email:** address@coj.net


REMOVE EXIST. DELINEATOR
REMOVE EXIST. DELINEATOR
BAY STREET
OFFICE BUILDING APPROVED CDN.616.341
FOUR SEASONS HOTEL & RESIDENCE APPROVED CDN.616.341
EVENT LAWN
SHIPYARDS PLACE
MARINA SUPPORT BUILDING & RESTAURANT
MARINA

M. Information

Jacksonville
Historic Preservation
Commission

Demolition Delay Report

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section

SUBJECT: Notification of Demolition Delay Permits (Section 320.407)

DATE: August 27, 2025

In accordance with the passage of Florida Senate Bill 180 (SB 180), the formal review process for demolition delay permits set forth in Section 320.407, Ordinance Code, is defunct. The Planning Department will continue to notify the Historic Preservation Commission of demolition permits and provide a cursory analysis about whether the subject properties possess any historical, architectural, or archaeological significance. As such, this memorandum serves as a notification for the following demolition permits:

DD-25-08		
Address	**Florida Master Site File**	**Staff Analysis:**
1027 Phelps St	DU10354	Based on Staff's preliminary findings, the residence at 1027 Phelps Street would meet three (3) of the seven (7) criteria for local landmark designation.
Real Estate Number	**National Register Status**	
122954-0000	Contributing Structure in the Eastside National Register District	
Building Permit Number		
B-25-291304		

DD-25-09		
Address	**Florida Master Site File**	**Staff Analysis:**
3958 Ortega Blvd	DU13606	Based on Staff's preliminary findings, and despite being in great condition, the residence at 3958 Ortega Boulevard would meet three (3) of the seven (7) criteria for local landmark designation.
Real Estate Number	**National Register Status**	
101430-0000	Contributing Structure in the Old Ortega National Register District	
Building Permit Number		
B-25-293556		

Landmarking Committee Charge

City of Jacksonville
Planning Department
214 North Hogan Street
Jacksonville, Florida 32202
(904) 255-7800
historicpreservation@coj.net

HISTORIC PRESERVATION COMMISSION

August 22, 2025

MEMORANDUM

TO: Historic Preservation Commissioners and Staff

FR: Ethan W. Gregory, Chair
Jacksonville Historic Preservation Commission

RE: Charge Memorandum for Landmarking Committee

The Jacksonville Historic Preservation Commission (the "Commission") was established via Chapter 76, *Ordinance Code*, to carry forward the purposes of the National Historic Preservation Act. The Commission is charged with conducting an ongoing survey and inventory of historic buildings, areas, and archaeological sites in the City of Jacksonville, to plan for their preservation, and to identify potential landmarks, landmark sites, and landmark signs.

In furtherance of these purposes, and pursuant to Section 76.106(b), *Ordinance Code*, I am hereby creating a Landmarking Committee.

The Landmarking Committee is charged to address the following:

1. Identify potential landmarks, landmark sites, and landmark signs.
2. Provide information and resources to the owners of identified potential landmarks, landmark sites, and landmark signs.
3. Promote landmark designation to interested owners.

The Committee may seek advice from both public and private subject matter experts. I would like to thank Commissioner Julia Epstein for chairing this Committee. Thank you to each of the Commissioners and staff who have made the commitment to serve this important Committee.

Members:

Commissioner Julia Epstein, Chair
Commissioner Michael Montoya
Commissioner Becky Morgan

Deadline: This Committee shall convene until **May 31, 2026**.

CC: Historic Preservation Commissioners, Planning Department Director; Electronic Notice Kiosk – 1st Floor City Hall

Pending Legislation

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section

SUBJECT: Historic Preservation Legislation

DATE: August 27, 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:

- **2025-0460** – This bill designates a commercial building at 38 Monroe Street W as a local landmark. (LUZ: APPROVED; CC; APPROVED)

- **2025-0461** – This bill designates a commercial building at 231 Laura Street N as a local landmark. (LUZ: APPROVED; CC; APPROVED)

The following historic preservation items are pending legislative action from City Council. Please see the attached bill summaries for more details:

- **2025-0464** – This bill designates a school building at 964 St Clair St as a local landmark. (LUZ: 9/3/25 PH)

Public Works Improvement Projects

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section

SUBJECT: Notification of Upcoming Improvement Projects

DATE: August 27, 2025

Pursuant to Section 307.106(c), Ordinance Code, all City agencies are required to notify the Historic Preservation Commission prior to the planning and construction of improvements projects within a locally designated historic district or projects that affect a local landmark.

This memorandum serves as a notification for the following improvement projects:

Project Location	Project Scope	Estimated Start Date	Estimated Completion Date	Project Details
Mallory Street	Between St Johns Ave and St Johns River	April 2026	July 2026	See below

The Mallory Street Drainage Improvement Project was developed in response to persistent residential flooding along Mallory Street, located just east of St. Johns Avenue. The project addresses drainage deficiencies identified through citizen service requests and field observations by City staff. This project will:

- Reduce localized flooding by improving stormwater conveyance
- Mill and resurface of Mallory Street to restore the roadway profile and improve surface drainage.
- Install a porous asphalt pavement section near the concrete ditch outfall, designed to promote infiltration and reduce runoff discharge to the river.

This improvement project reflects the City's ongoing commitment to mitigating flood risks in vulnerable residential areas and incorporating sustainable stormwater solutions where feasible.

CDN: 6256.482
RCV: 6/13/2025 8:51

CITY OF JACKSONVILLE NOTES

GENERAL

All construction shall be performed in accordance with the approved plans and comply with all standard city policies and practices. City approval is contingent upon any required state or federal permit approvals such as those from the Department of Environmental Protection or the St. Johns River Water Management District (SJRWMD).

UTILITY WORK

Plan approval through Development Services does not include utilities. Proposed water, sewer or electric construction must be approved separately through the respective utility company. In most cases, this will be:

JEA
JEA Tower - 4th Floor
21 W. Church Street
Jacksonville, FL 32202
http://www.jea.com/business/services/covandbuild/developers.asp

WORK WITHIN THE RIGHT-OF-WAY

CITY: Except for new subdivision infrastructure construction, all work performed within a City of Jacksonville right-of-way or easement requires a Right-of-way Permit. The contractor performing the proposed work must have a current Right-of-way Bond on file with Development Services. Right-of-way Permit applications are processed at:

Development Services Customer Service Counter
Edward Ball Building, 2nd Floor
214 N. Hogan St.
Jacksonville, FL 32202
(904) 255-8572
http://row.jaxdev.info/

STATE: All work performed within a state right-of-way requires a permit from the Florida Department of Transportation (FDOT). It is the developer's responsibility to obtain required FDOT permits or maintenance-of-traffic approvals for work within FDOT right-of-ways. The FDOT regional office can be contacted at (904) 360-5200 Any changes to the approved plans needed for FDOT approval must be submitted to Development Services as revisions.

Adjacent State Roads: _____

RAILROAD: Railroad companies may require special approvals or permits to work within their right-of-ways. It is the developer's responsibility to obtain permission from any railroad right-of-way owner before performing any work within their right-of-way.

STORMWATER

Annual reports in compliance with the SJRWMD stormwater permits are required from the maintenance entity of all stormwater management facilities. Send copies of the reports to:

Engineering and Construction Management
Edward Ball Building, 10th Floor
214 N. Hogan St.
Jacksonville, FL 32202
http://www.coj.net/Departments/Public+Works/Engineering+and+Construction+Management/

The owner of any project one (1) acre or larger is required to provide a Notice of Intent (NOI) in accordance with criteria set forth in the city's NPDES permit within 48 hours of beginning construction. Send NOI and NOI fee to:

Florida Department of Environmental Protection
NPDES Stormwater Notices Center, Mail Station #2510
2600 Blair Stone Road
Tallahassee, Florida 32399-2400
(866) 336-6312
http://www.dep.state.fl.us/water/stormwater/npdes/

The contractor shall contact the Environmental Quality Division, Erosion and Sedimentation Control Section (ESC) to provide verification that applicable stormwater permits have been obtained and to schedule a pre-construction ESC site inspection:

Environmental Quality Division
407 North Laura Street, Third Floor
Jacksonville, FL, 32202
(904) 255-7222

FIRE MARSHALL

Plan review and approval does not relieve the contractor of complying with all applicable State Fire Codes.

Underground mains and hydrants shall be installed, completed, and in service prior to construction work.

Underground contractor shall submit to the Fire Marshall for approval complete specs for all underground pipe and fittings relating to fire protection PRIOR to installation and inspection. Contractor shall include manufacturer's name and pipe ID along with contractor's state license number.

LANDSCAPE

A Site Work Permit is required for this project.

☐ Tree Fund payment is due: _____ inches at $_____ = $_____

☐ Article 25 funds are due: _____ inches at $_____ = $_____

TRAFFIC ENGINEERING

TRAFFIC SIGNS

Metro Name (each) _____

Standard (each) _____

Stop/Yield (each) _____

Design (per plat) 1 per plat

Installation (per hour) 1 per 2 signs (rounded up)

____ Streetlights Required

NOTE: Traffic sign costs change from time to time. Consult Attachment 8 of the Land Development Procedures Manual (http://ldpm.jaxdev.com/) for the current rates before paying for any sign installations.

No lane closures allowed from 7 a.m. till 9 a.m. and from 4 p.m. till 6 p.m.

CITY OF JACKSONVILLE
PUBLIC WORKS DEPARTMENT

MALLORY STREET DRAINAGE IMPROVEMENT

PROJECT ADDRESS :

1805 Mallory St

PROJECT LOCATION



PREPARED BY &
ENGINEER OF RECORD
JOHN M. BAXTER
PROJECT MANAGER, P.E. NO. 62796
ENGINEERING AND CONSTRUCTION
MANAGEMENT DIVISION
CITY OF JACKSONVILLE

SECTION	SHEET NUMBERS	DESCRIPTION
1	01	COVER SHEET
	01A	SIGNATURE SHEET
2	02--01, 02-02	GENERAL NOTES SHEET
5	05-01	TYPICAL SECTION
10	10-01	FEMA FLOOD MAP
11	11-01	EXISTING CONDITIONS
13	13-01	SCOPE OF WORK
26	26-01	MAINTENANCE OF TRAFFIC SHEET
40	40-01, 40-02, 40-03	SPECIFICATIONS
50	50-01	EROSION CONTROL SHEET
TOTAL	12	

MAYOR- DONNA DEEGAN
COUNCIL DISTRICT 7 - JIMMY PELUSO
DIRECTOR OF PUBLIC WORKS- NINA SICKLER, P.E.
JUNE 2025 CITY DEVELOPMENT NUMBER: 6256.482

PLAN APPROVAL

_____ _____
Date Development Services Division (Chief)

_____ _____
Date Review Group (Reviewer)

Plan approval is valid for five years after the initial approval date. Revisions made after the initial approval date do not extend this five-year time frame.

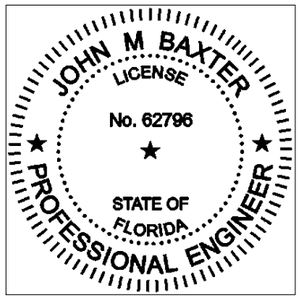
PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:

GENERAL PROJECT INFORMATION

GENERAL	
City Development Number	6256.482
Concurrency Application Number	
Property Appraiser Number (RE #)	
Zoning Designation	
Zoning Application(s) (if any)	
PUD Ordinance Number	
FIRM – Community – Panel	
Flood Zones (Show in Plans)	AE
Base Flood Elev. (Show in Plans)	4
Vertical Datum Used for Project	NAVD 1988
JEA Availability Number	
SUBDIVISION	
PSD Number	
City or Private Inspection	
Public or Private Roads	
Subdivision ("911") Disk Provided?	
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	
Impervious Area (Sq. Ft.)	

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

CDN: 6256.482
RCV: 6/13/2025 8:51



John M Baxter
2025.06.13 08:49:25 -04'00'

JOHN M. BAXTER, State of Florida, Professional Engineer, License No. 62796

This item has been digitally signed and sealed by John M. Baxter on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CITY OF JACKSONVILLE – PUBLIC WORKS DEPARTMENT
214 NORTH HOGAN STREET, 10TH FLOOR ED BALL BUILDING
JACKSONVILLE, FLORIDA 32202

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

PLAN INDEX

SHEET NO.	SHEET DESCRIPTION
01	COVER
01-A	SIGNATURE SHEET
02-01	GENERAL NOTES
05-01	TYPICAL SECTION
13-01	BASE BID SCOPE OF WORK
50-01	EROSION CONTROL SHEET

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
----	----		

ENGINEER OF RECORD:
JOHN M. BAXTER, P.E.# 62796
CITY OF JACKSONVILLE
214 N. HOGAN ST.
JACKSONVILLE, FL 32202

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS

MALLORY STREET DRAINAGE IMPROVEMENT
SIGNATURE SHEET

SHEET NO. 01-A

Baxter, John – PWEN 6/11/2025 1:26:01 PM I:\dwg_\2024 Mallory Street\01A Mallory Street SIGNATURE PAGE.dwg

CDN: 6256.482
RCVD 6/13/2025 8:51

GENERAL NOTES:

PROJECT SCOPE AND REQUIREMENTS

1. *PRIMARY SCOPE OF WORK:*
   THE PRIMARY SCOPE OF THIS PROJECT IS A GREEN INFRASTRUCTURE PROJECT, TO CLEAN THE EXISTING STORMWATER INLETS AND PIPE SYSTEM ON MALLORY STREET, INSTALL POROUS APSPHALT, REPAIR THE TWO DRIVEWAYS, AND MILL AND RESURFACE MALLORY STREET.

2. *RIGHT-OF-WAY PERMIT REQUIREMENT: ROW PERMIT IS REQUIRED TO BE FILLED OUT BY THE CONTRACTOR AND SUBMITTED TO THE CITY. COORDINATE WITH CITY TRAFFIC ENGINEERING DIVISION FOR MAINTENANCE OF TRAFFIC, SEE CONTACT INFORMATION IN CONTACTS INFORMATION.*

3. *RESIDENTS SHOULD BE PROVIDED ACCESS TO THEIR PROPERTY AT ALL TIMES DURING CONSTRUCTION. MATCH EXISTING CURB FOR NEW DRIVEWAYS, EITHER DROP CURB OR MIAMI CURB. PAYMENT FOR THIS SHOULD BE INCLUDED IN THE BID ITEM FOR DRIVEWAY REPAIR.*

4. *ASPHALT MATERIAL SHALL BE EITHER FDOT SP12.5 MM TL C, OR MARSHALL MIX TYPE S-1, AND INCLUDE PRIME AND TACK COATS, SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS, SECTIONS 113 AND 114, FOR MATERIALS AND CONSTRUCTION, OR FDOT SECTION 334 SPECIFICATIONS.*

   MILLING AND RESURFACING SHOULD FOLLOW FDOT SECTION 327 AND 334, AS DESCRIBED IN DWG 05-01 TYPICAL SECTIONS.

5. *DO NOT DISTURB EXISTING TREES ROOTS OR LANDSCAPING.*

6. *CONTINGENCY ITEMS FOR PAVEMENT REPAIR AND CURB AND GUTTER ARE INCLUDED WITH THIS PROJECT, AND ARE TO BE USED AS NEEDED BY THE CONTRACTOR DURING CONSTRUCTION. CURB AND GUTTER SHOULD MATCH EXISTING CONDITIONS. CARE SHOULD BE TAKEN NOT TO DISTURB THE EXISTIN CURB AND GUTTER OR HEADER CURB ALONG THE EOP.*

7. *DISTURBED AREAS SHOULD BE KEPT TO A MINIMUM, AND ANY DISTURBED AREAS ARE TO BE GRASSED, TO MATCH EXISTING CONDITIONS.*

8. *DRIVEWAYS LENGTH AND WIDTH SHOULD BE INSTALLED TO MATCH EXISTING CONDITIONS. IF THE PROPERTY OWNER REQUEST A DIFFERENT CONFIGURATION THEN THE ONLY ALLOWABLE INSTALLATION IS THE FLARED DRIVEWAYS WHICH MUST BE INSTALLED PER CITY STANDARD AS DESCRIBED IN DWG 40-01.*

MILLING AND RESURFACING

1. *PRIME COAT MATERIALS: APPROVED PRODUCTS LISTED ON THE FDOT'S APPROVED PRODUCT LIST (APL), MEETING THE REQUIREMENTS OF SECTION 916-2.*

   IF DILUTION IS REQUIRED, IT MUST ADHERE TO THE SPECIFIC DILUTION REQUIREMENTS FOR EACH PRODUCT, WITH CERTIFICATION PROVIDED FOR EACH LOAD.

   APPLICATION RATES:THE MINIMUM APPLICATION RATES VARY DEPENDING ON THE BASE TYPE: LIMEROCK, LIMEROCK STABILIZED, SHELL-ROCK, RECYCLED CONCRETE AGGREGATE, AND LOCAL ROCK BASES: 0.10 GALLONS PER SQUARE YARD (GAL/YD^2).

   SAND-CLAY, CEMENTED COQUINA, SHELL, AND SHELL STABILIZED BASES: 0.15 GAL/YD^2.

   APPLICATION GUIDELINES:THE BASE SHOULD BE CLEAN AND HAVE A MOISTURE CONTENT NOT EXCEEDING THE OPTIMUM. HEAT THE PRIME COAT MATERIAL TO THE TEMPERATURE RECOMMENDED BY THE MANUFACTURER. APPLY USING A PRESSURE DISTRIBUTOR TO ENSURE THOROUGH AND UNIFORM COVERAGE WITHOUT EXCESS.

2. *TACK COAT MATERIALS: PERFORMANCE GRADE (PG) 52-28 ASPHALT BINDER MEETING THE REQUIREMENTS OF SECTION 916-1, HEATED TO A TEMPERATURE OF 250 TO 300ºF.*

   ALTERNATIVELY, UNDILUTED EMULSIONS SUCH AS RS-1H, RS-2, CRS-1H, NTSS-1HM, ITCRS-1HM, OR EM-50-TT MEETING THE REQUIREMENTS OF SECTION 916-2, HEATED TO A TEMPERATURE OF 150 TO 180ºF.

   APPLICATION RATES:THE TARGET APPLICATION RATES DEPEND ON THE UNDERLYING PAVEMENT SURFACE: NEWLY CONSTRUCTED ASPHALT LAYERS: 0.03 GAL/YD^2 (BASE COURSE, STRUCTURAL COURSE, DENSE GRADED FRICTION COURSE).

   MILLED SURFACE OR OXIDIZED AND CRACKED PAVEMENT: 0.06 GAL/YD^2. CONCRETE PAVEMENT: 0.08 GAL/YD^2.

   OPEN GRADED FRICTION COURSE: 0.05 GAL/YD^2 FOR NEWLY CONSTRUCTED ASPHALT LAYERS AND 0.07 GAL/YD^2 FOR MILLED SURFACES.

   APPLICATION GUIDELINES:APPLY TACK COAT ON ALL ASPHALT LAYERS PRIOR TO CONSTRUCTING THE NEXT COURSE.

   IN GENERAL, A TACK COAT IS NOT REQUIRED ON PRIMED BASES UNLESS THEY HAVE BECOME EXCESSIVELY DIRTY AND CANNOT BE CLEANED, OR WHERE THE PRIME HAS CURED TO THE EXTENT THAT IT HAS LOST ALL BONDING EFFECT. APPLY THE TACK COAT WITH A PRESSURE DISTRIBUTOR TO ENSURE A THIN, UNIFORM LAYER.

3. *ASPHALT MATERIAL SHALL BE EITHER FDOT SP12.5 MM TL C, OR MARSHALL MIX TYPE S-1. INCLUDE PRIME AND TACK COATS. CONFORM TO THE CITY STANDARD SPECIFICATIONS, SECTIONS 113 AND 114, FOR MATERIALS AND CONSTRUCTION, OR FDOT SECTION 334 SPECIFICATIONS.*

   MILLING AND RESURFACING SHOULD FOLLOW FDOT SECTION 327 AND 334, AS DESCRIBED IN DWG 05-01 TYPICAL SECTIONS.

   RESURFACE ALL MILLED AREAS.

MAINTENANCE OF TRAFFIC NOTES:

MAINTENANCE OF TRAFFIC (MOT) NOTES FOR CONSTRUCTION ACTIVITIES.
1. GENERAL TRAFFIC CONTROL
ALL MOT OPERATIONS SHALL CONFORM TO THE LATEST MUTCD AND FDOT INDEX 102-600 AND 102-603 (STANDARD PLANS), SEE DWG 26-01.

ALL PERSONNEL RESPONSIBLE FOR THE PLACEMENT, MAINTENANCE, OR SUPERVISION OF TEMPORARY TRAFFIC CONTROL DEVICES ON THIS PROJECT MUST POSSESS A VALID, WITHIN FOUR YEARS OF THE BID OPENING DATE, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) INTERMEDIATE MAINTENACE OF TRAFFIC CERTIFICATION. THIS CERTIFICATION ENSURES THAT INDIVIDUALS ARE TRAINED IN THE APPROPRIATE SELECTION, SETUP, AND MAINTENANCE OF TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FDOT STANDARDS. PROOF OF CURRENT CERTIFICATION MUST BE SUBMITTED WITH THE BID PROPOSAL. FAILURE TO PROVIDE THIS DOCUMENTATION MAY RESULT IN DISQUALIFICATION OF THE BID.

CONTRACTOR SHALL SUBMIT A SITE-SPECIFIC TEMPORARY TRAFFIC CONTROL (TTC) PLAN FOR APPROVAL IF THE STANDARD MOT PLANS DO NOT APPLY.

MAINTAIN ACCESS TO DRIVEWAYS AND RESIDENCES AT ALL TIMES UNLESS PRIOR NOTICE AND COORDINATION ARE GIVEN.

2. SIGNAGE AND DEVICES
INSTALL "ROAD WORK AHEAD" SIGNS AT APPROPRIATE DISTANCES IN ADVANCE OF THE WORK ZONE.

USE TYPE II BARRICADES OR DRUMS TO GUIDE TRAFFIC AROUND THE WORK ZONE.

ALL SIGNS MUST BE REFLECTIVE AND COMPLIANT WITH MUTCD TABLE 6F-1 FOR MINIMUM SIZE AND VISIBILITY.

3. TEMPORARY LANE CLOSURES
IF LANE CLOSURES ARE NEEDED, THEY SHOULD BE LIMITED TO ONE DIRECTION AT A TIME USING FLAGGERS TO DIRECT ALTERNATING TRAFFIC.

DO NOT CLOSE LANES DURING PEAK HOURS, WEEKENDS, OR HOLIDAYS UNLESS APPROVED.

4. WORK HOURS & NOTIFICATION
WORK HOURS SHOULD BE LIMITED TO DAYLIGHT HOURS UNLESS OTHERWISE APPROVED.

CONTACT CITY OF JACKSONVILLE TRAFFIC ENGINEERING DIVISION: MARY CHRISTMAS AT 904-255-7528 or MARYC@COJ.NET
DARYL LOTT AT 904-300-5306 or DLOTT@COJ.NET.

PROVIDE 48-HOUR ADVANCE NOTIFICATION TO RESIDENTS AND EMERGENCY SERVICES ABOUT ANY STREET CLOSURES OR TRAFFIC PATTERN CHANGES.

5. PEDESTRIAN AND BICYCLE SAFETY
MAINTAIN SAFE, ADA-COMPLIANT PEDESTRIAN DETOURS IF SIDEWALKS ARE OBSTRUCTED.

ENSURE BIKE LANES (IF PRESENT) ARE SAFELY REDIRECTED OR CLEARLY MARKED DURING CONSTRUCTION.

6. PAVEMENT MARKING & SIGN REPLACEMENT
AFTER INSTALLATION, PLACE THERMOPLASTIC MARKINGS (SUCH AS DOUBLE YELLOW LINE OR STOP BAR AND CROSS WALK).

7. CLEAN-UP AND RESTORATION
REMOVE ALL TEMPORARY SIGNS, CONES, AND BARRICADES IMMEDIATELY AFTER WORK IS COMPLETED.

RESTORE ALL DISTURBED AREAS (TURF, SIDEWALK EDGES, PAVEMENT) TO ORIGINAL OR BETTER CONDITION.

8. ADAPTING STANDARD PLANS FOR MILLING AND RESURFACING OPERATIONS:
WHEN ADAPTING THESE STANDARD PLANS, CONSIDER THE FOLLOWING:

8.1 SIGNAGE PLACEMENT:
INSTALL "ROAD WORK AHEAD" (W20-1) SIGNS IN ADVANCE OF THE WORK ZONE.

8.2 TRAFFIC CONTROL DEVICES:
UTILIZE CONES OR BARRICADES TO DELINEATE THE WORK AREA AND GUIDE TRAFFIC.
IF CLOSING A LANE, IMPLEMENT THE APPROPRIATE TAPER LENGTHS AS SPECIFIED IN THE STANDARD PLANS.

8.3 FLAGGING OPERATIONS:
EMPLOY FLAGGERS TO CONTROL TRAFFIC FLOW THROUGH THE WORK ZONE, ENSURING THEY ARE TRAINED PER FDOT STANDARDS.

8.4 PEDESTRIAN CONSIDERATIONS:
ENSURE SAFE PASSAGE FOR PEDESTRIANS, PROVIDING DETOURS IF SIDEWALKS ARE AFFECTED.

8.5 WORK TIMING:
SCHEDULE WORK DURING OFF-PEAK HOURS TO MINIMIZE DISRUPTION TO RESIDENTS.

UTILITY CONTACTS		
JEA WATER/SEWER	MICHAEL BARBER	904-665-6754 (c)904-456-7388
JEA ELECTRIC	MICHAEL SHORT	904-665-7048 (C) 904-236-9665
COJ TRAFFIC	DARRYL LOTT	904-300-5306 DLott@coj.net

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL NOTIFY UTILITY OWNERS THROUGH SUNSHINE ONE CALL OF FLORIDA INCL. 1-800-432-4770 AND UTILITY OWNERS LISTED BELOW SHALL BE CONTACTED 48 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND UTILITY RELOCATION. Known facilities located within the project area are JEA Electric, JEA water.

3. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE AND ARE BASED ON GIS.

4. NO UTILITIES CONFLICTS ARE EXPECTED WITH THIS PROJECT.

EROSION CONTROL:

1. CONTRACTOR IS EXPECTED TO MAINTAIN A CLEAN WORKSITE.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL ITEMS. CONTRACTOR SHOULD DO ALL THAT IS NECESSARY TO PREVENT SILT AND SEDIMENT FROM LEAVING THE WORK SITE, AND AT THE SAME TIME MANAGE THE DAILY RAIN EVENTS TO NOT CAUSE OVERFLOW, OR CAUSE STREET FLOODING OR IMPACT PRIVATE PROPERTY.

3. EROSION CONTROL BMP'S SHOULD BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY, AND CONTRACTOR IS TO REQUEST CONFIRMATION FROM CITY'S PROJECT MANAGER OR CEI TO VERIFY INSTALLATION OF BMP'S. EMPHASIS SHOULD BE PLACED ON THE DOWNSTREAM INLET OR RECEIVING WATER BODY.

4. RETAIN OR ACCOMODATE RUNOFF. RUNOFF FROM PROJECT SITE SHOULD BE SAFELY CONVEYED THROUGH A BMP TO NOT ALLOW SILT OR SEDIMENT FROM LEAVING THE PROJECT SITE OR ENTERING ANY INLET, STREAM OR WATERWAY.

5. CONTRACTOR IS TO MAINTAIN BMP'S ON A DAILY BASIS, AFTER A RAIN EVENT, OR AS DIRECTED BY CITY'S CONTSTRUCTION PROJECT MANAGER OR CEI.

6. PROJECT SITE SHOULD BE CLEANED ON A DAILY BASIS, EITHER USING STREET SWEEPERS WITH A VACUMN OR HAND SWEPT. NO SILT OR SEDIMENT SHOULD REMAIN ON THE STREET OR ENTER THE STORMWATER INLETS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
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ENGINEER OF RECORD:
John M. Baxter, P.E. #62796
CITY OF JACKSONVILLE
214 N. HOGAN ST.
JACKSONVILLE, FL 32202

CITY OF JACKSONVILLE
PUBLIC WORKS DEPARTMENT

	DRAWN BY	
	JMB	

MALLORY STREET
GENERAL NOTES

SHEET NO.
02-01

Baxter, John – PWEN 6/11/2025 2:56:58 PM I:\dwg_\2024 Mallory Street\02 Mallory street Notes.dwg

CDN: 6256.482
RCV: 6/13/2025 8:51

Porous Asphalt General Notes:

1. Protection of Subgrade and Stone Base:
Contractor shall prevent compaction or contamination of the subgrade and open-graded stone layers during construction. No construction traffic shall be allowed on the reservoir base or filter fabric without protective measures (e.g., track mats or temporary surface).

2. Material Cleanliness:
All aggregate used in the choker and reservoir courses must be clean, washed, and meet gradation requirements with less than 1% fines to maintain permeability.

3. Weather Conditions:
Porous asphalt shall not be installed during rainfall or when rain is imminent. Paving shall only occur when the surface and ambient temperatures are within manufacturer and FDOT-specified limits.

4. Asphalt Plant Certification:
The porous asphalt mix must be produced at a plant approved by FDOT or meeting the project specifications. A mix design shall be submitted for review prior to placement.

5. Construction Phasing:
Construction sequencing must be coordinated so that no heavy equipment is driven on the porous layers. All other heavy construction activities (e.g., curb installation, adjacent pavement work) shall be completed prior to porous asphalt placement.

6. Sediment Control:
Adequate erosion and sediment controls must be in place during construction to prevent siltation of the porous pavement system. All protective measures shall remain in place until adjacent landscaping is stabilized.

7. Post-Construction Maintenance:
Contractor shall provide the Owner with a maintenance guide outlining the proper cleaning methods and maintenance schedule (e.g., no sealing, no sand applications, vacuum sweeping).

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
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ENGINEER OF RECORD:
John M. Baxter, P.E. #62796
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JACKSONVILLE, FL 32202

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PUBLIC WORKS DEPARTMENT

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MALLORY STREET GENERAL NOTES

SHEET NO. 02-02

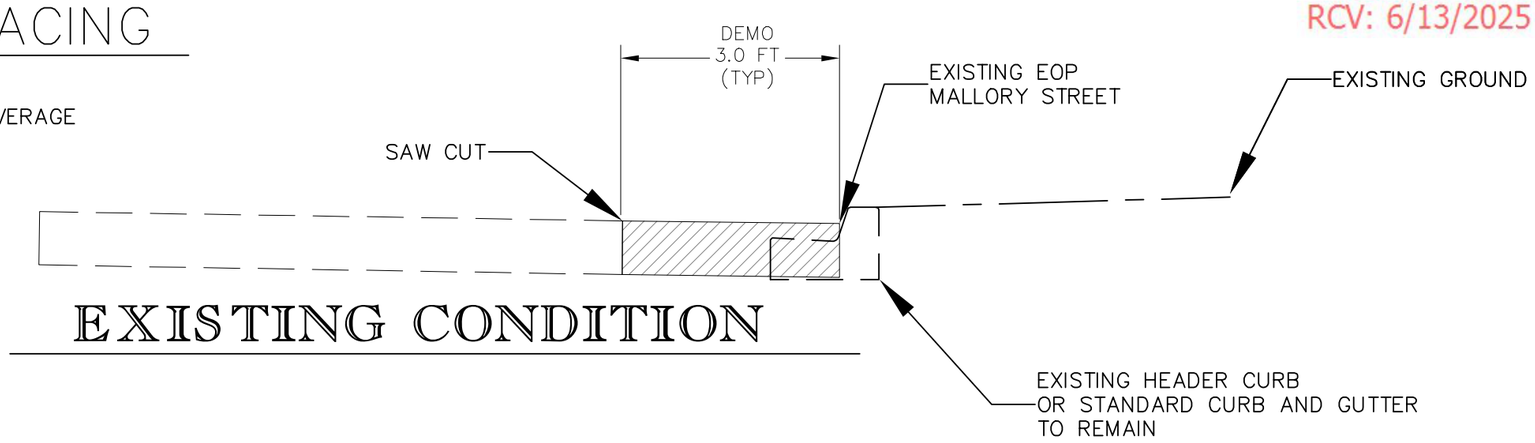
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CDN: 6256.482
RCV: 6/13/2025 8:51

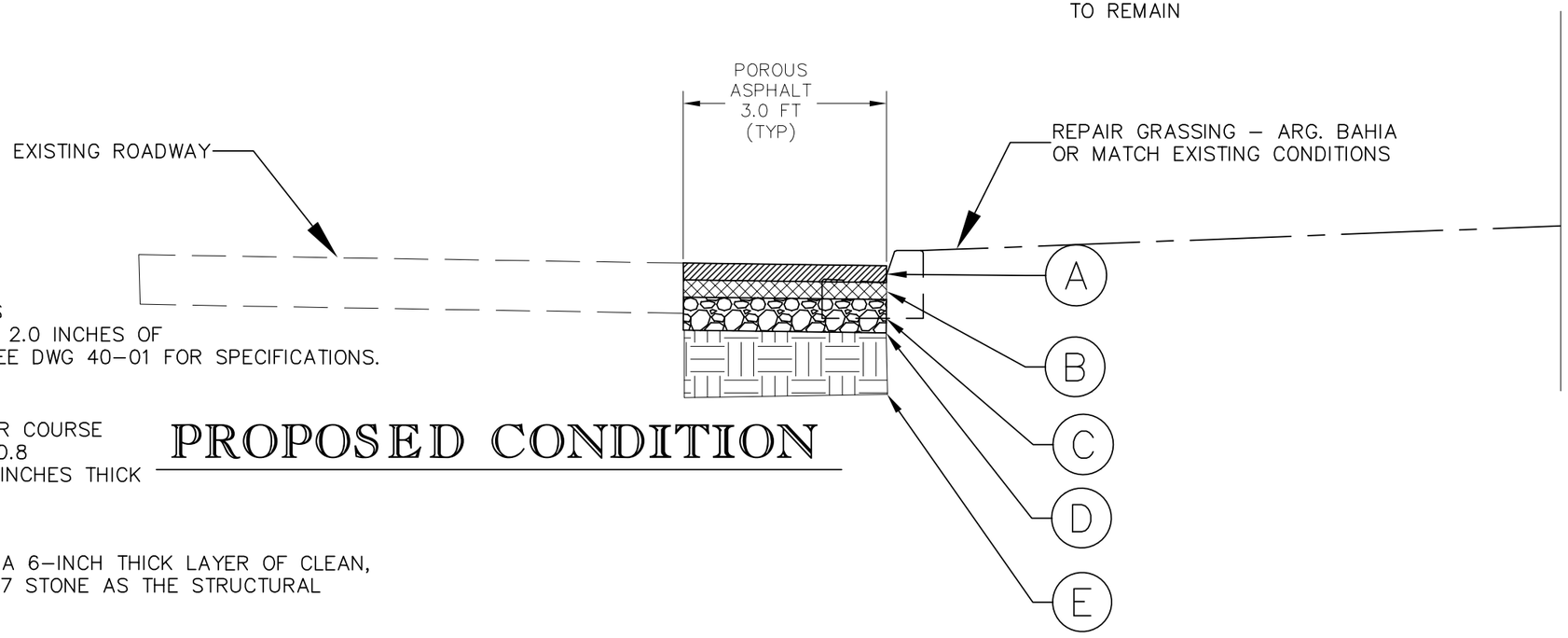
MILLING AND RESURFACING

MILL EXISTING ASPHALT PAVEMENT – 1.50 INCHES AVERAGE
FDOT SECTION 327

SUPERPAVE ASPHALT CONCRETE, 1.50 INCHES,
TYPE SP–12.5 MM, FDOT SECTION 334, OR
S–1 AND S–3 MARSHALL MIX DESIGN
ARE ACCEPTABLE AS AN ALTERNATIVE.
MIX DESIGN S–3 SHOULD ONLY
BE USED FOR PARKING LOTS OR DRIVEWAYS.



EXISTING CONDITION



PROPOSED CONDITION

(A) POROUS ASPHLAT – 2.0 INCHES
FURNISH, PLACE, AND COMPACT 2.0 INCHES OF
POROUS ASPHALT PAVEMENT. SEE DWG 40–01 FOR SPECIFICATIONS.

(B) CHOKER COURSE – 2 INCHES
FURNISH AND INSTALL A CHOKER COURSE
OF CLEAN, CRUSHED AASHTO NO.8
STONE PER PROJECT DETAIL, 2 INCHES THICK
WITH LESS THAN 1% FINES.

(C) 6 INCHES, No. 57 STONE BASE
FURNISH,PLACE, AND COMPACT A 6–INCH THICK LAYER OF CLEAN,
CRUSHED, OPEN–GRADED NO. 57 STONE AS THE STRUCTURAL
AND STORAGE BASE LAYER.

(D) FILTER FABRIC, FDOT SECTION 985–3, D–4 NON–WOVEN

(E) 6 INCHES, STABILIZATION
IF UNSUITABLE SUBGRADE SOILS ARE ENCOUNTERED THAT CANNOT BE
PROPERLY STABILIZED OR COMPACTED, THE CONTRACTOR SHALL EXCAVATE AND DISPOSE OF UNSUITABLE
MATERIALS AND REPLACE IT WITH FDOT–APPROVED SELECT–FILL OR SUITABLE STRUCTURAL SOIL, AS DIRECTED BY THE ENGINEER.
THE REPLACED MATERIAL SHALL MEET COMPACTION AND GRADATION REQUIREMENTS FOR STABILIZATION OR SUPPORT
OF THE POROUS PAVEMENT SYSTEM.

REVISIONS		
DATE	DESCRIPTION	DATE

ENGINEER OF RECORD:
John M. Baxter, P.E. #62796
CITY OF JACKSONVILLE
214 N. HOGAN ST.
JACKSONVILLE, FL 32202

CITY OF JACKSONVILLE, FLORIDA
DEPARTMENT OF PUBLIC WORKS

DATE	DRAWN BY	PROJECT #

TYPICAL SECTION
MALLORY STREET

SHEET NO.
05-01

Baxter, John - PWEN 6/11/2025 2:38:35 PM I:\dwg_\2024 Mallory Street\05 Mallory Typical.dwg

CDN: 6256.482
RCV: 6/13/2025 8:51

POWELL PL
211
27
1" = 500'
N
AZALEA TERRACE
MALLORY ST
CHERRY ST
VERNON TERRACE
BAYARD PL
RIVIERA PKWY
WILLOW BRANCH AVE
HERSCHEL ST
42
ZONE AE (EL 6
ZONE AE (EL 5)
ZONE AE (EL 4)
ZONE AE (EL 4)
ZONE AE (EL 4)
PARK ST
DONALD ST
WILLOW BRANCH TERRACE
ZONE AE (EL 5)
ZONE AE (EL 4)
PROJECT LOCATION
OLE RD
OAK ST
ST JOHNS AVE
ZONE AE (EL 4)
ELIZAB
Saint Johns River

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
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ENGINEER OF RECORD:
John M. Baxter, P.E. #62796
CITY OF JACKSONVILLE
214 N. HOGAN ST.
JACKSONVILLE, FL 32202

CITY OF JACKSONVILLE
PUBLIC WORKS DEPARTMENT

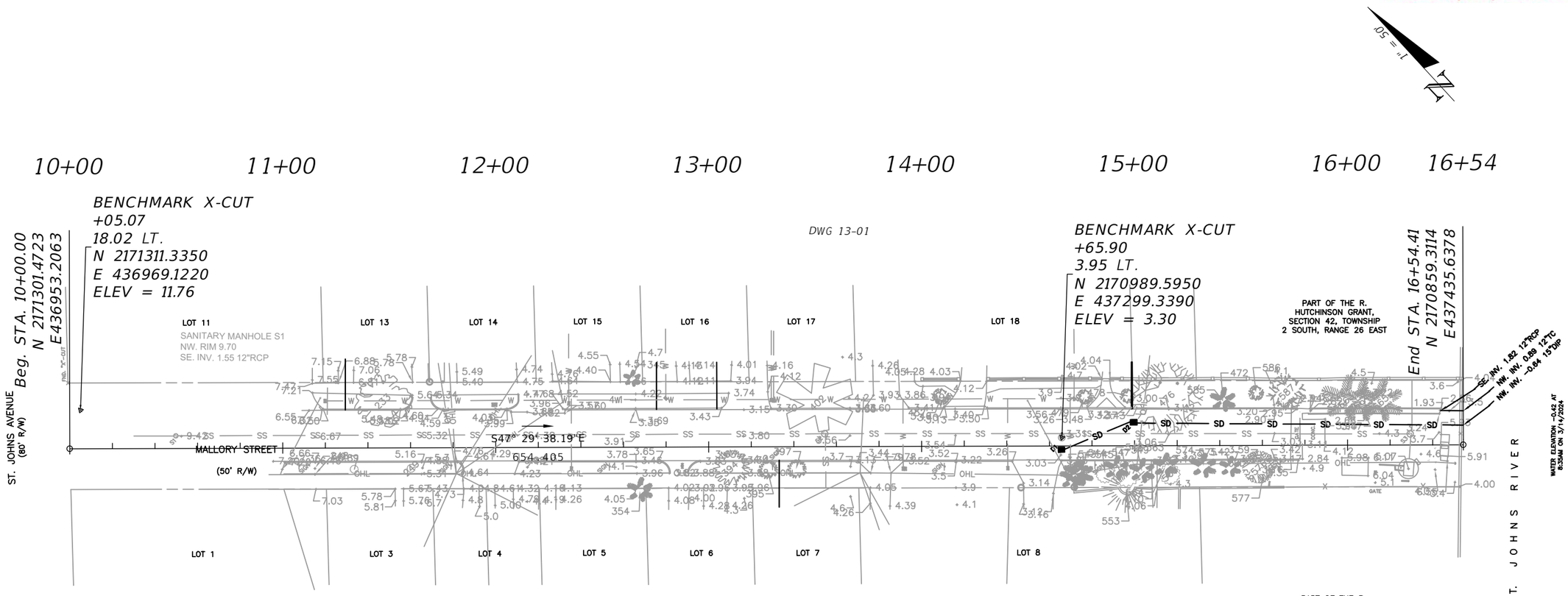
ROAD NO.	DRAWN BY	FINANCIAL PROJECT ID
----	JMB	----

MALLORY STREET
FEMA FLOOD MAP

SHEET NO.
10-01

Baxter, John - PWEN 6/13/2025 8:43:11 AM I:\dwg_\2024 Mallory Street\10 Mallory flood map.dwg

CDN: 6256.482
RCV: 6/13/2025 8:51



TREE TABLE	
POINT #	DESCRIPTION
233	24" OAK LIVE
248	4" MT CHINESE
249	4" MT CHINESE
345	8" PAL SAGO
354	12" PAL
394	17" MYR D
395	9" MYR T
397	9" MYR T
402	36" SYC
457	8" HOL
472	7" PAL SAGO
476	33" MAG
478	7" HOL
479	7" HOL
543	12" PAL

TREE TABLE	
POINT #	DESCRIPTION
553	23" PIN
563	PAL 10 SAGO
564	PAL 8 SAGO
569	10" MT T
574	12" PAL SAGO
575	10" PAL SAGO
576	15" MAG
577	6" MD C
585	8" PAL SAGO
586	7" HOL
587	17" HOL T
663	23" PAL
664	21" PAL
665	21" PAL

SANITARY MANHOLE S2
NW. RIM 3.70
SW. INV. -3.67 10"TC
NW. INV. -3.17 12"TC
NW. INV. 0.26
12"TC(PLUGGED)
SE. INV. -3.55 12"TC

SANITARY MANHOLE S3
NW. RIM 4.30
NW. INV. -4.49 12"TC
NE. INV. -2.77 12"TC
SW. INV. -4.61 (UNKNOWN)

CATCH BASIN D1
GRATE 2.82
SE. INV. 1.56 8"DIP

CATCH BASIN D2
GRATE 2.75
NW. INV. 0.13 8"DIP
SE. INV. -0.19 15"RCP

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
####	####	#	#
#	#	#	#
#	#	#	#
#	#	#	#

ENGINEER OF RECORD:
John M. Baxter, P.E. #62796
CITY OF JACKSONVILLE
214 N. HOGAN ST.
JACKSONVILLE, FL 32202

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PUBLIC WORKS DEPARTMENT

ROAD NO.	DRAWN BY	FINANCIAL PROJECT ID
####	JMB	####

MALLORY STREET EXISTING CONDITIONS AND STAKEOUT SHEET

SHEET NO. 11-01

Baxter, John - PWEN 6/11/2025 12:58:44 PM I:\dwg_\2024 Mallory Street\11 Mallory street existing.dwg

CDN: 6256.482
RCV: 6/13/2025 8:51

10+00 11+00 12+00 13+00 14+00 15+00 16+00 16+54

BP STA. 10+00.00
N 2171301.4723
E 436953.2063

EP STA. 16+54.41
N 2170859.3114
E 437435.6378

END POROUS PAVEMENT
3FT FROM EOP
SEE DWG 05-01
+73.58
14.09 L

BEGIN POROUS PAVEMENT
3FT FROM EOP
SEE DWG 05-01
+24.68
15.77 L

CLEAN D1 INLET
AND 8" DRAINAGE PIPE
OF DEBRIS, SILT,
SEDIMENT
35 LF

CLEAN D2
INLET AND 15"
RCP PIPE
OF DEBRIS,
SILT,
SEDIMENT
154 LF

ST. JOHNS AVENUE
(80' R/W)

MALLORY STREET
(50' R/W)

S 47° 29' 38" E
654.41

LOT 11
SANITARY MANHOLE S1
NW. RIM 9.70
SE. INV. 1.55 12"RCP

LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18

PART OF THE R. HUTCHINSON GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 26 EAST

ST. JOHNS RIVER

SE. INV. 1.82 12"RCP
NW. INV. 0.69 12"TC
NW. INV. -0.64 15"DIP

WATER ELEVATION -0.42 AT 8:35AM ON 3/14/2024

LOT 1 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

BEGIN MILLING AND
RESURFACING
ADDITIVE ALTERNATE #1
+20.00

END MILLING AND
RESURFACING
ADDITIVE ALTERNATE #1
BEGIN BASE BID MILLING
AND RESURFACING
+60.00

DRIVEWAY
REPAIR #2
CONCRETE
27 SY

DRIVEWAY REPAIR #1
CONCRETE
21 SY

END BASE BID
MILLING AND
RESURFACING
+73.38

PART OF THE R. HUTCHINSON GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 26 EAST

PROTECT 15" RCP OUTLET
DURING CONSTRUCTION
FROM ALLOWING
SILT, SEDIMENT,
FROM ENTERING THE RIVER

LEGEND

INSTALL POROUS PAVEMENT
SEE DWG 05-01
16 SY

MILLING AND RESURFACING
ADDITVE ALTERNATE #1
913 SY

MILLING AND RESURFACING
BASE BID
542 SY

SANITARY MANHOLE S2
NW. RIM 3.70
SW. INV. -3.67 10"TC
NW. INV. -3.17 12"TC
NW. INV. 0.26
12"TC(PLUGGED)
SE. INV. -3.55 12"TC

SANITARY MANHOLE S3
NW. RIM 4.30
NW. INV. -4.49 12"TC
NE. INV. -2.77 12"TC
SW. INV. -4.61 (UNKNOWN)

CATCH BASIN D1
GRATE 2.82
SE. INV. 1.56 8"DIP

CATCH BASIN D2
GRATE 2.75
NW. INV. 0.13 8"DIP
SE. INV. -0.19 15"RCP

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
####	####	#	#
#	#	#	#
#	#	#	#
#	#	#	#

ENGINEER OF RECORD:
John M. Baxter, P.E. #62796
CITY OF JACKSONVILLE
214 N. HOGAN ST.
JACKSONVILLE, FL 32202

CITY OF JACKSONVILLE
PUBLIC WORKS DEPARTMENT

ROAD NO.	DRAWN BY	FINANCIAL PROJECT ID
####	JMB	####

MALLORY STREET
SCOPE OF WORK

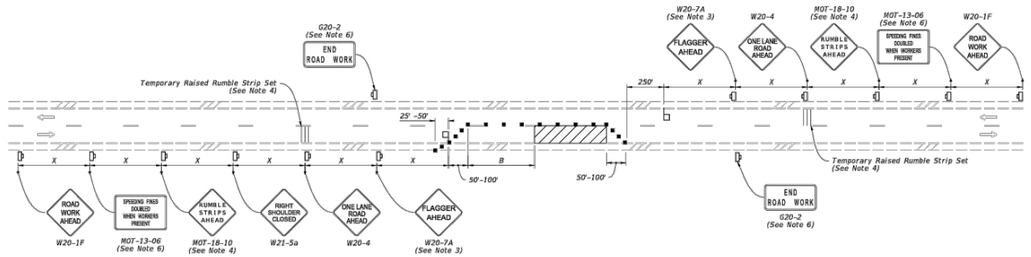
SHEET NO.
13-01

Baxter, John - PWEN 6/13/2025 8:23:16 AM I:\dwg_\2024 Mallory Street\13 Mallory street proposed.dwg

CDN: 6256.482
RCV: 6/13/2025 8:51

CITY OF JACKSONVILLE MOT NOTES FOR MALLORY STREET:

1. *FOLLOW FDOT'S STANDARDS 102-603. THE MOT UNIT BID PRICE IS A LUMP SUM PRICE. THE CONTRACTORS PRICE SHOULD BE ABLE TO MEET THE REQUIREMENTS DESCRIBED IN FDOT STANDARD 102-603, INCLUDING ANY NEEDED SIGNS OR OTHER MOT ITEMS AS DESCRIBED*
2. *NOTIFY THE CITY'S TRAFFIC DIVISION MAIN OFFICE 904-255-7533, A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF MOT.*
3. *THE PROJECT WORK HOURS ARE TO BE DETERMINED 8:00 AM TO 5:00 PM, OR AS DIRECTED BY THE CITY OF JACKSONVILLE.*
4. *ACCESS TO DRIVEWAYS SHALL BE COORDINATED WITH EACH PROPERTY OWNER AND MAINTAINED THROUGHOUT CONSTRUCTION.*
5. *NO LANE CLOSURES ARE ALLOWED FROM 7:00 AM TO 9:00 AM, AND 4:00 PM TO 7:00 PM MONDAY THROUGH FRIDAY.*
6. *THE ROADWAY SHALL BE RESTORED TO AT LEAST THE BASE MATERIAL SURFACE BEFORE IT IS REOPENED TO TRAFFIC, AND BEFORE THE CONTRACTOR MOVES ONTO THE NEXT CONSTRUCTION ZONE.*
7. *MAINTAIN A CLEAN WORKSITE FREE OF LITTER, AND SILT AND SEDIMENT ON THE ROADWAY.*



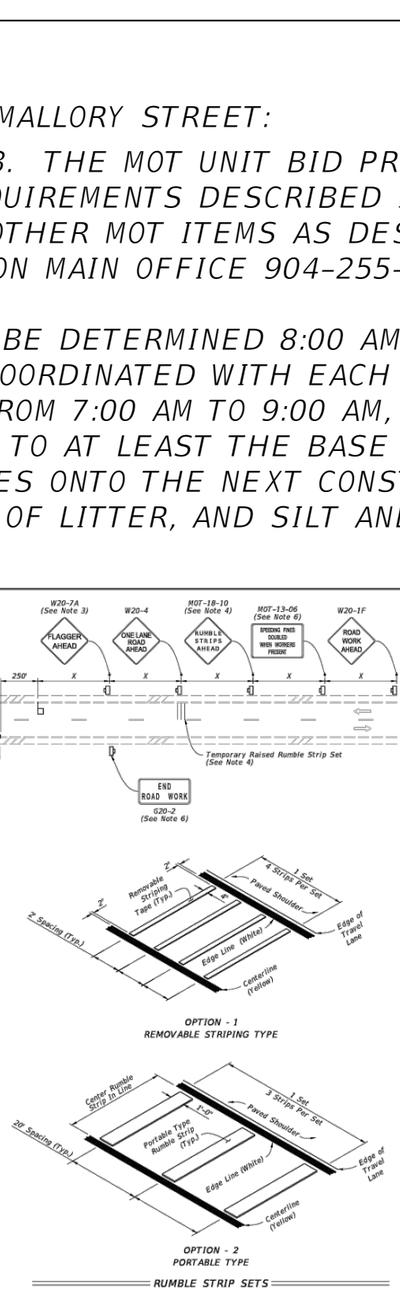
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" sign (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

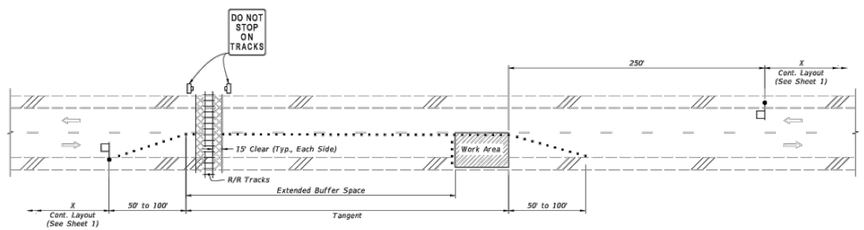
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

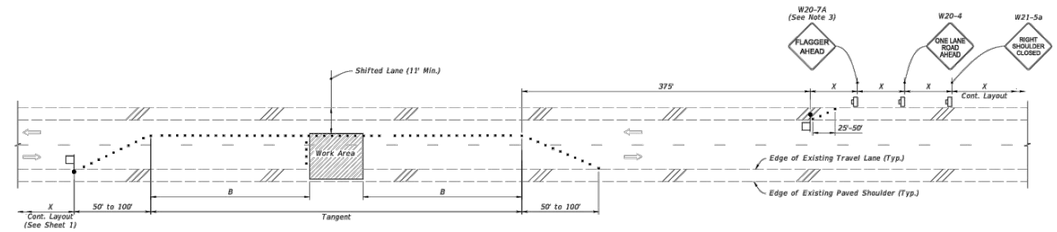
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21	REVISION				102-603	1 of 2





SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

SPECIAL CONDITIONS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21	REVISION				102-603	2 of 2

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
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ENGINEER OF RECORD:
JOHN M. BAXTER, P.E. #62796
CITY OF JACKSONVILLE
214 N. HOGAN ST.
JACKSONVILLE, FL 32202

CITY OF JACKSONVILLE
PUBLIC WORKS DEPARTMENT

DATE	DRAWN BY	PROJECT NO.
	JMB	

MAINTENANCE OF TRAFFIC PLAN

SHEET NO. 26-01

Baxter, John - PWEN 6/13/2025 8:06:22 AM I:\dwg_\2024 Mallory Street\26 Mallory Street MOT.dwg

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CDN: 6256.482
RCV: 6/13/2025 8:51

SECTION XXXX – Porous Asphalt Pavement (Vehicle-Rated)

1. GENERAL
1.1 Description
This section specifies the materials and construction methods for vehicle-rated porous asphalt pavement. The system shall be constructed to provide stormwater infiltration and structural support for vehicular traffic including passenger vehicles, service trucks, and occasional heavy loads.

1.2 References
ASTM D7064 – Standard Practice for Porous Asphalt Mixture Design, ASTM D6390 – Draindown Test for Asphalt Mixtures,
AASHTO M320 – Performance-Graded Asphalt Binder, NAPA IS-131 – Porous Asphalt Pavement Design Manual, FDOT Section 334 – Hot Mix Asphalt – General (for construction procedures)

1.3 Submittals
* Asphalt mix design showing compliance with ASTM D7064, Gradation and binder test reports, Quality control and compaction plan, Fiber and additive documentation.

2. MATERIALS
2.1 Porous Asphalt Mix
* Nominal Maximum Aggregate Size (NMAS): ½ inch or 3/8 inch, Air Voids: 16–22% (target: 18–20%), Draindown: < 0.3% (ASTM D6390)
* Binder Content: 5.5% to 6.0% by weight (adjusted per lab results)

2.2 Asphalt Binder
* PG 76-22 (polymer-modified) or PG 64-22 as approved, Include anti-strip additive (hydrated lime or liquid) as needed

2.3 Additives
* Cellulose or Mineral Fibers: 0.3%–0.4% by mix weight to control draindown

3. THICKNESS AND STRUCTURE

3.1 Surface Thickness
* Minimum compacted thickness: 2.0 inches (vehicle-rated), Maximum: 2.5 inches per lift, 1.5-inch lifts acceptable for light-duty use or pedestrian areas

4. CONSTRUCTION
4.1 Weather and Site Conditions
* Ambient temperature >= 50°F and rising, Base and choker must be dry and free of fines

4.2 Placement
* Use standard FDOT-approved paving equipment, Place in one or two lifts depending on thickness, Avoid stopping or turning equipment over porous areas

4.3 Compaction
* Static steel-wheel roller only, 2-4 passes maximum, Do not use vibratory or pneumatic rollers

4.4 Protection
* Allow a minimum of 24 hours cure before vehicular traffic, Protect from sediment, tracking, and runoff until fully stabilized

5. QUALITY CONTROL
* Field verify lift thickness (e.g., by cores or probes), Visually inspect for open voids and surface uniformity
* Lab confirmation of mix design as required by Engineer, Optional permeability test or water infiltration observation

6. ACCEPTANCE AND PAYMENT
* Pay Item: Porous Asphalt Surface, Vehicle-Rated (2"), per square yard, Includes mix materials, additives, placement, and compaction
* Does not include choker course, reservoir, or subgrade work

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION
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CITY OF JACKSONVILLE
PUBLIC WORKS DEPARTMENT

DATE	DRAWN BY	PROJECT NO.
	JMB	

MALLORY
POROUS ASPHALT SPECIFICATION

SHEET NO. 40-01

Baxter, John - PWEN 6/13/2025 8:09:02 AM I:\dwg_\2024 Mallory Street\40 Mallory street details.dwg

CDN: 6256.482
RCV: 6/13/2025 8:51

Specification - Choker Course for Porous Pavement

1. GENERAL

1.1 Description
This Section covers the furnishing and placement of a choker course composed of clean, uniformly graded crushed stone, to be placed between the open-graded reservoir layer and the porous asphalt surface.

1.2 Submittals
- Aggregate source certification
- Gradation report (within 90 days of installation)
- Material delivery tickets

2. MATERIALS

2.1 Choker Stone
- Material: Crushed, angular, durable stone
- Type: Clean, washed No. 8 or No. 89 stone
- Conforms to FDOT Section 901-1 and the following gradation (typical):
  ½ in: 100%
  ⅜ in: 85-100%
  No. 4: 10-30%
  No. 8: 0-10%
  No. 200: <1.0% (washed)
- Loss by LA Abrasion: ≤ 40%
- Must be free of fines, organic matter, clay, and other contaminants

3. EXECUTION

3.1 Surface Preparation
- Confirm that the underlying reservoir layer (No. 57 stone) is level and uncompacted
- Remove any debris, standing water, or sediment

3.2 Placement
- Uniformly place a 2-inch uncompacted thickness of choker stone over the reservoir layer
- Use low ground-pressure equipment or hand tools to distribute material

3.3 Compaction
- Compact using static steel-wheel roller only
- 2-3 passes maximum to lightly seat the choker course into the reservoir stone
- Do not crush the aggregate or over-compact

3.4 Tolerance
- Finished surface shall be ± ½ inch from design elevation
- Surface shall be firm, stable, and free-draining

4. QUALITY CONTROL

4.1 Inspection
- Verify thickness with depth probes
- Visually confirm uniformity and absence of fines
- Confirm permeability through observation or field testing

4.2 Acceptance Criteria
- Material matches approved gradation and cleanliness
- No fines migration or contamination observed
- Proper interlock and surface support achieved for paving

5. MEASUREMENT AND PAYMENT

- Pay Item: Choker Course - No. 8 Stone (2" Thick)
- Unit: Square Yard (SY)
- Includes delivery, placement, grading, and compaction

Specification - Stone Reservoir Base (No. 57 Stone)

1. GENERAL

1.1 Description
This Section includes furnishing and placing a clean, open-graded aggregate base layer to serve as a structural reservoir for infiltration in porous pavement systems.

1.2 Submittals
- Aggregate source and material certification
- Gradation and cleanliness test reports
- Delivery tickets and volume verification

2. MATERIALS

2.1 Reservoir Aggregate
- Type: Washed No. 57 stone (or AASHTO #57 equivalent)
- Conform to FDOT Section 901-1
- Characteristics:
  Angular, durable crushed stone
  Free of fines, silt, clay, or organic matter
- Typical gradation:
  1 ½ in: 100%
  1 in: 95-100%
  ½ in: 25-60%
  No. 4: 0-10%
  No. 200: <1.0% (washed)
- LA Abrasion Loss: ≤ 40%
- Void content (in-place): ≥ 30% (target for infiltration)

3. EXECUTION

3.1 Surface Preparation
- Ensure geotextile (if required) is properly placed on prepared subgrade
- Remove all debris or ponded water before aggregate placement

3.2 Placement
- Place stone in uniform lifts no greater than 6 inches compacted
- Total depth per design (typically 6-18 inches)
- Do not dump from height or push aggressively -- may damage fabric

3.3 Compaction
- Compact with static steel-wheel roller or low-energy plate compactor
- Objective: Seat stone without crushing -- do not over-compact
- Surface must remain open and free-draining

4. QUALITY CONTROL

4.1 Inspection
- Field check depth with probe rods
- Confirm stone is clean and dry before paving
- Verify gradation using washed sieve analysis if requested

4.2 Acceptance Criteria
- Aggregate matches approved gradation and void content
- No signs of silting, blinding, or contamination
- Surface is stable and drains freely

5. MEASUREMENT AND PAYMENT

- Pay Item: Stone Reservoir Base - No. 57 Stone (___" Thick)
- Unit: Cubic Yard (CY) or Square Yard-Inch (SY-in)
- Includes: Delivery, placement, light compaction, and trimming

Specification - Nonwoven Geotextile Fabric (FDOT Class D-4)

1. GENERAL

1.1 Description
This Section includes furnishing and placing nonwoven geotextile fabric beneath aggregate layers to prevent subgrade contamination and promote infiltration in porous pavement applications.

1.2 Submittals
- Manufacturer's product data and FDOT approval letter
- Certification of compliance with FDOT Section 985 and Class D-4 requirements
- Sample material (upon request)

2. MATERIALS

2.1 Geotextile Fabric
- Type: Nonwoven, needle-punched geotextile
- Specification: FDOT Class D-4 (per FDOT Section 985 and Design Standards Index 199)
- Properties:
  Permittivity (ASTM D4491): ≥ 0.5 sec^{-1}
  Apparent Opening Size (AOS): ≤ 0.212 mm (U.S. Sieve No. 70)
  Grab Tensile Strength (ASTM D4632): ≥ 90 lbs
  Elongation: ≥ 50%
  UV Resistance (500 hrs): ≥ 70% retained strength
- Must be resistant to rot, mildew, chemicals, and UV degradation
- FDOT-approved product from APL (Approved Product List)

3. EXECUTION

3.1 Subgrade Preparation
- Subgrade shall be uniformly graded, free of debris, vegetation, and sharp objects
- Remove all standing water before placing geotextile

3.2 Fabric Placement
- Install fabric directly over prepared subgrade
- Overlap adjacent panels by minimum 18 inches
- Extend fabric up sides of excavation as shown in the plans (if required)
- Secure in place with pins or temporary ballast to prevent displacement during aggregate placement

3.3 Protection
- Place stone base over geotextile within 24 hours
- Avoid driving directly on exposed fabric
- Replace any torn or damaged sections immediately with full-width patches

4. QUALITY CONTROL

4.1 Inspection
- Visually inspect for rips, punctures, and improper overlaps
- Confirm product labeling and FDOT APL match approved submittals

4.2 Acceptance Criteria
- Proper overlap and alignment
- Intact fabric free from damage or contamination
- Fabric covers entire subgrade area beneath stone reservoir

5. MEASUREMENT AND PAYMENT

- Pay Item: Install Nonwoven Geotextile Fabric (FDOT Class D-4)
- Unit: Square Yard (SY)
- Includes: Furnishing, placing, trimming, overlapping, and securing fabric in place

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
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CITY OF JACKSONVILLE
PUBLIC WORKS DEPARTMENT

DATE	DRAWN BY	PROJECT NO.

MALLORY DRIVE
POROUS ASPHALT
SPECIFICATIONS

SHEET NO.
40-02

CDN: 6256.482
RCV: 6/13/2025 8:51

Specification - Subgrade Preparation for Porous Pavement

1. GENERAL

1.1 Description
This Section includes clearing, grading, proof rolling, and preparing the subgrade to receive geotextile fabric and open-graded base materials for porous pavement applications.

1.2 Submittals
- Notification of unsuitable materials encountered
- Proofroll documentation (if required)
- Stabilization method, if applicable

2. MATERIALS

2.1 Stabilization Materials (If Required)
- May include:
  Limerock (FDOT Section 914)
  Cement Stabilization (FDOT Section 270)
  Select Fill (clean, compactable soil with low plasticity)

2.2 Replacement Fill (If Applicable)
- Free of organic material, debris, or rocks >3"
- Infiltration-compatible when used under porous systems
- Placed and compacted in 6" lifts

3. EXECUTION

3.1 Clearing and Excavation
- Remove vegetation, debris, topsoil, and unsuitable material to design subgrade elevation
- Over-excavate areas where soft or saturated soil is encountered
- Notify Engineer of any discrepancies in existing conditions

3.2 Subgrade Shaping and Grading
- Shape subgrade to uniform plane at required grade and slope
- Avoid over-compaction or rutting that may seal infiltration capacity

3.3 Proofrolling (Optional/As Directed)
- Roll with a loaded water truck or other approved method
- Identify yielding, pumping, or excessively soft areas
- Rework or undercut and backfill any failures

3.4 Stabilization (If Required)
- Apply stabilization material per approved method
- Recompact to minimum 95% AASHTO T-99 or as specified
- Ensure compatibility with infiltration and structural needs

3.5 Final Surface Tolerance
- ± ½ inch over 10-foot straightedge
- Free from standing water, ruts, or debris
- Immediately protect prepared surface from contamination

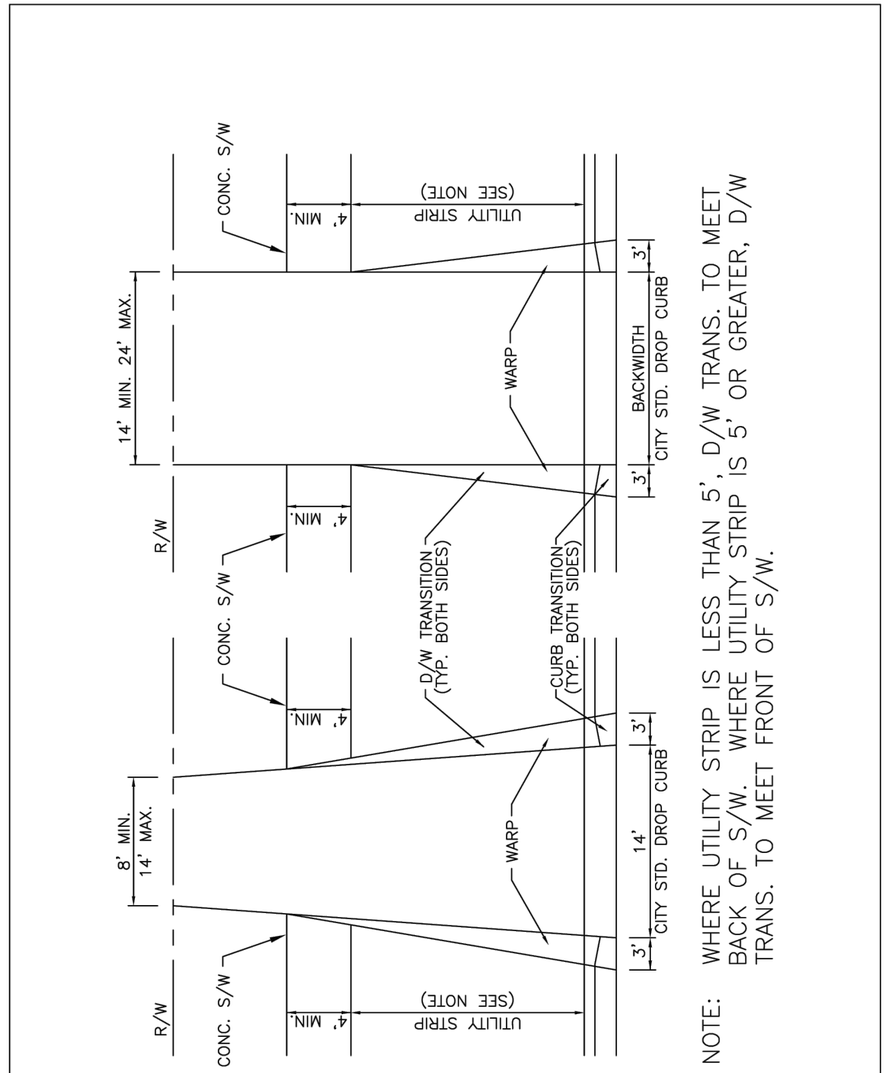
4. QUALITY CONTROL

4.1 Inspection
- Visual confirmation of grading and elevation
- Subgrade firmness check via boot test or probe rod
- Compaction test results (if stabilization used)

4.2 Acceptance Criteria
- Stable, well-drained surface
- No soft spots, standing water, or contamination
- Complies with design elevation and slope

5. MEASUREMENT AND PAYMENT

- Pay Item: Subgrade Preparation for Porous Pavement
- Unit: Square Yard (SY)
- Includes: Clearing, grading, excavation, shaping, and compaction
- Additional excavation or stabilization will be paid separately if authorized



STANDARD & OPTIONAL FLARED CONCRETE DRIVEWAY DETAIL	*CITY OF JACKSONVILLE STANDARD*	N.T.S.	PLATE P–205
		DATE DRAWN	10–10–97
		REVISED DATE	9/5/03

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
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CITY OF JACKSONVILLE PUBLIC WORKS DEPARTMENT		
DATE	DRAWN BY	PROJECT NO.

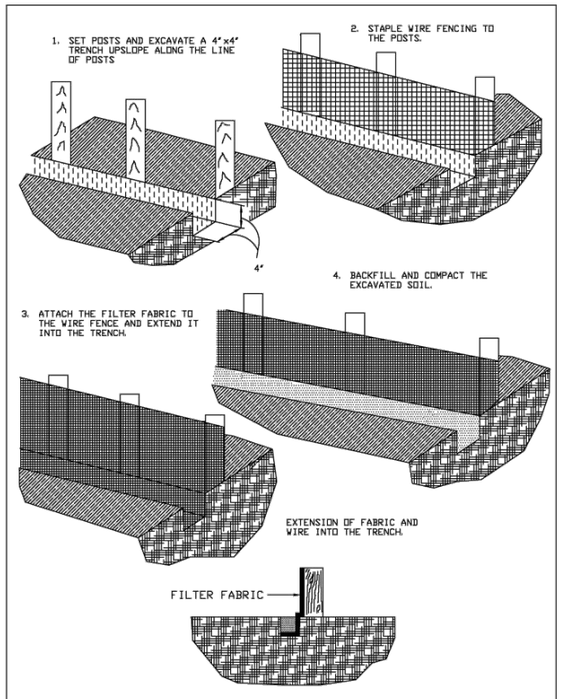
MALLORY DRIVE POROUS ASPHALT SPEC CHECKLIST

SHEET NO. 40-03

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CDN: 6256.482
RCV: 6/13/2025 8:51



CONSTRUCTION DETAILS FOR SILT FENCES	CITY OF JACKSONVILLE STANDARD	N.T.S.	PLATE D-909
		DATE DRAWN	08/05/93
		REVISED DATE	5-12-94

INSTALLATION AND MAINTENANCE NOTES;

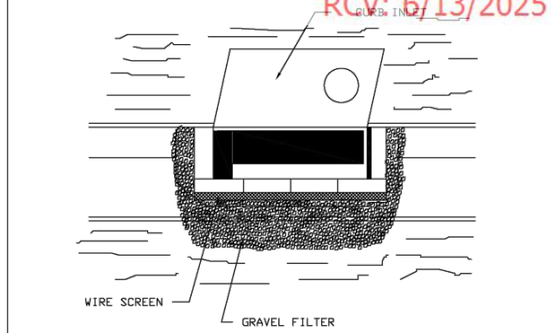
INSTALL BMP ACCORDING TO COJ STANDARDS.

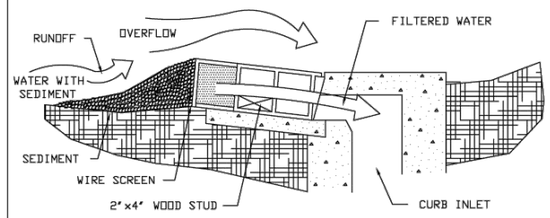
1. *CONTACT COJ PROJECT MANAGER TO CONFIRM INSTALLATION OF EROSION CONTROL ARE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.*

2. *FILTREXX SOXX OR SIMILAR PRODUCT ARE ACCEPTABLE ALTERNATIVE TO THE BLOCK AND GRAVEL CURB INLET SEDIMENT FILTER. ENSURE INSTALLATION OF FILTER SOXX IS ANCHORED TO THE SOIL BEHIND THE CURB, ENSURE INLET IS PROTECTED FROM ANY LAND DISTURBANCE ACTIVITY.*

3. *CONTRACTOR IS TO ENSURE NO SEDIMENT OR SILT IS LEAVING THE PROJECT SITE AND, OR ENTERING THE STORMWATER PIPE SYSTEM, OR RIVERINE SYSTEM.*

4. *CONTRACTOR IS TO MAINTAIN A CLEAN WORK SITE, INCLUDING DAILY STREET SWEEPING, AND REMOVING SILT AND SEDIMENT FROM BMP'S WHEN THE LEVEL IS REACH'S ONE HALF THE LEVEL OF THE BMP.*

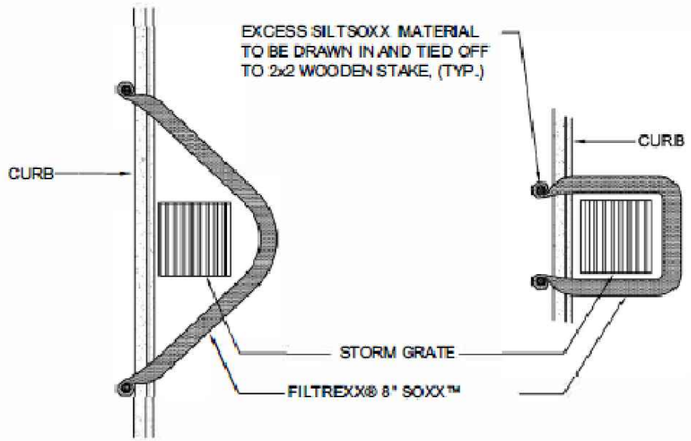




SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE STRUCTURE.

BLOCK AND GRAVEL CURB INLET SEDIMENT FILTER	CITY OF JACKSONVILLE STANDARD	N.T.S.	PLATE D-902
		DATE DRAWN	8-4-79
		REVISED DATE	5-12-94



CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN

REVISIONS			
DATE	DESCRIPTION		DATE
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ENGINEER OF RECORD:
JOHN M. BAXTER, P.E.# 62796
CITY OF JACKSONVILLE
214 N. HOGAN ST.
JACKSONVILLE, FL 32202

CITY OF JACKSONVILLE, FLORIDA
DEPARTMENT OF PUBLIC WORKS

DATE	DRAWN BY	PROJECT #
	JMB	

MALLORY STREET EROSION CONTROL AND SEDIMENT PLAN ESCP

SHEET NO. 50-01

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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