

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



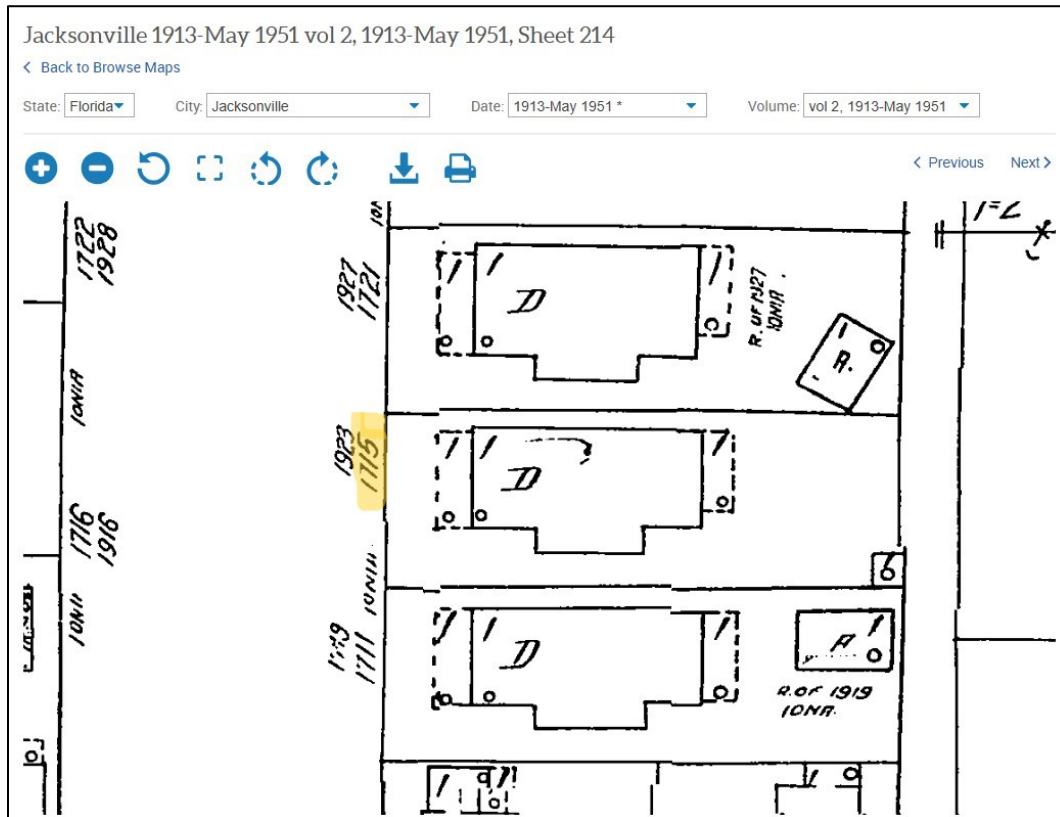
PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



PICTURES OF SUBJECT PROPERTY

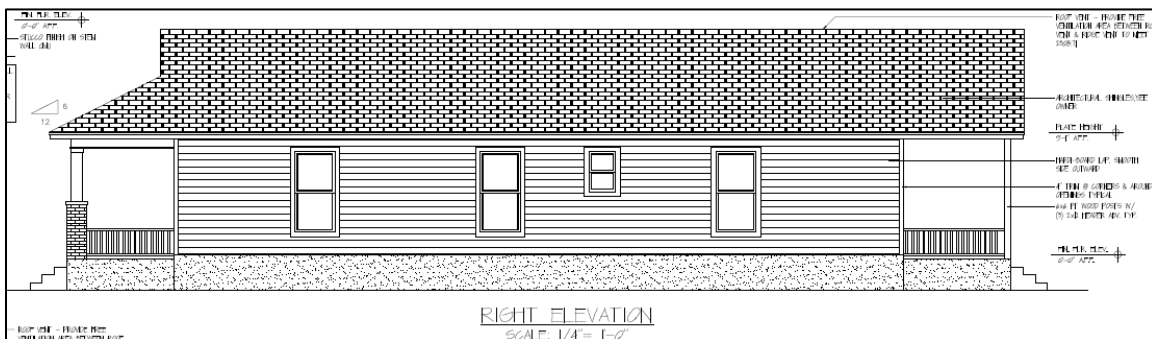
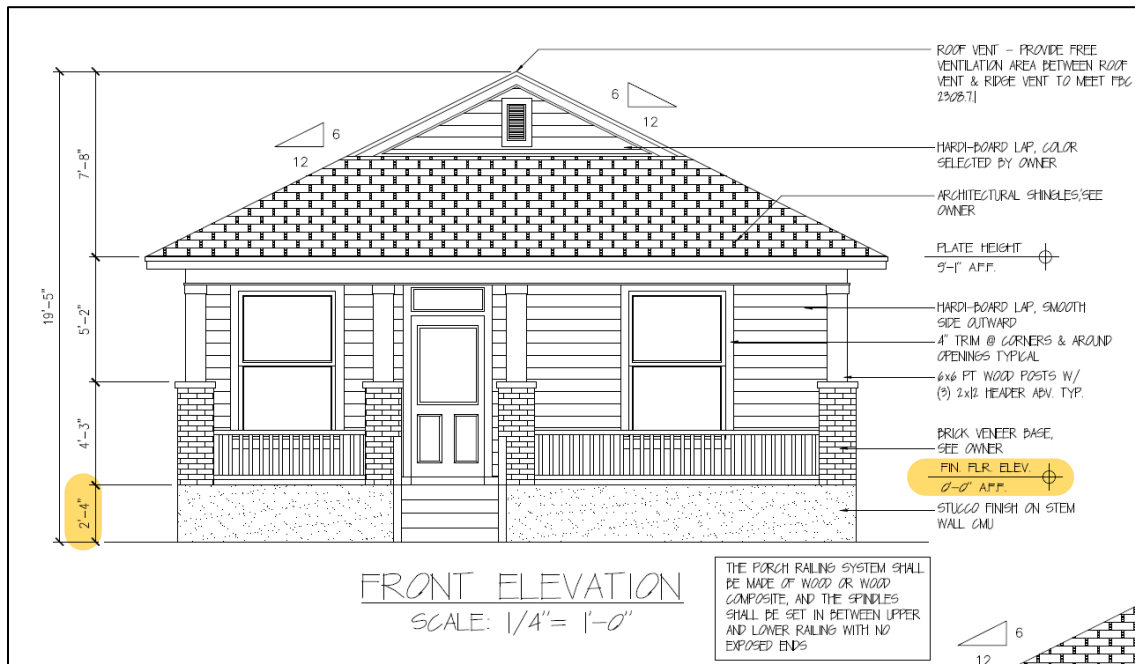


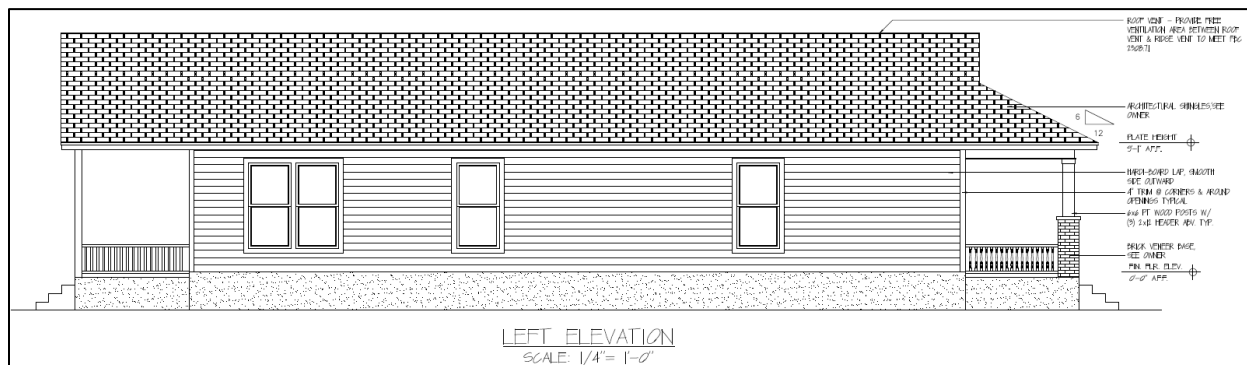


JACKSONVILLE SANBORN MAP SCREENSHOT

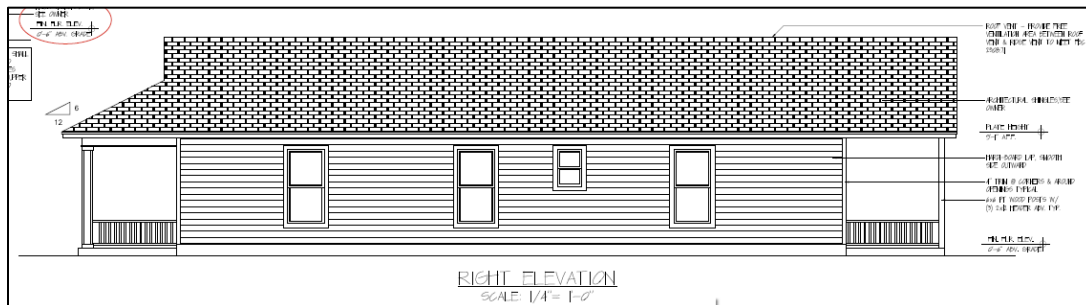
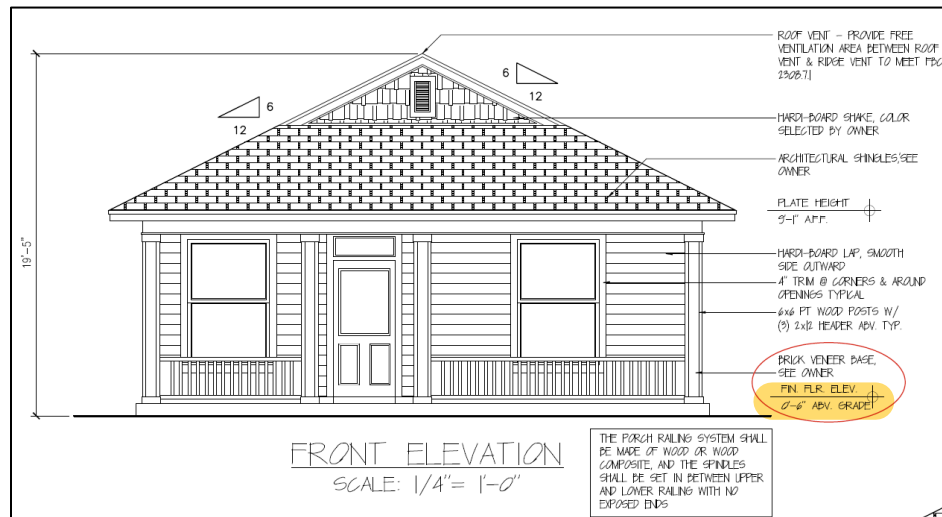
(Sanborn Map, Jacksonville 1913-May 1951 Volume 2, Sheet 214)

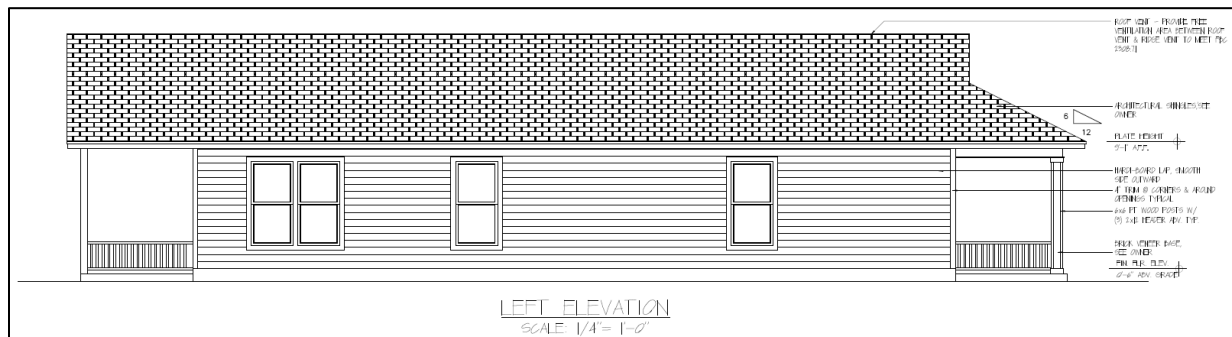
PROPOSED ELEVATIONS DATED FEBRUARY 13, 2021



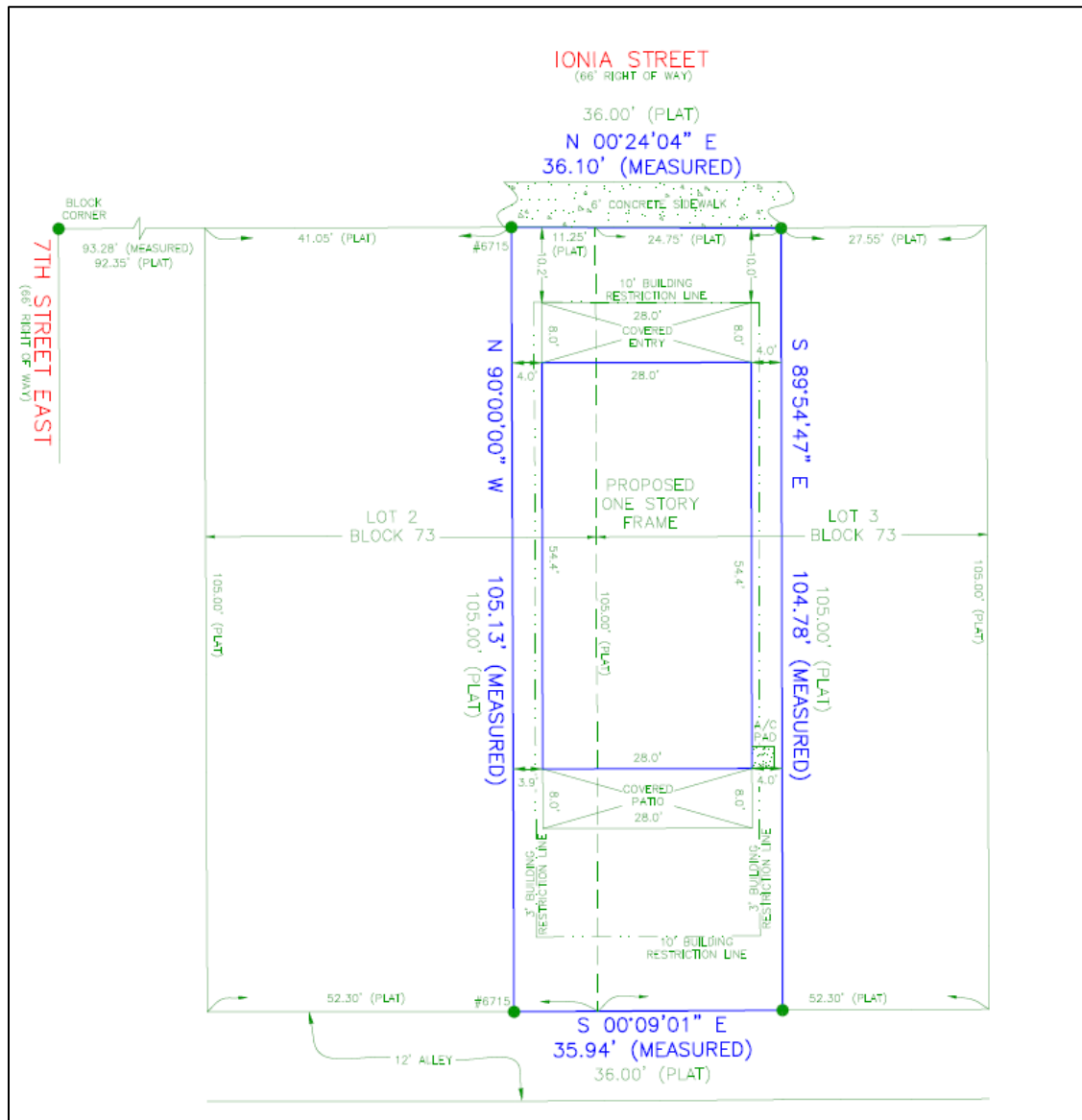


PROPOSED ELEVATION PLANS REVISED JULY 18, 2025





SITE PLAN DATED FEBRUARY 24, 2021



ENGINEERING LETTER**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

Digitally signed by
Jacqueline Rowland
DN: CN=Jacqueline
Rowland,
E=jrowland@russrow.com,
G=Jacqueline,
SN=Rowland, C=US
Date: 2025.07.03
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Jacqueline 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