

DATE AND TIME STAMP

NOTICE OF APPEAL OF A  
JACKSONVILLE HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS

2021 MAY -3 PM 4:15

I. INSTRUCTIONS

As provided in §307.201, Ordinance Code, any person with standing may appeal a Jacksonville Historic Preservation Commission final order on an application for a Certificate of Appropriateness to the City Council. An appeal must be filed **within 21 calendar days** of the effective date of the final order granting, granting with conditions, or denying a Certificate of Appropriateness. To appeal a Commission final order on an application for a Certificate of Appropriateness, complete and submit this form to the Legislative Services Division, Suite 430, City Hall-St. James, 117 W. Duval Street, Jacksonville, Florida 32202 with the supporting documents (see Section III) and appropriate fees (see Section IV). A copy of the final order and the list of persons who testified before or wrote to the Commission about the Certificate (see Sec. III(1) and (4)) may be obtained from the Historic Preservation Section of the Planning and Development Department, 3<sup>rd</sup> Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida 32202.

II. NOTICE OF APPEAL

I,      Kelly Rich (as a rep of SPAR Council)     , hereby file this Notice of Appeal from the final order of  
PRINT NAME CLEARLY  
the Jacksonville Historic Preservation Commission concerning Certificate of Appropriateness Number     . I  
am (Please circle one):

COA-21-25095  
348 E 11th

- (a) The person who filed the application for the Certificate of Appropriateness;
- (b) A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied the Certificate of Appropriateness;
- (c) A person, other than a member of the City Council, who provided a written statement or who testified before the Historic Preservation Commission *and* who is suffering or will suffer an adverse effect to an interest protected or furthered by Chapter 307, Ordinance Code. The statement must have been in writing, expressing a position on the merits of the application, other than a petition, such as a letter, a memo or an e-mail, containing a reference to the specific application number and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the Chief of the Comprehensive Planning Division or any member of the historic preservation staff or the Commission, with a copy to the Chief of the Comprehensive Planning Division, and which was delivered to and received by the Department by hand delivery, mail, facsimile or e-mail at least two working days prior to the public hearing at which the Commission took final action, or which is read into the record at the public hearing or distributed to the Commission at the hearing with a copy to the staff secretary.

III. SUPPORTING DOCUMENTS

To complete your Notice of Appeal, you **must** submit the following documents with this form:

- (1) A copy of the Final Order on the Certificate of Appropriateness you are appealing.
- (2) You must provide a statement of your interest sufficient to show how you are or will be *adversely* affected by the Commission's decision. Please provide this statement in the space below.

If you need additional space, please attach a separate sheet.

(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below.

T

**If you need additional space, please attach a separate sheet.**

(4) The list of the persons (complete names and mailing addresses), certified by the staff secretary to the Commission, who testified before, or who provided a qualified written statement to the Commission the Commission regarding the subject of the appeal. (You must pay a \$2.00 notification fee for each person on the list.)

#### IV. FILING AND NOTIFICATION FEES

Section 307.203, Ordinance Code, requires persons appealing Final Orders on Certificates of Appropriateness to pay filing and notification fees. These fees must be paid at the time your Notice of Appeal is filed with the Legislative Services Division or your Appeal will not be accepted. You may include the filing and notification fees in one payment. Make checks payable to TAX COLLECTOR.

**Filing Fee:** \$550.00  
**Notification Fee:** \$2.00 for each notification.

#### V. Contact Information

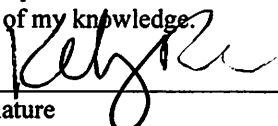
Please complete the following:

Name (Printed): Kelly Rich (SPAR Council)  
Address: 1321 North Main Street  
Jax, FL 322006  
Daytime Phone Number: 904-353-7727  
Evening Phone Number:  
E-mail address: kelly.rich@sparcouncil.org

#### VI. CERTIFICATION

Please read, sign and date the following statement:

I have read and understand the information contained in this Notice of Appeal. I hereby certify that I have provided all the information required under §307.203, Ordinance Code, I understand that if this Notice of Appeal is incomplete, my appeal will not processed until it is complete, and that it may be rejected for incompleteness. I further certify that all my statements in this Notice of Appeal are true and correct to the best of my knowledge.

  
\_\_\_\_\_  
Signature

5-2-2021  
\_\_\_\_\_  
Date

348 East 11th Street

- 1) We must provide a statement that shows how we will be adversely affected by the Commission's decision.

Springfield Preservation and Revitalization Council is a 501(c)(3) organization that advocates on behalf of its members and larger community. It is widely recognized that the limited collection of historic housing stock in the Springfield neighborhood was the impetus behind the creation of the Springfield Historic District, a roughly one square mile area comprised of mostly historic structures (residences and businesses). The formation of the Historic District has generated millions of dollars in reinvestment, boosted property values, and protected the limited historic housing stock. Properties within the boundary of the Historic District have outpaced properties just outside of the boundary in terms of interest, investment and values.

This property is listed as a contributing structure, meaning that it was specifically documented as one of the historic homes used to justify the creation the Historic District. Hundreds of historic structures have been lost to neglect, fire, and other paths to demolition. Thus, demolishing a contributing historic structure within the Historic District prior to exhausting all other remedies as required by Chapter 307 of the Jacksonville Ordinance Code permanently damages the integrity of the Historic District and eliminates limited historic housing stock utilized to create the Historic District.

- 2) Second, we must provide a description of the specific error we believe the Commission committed.

Several errors were made the Historic Preservation Commission's decision to approve the COA for demolition were made:

**The applicant had no standing to request a demolition.**

The demolition COA was submitted by Mr. Warren Fryfield, who does not own the property. Although he stated in a letter he was acting as the owner's agent, he provided no such proof of this and therefore, the COA application should never have been heard.

**All alternatives to demolition were not explored before approval of demolition.**

Per the Historic District Guidelines, demolition is only an option of last resort. On page 2 of the HPC staff's report, the instructions state in bold, "*Demolition should be considered a last resort when addressing the future status of a historic structure. All alternatives should be explored, including the potential rehabilitation and reuse of the structure by either the current owner or prospective owners*". Alternatives to demolition, such as mothballing or renovation by the current or prospective owners have not been adequately and accurately examined. In addition, during the HPC public meeting where this COA for demolition was discussed (March 2021), HPC staff stated on the record that they were "on the fence" as to whether to recommend approval. As demolition is a last resort and permanent, exploring all other alternatives to demolition, including "*potential rehabilitation and reuse of the structure by either the current owner or prospective owners*" should have taken precedence above all other discussion.

**The decision to approve the demolition was made without all relevant facts.**

The majority of the discussion at the HPC meeting (March 2021) centered around the economic viability of renovating the property and receiving a return on investment (ROI). The Historic Preservation

Commission's determination that the renovation cost would not produce a ROI was made without visiting the property and seeing only a handful of photos. HPC staff visited the property without a general contractor or real estate expert that could properly evaluate and render an opinion on the economic viability of renovation and ROI and as a result, their findings on page 5 of the staff report were inconclusive as to whether or not an investment to renovate the property would have a ROI.

Real estate values in the Springfield Historic District are greater now than ever before. This is especially so with smaller residences, where the dollar per square foot is actually higher than larger residences. Comparable renovated properties have been sold for \$200+ per square foot. Based on estimated real estate values and the costs to renovate, along with other factors unique to the property (on a wide lot, proximity to popular businesses) a renovation by the current or prospective owner could receive ROI.

**Economic hardship was not proven.**

The restoration estimates provided by the applicant (again someone with no standing) indicate a cost of \$58,240 to restore the property. Given current real estate values in Springfield, that cost in no way presents an economic hardship.

**Resident input was not shared with the Commission**

While considering a COA for demolition, the proposed use of the property thereafter and its future impact on the community must be considered. The described proposed use is the storage of lite industrial equipment. The immediate neighbor, Ms. Smokes, has lived in her home next door for over 30 years and is against the demolition and proposed use, as it would negatively impact her quality of life presently and in the future. The HPC members were not aware of this during their discussion, and HPC staff did not include Ms. Smokes input in their report.

# Duval County, City Of Jacksonville Jim Overton, Tax Collector

231 E. Forsyth Street  
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR588287  
User: Matthews, Jessica  
Generic CR

Date: 5/4/2021  
Email: JMatthews@coj.net

Name: LEGISLATIVE SERVICES DIVISION  
Address: 117 WEST DUVAL ST SUITE 305 JACKSONVILLE FL 32202  
Description: RECEIVED CHECK # 7962 IN AMOUNT OF 564.00 FROM SPRINGFIELD PRESERVATION REVITALIZATION COUNCIL INC-SPAR COUNCIL FOR APPEAL COA-21-25095

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	...	...
701	CCSS011AD	36907									

<b>RECEIPT</b>		DATE <u>5/4/21</u>	No. <u>201589</u>
RECEIVED FROM <u>Springfield Preservation</u>		\$ <u>564.00</u>	
		DOLLARS	
<input type="radio"/> FOR RENT <input type="radio"/> FOR <u>CR # 7962</u>		FROM _____ TO _____	
ACCOUNT		<input type="radio"/> CASH	BY <u>Jim Overton</u>
PAYMENT		<input type="radio"/> CHECK	
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	

Total Due: \$564.00

## Jim Overton, Tax Collector General Collections Receipt City of Jacksonville, Duval County

Account No: CR588287  
Address: 117 WEST :  
Description: RECEIV  
FOR APPEAL COA-

Date: 5/4/2021  
:IL INC-SPAR COUNCIL

Total Tendered 564.00  
Total Tendered 564.00  
Paid By: SPRINGFIELD PRESERVATI  
Thank You

Miscellaneous  
Item: CR - CR588287  
Receipt 0206371.0001-0001  
Total Paid 564.00  
CHECK 0000007962 564.00

Duval County Tax Collector  
Comments - taxcollector@coj.net  
Inquiries - (904)255-5700  
www.duvaltaxcollector.net  
Date: 05/04/2021 Time: 13:44:57  
Location: P06  
Transaction 0206371  
Clerk: JMB

Total Due: \$564.00



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# City of Jacksonville, Florida

*Planning and Development Department*

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

## Notice of Certification

May 3, 2021

RE: Appeal of COA-21-25095

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**Please find attached:**

- \* **Certified speaker / provider of written statement list**
- \* **Copy of Final Order**

COA-21-25095 heard on March 24, 2021

If there are any further questions, please feel free to contact me at (904) 255-7888.

  
\_\_\_\_\_  
Candace R. Long  
Executive Assistant

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

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www.coj.net

## Notice of Certification

May 3, 2021

**RE: Certified Speaker / Provider of Written Statement List**

I hereby certify that attached are the complete names and mailing addresses of any and all persons who either provided a written statement to, or testified before, the Commission regarding Application:

COA-21-25095 heard on March 24, 2021



**Candace R. Long**  
Executive Assistant

### PLANNING AND DEVELOPMENT DEPARTMENT

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

**COA-21-25095, 348 E. 11<sup>th</sup> Street**

Kelly Rich, SPAR Council  
311 East 2<sup>nd</sup> Street  
Jacksonville, FL 32206

Aaron Leedy  
1318 Walnut Street  
Jacksonville, FL 32206

Todd Hollinghead  
228 East 9<sup>th</sup> Street  
Jacksonville, FL 32206

John Shermetaro  
238 West 11<sup>th</sup> Street  
Jacksonville, FL 32206

William Hoff  
1402 North Laura Street  
Jacksonville, FL 32206

Tim Hope  
1450 North Market Street  
Jacksonville, FL 32206

Warren Fryefield  
1448 Ingleside Avenue  
Jacksonville, FL 32205





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(904) 255-7865  
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## Notice of Certification

May 6, 2021

**RE: Certified Transcript of the Historic Preservation Commission Meeting**

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**Please find attached:**

**\* Certified Historic Preservation Commission Transcript  
on COA-21-25095**

If there are any further questions, please feel free to contact me at (904) 255-7800

Public Hearing March 24, 2021

  
Candace R. Long  
Executive Assistant

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida, 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

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CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, March 24, 2021,  
commencing at 3:04 p.m., Jacksonville Public Library,  
Multipurpose Room, 303 North Laura Street, Jacksonville,  
Florida, before Diane M. Tropia, FPR, a Notary Public in  
and for the State of Florida at Large.

PRESENT:

ERIK C. KASPER, Acting Chairman.  
MAIJU STANSEL, Commission Member.  
TIMOTHY BRAMWELL, Commission Member.  
MAX GLOBER, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.  
LISA SHEPPARD, Planning and Development Dept.  
DEVIN SCOTT, Planning and Development Dept.  
KEALEY WEST, Office of General Counsel.  
CANDACE LONG, Planning and Development Dept.

- - -

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

3

1 Also, we'll be taking a ten-minute break every  
2 two hours.

3 For those that are joining us virtually on  
4 the Zoom call, if you would -- in order to  
5 raise your hand, you will select the "raise  
6 hand" item in the Zoom call. And then when  
7 it's your time to speak, we'll give you further  
8 instructions.

9 For those that are here in person, if you  
10 wish to speak, you need to fill out speaker's  
11 card. Place it in the basket in the back. And  
12 when it's your time to speak, you will have  
13 three minutes to speak.

14 All right. To get started, we'll go ahead  
15 and approve our meeting minutes from  
16 February 24th.

17 So do I have a motion to approve those  
18 minutes?

19 COMMISSIONER BRAMWELL: Motion to approve  
20 the minutes.

21 COMMISSIONER STANSEL: Second.

22 THE CHAIRMAN: All those in favor?

23 COMMISSION MEMBERS: Aye.

24 THE CHAIRMAN: Therefore, the minutes from  
25 February 24, 2021, have been approved.

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2

1 PROCEEDINGS  
2 March 24, 2021 3:04 p.m.

3 - - -

4 THE CHAIRMAN: All right. I hereby call  
5 this meeting of the Jacksonville Historic  
6 Preservation Commission to order and welcome,  
7 everybody, for attending today. The time of  
8 starting the meeting is 3:04.

9 Just a reminder that this is a hybrid  
10 meeting of Zoom and in-person. So we'll start  
11 off with introductions. We'll start off with  
12 staff.

13 MR. POPOLI: Christian Popoli, Planning  
14 and Development.

15 MS. WEST: Kealey West, Office of General  
16 Counsel.

17 COMMISSIONER GLOBER: Max Globber,  
18 commissioner.

19 COMMISSIONER BRAMWELL: Tim Bramwell,  
20 commissioner.

21 COMMISSIONER STANSEL: Maiju Stansel,  
22 commissioner.

23 THE CHAIRMAN: And Erik Kasper,  
24 commissioner.

25 So those in the audience today, as a  
courtesy, please silence your cell phone.

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4

1 All right. Our agenda is also in the back  
2 on the table. Our agenda items or agenda  
3 discussed today will be our deferred items, our  
4 consent agenda, previously deferred items, and  
5 our Certificates of Appropriateness, and our  
6 time for public comment.

7 I will go ahead and read the items that  
8 have been deferred. Item Number 1 is  
9 COA-20-24426, 1261 Dancy Street; Item 2,  
10 COA-21-24938, 324 6th Street West;  
11 COA-21-24995, 1928 Morningside Street; Deferred  
12 Item Number 4, COA-21-25101, 1854 Elizabeth  
13 Place.

14 MR. POPOLI: Through the Chair, we have a  
15 couple of requests for amendments to the  
16 agenda. The first would be under COAs, or  
17 Certificates of Appropriateness, Item Number 5,  
18 MMA-21-24910 at 1836 Edgewood. The applicant  
19 has requested to defer that application until  
20 April.

21 Additionally, we have two items under  
22 Certificates of Appropriateness where the  
23 applicants have agreed to staff conditions and  
24 requested to be moved to the consent agenda.  
25 Those are first two items, COA-21-24754, 1605

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1 structure.

2 So I'm just kind of -- I want to put out  
3 there that if they're going to come back with  
4 something, it might be nice to enhance what  
5 goes back there so it does match and  
6 complements the existing structure.

7 My other comments would be, I -- I'm  
8 looking at this as a building unto itself, not  
9 necessarily as it relates to the building in  
10 front of it because it's called a contributing  
11 structure. The -- it is evident that over the  
12 years it has had renovations to it and it's got  
13 mismatched roof forms. It's got mismatched  
14 roof materials. It's got aluminum siding.  
15 It's got termite damage. There are some other  
16 things that have been presented here that don't  
17 give me any reason to deny the application for  
18 demolition. I just wanted to put my two cents  
19 out there.

20 THE CHAIRMAN: Thank you, Commissioner  
21 Stansel.

22 Any further discussion from the  
23 Commission?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. All those in  
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1 industrial-style structure.

2 The property itself, once upon a time,  
3 looked like the picture featured here. It was  
4 a simple, gable-style front end with columns.  
5 The structure was originally purchased with the  
6 intent of using it for a dog grooming facility  
7 since it is in a zoning that would allow that.

8 The applicant -- previous owner had the  
9 intent of fixing the structure up, and she  
10 actually began renovations, acquired a few COAs  
11 for the front porch restoration and a reroof of  
12 the structure. Unfortunately, several years  
13 ago when her roofing contractor began work on  
14 the structure there was an accident where the  
15 roof shingles were piled on one location on the  
16 roof and it caused a collapse of the main roof  
17 of the building.

18 The structural damage was significant and  
19 actually caused the walls to bow out and  
20 collapse the chimney and did some other  
21 interior damage to walls in the rear of the  
22 structure. Here can you see the damage to the  
23 chimney (indicating).

24 The structure -- the previous owner took  
25 the contractor to court in an attempt to  
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1 favor of the motion?

2 COMMISSION MEMBERS: Aye.  
3 (Commissioner Bramwell abstains from  
4 voting.)

5 THE CHAIRMAN: Very well. The motion  
6 carries to approve demolition of COA-21-24834.  
7 Moving on to our Certificates of  
8 Appropriateness. Next item is COA-21-25095.  
9 Staff, do I have a report?

10 MR. POPOLI: You do. Just a moment.  
11 Through the Chair, this is COA-21-25095,  
12 located at 348 East 11th Street. The request  
13 is for the demolition of a contributing  
14 structure. The structure is -- let me find a  
15 map -- located on East 11th Street, between  
16 Walnut Street and Liberty Street, on the south  
17 side of 11th Street. This area is a bit of a  
18 mix-match of styles and uses.

19 The property in question is a  
20 single-family, bungalow-style, one-story  
21 structure, immediately adjacent to the east of  
22 the second structure of a very similar design.  
23 Across 11th are two masonry, industrial-style  
24 structures, as well as immediately to the west  
25 of this structure is a masonry,

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1 resolve the issue and acquire the money to  
2 repair the structure. That suit,  
3 unfortunately, drug on for the better part of  
4 two years. And during that time, half of the  
5 structure was initially covered with tarps. As  
6 you can see here, the wind, rain, sun took its  
7 toll on the tarps as they slowly degraded.  
8 Eventually, the house was open to the elements,  
9 and over at least another year has been  
10 progressively having rain infiltration and  
11 other damage.

12 The property has since changed hands, and  
13 now the request is to finally demolish the  
14 structure because the repair costs and  
15 condition of the structure exceed what the  
16 applicant is willing to do.

17 Sorry. I don't know what happened to that  
18 picture, but ...

19 In essence, if this came to staff now  
20 without knowing the history of the building,  
21 having viewed the structure and walked in it,  
22 limitedly in the (inaudible), we would probably  
23 have just recommended approval. Knowing the  
24 history, it makes it a little bit harder  
25 because we know it was in good shape a few

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1 years ago. But the damage and the long-term  
 2 degradation at this point, we think that  
 3 demolition is a reasonable request on this  
 4 structure, so we're recommending approval.  
 5 Happy to take any questions.  
 6 THE CHAIRMAN: All right. Any questions  
 7 for staff?  
 8 COMMISSION MEMBERS: (No response.)  
 9 THE CHAIRMAN: We'll open the public  
 10 hearing.  
 11 Anyone here to comment on this COA?  
 12 (Ms. Rich approaches the podium.)  
 13 MS. RICH: Hey, guys.  
 14 Kelly Rich again, SPAR Council, executive  
 15 director.  
 16 This is another one of those applications  
 17 that is understandable from the property owner  
 18 side, but we have to put in the extra efforts  
 19 and time and conversation to see, actually, can  
 20 these be saved.  
 21 We cannot continue to let demolition be a  
 22 normal, accepted protocol in Springfield. We  
 23 are losing our historic housing stock on a  
 24 regular basis due to instances like this. This  
 25 is one of those -- I'll tell you, if you're not  
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1 following the real estate market in  
 2 Springfield, you should. Bungalows are a hot  
 3 commodity and are doing really well. This is  
 4 also in an area that is zoned kind of weird,  
 5 But it's right next to the newly opened  
 6 District wine bar. All of the walkability in  
 7 the neighborhood has been growing. People are  
 8 clamoring to move here. And for us to lose  
 9 another historic building, that's -- you know,  
 10 is debatable.  
 11 We know those people that will deign these  
 12 properties unsaveable, and someone will come  
 13 and prove them wrong. These are things that  
 14 are always important to not only SPAR but the  
 15 entire neighborhood.  
 16 So I just wanted to make sure that we  
 17 really make the effort to discuss all  
 18 possibilities, and then, like I said, just to  
 19 follow -- not approve any COAs for demolition  
 20 without extensive exploration of renovation and  
 21 preservation options. From the demolition --  
 22 in Chapter 307: Demolitions should be  
 23 considered a last resort. We don't want the  
 24 applications to move so quickly with  
 25 acceptance. We've got to protect our historic  
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1 housing stock. That's what we have left.  
 2 So thank you.  
 3 THE CHAIRMAN: I see we may have someone  
 4 online to comment.  
 5 MR. SCOTT: We'll take Aaron Leedy first,  
 6 and then Todd Hollinghead.  
 7 AUDIENCE MEMBER: Yes. Thank you for your  
 8 time. As a resident of Springfield who is  
 9 currently restoring one of these old houses, I  
 10 understand --  
 11 MR. POPOLI: Can I stop you for one  
 12 second? Can you give us your name and then  
 13 spell your first and last name and your  
 14 address, please?  
 15 MR. LEEDY: I'm sorry. Aaron Leedy,  
 16 A-a-r-o-n, L-e-e-d-y. And I live at 1318  
 17 Walnut Street, just a couple of blocks down  
 18 from one of the two buildings beings discussed.  
 19 MR. POPOLI: Thank you.  
 20 MR. LEEDY: What I was just going to say,  
 21 as resident here and one who is restoring one  
 22 of these beautiful old homes, I understand why  
 23 someone may want to go a different direction.  
 24 But at the same time, like what Kelly was  
 25 saying, what we have is what we have, and once  
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1 they're gone, they're gone forever.  
 2 And as one who's seen in the last couple  
 3 of years so many houses that were listed  
 4 condemned that now have residents in them and  
 5 are fixed, I just -- I really want to voice my  
 6 opposition to tearing down another one of these  
 7 beautiful homes that we have seen fixed again  
 8 and again.  
 9 And I appreciate your time in letting me  
 10 speak.  
 11 MR. SCOTT: And then we'll take Todd  
 12 Hollinghead.  
 13 MR. HOLLINGHEAD: Todd Hollinghead,  
 14 T-o-d-d, H-o-l-l-i-n-g-h-e-a-d, 228 East 9th  
 15 Street.  
 16 As Kelly and Aaron both said, this house  
 17 is not in nearly as bad a shape as several in  
 18 the neighborhood that have been saved in recent  
 19 years. This is another instance of -- similar  
 20 to the building we just discussed in  
 21 Springfield -- where the owner purchased the  
 22 building with full knowledge of the current  
 23 condition when they purchased the building.  
 24 They knew the requirements of buying a building  
 25 in the historic district, and they knew what  
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1 was needed to be done to the building to make  
2 it habitable and yet they chose to go this  
3 route.

4 Based on construction estimates that are  
5 included with the book, current home values in  
6 Springfield, like Kelly was saying, the -- it  
7 does not appear to be an economic encumbrance  
8 for them to restore this building based on the  
9 location, based on everything going on with it.  
10 So I don't -- I personally don't feel like  
11 that's an adequate reason to demolish this  
12 building, so I would urge the HPC to deny this  
13 motion for demolition.

14 Thank you.  
15 MR. SCOTT: Next is John Shermetaro.  
16 Please spell your name and say your  
17 address for the record, please.  
18 AUDIENCE MEMBER: My name is John  
19 Shermetaro, J-o-h-n, S-h-e-r-m-e-t-a-r-o. My  
20 address is 238 West 11th Street, Jacksonville,  
21 Florida 32206.

22 I'm a resident of Springfield. I own some  
23 rental properties in the neighborhood of  
24 Springfield, and I just want to voice my  
25 opposition to you guys approving this  
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1 SPAR Design Review Committee that looks at all  
2 of the COAs.

3 I just want to read a portion of a  
4 statement that we made. There are now  
5 countless cases of homes labeled "unsavable"  
6 that have been successfully rehabbed. Caved-in  
7 roofs, crumbling chimneys and leaning walls are  
8 not extraordinary examples anymore, and not a  
9 hindrance to rehabbing a home.

10 In the case of 348 East 11th, the City  
11 haphazardly rezoned much of East 11th in the  
12 1990s to encourage industrial investment. They  
13 mistakenly lumped in 348 and other historic  
14 contributing structures into Light Industrial  
15 despite -- coincidence, several years ago, the  
16 current SPAR president, Mr. Hope, renovated two  
17 similarly damaged bungalows on the same street.  
18 That's 101 and 111 East 11th, both also zoned  
19 Light Industrial at the time.

20 After the renovations, the property owners  
21 of East 11th were given the opportunity to  
22 participate in a zoning change with the City.  
23 Some responded; some did not. The current  
24 zoning of this historic contributing structure  
25 should have no bearing on its preservation.  
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1 demolition. I think it's irresponsible the way  
2 the City signs off on these demolitions without  
3 doing a little bit more due diligence,  
4 especially in the historic districts, to see if  
5 these buildings can be saved. And I really  
6 don't think that that's being done, so as a  
7 resident of the neighborhood and somebody who  
8 appreciates the historic fabric that this  
9 neighborhood has, I urge this committee not to  
10 approve this demolition.

11 Thank you.  
12 MR. POPOLI: Through the Chair, I'd like  
13 to ask, is the applicant here today, either  
14 online or in person?  
15 AUDIENCE MEMBER: (Indicating.)  
16 MR. POPOLI: If you want to come up,  
17 please, the applicant.  
18 (Audience member approaches the podium.)  
19 AUDIENCE MEMBER: Sorry. I put a speaker  
20 card over there.  
21 MR. POPOLI: That's fine. Make sure you  
22 push the button.  
23 AUDIENCE MEMBER: Okay. Hello. My name  
24 is William Hoff, H-o-f-f. I live at 1402 North  
25 Laura Street, and I'm currently serving on the  
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1 And that zoning can be easily changed, as it  
2 has been done before.  
3 Even if the current zoning is desired,  
4 there is an obligation to protect the historic  
5 structure on it. So if the current owner of  
6 340 East 11th does not wish to renovate it and  
7 preserve it, they are welcome to sell the  
8 property to someone who will.  
9 So, you know, one year from now, we can  
10 either have a renovated historic property  
11 there, or if the applicant has their way, there  
12 will be industrial equipment stored there. So  
13 we would like the first option.  
14 Thank you.  
15 MR. SCOTT: We do have another comment on  
16 the Zoom lobby from Mr. Hope.  
17 AUDIENCE MEMBER: Hey, how's it going?  
18 This is Tim Hope, T-i-m, H-o-p-e. I  
19 reside at 1450 North Market Street.  
20 I won't reiterate some of what my fellow  
21 neighbors have said. I did want to point out a  
22 very poignant example besides the two that I've  
23 personally been involved with.  
24 One that's currently in progress is a  
25 property at 1535 Hubbard Street. It was built  
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1 12 years prior to this property that is in  
2 question on the COA for demolition. It's  
3 actually an old church. It was moved to this  
4 location from several blocks away. It needed a  
5 complete new roof because it had caved in. The  
6 property owner purchased it and is currently --  
7 all the walls are secured and the roof is now  
8 on there and new. And now -- and soon will be  
9 a continuing, contributing structure to the  
10 historic overlay.

11 I would echo the process that I went  
12 through to rezone to Residential, which was  
13 really an oversight by the City. And if you  
14 look at the ordinance by which that was done in  
15 2016, it explains that.

16 So just for those reasons, I'm just  
17 speaking in opposition of the demolition of  
18 this historic contributing structure,  
19 regardless of the oversight of the City when,  
20 in the early '90s, to rezone Light Industrial.

21 And I thank you for your time and your  
22 efforts on the Commission.

23 Thank you.

24 (Audience member approaches the podium.)

25 AUDIENCE MEMBER: My name is Warren

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1 Fryefield. Address, 1448 Ingleside Avenue,  
2 Jacksonville, Florida 32205.

3 We actually own the warehouse directly  
4 next door to this property. We're acting as  
5 agents for the owner, and there is a little bit  
6 of back story to that. He approached us after  
7 purchasing it at the end of last year and said  
8 about a month ago, Hey, I think you guys are  
9 probably the one people [sic] who can use this  
10 property, so if you would like to pursue this,  
11 let me know. And we decided to do it.

12 We have been next to it since 2010, so  
13 we've kind of seen this entire story unfold. I  
14 completely understand that -- the purpose of  
15 trying to preserve these historic buildings. I  
16 live in Riverside. We have a building and  
17 business in Springfield. In this instance, we  
18 have kind of done due diligence, and it's not  
19 economically feasible. And I know people  
20 brought that up.

21 On the numbers that we have that are kind  
22 of in there -- we did some legwork on this just  
23 to sort of make sure, but we're looking at the  
24 property that was purchased for \$50,000 in  
25 2020. And just to get it back to the shape it

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1 was in when they originally started doing the  
2 renovations before the roof caved in, we're  
3 looking at somewhere in -- \$70,000, plus the  
4 purchase price. And that doesn't include any  
5 additional work that would be required.

6 They could not look at the woodwork damage  
7 under the roof because, frankly, no one wants  
8 to go in this building. I personally have not  
9 stepped foot in this building; it's just not  
10 safe. Looked in through the windows, looked  
11 around and done all that. But that's sort of  
12 the back story. It's a shame, but I think  
13 you're asking someone to invest an amount of  
14 money in something that's not going to happen.  
15 And that's unfortunate.

16 THE CHAIRMAN: Thank you. Any other  
17 public comment?

18 AUDIENCE MEMBERS: (No response.)

19 THE CHAIRMAN: We'll close the public  
20 comment and I'll need a motion.

21 COMMISSIONER BRAMWELL: Motion to approve  
22 the demolition request for COA-21-25095,  
23 348 East 11th Street.

24 COMMISSIONER STANSEL: Second.

25 THE CHAIRMAN: And discussion?

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1 Maybe I'll start with some questions to  
2 staff and just to maybe summarize the  
3 guidelines that are in the book or the report  
4 and then your findings on the major guidelines.

5 I think where we're at is the major  
6 guideline of being restorable or the ability to  
7 restore.

8 MR. POPOLI: As one of the justifications  
9 of -- yeah, I mean, the applicant has presented  
10 a fair amount of evidence to -- there is a  
11 possibility of restoration. For them, it comes  
12 down to cost. For us, I think one of our  
13 concerns is both with the building requirements  
14 for code compliance based on the cost of  
15 renovation, along with the amount of damage  
16 that's been done; how much of the historic  
17 character is going to be left when they're  
18 done.

19 I think the porch is in relatively good  
20 shape. I think some of the exterior walls  
21 probably could be salvaged in part. I think  
22 the entire roof structure is gone. The  
23 interior portions, which typically we don't  
24 regulate, but having been in the building  
25 before and after, had a lot of original

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1 finishes that have now been lost. The floors  
2 are gone.

3 Yeah, I mean, it's possible. It's just --  
4 and we were on the fence about this when we  
5 drafted the report. And, like I said, not  
6 knowing the history would make it a little bit  
7 easier, I think, for us, but knowing the  
8 history made it definitely a challenge to come  
9 to this conclusion. But when all is said and  
10 done, I'm not sure how much of the actual  
11 history is going to be saved.

12 THE CHAIRMAN: Thank you, Christian.

13 I think our task as the Commission is to  
14 evaluate the building today in its current  
15 condition with a collapsed roof, with flooring  
16 damage, wall damage, and then some time period  
17 of weather damage and having no roof. And then  
18 also to take what the applicant is telling us  
19 of the cost to restore and the feasibility.

20 But still back to the core point of the  
21 amount of damage that has occurred right now,  
22 today, based on not having a roof and the roof  
23 collapsing, which would make the repair a  
24 hardship. And definitely a historic roof would  
25 no longer be there, but the other items are

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1 out through the court system. The house never  
2 changed hands in that period. And the owner,  
3 like I said, had all intentions of restoring  
4 the house. But then when she did not get the  
5 settlement she wanted, sold the property.

6 And I think Kealey can tell you, Code  
7 Enforcement goes with the property, not the  
8 person. So the new owner would take on that  
9 responsibility at this point.

10 It is problematic in this case. If this  
11 has been a slow degradation, it is something we  
12 could have pursued potentially, but given the  
13 immediate nature of the damage and then the  
14 opportunity to repair -- much like the one on  
15 Walnut Street, there was an intent, but it  
16 never came to fruition. I don't know that we  
17 would have a case for that in this case.

18 THE CHAIRMAN: Because the neglect was by  
19 the prior owner who has since sold. Current  
20 owner was not responsible for the previous  
21 neglect?

22 MR. POPOLI: And Kealey can correct me,  
23 but I believe that's correct.

24 THE CHAIRMAN: Thank you.

25 COMMISSIONER BRAMWELL: I think I'm mainly  
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1 missing.

2 And maybe to staff, probably an unfair  
3 question, but maybe it's worth for the  
4 Commission's knowledge: A building -- a  
5 property owner doesn't have an obligation to  
6 maintain a structure, so they could, if they  
7 choose, allow damage to go (inaudible) year  
8 after year after year until it becomes publicly  
9 unsafe and the City steps in?

10 MR. POPOLI: Through the Chair, I would  
11 say no. And there's kind of two sides to that  
12 coin. The first is Municipal Code Compliance,  
13 which is not our purview, but they do have  
14 safety, boarding, and weatherization  
15 requirements.

16 And then, in our code -- we don't have a  
17 maintenance requirement under our code, but we  
18 do have a portion that's referred to as  
19 "Demolition by Neglect," which, in essence,  
20 would allow a property to fall apart to the  
21 point that it would qualify for demolition.

22 And I do see your point in this case. The  
23 complication was that -- and I didn't include  
24 all the emails; I included a few, but there was  
25 a two-year process to save this house that drug

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1 focused on the -- I think it's Item 8 in the  
2 staff report, whether there are other feasible  
3 alternatives to demolition and how it states  
4 that staff is of the opinion that any  
5 restoration would result in the loss and  
6 replication of historic elements that would  
7 result in mostly a new home and not the  
8 restoration of a historic resource.

9 I think -- as Christian has listed all of  
10 the items that are going to be lost, I think  
11 that's what is most relevant to me, that  
12 we're -- even if we, you know, force this  
13 homeowner to pursue this, what are we going to  
14 end up with?

15 COMMISSIONER STANSEL: Through the Chair,  
16 I tend to agree with you on those -- on that  
17 point. In looking at pictures of the original,  
18 pre-accident, pre-other-owner, there's even  
19 some character differences between it and what  
20 it is now. There are shingles where there was  
21 siding. And there's some differences even in  
22 it as a structure. So it doesn't even have all  
23 of the original historic character. Uniquely  
24 enough, I think the windows look fabulous, and  
25 that's usually what we're fighting about.

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1 But it kind of saddens me that the person  
2 who purchased this, did purchase it knowing  
3 full well there was a hole in the roof and  
4 didn't do anything other than maybe extend  
5 another tarp over it, to then decide he  
6 couldn't take it on as a project. That, to me,  
7 is just poor management of your time and funds  
8 and all of our time. So yeah, that's where I  
9 stand.

10 THE CHAIRMAN: All right. Any more  
11 discussion?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: All right. We'll take a  
14 vote on the motion.

15 All those in favor?

16 COMMISSION MEMBERS: Aye.

17 THE CHAIRMAN: COA-21-25095, that has been  
18 approved.

19 Moving on to COA-21-25100, 150 Phelps Street.  
20 Do we have a staff report?

21 MS. SHEPPARD: Yes, you do.

22 This application is for the application of  
23 vinyl siding over the existing woodwork of the  
24 house. That includes eaves, trim work, and the  
25 siding itself. We are recommending denial with  
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1 of it as a material, but it's such an important  
2 characteristic of some of those buildings, it's  
3 called out as a feature.

4 The design regulations also state that  
5 probably the greatest threat to wood siding is  
6 the application of nonhistoric surface  
7 coverings, such as vinyl siding. It finds that  
8 this material would violate Standards 2 and 3,  
9 and I'll kind of cover on those.

10 One of the things that usually happens  
11 when you're applying something on top of a  
12 material is that you're having to kind of cut  
13 edges and stuff to apply it. And so there is a  
14 damage that's -- that occurs to the historic  
15 materials. In this particular case, the  
16 product -- there's been a lot of improvements  
17 to vinyl siding over the years. This product  
18 does have -- it's not a -- it's got a backing  
19 to it. I think it's -- before it was just kind  
20 of a hollow application. This actually has an  
21 insulation factor behind it. It's -- even the  
22 literature actually references it being an  
23 "insulating product," not so much vinyl siding,  
24 but insulation.

25 That might be an approval to the shape of  
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1 the further suggestion of siding repairs using  
2 traditional wood clapboard siding to match the  
3 existing, which has been discussed with the  
4 owner, who is not our applicant in this case.  
5 That's the contractor that is our main  
6 applicant and here today.

7 We're recommending denial of this  
8 application for a number of reasons. Just to  
9 touch on a couple of details, the contractor  
10 has stated that they build the product as an  
11 exact match as far as design, the six-inch  
12 exposure of the siding, and it would be -- they  
13 did confirm that it was would be installed over  
14 the existing materials and sealed with  
15 adhesive, silicone caulk. The structure is  
16 located on a corner lot. It's highly visible.

17 The design regulations do address the  
18 application of alternate materials over wood  
19 siding. First and foremost, the design  
20 regulations explain that wood siding is a  
21 character-defining feature in the district for  
22 vernacular buildings as well as some of the  
23 later 19th century/early 20th century styles  
24 that are found there. It's referred to as a  
25 "character-defining feature." We usually think  
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1 it or the ability to hold its shape, but that's  
2 a lot of extra material that's going on top of  
3 the existing siding that would obviously have  
4 an impact on the profiles, exposure, setback of  
5 windows, that type of thing.

6 While the siding may -- and I didn't  
7 double-check as far as the measurement, but if  
8 it meets the -- or replicates the 6-inch kind  
9 of exposure of the existing siding, it would  
10 not replicate the beadboard work that's found  
11 in the soffit area, which is run in a different  
12 direction. You can see on the picture here on  
13 the screen, it's run long-ways. And I believe  
14 the product information is in your -- all that  
15 information -- that product is run at a  
16 short -- opposite of what you're seeing on the  
17 screen.

18 When it comes to vinyl siding, the design  
19 regulations actually explain that while removal  
20 is not required where it exists -- you know, if  
21 there's something out there that was in place  
22 prior to the district going into place, they  
23 don't have to remove it. But if it has to be  
24 removed, that any replacement product has to be  
25 historically appropriate. In other words, if  
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### Application For Certificate Of Appropriateness

#### Application Info

<b>Tracking #</b>	25095	<b>Application Status</b>	FOUND SUFFICIENT
<b>Date Started</b>	02/24/2021	<b>Date Submitted</b>	N/A

#### Planning and Development Department Info

<b>COA #</b>	COA-21-25095
<b>Admin Review</b>	<input type="checkbox"/>
<b>Admin Recommendation</b>	FORWARD
<b>Admin Date Of Action</b>	3/1/2021
<b>Forwarded to JHPC</b>	<input checked="" type="checkbox"/>
<b>JHPC Meeting Date</b>	3/24/2021
<b>Staff Recommendation</b>	N/A
<b>JHPC Recommendation</b>	N/A
<b>JHPC Date Of Action</b>	N/A
<b>Admin Details</b>	N/A
<b>JHPC Details</b>	N/A

#### General Information On Applicant

<b>Last Name</b>	<input type="text" value="FRYEFIELD"/>	<b>First Name</b>	<input type="text" value="WARREN"/>	<b>Middle Name</b>	<input type="text"/>
<b>Company Name</b>	<input type="text" value="DUVAL MULTI RESIDENTIAL SERVICES INC"/>				
<b>Mailing Address</b>	<input type="text" value="346 E 11TH ST"/>				
<b>City</b>	<input type="text" value="JACKSONVILLE"/>	<b>State</b>	<input type="text" value="FL"/>	<b>Zip Code</b>	<input type="text" value="32206"/>
<b>Phone</b>	<input type="text" value="904"/> <input type="text" value="894"/> <input type="text" value="9050"/>	<b>Fax</b>	<input type="text" value="904"/> <input type="text"/>	<b>Email</b>	<input type="text" value="WFRYEFIELD@DMRSJAX.COM"/>

#### General Information On Agent(s)

**Agent represents**  Owner  Contractor  Architect  Consultant  Other

<b>Last Name</b>	<input type="text" value="FRYEFIELD"/>	<b>First Name</b>	<input type="text" value="WARREN"/>	<b>Middle Name</b>	<input type="text"/>
<b>Company/Trust Name</b>	<input type="text" value="DUVAL MULTI RESIDENTIAL SERVICES INC"/>				
<b>Mailing Address</b>	<input type="text" value="346 E 11TH ST"/>				
<b>City</b>	<input type="text" value="JACKSONVILLE"/>	<b>State</b>	<input type="text" value="FL"/>	<b>Zip Code</b>	<input type="text" value="32206"/>
<b>Phone</b>	<input type="text" value="9048949050"/>	<b>Fax</b>	<input type="text"/>	<b>Email</b>	<input type="text" value="WFRYEFIELD@DMRSJAX.COM"/>

#### Description Of Property

**Property Designation**

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

<b>Map</b>	<b>RE#</b>
	055231 0000

**Companion Zoning Application Tracking #** (if known)

**Location Of Property**

**General Location**

**House #**  **Street Name, Type and Direction**  **Zip Code**

**Between Streets**  
 and

**Type Of Improvement**

**Addition**  
  **Driveway**  
  **Demolition**  
  **Window Replacement**  
 **Alteration**  
  **Relocation**  
  **New Construction**  
  **Reroof/Minor Repairs**  
 **Fencing**

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**  
 COMPLETE DEMOLITION OF A HOUSE THAT HAS BEEN LEFT IN DISREPAIR FROM A PREVIOUS OWNER TO ENABLE SALE OF PROPERTY FOR APPLICABLE USE BY NEW OWNER.

**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

**Demolition - Required Attachments For Complete Application**

- Written Statement** - Applicant's written statement of reasoning.
- Letter From Engineer** - Letter from licensed registered engineer/contractor.
- Statement Of Economic Viability** - Statement of economic viability of rehabilitation to code.
- Proposed Re-use Of Property**
- Appointment With Staff** - Appointment with staff to review condition.
- Photos Of Structure** - Photos of structure interior and exterior.

**Additional Documents Provided**

	Description
<input checked="" type="checkbox"/>	TBD

**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.



**ONE CITY. ONE JACKSONVILLE.**

# City of Jacksonville, Florida

*Planning and Development Department*

Community Planning Division  
Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7865  
[www.coj.net](http://www.coj.net)

## Notice of Certification

May 3, 2021

RE: Certified Copy of Final Order

COA-21-25095 heard on March 24, 2021

I hereby certify that the attached is a true and accurate copy of the Final Order of COA-21-25095:

  
Candace R. Long  
Executive Assistant

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | [www.coj.net](http://www.coj.net)

On File

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BEFORE THE HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-21-25095**

IN RE: The Certificate of Appropriateness Application of

**Steven Tyrrel**  
**348 11<sup>th</sup> Street East**  
**Jacksonville, Florida 32206**

**ORDER ON COA-21-25095: APPROVED**

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **Warren Fryfield (Agent)**, on behalf of **Steven Tyrrel**, the owner of certain real property located at **348 11<sup>th</sup> Street East, R.E. No. 055231-0000**, seeking approval to **demolish a contributing structure**.

Having duly considered the evidence presented at the public hearing and meeting on **March 24, 2021**, including the Report of the Planning and Development Department 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 Historic Preservation Commission hereby

**FINDS AND DETERMINES:**

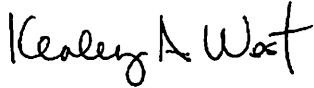
1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and
2. That as stated in the record, substantial competent evidence demonstrates that application **COA-21-25095** does meet the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code; and
3. The Commission hereby adopts the findings in the Staff Report for application **COA-21-25095**, to the extent consistent with this Order, and the excerpt of the transcript in **EXHIBIT B** as further support for this Order; and
4. That the land which is the subject of application **COA-21-25095** is owned by **Steven Tyrrel**.

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

Commission: 1. Application **COA-21-25095** is hereby **APPROVED**.

Executed this 12 day of April, 2021.

FORM APPROVED:



Kealey A. West  
Office of General Counsel



Chairman  
Historic Preservation Commission

Copies to:

**Owner: Steven Tyrrel  
2055 Liberty Street  
Jacksonville, FL 32206**

**Applicant: Duval Multi Residential Services, Inc.  
c/o Warren Fryfield  
346 11<sup>th</sup> Street East  
Jacksonville, FL 32206**

**DISCLAIMER.** The certificate of appropriateness, if 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.

**TIMEFRAMES AND 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. Therefore, this Order does not become final until the expiration of the twenty-one (21) day appeal period provided in Chapter 307, Jacksonville Ordinance Code. Any work commenced during this appeal period is done at the risk of the applicant.

GC-#1423534-v1-Order\_on\_COA-21-25095\_A\_3\_24\_21.docx

March 24, 2021

**THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**  
**CERTIFICATE OF APPROPRIATENESS APPLICATION COA-21-25095**

<b>Address:</b>	<b>348 11<sup>th</sup> Street East</b>	<b>Year Built:</b>	<b>c1919</b>
<b>RE#:</b>	<b>055231-0000</b>	<b>Designation:</b>	<b>Springfield Historic District</b>
<b>Location:</b>	<b>South side of 11<sup>th</sup> Street East, between Walnut Street &amp; Liberty Street</b>	<b>Status:</b>	<b>Contributing</b>
<b>Owner:</b>	<b>Steven Tyrrel 2055 Liberty Street Jacksonville, FL 32206</b>	<b>Applicant:</b>	<b>Warren Fryfield Duval Multi Residential Services Inc 346 11<sup>th</sup> Street East</b>

**REQUEST / RECOMMENDATION**

**Request:** Demolition of a contributing structure  
**Recommendation:** Approve  
**Condition:** None

In reviewing the *Historic Preservation Guidelines for the Springfield Historic District* (district regulations) and the *Secretary of the Interior's Standards for Rehabilitation*, it is the opinion of the Planning and Development Department that the proposed demolition is consistent with all or in part with:

1. The *Secretary of the Interior's Standards for Rehabilitation*: Numbers Two & Four.
2. The *Historic Preservation guidelines for the Springfield Historic District* (district regulations) section for demolition.
3. Chapter 307.106(l) General Standards: 1, 2, 3 & 4.  
Chapter 307.107(n) Guidelines on Demolition: 1, 2, 3, 4, 5, 6, 7, 8 & 9.

**GENERAL INFORMATION**

The City of Jacksonville Ordinance Code allows for routine repairs and maintenance, alterations, and new construction not seen from the public right-of-way and other projects consistent with the *Secretary of Interior's Standards for Rehabilitation* to be pre-approved by the Jacksonville Planning and Development Department. However, the demolition of a contributing structure in the Springfield Historic District must be approved by the Jacksonville Historic Preservation Commission.

EXHIBIT A

### **STANDARDS, CRITERIA AND FINDINGS**

Chapter 307.106(1), *City of Jacksonville Ordinance Code* states that in considering an application for a certificate of appropriateness for alterations, new construction, demolition, or relocation, the Commission shall be guided by the following general standards:

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:**

- Demolition by nature is the ultimate removal of historic fabric. The proposed work is for the demolition of a contributing structure within the Springfield Historic District. **Demolition should be considered a last resort when addressing the future status of a historic structure.** All alternatives should be explored, including the potential rehabilitation and reuse of a structure by either the current owner or prospective owners.
  - The proposed work is for the demolition of a contributing residential home in the Springfield Historic District.
  - Though typically restoration is the preferred option, and in the case of this house, was underway until early 2019, the current state of the structure has made restoration a complicated and difficult path. In late 2018, the structure was under active renovation for conversion into a pet grooming facility. The structure is within the Industrial Light zoning category, allowing for some commercial and industrial uses. During renovations, a new roof was to be installed by a professional roofing company. During the reroofing process, a large quantity of shingles were placed on the center of the main roof, resulting in a collapse of the main roof, and extensive damage to the walls and chimney.
  - Because of the nature of the accident, the owner at the time spent over a year in legal action attempting to seek money for the repair. During that time attempts were made to keep the house covered with tarps to weatherproof the damaged structure. After the suit reached a settlement that was less than the needed amount for repairs, the property was sold to the current owner. In that time, the tarps have failed to weatherize the structure, and further deterioration has occurred.

2. **The relationship between such work and other structures on the landmark site or other property in the historic district:**

- The *Historic Preservation Design Guidelines for the Springfield Historic District* (district regulations) emphasize the negative impact demolition can have on a historic district, which can result in producing a void in the street or



creating a false sense of history by replacing the historic structure with a new home.

- The home is a small bungalow style home, one of two on the block. The block is a unique situation where the two homes are surrounded by industrial properties that are both in and out of the district. The adjacent home to the east is very similar in design, and was likely built at the same time, and possibly by the same builder.
- Demolition of the subject property will leave a vacant lot between the last remaining home on this block, and the adjacent industrial property to the west of the subject lot. The area is primarily industrial in nature, though the adjacent remaining home is currently occupied for residential uses.
- Demolition of the subject property will irreversibly diminish the character of home site, though the structure in its current state is a blighting influence on the area.

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;

- Demolition would result in the complete loss of all architectural and historical significance of the home, as well as its contribution to the historic integrity of this part of the Springfield Historic District. Though the structure is a common type of style in the district, it's location on 11<sup>th</sup> Street East and Walnut Street is unique given the mainly industrial nature of the area.

4. Whether the plans may be carried out by the applicant within a reasonable period of time;

- Chapter 307.106 (S) of the Jacksonville Ordinance Code states, "Any certificate of appropriateness which has been approved pursuant to the provisions of this Section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission." It is the opinion of the Planning and Development Department that the proposed demolition can be completed within the aforementioned time frame. It is the desire of the applicant to construct a new garage on the property if the historic one car garage is demolished. Any new construction would be reviewed under a new COA. It is worth noting the applicant has stated they plan to use the area for the storage of industrial equipment in an outside lot. This is an allowable use in the Industrial Light zoning category. Staff would

discourage this type of infill use, as it will erase the history of the bungalow. An infill new construction, even one for industrial purposes, could be built and styled to blend with the remaining residential structure.

Chapter 307.106(o), *City of Jacksonville Ordinance Code* states that in considering applications for a Certificate of Appropriateness for demolition, the Jacksonville Historic Preservation Commission shall consider the following standards:

1. The historic or architectural significance of the building or structure:
  - The structure is an early bungalow style wood frame vernacular structure. This style is common in the district, and is often the inspiration for smaller infill new construction. The structure, located on 11<sup>th</sup> Street East, in amongst industrially designed structures is a unique situation, with its sister home adjacent to the east. There is no known specific historical significance on its own, and architecturally it is not exceptional. Additionally, full restoration would likely result in loss of significant historic fabric, that would need to be replicated.
2. The importance of the building or structure to the ambiance of the historic district:
  - As noted above, the structure is in a unique position within the district, as one of two residential structures on the block, in amongst industrially styled and occupied structures. Overall, it is one of two remaining historic residential structures on the northeast edge of the district.
3. The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location.
  - It is the opinion of the Planning and Development Department that the subject property does not have design elements, i.e. building height or massing which would make reproduction difficult or impossible. The building materials are common, and can be reproduced in modern materials.
4. Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the county or region.
  - It is the opinion of staff that the structure is a common architectural type in the district, and not one of the last examples left.
5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be:
  - It is the plan of the applicant to use the area for outside storage of industrial

equipment. Although there is many surrounding uses that are industrial in nature an design, outside storage of equipement is not typical for the historic district and should be strongly discouraged. The infill construtcuion of a new building would be a more appropriate use of the proepery, preventing a void in the rythen of the block, and is not a supported use of the property in the guidelines.

6. The difficulty or the impossibility of saving the building or structure from collapse;

- The current condition of the strutcre, were it not the result of the accident, would qualify the strutcre for support for demolition. the roof is caved in, the walls are bowed out, the chimney has partially collapsed, and the windows are lost, broken or missing. The siding is also missing or broken along many of the walls, and there is foundation damage. The porch and portions of the extreme front and rear of the strutcre are the only areas not affected by the collapse. Given the years of water infulatration, it is likely the strutcre is not in sound condition.

7. Whether the building or structure is capable of earning economic return on its value;

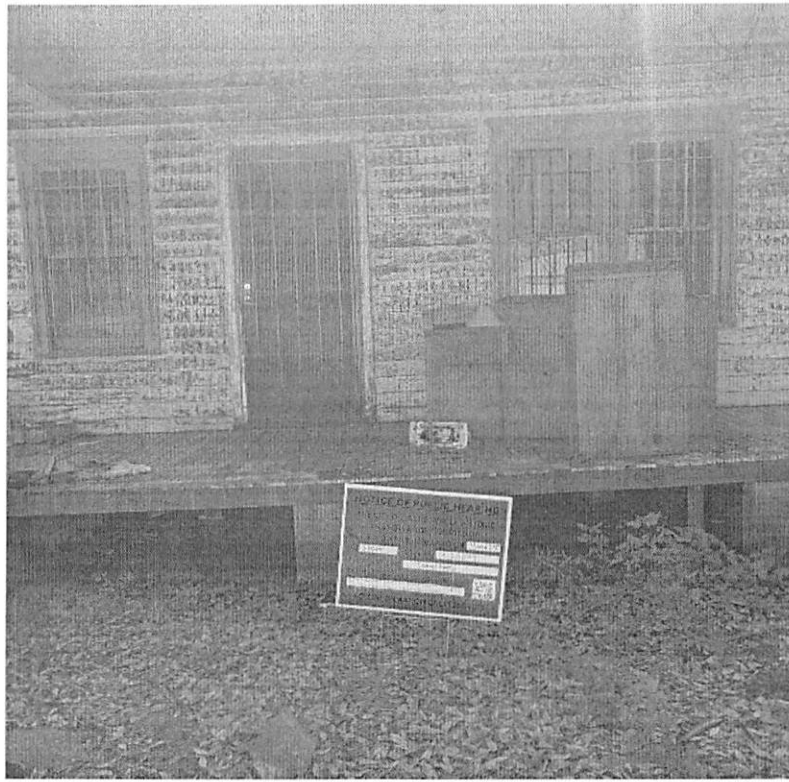
- The structure, as a single family home, in livable condition could return income. Given its location in a mostly industrial area, and the proposed restoration costs, staff is sure of the economical returns on rental property or residential sales.

8. Whether there are other feasible alternatives to demolition;

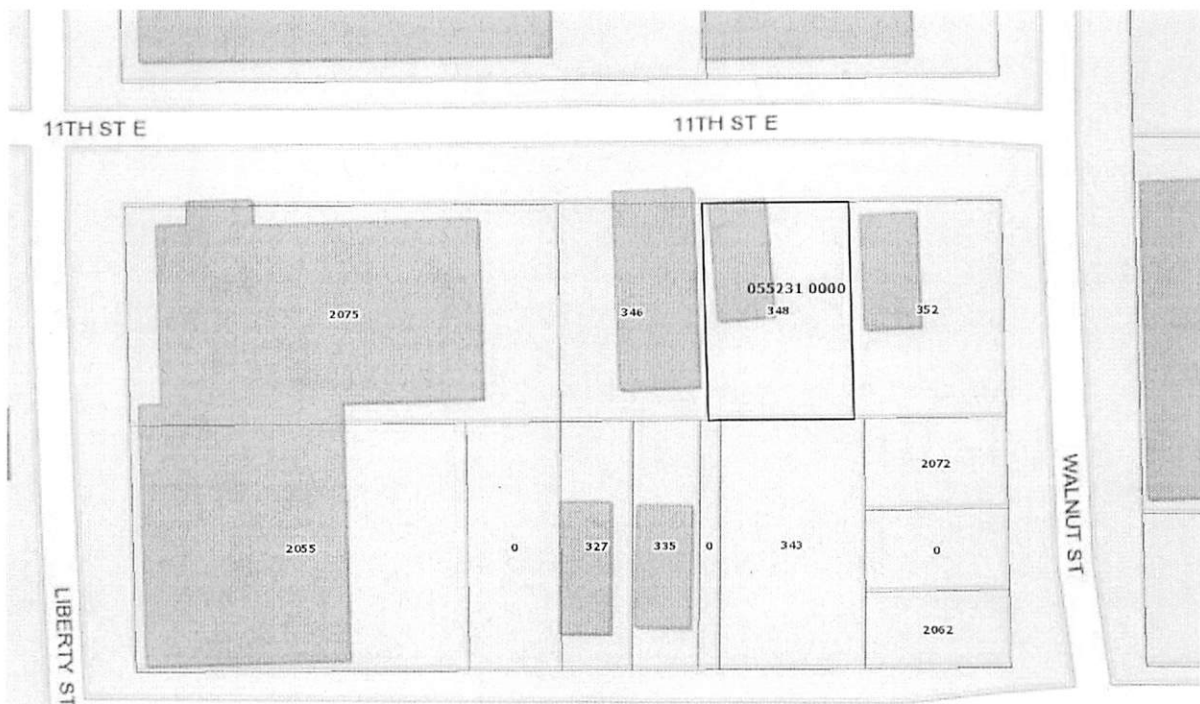
- Given the current condition of the property, and additional degradation from water infulatration over three years, staff is of the opinion that any restoration would result in the loss and replication of historic elements that would result in predomonaly a new home and not the restoration of a historic resource. Staff does not feel there is a reasonale altertive.

10. Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure;

- Chapter 307.102 defines undue economic hardship as meaning, “*an onerous and excessive financial burden that would be placed upon a property by the denial of a certificate of appropriateness or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate*”.
- Based on the information provided, it appears the applicant may be able to make a case for the cost of restoration exceeding any return on the investment, but that is ultimately up to the Commission.



Sign Posting



Subject Area Map



Aerial image



Subject House (pre-accident)



Subjet house immeditaly after accident



Subject house currently

## Kelly, Susan

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**From:** Popoli, Christian  
**Sent:** Wednesday, April 21, 2021 10:57 AM  
**To:** Kelly, Susan  
**Cc:** West, Kealey  
**Subject:** RE: appeal process  
**Attachments:** COA-20-24689 Signed Final Order.pdf; COA-21-25095 Signed Final Order.pdf

We're aware of the appeals, they are for two demolitions approved last month. Legislative Services handles the appeals, and they would need to file them through that office. I've attached the two final orders, which I think they will need for reference.

We can discuss the applications and staff's position and the Commission's ruling.

### Christian Popoli, MAURP

City Planner Supervisor  
City of Jacksonville I Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7852  
[www.coj.net](http://www.coj.net)



Please Note: "Under Florida's very broad public records law, email communications to and from city officials are subject to public disclosure."

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**From:** Kelly, Susan <KSusan@coj.net>  
**Sent:** Wednesday, April 21, 2021 10:49 AM  
**To:** Popoli, Christian <CPopoli@coj.net>  
**Subject:** appeal process

Jennifer Chapman just contacted me to find out what the process is to appeal HPC's decision to LUZ. Do we have something that outlines the process? This is regarding demolition approvals for 348 East 11<sup>th</sup> and 1043 Walnut. Should I loop Kealey in on this as well?

### Susan Kelly, AICP

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City of Jacksonville I Planning and Development Department  
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Jacksonville, FL 32202

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