

## 1323 Ionia, Built in 1902

The last remaining original historic structure on the east side of this block.

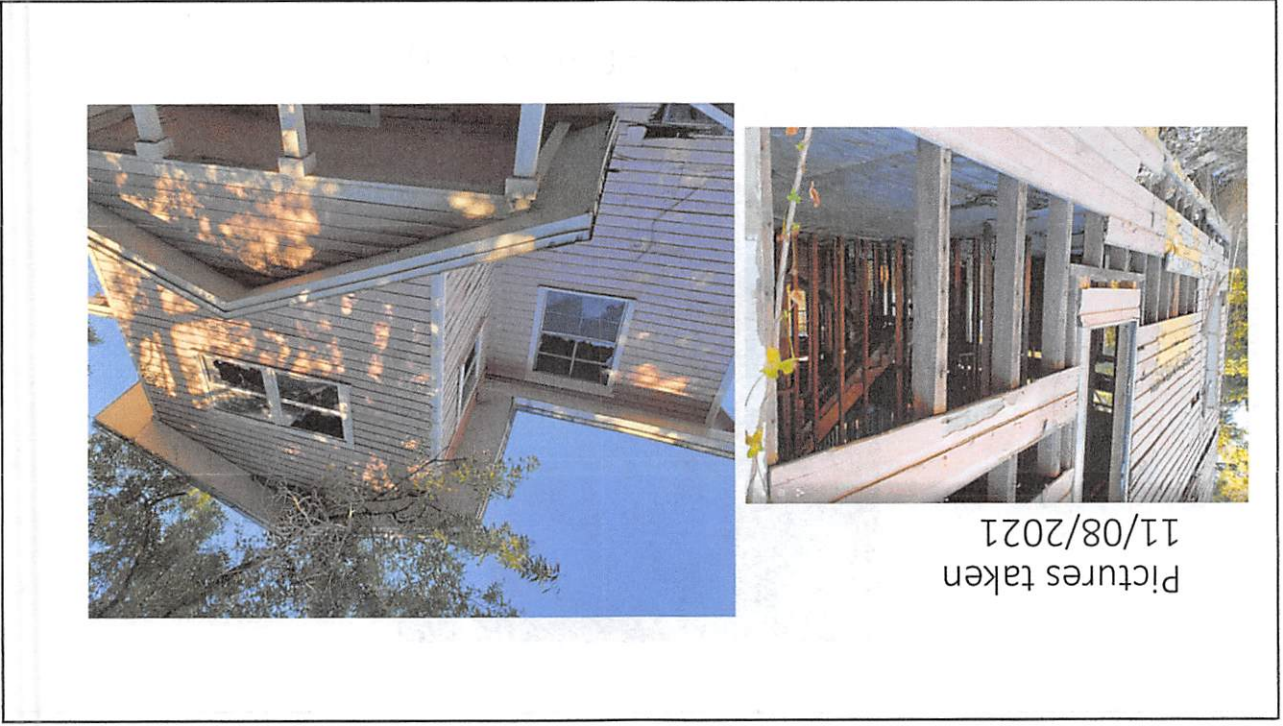


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## TIMELINE OF EVENTS

- 09/18/2020 – Property purchased for \$26,300
- 09/22/2020 – COA application submitted for siding repair/replacement
- 10/14/2020 – COA-20-24368 issued for siding repair/replacement
- 11/06/2020 – Permit B-20-351106.000 issued for siding repair/replacement (referenced COA-20-24368)
- 03/04/2021 – City CARE Issue 210304-000000 opened for exterior demolition work with no permit as well as interior demolition
- 03/04/2021 – City building officials placed the property on LOCKDOWN HOLD and VIOLATION-OPEN
- 03/09/2021 – Another building permit opened for the SAME TYPE OF WORK (siding repair/replacement); building official noted someone was obtaining permits and moved the follow-up date out
- 03/23/2021 – City building official closed the CARE ticket (although incorrectly as there was no permit pulled for demolition)
- 05/17/2021 – Owner submitted COA application for ‘after the fact’ demolition of the rear addition and side stairs
- 05/26/2021 – COA-21-25566 was approved for the demolition of the rear addition and the side stairs
- 07/06/2021 – Owner submitted COA application for a re-roof
- 07/08/2021 – COA-21-25875 was approved
- 09/22/2021 – Owner submitted COA application for complete demolition

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Pictures taken 11/08/2021



Demolition Photos 03/03/2021



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The owner denied any demolition was done yet this photo they submitted tells a different story.



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The structure has stood in this condition for a year with no collapse.

Neuljan Kore & Ana Plaku  
8120 Summer Gate Ct  
Jacksonville, FL 32256

Hope all is well.

I am the owner of 1323 Ionia st, we purchased this property with the intent to repair and remodel/renovate. During our demo/trash removal process we discovered that this property is way beyond repair, and is completely NOT a safe structure to work on. I have had 2 GC and 2 structural engineers to look at this. See attached photos and letters from engineers.

My MAIN concern is that this is a threat to public health and public safety, and the neighbor next door.... the property lines are just 3 feet away.... at any time the 2nd floor can collapse down. PLEASE LOOK INTO THIS MATTER AS IS A PUBLIC HEALTH AND SAFETY CONCERN.

Thank you for your time, please let me know how to proceed.  
Best Julian direct line 904.434.1450

Neuljan Kore & Ana Plaku

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## Chapter 307 Ordinance Code

Sec. 307.106(n)(8) states the following:

(n) In considering an application for certificate of appropriateness for demolition, the Commission shall consider the applicable Historic District Design Regulations, if any, and the following additional criteria:

(8) Whether there are other feasible alternatives to demolition;

The Commission may request assistance from interested individuals and organizations in seeking an alternative to demolition. The Commission may require applicants to submit such additional information as the Commission deems necessary to be used in making its determination. The Commission shall not deny a request for a certificate of appropriateness for demolition without also considering such request as a request for a certificate for relocation.

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## Staff and Public Comment

The staff report states: "The Design Regulations state, "demolition contributes to a poor environment," which is based on outdated market conditions when new construction was rare in Springfield. Market conditions have substantially improved."

Just because market conditions have improved does not mean we allow demolition.

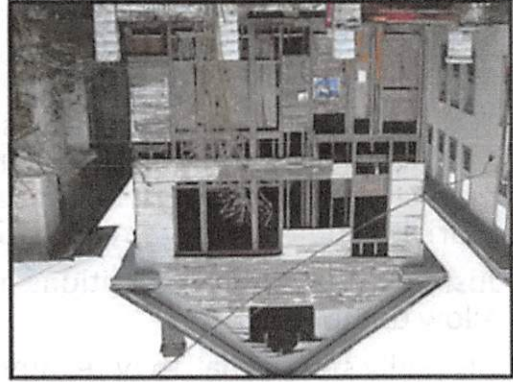
Ms. Kelly stated that they recommended approval because they had gone through all the evaluation criteria and found "...from our perspective, when we're looking at this, at the preservation of the historic fabric, there's not anything there, unfortunately." Other alternatives were not discussed.

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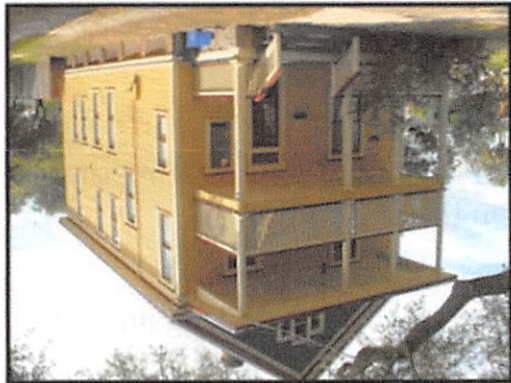
SPAR Representative William Hoff made a very good point during the HPC hearing regarding a letter included in the application:

"...he mentions the rationale that he gave, which included, again, the economic hardship and danger of imminent collapse. So while we don't have a position on the demolition, the applicant has about \$50,000 into the property. Now it may cost another 300,000 to renovate. A nicely renovated home in our neighborhood will sell for a lot more. ***So not getting your preferred return on investment is not a reason to demolish.***"

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1523 Pearl Street



320 E 4th Street

Here are others that were given a 2nd chance!

### 427 E 3<sup>rd</sup> Street



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### 301 East 5<sup>th</sup> was going to be Demolished!



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But look at her now!



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## Final Thoughts

- The owner of this property bought it at an amount that will support a return on investment.
- The owner made significant changes to the property with NO COA or Building Permits.
- The way in which the interior demolition was done contributed to the current condition.
- The property has been left open and unsecured for a YEAR.
- Please do not reward an owner for negligently causing harm without requiring them to try alternatives to demolition (sell, donate, restore!)

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