

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):

- (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.

COA-21-24689  
1043 Walnut St.

**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**

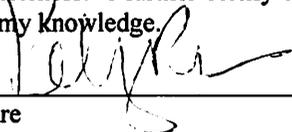
Please complete the following:

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

1043 Walnut St -

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

The original owner of this structure was Robert E. Broward, the uncle to architect Robert C. Broward who has been a major contribution with regard to architecture and the documentation of the architectural history of Jacksonville. This building was constructed by the O.P. Woodcock Company and contains several features that are common to the period of construction in 1924. Although the original windows have been removed, the historic storefront areas remain as well as façade details representative of its original status commercial-residential, mixed use.

The builder also completed several other historic buildings including 1724-1728 North Main Street, Mattie Rutherford Elementary School (1514 Hubbard Street), Springfield Baptist Church (1106 Liberty Street; ca. 1928), the duplex at 2009-2011 Walnut Street (ca. 1912), the bungalow at 1637 North Market Street (ca. 1921), a brick duplex at 339 West 8<sup>th</sup> Street (ca. 1920), the one-story brick commercial block at 301-315 West 8<sup>th</sup> Street (ca. 1922?), the 1 story commercial block at 1747-55 Pearl Street (ca. 1923), and the 1 story addition at the back of 1101 North Main Street (13 East 1st Street; ca. 1915). As part of the Halsema-Woodcock Construction Company, he also built the houses at 133 (ca. 1912) and 135-137 (ca. 1905) West 9<sup>th</sup> Street.

Loss of this structure would continue to deprive the city of Jacksonville of historic structures that are representative of this period. This is a prime example of a structure that has remained largely intact.

Springfield Historic District was designated due to the 1800+ contributing structures in 1991. Thirty years later, we've lost over 400 of these structures due to demolition, fire, and other catastrophic events. SPAR and the City of Jacksonville's Historic Preservation Commission have the responsibility to preserve and protect these structures and hold demolition as the last resort moving forward.

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

There was not sufficient evidence submitted to warrant the demolition. The applicant did not provide any cost estimates for restoration and the HPC did not require documentation of the costs to restore the existing structure as a condition of application and approval. Other applications require this information and without the ability to review all relevant items, proper assessment cannot be made.

The SPAR Design Review Committee also had suggested the owner be required to keep the facade, at a bare minimum, to keep the aesthetic intact. If only some walls are salvageable, keeping and integrating the West and North Facing Walls could accomplish both objectives (the community's and the owner's) - this has been done in other places. Cost estimates for the facade retention had not been provided with the application.

The owner was fully aware of the requirements for preservation prior to the purchase despite the years of neglect that had already taken its toll on the building. Despite the attempted 'demolition by neglect' by previous owners, the current owner was aware of requirements to repair the property and submitted an application for demolition without regard to the prior knowledge of the requirements.



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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-21-24689**

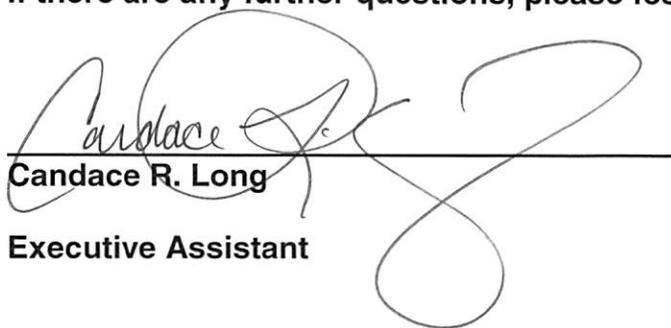
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**Please find attached:**

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

COA-21-24689 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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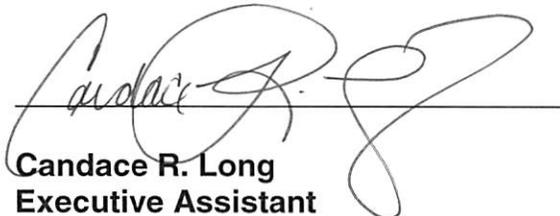
## Notice of Certification

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-21-24689 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

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**COA-21-24689, 1043 Walnut Street**

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

Jerome Robinson  
1478 Riverplace Blvd.  
Jacksonville, FL 32207

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



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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-21-24689**

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

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.

- - -

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(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 Globler,  
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 THE CHAIRMAN: Seeing none, we'll close  
 2 the public hearing.  
 3 Could I have a motion so we can discuss?  
 4 COMMISSIONER BRAMWELL: Through the Chair,  
 5 how detailed do we need to be or do we want to  
 6 be?  
 7 THE CHAIRMAN: It's my understanding it  
 8 would be a motion to approve or deny the bike  
 9 rack and the trash can as presented.  
 10 COMMISSIONER BRAMWELL: Motion to approve  
 11 the -- sorry, presented design for the smart  
 12 trash can as well as the proposed custom bike  
 13 rack.  
 14 COMMISSIONER STANSEL: Second.  
 15 THE CHAIRMAN: Any discussion?  
 16 COMMISSIONER STANSEL: Through the Chair,  
 17 I believe that the acquisition of the custom  
 18 bike rack is what we were hoping for. We thank  
 19 you for your efforts on behalf of JTA. And  
 20 then the smart trash can I think is a good  
 21 idea, so I'm all for it.  
 22 COMMISSIONER BRAMWELL: Thanks very much  
 23 for taking our feedback.  
 24 MS. MURRAY: Thank you for pointing this  
 25 out. I think it's adorable, the bike rack. I  
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1 the south wall. It does have a significant  
 2 amount of lean and is currently being braced.  
 3 The braces were put in place by the property  
 4 owner following the Municipal Code Compliance  
 5 visit after the roof collapsed.  
 6 Historic Preservation staff was ready to  
 7 sign off on the demolition due to the clear and  
 8 present danger to the adjacent property, but  
 9 the property owner requested, you know, a  
 10 deferral of the demolition in order to explore  
 11 rehabilitation options. Having done that  
 12 exploration and the due diligence of that  
 13 period, they have found that it would not be  
 14 feasible for the rehabilitation of the  
 15 building.  
 16 The photos of the structure show  
 17 significant damage to the entire roof  
 18 structure. It is completely collapsed and kind  
 19 of laying in the center of the building now.  
 20 There is a -- as I said earlier, the south wall  
 21 has a significant lean, and there is a notable  
 22 crack on the south wall of the second floor,  
 23 which is kind of above what you're seeing on  
 24 your screen here. This is a photo taken  
 25 straight on, flush with the building, so you  
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1 live there and I'm quite glad about it.  
 2 THE CHAIRMAN: Very well. All in favor of  
 3 the motion?  
 4 COMMISSION MEMBERS: Aye.  
 5 THE CHAIRMAN: Very well. Motion carries  
 6 to approve the bike rack and the trash can.  
 7 Moving on to a previously deferred item,  
 8 COA-21-24689, 1043 Walnut Street.  
 9 Do we have a staff report?  
 10 MR. SCOTT: Yes, sir. Thank you.  
 11 Bear with me for a second.  
 12 Okay. COA-20-24689 is a request for  
 13 demolition of a two-story masonry, vernacular,  
 14 multifamily structure. The structure was  
 15 constructed in 1904. It's primarily made of  
 16 brick with -- historically had storefronts  
 17 fronting Walnut Street that were converted to  
 18 residential use later during the 20th century.  
 19 The building experienced a catastrophic  
 20 failure in the summer of 2020 and Historic  
 21 Preservation staff was called to inspect the  
 22 building. We determined it was a life/safety  
 23 issue due to it threatening the adjacent  
 24 property to the south.  
 25 In the photos in the report you can't see  
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1 can see the degree to which the structure is  
 2 leaning.  
 3 Staff is recommending approval of the  
 4 structure [sic] due to the dangerous nature of  
 5 its existing condition. And it has been  
 6 heavily altered throughout its history, and it  
 7 has been determined the only remaining fabric  
 8 of the structure is the brick on the Walnut and  
 9 1st elevations. It has none of the original  
 10 windows, none of the original storefront doors,  
 11 so a lot of character of the structure has been  
 12 degraded throughout its history.  
 13 It has held up okay in the last eight  
 14 months since last summer when staff was  
 15 initially aware of the threat of the building,  
 16 but we feel like, as time goes on, this may, in  
 17 fact, get worse. And with -- we generally  
 18 know -- with very little means to compel a  
 19 rehabilitative effort, staff is recommending  
 20 approval for the demolition. And I can answer  
 21 any questions you may have.  
 22 THE CHAIRMAN: Any questions for staff  
 23 from the Commission?  
 24 COMMISSION MEMBERS: (No response.)  
 25 THE CHAIRMAN: Then we'll go ahead and  
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1 open the public hearing.  
 2 Anybody from the public here that would  
 3 like to comment?  
 4 (Audience member approaches the podium.)  
 5 THE CHAIRMAN: State your name and  
 6 address, please.  
 7 AUDIENCE MEMBER: Kelly Rich, 311 East 2nd  
 8 Street, executive director of SPAR in  
 9 Springfield.  
 10 Of course, I'm here representing our  
 11 organization because of the word "demolition."  
 12 We are -- you know, we understand the safety  
 13 aspect. We understand the intense efforts that  
 14 the, you know, property owners have done, but  
 15 we do really request to have one more look at  
 16 it just to see if there's any opportunities for  
 17 saving or at least maybe incorporating the  
 18 original facade into the new development.  
 19 As you can see, it's a really relevant  
 20 corner of Springfield. It actually borders the  
 21 historic east side neighborhood. This is a  
 22 high-trafficked road, one of our main entrances  
 23 into the neighborhood. And I do have a  
 24 statement from SPAR I'd like to read quickly.  
 25 As a historic preservation organization,  
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1 the owners for 1043 Walnut Street.  
 2 MR. POPOLI: Jerome, can I get you to  
 3 spell your name and give your address?  
 4 MR. ROBINSON: Excuse me?  
 5 MR. POPOLI: Can you please spell your  
 6 name, first and last, and give your address for  
 7 the record?  
 8 MR. ROBINSON: Jerome Robinson,  
 9 J-e-r-o-m-e, R-o-b-i-n-s-o-n. And my address  
 10 is 1478 Riverplace Boulevard.  
 11 MR. POPOLI: Thank you.  
 12 MR. ROBINSON: And I represent the owners  
 13 for 1043 Walnut Street.  
 14 Over the past eight months, we've been  
 15 working with the City and the Historic  
 16 department and the engineer company for the,  
 17 you know -- looking at the building. And it  
 18 was determined -- I mean, we looked over again  
 19 and again and through and through, but it was  
 20 determined that it's more feasible to -- you  
 21 know, to tear down the building.  
 22 You know, just for the -- for the -- you  
 23 know, for the safety of the neighbor that's  
 24 south of the building, we have we shored the  
 25 walls up, but as we -- we used the wood frame  
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1 passionate about our unique history and  
 2 architecture, SPAR Council would love this  
 3 property to be stabilized and saved if  
 4 possible. We encourage the HPC to ensure the  
 5 property owner makes every attempt to do so.  
 6 We also understand that there can be  
 7 significant challenges with some historic rehab  
 8 projects. If this structure cannot be saved in  
 9 its entirety, we recommend preserving the north  
 10 and west facades, which have not been visibly  
 11 compromised and remain intact.  
 12 There are many examples of historic  
 13 properties incorporating original facades in an  
 14 otherwise complete renovation or rebuild, and  
 15 this would be a great opportunity to do so.  
 16 So thank you for listening.  
 17 MR. POPOLI: Through the Chair, the  
 18 applicant is also online via Zoom as well.  
 19 THE CHAIRMAN: Anyone else who would like  
 20 to speak on this, or would the applicant like  
 21 to speak?  
 22 MR. SCOTT: That's Mr. Robinson.  
 23 MR. POPOLI: You can go ahead, Jerome.  
 24 AUDIENCE MEMBER: Hi. How are you doing?  
 25 My name is Jerome Robinson. I represent  
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1 shoring, and it's only a temporary -- it's only  
 2 temporary, you know, shoring that we did that,  
 3 you know, that Municipal Code approved. And  
 4 it's not going to hold, you know, for, you  
 5 know, the rest of the year.  
 6 The building has separate, significant  
 7 damage. It's cracked on -- it's cracked even  
 8 on the sides of -- I don't have my paperwork  
 9 with me now, but on the side of 1st and Walnut,  
 10 on the 1st Street side, it's cracked on --  
 11 it's -- the building is actually cracked on  
 12 that side also. On the back of the building,  
 13 its structural damage on the -- once you turn  
 14 into the parking lot on the back side of  
 15 building, there's structural damage.  
 16 If -- you know, I don't -- the pictures --  
 17 you know, we did, like, an aerial -- we did  
 18 aerial shots, and you can -- aerial shots and  
 19 you can see, like, you know, where the damage  
 20 is, you know, for different sides of the  
 21 building. That's where the roof collapsed and  
 22 the wall, you know, it's caving in.  
 23 I was, you know -- last week we was out  
 24 there. We was, you know, looking at the  
 25 building. Even on the side where we have  
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1 the -- where we shored it up, it's actually  
 2 leaning -- you know, it's actually, like, an  
 3 even more of a lean. Once we did -- we took  
 4 measurements. It actually takes a lot more.  
 5 So, again, you know, the shoring is not going  
 6 to hold too much longer.  
 7 It's going to be -- it's just going to be  
 8 a situation to where -- it's going to be an  
 9 emergency -- you know, it's going to be  
 10 emergency tear-down from the City.  
 11 You know, the first time we wanted to --  
 12 we stopped the City because we wanted to try to  
 13 rehab it, you know, look into it to, you know,  
 14 repair the building, but it's too far -- the  
 15 damage is too extensive for us to -- you know,  
 16 to repair the building. It's just getting  
 17 worser [sic]. And, you know, before, you  
 18 know, -- we want to just go ahead and tear it  
 19 down before anything -- you know, we don't want  
 20 anything -- you know, before anything serious  
 21 happens to the property next to it.  
 22 THE CHAIRMAN: Yes, sir. Thank you,  
 23 Mr. Robinson.  
 24 Anyone else from the public comment?  
 25 MR. SCOTT: I have Mr. Hollinghead.  
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1 AUDIENCE MEMBER: Sorry about that.  
 2 Todd Hollinghead, 228 East 9th Street.  
 3 A couple of things I wanted to point out  
 4 about this building. The historical  
 5 significance --  
 6 MR. POPOLI: Todd, can I get you to spell  
 7 your name, please?  
 8 MR. HOLLINGHEAD: My name is Todd  
 9 Hollinghead, 228 East 9th Street.  
 10 MR. POPOLI: Can you spell your first and  
 11 last name for the record, please?  
 12 MR. HOLLINGHEAD: Todd, T-o-d-d; last  
 13 name, H-o-l-l-i-n-g-h-e-a-d.  
 14 MR. POPOLI: Thank you.  
 15 MR. HOLLINGHEAD: All right. 228 East 9th  
 16 Street.  
 17 First thing I wanted to point out about  
 18 this particular structure is its historical  
 19 significance. When the Springfield Overlay was  
 20 created, there was actually a job in the  
 21 Overlay specifically to include this building  
 22 across 1st Street. And I think that's  
 23 important to realize that when the Overlay was  
 24 considered, the building was recognized for  
 25 what it was.  
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1 Second thing that I want to point out is  
 2 that the current owners were aware of this  
 3 condition of the structure when it was  
 4 purchased. And they were also aware of the  
 5 requirements of working with and owning a  
 6 building in that historic district.  
 7 And with those things considered -- and I  
 8 can go into a lot of detail about the history  
 9 of the building and the significance, but I  
 10 think everyone is very well aware of that. But  
 11 because of those things, you know, it's very  
 12 clear that this is a historic building. It's  
 13 very -- the significance is there. And if we  
 14 lose this building, then we won't be able to  
 15 replace it; it's not a replaceable building.  
 16 So it's important that we deny this  
 17 recommendation to demolition.  
 18 Thank you.  
 19 THE CHAIRMAN: Any other comments?  
 20 AUDIENCE MEMBERS: (No response.)  
 21 THE CHAIRMAN: Seeing none, we'll close  
 22 the public hearing.  
 23 And any discussion from the Commission or  
 24 questions to staff?  
 25 COMMISSION MEMBERS: (No response.)  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 THE CHAIRMAN: Could I get a motion, please?  
 2 COMMISSIONER BRAMWELL: I'll make a motion  
 3 to approve the demolition request for  
 4 COA-21-24689.  
 5 COMMISSIONER STANSEL: Second.  
 6 THE CHAIRMAN: Any discussion?  
 7 COMMISSIONER BRAMWELL: I have a question  
 8 for Mr. Robinson.  
 9 My question is whether any diligence was  
 10 done or whether you looked at the ability to  
 11 retain -- I think it was the north and west  
 12 walls is what was requested in public comment.  
 13 I think you're still muted. He's talking  
 14 on mute.  
 15 MR. ROBINSON: Can you hear me?  
 16 COMMISSIONER BRAMWELL: We can now.  
 17 Thanks.  
 18 MR. ROBINSON: Okay. From all that was  
 19 said, from what I was told, no, there's -- the  
 20 structure is too far damaged. We had the City  
 21 inspector -- the day that he was going to tear  
 22 it down, he pointed out, you know, right on the  
 23 corner, right on the corner of 1st and Walnut,  
 24 there have been a few car accidents to where  
 25 cars have ran into the building.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 So the structure is significantly damaged  
2 at that -- on that end of the building, just as  
3 well as where the wall is shored up.

4 If you can stick that picture -- if you  
5 move to the left, down to the front of the  
6 building -- okay. The -- the middle picture up  
7 top. Right there.

8 There have been car accidents where cars  
9 have hit the building and the pole -- the pole  
10 is -- like, the structure up on the  
11 (inaudible) -- above the (inaudible), where the  
12 door was at originally, the framing has  
13 failed -- has collapsed. Up under it has  
14 collapsed in. So the only support that --  
15 that's right there is -- it's a metal pole  
16 that's on the corner -- that's -- the green  
17 pole. The green metal pole is really, like,  
18 the only support that's stable to hold that,  
19 you know, to hold that corner of the building  
20 up.

21 COMMISSIONER STANSEL: Through the Chair,  
22 thank you, Mr. Robinson.

23 I have mixed feelings about this one. I  
24 know they have done a lengthy diligence. It  
25 sounds like about eight months' worth. I also

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1 incorporate them into some alternative  
2 development, but, honestly, I -- I feel like  
3 the owners probably already, you know, explored  
4 that as well, so ...

5 COMMISSIONER STANSEL: Really for me, it  
6 might come down to safety. The wall on the  
7 south side being so far out of plumb and the  
8 shorings continuing to give way, I'm not sure  
9 how much longer the building might have in its  
10 current state, which might press the issue.

11 Commissioner Globber, Commissioner Kasper,  
12 would you like to weigh in?

13 THE CHAIRMAN: I'll chime in on the same  
14 thing.

15 In listening to the staff report, historic  
16 elements are missing. So the original  
17 storefront is missing. The original windows  
18 are missing. The roof is missing. Some parts  
19 of the floor is missing. Two of the walls are  
20 falling over, and they will be gone shortly.

21 So the feasibility of rehab is very difficult  
22 and slight.

23 Eight months ago, the building would have  
24 been completely demolished on City order of  
25 safety. The owner decided to step in and pause

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1 understand the City was prepared to take it  
2 down before they stopped them. But it's a  
3 beautiful building, so I'm not entirely sure  
4 how to proceed in trying to save any of this.

5 If the windows are not historic, there are  
6 replacements, so that's not a character item.  
7 Really what it is, is the facade, the brick  
8 itself. I just -- I don't know. I'm having a  
9 hard time with this.

10 COMMISSIONER BRAMWELL: Yeah. I'm having  
11 a hard time as well. I mean -- well, I'm  
12 looking at the pictures we have, and I -- it  
13 doesn't really seem unstable in that corner. I  
14 don't see anything that seems out of square  
15 even.

16 And yeah, I mean, I think it's -- well, it  
17 would -- I do recognize that the applicant  
18 has -- appears to have the will to preserve the  
19 building, the desire at least, but that from --  
20 from what they have looked at, they -- it  
21 doesn't seem possible, but -- I don't know.  
22 It's a shame.

23 So I'm wrestling between -- yeah, maybe  
24 having somebody take one more look at the  
25 potential to just save those two walls and

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1 that while he researched some opportunities and  
2 researched some engineering and researched some  
3 feasibility. And he's come back here and  
4 said -- eight months later -- that it's not  
5 feasible. So I'm going to have to agree with  
6 staff that -- to approve demolition.

7 COMMISSIONER GLOBBER: Through the Chair, I  
8 agree with staff's determination here. And I  
9 would encourage the owner and the applicant to  
10 see if they could utilize some of the bricks  
11 and the unique features of this building in  
12 what they have planned for the next project of  
13 the property.

14 THE CHAIRMAN: Any other discussion from  
15 the Commission?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: All right. So all those in  
18 favor?

19 COMMISSION MEMBERS: Aye.

20 THE CHAIRMAN: Therefore, demolition has  
21 been approved for COA-21-24689.

22 Moving on to COA-21-24834, do we have  
23 any -- a staff report?

24 COMMISSIONER BRAMWELL: Through the Chair,  
25 first thing, I need to recuse myself from this

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

## Application For Certificate Of Appropriateness

### Application Info

<b>Tracking #</b>	24689	<b>Application Status</b>	FOUND SUFFICIENT
<b>Date Started</b>	11/30/2020	<b>Date Submitted</b>	12/02/2020

### Planning and Development Department Info

<b>COA #</b>	COA-20-24689
<b>Admin Review</b>	<input type="checkbox"/>
<b>Admin Recommendation</b>	FORWARD
<b>Admin Date Of Action</b>	N/A
<b>Forwarded to JHPC</b>	<input type="checkbox"/>
<b>JHPC Meeting Date</b>	N/A
<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>	<b>First Name</b>	<b>Middle Name</b>
OWENS	SHANELL	M
<b>Company Name</b>		
BENEDETTO CONSTRUCTION LLC		
<b>Mailing Address</b>		
8708 MERCYSIDE AVE		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32208
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
904 666 3609		BENEDETTOCONSTR@GMAIL.COM

### General Information On Agent(s)

**Agent represents**  Owner  Contractor  Architect  Consultant  Other

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
GOLDCHTEIN	CHEN	
<b>Company/Trust Name</b>		
BENEDETTO CONSTRUCTION LLC		
<b>Mailing Address</b>		
2046 SECRET GARDEN LANE UNIT 202		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
FLEMING ISLAND	FL	32003
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9049300237		BENEDETTOCONSTR@GMAIL.COM

### Description Of Property

**Property Designation** Riverside/Avondale Historic District

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

Map	RE#
	072921 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**

TEARDOWN OF THE EXISTING STRUCTURE.

**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**

**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.



**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

## Notice of Certification

May 3, 2021

RE: Certified Copy of Final Order

COA-21-24689 heard on March 24, 2021

I hereby certify that the attached is a true and accurate copy of the Final Order of  
COA-21-24689:



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

**Revised On File**

**Page 17 of 45**

BEFORE THE HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-20-24689**

IN RE: The Certificate of Appropriateness Application of

**1043 Walnut St, LLC**  
**1043 Walnut Street**  
**Jacksonville, Florida 32206**

**ORDER ON COA-20-24689: APPROVED**

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **Shanell Owens (Agent)**, on behalf of **1043 Walnut St, LLC**, the owner of certain real property located at **1043 Walnut Street, R.E. No. 072921-0000**, seeking approval to **demolish a multi-family 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:**

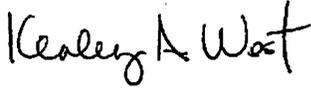
1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and
2. That as stated in the record, substantial competent evidence demonstrates that application **COA-20-24689** does meet the standards and criteria set 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-20-24689**, 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-20-24689** is owned by **1043 Walnut St, LLC**.

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

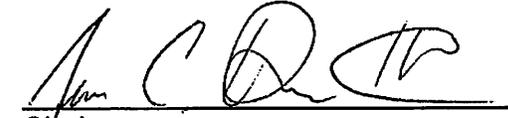
1. Application **COA-20-24689** is hereby **APPROVED**.

Executed this 12 day of April, 2021.

FORM APPROVED:



Kealey A. West  
Office of General Counsel

  
Chairman  
Historic Preservation Commission

Copies to:

**Owner:** 1043 Walnut St, LLC  
2046 Secret Garden Lane, Unit 202  
Fleming Island, FL 32003

**Applicant:** Benedetto Construction  
c/o Shanell Owens  
8708 Mercyside Ave  
Jacksonville, FL 32208

**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-#1423451-v1-Order\_on\_COA-20-24689\_A\_3\_24\_21.docx

March 24, 2021

**THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**  
**CERTIFICATE OF APPROPRIATENESS APPLICATION COA-20-24689**

<b>Address:</b>	<b>1043 Walnut Street</b>	<b>Year Built:</b>	<b>c. 1904</b>
<b>RE#:</b>	<b>072921 0000</b>	<b>Designation:</b>	<b>Springfield Historic District</b>
<b>Location:</b>	<b>The southwest corner of Walnut Street and East 1<sup>st</sup> Street.</b>	<b>Status:</b>	<b>Contributing</b>
<b>Owner:</b>	<b>1043 Walnut St LLC 2046 Secret Garden Lane, Unit 202 Fleming Island, FL 32003</b>	<b>Applicant:</b>	<b>Shanell Ownes Benedetto Construction 8708 Mercyside Ave Jacksonville, FL 32208</b>

**REQUEST / RECOMMENDATION**

**Request:** Demolition of Multifamily 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, 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(l), *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 a deteriorated historic structure.** All alternatives should be explored, including relocation, as well as the potential rehabilitation, mothballing and reuse of a structure by either the current owner or prospective owners.
- The proposed work is for the demolition of a two story masonry vernacular style structure, located in the Springfield Historic District. Listed as a contributing property in the district, the residence was constructed in c.1904 per the Property Appraiser Record Card.
- The subject property is a two-story masonry vernacular structure formerly used as a multifamily residential structure. Originally, there were four storefronts that were converted to first floor patios with exterior walls built behind them.
- In 2020, the structure experienced a catastrophic failure of the main roof system and was flagged for demolition as an unsafe structure by the City of Jacksonville's Municipal Code Compliance Division. Planning and Development Department staff was prepared to approve the demolition due to the life safety issue. The property owner requested and was granted the opportunity to shore up the building, but are now seeking demolition.
- The property has not retained much of its historic fabric, with the exception of the historic brick façade on the Walnut and East 1<sup>st</sup> Street elevations. Staff has recommended to the applicant to explore the viability of saving that brick for repurposment in a future replacement for this structure.

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 creating a void in the street, potentially creating an unkempt trashed or overgrown lot or provide a site for a less well-designed replacement, as well as loss of essential character and

integrity of the district.

- The property is the only parcel on this block that is within the boundaries of the historic district. Most of the homes on the east side of Walnut Street were built in 1993 and are single family bungalow style structures.

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 remaining architectural and historical significance of the property at 1043 Walnut Street.

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 work can be completed within the aforementioned time frame. Any proposed new construction would need to be reviewed and approved through a new COA application.

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 at 1043 Walnut Street is listed as a contributing property in the Springfield Historic District because of its age and style.
- Architecturally, the design of the subject property reflects the Masonry Vernacular style. Some of the historic style elements on the subject property have been removed or covered. Others have suffered deterioration. These include
  - All of the historic storefront features have been removed.
  - All of the windows on the second story have been previously replaced with aluminum windows.

- The south wall has partially fallen and is currently being braced by wood beams.
2. The importance of the building or structure to the ambiance of the historic district:
    - The building is a good example of a neighborhood commercial building, offering commercial storefronts on the first floor and apartment rentals on the second floor.
  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, massing and construction materials, which would make reproduction difficult or impossible.
  4. Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the county or region.
    - There are many examples of residences reflecting the Masonry Vernacular style in the Springfield Historic District, as well as within other older neighborhoods in Jacksonville.
  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 testimony of the applicant that after the building is demolished, a new two story residential structure would be constructed on the site. If a new structure were built, it would be required to be reviewed by the Historic Preservation Commission under the COA process.
  6. The difficulty or the impossibility of saving the building or structure from collapse:
    - Based on a site visit and documentation provided with the application, it is the opinion of the Planning and Development Department that the subject property is not at this time in imminent danger of collapsing, but would require a significant amount of rehabilitation in order to make it habitable.
  7. Whether the building or structure is capable of earning economic return on its value:
    - A feasibility study of rehabilitation was not submitted as part of this application.

8. Whether there are other feasible alternatives to demolition:
  - According to the *Design Regulations*, the most appropriate alternative to demolition of the subject property would be rehabilitation or resale.
  
9. Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark:
  - There has been little permanent alteration to the overall character of the structure and it would be possible to return it back to its historic condition. However, the building is unsafe in its current condition.
  
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 documentation provided by the applicant and records of the Property Appraiser, it is the opinion of the Planning and Development Department that although the price of rehabilitation and reconstruction may not make sound economic sense, regarding return on investment, it is not the opinion of staff that there is a case for undue economic hardship. A final determination of an undue economic hardship per Chapter 307.106(p) would be determined by the Commission, and may involve the submission of additional documentation.

## Kelly, Susan

---

**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."

---

**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

City Planner III  
City of Jacksonville I Planning and Development Department  
214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904) 255-7827

[www.coj.net](http://www.coj.net)

September 22, 2021

**REVISED**

**THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**  
**CERTIFICATE OF APPROPRIATENESS APPLICATION COA-20-24689**

<b>Address:</b>	<b>1043 Walnut Street</b>	<b>Year Built:</b>	<b>c. 1904</b>
<b>RE#:</b>	<b>072921 0000</b>		
<b>Location:</b>	<b>The southwest corner of Walnut Street and East 1<sup>st</sup> Street.</b>	<b>Designation:</b>	<b>Springfield Historic District</b>
<b>Owner:</b>	<b>1043 Walnut St LLC 2046 Secret Garden Lane, Unit 202 Fleming Island, FL 32003</b>	<b>Status:</b>	<b>Contributing</b>
		<b>Applicant:</b>	<b>Shanell Ownes Benedetto Construction 8708 Mercyside Ave Jacksonville, FL 32208</b>

**REQUEST / RECOMMENDATION**

**Request:** Demolition of 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 2 & 4.
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, 7, 8 & 9.

**GENERAL INFORMATION**

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## **STANDARDS, CRITERIA AND FINDINGS**

Chapter 307.106(k), *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;
  - The proposed work is for the demolition of a two story masonry vernacular style structure, located in the Springfield Historic District. Listed as a contributing property in the district, the residence was constructed in c.1904 per the Property Appraiser Record Card. Originally a commercial structure, the building was later converted to a multifamily residential use.
  - Demolition by nature is the ultimate removal of historic fabric. As a result, demolition would inherently have a negative effect on the property. Demolition is considered a last resort when addressing a deteriorated historic structure. All alternatives should be explored, including relocation, as well as the potential rehabilitation, mothballing and reuse of a structure by either the current owner or prospective owners.
  
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. Demolition may result in creation of a void in the streetscape, a blighted lot, or a site for a less well-designed replacement. Demolition may also result in a loss of essential character of the district.
  - The property is the only parcel on this block that is within the boundaries of the historic district. Most of the homes on the east side of Walnut Street were built in 1993 and are single family bungalow style structures.
  - In 2020, the structure experienced a catastrophic failure of the main roof system and was flagged for demolition as an unsafe structure by the City of Jacksonville’s Municipal Code Compliance Division. Planning and Development Department staff was prepared to approve the demolition due to the life safety issue. The property owner requested and was granted the to opportunity to stabilize the building via approved COA-20-24047. The applicant submitted the current COA in December 2020 seeking demolition of the structure.
  - With the exception of the historic brick façade on the Walnut and East 1<sup>st</sup> Street elevations, the historic fabric of the structure is either missing, altered, or beyond reasonable repair.
  - For these reasons, the relationship between the subject property and other properties in the district is significantly altered. This analysis remains true for the various possible circumstances of the property: existing as-is, demolished, or new construction.
  
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 remaining architectural and historical significance of the property at 1043 Walnut Street.
4. Whether the plans may be carried out by the applicant within a reasonable period of time;
- Section 307.106(s) of the Jacksonville Code of Ordinances 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.” The proposed work can be completed within the aforementioned time frame. Any proposed new construction would need to be reviewed and approved through a separate application for COA.

Chapter 307.106(n), *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 masonry vernacular structure at 1043 Walnut Street is listed as a contributing property in the Springfield Historic District. Some of the historic architectural elements on the subject property have been removed, altered or covered. Other elements have deteriorated.
    - All of the historic storefront features have been removed.
    - All of the windows on the second story have been previously replaced with aluminum windows.
    - The south wall has partially fallen and is currently being braced by temporary support beams.As a result, much of the historic or architectural significance of the building is gone.
2. The importance of the building or structure to the ambiance of the historic district;
- Prior to its collapse, the building provided a noteworthy example of a neighborhood commercial building with storefronts on the first floor and multi-family units on the second floor.
  - In its current state the building does not add value to the ambiance of the historic district; primarily due to it being a public safety hazard.
3. The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location.
- The subject property does not have design elements, i.e. building height, massing and construction materials, which would make reproduction difficult or impossible.

4. Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the county or region.
  - Many examples of masonry vernacular structures exist in the Springfield Historic District, as well as within other older neighborhoods in Jacksonville.
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;
  - Based on testimony from the applicant, there are definite plans for residential reuse of the property if the proposed demolition is carried out. Any proposed new construction would require a separate application for COA to be reviewed by the Historic Preservation Commission to ensure compatibility with the area subject to Section 307.106.
6. The difficulty or the impossibility of saving the building or structure from collapse;
  - Information from the Municipal Code Compliance Division provides the best available data as to the condition of the structure; the building had been flagged as an unsafe structure.
7. Whether the building or structure is capable of earning economic return on its value;
  - A feasibility study of rehabilitation was not submitted as part of this application.
  - According to the Property Appraiser Record Card, the subject property has a taxable value of \$18,520 (2020), which includes a land value of \$17,955 and building value of \$565.00. The property appears to have been purchased by the current owner in May 2020 for \$258,500.
8. Whether there are other feasible alternatives to demolition;
  - According to the *Design Regulations*, the most appropriate alternative to demolition would be rehabilitation or resale. The feasibility of these options would likely be very difficult.
9. Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark;
  - Because much of the historic or architectural significance of the building is gone as referenced in the aforementioned analysis, the significance of the structure in it's current condition has been greatly diminished.
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 documentation provided by the applicant and records of the Property Appraiser, it would be challenging for the building to earn economic return on its value. However, a final determination of an undue economic hardship per Chapter 307.106(p) would be determined by the Historic Preservation Commission and may involve the submission of additional documentation.

Location Map





10/14/2020

Dear Sir/Ma'am,

I Chen Goldchtein, am the owner of 1043 Walnut St. I am writing this letter to present my intentions to demolish the standing structure. Initially my thoughts were to do a complete rehabilitation of the property. The roof is caved in on the back end of the property, which caused the wall on the side of building to protrude outward. Following an extensive round of design attempts, it was discovered that so much of the original and modified structure would have to be removed to bring the property up to code. After an extensive evaluation from Engineers, The City Municipal Code, and numerous concerns from the property owner next to the falling structure. It is my proposal to demolish the current property and complete a new build for 6 townhomes.

Thank you for your consideration in advance.

Chen Goldchtein

To Whom This May Concern,

Based upon our company evaluation of the structural integrity of the referenced property 1043 Walnut St. Our observation is in accordance with the owners proposed plan to demolition the structure.

The current two-story structure stands on the corner of E. 1<sup>st</sup> St and Walnut St. To the East of the property is a vacant parking lot; to the south of the building facing Walnut St is a residential property. Due to the issues with the city code and compliance and the questioned safety of the residential structure next to the building. It was already deemed necessary that a shoring must be used to stabilize areas of the wall showing increased signs of distress or where the collapse of the wall can cause injury or damage to the occupied structure.

After completion of the wall shoring the structures stability was still in question which led to the owner agreeing to have the property demoed and begin a new build plan.

If any further information is requested to confirm this decision, please contact our office at your leisure.

Tony Jackson  
License # CGC1517244  
Synot Construction LLC  
Office: (904) 524-8633

The proposed Re-Use of the property will be a 6 unit townhouse building. Each unit will be broken down as the following:

- \$20k electrical
- \$10k plumbing
- \$50k framing, sheeting, roofing
- \$10k siding
- \$50k interior, paint, flooring, appliances

Totaling \$140k to build each unit. This estimated cost will include materials and labor.

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Thank you for your consideration in advance.

Chen Goldchtein



ONE CITY. ONE JACKSONVILLE

# City of Jacksonville, Florida

Municipal Code Compliance Division  
Ed Ball Building  
214 N. Hogan Street, 7th Floor  
Jacksonville, Florida 32202  
Phone: 904.255.7000  
Fax: 904.588.0510



## Notice of Condemnation and/or Demolition - Emergency Action

1043 WALNUT LLC  
258 HOLIDAY PARK BLVD  
PALM BAY, FL 32907

Print Date: 07/17/2020  
Case Number: 2018-216348

**Reference Address:** 1043 WALNUT ST.

**RE:** 072921 0000

**Legal Description:** 1-88 37-2S-26E CLARKSONS R/P LOTS 3,4

Dear Property Owner:

The City of Jacksonville’s Municipal Code Compliance Division has issued this notice to you either because you are the owner of the referenced property, or we have reason to believe you have a legal or financial interest in the property. Pursuant to Jacksonville Ordinance Code Chapter 518, the City inspected the referenced property and found violations, which pose an extreme and imminent hazard to the health, safety or general welfare of the occupants or public. Due to these conditions, the City authorized emergency abatement of the unsafe and emergency conditions on the subject property. This action may have included total or partial removal of the structure(s).

The City will certify the cost of this emergency work, including abatement and administrative costs, to the Office of the Tax Collector and bill the cost of same to the owner(s) or place a lien on the subject property.

The City, notwithstanding the above, reserves the right to proceed with an action foreclosing the lien placed against the property, to hold the owner of the property personally liable for the cost of repairing the offending condition or destroying the building or structure, or placing a lien on the tax rolls for collection purposes.

If you wish to dispute this action, or otherwise show why you believe the City acted in error, you may, within 5 days of this notice, file a petition for a hearing before the Special Magistrate. The finding cited in this notice will become final after 5 days, if you do not request a hearing. You must submit the hearing request in writing and on forms provided by the Special Magistrate. Forms for such appeal may be obtained from the Municipal Code Compliance Division. A \$10.00 filing fee with the completed appeal form is due at the time of filing the appeal, must be paid by certified check or money order, and must be submitted in person at the Municipal Code Compliance Division. Payments will not be accepted by mail.

If you have any questions, please contact Officer Lance Hoffman at (904) 255-7104.

Sincerely,

Bradley Clayton - Supervisor



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ONE CITY. ONE JACKSONVILLE

Notice of Condemnation and/or Demolition - Emergency Action

The specific conditions found to require correction are as follows:

Violation Category - Exterior Violations

Violation SubCategory - Roof

Table with 3 columns: Location of violation, Description of violation, and Remedy. Rows include violations on the roof structure, flashing, and roofing material.

Violation Category - Interior Violations

Violation SubCategory - Interior Ceilings

Table with 3 columns: Location of violation, Description of violation, and Remedy. Rows include violations on the front porch ceiling finish and structure.

Violation Category - Unsafe Structures

Violation SubCategory - Unsafe Structures

Table with 3 columns: Location of violation, Description of violation, and Remedy. Rows include various structural violations such as electrical code, plumbing code, and general safety hazards.

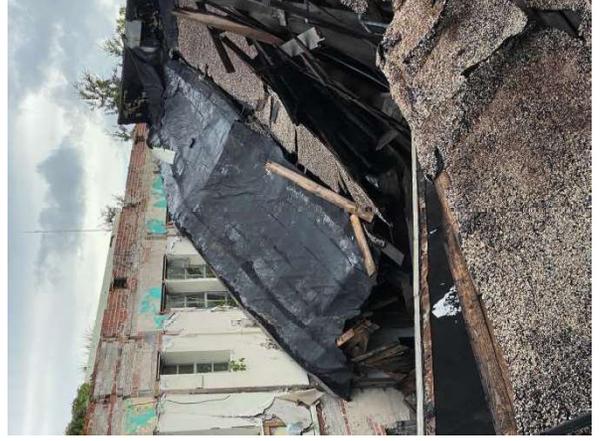
End of violation(s) listing

1043 Walnut St

Exterior



Interior





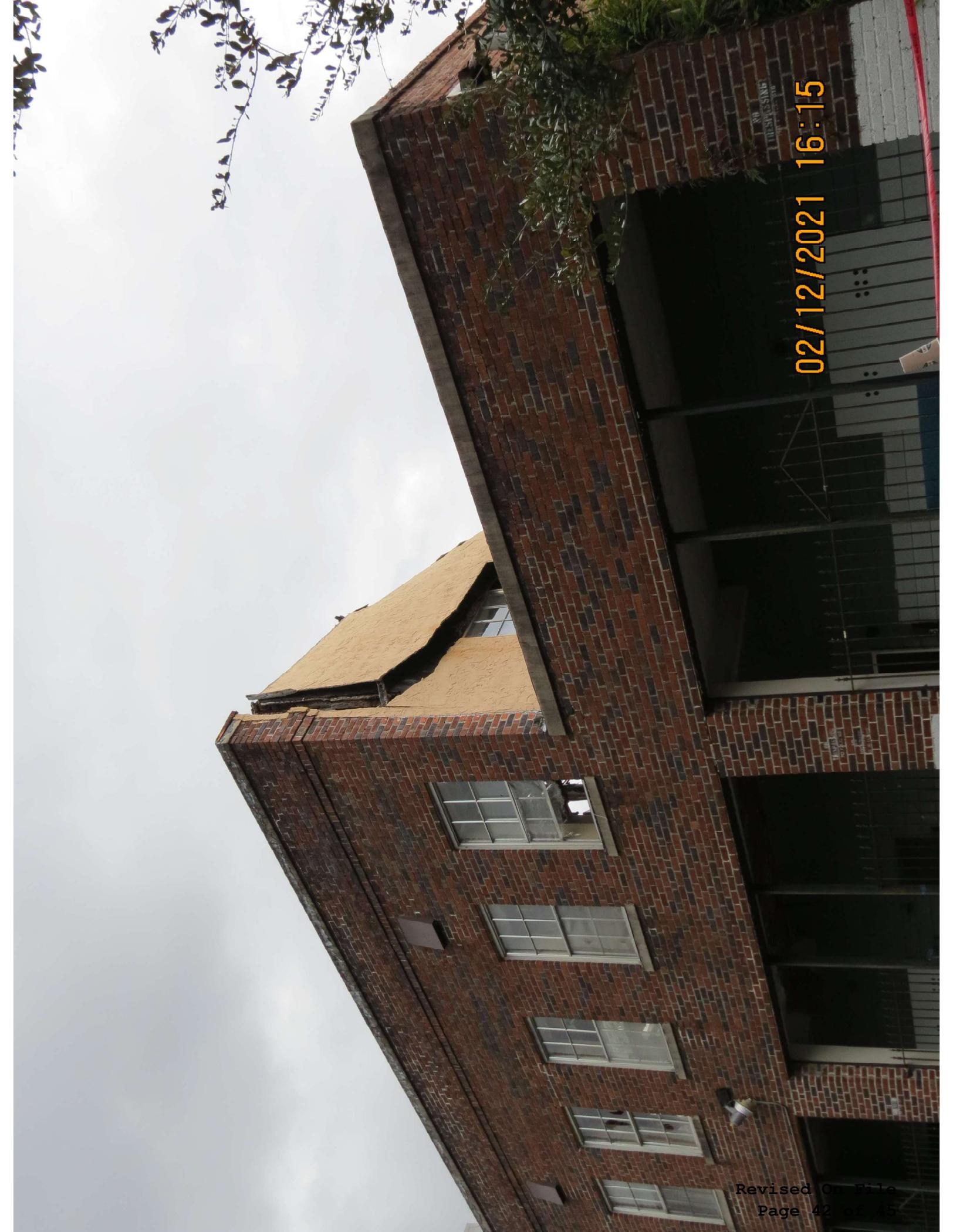
02/12/2021 16:14

NO TRESPASSING

KEEP OFF THE PROPERTY

02/12/2021 16:14





02/12/2021 16:15



02/12/2021 16:15



02/12/2021 16:17



02/12/2021 16:17