

December 20, 2024

**VIA E-MAIL AND OVERNIGHT DELIVERY**

Office of the City Council  
Attn: Margaret M. “Peggy” Sidman,  
Director/Council Secretary  
117 W. Duval Street  
City Hall, Suite 425  
Jacksonville, Florida 32202  
[sidmanp@coj.net](mailto:sidmanp@coj.net)

Office of General Council  
Attn: Dylan Reingold, Esq.  
Chief Deputy General Counsel  
117 W. Duval Street  
Suite 480  
Jacksonville, Florida 32202  
[dreingold@coj.net](mailto:dreingold@coj.net)

**Re: NOTICE OF APPEAL of December 11, 2024 Denial by Jacksonville Historic Preservation Commission of Request for Demolition of Henry C. Arpen House at 3747 Linjohn Road**

Dear Ms. Sidman and Mr. Reingold:

This firm represents Bordan Development, LLC (“Applicant”), the applicant for the above-referenced demolition permit. Pursuant to Section 320.407(b)(3), Jacksonville Ordinance Code, the Applicant, as agent of the property owner Celeste Milovic (“Owner”), hereby formally appeals to the City Council, the Jacksonville Historic Preservation Commission’s (“Commission”) denial of the Applicant’s demolition permit for the structure located at 3747 Linjohn Road, Jacksonville, Florida (commonly known as the Henry C. Arpen House). Copies of the agenda and the agenda backup documentation (including the application, staff report, and background materials and photos) are enclosed. The Applicant reserves the right to supplement this notice with the transcript of the proceedings, when it is available.

In denying the demolition permit at its December 11, 2024 meeting, it appears the Commission violated the Applicant’s due process rights and committed an error in expressly applying to its determination the criteria set forth in Section 307.104 for a determination on the landmark status of a building without the required prior written notice, and without informing the Applicant of the additional review requirements. See Section 320.407(b)(5), Ordinance Code.. It was an error for the Commission to apply the criteria in Section 307.104 to the application before then, which was solely for a demolition permit. Simply put, the Code does not provide for the application of these landmark criteria in the review of a demolition permit. The only information which Section 320.407 requires to be submitted by the applicant is the “reason for demolition, documentation of any effort that has been made to save the structure, and a copy of the most recent Property Appraiser card.” It was error for the Commission to convert the review of the demolition permit into a review of the landmark designation of the structure.

Section 320.407(b)(2) provides, “If the Commission votes to deny the demolition permit application, **at the next meeting after it considered the demolition request** ... it shall also issue an advisory recommendation to the City Council on the structure’s landmark status utilizing the criteria and procedures in [Section] 307.104 [of the Ordinance Code].” Thus, in a decision by the Commission on a demolition permit under Section 320.407, the Code does not provide or expressly contemplate that the landmark criteria in Section 307.104 will be applied or even considered. Rather, the Code only requires the applicant to submit the reason for demolition and documentation of what has been done to save the structure. The only mention in Section 320.407 of the landmark criteria is in describing what criteria apply “in the next meeting after [the Commission] considered the demolition request . . . .” Additionally, in a decision by the Commission on a demolition permit, the Code does not state the applicable burden of proof (who must show what), standard of review (for example, “competent substantial evidence”), or any applicable criteria. Again, as stated above, the Code only requires the applicant to submit the “reason for demolition, documentation of any effort that has been made to save the structure, and a copy of the most recent Property Appraiser card.”

Evidently in this instance, since the subject structure has been listed on the National Register of Historic Places and the Applicant indicated it was not in support of landmark designation of the structure, Staff submitted a memorandum with an “evaluation” of the structure and an opinion that the structure met four (4) criteria for local landmark designation under Section 307.104. The Code does not require or even mention such an evaluation by the staff of the criteria applicable to the demolition permit decision. The staff’s “evaluation” makes no recommendation on whether the demolition permit should be approved or denied but simply addresses the local landmark designation criteria. Furthermore, neither the Code nor the staff’s preliminary “evaluation” describes whether or to what extent the Applicant may or must address the staff’s “evaluation” of the criteria in Section 307.104. Accordingly, it was error for the Commission to convert the review of the demolition permit into a review of the landmark designation of the structure to support its denial.

As more specifically detailed below, the Applicant complied with Section 320.407(b)(1) and provided details on the record of the reason for the requested demolition and efforts made to the save the structure. The record provides an overview of the substantial challenges faced with the Henry C. Arpen House, which cannot be feasibly saved or further relocated as its advanced deterioration, coupled with structural and logistical hurdles, renders preservation impractical, if not impossible.

To the extent the Commission applied the criteria in Section 307.104 to the demolition permit—and assuming, for the sake of argument, that the Commission may apply said criteria to the demolition permit—the Commission erroneously applied the criteria. The Applicant respectfully would challenge such determination and submits the following points for consideration:

1. **Criterion A:** Value as a significant reminder of cultural, historical, architectural, or archaeological heritage. Since the home was relocated to 3747 Linjohn Road, such relocation significantly diminished the home’s cultural and historical context. The site

bears no historical or cultural significance to the structure's origins, and prolonged environmental exposure have further eroded its relevance.

2. **Criterion B:** Location as the site of a significant local, state, or national event. The current location has no documented connection to any significant events, and therefore the structure fails to meet this criterion. The house is on a temporary foundation and located on real property under a month-to-month lease.
3. **Criterion C:** Association with a person or persons who significantly contributed to the development of the city, state, or nation. There is no evidence indicating that the original occupants of the house were historically significant figures.
4. **Criterion D:** Identification as the work of a master builder, designer, or architect influencing development. The builder or designer of the structure remains unidentified, and there is no indication of influence on local architectural development.
5. **Criterion E:** Value as a building recognized for the quality of its architecture. The architectural integrity of the structure has been compromised by damage incurred during relocation and prolonged exposure to the elements. Missing features, such as the chimney, further diminish its architectural significance. As outlined in the January 16, 2024 structural evaluation by Edwin L. Stanford, P.E. ("Engineer Report"), the relocation of the house to its current location caused a shift in the house creating additional stress on the wood floor framing resulting in a cave in of several walls and the ceiling/roof.
6. **Criterion F:** Distinguishing characteristics of an architectural style valuable for studying a period, method of construction, or use of indigenous materials. While the structure once reflected Frame Vernacular style, its current state of disrepair and loss of defining features make it unsuitable for study or recognition as an example of the style.
7. **Criterion G:** Suitability for preservation or restoration. At the Commission meeting, the Applicant provided an overview of its exhaustive efforts made over a span of several years to preserve the structure. Efforts to relocate the house included outreach to over 50 organizations across Jacksonville and Florida, such as historical societies, youth ranches, and preservation groups, with offers for the Applicant to cover all relocation costs and provide stub-out services. Despite these efforts, no organization or individual was willing to accept the house. The only serious interest came from a qualified group, Aterro (an owner of the Sunbeam Landfill/Golf Course), who ultimately withdrew due to the structure's ongoing deterioration and escalating restoration costs as provided below.

Although Aterro, through its contractor Equity Builders, procured a "Move Off" permit on or about May 2023, the corresponding "Move On" permit to relocate the house was delayed for over 18 months due to permitting complications, misaligned site addresses,

December 20, 2024

Notice of Appeal

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and other Code requirements. See Building Permit No. 22-563254.0000. During this time, the house sustained severe termite damage, water damage, failing floor joists, and black mold, all of which pose substantial safety hazards. The structural engineer's assessment outlined in the Engineer Report confirmed that even with extensive repairs, relocating the house might not ensure its viability. The engineer opined demolition as a more practical option given the house's advanced state of disrepair as restoration costs would far exceed the value of the structure.

The lack of a viable relocation plan further underscores the house's unsuitability for preservation. With no finalized relocation permit or alternative location identified, the house remains in limbo. Additionally, the absence of a willing recipient highlights the broader community's lack of interest in preserving or restoring the structure. Finally, the City condemned the house on or around May 2024, deeming it unsafe and citing the lack of immediate action to address its safety concerns. See Code Enforcement Case Nos. 2024-9321399 (unsafe structure) and 2024-9274705 (nuisance).

To summarize, the Applicant respectfully requests that the City Council overturn the Commission's decision to deny the application for demolition permit for the structure located at 3747 Linjohn Road, Jacksonville, Florida (commonly known as the Henry C. Arpen House).

The Ordinance Code is silent as to who this appeal should be filed with. Therefore, if this appeal should have been filed with someone else, please forward it to the appropriate person. Please also let me know if there is a fee associated with the filing of this appeal so that I can arrange for payment.

Sincerely yours,

**ROGERS TOWERS, P.A**



Courtney P. Gaver

Enclosure

cc: Emily Pierce, Esq.  
Michael Danhour

# Jacksonville Historic Preservation Commission



**December 11, 2024**

**City of Jacksonville**  
**Ed Ball Building, 1<sup>st</sup> Floor - Room 1002**  
**214 North Hogan Street - Jacksonville, Florida 32202**



A NEW DAY.

## Jacksonville Historic Preservation Commission Meeting

**Wednesday, December 11, 2024, at 3:00 PM**

### Members:

Michael Montoya, Chair  
Ethan Gregory, Vice Chair  
William Hoff, Secretary  
Julia Epstein  
Maximilian Glober  
Becky Morgan

## AGENDA

**RULE 4.505 DISRUPTION OF MEETING** No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by the Security.

**REQUEST TO SPEAK:** 1. Fill out a speaker card.  
2. Sign in if you are going to speak.  
3. Read the rules on the back of the card.  
4. Place card in tray labeled "Speaker Cards".

**BREAKS:** Will be taken at 5 PM, 7 PM and every two hours thereafter until the close of the meeting.

**NOTE:** The next regular meeting will be held Wednesday, January 22, 2025.

**COMMENTS FROM THE PUBLIC.** Comments from the public shall be limited to no more than three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

**ADDRESSING THE BOARD/COMMITTEE.** At public hearings required by law or fixed by the Board/Committee, the presiding officer shall extend the floor to proponents and opponents of the subject matter of the public hearing, and those filing written requests or speakers cards shall be heard prior to other persons who appear at the hearing. Each person addressing the Board/Committee shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Board/Committee staff before addressing the Board/Committee, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her comments to three (3) minutes, unless further time is granted by the Board/Committee. All remarks shall be addressed to the Board/Committee as a body and not to any member thereof. No person other than a Board/Committee Member or the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Board/Committee, without the permission of the presiding officer. All questions to the Board/Committee shall be directed through the presiding officer.

Speakers may appeal the decision of the Commission on an item they addressed. Appeals shall be made to the City Council within twenty-one (21) days of the date of the Final Order in the matter. To appeal, file a Notice of Appeal with the Legislative Services under §307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal the Order.

**A. Call to Order/Verification of Quorum**

1. Submittal of Speaker's Cards
2. Breaks at 5 PM, 7 PM and every two hours thereafter until the close of the meeting
3. Approval of Minutes from November 13, 2024

**B. Deferred Items**

1. **COA-23-28339** (3664 Richmond Street)
2. **COA-23-29186** (2799 Selma Street)
3. **COA-24-31124** (3629 Richmond Street)
4. **COA-24-31433** (2131 St Johns Avenue)
5. **REHAB-24-03** (157 8<sup>th</sup> Street E)

**C. Consent Agenda**

**1. COA-24-31609**

Location: Riverside / Avondale – 3550 Pine Street  
Applicant: JAA Architecture  
Owner: John Preston Moore  
Request: New Construction – Addition  
Staff Recommendation: Approve With Conditions

**2. COA-24-31616**

Location: Riverside / Avondale – 2147 St Johns Avenue  
Applicant: JAA Architecture  
Owner: Dr. Ateeque Khan  
Request: New Construction – Addition  
Staff Recommendation: Approve With Conditions

**3. COA-24-31544**

Location: Riverside / Avondale – 1608 Glendale Street  
Applicant: JAA Architecture  
Owner: Daniel Karn  
Request: New Construction – Addition  
Staff Recommendation: Approve With Conditions

**4. COA-24-30298**

Location: Riverside / Avondale – 1678 Pinegrove Avenue  
Applicant: James Johnson  
Owner: Kathy Hughes  
Request: New Construction – Addition and Accessory Structure  
Staff Recommendation: Approve With Conditions

## **D. Previously Deferred Items to be Heard**

### **1. COA-24-31169**

Location: Riverside/Avondale – 2351 Riverside Avenue  
Applicant: Jon Barker, Terra Capital Holdings, Inc.  
Owner: Jon Barker, Terra Capital Holdings, Inc  
Request: Alterations – Roof  
Staff Recommendation: Deny

## **E. Condemned Properties**

## **F. Historic Designations**

### **1. LM-24-08**

Location: Downtown National Register – 29 East Adams Street  
Applicant: Jack Shad  
Owner: Chris Hionides, Plaka Main Street, Inc.  
Request: Historic Designation  
Staff Recommendation: Approve

## **G. Certificates of Appropriateness**

### **1. COA-24-31360**

Location: Springfield – 236 5th Street E  
Applicant: Terrawise Homes, Inc.  
Owner: Terrawise Homes, Inc.  
Request: New Construction  
Staff Recommendation: Approve with Conditions

### **2. COA-24-31276**

Location: Riverside / Avondale – 1879 Ribault Court  
Applicant: Jeff Mayberry, Mayberry Builders Construction Services, Inc.  
Owner: Richard Grant  
Request: Alterations – Driveway  
Staff Recommendation: Deny

### **3. COA-24-31539**

Location: Springfield – 321 5th Street E  
Applicant: Douglas Cuthbert  
Owner: Douglas Cuthbert  
Request: New Construction – Addition  
Staff Recommendation: Approve with Conditions

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

## **I. Appeal of Administratively Approved COA's**

**J. Minor Modifications to Previously Approved COA's**

**K. Public Comments**

**L. New Business**

1. Demolition Delay: Henry C. Arpen House (3747 Linjohn Road)

**M. Information**

1. 2025 HP Resource Packet
2. Pending Legislation
3. Public Works Improvement Projects

**N. Old Business**

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**

***L.***

***New***

***Business***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

**DEMOLITION DELAY:**

**Henry C. Arpen  
House**

**(3747 Linjohn Road)**



## Planning and Development Department

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

### MEMORANDUM

**TO:** Chairperson and Members  
Jacksonville Historic Preservation Commission

**FROM:** Arimus Wells, City Planner Supervisor  
Community Planning Division / Historic Preservation Section

**RE:** Request for Demolition, Section 320.407 Review – Demolition of an Individually Listed Structure on the National Register of Historic Places at 3747 Linjohn Rd

**DATE:** December 11, 2024

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The property owner is seeking a building permit to demolish a residential structure located on subject parcel, RE: 159095-0090. The stated scope of work includes **the demolition of a two-story building located at 3747 Linjohn Road (formerly located and addressed at 3318 O'Connor Road)**. The structure, also known as the Henry C. Arpen House, was individually listed on the National Register of Historic Places in 2019.

Because the structure is individually listed on the National Register of Historic Places, any demolition activities require a review by the Jacksonville Historic Preservation Commission (JHPC) pursuant to §320.407, Jacksonville Ordinance Code. The JHPC must review and take action on such requests for demolition within 60 calendar days after the complete demolition application is received by the Historic Preservation Section of the Jacksonville Planning and Development Department. If the Commission fails to act within the 60-day period, the demolition request is considered to have been granted. If the Commission approves the permit application, the demolition may proceed. If the Commission denies the application, the property owner can appeal the decision to the City Council. The appeal must be filed within 14 calendar days from the date of the Commission meeting. The case file, including the demolition application and the Commission's recommendation regarding the property's potential for landmark status, will be forwarded to the City Council, which will vote to approve the demolition request or to proceed with landmark designation.

Since the property owner is seeking demolition and is not in support of a landmark designation for the structure at 3747 Linjohn Road, the Commission must find that the property meets at least four (4) of the seven (7) criteria outlined in the designation procedures for landmarks codified in §307.104, Jacksonville Ordinance Code, before forwarding any landmark recommendation to City Council.



**BUILDING DESCRIPTION:**

According to the Florida Master Site File (FMSF), the Henry C. Arpen House is a two-story wood frame traditional Florida vernacular residence. The structure can be characterized by its T-shaped ground plan, front-facing gable roof and rear cross-gable roof, wrap-around porch, V-crimp metal roof, clapboard siding, exposed rafter ends, and a now-removed decorative brick chimney. Fenestration consists of six-over-six, double-hung sash windows.

The subject property is located within the Mandarin neighborhood and is situated on the Joseph Hagin Spanish Land Grant. According to archival records, the residential structure was constructed in c. 1880.

In 2022, the Arpen House was relocated from its original location at 3318 O'Connor Road to 3747 Linjohn Road in December 2022. This relocation was performed without obtaining an approved permit with the Building Inspections Division.

**STAFF ANALYSIS:**

Staff has reviewed the demolition permit, associated pictures, and researched the property to evaluate and document the property. **Based on our evaluation, it is the opinion of the Planning and Development Department that the residence at 3747 Linjohn Road would meet four (4) criteria for local landmark designation:**

**A. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.**

It is the determination of the Planning and Development Department that 3747 Linjohn Road does meet criterion (A) for landmark designation based on the following analysis:

The Henry C. Arpen Residence at 3318 O' Connor's Road is one of a small number of historic homes remaining in the Loretto community. Located to the east of the Mandarin peninsula, the community, which radiated out from the St. Augustine and Loretto crossroads, owes its origin to the missionary efforts of the Roman Catholic Church in Florida. In 1850, the Most Reverend Bishop Augustine Verot, Vicar Apostolic of Florida, purchased a tract to the east of the Mandarin village for the construction of a small chapel for use by visiting priests. With additional property donated by local landowner, George Hartley, a small one-story church was constructed by 1859 near the present intersection of St. Augustine Road and Loretto Road. In 1866, the St. Joseph's Academy was established in St. Augustine by the Sisters of St. Joseph of Le Puy, France, under the direction of Reverend Bishop Augustine Verot. The mission of the Sisters of St. Joseph was to administer to the educational needs of freed slaves. In 1868, two sisters were assigned to the Mandarin area where they started a school in the existing chapel for fifty-one white and twenty-seven black students.

After closing for a period, the school reopened in 1873 eventually evolving into the St. Joseph's Academy, a boarding school for boys. Over time, the church and school complex at St. Joseph had expanded to include a new sanctuary (1883-1912), a rectory building (1891), a two-story dormitory building (1897), and a large chapel and assembly building. Originally referred to as Honey Hill, the immediate community around the church and school was renamed Loretto in 1905 at the time of the establishment of the first post office in the area. Suggested by Father James Veale, the name was derived from the Italian City of Loretto whose basilica is a cherished center for Catholic pilgrims. In addition to the church and school complex, St. Joseph Catholic Cemetery also opened behind the church becoming the final resting place for members of numerous pioneer families in Mandarin and Loretto.

In addition to the old St. Joseph Catholic Church, a scattering of historic residences remains in Loretto that are associated with several pioneer families in the area. For example, the residence at 11874 Hood Landing Road that was constructed in ca. 1885 was according to oral tradition constructed around the old William Hartley residence that had been the site of the 1841 Indian massacre. Another early resident of the area was Fleming Bowden, a blacksmith by trade that also supplemented his income by collecting vegetables from Mandarin farms and selling them in the Jacksonville markets. A respected citizen who also served as Duval County's Supervisor of Elections for twenty-one years, Bowden constructed a home at 3323 Loretto Road in ca. 1907. The Loretto area was also home to several families that had migrated

from Italy during the late half of the nineteenth century. Francis Louis Losco, a native of Verona, Italy, acquired land in the Loretto area in 1884 where he constructed a small, one room house. After marrying Domatella Danese, a neighbor whose family had recently migrated to the area from Italy, Frank Losco progressively expanded his small house (5344 Losco Road) to accommodate his growing family that eventually included thirteen children. The Losco residence also at one time included a seven-acre vineyard used for making barrels of wine.

Another pioneer settler in Loretto was Henry G. Arpen, who was born in the Kingdom of Prussia in 1851 and migrated to the United States in 1865. Arpen purchased a small parcel in the Charles F. Hopkins survey of the eastern part of the Hagin Grant. According to the 1880 census, Henry and his wife, Emmaline, resided in Mandarin and was engaged in farming, probably citrus. Arpen came to Mandarin at the height of the citrus boom that occurred during the late 1870's and 1880s that attracted many new settlers to the area. The residence was probably constructed during the boom as reflected in its vernacular style and material, as well as being consistent with the 1880 census which recorded the Arpen family as living in the general Mandarin area. With the death of Henry Arpen in 1916, his wife, Emmaline, continued to occupy the house until the early 1930s, when she sold the property to George C. Chappell. The Chappell family retained ownership until sold to the current owner in the early 1970s. In the 1980s, the Arpen Residence was only one of six historic houses remaining in Loretto which has had significant growth since the construction of the Buckman Bridge.

**B. Its location is the site of a significant local, state or national event.**

Based on the currently available information on file, it is the determination of the Planning and Development Department that 3747 Linjohn Road does not meet this criterion.

**C. It is identified with a person or persons who significantly contributed to the development of the City, state or nation.**

No information was found on the structure's early residents. Based on the currently available information on file, it is the determination of the Planning and Development Department that 3747 Linjohn Road does not meet this criterion.

**D. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.**

The original builder, designer or architect is unknown; therefore, it is the determination of the Planning and Development Department that 3747 Linjohn Road does not meet this criterion.

**E. Its value as a building is recognized for the quality of its architecture and it retains sufficient elements showing its architectural significance.**

It is the determination of the Planning and Development Department that 3747 Linjohn Road does meet criterion (E) for landmark designation based on the following analysis:

Architecturally, the original design of the Arpen House reflects no high style and is commonly referred to as Frame Vernacular because of its construction. Notwithstanding their simple design, Frame Vernacular style buildings are important since they represent vanishing examples of how rural and lay builders utilized simple and time-tested construction principles, as well as local building materials such as southern yellow pine and cypress. Sometimes referred to as Florida Cracker, a more regional variation of the Frame Vernacular style was developed to deal with the harsh environment of the South such as heat, rain, humidity and moist soils. Features of Florida Cracker design found on the Arpen residence are a raised brick foundation to allow air circulation and prevent deterioration of wood members; a large wrap-around porch which provides shade, air circulation and protection from rainstorms; and numerous windows for interior air circulation. Common with materials found on Florida Cracker, the Arpen house has a wood framed structural system covered on the exterior by horizontal wood siding, brick pier foundation, centrally placed chimney, and gabled main roof.

**F. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.**

It is the determination of the Planning and Development Department that 3747 Linjohn Road does meet criterion (F) for landmark designation based on the following analysis:

Architecturally, the design of the Arpen Residence reflects the Frame Vernacular style, which represent vanishing examples of how rural and lay builders utilized simple and time-tested construction principles that blended local building materials with manufactured products. In North Florida, these earlier builders took advantage of plentiful Southern Yellow Pine and cypress to construct solid and functional spaces sometimes enhanced by a variety of manufactured products shipped by railroad such as sash windows, doors, and hardware. With its eastern orientation, double verandas on two elevations, open hallways, numerous windows, and a detached kitchen, the Arpen Residence was designed to work well in the pre-air-conditioned southern environment. Surrounded by outlying sawmills at the time, the subject property like so many buildings of the era were constructed of old-growth Southern Yellow Pine that had been so heavily timbered as to be almost non-existent by the 1930's. Today, this quality pinewood is only available from re-milled timbers

salvaged from demolitions or from original logs preserved in the muddy bottoms of Florida creeks and rivers.

Another unique feature of the Arpen Residence is the presence of a detached building, since connected, containing the kitchen. How this detached one-story building was tied originally to the residence is not known but was traditionally connected by a boardwalk to a back or side porch. Concentrating such domestic activities in a separate building, which was a common treatment for rural structures in the South, allowed for the main house to be free of cooking generated smoke, heat, and smells, while preventing the spread of fires from the kitchen to the primary residence. Only a few historic homes with detached kitchens have been documented in Duval County, usually in outlying rural areas or parts of the county that were until recently undeveloped. Examples included the Major William W. Webb Residence (Walter Jones Residence) at 2438 Country Dock Road (c. 1875); Walter B. Dismore Residence at 12780 Mandarin Road (c. 1879); Oesterreicher Homestead (McCormick OX Ranch), Palm Valley at Duval County line (c. 1873) that since been relocated to Jacksonville Beach; the William Coleman Residence, 150 South Center Street in Baldwin (c. 1879); and the Dr. William Brinson Residence, 153 South Center Street in Baldwin (c. 1860).

**G. Its suitability for preservation or restoration**

It is the determination of the Planning and Development Department that 3747 Linjohn Road does meet criterion (G) for landmark designation based on the following analysis:

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as alterations that are difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long term and potentially ongoing neglect are also factors in evaluating potential landmarks for their suitability for preservation or restoration. The following is from the approved National Register of Historic Places Nomination for the Arpen Residence.

“The integrity of the Arpen House is excellent. It retains the integrity of its...its exterior and interior features...The main alteration to the original building has been the rear addition. However, the addition was constructed in c.1920 during the historic period and has achieved significance. On the interior the great majority of features and finishes are intact.”

Since its formal listing on the National Register of Historic Places in 2019, the Arpen House was relocated from its original location at 3318 O’Connor Road to 3747 Linjohn Road in December 2022. This relocation was performed without obtaining an approved permit with the Building Inspections Division and as

such has resulted in 24 months of weatherization and unregulated activity. According to the applicant's attached structural evaluation letter, the structural integrity of the house was compromised during the relocation process. In the letter, the following claim is made:

*"It is our opinion that the house is in a state of disrepair. The cost to repair this home far exceeds the value of the house and should be demolished in place if not relocated."*

Disrepair, often described as being in a state of poor condition, does not mean a structure of building is incapable of being preserved or restored. While Staff agrees the structure is in poor condition from 24 months of deferred maintenance, the applicant did not provide any evidence to demonstrate how the structure could not be repaired or restored. Furthermore, the estimated costs to repair the structure were not provided nor was the appraised value of the structure.

Given the limited information regarding the structural integrity of the structure—specifically evidence to demonstrate the structure cannot be repaired, the purported costs to the repair the structure, and the actual appraised value of the structure—Staff is unable to support a claim of disrepair or irreparability for the structure. Furthermore, the structural evaluation letter states that relocation of the structure is possible, if the proper repairs and shoring are made beforehand. Therefore, it is the opinion of the Planning and Development Department that the Arpen Residence at 3747 Linjohn is suitable for restoration and preservation.

**Based on these findings, the Planning and Development Department found the subject building located at 3747 Linjohn Road to meet four (4) of the seven (7) criteria for local landmark designation.**

**View of the Subject Property**



Official Use Only	
Submittal Date:	10/08/24
HPS Sufficiency Date:	11/19/24



Official Use Only	
Application Number:	N/A
Public Hearing:	12/11/24

**Application for Demolition Review Permit**  
City of Jacksonville, Florida  
Historic Preservation Section  
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7800.

Official Use Only		
National Register of Historic Places (check all that apply)		
<input checked="" type="checkbox"/> Individually Listed	<input type="checkbox"/> Historic District	<input type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing
<input type="checkbox"/> "Deemed Eligible" for Listing		
BID Sufficiency Review Date: N/A	HPS Sufficiency Review Date: 11/19/24	60-Day Review Deadline: 01/22/25
Date Applicant was Noticed Regarding Potential Alternatives to Demolition and Tax Incentives: 06/05/24		
Notice of Violation(s): Yes - 2024-9321399 and 2024-9274705	FMSF: DU22443	HPS Staff Initials: ATW

Property Information	
1. Historic Name (If Applicable): Henry C. Arpen House	2. Other Names (If Applicable)
3. Property Address(es): 3747 Linjohn Road, Jacksonville, FL 32223	4. Real Estate Number(s): 159095-0090
5. Property Located Between Streets: Linjohn Road & Aladin Road	6. Date(s) of Construction: 1880s
7. Original Property Use: Residential	8. Current Property Use: Vacant

<b>Owner's Information (Please list all owners if more than one)</b>	
9. Name(s): MILOVIC DRAGO ET AL MILOVIC CELESTE CHENG JOANN	10. Emails(s): celeste.milovic@gmail.com
11. Address(es) (including city, state, zip) 35561 GALEN PL FREMONT, CA 94536	12. Preferred Telephone: 925-922-7886

<b>Applicant's Information (If different from owner)</b>	
13. Name: Bordan Development, LLC	14. Email: Mdanhour@DanhourGroup.com
15. Address (including city, state, zip) 5985 Richard Street, Suite 2 Jacksonville, FL 32216	16. Preferred Telephone: 904-234-1047

## Procedural Timeline

Within 60 calendar days, the Historic Preservation Commission shall issue a final decision on the subject of demolition. If the Commission votes to deny the demolition permit application, at the next meeting after it considered the demolition request, so long as the next meeting is no less than 21 days following, (unless the Applicant has requested a continuance or deferral), it shall also issue an advisory recommendation to the City Council on the structure's landmark status utilizing the criteria and procedures in Section 307.104. The Historic Preservation Commission shall call a special meeting to meet the 60-calendar day deadline, if necessary. If the Historic Preservation Commission fails to meet this deadline, the demolition permit application shall be considered granted. If the Historic Preservation Commission elects to grant the demolition permit application, such decision shall constitute the final action by the City, and the Commission shall not consider landmarking status for the structure.

## Criteria

Section 320.407(c), Ordinance Code, provides that, with respect to action upon Applications for Demolition Permits, the Historic Preservation Commission shall determine whether, based upon the evidence, the property does or does not meet the criteria for designation. Such a determination shall be made by advisory recommendation of the Commission and shall be accompanied by a report stating the findings of the Commission concerning the relationship between the property and the National Register of Historic Places criteria for potential designation set forth below. Filing of this application implies an assumption of objection to potential local landmark designation. As such, **the Commission must find that the property meets at least four of the following seven criteria:**

- (1) Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.*
- (2) Its location is the site of a significant local, state or national event.*
- (3) It is identified with a person or persons who significantly contributed to the development of the City, state or nation.*
- (4) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.*
- (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.*
- (6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.*
- (7) Its suitability for preservation or restoration.*

**Statement of Significance**

17. Given the aforementioned criteria by which the demolition request will be reviewed, please describe how the property **does or does not** meet the criteria for designation. Provide as much information as you can. You may also attach a separate sheet, if necessary.

<p>(1) <i>Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.</i></p>	<p>Though the structure has been nominated to the National Register of Historic Places (listed as locally significant), the house has been moved off-site in an effort to relocate and preserve the resource. Unfortunately, the relocation has been tied up in permitting for two years and is currently in an advanced state of deteriorated beyond feasible restoration.</p>
<p>(2) <i>Its location is the site of a significant local, state or national event.</i></p>	<p>No</p>
<p>(3) <i>It is identified with a person or persons who significantly contributed to the development of the City, state or nation.</i></p>	<p>No</p>
<p>(4) <i>It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.</i></p>	<p>No, the structure is described as rural frame vernacular</p>
<p>(5) <i>Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.</i></p>	<p>No</p>
<p>(6) <i>It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.</i></p>	<p>No</p>
<p>(7) <i>Its suitability for preservation or restoration.</i></p>	<p>Structure is in an advanced state of deterioration, beyond its poor condition when it was purchased. Relocation as a means of preservation/restoration was unsuccessful.</p>

## Required Attachments

The following attachments must be included with submittal of the application.

- Copy of Building Permit for Demolition (for each property) – **If Applicable**
- Property Appraiser Record Card (for each property) – <https://paopropertysearch.coj.net/Basic/Search.aspx>
- Documentation of any effort to save the structure(s)
- Any supporting documentation – **Optional**

## Authorization and Acknowledgment

Please review your application. No application will be deemed sufficient until all of the requested information has been supplied. The acceptance of an application as being sufficient does not guarantee its approval by the Jacksonville Historic Preservation Commission (JHPC). The owner and/or authorized agent should be present at the public hearing; otherwise, the application will be deferred.

I understand that I will be notified of the date and place of any public meetings at which the demolition review will be considered by the Jacksonville Historic Preservation Commission. If the demolition permit is approved, I understand that my permit will be released.

If the Commission decides to deny my demolition permit and pursue local landmark designation, I understand Staff will issue the required public notice sign(s), which must be posted on the property within five (5) working days after the Commission's decision. It will be my responsibility to post and maintain the sign(s) until a determination has been made by City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I understand that my permit will be released.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: Celeste Milovic

Signature: *Celeste Milovic*

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

Applicant or Agent (if different than owner)

Print name: Michael Danhour

Signature: Michael Danhour  
Originally signed by Michael Danhour  
Date: 2024.11.14 20:47:26  
-02197

*\*The attached agent authorization letter is required if the application is made by any person other than the property owner.*

**Submittal**

This application must be typed or printed in ink and submitted along with the required attachments.

Digital applications can be submitted via email using: [HistoricPreservation@coj.net](mailto:HistoricPreservation@coj.net)

Paper applications can be submitted via mail using:

Historic Preservation Section  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202  
(904) 255-7859

AGENT AUTHORIZATION FORM  
City of Jacksonville, Florida  
Historic Preservation Section  
Planning and Development Department

Property Address(es): 3747 LINJOHN RD Jacksonville FL 32223

Real Estate#(s): 159095-0090

To Whom it May Concern:

You are hereby advised that Celeste Milovic, as  
(Printed name of PROPERTY OWNER)  
Property Owner of 3747 LINJOHN RD Jacksonville FL,  
(Title of PROPERTY OWNER) (Printed of COMPANY)

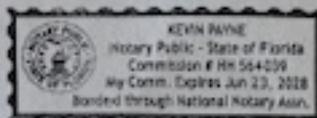
hereby certify that said undersigned is the Owner of the referenced property. Said owner hereby authorizes and empowers Michael Danhour/Bordan Development to act as agent to file application(s) for Demolition Review Permit for the above (I.e., Demolition Review Permit, Local Landmark Designation) referenced address(es) and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

Celeste Milovic  
(Signature of PROPERTY OWNER)

11/14/2024  
Date:

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 14 day of November 2024, by Celeste Milovic who is personally known to me or who has produced FLDL as identification and who took an oath.



Kevin Payne  
(Signature of NOTARY PUBLIC)  
Kevin Payne  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 06/23/2028

January 16, 2024

Mr. Michael Danhour  
Bordan Development, LLC.  
5985 Richard Street, Suite 2  
Jacksonville, FL 32216

RE: Structural Evaluation  
Henry C. Arpen House

Mr. Danhour,

Per your request, Core has inspected the subject residential structure and has provided the following letter report and recommendations.

### **Background**

On December 1, 2022, the Henry C. Arpen house was relocated as part of the development of a residential subdivision development. The home is over 130 years old is wood framed and was formerly attached to a brick pier foundation.

As part of the relocation process, the chimney was removed from the house and the house braced using 4x4 lumber. The house was detached from the original brick pier foundation and lifted using hydraulic jacks. (*Ref. Photos 1 and 2*). A rolling steel frame was maneuvered into place under the house and the house was lowered and strapped onto the frame (*Ref. Photos 3, 4 and 5*). The house and steel frame were then towed from the original location approximately 1 mile to a field where it has sat for 14 months.

During the relocation process the house was towed across open, recently cleared and disturbed ground as well as several ditch crossings. The relocation had a significant impact on the structural integrity of the house. Over the past 14 months, the exposure to winds and weather created by the missing chimney has resulted in a deterioration of the structure. The wheels on one side of the steel frame became flat causing a shift in the house creating additional stress on the wood floor framing and structure (*Ref. pictures 4, 5 and 6*). Several walls are and the ceiling/roof are failing in areas (*Ref. pictures 5, 6, and 7*).

### **Recommendation**

As described above, the structural integrity of the house was significantly compromised during the relocation. If it is contemplated that the house be moved from its existing location, extensive repairs and shoring will be required prior to any further movement. It should be noted that implementing these repairs and shoring may not guarantee the structure and house will be viable following the move.

It is our opinion that the house is in a state of disrepair. The cost to repair this home far exceeds the value of the house and should be demolished in place if not relocated.

If you have questions regarding this letter, please feel free to contact me.

Sincerely,

Edwin L. Stanford, P.E.

Attachments: photos 1-7

<p><b>Edwin L Stanford</b> Digitally signed by Edwin L Stanford Date: 2024.01.16 10:26:29 -06'00'</p>	<p>This item has been electronically signed and sealed by Edwin L. Stanford, PE on January 16, 2024 using a <i>SHA</i> authentication code. Printed copies of this document are not considered signed and sealed and the <i>SHA</i> authentication code must be verified on any electronic copies.</p>	
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Photo 1 – House On Brick Piers With Chimney



Photo 2 – Exterior of House on Brick Piers With Chimney Removed



Photo 3 – Exterior of House Loaded on Steel Frame System



Photo 4 – Floor System And Frame System



Photo 5 – House on Frame Showing Wood Frame Shoring/Repair



Photo 6 – Exterior of House



Photo 7 – Damaged Roof/Ceiling Damage



Photo 8 – Floor System And Frame System



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**MILOVIC DRAGO ET AL**  
 35561 GALEN PL  
 FREMONT, CA 94536  
**MILOVIC CELESTE**  
**CHENG JOANN**

**Primary Site Address**  
 3747 LINJOHN RD  
 Jacksonville FL 32223-

**Official Record Book/Page**  
 20497-02041

**Tile #**  
 7617

**3747 LINJOHN RD**

Property Detail

<b>RE #</b>	159095-0090
<b>Tax District</b>	GS
<b>Property Use</b>	0100 Single Family
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	02927 HOGAN JOSEPH GRANT,S/D PT
<b>Total Area</b>	91891

Value Summary

Value Description	2024 Certified	2025 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$147,941.00	\$146,608.00
<b>Extra Feature Value</b>	\$19,431.00	\$19,431.00
<b>Land Value (Market)</b>	\$331,200.00	\$331,200.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$498,572.00	\$497,239.00
<b>Assessed Value</b>	\$498,572.00	\$497,239.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$498,572.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress**

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

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">20497-02041</a>	11/15/2022	\$100.00	QC - Quit Claim	Unqualified	Vacant
<a href="#">20441-01667</a>	9/16/2022	\$665,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">20162-00479</a>	2/18/2022	\$575,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">17647-01454</a>	7/22/2016	\$100.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRMR2	Garage/Util Bdg Metl	1	40	15	600.00	\$4,131.00
2	GRMR2	Garage/Util Bdg Metl	1	50	40	2,000.00	\$15,300.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	2.07	Acreage	\$331,200.00

Legal

LN	Legal Description
1	45-45-27E 2.07
2	JOSEPH HOGAN GRANT S/D
3	PT LOT 17 RECD O/R 20441-1667(EX PT
4	RECD O/R 20206-643)

**Buildings**

Building 1  
 Building 1 Site Address  
 3747 LINJOHN RD Unit  
 Jacksonville FL 32223-

<b>Building Type</b>	0101 - SFR 1 STORY
<b>Year Built</b>	1967

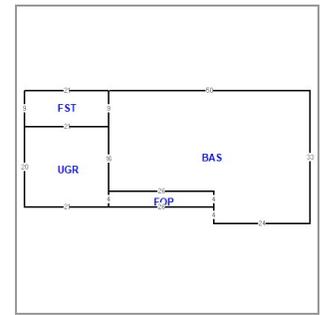
Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng

<b>Building Value</b>	\$146,608.00
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Type	Gross Area	Heated Area	Effective Area
Finished Storage	189	0	94
Base Area	1442	1442	1442
Finished Open Porch	104	0	31
Unfinished Garage	420	0	189
<b>Total</b>	<b>2155</b>	<b>1442</b>	<b>1756</b>

Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



**2024 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$498,572.00	\$0.00	\$498,572.00	\$5,649.55	\$5,642.29	\$5,464.35
Public Schools: By State Law	\$498,572.00	\$0.00	\$498,572.00	\$1,589.00	\$1,541.58	\$1,570.00
By Local Board	\$498,572.00	\$0.00	\$498,572.00	\$1,122.23	\$1,120.79	\$1,103.54
FL Inland Navigation Dist.	\$498,572.00	\$0.00	\$498,572.00	\$14.38	\$14.36	\$13.26
Water Mgmt Dist. SJRWMD	\$498,572.00	\$0.00	\$498,572.00	\$89.51	\$89.39	\$84.06
School Board Voted	\$498,572.00	\$0.00	\$498,572.00	\$499.21	\$498.57	\$498.57
			<b>Totals</b>	<b>\$8,963.88</b>	<b>\$8,906.98</b>	<b>\$8,733.78</b>

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$499,214.00	\$499,214.00	\$0.00	\$499,214.00
<b>Current Year</b>	\$498,572.00	\$498,572.00	\$0.00	\$498,572.00

**2024 TRIM Property Record Card (PRC)**

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

**Property Record Card (PRC)**

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

**2024**

**2023**

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

## Wells, Arimus - PDCM

---

**From:** Wells, Arimus - PDCM  
**Sent:** Tuesday, October 15, 2024 3:23 PM  
**To:** Gideon, Joshua - PDBZ  
**Cc:** Parola, Helena - PDCM; Taylor, Ronald - PDBZ  
**Subject:** RE: Building Relocation - 3747 Linjohn Rd (B-22-563254)

That's correct—now they are asking to demo it because apparently it got damaged during relocation.

The reason they didn't seek demolition at it's original address is because they made a zoning agreement with the community and council member to preserve/relocate the structure.

Arimus

--

**Arimus T. Wells, MPA**  
City Planner Supervisor  
Historic Preservation Section  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
Office: 904-255-7824

---

**From:** Gideon, Joshua - PDBZ <JGideon@coj.net>  
**Sent:** Tuesday, October 15, 2024 3:17 PM  
**To:** Wells, Arimus - PDCM <ArimusW@coj.net>  
**Cc:** Parola, Helena - PDCM <HParola@coj.net>; Taylor, Ronald - PDBZ <TaylorR@coj.net>  
**Subject:** Re: Building Relocation - 3747 Linjohn Rd (B-22-563254)

Hmm.

It looks like they went ahead and moved the building without a permit.

And now they want to demo it?

Would there have been a reason they would not have received approval to demo the structure while it remained at the original address?

**Joshua Gideon, CBO**  
Chief, Building Inspection Division  
City of Jacksonville | Planning and Development Department  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, FL 32202  
(904) 255-8521  
[www.jacksonville.gov/bi](http://www.jacksonville.gov/bi)

*Due to Florida's very broad public records laws, please remember that information contained within correspondence with the City of Jacksonville may be subject to disclosure under a public records request.*

**From:** Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>  
**Sent:** Tuesday, October 15, 2024 2:59 PM  
**To:** Gideon, Joshua - PDBZ <[JGideon@coj.net](mailto:JGideon@coj.net)>  
**Cc:** Parola, Helena - PDCM <[HParola@coj.net](mailto:HParola@coj.net)>  
**Subject:** Building Relocation - 3747 Linjohn Rd (B-22-563254)

Good Afternoon, Josh,

I am currently reviewing a structure for demolition at 3747 Linjohn Rd (see B-24-197593). It appears the structure was relocated from 3318 O'Connor Rd to 3747 Linjohn Rd in December 2022. Is a building permit required for relocating buildings? I see that one was started via B-22-563254, but it's in Return for Corrections.

Best Regards,

Arimus  
--

**Arimus T. Wells, MPA**  
City Planner Supervisor  
Historic Preservation Section  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
Office: 904-255-7824

## Wells, Arimus - PDCM

---

**From:** Wells, Arimus - PDCM  
**Sent:** Tuesday, August 20, 2024 9:38 AM  
**To:** Register, Thomas - ERCC  
**Subject:** RE: Arpen Farmhouse meeting

After first being made aware of this issue on May 15<sup>th</sup>, I contacted the owner/agent on May 29<sup>th</sup>, June 5<sup>th</sup>, and August 13<sup>th</sup>. No responses were provided.

Best Regards,

Arimus  
--

**Arimus T. Wells, MPA**  
City Planner Supervisor  
Historic Preservation Section  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
Office: 904-255-7824

---

**From:** Register, Thomas - ERCC <TRegister@coj.net>  
**Sent:** Tuesday, August 20, 2024 9:19 AM  
**To:** Wells, Arimus - PDCM <ArimusW@coj.net>  
**Subject:** RE: Arpen Farmhouse meeting

Thank you! Are they responding in a reasonable time, or have you been waiting for what would be an excessive amount of time?

Regards,  
**Thomas Register, Chief**  
Municipal Code Compliance  
City of Jacksonville | Neighborhoods Department  
214 N. Hogan Street, 7<sup>th</sup> floor  
Jacksonville, FL 32202  
Direct (904) 255-7203  
[Jacksonville.gov](http://Jacksonville.gov)



A NEW DAY.

**Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.**

---

**From:** Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>  
**Sent:** Tuesday, August 20, 2024 9:13 AM  
**To:** Register, Thomas - ERCC <[TRegister@coj.net](mailto:TRegister@coj.net)>  
**Subject:** RE: Arpen Farmhouse meeting

Good Morning, Thomas,

In late 2023, this structure was relocated from 3318 O'Connor Rd to 3747 Linjohn Rd without an approved building permit. In terms of Historic, this structure is listed on the National Register and is subject to 320.407 Demolition Delay proceedings (which requires HPC review). At this time, I am waiting on the agent/owner to submit a Demo Delay application.

Best Regards,

Arimus

--

**Arimus T. Wells, MPA**  
City Planner Supervisor  
Historic Preservation Section  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
Office: 904-255-7824

---

**From:** Register, Thomas - ERCC <[TRegister@coj.net](mailto:TRegister@coj.net)>  
**Sent:** Monday, August 19, 2024 11:03 AM  
**To:** Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>  
**Subject:** FW: Arpen Farmhouse meeting

Good morning, Arimus,

I wanted to email and confirm there is some discussion with your office and this property. Do you have any details you can share here?

Real Estate #: [159095 0090](#)

Owner: MILOVIC DRAGO ET AL

Address: 3747 LINJOHN RD



Regards,  
**Thomas Register, Chief**  
Municipal Code Compliance  
City of Jacksonville | Neighborhoods Department  
214 N. Hogan Street, 7<sup>th</sup> floor  
Jacksonville, FL 32202  
Direct (904) 255-7203  
[Jacksonville.gov](http://Jacksonville.gov)



A NEW DAY.

**Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.**

---

**From:** Folks Huxford <[folkshuxfordllc@gmail.com](mailto:folkshuxfordllc@gmail.com)>  
**Sent:** Monday, August 19, 2024 10:51 AM  
**To:** Register, Thomas - ERCC <[TRegister@coj.net](mailto:TRegister@coj.net)>  
**Subject:** Re: Arpen Farmhouse meeting

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thomas,

Conversations continue between me, my client, his contractor, and the City (particularly Historic Preservation). I'm quite sure we can't bring this in for a landing before the August 29 extension. May we have some additional time so we can continue working towards a resolution?

Thank you!

Folks

---

**From:** Register, Thomas - ERCC <[TRegister@coj.net](mailto:TRegister@coj.net)>  
**Sent:** Friday, June 7, 2024 6:39 PM  
**To:** Folks Huxford <[folkshuxfordllc@gmail.com](mailto:folkshuxfordllc@gmail.com)>  
**Subject:** RE: Arpen Farmhouse meeting

Good afternoon, Folks,

It was good to see you also, and I am happy to hear things are going well.

The inspection dates for both cases listed below have been changed to August 29<sup>th</sup>, and will occur no earlier than that date. Attached are some emails attached to those cases and the warning citation.

Real Estate #: [159095 0090](#)

Owner: MILOVIC DRAGO ET AL

Address: 3747 LINJOHN RD

From <<https://maps.coj.net/DuvalProperty/#>>

Case Number	RE	Status	Address	Neighborhood	Code Section	CPAC
2024-9321399	159095 0090	Active	3747 LINJOHN RD.	Julington Creek	Unsafe Structure	Southeast
2024-9274705	159095 0090	Active	3747 LINJOHN RD.	Julington Creek	Nuisance	Southeast

Regards,

**Thomas Register, Chief**  
Municipal Code Compliance  
City of Jacksonville | Neighborhoods Department  
214 N. Hogan Street, 7<sup>th</sup> floor  
Jacksonville, FL 32202  
Direct (904) 255-7290  
[Jacksonville.Gov](http://Jacksonville.Gov)



A NEW DAY.

**Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.**

---

**From:** Folks Huxford <[folkshuxfordllc@gmail.com](mailto:folkshuxfordllc@gmail.com)>  
**Sent:** Friday, June 7, 2024 12:44 PM  
**To:** Register, Thomas - ERCC <[TRegister@coj.net](mailto:TRegister@coj.net)>  
**Subject:** Arpen Farmhouse meeting

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thomas,

Good to meet you yesterday. It's been a long time! Following up with this email regarding the request for a 60-day extension on the citation for the Arpen Farmhouse currently located at 3747 Lin John Road. I'm new to this process and we are trying to consider the pathways to compliance. Also, could you please forward me the citation particulars for my files?

Thanks again!

Folks



*Planning and Development  
Department*

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**NOTICE OF CERTIFICATION**

**RE:** Certified Transcript of the December 11, 2024 Jacksonville Historic Preservation Commission Meeting

**DATE:** January 2, 2025

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Please find attached:

- Certified Historic Preservation Commission Transcript for the December 11, 2024 meeting, including the Commission's decision to deny the demolition permit application for the Henry C. Arpen House located at 3747 Linjohn Road.

If there are any questions, please contact me at (904) 255-7800.

Arimus T. Wells, City Planner Supervisor  
Community Planning Division, Historic Preservation Section  
Planning and Development Department

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Excerpt of proceedings held on Wednesday,  
December 11, 2024, commencing at 3:00 p.m., at the  
Ed Ball Building, Hearing Room 1002, 214 North Hogan  
Street, Jacksonville, Florida, before Diane M. Tropia,  
FPR, a Notary Public in and for the State of Florida at  
Large.

PRESENT:

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

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.  
BRITTANY FIGUEROA, Planning and Development Dept.  
CALEB ARSENAULT, Planning and Development Dept.  
CARLA LOPERA, Office of General Counsel.

- - -

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\* \* \* \* \*

1 THE CHAIRMAN: Okay. So that was the last  
2 COA.  
3 Do any staff or anyone need to take a  
4 break right now? Do you want to keep moving?  
5 COMMISSIONER GREGORY: Keep going.  
6 THE CHAIRMAN: Is that okay?  
7 So we have New Business, a demolition  
8 delay, the Henry C. Arpen House at 3747 Linjohn  
9 Road.  
10 We'll open the public hearing.  
11 We'll entertain the staff report.  
12 MR. WELLS: Thank you.  
13 So this is a demolition request. So,  
14 essentially, the property owner is seeking a  
15 building permit to demolish a residential  
16 structure located at 3747 Linjohn Road. This  
17 structure, which is known as the Henry C. Arpen  
18 House, was individually listed on the National  
19 Register of Historic Places in 2019. Because  
20 the structure is listed on the National  
21 Register, any demolition activities require a  
22 review by the Historic Preservation Commission,  
23 and this is in accordance with Section 320.407  
24 of the Ordinance Code.  
25

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1 P R O C E E D I N G S  
2 December 11, 2024 3:00 p.m.

3 - - -

4 THE CHAIRMAN: I'll welcome everybody here  
5 today for the Jacksonville Historic  
6 Preservation Commission meeting, Wednesday,  
7 December 11th, 2024, at 3:00 p.m.  
8 I'm going to call this meeting to order,  
9 and we'll start with introductions at my left.  
10 MR. WELLS: Arimus Wells, Planning and  
11 Development Department.  
12 MS. LOPERA: Carla Lopera, Office of  
13 General Counsel.  
14 COMMISSIONER EPSTEIN: Julia Epstein,  
15 commissioner.  
16 THE CHAIRMAN: Michael Montoya, Chair.  
17 COMMISSIONER GREGORY: Ethan Gregory,  
18 commissioner.  
19 COMMISSIONER HOFF: William Hoff,  
20 commissioner.  
21 COMMISSIONER MORGAN: Becky Morgan,  
22 commissioner.  
23 MS. FIGUEROA: Brittany Figueroa, Planning  
24 and Development Department.  
25 MR. ARSENAULT: Caleb Arsenault, Planning  
and Development Department.

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1 Because the property owner is seeking  
2 demolition and is not in support of a landmark  
3 designation for the property, the Commission  
4 must find that the property meets at least four  
5 of the seven criteria outlined in the  
6 designation procedures for landmarking.

7 Based on our analysis, we found that the  
8 Henry C. Arpen House is a two-story, wood  
9 frame, traditional Florida vernacular  
10 residence. It can be characterized by its  
11 T-shaped ground plan, front-facing gable roof,  
12 rear cross-gable roof, wrap-around porch, a  
13 V-crimp metal roof, exposed rafter ends, and a  
14 now-removed decorative brick chimney. The  
15 fenestration pattern consists of six-over-six,  
16 double-hung sash windows.

17 This property is located within the  
18 Mandarin neighborhood and is situated on the  
19 Joseph Hagin Spanish Land Grant. According to  
20 archival records, the structure was constructed  
21 around 1880.

22 In 2022, the Arpen House was relocated  
23 from its original location at 3318 O'Connor  
24 Road to 3747 Linjohn Road in December of 2022.  
25 This relocation was performed without obtaining

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1 an approved permit with the Building Inspection  
2 Division of the Planning and Development  
3 Department.

4 Based on our evaluation, it is the opinion  
5 of staff that the residence meets four of the  
6 landmarking criteria. The first one is  
7 Criteria A, which is its value as a significant  
8 reminder of the cultural, historical,  
9 architectural or archaeological heritage of the  
10 city, state or nation.

11 Again, this Henry C. Arpen residence is  
12 one of a small number of historic homes that  
13 remain in the Loretto community. It's located  
14 to the east of the Mandarin peninsular. This  
15 community, which radiated out from the  
16 St. Augustine and Loretto crossroads, owes its  
17 origin to the missionary efforts of the Roman  
18 Catholic Church in Florida.

19 The second criteria relates to it being  
20 recognized for the quality of its architecture  
21 and it retaining sufficient elements showing  
22 its architectural significance.

23 Architecturally, the original design of  
24 the Arpen House reflects no high style and is  
25 commonly referred to as "frame vernacular"

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1 construction principles. Again, in North  
2 Florida, these builders took advantage of these  
3 different variations in terms of materials.

4 With its eastern orientation, double  
5 verandas on two elevations, open hallways,  
6 numerous windows and a detached kitchen, the  
7 Arpen residence was designed to work well in a  
8 pre-air-conditioned Southern environment.

9 Another unique feature of the Arpen  
10 residence is the presence of a detached  
11 building which has since been connected and  
12 also contains the kitchen now. How this  
13 detached one-story building was tied originally  
14 to the residence is not known but was  
15 traditionally connected by a boardwalk to a  
16 back or side porch.

17 Concentrating such domestic activities in  
18 a separate building, which was a common  
19 treatment for rural structures in the South,  
20 allowed for the main home to be free of  
21 cooking, generating smoke, heat, and smells.

22 The last criterion relates to its  
23 suitability for preservation or restoration.  
24 So, again, in our approach to this criterion,  
25 staff typically evaluates proposed landmarks

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1 because of its construction. Notwithstanding  
2 its simple design, frame vernacular buildings  
3 are important since they represent vanishing  
4 examples of how rural and lay builders utilized  
5 simple and time-tested construction principles,  
6 as well as building materials such as southern  
7 yellow pine and cypress. Sometimes referred to  
8 as "Florida Cracker," a more regional variation  
9 of the Florida [sic] vernacular style was  
10 developed with the harsh environment of the  
11 South, such as heat, rain, humidity and moist  
12 [sic] levels -- or soils.

13 Common with materials found on Florida  
14 Cracker, the Arpen House has a wood frame  
15 structural system covered on the exterior by  
16 horizontal wood siding, a brick pier  
17 foundation, centrally placed chimney, and a  
18 gabled main roof.

19 The third criteria relates to it having  
20 distinguishing characteristics of an  
21 architectural style.

22 Architecturally, the design of the Arpen  
23 residence, again, reflects the frame vernacular  
24 style, which, again, represents vanishing  
25 examples of how rural and lay builders utilized

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1 based on evidence of significant exterior  
2 alterations that have negatively impacted  
3 character-defining features as well as  
4 alterations that are deemed difficult, costly  
5 or impossible to reverse.

6 Furthermore, the degree and nature of any  
7 exterior deterioration as well as the evidence  
8 of long-term and potentially ongoing neglect  
9 are also factors in evaluating potential  
10 landmarks.

11 I want to read something from the approved  
12 National Register nomination. It states, "The  
13 integrity of the Arpen House is excellent. It  
14 retains the integrity of its exterior and  
15 interior features. The main alteration to the  
16 original building has been the rear addition.  
17 However, the addition was constructed in" --  
18 "around [sic] 1920, during the historic period,  
19 and has such [sic] achieved historic  
20 significance. On the interior, a great  
21 majority of features and finishes are intact."

22 Again, since its formal listing in 2019,  
23 the Arpen House was relocated from its original  
24 location at 3318 O'Connor Road to 3747 Linjohn  
25 Road in December 2022. Again, this relocation

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1 was performed without obtaining an approved  
2 building permit with the Building Inspection  
3 Division, and as such, has resulted in  
4 24 months of weatherization and unregulated  
5 activity.

6 As you will see in the application package  
7 itself, you -- you will find a structural  
8 evaluation letter. This letter states that the  
9 integrity of the house was compromised during  
10 the relocation process, and I want to read a  
11 portion of it from the letter. And it states,  
12 "It is our opinion that the house is in a state  
13 of disrepair. The cost to repair this home far  
14 exceeds the value of the house and should be  
15 demolished in place if not relocated."

16 Disrepair, often described as being in a  
17 state of poor condition, does not mean a  
18 structure of -- or a building is incapable of  
19 being preserved or restored. While staff  
20 agrees the structure is in poor condition from  
21 24 months of deferred maintenance, the  
22 applicant did not provide any evidence to  
23 demonstrate how the structure could not be  
24 repaired or restored.

25 Furthermore, the estimated cost to repair

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1 structure would be preserved where it's moved  
2 to; is that correct?

3 MR. WELLS: Through the Chair to  
4 Commissioner Hoff, that is correct.

5 So, essentially, in 2019 the property,  
6 where it was originally located on, it was  
7 subject to a rezoning request through a Planned  
8 Unit Development. That Planned Unit  
9 Development has stipulated a condition that  
10 stated that the structure shall be relocated  
11 elsewhere.

12 COMMISSIONER HOFF: And it's mentioned  
13 that the chimney was removed during the move,  
14 but the chimney opening was not secured  
15 sufficiently to not allow the elements in; is  
16 that your understanding?

17 MR. WELLS: Through the Chair to  
18 Commissioner Hoff, my understanding is that  
19 is -- that is correct. It was removed. And  
20 from my understanding, it was not encapsulated  
21 or covered.

22 COMMISSIONER HOFF: Okay. And two more  
23 questions.

24 So you mentioned that this was originally  
25 moved without a permit. What -- whose -- can

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1 the structure was not provided, nor was the  
2 appraised value of the structure. So given the  
3 limited information regarding the structural  
4 integrity of the structure, staff is unable to  
5 support a claim of disrepair or irreparability  
6 for the structure.

7 Furthermore, the structure and evaluation  
8 letter states that relocation of the structure  
9 is possible if the proper repairs and shoring  
10 are made beforehand; therefore, it's the  
11 opinion of staff that the building in itself is  
12 suitable for restoration and preservation, and  
13 as such, we forward to you a recommendation  
14 that the application meets four of the seven  
15 landmarking criteria.

16 THE CHAIRMAN: Thank you.

17 Do we have any questions for staff?

18 COMMISSIONER HOFF: Through the Chair to  
19 staff, so there's a lot in this packet that you  
20 presented. I read through it all.

21 So correct me if I'm wrong, but reading  
22 through some of the email documentation is  
23 that -- when this structure was to be moved,  
24 there was an agreement with the Mandarin  
25 community and the City Councilperson that the

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1 you describe the type of property that it's on  
2 at this time?

3 MR. WELLS: Through the Chair to  
4 Commissioner Hoff, I mean, generally speaking,  
5 the property itself is around -- it's rural in  
6 nature. It's a few hundred feet from the  
7 original location. It already houses a  
8 single-family home on it, so this structure is  
9 just located towards the rear of the property.

10 COMMISSIONER HOFF: Okay. Thank you.

11 COMMISSIONER EPSTEIN: Through the Chair  
12 to staff, a couple of questions here. I'm not  
13 sure if you know the answer.

14 This was moved to make way for this  
15 development. There was a planning decision  
16 that was made. A permit was requested to move  
17 the structure. That permit was never  
18 finalized.

19 Do we know if the person who moved the  
20 structure was the original owner of the  
21 property that was taken over by this  
22 development? Do they still maintain ownership  
23 of this house if they are the original owner?  
24 Is it someone else who is interested in saving  
25 the house?

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1 MR. WELLS: Through the Chair to  
2 Commissioner Epstein, from my understanding,  
3 it -- the owners have changed. It's not the  
4 original person that requested it, but I would  
5 like to defer to the applicant, who is in the  
6 audience, to provide clarity.

7 COMMISSIONER EPSTEIN: And through the  
8 Chair, the -- some of these other questions  
9 maybe the applicant can speak to.

10 I'm not quite sure how you got  
11 someone -- how someone was able to move this  
12 house without a permit, so I would be  
13 interested in finding information on the mover  
14 that was hired to do so.

15 And if all this damage is because of how  
16 they moved it and didn't shore it correctly,  
17 I'd be interested in finding out if they  
18 would -- had some sort of insurance coverage  
19 that would provide repairing the house as it  
20 was damaged because of incorrect shoring and  
21 issues with the move.

22 THE CHAIRMAN: That was a question for  
23 staff?

24 COMMISSIONER EPSTEIN: It's a -- if the  
25 staff had information on it. If they don't,

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1 truth, the whole truth, and nothing but the  
2 truth?

3 MR. DANHOUR: I do.

4 THE REPORTER: Thank you.

5 MR. DANHOUR: First, I want to say this is  
6 absolutely the last place I want to be. I've  
7 spent over \$50,000 trying to save this house.  
8 I've been stuck in permitting for two-plus  
9 years. And I've saved a bunch of historic  
10 homes before, so this is, like, the worst-case  
11 scenario for me. And I understand this is kind  
12 of heretical.

13 Having said that, I just want to give you  
14 a little bit of a brief history and the -- and  
15 kind of explain how we got here.

16 So Arimus mentioned -- and hi, Arimus --  
17 of a -- 2020-30- -- 307-E ordinance. There was  
18 a commitment to preserve the Henry C. Arpen  
19 House by first inviting those who were also  
20 interested in preserving the home to secure a  
21 mutually agreeable new location for it, outside  
22 of the development, hopefully within Mandarin.  
23 And if I couldn't find one of those, that I  
24 would relocate it to the -- within the  
25 property, to Lot 1. So that was kind of the

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1 then I can ask the question again.

2 MR. WELLS: Sorry. So through the Chair  
3 to Commissioner Epstein, from my understanding,  
4 I -- I don't have any knowledge of that.

5 Looking through the permitting system  
6 itself, it didn't get anywhere for us to even  
7 get those results or whatnot.

8 THE CHAIRMAN: Okay. Any other questions  
9 for staff?

10 COMMISSION MEMBERS: (No response.)

11 THE CHAIRMAN: Could the applicant please  
12 come forward?

13 (Audience member approaches the podium.)

14 THE CHAIRMAN: Please state your name.

15 AUDIENCE MEMBER: Michael Danhour, 5985  
16 Richard Street.

17 THE CHAIRMAN: She'll swear --

18 MR. DANHOUR: I'd like to request more  
19 than three minutes, if possible.

20 THE REPORTER: If you would raise your  
21 right hand for me, please.

22 MR. DANHOUR: Sure.

23 (Complies.)

24 THE REPORTER: Do you affirm that the  
25 testimony you are about to give will be the

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1 ordinance and conditions of the ordinance that  
2 were made.

3 And, specifically, I was supposed to find  
4 a place to donate it to before the engineering  
5 10-set was approved, right? So I went through  
6 significant energy to try to find people. I  
7 reached out -- obviously, Mandarin Museum and  
8 Historical Society was the one proposing  
9 relocation and saving.

10 (Reporter clarification.)

11 MR. DANHOUR: I've reached out to Seamark  
12 Ranch, Rodeheaver Boys Ranch, many sheriff  
13 ranches, Heritage Village (phonetic), probably  
14 over 50 groups -- Cracker House Pioneering  
15 [sic] Village, a lot of others. Nobody had any  
16 interest, even at my expense, of bringing it to  
17 them and stubbing out utilities. So I had  
18 nobody that wanted this house.

19 I eventually found somebody -- a group  
20 called Aterro that recently bought the Sunbeam  
21 old golf course and landfill, and they said  
22 they would take it and they'd put it where that  
23 clubhouse was.

24 So around that time -- I think it was May  
25 or so -- we got City Councilman Michael

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1 Boylan's approval for that relocation. He said  
2 he supported it, and that group and their  
3 contractor, which was Equity Builders,  
4 submitted a move-off permit to try to get it  
5 moved off our site and onto theirs.

6 I was not involved in that permitting  
7 side, but I felt like now I've got a location  
8 where it's going to go. I no longer have to  
9 preserve it on site. And so we got our permits  
10 at the -- around June 2022, and we started to  
11 proceed with development.

12 By about, I want to say, the end of 2022,  
13 we had, from my understanding, everything  
14 approved, technically, for the move-off permit,  
15 but we did not have a move-on permit, so they  
16 would not issue the move-off permit. But  
17 everything, technically, was there.

18 At that point, we used TNT Movers, who  
19 have done a lot of historic home moving, to  
20 move it a few hundred feet off such that the  
21 residential development could proceed.

22 And I had to lease that land. I'm paying  
23 \$2,500 a month, and have since 2022, to store  
24 the house there.

25 In terms of trying to get the move-on

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1 damage. The floor joists are failing. Like,  
2 it is not in great shape.

3 There's a structural engineer saying, even  
4 with all those things, he can't guarantee that  
5 it's going to survive the move. But I've got a  
6 point now where the person who wanted it  
7 doesn't want it anymore. It's -- he's waited  
8 two years to try to get a permit with the City  
9 and he can't get one. And he's like, "Now it's  
10 going to cost too much for me to relocate it  
11 once I get it here."

12 So now I have nowhere to put it, nowhere  
13 to take it. Nobody wants it. I've asked, I've  
14 asked, I've got -- I've got nowhere to put it.

15 So that's kind of like a -- a tough spot.  
16 And now the City's condemned the house. I'm  
17 about to start getting fines because I've got  
18 nowhere to take it. I can't get a permit.  
19 There's no location to put it. It's in  
20 horrible shape.

21 I mean, if you -- you're more than welcome  
22 to come out and look at it. Its structural  
23 integrity is not there. So I'm kind of at a  
24 point where I don't know what to do.

25 Again, I've spent a ton of money trying to

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1 permit, this has just been a comedy of errors  
2 with the City. Michael Boylan has helped many  
3 times --

4 (Timer notification.)

5 MR. DANHOUR: -- to try to get through  
6 this logjam, but it's basically been  
7 impossible. There were things such as the  
8 Sunbeam development had multiple CDNs and  
9 multiple addresses, and the City couldn't  
10 compare those two and get them all together, so  
11 we couldn't even get out of Zoning or any of  
12 those other things, and that's just -- the  
13 house just sat there.

14 Now, it had sat there for a year, uncared  
15 for, prior to me owning the property, because  
16 the previous owners went into assisted living.  
17 One of them was deceased at the time, so it sat  
18 there for a year. And then when I finally  
19 bought the property and had to move it, I moved  
20 it somewhere else where it sat for a year.

21 I don't know enough about the technical,  
22 like, element of moving it, but I know they did  
23 remove the -- the fireplace. It looked okay  
24 for -- you know, I mean, structurally, for what  
25 it was. Since -- I mean, it's got termite

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1 save this house, and this is the last place  
2 that I want to be, but I'm at the point now  
3 where it's, like, it's got black mold, it's got  
4 termites, I don't have a location to bring it.  
5 I can't get a permit to move it, so -- and then  
6 once I do, I've got to go back through the  
7 permitting process where it's going to sit  
8 outside for another year, then I've got to pay  
9 \$65,000 or more to move it there.

10 In the meantime, like, what happens if it  
11 falls apart on the road? I mean, like, who's  
12 going to insure that? So I -- so I don't know.  
13 I --

14 In terms of the -- the sustainability for  
15 preservation or restoration, I've done a lot of  
16 these. Like, it is not sustainable. I'm more  
17 than happy to provide an appraisal or a cost  
18 estimate. I'm -- I'm coming here under less  
19 than 40 hours' notice of getting the staff  
20 report, so I don't have those to present to you  
21 now.

22 I'm more than happy to have that  
23 contractor that submitted the permits to do a  
24 signed affidavit about all the issues that he's  
25 had with the City and all the delays.

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1 (Reporter clarification.)  
 2 MR. DANHOUR: Sorry, yes. Sorry. I'm a  
 3 little fired up and passionate about this.  
 4 So I'm not sure what to do. You know,  
 5 worst-case scenario -- I mean, I've talked to  
 6 Commissioner [sic] Boylan, and he supports what  
 7 I'm trying to do. The Arpen family, I think,  
 8 is aware of this as well, and it's -- I -- I  
 9 gave it a really good effort and I got hung up  
 10 with the City, and now the house is in  
 11 disrepair.  
 12 I don't think it's going to survive any  
 13 kind of move. So, you know, worst case, I'd  
 14 prefer a deferral to go get you guys more  
 15 information to prove that it does not meet  
 16 these four criteria.  
 17 (Timer notification.)  
 18 MR. DANHOUR: Otherwise, I intend to  
 19 appeal with the -- with the City Councilman's  
 20 support, but I don't know what else to do. I'm  
 21 open for ideas.  
 22 Nobody wants it. I've got nowhere to put  
 23 it. I don't know what to do.  
 24 Thank you.  
 25 THE CHAIRMAN: Okay. Thank you.  
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1 COMMISSIONER GREGORY: -- the cultural  
 2 significance of this area. And it gets a  
 3 little difficult when one path was pursued but  
 4 you didn't leave the other option open, I  
 5 guess. If there's already a home there, I  
 6 understand you can't -- you can't make that  
 7 person move at this point, but you didn't  
 8 really leave an option open what to do with  
 9 this house, and this puts it in a bad position  
 10 for us to -- looking to preserve these historic  
 11 properties, so --  
 12 So there is no other option of a lot on  
 13 that development anymore is what you're telling  
 14 me?  
 15 MR. DANHOUR: That's correct.  
 16 COMMISSIONER GREGORY: Okay.  
 17 MR. DANHOUR: And for the record, I  
 18 totally understand your point. Having a donor  
 19 site, having a permit in process -- like, I  
 20 didn't think that it would take two years, and  
 21 I'm still waiting on a permit.  
 22 COMMISSIONER GREGORY: Okay. Thank you.  
 23 MR. DANHOUR: Yeah.  
 24 COMMISSIONER EPSTEIN: Through the Chair  
 25 to the owner, a couple of questions. You  
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1 MR. DANHOUR: I'm happy to stay here to  
 2 answer any questions.  
 3 THE CHAIRMAN: There's no one else here to  
 4 speak on it, so we'll close the public hearing.  
 5 Sorry. I'm just trying to (microphone  
 6 failure).  
 7 COMMISSIONER GREGORY: I have a question  
 8 for the applicant as well.  
 9 MR. DANHOUR: You have a question?  
 10 COMMISSIONER GREGORY: Yeah.  
 11 So you mentioned that when you got this  
 12 development approved as a PUD, there was an  
 13 option to move this house to Lot 1. Has that  
 14 not been considered, to leave it on Lot 1 and  
 15 renovate the home from there?  
 16 MR. DANHOUR: Lot 1 has a house on it now,  
 17 a new construction, million-dollar home.  
 18 COMMISSIONER GREGORY: Okay. And the  
 19 reason I bring it up is, when the City Council  
 20 and Development Department [sic] as well as the  
 21 community decides on these PUDs, they put  
 22 together these stipulations for a reason,  
 23 because they want to maintain these homes and  
 24 the --  
 25 MR. DANHOUR: Sure.  
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1 probably already heard some of them.  
 2 Obviously, this -- you had mentioned,  
 3 technically, you thought this was moved -- had  
 4 a move-off permit?  
 5 MR. DANHOUR: Yeah.  
 6 COMMISSIONER EPSTEIN: So was there never  
 7 a move-off permit obtained?  
 8 MR. DANHOUR: It has not been issued  
 9 because it was returned for corrections, must  
 10 have a move-on permit in order to issue.  
 11 So my understanding is -- I -- all the --  
 12 it's cleared the issue, but you need a move-on  
 13 permit as well.  
 14 COMMISSIONER EPSTEIN: So --  
 15 THE CHAIRMAN: You can't move it if you  
 16 don't have somewhere to move it to.  
 17 COMMISSIONER EPSTEIN: But you did move it  
 18 to somewhere --  
 19 MR. DANHOUR: Correct.  
 20 COMMISSIONER EPSTEIN: -- temporarily.  
 21 Would they not issue you a permit based  
 22 off of the fact that you moved it to somewhere,  
 23 even if it was temporarily?  
 24 MR. DANHOUR: Are you -- I'm not sure I  
 25 understand the question.  
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1 COMMISSIONER EPSTEIN: It was moved  
 2 somewhere.  
 3 MR. DANHOUR: Correct.  
 4 COMMISSIONER EPSTEIN: So it had an  
 5 address to be moved to?  
 6 MR. DANHOUR: Correct.  
 7 COMMISSIONER EPSTEIN: I'm just wondering  
 8 why they wouldn't issue you a move-off permit  
 9 even if it was for a temporary location.  
 10 MR. DANHOUR: I don't think the  
 11 applicant -- the recipient ever asked to do  
 12 that. The recipient was the -- and his  
 13 contractor were the ones that applied for the  
 14 move-off and the move-on permit. And then  
 15 their contractor/mover moved it there  
 16 temporarily. So I'm not a hundred percent sure  
 17 how all that happened, but I don't think any  
 18 permits were issued even if it was temporary in  
 19 nature.  
 20 COMMISSIONER EPSTEIN: My next question --  
 21 you referred to this being moved multiple times  
 22 now. Obviously, it's being moved with the  
 23 service -- TNT; is that correct?  
 24 MR. DANHOUR: I think that's their name,  
 25 yeah, TNT Moving [sic].  
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1 that.  
 2 COMMISSIONER EPSTEIN: That's  
 3 understandable.  
 4 I don't know how building movers work, but  
 5 if I was a building mover and there was a  
 6 building that looked to me like it had such  
 7 substantial termite damage and other issues,  
 8 that it might be impossible for me to move it  
 9 without creating more issues, I -- I might have  
 10 come forward and said, "I'm not going to move  
 11 this."  
 12 MR. DANHOUR: Fair point.  
 13 COMMISSIONER EPSTEIN: So that -- to me,  
 14 the fact that they moved it, I would hope for  
 15 their business model and their engineering and  
 16 such that they would have reviewed those  
 17 things, so I'd be interested to see their  
 18 thoughts on that.  
 19 And, additionally, you had mentioned that  
 20 the -- Lot 1 has a house on it. Are there not  
 21 any other lots left in that neighborhood that  
 22 the PUD could come --  
 23 MR. DANHOUR: (Shakes head.)  
 24 COMMISSIONER EPSTEIN: They're all gone?  
 25 MR. DANHOUR: Yep. All active permits,  
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1 COMMISSIONER EPSTEIN: It would appear  
 2 that they have damaged this home a few -- on a  
 3 few occasions with their moving. Has any  
 4 research been done into any of their insurance  
 5 or coverage for the home being damaged in their  
 6 property, while they're moving, or --  
 7 I would think that they would have some  
 8 sort of guarantee for damages caused by them  
 9 moving it, and not just minor damages --  
 10 MR. DANHOUR: Yeah.  
 11 COMMISSIONER EPSTEIN: You know,  
 12 obviously, have them, when you move a home --  
 13 MR. DANHOUR: Yeah.  
 14 COMMISSIONER EPSTEIN: When you're seeing,  
 15 you know, larger damages, it -- I would think  
 16 they would have some sort of coverage to  
 17 repair --  
 18 MR. DANHOUR: So I have not investigated  
 19 that. I'm happy to ask the contractor and the  
 20 applicant to get copies of those documents and  
 21 look at them, but I have not looked at that.  
 22 And I'm not -- I'm not an engineer or an  
 23 architect, but I know that -- the damage that I  
 24 see on that was probably less from the move and  
 25 more from the -- the termites and things like  
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1 all under construction. I think -- I think  
 2 there's only 10 or so out of the 30 that don't  
 3 have COs yet, but they're all under  
 4 construction.  
 5 COMMISSIONER EPSTEIN: I don't have any  
 6 more questions for --  
 7 COMMISSIONER MORGAN: Through the Chair to  
 8 the applicant. I think just a point of  
 9 clarification. I hear you saying that it was  
 10 termite damaged, and I think we discussed  
 11 previously that it was a -- the chimney being  
 12 unattached and structurally compromising that  
 13 during the move. Was the chimney put back on  
 14 or --  
 15 MR. DANHOUR: It was not.  
 16 I have photos -- I took a bunch of photos  
 17 this morning, I just wasn't able to get them in  
 18 a way that you could look at them, but happy to  
 19 show you guys what the dama- -- what the house  
 20 looks like as of today.  
 21 COMMISSIONER MORGAN: I'm looking at some  
 22 photos. It looks like a caved-in ceiling,  
 23 which would look like water intrusion and  
 24 probably closer to a chimney than a termite  
 25 chewing through a roof or something?  
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1 MR. DANHOUR: There's water intrusion, not  
2 just in the chimney. It's in the -- in the  
3 kitchen area, in the bathrooms. It's -- it's  
4 not just where the chimney was.

5 COMMISSIONER MORGAN: Sure, but it's kind  
6 of an integral part of sealing that envelope.

7 Thank you.

8 MR. DANHOUR: Yep.

9 COMMISSIONER HOFF: Question to the  
10 applicant, through the Chair, so could you --  
11 so were you involved with the original PUD  
12 or --

13 MR. DANHOUR: Yes. I was the developer  
14 that -- yeah.

15 COMMISSIONER HOFF: Okay. So you are  
16 reporting that Councilman Boylan is in support  
17 of this?

18 MR. DANHOUR: (Nods head.)

19 COMMISSIONER HOFF: I think that's what I  
20 heard --

21 MR. DANHOUR: Yep.

22 COMMISSIONER HOFF: -- you say.

23 And that through his efforts and your  
24 experience working with the Planning Department  
25 and the City, that they have not issued the

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1 a motion to deny the demolition delay for the  
2 Henry C. Arpen House at 3747 Linjohn Road.

3 COMMISSIONER MORGAN: Second.

4 COMMISSIONER EPSTEIN: I --

5 THE CHAIRMAN: Discussion?

6 COMMISSIONER EPSTEIN: Yeah, sorry.

7 I -- through the Chair, I would like to  
8 just go first just so I can get my thoughts on  
9 the record because I do need to leave in the  
10 next few minutes.

11 The reason I say "deny" -- I understand  
12 your passion here. I'm very sympathetic to  
13 what you have said. Your application does not  
14 show me enough reason to approve this. You're  
15 speaking about termite damage and all these  
16 structural issues. You have a signed letter  
17 from a structural engineer. They have not  
18 singularly stated a structural issue, and their  
19 pictures do not prove to me a structural issue  
20 enough to be able to approve this.

21 This is a considerable historic home  
22 that -- like the staff report says, there's not  
23 a lot of, like, these left in the Mandarin  
24 area. They've been already taken down for  
25 other developments that -- that this was moved

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1 correct type of permit yet and it's their  
2 internal confusion as to why that has not been  
3 done and --

4 MR. DANHOUR: So there's two elements to  
5 that. The first, what I'd call, 18 or  
6 20 months of delays were these City technical  
7 issues with the CDN, addresses, et cetera.

8 At the point -- I want to say it was  
9 probably January or February of 2024, prior to  
10 this condemnation, the recipient said, "This is  
11 too risky; I don't want it anymore." So the  
12 permits are stopped because I can't go get a  
13 permit to move it to his site; he doesn't want  
14 it anymore.

15 COMMISSIONER EPSTEIN: Through the Chair,  
16 I would like to make a motion -- I know we have  
17 other questions. I need to leave soon, and I  
18 would like to get my thoughts on the record for  
19 this. So if we could proceed with a motion,  
20 and if there's any other questions, we can ask  
21 the applicant -- can we do it at that time? Is  
22 everybody okay with that?

23 COMMISSIONER GREGORY: (Off microphone.)

24 COMMISSIONER EPSTEIN: I would like to  
25 deny -- or approve the -- I would like to make

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1 to create.

2 I think the fact it was moved without an  
3 actual permit is questionable. I think that  
4 there's still some more research that can be  
5 done into the moving company and see if there's  
6 any sort of insurance that they have to help  
7 with possibly restoring this.

8 If there is considerable enough termite  
9 damage that the structure is not able to be  
10 restored, I need to see evidence of that. I  
11 don't see evidence -- I don't see any evidence  
12 of this here.

13 Looking at the photos where the structural  
14 engineer calls out, even in a minor wording  
15 that there's issues -- in photo numbers 5 and  
16 6, they talk about, you know, shoring and  
17 repair work causing issues with the house. The  
18 only thing these pictures are showing me is  
19 that there's damage to the siding. I'm not  
20 seeing any actual structural damage in either  
21 one of these pictures. It's just pictures of  
22 the siding being -- needing repair.

23 In photo number 7, they talk about the  
24 ceiling damage and roof damage. I can't see  
25 any roof damage there. I do see that the

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1 ceiling has caved in. That's a moderately easy  
2 repair to do based on what I'm seeing in this  
3 picture.

4 And photo number 8 is showing damage to  
5 the floor system. And, again, this photo is  
6 not giving me enough information to understand  
7 the scope of damage enough for me to be able to  
8 approve this for you.

9 Those are my thoughts.

10 MR. DANHOUR: Thank you.

11 THE CHAIRMAN: So continuing on that line  
12 of discussion, which I tend to agree with,  
13 there's just -- like, I understand the  
14 situation -- well, as much as I can understand  
15 the situation, but I wonder -- I agree that  
16 I -- I need more information. I'm --

17 Staff is telling us that there are four  
18 criteria that this structure meets to landmark  
19 it.

20 COMMISSIONER MORGAN: Right.

21 THE CHAIRMAN: But then we're hearing  
22 argument from the applicant that it's -- this  
23 thing -- this place has been through the  
24 ringer, it's -- it can't be restored, right?  
25 That it's -- it's falling apart.

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1 there's active termites there.

2 So while Mr. Stanford provided a -- a  
3 one-page report here, it needs to be more  
4 encompassing of what structural items are  
5 deficient in this home that's causing it to be  
6 unrepairable.

7 And just the situation here -- I mean,  
8 there is an option to save this historic home  
9 and there's an agreement with the community,  
10 and I -- I think everyone at the City takes  
11 these agreements with the community very  
12 seriously, that we need to preserve these  
13 properties. And when you read something in the  
14 PUD, it needs to be held to -- and I think  
15 that's another issue here as well, is that this  
16 thing was moved without the permits. There is  
17 an option to be able to save this home on that  
18 property, and all those things were bypassed  
19 here. I think that's a -- it's a major issue  
20 here in terms of allowing this home to be  
21 demolished.

22 (Commissioner Epstein exits the  
23 proceedings.)

24 COMMISSIONER GREGORY: And while I'm at  
25 it, maybe a question for counsel here. Was

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1 But I agree with Commissioner Epstein that  
2 we don't have enough -- I don't have enough  
3 information to conclude simply (microphone  
4 failure) allow -- or vote for the demolition of  
5 this right now. That is (microphone failure),  
6 but I'm interested in the other -- in your  
7 opinions about that before we take a vote.

8 COMMISSIONER GREGORY: Through the Chair,  
9 I would agree with Commissioner Epstein's  
10 assessment of the structural integrity report  
11 here. I mean, typically, some sort of  
12 structural engineer report will specifically  
13 call out the sills, the location of the sills,  
14 the location of the structural beams that are  
15 failing in specific photos.

16 If there is termite damage here, we need a  
17 report from someone showing there's termite  
18 damage. I mean, sometimes it will -- could  
19 just be deteriorated and look like termite  
20 damage, not actually be active termites,  
21 that -- there is a difference there because  
22 a -- a home of this age is going to have some  
23 termite damage. It's almost impossible in the  
24 state of Florida to have a wood frame home  
25 without termite damage of this age, not that

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1 that motion worded correctly? Are we denying  
2 the demolition delay? Is that correct?

3 MS. LOPERA: Not exactly. You would be  
4 denying the demolition, is, I believe, the  
5 intent of the motion.

6 COMMISSIONER GREGORY: Yeah. Okay. Deny  
7 the demolition.

8 MS. LOPERA: And through the Chair, could  
9 I just state something on the record  
10 regarding -- you're talking a little bit about  
11 deferral. And if that is the will of this  
12 Commission, you should know that Section 324.07  
13 of the Ordinance Code requires that you make a  
14 decision on these demolitions within 60 days.  
15 And if you fail to do so, the demolition permit  
16 automatically issues. And that 60-day deadline  
17 falls before your next regularly scheduled  
18 meeting. So if you're talking deferral, we  
19 would need to talk about scheduling an  
20 additional meeting to make that 60-day  
21 deadline.

22 COMMISSIONER GREGORY: Before we go on to  
23 any other discussion, do we need to --

24 COMMISSIONER MORGAN: Through the Chair to  
25 the Commission, I think that that's a very

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1 important thing to note, and I -- I'm just  
2 going to ask, if we denied it, would he be able  
3 to reapply or -- I mean, what does that process  
4 look like? This is pretty unlikely that --  
5 MS. LOPERA: Through the Chair to  
6 Commissioner Morgan and the Commission, so  
7 these are a little bit unique because not only  
8 do you need to make a decision on the  
9 demolition, but if you choose to deny this  
10 demolition, the Ordinance Code requires you to  
11 make a decision on landmarking status. And  
12 that is required within 21 days of your denial  
13 decision.

14 So what staff traditionally has done and  
15 did here today was provide you with all the  
16 information you need. Should you decide to  
17 deny it, you have everything in there to then  
18 make a recommendation regarding landmarking  
19 status. And that goes before City Council in  
20 the form of an ordinance, and you can -- you  
21 can do that all here today so that we don't  
22 have to call a special meeting to make that  
23 21-day deadline.

24 COMMISSIONER MORGAN: Through the Chair to  
25 Legal, I guess I just want some clarification,

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1 C. Arpen House, and this was before -- when  
2 they were getting approval to rezone that  
3 parcel of land to a Planned Unit Development,  
4 and they have agreed to preserve the Henry C.  
5 Arpen farmhouse by first inviting those who are  
6 interested in preserving the home to secure a  
7 mutually agreeable new location outside the  
8 development but still within Jacksonville,  
9 preferably in Mandarin. And upon said finding,  
10 the developer further commits to donating and  
11 moving the historic structure to the chosen  
12 site, and then the -- the PUD contemplates  
13 having an issue with that. In the event that  
14 no sound plan surfaces for relocation, the  
15 project developer pledges to relocate the Henry  
16 C. Arpen farmhouse to proposed Lot 1.

17 That's what's in your PUD language.

18 MR. DANHOUR: Yeah, if you -- if I may,  
19 where it gets tricky is that, by the date of  
20 the City's final approval for the PUD's project  
21 civil engineering plans. So having a location,  
22 having an agreement with the -- with the  
23 councilman, having permits in place, where,  
24 like, that's a sound plan, then we get the  
25 engineer plans approved. And, in my mind,

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1 similar to what Commissioner Gregory is saying.  
2 If there has been an agreement in place  
3 with the councilperson and the community, and  
4 we're -- I don't know exactly what that is.  
5 I'm assuming it's, we'll give you this land if  
6 you preserve this building, what does that --  
7 what are the repercussions of that with a  
8 demolition?

9 And, I mean, at that point -- like, I  
10 think we need to hear from someone else to even  
11 be able to make that decision or more  
12 information on that agreement.

13 MS. LOPERA: Through the Chair to  
14 Commissioner Morgan and the Commission, if I  
15 may, just a couple of things on that.

16 So the owner does have appellate rights.  
17 They can appeal to the City Council this  
18 decision here today.

19 COMMISSIONER MORGAN: Okay.

20 MS. LOPERA: So that is a possibility.

21 I would also like to point out, the -- in  
22 the PUD language that was agreed to that the  
23 applicant was speaking of -- Arimus has pulled  
24 that up on the screen. You can see it now.

25 What they agreed to regarding this Henry

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1 that -- that no longer requires holding Lot 1  
2 back because I've got a sound plan.

3 Obviously, I could not foresee how long it  
4 would take to try to get permits and all the  
5 things that would happen therein, but that's at  
6 least the mindset of how we got to that  
7 position.

8 THE CHAIRMAN: So I understand your  
9 position, when you -- when you said in the  
10 beginning this is the last place you want to  
11 be. I totally understand that.

12 I think we -- at least for me as a  
13 commissioner on this -- on this (microphone  
14 failure) with HPC, there's certain -- we're  
15 looking at a situation where we have a historic  
16 structure, it's landmark-worthy, that has  
17 been -- we could call it bad luck, we could  
18 call it a series of unforeseen circumstances,  
19 but it's in a -- it's in a terrible position.

20 And as Legal has said earlier, our denial  
21 of the demolition -- approving the demolition  
22 of this structure doesn't keep the owner from  
23 appealing it to the City, to a higher level  
24 than us, and so I think that we have to -- we  
25 have to make our decisions based on -- based on

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1 the design guidelines and our respect of the  
2 historic structures.  
3 And this is no -- this is no aggression  
4 towards the developer or the things that are  
5 going on, but I don't think we can deny the  
6 value of this structure. I mean, we're engaged  
7 in some things right now as a body that are  
8 aimed at preventing, frankly, situations like  
9 this from happening. And so I think that -- I  
10 think we have to really consider that.

11 I, for one, am not -- I'm not  
12 interested -- I'm not really in favor of  
13 deferring it. I think we need to -- I think we  
14 need to vote, and I think a motion is on the  
15 floor that I'm ready to vote for, but I  
16 certainly want to hear from you if you -- if  
17 you think differently.

18 I don't think deferring it is going to  
19 help. I think we need to move it along so that  
20 it gets in front of people that can make  
21 decisions that they need to make as well  
22 because I assume if we deny the demolition of  
23 the structure, you understand the process as  
24 well and you will elevate it to the next level.

25 MR. DANHOUR: I do.

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1 have the decision-making authority over that  
2 landmark. And then should you appeal, they  
3 would have the decision-making authority on  
4 that appeal.

5 MR. DANHOUR: How does it work that it's  
6 on a temporary foundation on a leased parcel of  
7 land?

8 MS. LOPERA: Your appellate rights?

9 MR. DANHOUR: The landmark status. Like,  
10 it's not on a permanent address.

11 MS. LOPERA: Then -- that's a great  
12 question.

13 So it doesn't have -- I mean, the parcel  
14 has to have an address of some sort.

15 MR. DANHOUR: It is on a temporary  
16 foundation on a portion of a lot that is leased  
17 under a month-to-month lease agreement.

18 MS. LOPERA: That's an interesting -- I  
19 would have to look into that.

20 THE CHAIRMAN: And that's why I think that  
21 this is something -- this is something that  
22 needs to be elevated to another level, frankly.  
23 It's -- we can talk -- we can speak to the  
24 historic value of the structure and make a --  
25 and we can vote on things and -- in that

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1 The one thing I don't understand is if --  
2 a denial here is also an approval for landmark  
3 status. And I'd be really curious what -- how  
4 that works with an involuntary applicant or --  
5 or what that looks like. I don't -- because I  
6 don't quite understand that element.

7 MS. LOPERA: Mr. Chair, do you want me to  
8 address that?

9 THE CHAIRMAN: Yes, please.

10 MS. LOPERA: Through the Chair to the  
11 applicant, so it's -- it's a separate motion.  
12 So if they were to move to deny this  
13 demolition, then -- the code reads they have  
14 21 days to make a recommendation on landmarking  
15 status. But as you can see, staff already  
16 presented their report and recommendation.

17 And the code requires that the property  
18 meet four of the criteria if the owner is in  
19 opposition. And that is the case; it meets  
20 four. And it would require -- well, that would  
21 go to Council. It would be a recommendation of  
22 this body to landmark it. So you'd have your  
23 demolition decision, appealable; and then your  
24 recommendation to landmark, and that goes  
25 before Council as an ordinance, and they would

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1 regard, but I think this is a very -- this is a  
2 very peculiar situation, right?

3 It's not -- it's not (microphone failure).  
4 (Microphone failure) cut-and-dry kind of thing.  
5 I mean, I know -- I know -- I understand the  
6 value of the structure based on the staff  
7 report and that it meets -- in staff's opinion,  
8 in their recommendation, it meets four of the  
9 criteria. That I can consider and make a  
10 recommendation on, but the legalities of those  
11 kind of things, I -- I don't (microphone  
12 failure).

13 MS. LOPERA: To the Chair, if I may, let  
14 me just say this: If you-all vote to  
15 landmark -- recommend landmark status for the  
16 structure, be assured that I will work out the  
17 legal -- the legality and how to word that in  
18 the ordinance and make that happen. I just  
19 need direction from this body.

20 THE CHAIRMAN: Exactly. But then again,  
21 just to sort of reiterate and clarify what we  
22 said earlier, even though this may go before  
23 City Council as a denial of demolition but also  
24 a recommendation for landmark status approval,  
25 they still have to vote on that, yes?

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1 MS. LOPERA: To the Chair, they will have  
2 to vote on the landmarking status. They would  
3 only hear the demolition if the applicant  
4 chooses to appeal.

5 THE CHAIRMAN: Right. Which I have no  
6 doubt the applicant (microphone failure), and  
7 so both of those --

8 THE REPORTER: I cannot hear you.

9 THE CHAIRMAN: I'm sorry.

10 I have no doubt that the applicant won't,  
11 and so both of those issues will be elevated to  
12 a -- to the City Council.

13 COMMISSIONER GREGORY: Through the Chair,  
14 I'm ready to take a vote on it.

15 MR. DANHOUR: Thank you.

16 THE CHAIRMAN: So the motion on the -- the  
17 motion on the floor is to deny the demolition,  
18 and then, by extension, (microphone failure)  
19 landmark (microphone failure).

20 THE REPORTER: I cannot hear you.

21 MS. LOPERA: To the Chair and through the  
22 Chair to the Commission, the motion on the  
23 floor is to deny the demolition. If you choose  
24 to -- if you vote in favor of that, then we'll  
25 talk about landmarking as a next step.

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1 THE CHAIRMAN: Discussion --

2 (Mr. Danhour exits the proceedings.)

3 COMMISSIONER HOFF: Just through the Chair  
4 real quickly, so we've seen a lot of different  
5 landmark applications through the years. A lot  
6 of them can have three of the criteria met.  
7 This has four, which is more than usual, so I'm  
8 going to be supporting it.

9 THE CHAIRMAN: And, again, this isn't just  
10 a -- this is a different situation because it's  
11 a historic property without a home, without  
12 a -- without land right now, so that -- I think  
13 it's -- it's going to have to (microphone  
14 failure).

15 COMMISSIONER GREGORY: Through the Chair,  
16 I agree with your assessment of the situation,  
17 that this is an issue that's grown larger than  
18 maybe just what we decide here. We have -- we  
19 can decide on the historic nature of the  
20 property and landmarking it, but there was a  
21 lot going on with this property and this house  
22 before all this came about, and so I have no  
23 doubt that the applicant will be -- or, excuse  
24 me, the property owner will be handling this,  
25 so I think we're heading in the right direction

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1 THE CHAIRMAN: I'm sorry. That's what I  
2 mean by -- by (microphone failure).

3 COMMISSIONER HOFF: Second.

4 THE CHAIRMAN: All those in favor?

5 COMMISSION MEMBERS: Aye.

6 THE CHAIRMAN: All those opposed?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: So the demolition of the  
9 Henry C. Arpen House at 3747 Linjohn Road has  
10 been denied.

11 MS. LOPERA: Through the Chair to the  
12 Commission, my recommendation is that someone  
13 move to approve landmarking status and discuss  
14 that.

15 THE CHAIRMAN: Do I hear a motion in that  
16 regard?

17 COMMISSIONER HOFF: Through the Chair, I'd  
18 like to make a motion to approve the staff  
19 recommendation of a landmark for the Henry C.  
20 Arpen House at 3747 Linjohn Road.

21 COMMISSIONER GREGORY: Second.

22 THE CHAIRMAN: I would say -- I'll say  
23 discussion, but I think -- I think that it's  
24 not necessary, right?

25 COMMISSIONER HOFF: So -- just --

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1 here.

2 THE CHAIRMAN: Any other discussion?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: Thank you for your  
5 patience, everyone.

6 All those in favor?

7 COMMISSION MEMBERS: Aye.

8 THE CHAIRMAN: All those opposed?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: So the pursuit of the  
11 landmark status has been approved.

12 (The foregoing proceedings were concluded  
13 at 4:55 p.m.)

14 \* \* \* \* \*

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1 CERTIFICATE OF REPORTER

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4 )  
5 COUNTY OF DUVAL )

6

7

8 I, Diane M. Tropa, Florida Professional  
9 Reporter, certify that I was authorized to and did  
10 stenographically report the foregoing proceedings and  
11 that the transcript is a true and complete record of my  
12 stenographic notes.

13

14

15

DATED this 22nd day of December 2024.

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*Diane M Tropa*  
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*Planning and Development  
Department*

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214 North Hogan Street, Suite 300  
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**NOTICE OF CERTIFICATION**

**RE:** Certified List of Speakers for the Henry C. Arpen House Demolition Review

**DATE:** January 2, 2025

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Please find attached:

- Certified list of speakers and those that provided written comments regarding the demolition permit application for the Henry C. Arpen House located at 3747 Linjohn Road, heard at the December 11, 2024 Historic Preservation Commission meeting.

If there are any questions, please contact me at (904) 255-7800.

Arimus T. Wells, City Planner Supervisor  
Community Planning Division, Historic Preservation Section  
Planning and Development Department

December 11, 2024  
Jacksonville Historic Preservation Commission  
List of Speakers / Providers of Written Statements

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