

DATE AND TIME STAMP

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

2021 DEC -3 PM 4: 37

I. INSTRUCTIONS

As provided in §307.201, Ordinance Code, any person with standing may appeal a Jacksonville Historic Preservation Commission final order on an application for a Certificate of Appropriateness to the City Council. An appeal must be filed **within 21 calendar days** after the final order granting, granting with conditions, or denying a Certificate is signed by the Commission Chairman. To appeal a Commission final order on an application for a Certificate, complete and submit this form to the Legislative Services Division, Suite 430, City Hall-St. James, 117 W. Duval Street, Jacksonville, Florida 32202 with the supporting documents (see Section III) and appropriate fees (see Section IV). A copy of the final order and the list of persons who testified before or wrote to the Commission about the Certificate (see Sec. III(1) and (4)) may be obtained from the Special Projects Branch of the Planning and Development Department, 7th Floor, Florida Theater Building, 128 E. Forsyth Street, Jacksonville, Florida 32202.

II. NOTICE OF APPEAL

I, KIM PRYOR, on behalf of Preservation SOS, Inc., hereby file this Notice of Appeal from the final
PRINT NAME CLEARLY

order of the Jacksonville Historic Preservation Commission concerning Certificate of Appropriateness Number: 21-26335.

I am (Please circle one):

(a) The person who filed the application for the Certificate of Appropriateness;

(b) A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied the Certificate of Appropriateness;

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

III. SUPPORTING DOCUMENTS

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

(1) A copy of the Final Order on the Certificate of Appropriateness you are appealing.

(2) If you circled II(c) above, you must provide a statement of your interest sufficient to show how you are or will be adversely affected by the Commission's decision. Please provide this statement in the space below. If you need additional space, please attach a separate sheet.

Preservation SOS, Inc. is a 501(c)3 corporation that advocates for the preservation of historic housing stock in the Springfield Historic District. Ionia Street runs north/south close to the eastern edge of Springfield and has suffered immense destruction through the years due to demolition. The property in question located at 1323 Ionia Street is a contributing structure and as such, deserves to be restored. The destruction of this property will add yet another vacant lot on the already decimated Ionia Street.

(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below. If you need additional space, please attach a separate sheet.

The Commission did not take into account all other remedies available before demolition, which are required per Ordinance, nor does it appear they took into account the way in which the structure was neglected/damaged after purchase. They did not require evidence to prove the applicant's statements, including statements regarding a tree falling on the structure.

(4) The list of the persons (names and complete addresses), certified by the Commission's staff, who testified before the Commission about the application for the Certificate, or who provided a written statement to the Commission about the application. (You must pay a \$2.00 notification fee for each person on the list.)

IV. FILING AND NOTIFICATION FEES

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

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

V. Contact Information

Please complete the following:

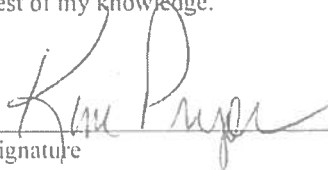
Name (Printed): Kim Pryor, Preservation SOS, Inc.
Address: 245 W 5th Street
Jacksonville, FL 32206
Daytime Phone Number: 904-465-1555
Evening Phone Number: 904-465-1555
E-mail address: kim.pryor@preservationsos.org

VI. CERTIFICATION

Please read, sign and date the following statement:

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

Signature



Date

12/3/2021

[Faint, illegible text covering the majority of the page]

10/11

'21 DEC 3 PM 4:23

THIS DOCUMENT HAS A TRUE WATERMARK AND HOLOGRAM.

OFFICIAL CHECK

ABSENCE OF THESE FEATURES WILL INDICATE A COPY.



VyStar
Credit Union

Date: 12/03/21



Check No.

4994231

Notice to Purchaser:
As a condition to this institution's insurance of this check, in the event this check is lost, stolen or destroyed, a sworn affidavit and 90-day waiting period from the date of check issuance will be required prior to replacement of this check.

PAY Five Hundred Sixty Four Dollars and 00 Cents

\$564.00

DRAWER: VYSTAR CREDIT UNION

TO TAX COLLECTOR
THE RE: KIMBERLY A PRYOR
ORDER RE: PRESERVATION SOS
OF RE: 1323 IONIA DEMOLITION APPEAL

Executive Vice President and CFO
Issued by MoneyGram Payment Systems, Inc.
PO Box 9476 Minneapolis, MN 55480
Drawee: BOKF, NA, EUFAULA, OK

95032 / M 8611146-B

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR615246
 User: Matthews, Jessica
 Generic CR

Date: 12/6/2021
 Email: JMatthews@coj.net

Name: LEGISLATIVE SERVICES DIVISION
 Address: 117 WEST DUVAL STREET, SUITE 430 JAX FL 32202
 Description: RECEIVED A CASHIERS CHECK IN AMOUNT OF \$564.00 (CHK # 4994231)
 FROM KIMBERLY PRYOR FOR COA 21-26335 APPEAL ON 12.6.21.

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	564.00	0.00
00111	221001	369050	000000	00000000	00000	0000000	0.00	564.00

Jim Overton
Duval County

Date Time: 12/06/2021 01:53PM
 Drawer: P06
 Clerk: JMB
 Transaction: 3336135

Form
 CR Processing:
 CR615246
 LEGISLATIVE SERVICES
 DIVISION
 117 WEST DUVAL
 STREET, SUITE 430 JAX
 FL 32202
 Total: \$564.00

Receipt: 250-22-00127410
 Total Entered \$564.00
 Check: \$564.00
 Chk #4994231
 Balance: \$0.00

Paid By: LEGISLATIVE SERVICES DIVISION

Total Due: \$564.00

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

Account No: CR615246
 Generic CR

Date: 12/6/2021

Name: LEGISLATIVE SERVICES DIVISION
 Address: 117 WEST DUVAL STREET, SUITE 430 JAX FL 32202
 Description: RECEIVED A CASHIERS CHECK IN AMOUNT OF \$564.00 (CHK # 4994231) FROM
 KIMBERLY PRYOR FOR COA 21-26335 APPEAL ON 12.6.21.

Total Due: \$564.00



Planning and Development Department

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

NOTICE OF CERTIFICATION

RE: Certified Final Order for COA-21-26335

DATE: December 2, 2021

Please find attached:

- Certified final order for COA-21-26335, from the October 27, 2021 Historic Preservation Commission meeting

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



Candace R. Long, Executive Assistant
Community Planning Division
Planning and Development Department

BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-21-26335**

IN RE: The Certificate of Appropriateness Application of

Neuljan Kore
1323 Ionia Street
Jacksonville, FL 32206

ORDER ON COA-21-26335: APPROVED

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **Neuljan Kore**, the owner of certain real property located at **1323 Ionia Street, R.E. No. 072500-0010**, seeking approval **to demolish a contributing structure**.

Having duly considered the evidence presented at the public hearing and meeting on **October 27, 2021**, including the Report of the Planning and Development Department and all attachments thereto (Staff Report), a portion of which is attached hereto as **EXHIBIT A**, and on file in its entirety in the Planning and Development Department, the Historic Preservation Commission hereby

FINDS AND DETERMINES:

1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and
2. That as stated in the record, substantial competent evidence demonstrates that application **COA-21-26335** does meet the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code; and
3. The Commission hereby adopts the findings in the Staff Report for application **COA-21-26335**, to the extent consistent with this Order, and the excerpt of the transcript in **EXHIBIT B** as further support for this Order; and
4. That the land which is the subject of application **COA-21-26335** is owned by **Neuljan Kore**.

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

Application **COA-21-26335** is hereby **APPROVED**, and a certificate of appropriateness is hereby granted for the demolition of the contributing structure located at 1323 Ionia Street.

Failure to exercise the COA hereby granted by performance of the action herein approved within one (1) year of the effective date of this Order shall render this COA invalid and all rights arising hereunder shall terminate.

The certificate of appropriateness granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this certificate of appropriateness is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this certificate of appropriateness does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Executed this 12th day of November, 2021.

FORM APPROVED:



Kealey A. West
Office of General Counsel



Chairman
Historic Preservation Commission

Copies to:

Owner: Neuljan Kore
8120 Summer Gate Court
Jacksonville, FL 32256

NOTICE: This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in Chapter 307, Jacksonville Ordinance Code. YOU MAY NOT COMMENCE DEMOLITION WORK DURING THE APPEAL PERIOD.

GC-#1464580-v1-Order_on_COA-21-26335_A_10_27_21.docx

October 27, 2021

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-21-26335

Address: 1323 Ionia Street, RE# 072500-0010

Location: East side of Ionia Street, between East 4th Street and East 3rd Street

Owner: Neuljan Kore
Simple Key Enterprises LLC
8120 Summer Gate Court
Jacksonville, FL 32256

Applicant: Same as owner

Year Built: c.1902

Designation: Springfield, Contributing

Request: Demolition

Summary Scope of Work:

1. Demolition of a contributing structure

Recommendation: Approve



EXHIBIT A

PROJECT DESCRIPTION

This application for a Certificate of Appropriateness (COA) is for the demolition of a two-story frame vernacular residence that is listed as contributing to the Springfield Historic District. A new construction single-story residence abuts the subject site to the south and a vacant lot abuts it to the north. The block consists of new and old construction in a mix of single and two story homes. The applicant had been rehabilitating the structure and was originally seeking a COA for various alterations. The framing was exposed during interior demolition, and a structural engineer found the structure to be unsafe and in danger of collapse.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Regulations for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- A site visit conducted on October 12, 2021, revealed termite damage and wood rot on the framing pieces inside of the structure. Further, all of the framing of structure appears to have shifted such that the framing and beams are no longer in proper alignment. The property has also been subject to significant alterations in the past. Most of the windows remaining on the structure are not historic, and the second floor balcony on the front elevation was previously enclosed. Most of the siding is either missing or heavily deteriorated.
- The structure at 1323 Ionia Street is listed as a contributing structure to the Springfield Historic District. However, given previous alterations and the current condition of the structure, it does not add to the historic character of the district. Further, the frame vernacular structure would not be difficult to reproduce because of its design, texture, material, detail, or location. The building is not one of the last remaining examples of its kind in the neighborhood. (Sections 307.106(n)(1-4, 9) and 307.106(k)(2 and 3))
- The Design Regulations state, "demolition contributes to a poor environment," which is based on outdated market conditions when new construction was rare in Springfield. Market conditions have substantially improved. The applicant plans to reuse the property for new construction of a two-story single-family dwelling unit if the proposed demolition is carried out. Consistent with Section 307.106(n)(5), an application for COA for new construction would require review by the Historic Preservation Commission in order to ensure compatibility with the district.
- In response to Section 307.106(n)(6), the applicant has provided documentation from a professional engineer indicating the extreme difficulty or impossibility of saving the building from collapse.
- No other feasible alternatives to demolition are apparent, and the structure does not appear to have enough structural integrity for relocation to be a reasonable alternative. (Section 307.106(n)(8))
- The applicant has stated that, in its current condition, the structure is not capable of earning economic return on its value because it cannot be rebuilt or rehabilitated without collapse, and the applicant feels it would be an undue economic hardship to deny

demolition of the structure because there is currently no way to use it. The applicant has submitted that the cost to put a functional structure on the property would be approximately \$275-295k, which would include the demolition, labor, building materials and finish materials to reuse the site for its original use as a single family home. (Sections 307.106(n)(7 and 10))

- Demolition of the structure would be the total elimination of all historic fabric; as such, the proposed work would have a negative effect on the property. The demolition could be carried out within a reasonable period of time. (Sections 307.106(k)(1 and 4))
- The Design Regulations emphasize that demolition is in conflict with the Secretary's Standards 2 and 4, which stress that historic materials should be retained and preserved. Significant historical or architectural materials are no longer present at 1323 Ionia Street given previous alterations and the current very poor condition of the structure. As such, any rehabilitation of the structure would inherently be new construction.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

1. Section 307.106(k) General Standards: 1 - 4
2. Section 307.106(n) Guidelines on Demolition: 1-10
3. Design Regulations, Section on "Demolition"

CODE CRITERIA AND DESIGN REGULATIONS

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

Demolition

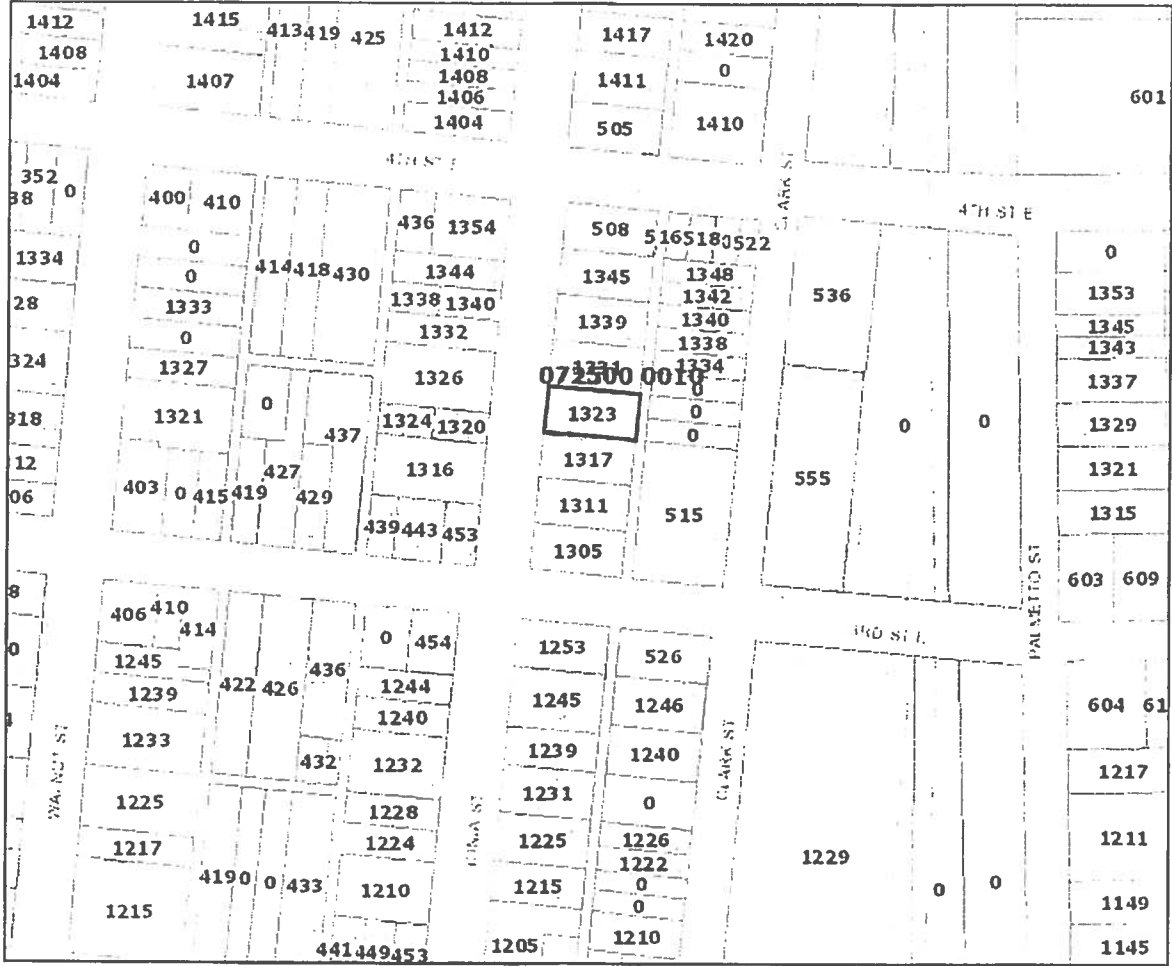
- 307.106(n)(1) - The historic or architectural significance of the building or structure;
- 307.106(n)(2) - The importance of the building or structure to the ambience of the historic district;
- 307.106(n)(3) - The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location;

- 307.106(n)(4) - Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the County or the region;
- 307.106(n)(5) - Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be;
- 307.106(n)(6) - The difficulty or the impossibility of saving the building or structure from collapse;
- 307.106(n)(7) – Whether the building or structure is capable of earning reasonable economic return on its value.
- 307.106(n)(8) - Whether there are other feasible alternatives to demolition;
- 307.106(n)(9) - Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark; and
- 307.106(n)(10) – Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure.

Design Regulations, “Demolition”

- “Except for public housing, little new construction is currently taking place because of market conditions and unbuildable lots. As a result, demolition contributes to a poor environment.”
- “Demolition of significant buildings, outbuildings, and individual features conflicts with Standards 2 and 4. Demolition alters the essential character and integrity of a building and the district in which it is located.”
- Secretary's Standards for Rehabilitation 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary's Standards for Rehabilitation 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

LOCATION MAP



Application For Certificate Of Appropriateness

Application Info

Tracking #	26335	Application Status	FOUND SUFFICIENT
Date Started	09/22/2021	Date Submitted	09/22/2021

Planning and Development Department Info

COA # COA-21-26335

Admin Review

Admin Recommendation N/A

Admin Date Of Action N/A

Forwarded to JHPC

JHPC Meeting Date 10/27/2021

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name	First Name	Middle Name
KORE	NEULJAN	
Company Name		
SIMPLE KEY ENTERPRISES LLC		
Mailing Address		
8120 SUMMER GATE COURT		
City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email
904 434 1450		SIMPLEKEY904@GMAIL.COM

General Information On Agent(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
KORE	NEULJAN	
Company/Trust Name		
SIMPLE KEY ENTERPRISES LLC		
Mailing Address		
8120 SUMMER GATE COURT		
City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email
9044341450		SIMPLEKEY904@GMAIL.COM

Description Of Property

Property Designation Springfield Historic District

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

Map	RE#
	072500 0010

Companion Zoning Application Tracking # (if known)

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
1323	IONIA ST	32206

Between Streets and

Type Of Improvement

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

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

NEULJAN KORE & ANA PLAKU 8120 SUMMER GATE CT JACKSONVILLE, FL 32256 HOPE ALL IS WELL. I AM THE OWNER OF 1323 IONIA ST, WE PURCHASED THIS PROPERTY WITH THE INTENT TO REPAIR AND REMODEL/RENOVATE. DURING OUR DEMO/TRASH REMOVAL PROCESS WE DISCOVERED THAT THIS PROPERTY IS WAY BEYOND REPAIR, AND IS COMPLETELY NOT A SAFE STRUCTURE TO WORK ON. I HAVE HAD 2 GC AND 2 STRUCTURAL ENGINEERS TO LOOK AT THIS. SEE ATTACHED PHOTOS AND LETTERS FROM ENGINEERS. MY MAIN CONCERN IS THAT THIS IS A THREAT TO PUBLIC HEALTH AND PUBLIC SAFETY, AND THE NEIGHBOR NEXT DOOR.... THE PROPERTY LINES ARE JUST 3 FEET AWAY.... AT ANY TIME THE 2ND FLOOR CAN COLLAPSE DOWN. PLEASE LOOK INTO THIS MATTER AS IS A PUBLIC HEALTH AND SAFTETY CONCERN. THANK YOU FOR YOUR TIME, PLEASE LET ME KNOW HOW TO PROCEED. BEST JULIAN DIRECT LINE 904.434.1450 NEULJAN KORE & ANA PLAKU

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list KELLY, SUSAN

Demolition - Required Attachments For Complete Application

- Written Statement** - Applicant's written statement of reasoning.
- Letter From Engineer** - Letter from licensed registered engineer/contractor.
- Statement Of Economic Viability** - Statement of economic viability of rehabilitation to code.

Proposed Re-use Of Property

Appointment With Staff - Appointment with staff to review condition.

Photos Of Structure - Photos of structure interior and exterior.

Additional Documents Provided

Description

<input type="checkbox"/> PHOTO 1
<input type="checkbox"/> PHOTO 2
<input type="checkbox"/> PHOTO 3
<input type="checkbox"/> PHOTO 4
<input type="checkbox"/> PHOTO 5
<input type="checkbox"/> PHOTO 6
<input type="checkbox"/> PHOTO 7
<input type="checkbox"/> PHOTO 8
<input type="checkbox"/> PHOTO 9
<input type="checkbox"/> PHOTO 10
<input type="checkbox"/> PHOTO 11

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 10/7/2021
Address: 1323 Tonin St
Jacksonville, FL 32206

COA#: 21-26335
Owner: Neuljan Kore

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 21-26335 were posted on the property/site located at:

072 500 - 0010
Real Estate Number(s)

1323 Tonin St
Street Address

Jax, FL 32206
City, State Zip Code

Printed Name Neuljan Kore

Signature [Handwritten Signature]

Dated this 8 day of Oct, 2021

PICTURE OF PROPERTY WITH POSTED SIGN



KORE NEULJAN
8120 SUMMERGATE CT
JACKSONVILLE, FL 32256
PLAKU ANA

Primary Site Address
1323 IONIA ST
Jacksonville FL 32206-

Official Record Book/Page
19382-01274

Tile #
6412

1323 IONIA ST
Property Detail

RE #	072500-0010
Tax District	USD1
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9
Total Area	5513
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$31,202.00	\$26,155.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$37,922.00	\$45,315.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$69,124.00	\$71,470.00
Assessed Value	\$60,121.00	\$71,470.00
Cap Diff/Portability Amt	\$9,003.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$60,121.00	See below
Taxable Value	\$0.00	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
19382-01274	9/18/2020	\$26,300.00	WD - Warranty Deed	Unqualified	Improved
17575-01533	5/11/2016	\$13,500.00	TD - Tax Deed	Unqualified	Improved
15188-01289	3/22/2010	\$7,600.00	TD - Tax Deed	Unqualified	Improved
08574-01752	8/20/1982	\$155.00	WD - Warranty Deed	Unqualified	Improved
05208-00769	8/28/1979	\$5,333.00	WD - Warranty Deed	Unqualified	Improved
04810-00818	2/5/1979	\$4,000.00	AG - Agreement for Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	53.00	105.00	Common	53.00	Front Footage	\$45,315.00

Legal

LN	Legal Description
1	2-4 12-2S-26E
2	SPRINGFIELD
3	LOT 4 BLK 85

Buildings

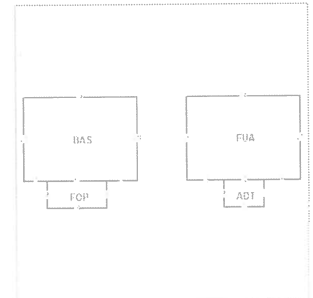
Building 1
Building 1 Site Address
1323 IONIA ST
Jacksonville FL 32206-

Building Type	0802 - TRIPLEX
Year Built	1904
Building Value	\$26,155.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	850	850	808
Addition	96	96	86
Finished Open Porch	144	0	43
Base Area	850	850	850
Total	1940	1796	1787

Element	Code	Detail
Exterior Wall	4	4 Single Siding
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	4	4 Electric
Heating Type	2	2 Convection
Air Cond	1	1 None

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



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
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Property Appraiser - Property Details

Gen Govt Ex B & B	\$71,470.00	\$0.00	\$71,470.00	\$0.00	\$817.75	\$782.32
Urban Service Dist1	\$71,470.00	\$0.00	\$71,470.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$71,470.00	\$0.00	\$71,470.00	\$0.00	\$254.43	\$250.06
By Local Board	\$71,470.00	\$0.00	\$71,470.00	\$0.00	\$160.66	\$153.72
FL Inland Navigation Dist.	\$71,470.00	\$0.00	\$71,470.00	\$0.00	\$2.29	\$2.19
Water Mgmt Dist. SJRWMD	\$71,470.00	\$0.00	\$71,470.00	\$0.00	\$16.35	\$15.64
Gen Gov Voted	\$71,470.00	\$0.00	\$71,470.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$71,470.00	\$0.00	\$71,470.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$71,470.00	\$0.00	\$71,470.00	\$0.00	\$0.00	\$0.00
Totals				\$0.00	\$1,251.48	\$1,203.93
Description	Just Value	Assessed Value	Exemptions		Taxable Value	
Last Year	\$69,124.00	\$60,121.00	\$60,121.00		\$0.00	
Current Year	\$71,470.00	\$71,470.00	\$0.00		\$71,470.00	

2021 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.

2020

2019

2018

2017

2016

2015

2014

• 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](#)



Planning and Development Department

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

NOTICE OF CERTIFICATION

RE: Certified List of Speakers for COA-21-26335

DATE: December 2, 2021

Please find attached:

- Certified list of speakers and those that provided written comments regarding COA-21-26335, heard at the October 27, 2021 Historic Preservation Commission meeting

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



Candace R. Long, Executive Assistant
Community Planning Division
Planning and Development Department

October 27, 2021
Jacksonville Historic Preservation Commission

List of Speakers / Providers of Written Statements

COA-21-26335

Neuljan Kore
1323 Ionia Street
Jacksonville, FL 32206

William Hoff
1402 North Laura Street
Jacksonville, FL 32206

John Allmand
3750 Oak Street
Jacksonville, FL 32205

Kim Pryor
245 West 5th Street
Jacksonville, FL 32206

Nicole Lopez
(email/written statement)

George Teuber
1317 Ionia Street
Jacksonville, FL 32206
(written statement)

Wende Carter
(email/written statement)



Planning and Development Department

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

NOTICE OF CERTIFICATION

RE: Certified Transcript of the October 27, 2021 Jacksonville Historic Preservation Commission Meeting

DATE: December 2, 2021

Please find attached:

- Certified Historic Preservation Commission Transcript for the October 27, 2021 meeting, including item COA-21-26335

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

A handwritten signature in black ink, appearing to read "Candace R. Long", is written over a horizontal line. The signature is stylized and cursive.

Candace R. Long, Executive Assistant
Community Planning Division
Planning and Development Department

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, October 27, 2021,
commencing at 3:05 p.m., at the Ed Ball Building, 214
North Hogan Street, Room 102, 1st Floor, Jacksonville,
Florida, before Diane M. Tropa, FPP, a Notary Public in
and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
MICHAEL MONTOYA, Commission Member.
TIMOTHY BRAMWELL, Commission Member.
MAX GLOBER, Commission Member.

ALSO PRESENT:

SUSAN KELLY, Planning and Development Dept.
ADRIENNE CHAMBERS, Planning and Development Dept.
JERMAINE ANDERSON, Planning and Development Dept.
KEALEY WEST, Office of General Counsel.
CANDACE LONG, Planning and Development Dept.

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1 We'll take a break every two hours, if need be.
2 With that, I'll go ahead and entertain a
3 motion for the September 22nd minutes.
4 COMMISSIONER LOPERA: Motion to approve
5 September 22nd, 2021, minutes.
6 COMMISSIONER BRAMWELL: Second.
7 THE CHAIRMAN: All those in favor?
8 COMMISSION MEMBERS: Aye.
9 THE CHAIRMAN: Those opposed?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Hearing none, you have
12 approved those minutes.
13 A couple of things to clean up on the
14 agenda. You have an updated agenda in front of
15 you currently. We have moved what was
16 originally -- let me see here.
17 (Commissioner Globber enters the
18 proceedings.)
19 THE CHAIRMAN: Under COAs -- and we have
20 another commissioner who just walked in.
21 COMMISSIONER GLOBER: Max Globber,
22 commissioner.
23 THE CHAIRMAN: What number was the
24 Number 4 that we moved?
25 MS. KELLY: From the original agenda?
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1 PROCEEDINGS
2 October 27, 2021 3:05 p.m.
3
4 THE CHAIRMAN: We're going to go ahead and
5 start the October 27th meeting of the
6 Jacksonville Historic Preservation Commission.
7 If we could start with some introductions.
8 MR. ANDERSON: Hi. My name is Jermaine
9 Anderson. I work for the Historic Preservation
10 Department.
11 MS. CHAMBERS: Adrienne Chambers, Historic
12 Preservation.
13 MS. KELLY: Susan Kelly, Historic
14 Preservation.
15 MS. WEST: Kealey West, Office of General
16 Counsel.
17 COMMISSIONER BRAMWELL: Tim Bramwell,
18 commissioner.
19 THE CHAIRMAN: J.C. Demetree, chairman.
20 COMMISSIONER LOPERA: Andres Lopera,
21 commissioner.
22 COMMISSIONER MONTOYA: Michael Montoya,
23 commissioner.
24 THE CHAIRMAN: If you could go ahead and
25 silence your cell phones. Any private
conversation, please be had in the hallway.

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1 THE CHAIRMAN: Correct.
2 MS. KELLY: The original agenda was --
3 Number 4 on the Certificates of Appropriateness
4 got moved to the consent agenda, is now Number
5 15 on consent.
6 THE CHAIRMAN: So that's COA-21-26176,
7 311 East 4th Street on the original agenda is
8 now sitting at 15 on consent.
9 We're also going to move Number 5 under --
10 currently under Certificates of
11 Appropriateness. It's COA-21-26345, 0 East 1st
12 Street. That is moving to the consent agenda.
13 So I'm going to go ahead and run
14 through -- we have a couple of deferred items
15 today. So COA-21-25595, 2258 Riverside Avenue;
16 COA-21-25954, 317 East 9th Street;
17 COA-21-26128, 1928 Morningside Street; and
18 COA-21-26185, 2358 Riverside Avenue.
19 Consent agenda today. Do any
20 commissioners have ex parte?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Hearing none, we'll go
23 ahead and read it off: COA-21-25979, 1550
24 Avondale Avenue; COA-21-26047, 3011 Riverside
25 Avenue; COA-21-26177, 709 Lomax Street;

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1 to get there.
2 COMMISSIONER LOPERA: -- the circle
3 analysis.
4 Okay. Is that something that would be
5 acceptable to you, then?
6 MR. BRINKS: Sure. Yeah.
7 COMMISSIONER LOPERA: Then I'd like to
8 make a motion to approve COA-21-26155 with a --
9 with the dimensions of the paver patio in front
10 of the house at 20 feet by 14 feet 6. We're
11 removing the strip of pavers to the water spout
12 and also adding a 3-foot radius curve at the
13 top right of the paver patio.
14 COMMISSIONER GLOBER: Second.
15 THE CHAIRMAN: All those in favor?
16 COMMISSION MEMBERS: Aye.
17 THE CHAIRMAN: Those opposed?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: Hearing none, you have
20 approved COA-21-26348 [sic].
21 Excuse me, sorry.
22 MS. WEST: Through the Chair, staff has
23 just brought it to my attention that the
24 handouts you received were not handouts that
25 went with the application, so are we approving
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1 one of these materials?
2 COMMISSIONER LOPERA: We are approving
3 staff's requirements for the paver dimensions
4 and paver color is going to be per staff.
5 MS. WEST: Thank you.
6 COMMISSIONER LOPERA: Not per the photos
7 that the applicant just provided to us.
8 MS. WEST: Okay.
9 COMMISSIONER LOPERA: Is that something
10 that I need to add to my motion?
11 MS. WEST: At this juncture, you might
12 want to do a motion to reconsider and bring
13 that in, too, so we have a definitive condition
14 with regard to staff direction.
15 COMMISSIONER LOPERA: Well, then, I would
16 like to amend motion -26155 to add that the
17 paver dimensions and the color are to be per
18 staff conditions.
19 COMMISSIONER BRAMWELL: It's a motion to
20 amend. Second.
21 THE CHAIRMAN: All those in favor?
22 COMMISSION MEMBERS: Aye.
23 THE CHAIRMAN: Those opposed?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: Hearing none, you have
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1 approved COA-21-26155.
2 Okay. We will move on.
3 MR. BRINKS: Thank you.
4 THE CHAIRMAN: Section G, Certificates of
5 Appropriateness, COA-21-26335, 1323 Ionia
6 Street.
7 MS. KELLY: Application for COA-21-26335
8 is for the demolition of a two-story frame
9 vernacular residence that is listed as
10 contributing to the Springfield Historic
11 District.
12 The applicant had been rehabilitating the
13 structure and was originally seeking a COA for
14 various alterations. The framing was exposed
15 during interior demolition and the structural
16 engineer found the structure to be unsafe and
17 in danger of collapse.
18 A site visit conducted on October 12th
19 revealed extensive termite damage and wood rot
20 to the framing. Further, all of the framing
21 appears to have shifted such that the framing
22 and beams are no longer in proper alignment.
23 The property has also been subject to
24 significant alterations in the past.
25 Most of the windows remaining on the
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1 structure are not historic, and the second
2 floor balcony on the front elevation was
3 previously enclosed. Most of the siding is
4 either missing or heavily deteriorated.
5 Given these previous alterations and its
6 current condition, the structure does not add
7 to the historic character of the district.
8 The frame vernacular style would not be
9 difficult to reproduce because of its design,
10 texture, material, detail, or location. And
11 the building is not one of the last remaining
12 examples of its kind in the district.
13 The applicant plans to reuse the property
14 for new construction of a two-story,
15 single-family dwelling unit, if the proposed
16 demolition is carried out.
17 Consistent with 307.1069(n)(5), an
18 application for new construction would require
19 review by the Commission in order to ensure
20 compatibility with the district.
21 The applicant has provided documentation
22 from a professional engineer indicating the
23 extreme difficulty or impossibility of saving
24 the building from collapse. No other feasible
25 alternatives to demolition are apparent, and
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1 the structure does not appear to have enough
 2 structure integrity for relocation to be a
 3 reasonable alternative.
 4 The applicant has stated that in its
 5 current condition, the structure is not capable
 6 of earning economic return on its value because
 7 it cannot be rebuilt or rehabilitated without
 8 collapse. And the applicant feels it would be
 9 an undue economic hardship to deny demolition
 10 of the structure because there is currently no
 11 way to use it.
 12 The applicant has submitted that the cost
 13 to put a functional structure on the property
 14 would be approximately 275- to 295,000, which
 15 would include the demolition, labor, building
 16 materials, and finished materials to reuse the
 17 site for its original use as a single-family
 18 home.
 19 Significant historical or architectural
 20 materials are no longer present at 1323 Ionia
 21 Street given previous alterations and the
 22 current very poor condition of the structure.
 23 As such, any rehabilitation of the structure
 24 would inherently be new construction.
 25 For these reasons, the proposed work is
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1 consistent with 307.106.
 2 Staff recommends approval.
 3 THE CHAIRMAN: Questions for staff?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: We'll go ahead and open the
 6 public hearing.
 7 Is the applicant here?
 8 (Audience member approaches the podium.)
 9 THE CHAIRMAN: If you would state your
 10 name and address.
 11 AUDIENCE MEMBER: Neuljan Kore, 1323 Ionia
 12 Street, Jacksonville, Florida 32206.
 13 THE REPORTER: If you would raise your
 14 right hand for me, please.
 15 MR. KORE: (Complies.)
 16 THE REPORTER: Do you affirm that the
 17 testimony you are about to give will be the
 18 truth, the whole truth, and nothing but the
 19 truth?
 20 MR. KORE: Yes.
 21 THE REPORTER: Thank you.
 22 THE CHAIRMAN: Welcome.
 23 MR. KORE: Hi. We are -- we generally
 24 with full intentions, we brought this property
 25 to rehabilitate it. So what it was, it was all
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1 covered with interior plaster walls. When we
 2 got through the demo, I got my engineer.
 3 He's like, well, we've have got to tear
 4 out these existing walls. The ceilings were
 5 dropped so we couldn't see the physical damage.
 6 So when we started tearing and demolition --
 7 not the demolition, but tearing the walls out,
 8 we find this damage. And due to this, he's
 9 like, this is not safe for you to do anything.
 10 And that second floor any day might collapse.
 11 And I'm like, we're pretty much -- my
 12 hands are tied. I can't do anything with the
 13 property so that's why I thought it's kind of a
 14 loss of usage. It sits there and deteriorates.
 15 But our intention was to fully keep it
 16 because it's not the first one I've done; 1724
 17 Liberty Street, I've done other historic
 18 properties. I rehabilitated not to the
 19 condition I uncovered with this.
 20 I even -- we spent over, I don't know, 25-
 21 or \$26,000 trying to get the demo, trying to
 22 get the materials out of there and all this
 23 stuff, but it's like we can't do much.
 24 THE CHAIRMAN: All right. Questions for
 25 the applicant?
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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: All right. We'll call you
 3 back up if we need you.
 4 MR. KORE: All right.
 5 THE CHAIRMAN: Thank you.
 6 Is there anybody else here to speak on
 7 this COA?
 8 AUDIENCE MEMBER: Yes.
 9 THE CHAIRMAN: Come on up.
 10 (Audience member approaches the podium.)
 11 AUDIENCE MEMBER: Hello. Do I need to be
 12 sworn in again?
 13 THE CHAIRMAN: Just name and address.
 14 AUDIENCE MEMBER: William Hoff, 1402 North
 15 Laura Street, speaking on behalf of SPAR
 16 Council.
 17 We were able to meet with the applicant on
 18 site the other day. And in our opinion, we
 19 think that the staff is correct in almost all
 20 of the historic fabric is either gone or will
 21 need to be replaced. And we don't really have
 22 a position, I guess, on the demolition, but
 23 what I do want to make a comment on was the
 24 letter that was included in the application
 25 from the applicant where he mentions the
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1 rationale that he gave, which included, again,
2 the economic hardship and danger of imminent
3 collapse.
4 So while we don't have a position on the
5 demolition, the applicant has about \$50,000
6 into the property. Now it may cost another
7 300,000 to renovate. A nicely renovated home
8 in our neighborhood will sell for a lot more.
9 So not getting your preferred return on
10 investment is not a reason to demolish.
11 Also, if a property is in imminent danger
12 of collapsing, there is a separate process for
13 that. The City can come and inspect and
14 demolish a property very quickly if that is the
15 case.
16 So I just wanted to mention that the
17 rationale of those two items, we feel, would
18 not apply.
19 That's it. Thank you.
20 THE CHAIRMAN: Thank you.
21 Anybody else here to speak on this COA?
22 (Audience member approaches the podium.)
23 THE CHAIRMAN: Name and address, please.
24 AUDIENCE MEMBER: John Allmand, 3750 Oak
25 Street, Jacksonville, Florida 32205.
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1 We were going to be the original
2 architect --
3 MS. WEST: She needs to swear you in.
4 MR. ALLMAND: Sorry.
5 THE CHAIRMAN: It's like you haven't been
6 here before.
7 MR. ALLMAND: (Inaudible.)
8 THE REPORTER: If you would raise your
9 right hand for me, please.
10 MR. ALLMAND: (Complies.)
11 THE REPORTER: Do you affirm that the
12 testimony you are about to give will be the
13 truth, the whole truth, and nothing but the
14 truth?
15 MR. ALLMAND: I do.
16 THE REPORTER: Thank you.
17 MR. ALLMAND: We were going to be the
18 original architect on the renovation and, you
19 know, it -- kind of going out there and walked
20 it. It was probably one of maybe, like, a
21 handful of structures in my entire career that
22 we were just like, don't even walk in the
23 building.
24 You know, we measured this. We did go in
25 the first floor, but we did not move around on
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1 the second floor because it was just clearly,
2 like, dangerous and maybe even, like, going to
3 collapse at any time.
4 So I wanted to get up and kind of support
5 Julian's [sic] motion, whatever that's worth.
6 If you have any questions about it, just let me
7 know.
8 THE CHAIRMAN: Thank you.
9 Is there anybody else here to speak on
10 this COA?
11 AUDIENCE MEMBER: (Indicating.)
12 THE CHAIRMAN: Come on up.
13 (Audience member approaches the podium.)
14 THE CHAIRMAN: State your name and
15 address.
16 AUDIENCE MEMBER: Kim Pryor, 245 West 5th
17 Street.
18 THE REPORTER: If you would raise your
19 right hand for me, please.
20 MS. PRYOR: (Complies.)
21 THE REPORTER: Do you affirm that the
22 testimony you are about to give will be the
23 truth, the whole truth, and nothing but the
24 truth.
25 MS. PRYOR: I do.
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1 THE REPORTER: Thank you.
2 MS. PRYOR: I am here on behalf of
3 Preservation SOS, a nonprofit that has worked
4 tirelessly for many years, since 2010, to stop
5 demolitions in historic Springfield. Some of
6 you have seen me up here before for the same
7 reason, fighting against demolition.
8 If you have not seen it, I would like to
9 direct your attention to an email that was sent
10 by Nicole Lopez, president of Preservation SOS.
11 And I want to point out a couple of other
12 things as well.
13 This property was purchased in September
14 of 2020 for \$26,300 according to the property
15 appraiser's website. Nothing was done all this
16 time, and now -- they're just now coming and
17 saying it needs to be torn down. I have
18 photographs that I personally took in March of
19 this year where there was work being done with
20 no permit, with no COA. They demolished the
21 back addition. They took down the side stairs.
22 They did all sorts of work without a COA or a
23 building permit.
24 You know, every house can be saved. You
25 make your money when you buy it. They got a
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1 hell of a deal. So, you know, I have stood up
 2 here before and stated that 2-by-4s, you know,
 3 wall studs in a historic home, even if they --
 4 they're true 2-by-4s. Today's dimensional
 5 lumber is an inch-and-a-half by
 6 three-and-a-half. It's way stronger, the older
 7 stuff. So it could -- you could literally have
 8 termites eat half an inch off of each side of
 9 that 2-by-4 that is standing -- that's in
 10 there, and it would still be way stronger than
 11 a 2-by-4 from today.

12 So I have no idea -- I believe that there
 13 was a letter sent that said a tree fell or
 14 something. This picture looks like there was
 15 some type of fire that they're showing now.

16 I've personally been inside this house
 17 and -- because we boarded it. The hearts on
 18 boards on the windows are ours when we were
 19 trying to secure it before the current owners
 20 owned it.

21 I just implore you that Ionia has been
 22 decimated. And just because this is a frame
 23 vernacular which is not the last one in
 24 existence does not mean it shouldn't be saved.
 25 Take a look at how many historic structures are

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1 left on Ionia. That's some of what this body
 2 needs to take into consideration. It's not
 3 always about whether it's the last one.

4 Thank you.

5 THE CHAIRMAN: Thank you.

6 Is there anyone else here today to speak
 7 on this COA?

8 AUDIENCE MEMBERS: (No response.)

9 THE CHAIRMAN: Seeing none, we'll close
 10 the public hearing.

11 MS. WEST: Through the Chair, at your
 12 places at the dais, you received correspondence
 13 from Nicole Lopez, president of SOS. There is
 14 an email correspondence from her that will be
 15 added to the record. There was a letter of
 16 support from the adjacent property owner, 1317
 17 Ionia Street, George Tuber (phonetic), that
 18 will be added to the record. And then there
 19 was an email correspondence from Wendy Carter
 20 in opposition that will also be added to the
 21 record.

22 THE CHAIRMAN: Thank you.

23 I need a motion.

24 COMMISSIONER GLOBER: Motion to approve
 25 COA-21-26335.

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1 COMMISSIONER LOPERA: Second.

2 THE CHAIRMAN: All right. Commissioner
 3 Lopera, I'm going to lean on your expertise to
 4 a certain extent on this COA.

5 COMMISSIONER LOPERA: Through the Chair,
 6 the staff report was accurate with a partial
 7 collapse of a building. It's -- with a
 8 building in this particular condition, with --
 9 it appears to have been a previous fire at the
 10 location. And especially the back quarter of
 11 the building, that is in danger of collapse at
 12 any time because the dead loads are still
 13 there. The wind loads are still there.

14 And if you look at photo number -- the
 15 photo on page number 847, I believe -- 852.
 16 The still beams -- the structural beams at the
 17 perimeter of the house have disintegrated due
 18 to, it looks like, a combination of moisture
 19 intrusion and termite damage.

20 So when the historic fabric of a building
 21 has been removed -- which, you know, in this
 22 case, would likely require the replacement of
 23 almost all the siding, the majority of it. And
 24 then the reconstruction of the back, you know,
 25 25, 30 percent of the house, you know, for this

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1 frame vernacular -- and that's not even
 2 including substantial foundation work.

3 This building is in an unsafe condition at
 4 this point, so I would certainly approve the
 5 demolition of this particular building. And I
 6 understand your concerns with saving the
 7 historic integrity of buildings on Ionia
 8 Street, and we cannot speak to the previous
 9 owner's care of a building or how they did or
 10 did not let the building go into this repair.
 11 We cannot speak on that.

12 We do have people who parole Springfield
 13 and Riverside and Avondale regularly to spot
 14 work done without COAs, and then you have the
 15 Building Department going around and inspecting
 16 work done without a permit. But, again, those
 17 are things we cannot speak on.

18 But right now, with the structural
 19 condition of the building -- not even taking
 20 into account the other engineer's report that
 21 this building is not in a safe condition to
 22 continue to stay standing.

23 THE CHAIRMAN: Any other comments from
 24 commissioners?

25 COMMISSIONER MONTOYA: Through the Chair,

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1 question for my fellow commissioner here. Do
 2 you -- you know, it was stated earlier by one
 3 of the people that came up, you know,
 4 everything is saveable. Of course, it's at a
 5 cost, but are you -- I guess this is a question
 6 for staff as well. Are you absolutely saying
 7 that this is not -- that this is so far beyond
 8 repairable that you can't get behind saving
 9 this house from demolition?
 10 MS. KELLY: Through the Chair, so when we
 11 go through our evaluation, we go through our
 12 evaluation criteria and it asks things like
 13 would this be -- you know, is this the last
 14 example of this type of construction, and it
 15 asks these specific questions.
 16 So that's why in this staff report --
 17 because demolition is such a serious thing;
 18 it's the removal of all historic fabric -- we
 19 went through every single criteria. We made
 20 sure that if there was some information we
 21 didn't feel like we had, we went back to the
 22 applicant and said, can you address this one to
 23 some degree or to whatever degree you are able
 24 to.
 25 And so when you get down to it, we are not
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1 structural engineers, so we can only take the
 2 information that we were given with regards to
 3 that information. But about the historic
 4 fabric that's left, there's -- that house
 5 already has significant alterations even going
 6 into it. From the COA that they filed to
 7 rehabilitate the structure, there were already
 8 a lot of alterations recorded. So there's just
 9 not -- from our perspective, when we're looking
 10 at this, at the preservation of the historic
 11 fabric, there's not anything there,
 12 unfortunately, so ...
 13 THE CHAIRMAN: Any other comments,
 14 concerns?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Call for a vote.
 17 All those in favor?
 18 COMMISSIONER LOPERA: Aye.
 19 COMMISSIONER BRAMWELL: Aye.
 20 COMMISSIONER GLOBER: Aye.
 21 THE CHAIRMAN: Aye.
 22 Those opposed?
 23 COMMISSIONER MONTROYA: Opposed.
 24 THE CHAIRMAN: With that, you have
 25 approved COA-21-26335.
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1 And, with that, we're going to take a
 2 quick break. We'll start again, you know, at
 3 4:55.
 4 (Brief recess.)
 5 THE CHAIRMAN: All right. We're going to
 6 jump back in. Next on the agenda,
 7 COA-21-25905, 1627 Seminole Road.
 8 MS. KELLY: Application for COA-21-25905
 9 is requesting the replacement of five original
 10 wood windows in a highly visible second-story
 11 corner unit of a two-story quadplex condo
 12 building which is listed as a contributing
 13 structure.
 14 This specific unit has 14 windows, three
 15 of which are nonhistoric replacements. The
 16 windows being requested for replacement are
 17 highly visible, 6-over-6, wood windows,
 18 numbered 1 through 5 on the submitted window
 19 survey.
 20 Because this unit is one of four
 21 condominium units within the building, the
 22 replacement of the historic windows would
 23 create a nonuniform aesthetic across the street
 24 facing facades.
 25 Based on a site visit and on photographs
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1 submitted with the application, the windows are
 2 not beyond reasonable repair. As such, the
 3 proposed work is inconsistent with 307.106 and
 4 the design regulations.
 5 Staff recommends denial.
 6 THE CHAIRMAN: All right. Questions for
 7 staff?
 8 COMMISSIONER LOPERA: Yes. Through the
 9 Chair, is this one that you all were able to
 10 get out to see?
 11 MS. KELLY: Yes.
 12 COMMISSIONER LOPERA: Great. Thank you.
 13 THE CHAIRMAN: All right. We are going to
 14 open the public hearing.
 15 Is the applicant here?
 16 (Audience member approaches the podium.)
 17 THE CHAIRMAN: If you will state your name
 18 and address.
 19 AUDIENCE MEMBER: Yeah. Name is CJ
 20 Shires, 820 Worth Road.
 21 THE REPORTER: If you would raise your
 22 right hand for me, please.
 23 MR. SHIRES: (Complies.)
 24 THE REPORTER: Do you affirm that the
 25 testimony you are about to give will be the
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