

RESOLUTION 2017-358

A RESOLUTION CONCERNING THE APPEAL, FILED BY JOHN WELLS, OF A FINAL DECISION OF THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION APPROVING CERTIFICATE OF APPROPRIATENESS (COA-17-236) AS REQUESTED BY JOHN WELLS, CLASSIC AMERICAN BUILDING AND REMODELING, ON BEHALF OF DAINA BERLIN, DENYING FOR DEMOLITION THE PROPERTY LOCATED AT 1423 RENSSELAER AVENUE, (COUNCIL DISTRICT 14), PURSUANT TO PART 2 (APPELLATE PROCEDURE), CHAPTER 307 (HISTORIC PRESERVATION AND PROTECTION), *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING AN EFFECTIVE DATE.

Record of the Proceedings Before the Planning Commission

Prepared by:
The Office of the General Counsel

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1 Introduced by the Land Use and Zoning Committee:
2
3

4 **RESOLUTION 2017-358**

5 A RESOLUTION CONCERNING THE APPEAL, FILED BY
6 JOHN WELLS, OF A FINAL DECISION OF THE
7 JACKSONVILLE HISTORIC PRESERVATION COMMISSION
8 APPROVING CERTIFICATE OF APPROPRIATENESS (COA-
9 17-236) AS REQUESTED BY JOHN WELLS, CLASSIC
10 AMERICAN BUILDING AND REMODELING, ON BEHALF OF
11 DAINA BERLIN, DENYING FOR DEMOLITION THE
12 PROPERTY LOCATED AT 1423 RENSSELAER AVENUE,
13 (COUNCIL DISTRICT 14), PURSUANT TO PART 2
14 (APPELLATE PROCEDURE), CHAPTER 307 (HISTORIC
15 PRESERVATION AND PROTECTION), *ORDINANCE CODE*;
16 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS
17 OF THE LAND USE AND ZONING COMMITTEE;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, John Wells, Classic American Building and Remodeling,
21 on behalf of Daina Berlin, filed Certificate of Appropriateness
22 Application (COA 17-236) on March 1, 2017, requesting to demolish
23 the property located at 1423 Rensselaer Avenue, (Council District
24 14); and

25 **WHEREAS**, after public hearing, the Jacksonville Historic
26 Preservation Commission (JHPC) denied the demolition as set forth
27 in the Final Order on COA-17-236 dated March 22, 2017 (Final
28 Order); and

29 **WHEREAS**, pursuant to Section 307.201, *Ordinance Code*, the
30 applicant filed a notice of appeal within 21 calendar days of the
31 Final Order; and

1 **WHEREAS**, the appeal was timely filed and the appellant, does
2 have standing to appeal; now therefore

3 **BE IT RESOLVED** by the Council of the City of Jacksonville:

4 **Section 1. Adoption of recommended findings and**
5 **conclusions.** The Council has reviewed the record of proceedings
6 for application for COA-17-236 to demolish the property at 1423
7 Rensselaer Avenue. The record of proceedings is **on file** in the
8 City Council Legislative Services Division and the Planning and
9 Development Department, and has considered the recommended findings
10 and conclusions of the Land Use and Zoning Committee. The
11 recommended findings and conclusions of the Land Use and Zoning
12 Committee are hereby adopted and shall become effective
13 immediately. This resolution is the final action of the Council.

14 **Section 2. Effective Date.** The adoption of this
15 resolution shall be deemed to constitute a quasi-judicial action of
16 the City Council and shall become effective upon the signature by
17 the Council President and Council Secretary.

18
19 Form Approved:
20
21 _____

22 Office of General Counsel

23 Legislation Prepared by: Sondra R. Fetner

24 GC-#1122729-v1-Appeal_COA-17-236.doc

DATE AND TIME STAMP

NOTICE OF APPEAL OF A
JACKSONVILLE HISTORIC PRESERVATION COMMISSION
ACTION ON DEMOLITION, CHAPTER 307.000

APR 28 AM 8:15

I. INSTRUCTIONS

As provided in §320.407, Ordinance Code, any person with standing may appeal a Jacksonville Historic Preservation Commission's decision on an application for demolition to the City Council. An appeal must be filed within 14 calendar days after the date of the Commission's action granting, granting with conditions, or denying a request for demolition. To appeal a Commission's action on an application for demolition, please 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 demolition application and the list of persons who testified before or wrote to the Commission about the demolition (see Sec. III(1) and (4)) may be obtained from the Historic Preservation Section of the Planning and Development Department, Ed Ball Building, Third Floor, 214 North Hogan Street, Jacksonville, Florida 32202.

II. NOTICE OF APPEAL

I, JOHN WELLS, hereby file this Notice of Appeal from the decision of
PRINT NAME CLEARLY

The Jacksonville Historic Preservation Commission concerning the request to demolish the building at 1423 RENSSELAER AVE.

I am (Please circle one):

(a) The person who filed the application requesting the demolition;

(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 demolition request;

(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 Chapters 320 or 307 Ordinance Code. The statement must have been in writing, expressing a position on the merits of the application for the request for demolition. other than a petition, such as a letter, a memo or an e-mail, containing a reference to the demolition request for _____ and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the Director of the Jacksonville Planning and Development Department, Commission staff, or any member of the Historic Preservation Commission (with a copy to the Historic Preservation Section), and which was delivered to and received by the Jacksonville Planning and Development Department by hand delivery, mail, facsimile, or e-mail at least fourteen days after the public hearing at which the Commission took final action on the application for the demolition, 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 demolition application which 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.

JOEL MCKEACHEN TO PROVIDE COPY OF ORIGINAL APPLICATION INFORMATION NEEDED

(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 DECISION TO DENY THIS DEMOLITION REQUEST WAS BASED ON EMOTION WITH NO REGARD FOR ECONOMIC FEASIBILITY. THIS BUILDING IS A SMALL STACK WHICH WAS NOT SITE BUILT AND WAS NEVER MEANT TO BE A PERMANENT RESIDENCE, FALSE TESTIMONY WAS GIVEN REGARDING MARKETABILITY OF THE HOUSE THERE IS NO WAY TO MAKE A RENOVATION MAKE ECONOMIC SENSE.

(SEE ATTACHED)

(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 demolition or who provided a written statement to the Commission about the application. (You must pay a \$7.00 notification fee for each person on the list.)

(JOEL MCKEACHEN TO PROVIDE)

IV. FILING AND NOTIFICATION FEES

Section 307.203, Ordinance Code, requires persons appealing actions of the Commission 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: \$610.00
Notification Fee: \$7.00 for each notification. (2)

V. Contact Information

Please complete the following:

Name (Printed): JOHN WELLS
Address: 1530 ELMAR RD
JACKSONVILLE, FLA 32226
Daytime Phone Number: 904-626-8659
Evening Phone Number: SAME
E-mail address: JLTWELLS@BELLSOUTH.NET

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 as part of the appeal application. 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.

John Wells
Signature

04/27/17
Date

**CLASSIC AMERICAN
BUILDING AND REMODELING, INC.**

(904) 751-2640
1530 ELMAR ROAD
JACKSONVILLE, FL 32226

Date 04/28/17

63-9277-630



2690

Pay to the
order of

Duval County Tax Collection \$ 666.00

Dollars



FIRSTATLANTIC BANK



FOR DEMO APPEN

John C. Bell

MP

~~1000 2690 105 309 7770 2000 19~~

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, March 22, 2017,
commencing at 3:00 p.m., Ed Ball Building, 214 North
Hogan Street, Conference Room 1002, 1st Floor,
Jacksonville, Florida, before Diane M. Tropia, a Notary
Public in and for the State of Florida at Large.

PRESENT:

DAVID B. CASE, Chair.
JENNIFER MANSFIELD, Vice Chair.
JOHN ALLMAND, Commission Member.
RYAN P. DAVIS, Commission Member.
CORA HACKLEY, Commission Member.
JACK C. DEMETREE, III, Commission Member.

ALSO PRESENT:

JOEL McEACHIN, Planning and Development Dept.
LISA SHEPPARD, Planning and Development Dept.
AUTUMN MARTINAGE, Planning and Development Dept.
BLAIR MULLINS, Planning and Development Dept.
SONDRA FETNER, Office of General Counsel.
GLORIA BLAKE, Planning and Development Dept.

- - -

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

1 General Counsel.
2 COMMISSIONER DEMETREE: J.C. Demetree,
3 Historic Preservation Commission.
4 THE CHAIRMAN: David Case, Historic
5 Preservation Commission, current Chair.
6 COMMISSIONER ALLMAND: John Allmand,
7 Historic Preservation Commission.
8 COMMISSIONER MANSFIELD: Jennifer
9 Mansfield, Historic Preservation Commission,
10 current vice chair, for this one last meeting
11 in all likelihood.
12 COMMISSIONER HACKLEY: Cora Hackley,
13 Historic Preservation Commission.
14 THE CHAIRMAN: Gloria.
15 MS. BLAKE: Gloria Blake, Planning and
16 Development Department.
17 THE CHAIRMAN: Kristen.
18 MS. REED: Kristen Reed, Planning and
19 Development Department.
20 THE CHAIRMAN: Okay. Commissioner
21 Dannheim will not be here today, and
22 Commissioner Davis is running late.
23 And we have a quorum today.
24 If you plan to speak on any item, please
25 make sure you fill out a speaker card, yellow.
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1 PROCEEDINGS
2 March 22, 2017 3:00 p.m.
3
4 THE CHAIRMAN: I hereby call the meeting
5 of the Jacksonville Historic Preservation
6 Commission to order and welcome you to -- for
7 attending today.
8 And let the record reflect the time is
9 3:05.
10 We'll start with some self-introductions.
11 We'll start on the right.
12 Blair.
13 Self-introductions, please.
14 MS. MULLINS: Start with Martin.
15 MR. KENNELLY: Martin Kennelly --
16 THE CHAIRMAN: Okay.
17 MR. KENNELLY: -- inspector with the
18 Historic Preservation Commission.
19 THE CHAIRMAN: Thank you, Martin.
20 MS. MULLINS: Blair Mullins, Historic
21 Preservation Commission.
22 MR. POPOLI: Christian Popoli, Historic
23 Preservation.
24 MR. McEACHIN: Joel McEachin, Historic
25 Preservation.
MS. GRANDIN: Susan Grandin, Office of
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
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1 Make sure that you say if you are in favor or
2 against the item being discussed.
3 Please silence your phones. Put them on
4 vibrate.
5 If you have any personal conversations,
6 please do so in the hallway so the court
7 reporter does not pick up your conversation.
8 At this time, I would entertain a motion
9 for the approval of the February 22nd meeting
10 minutes.
11 COMMISSIONER MANSFIELD: Mr. Chair, I'll
12 move that we approve the minutes from the
13 February 22nd, 2017 meeting.
14 COMMISSIONER HACKLEY: I second.
15 THE CHAIRMAN: I have a motion and a
16 second.
17 All those in favor?
18 COMMISSION MEMBERS: Aye.
19 THE CHAIRMAN: Those opposed?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: Hearing none, you have
22 approved the meeting minutes of February 22nd.
23 We have some deferred items today. Those
24 deferred items are COA-17-034 at 1243 Lechlade
25 Avenue; COA-17-154 at 1649 Canterbury Street;
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1 THE CHAIRMAN: Thank you.
 2 MS. GRANDIN: Thank you so much.
 3 THE CHAIRMAN: Anyone else?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: Seeing none, we'll close
 6 the public hearing.
 7 Now we will entertain that motion.
 8 MS. GRANDIN: Mr. Chairman, are you going
 9 to -- we're going to hear it next time.
 10 Are we going to defer it and --
 11 THE CHAIRMAN: Yes.
 12 MS. GRANDIN: So what you would want --
 13 THE CHAIRMAN: Yes.
 14 MS. GRANDIN: -- to do is actually
 15 continue the public hearing on this one and the
 16 next one, I guess --
 17 THE CHAIRMAN: Correct.
 18 MS. GRANDIN: -- is the next number.
 19 THE CHAIRMAN: Thank you.
 20 So we will do just that. Done.
 21 Let's move on to Item Number 7.
 22 COMMISSIONER ALLMAND: That's deferred.
 23 THE CHAIRMAN: I am sorry. That is. I'm
 24 looking at two different agendas.
 25 We're looking at Item Number 8, at
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1 COA-17-236, at 1423 Rensselaer Avenue.
 2 MR. McEACHIN: Mr. Chairman, before we
 3 move to this item, I want to state that
 4 regarding Item Number 4, at 1837 Donald Street,
 5 that the -- I do remember now that the
 6 applicant told me he was going to be out of the
 7 country and he would like to have this
 8 deferred.
 9 THE CHAIRMAN: Okay. So we will go ahead
 10 and defer Item Number 4, COA-17-125.
 11 MR. McEACHIN: And this -- this is a
 12 request to demolish a one-story house at 1423
 13 Rensselaer.
 14 And what I'm going to do is just go ahead
 15 and just sort of go through the slides quickly
 16 so you get a sense of the building and its
 17 architecture and basic appearance.
 18 (Displaying photographs.)
 19 MR. McEACHIN: Just to give you an idea of
 20 where this building is located, it is
 21 between -- (inaudible) between Park Street and
 22 Hollingsworth, and I believe on that Sanborn
 23 map, as well as what was sent, it would be
 24 marked similar on -- on there. It has a circle
 25 around it. That's 1970 -- 1970 Sanborn map.
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1 The earliest map that we could pick it up on
 2 the Sanborn was 19- -- in the 1950s. Again,
 3 you can see the (inaudible) style is on
 4 Rensselaer in that period of time.
 5 The -- we do not know the exact origin,
 6 the date of construction of the house.
 7 According to the property appraiser, it was
 8 constructed in 1931. Looking at just design,
 9 particularly looking at the use of concrete
 10 block on the pier system and also on the
 11 skirting, my sense is that the building was not
 12 built on this site, but was relocated. But we
 13 have nothing to document that. There's no clue
 14 in the records; no relocation records, so we're
 15 not sure of the origin of the house.
 16 We may have people to speak on this. But
 17 we have had communication of oral history, that
 18 the building was actually a one-room
 19 schoolhouse moved from one of the
 20 African-American communities near downtown
 21 Jacksonville. Again, we have no evidence of
 22 that, no proof of that, no documentation. It
 23 was just passed from one resident in that
 24 general area to the others.
 25 The visual -- we can go -- let me go back
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1 to the -- move this back there -- to the
 2 original -- to the exterior building itself.
 3 The visual alterations, through Google,
 4 include a one-story shed roofing addition that
 5 was made to the rear; the replacement of three
 6 original windows with a contemporary aluminum
 7 product; and the reconstruction of the front
 8 porch. As you can see, even the front porch is
 9 just a small shed that's sort of centered on
 10 the elevation. According to the 1970 Sanborn
 11 map, the building had a full-width front porch
 12 in the front of the building.
 13 Most of the original or early wooden sash
 14 windows with the 6-over-6 lights remain
 15 (inaudible). The residence is sheathed in a
 16 shingle product covered by a composition roof.
 17 And as I said earlier, it seemed to be
 18 supported by concrete blocks, pier systems, and
 19 foundation skirting.
 20 If the building was demolished, of course
 21 it would -- it would result in complete loss of
 22 all remaining architectural and historic
 23 significance of the -- of the property, and
 24 also its historic association with other
 25 historic properties in the 1300 and 1400 block
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1 of Rensselaer.
2 It is the statement of the applicant in
3 the application also that once the building is
4 removed, if it is removed, that the -- that a
5 new single-family residence will be constructed
6 on the site.

7 The building was listed as contributing to
8 Riverside Avondale Historic District because of
9 its age and style. Stylistically, it reflects
10 what's known as a frame vernacular because of
11 its construction, but it is an important part
12 of -- of an intact block of historic residences
13 and it is our opinion that the building has
14 enough of its original exterior design and
15 fabric to continue contributing to the
16 traditional ambience of this part of the
17 district.

18 It is also our opinion, too, that the
19 building does not have design elements such as
20 building heights, massing, construction
21 materials which would make reproduction
22 difficult or impossible; also, which style
23 is -- is very representative in not only
24 Riverside Avondale, but also within other
25 historic neighborhoods in Jacksonville itself.

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1 And the applicant has stated in his
2 application that the subject property is in
3 need of leveling and other significant repair;
4 however, he did state that the building does
5 not appear to be in danger of collapsing.

6 Based on the site visit and documentation
7 provided in the application, it is the opinion
8 of the Planning and Development Department that
9 the subject property is not, at this time, in
10 imminent danger of collapsing.

11 Regarding economic return on its value --
12 and this discussion has come up quite a bit
13 because of the size of the building. It's only
14 471 square feet. The applicant, who is a
15 licensed contractor, gave a cost estimate of
16 \$55,000 to bring the subject property up to
17 more contemporary -- well, current standards
18 and more contemporary use. This rehabilitation
19 would include new plumbing, new electrical,
20 HVAC, new interior wall, wall and floor
21 finishes, along with new bathroom and kitchen
22 fixtures and cabinetry. Also, foundation
23 repairs, releveling, and a new front porch, new
24 roof, new windows, and siding.

25 The current owner bought the property in
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1 2007 for \$75,000. The building, as far as I
2 know, has been continuously occupied since it
3 was purchased back in 2007. Currently, the
4 building has an adjusted market value of
5 \$68,000, which includes the land value of
6 \$44,000 and a building value of 24,000, roughly
7 speaking.

8 It's the testimony of the applicant that
9 the monthly rental rate of a similar size
10 residence, 500 square feet or so, in the
11 general area is \$735 a month, which he has
12 determined, if he could get the financing,
13 would still be insufficient to cover both the
14 purchase and rehabilitation of the subject
15 property, which would be a total of 135,000.

16 The current owner, as I have said, he has
17 been able to get enough income over the last
18 ten years to keep the building occupied and
19 provide basic maintenance himself to allow the
20 continued occupancy.

21 Another factor that we're bringing into
22 this discussion is the fact that changing
23 demographics and increased demand for
24 affordable housing, particularly for those
25 people who they're 65 and over, have made

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1 smaller houses, such as the subject property,
2 more desirable. Currently, nonfamily
3 households make up one in three American
4 households, one-quarter being only a single
5 person. Nonfamily households generally require
6 less bedrooms and thus less space. To reflect
7 this also, in 2015 the International Code
8 Council modified the minimum habitable room
9 area in the International Residential Code from
10 120 square feet to 70 square feet. Again,
11 making this move toward smaller rooms, smaller
12 houses. This is all out of a recent -- the
13 recent Planning magazine, which is the magazine
14 of the American Planning Association.

15 The other thing, too, that's important in
16 these size houses is they also relate to -- to
17 diversity, and the diversities in population
18 and race and income and housing size and so
19 forth, which is considered a positive factor in
20 this neighborhood, and in others as well.

21 The most appropriate alteration to
22 demolition would be to rehabilitate or resale.
23 The Planning and Development Department has
24 evidence that the subject property has ever
25 been listed for resale over the last 10 years.

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1 There is a -- we did have an e-mail
 2 suggesting that there is an adjacent property
 owner that has expressed an interest in
 acquiring the house at his current site.
 5 The -- there is a quick issue of the
 6 question of relocation. Relocation of the
 7 building might be a financial difficulty;
 8 however, he is a -- it is a possibility,
 9 according to the building inspection --
 10 building chief because it's an existing
 11 building and could be relocated.
 12 Again, going back to the question of
 13 economic hardship, it's our opinion that based
 14 upon it being an income-producing property for
 15 at least ten years -- as a matter of fact, it
 16 was occupied until very recently -- it is the
 17 opinion of the Planning and Development
 18 Department the building has and continues to
 19 earn economic value on its return and, of
 20 course, that would be -- economic hardship
 21 determination would have to be made by the
 22 Commission.

23 And I'll be happy to answer any questions.
 24 THE CHAIRMAN: Any questions of staff?
 25 COMMISSION MEMBERS: (No response.)

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1 an inside bathroom. I don't know.
 2 The size of it -- it's just not a viable
 3 house. What can you do with 400 square feet?
 4 The -- this Historic Commission and
 5 historic district has done a great job of
 6 raising -- holding of property values and
 7 raising property values in the area, which is
 8 one reason everybody wants to live there.
 9 The -- there -- there's actually two or
 10 three things that have come up about this
 11 house. I -- you know, I'm not hell-bent on
 12 tearing it down, but I would like to build a
 13 new house there. That's what I do for a
 14 living, and when the opportunity presents
 15 itself, of course I'm going to pursue it.
 16 The next-door neighbor, who was interested
 17 in buying it, was basically interested in
 18 renting to own because he doesn't have the
 19 funds to buy it. So he -- that was just kind
 20 of a, you know, blind offer or whatever.
 21 The -- he -- I did make him the offer that if
 22 he would like to make a guest house of it, I'd
 23 be glad to move it over to the back of his
 24 property, and he's very interested in doing
 25 that.

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1 THE CHAIRMAN: Hearing none, is the
 2 applicant here?
 3 (Audience member approaches the podium.)
 4 MS. BLAKE: Please state your name and
 5 address for the record.

6 AUDIENCE MEMBER: John Wells, 1530 Elmar
 7 Road, Jacksonville.

8 MS. BLAKE: Would you raise your right
 9 hand.

10 MR. WELLS: (Complies.)

11 MS. BLAKE: Do you affirm that the
 12 testimony you are about to give is the truth,
 13 the whole truth, and nothing but the truth?

14 MR. WELLS: Yes, I do.

15 MS. BLAKE: Thank you.

16 MR. WELLS: Well, Blair probably thinks
 17 I'm running around trying to find something to
 18 tear down, but please believe me, that's not
 19 the case. This owner called me, not the other
 20 way around.

21 This house is 400 square feet. It does
 have an add-on that makes it about 471 on the
 rear, but that add-on, according to the Sanborn
 24 maps, was not done until after 1951.
 25 Apparently, up until that time it didn't have

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1 There's been some rumor -- Joel says it's
 2 oral history, but I think it's rumor -- that it
 3 was a historic schoolhouse from the downtown
 4 area. They've -- several people have made some
 5 sort of attempt to compare it to the school
 6 that got moved at --

7 THE CHAIRMAN: St. Joseph's?

8 MR. WELLS: Well, St. Joseph's school, but
 9 it was moved to a park in Mandarin. I -- I was
 10 out there yesterday, and actually made a
 11 picture of the plaque that's in front of that
 12 schoolhouse, and it is an historic
 13 African-American schoolhouse. It specifically
 14 says, "This is the last remaining one-room
 15 schoolhouse in Duval County."

16 As far as comparing this building -- I
 17 don't know whether this building was used as a
 18 schoolhouse or not, but it's a stretch
 19 comparing this building to that building.
 20 The -- the only thing that's even similar is
 21 that it has 6-over-6 windows. I have pictures
 22 of the windows side by side. They are
 23 different -- different windows. They are
 24 different -- the frames are different; one's
 25 bigger than the other one. The eaves are --

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1 MS. BLAKE: Excuse me, sir. I'll take
2 that if you step to the floor then. There's
3 all those wires up here. We're concerned --
4 MR. WELLS: Okay.
5 MS. BLAKE: -- for your safety.
6 MR. WELLS: The -- the eaves are
7 constructed differently, and whether or not
8 this was a historic schoolhouse or not, I don't
9 know that it -- it just -- it's not like the
10 other building. The size and the scale is all
11 different.

12 But I did pull some other pictures of -- I
13 did some other pictures of historic -- historic
14 African-American schoolhouses, one-room
15 schoolhouses, from this area and North Florida,
16 South Georgia. What I -- what I found was,
17 they all look just like the Walter Jones one,
18 and they're -- they're all bigger than this
19 building.

20 So, you know, did you want to take these
21 over or do you want me to?

22 MS. BLAKE: I sure will do that for you.

23 MR. WELLS: Okay. There -- these are all
24 the pictures I could find, and they all look
25 about like the one in Mandarin.

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1 So I -- I don't know how to prove or
2 disprove whether it was a historic schoolhouse
3 or not. The -- if someone wants to say that
4 it's an African-American schoolhouse, I do have
5 someone who is interested in taking the
6 building and using it for that, as a sort of
7 museum, moving it to Springfield.

8 So I -- I -- once again, I -- the economic
9 feasibility of this house, no matter how you
10 figure it, it just don't work. It's too much
11 money to renovate it, it's 400 square feet, and
12 it just doesn't work.

13 And that's -- all right. I mean, I could
14 go into all the numbers of it. Joel has
15 already done that. I know it's -- I figured it
16 all kinds of different ways, but like I said,
17 there are a couple of alternatives.

18 THE CHAIRMAN: Okay. Any questions for
19 the applicant?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: Is there any reason why it
22 can't be rehabilitated and added to to make it
23 more compatible with current market forces?

24 MR. WELLS: Well, as a builder, I mean, in
25 today's market, I would think a 1,400-

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1 square-foot house would be probably minimal,
2 and so that means you're adding a thousand
3 square feet to this. So you're more than
4 doubling the size of the house -- or tripling
5 the size of the house. And as a builder with
6 new construction, I -- I wouldn't stick a bunch
7 of money into an addition with this sticking
8 out front. How do you -- it's going to
9 diminish the value of the new construction.

10 Now, I -- I don't know how to do that. If
11 somebody can make some suggestions on that,
12 maybe there's something I don't know.

13 The alternative would be to move it to the
14 back and make it a bedroom or something, but
15 that covers up the front of it, and I don't
16 think that solves the -- that -- I don't think
17 that's the purpose of the whole thing. It's --
18 you know, if the house were bigger, I mean, I
19 wouldn't have a problem renovating it at all,
20 but it's -- it's 400 square feet. What can you
21 do with 400 square feet? It doesn't have a
22 closet in it. It doesn't have fire egress
23 windows in the bedroom.

24 THE CHAIRMAN: Okay.

25 MR. WELLS: And I'm -- I have never met
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1 the owner. She lives in Ocala. I've -- I've
2 just talked to her by phone. The only thing I
3 know about this property is what she's told me.

4 THE CHAIRMAN: Okay. Is there anyone else
5 who would like to speak to this item?
6 (Audience member approaches the podium.)

7 AUDIENCE MEMBER: Good afternoon.
8 My name is Robert Stomfay-Stitz. I live
9 at 1419 Rensselaer Avenue.

10 Excuse me. I'm just a little nervous.

11 THE CHAIRMAN: She will swear you in.

12 MS. BLAKE: If you would raise your right
13 hand, please.

14 MR. STOMFAY-STITZ: (Complies.)

15 MS. BLAKE: Do you affirm that the
16 testimony you are about to give is the truth,
17 the whole truth, and nothing but the truth?

18 MR. STOMFAY-STITZ: Yes.

19 MS. BLAKE: Thank you.

20 MR. STOMFAY-STITZ: Thank you.

21 I live directly next door in a spacious
22 875-square-foot house, which I have made mo
23 than liveable, and put about 20,000 in within
24 the last 12 months.

25 I was in front of the Commission last
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1 year. I resided the whole house, insulated it.
 2 It's phenomenal. I love it. I watch these
 3 tiny home shows on TV, and people are killing
 4 themselves to build 400-square-foot houses.
 5 People are putting 200-square-foot houses --
 6 putting them on flatbeds, and moving to their
 7 location where they want to live.
 8 I've made -- I've been there for 18 years.
 9 I've been in the exact neighborhood for 25. My
 10 parents live right around the corner as well as
 11 my brothers.
 12 Sorry; I'm nervous.
 13 I've made lifelong friends with some of
 14 the tenants that have been in there. There's
 15 been numerous starter couples as well as a
 16 couple that's retiring from their jobs next
 17 week, and it was a great place to live for two
 18 years while they put money away for their dream
 19 home.
 20 So to just completely dismiss it because
 21 of the size or the economics or what we would
 22 hope to put in for tax revenue purposes or
 23 what have you is -- is just too much.
 24 And as far as the -- it being a
 25 schoolhouse or not, I can't verify that. All I
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1 know is I've lived in the neighborhood for
 2 25 years and I've heard the stories and been to
 3 the funerals from the people who had told me
 4 the stories who had been there; people who had
 5 been there since the '30s and '40s; a guy who
 6 built a house right on Rensselaer. And at the
 7 very least, the City says it's 1931. One of
 8 the past tenants, a friend of mine, was a
 9 master trim worker who restored sailboats and
 10 mansions around here. And he told me the
 11 interior, some of the trim work and the way
 12 some of the doors were -- I'm not an architect
 13 or a carpenter -- but he was telling me it's
 14 much older than that. He -- he put it at
 15 around between 1900 and 1910. That's just what
 16 he was saying.
 17 But everyone loves it on the street. I
 18 don't know why we would demolish it just for
 19 something bigger. You would think as a
 20 homeowner that I would love for a 300,000 or a
 21 \$350,000 house to go in because if I sell, that
 22 just raises my house more, but it loses the
 23 charm of the street. It's the little house on
 24 the street. It's the little schoolhouse.
 25 There's different names. The teen-age girls
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1 across the street call it the old dollhouse.
 2 So there is a charm and there is a history with
 3 it. I can't verify all of it, but I just know
 4 what the neighborhood knows, and I'm here to
 5 represent because a lot of people are at work
 6 right now. So --
 7 THE CHAIRMAN: Okay. Thank you.
 8 MR. STOMFAY-STITZ: If you have any
 9 questions, please let me know.
 10 Thank you.
 11 THE CHAIRMAN: Thank you.
 12 Anyone else?
 13 (Audience member approaches the podium.)
 14 MS. BURKE: I'm Adrienne Burke with RAP.
 15 I did get multiple e-mails from property
 16 owners in the vicinity and on the street
 17 advocating against demolition and encouraging
 18 RAP to speak out against demolition. I had
 19 already come to a conclusion before that, but I
 20 encouraged them to show up today, I know a lot
 21 of people had to work, and also told them I
 22 shared their concerns.
 23 So in terms of evaluating this
 24 contributing structure, it clearly retains its
 25 historic integrity. Last week, the applicant
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1 was kind enough to invite me to come tour the
 2 property with him, and I brought Angel Corrales
 3 with me, who's a historic craftsman specialist
 4 who does a lot of work in the area. And he and
 5 I found through our tour, there were some later
 6 modifications to the interior. It looks like
 7 he may have did the addition of the bathroom in
 8 the back, but the property appeared largely
 9 intact with a lot of original material.
 10 Angel, from his cursory review, also
 11 without hearing any other information,
 12 estimated, based on some of the woodwork, late
 13 19-teens, 1920s. That was what he was
 14 thinking.
 15 We also found it appeared structurally
 16 sound. The exterior fabric is interesting. It
 17 has the shingle, but it looks like underneath
 18 it's vertical wood siding, which is different,
 19 but we couldn't tell, absent really pulling off
 20 a big piece.
 21 The property is really small, but based on
 22 the lot size, which has a good amount of space
 23 in the back, and some creative design -- my
 24 first question was, why couldn't a sensitive
 25 addition be put on the property if the square
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1 footage is the concern? But the nature of the
2 very size of the property makes it historically
3 interesting and unique.

4 Just doing a cursory review of the
5 adjacent buildings in the block, there's a
6 range from 606 square feet to 945 square feet.
7 Though these cases are not precedential, it
8 does concern me that this is an argument and
9 that it could impact these smaller properties
10 in the area in the future.

11 I could not validate any of the neighbors'
12 information on the historic use either, but
13 regardless of that, the integrity of the
14 structure as it is is worth voting against
15 demolition.

16 Further information, I feel, should be
17 provided by the applicant on attempts to sell
18 the property, whether any additions are
19 feasible. Actually, in the Riverside Resident
20 News this month, there was an article on real
21 estate in the area pointing out smaller houses
22 always sell because they are more affordable
23 and people with tighter budgets are open to
24 purchasing homes that are not updated, and
25 there's a lot of competition right now in that

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1 part of the market, and those were statements
2 in that article by two real estate brokers.

3 Economic hardship is a section in the
4 City's preservation code. I don't think
5 there's enough information provided to make a
6 decision against that criteria, and I would
7 recommend you vote against demolition.

8 Just hearing the gentleman also talk about
9 tiny houses, I've had several calls in the year
10 I've been at RAP about tiny houses, and in my
11 prior job as a planner, people were calling
12 about them all the time. There is an interest
13 in smaller square footage properties.

14 Thank you.

15 THE CHAIRMAN: Thank you.
16 (Inaudible.)

17 MR. McEACHIN: I have a letter also from a
18 realtor of, The applicant did not put the place
19 up for sale, but she did talk to a realtor
20 about it. This is -- this basically just says
21 that it's -- I'll -- I'll let y'all read it.

22 I also have some pictures -- I failed to
23 mention, this house has 6-by-6s in the corners.
24 I've never seen anything like this before. Two
25 of -- two of them are trimmed over and two of

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1 them are actually trimmed around. It's --
2 it's -- it's kind of weird, but it just looks
3 like it could have been some kind of pole barn
4 or pole building at one time. I don't know if
5 that makes any difference (inaudible), but
6 that's what I observed.

7 As far as the trim or architecture or
8 whatever being older than 1931, I don't doubt
9 that a bit because I believe the house was
10 moved here from somewhere else anyway, so I
11 don't know that that makes any difference
12 either.

13 THE CHAIRMAN: Okay. Thank you.
14 (Mr. Stomfay-Stitz approaches the podium.)

15 MR. STOMFAY-STITZ: I understand the
16 gentleman who lived on the other -- on the
17 other side of this house made a mention of
18 purchasing. That's a rental house with
19 boarders in there, and I've been in contact
20 with this owner for 10 years. I've been her
21 eyes and ears. She lives in Ocala and
22 essentially has no contact with Jacksonville
23 other than her three rental houses she has
24 here. And she made no contact to me that she
25 was ever interested, even though five, six

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1 years ago I mentioned, If you ever want to sell
2 it, please give me first crack at it because
3 I'd love to buy it. I have an elderly mother
4 who lives two blocks away from me, and living
5 next door would be very nice, and I have the --
6 the means and the credit to do so, but was
7 never approached or was aware of it until I saw
8 the COA sign go up.

9 THE CHAIRMAN: Thank you.

10 MR. STOMFAY-STITZ: Thank you.

11 THE CHAIRMAN: I will, for the record --
12 we have a series of e-mails to the Commission;
13 one from Shelly Rob (phonetic); one from
14 Jillian Walker (phonetic), who is on
15 Rensselaer; we have one from Denise Buddah
16 (phonetic). We have an e-mail from Emily
17 Lisska, the Executive Director of Jacksonville
18 Historic Society, who cannot verify that it was
19 ever a one-room African-American schoolhouse.
20 They have no record of it being so.

21 Again, I just wanted to let everyone know
22 that we have that information.

23 (Mr. Wells approaches the podium.)

24 THE CHAIRMAN: Please, we want to move
25 on -- I mean, unless it's vital.

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1 MR. WELLS: Okay.
 2 COMMISSIONER MANSFIELD: Do you want to
 3 close the public hearing?
 4 THE CHAIRMAN: Yes. We'll close the
 5 public hearing.
 6 Go ahead.
 7 COMMISSIONER MANSFIELD: Mr. Chair, for
 8 COA-17-236, I move that we deny the demolition
 9 for the reasons set forth in the staff report.
 10 COMMISSIONER HACKLEY: Second.
 11 THE CHAIRMAN: I have a motion and a
 12 second.
 13 All those in favor?
 14 COMMISSION MEMBERS: Aye.
 15 THE CHAIRMAN: Those opposed?
 16 COMMISSION MEMBERS: (No response.)
 17 THE CHAIRMAN: Hearing none, you have
 18 denied the demolition at 1423 Rensselaer
 19 Avenue.
 20 Okay. We are moving on to work initiated
 21 without a COA.
 22 Item G, Number 1, COA-17-226. It's at
 23 1138 Walnut Street.
 24 Go ahead.
 25 MS. MULLINS: Okay. The property is
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1 located at 1138 Walnut Street.
 2 Here is the property (indicating). These
 3 pictures are before.
 4 The request is for wholesale window
 5 replacement without a COA.
 6 The staff walked the property with the
 7 owner, it was during the summer, and took some
 8 pictures, just kind of cursory pictures of the
 9 property. We -- I wasn't evaluating anything.
 10 We -- she was just kind of showing me what she
 11 bought. So I was taking some pictures, so I
 12 have a few pictures of before the incident.
 13 The applicant is the owner, and she
 14 states, while she was out of town -- out of the
 15 country, the contractor replaced the windows
 16 while she was out of town.
 17 If you see, here is the structure. These
 18 are pictures -- and all of these are 2016. You
 19 can see there's the windows. So we have no
 20 idea if the windows were beyond repair. We did
 21 not have the ability to check that because the
 22 applicant replaced them before we were able to
 23 evaluate them.
 24 Typically, how we review applications
 25 after the fact is how would we approve -- how
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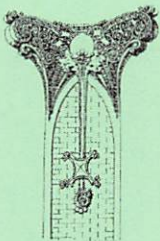
1 would we -- what would we recommend if we had
 2 all the evidence. We don't have the evidence,
 3 so we can't recommend approval with the
 4 condition that they go back with matching
 5 windows because we don't know what the
 6 windows -- that the windows were beyond repair
 7 to begin with.
 8 And as you can see from the pictures, they
 9 were 1-over-1 wood sash windows.
 10 THE CHAIRMAN: Excuse me. Were these ones
 11 that you took?
 12 MS. MULLINS: Yes.
 13 THE CHAIRMAN: Okay.
 14 MS. MULLINS: Yes, sir. These are the
 15 pictures that I took in August.
 16 And this is after the window replacement.
 17 As you can see, the windows have been replaced
 18 with 1-over-1 vinyl.
 19 And as you can see, these are all pictures
 20 of the elevations.
 21 COMMISSIONER MANSFIELD: They are proud of
 22 the wall.
 23 MS. MULLINS: Yes, some of them are.
 24 COMMISSIONER ALLMAND: Through the Chair,
 25 why did you take a picture of the existing
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1 windows?
 2 MS. MULLINS: I was just walking through,
 3 and that's what I do when I -- if someone lets
 4 me in their house, I take pictures of
 5 everything I see.
 6 COMMISSIONER MANSFIELD: In conjunction --
 7 COMMISSIONER ALLMAND: Well, I guess --
 8 COMMISSIONER MANSFIELD: -- with other
 9 COAs.
 10 COMMISSIONER ALLMAND: That's the
 11 question.
 12 MS. MULLINS: I was not there for a COA.
 13 She just invited me in to look at the property
 14 when she bought it this summer. We were
 15 looking at other properties, and --
 16 COMMISSIONER ALLMAND: Because she --
 17 MS. MULLINS: -- she has a number of
 18 properties in Springfield that she is investing
 19 in and flipping.
 20 COMMISSIONER ALLMAND: All right. Let me
 21 ask a more direct question.
 22 Did she know that you worked for the HPC?
 23 MS. MULLINS: Yeah.
 24 COMMISSIONER ALLMAND: So in the capacity
 25 of working for the Historic --
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Certificate of Appropriateness

COA-17-236

**1423 Rensselaer
Avenue**



Jacksonville Historic Preservation Commission

March 22, 2017

THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
CERTIFICATE OF APPROPRIATENESS APPLICATION COA-17-236

Address:	1423 Rensselaer Avenue	Year Built:	c1931
Location:	Northeast side of Rensselaer Avenue between Park Street and Hollingsworth Street	Designation:	Riverside-Avondale Historic District
Owner:	Daina Berlin 1240 SE 12th Street Ocala, FL 34471	Status:	Contributing
		Applicant:	John Wells Classic American Building and Remodeling 1530 Elman Road Jacksonville, FL 32226

REQUEST / RECOMMENDATION

Request:	Demolition of Single Family Home
Recommendation:	Deny
Condition:	None

In reviewing the *Historic Preservation Guidelines for the Riverside-Avondale Historic District* (district regulations) and the *Secretary of the Interior's Standards for Rehabilitation*, it is the opinion of the Planning and Development Department that the proposed demolition is not consistent with all or in part with:

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

GENERAL INFORMATION

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

STANDARDS, CRITERIA AND FINDINGS

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

1. The effect of the proposed work on the landmark, landmark site, or property within an historic district upon which such work is to be done;

- Demolition by nature is the ultimate removal of historic fabric. The proposed work is for the demolition of a contributing structure within the Riverside-Avondale Historic District. **Demolition should be considered a last resort when addressing the future status of a historic structure.** All alternatives should be explored, including relocation, as well as the potential rehabilitation, mothballing and reuse of a structure by either the current owner or prospective owners.
- The proposed work is for the demolition of 1423 Rensselaer Avenue, a one-story Frame Vernacular style residence. Listed as a contributing property in the district, the residence was constructed in c.1931 per the Property Appraiser Record Card. Because of its concrete block piers and foundation skirting, it is possible that the residence was relocated to the current site, although not confirmed in the building permit records. According to oral histories in the neighborhood, the building was originally constructed as an African-American school house relocated from one of the neighborhoods near downtown. The subject property was depicted on a 1950s era Sanborn Map.
- Visible alterations made to the subject property over the years include the construction of a one-story shed roof addition in the rear, replacement of three original windows with a more contemporary aluminum product, and reconstruction of the front porch. The 1970 Sanborn Map indicates the presence of a full width front porch, however, the residence currently has a partial shed roof porch centered on the front elevation. The greater majority of the original or early wooden sash style windows with six over six lights remain. The residence is sheathed with wooden shingles and covered with a composition shingle roof. From the outside, the subject property appears to have concrete block piers and foundation skirting.

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

- The *Historic Preservation Design Guidelines for the Riverside-Avondale Historic District* (district regulations) emphasize the negative impact

demolition can have on a historic district, which can result in producing a void in the street, potentially create an unkempt trashed or overgrown lot or provide a site for a less well-designed replacement, as well as loss of essential character and integrity of the district.

- Demolition of the subject property will destroy the historic relationship between it and adjacent contributing properties while creating a void in the street.

3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected:

- Demolition would result in the complete loss of all remaining architectural and historical significance of the property at 1423 Rensselaer Avenue and its historic association with adjacent properties in the 1300 and 1400 block, as well as its contribution to the historic integrity of this part of the Riverside-Avondale Historic District.

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

- Chapter 307.106 (S) of the Jacksonville Ordinance Code states, "Any certificate of appropriateness which has been approved pursuant to the provisions of this Section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission." It is the opinion of the Planning and Development Department that the proposed demolition can be completed within the aforementioned time frame. It is the testimony of the applicant that after the house is demolished, a new single-family residence would be constructed on the site.

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

1. The historic or architectural significance of the building or structure:

- The residence at 1423 Rensselaer Avenue was listed as a contributing property in the Riverside-Avondale Historic District because of its age and style.
- Architecturally, the design of the subject property reflects no particular style and is commonly referred to as Frame Vernacular because of its construction.

Although a common architectural style in older neighborhoods and rural areas, Frame Vernacular style buildings are important due to representing 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. These indigenous construction products were combined with manufactured items produced locally or shipped by rail such as sash windows, doors, and hardware to construct solid and functional spaces that worked well in the southern environment.

2. The importance of the building or structure to the ambiance of the historic district:
 - Although important as part of an intact block of residences, the building does have enough of its original exterior design and fabric to continue contributing to the traditional ambiance of this part of the district.
3. The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location.
 - It is the opinion of the Planning and Development Department that the subject property does not have design elements, i.e. building height, massing and construction materials, which would make reproduction difficult or impossible.
4. Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the county or region.
 - There are many examples of residences reflecting the Frame Vernacular style in the Riverside-Avondale Historic District, as well as within other older neighborhoods in Jacksonville.
5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be:
 - It is the testimony of the applicant that after the house is demolished, a new single-family residence would be constructed on the site.
6. The difficulty or the impossibility of saving the building or structure from collapse:
 - The applicant has stated in his application that the subject property is in need of leveling and other significant repairs, but agreed it does not appear to be in danger of collapsing.
 - Based on a site visit and documentation provided with the application, it is the

opinion of the Planning and Development Department that the subject property is not at this time in imminent danger of collapsing.

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

- As a licensed contractor, the applicant provided a written statement outlining the various costs associated with the rehabilitation of the subject property. The total cost estimate was \$55,000 which included both an exterior and interior rehabilitation of the subject property. The rehabilitation would include new electrical, plumbing, and HVAC system, as well as all new interior walls and floor finishes along with new bathroom and kitchen fixtures and cabinetry. In addition to foundation repairs and re-leveling, the cost would also include new front porch, roof, windows, and siding.
- The property was purchased by the current owner in 2007 for \$75,000 (OR Bk 13868, P. 931, March 15, 2007) and has been for the most part continually occupied since that time. According to the Property Appraiser Record Card, the subject property, which has a heating area of 471 square feet, has a just market value of \$68,326 which includes a land value of \$44,100 and a building value of \$24,226. It is the testimony of the applicant that the monthly rental rate of a similar size residence (500 square feet) in the general area is \$735.00. According to the applicant a similar rental income for the subject property would be insufficient to cover the financing cost of both the purchase and rehabilitation of the subject property (\$135,000).
- Even in considering its size and condition, the current owner has been able over the last ten years to receive sufficient income to keep ownership and provide basic maintenance to allow for continued occupancy.
- Changing demographics and increasing demand for affordable housing, particularly for those 65 and over, have made smaller houses such as the subject property more desirable. Currently, non-family households make up one in three American households with one quarter being only a single person. Non-family households require less bedrooms and thus less space. In 2015, the International Code Council modified the minimum habitable room area in the International Residential Code from 120 square feet to 70 square feet. (Anne Wyatt, "Beyond Building, There are Plenty of Ways to Provide for Affordable Housing That Don't Involve New Construction", *Planning*, The Magazine of the American Planning Association, Volume 83, # 3, March, 2017, pp. 34-37). Population diversity, i.e. race, income, household size, etc., is common in many older neighborhoods such as Riverside – Avondale and is generally considered a positive attribute.

8. Whether there are other feasible alternatives to demolition;

- The most appropriate alternative to demolition of the subject property would be rehabilitation or resale. The Planning and Development Department has no evidence that the subject property has ever been listed for sale over the last ten years. Reportedly, the property owner immediately adjacent to 1423 Rensselaer Avenue expressed an interest in acquiring the property in a rent to own arrangement (E-mail Adrienne Burk to Lisa Sheppard, March 15, 2017).
- Although a questionable financial option, the residence could be relocated according to a verbal interpretation by the Chief Building Official since it is an existing building.
- Another feasible alternative to demolition would be to Mothball the residence which would stop the assessment of any code fines while allowing time to investigate other preservation options. Mothballing of the subject property would include the following;
 - Ensure that all WDO activity, if any, has ceased.
 - Properly board and secure all the windows and doors consistent with the administrative rules for mothballing.
 - Ensure that the building is and remains water-tight.
 - Sufficiently screen the foundation to limit access to the crawlspace.
 - Once any needed repairs are made to the exterior, the entire structure be painted a uniform color.
 - Interior be broom swept.
 - In addition to limited landscaping in the front, the grounds be maintained and kept clear of trash and debris.
 - Motion detection lights be added to the front and rear yards of the subject property.
 - A monitoring and maintenance schedule be prepared.

9. Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark;

- Important as part of an intact block of residences, the building does have enough of its original exterior design and fabric to continue contributing to the traditional ambiance of this part of the district

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

- Chapter 307.102 defines undue economic hardship as meaning, *“an onerous and excessive financial burden that would be placed upon a property by the denial of a certificate of appropriateness or a similar burden which would be placed on a property owner by conditions which the Commission seeks to*

place on the granting of a certificate”.

Based on being an income producing property for at least ten years, it is the opinion of the Planning and Development Department that the building has and continues to earn economic return on its value. However, a final determination of an undue economic hardship per Chapter 307.106(p) would be determined by the Commission, and may involve the submission of additional documentation.

Application for Certificate of Appropriateness

COA - 17 - 236	
Date Received:	3/1/2017
Planner Initials:	JTW
Date Found Sufficient:	
<input type="checkbox"/> Violation/Citation #:	
<input type="checkbox"/> Plan Review/COA Inspection Required	

For more information regarding this form call: (904) 255-7859. Submit signed, completed form in person, by email (historicpreservation@coj.net), U.S. mail (see address below), or by faxing it to: (904) 255-7885.

PROPERTY INFORMATION			
Property Designation	<input checked="" type="checkbox"/> Riverside/Avondale Historic District	<input type="checkbox"/> St. Johns Quarter Historic District	<input type="checkbox"/> Springfield Historic District <input type="checkbox"/> Local Landmark
Property Address	1423 RENSSAELER NE.		Zip Code
Real Estate #	091908 0000		32205
Type of Improvement	Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible (Example: reroof; replacing grey 3-tab shingles with black architectural shingles). Submit all required supplemental information/documentation (See Sufficiency Rider) with application.		
<p>DEMOLITION OF FORMER CONSTRUCTION BUNKHOUSE PREVIOUSLY MOVED TO THIS PROPERTY</p> <p>WILL FOLLOW UP WITH A COA APPLICATION FOR NEW CONSTRUCTION</p>			

APPLICANT INFORMATION (Please Print Neatly)	
Applicant is (check one and must sign below): <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other agent	
★ Building Owner's Name: Address: DANA BERLIN (Daina Berlin) City, State & Zip: 1240 SE 12th Street Phone: Ocala, FL 32137 34471 Email:	Architect's Name: Address: City, State & Zip: Phone: Fax: Email:

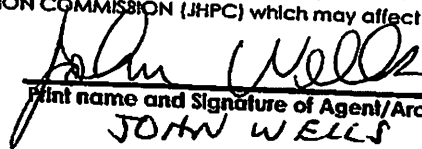
Contractor's Name: CLASSIC AMERICAN	
Address: 1530 ELMAN RD	
City, State & Zip: JAX FLA 32226	
Phone: 626-8659	Fax:
Email: JLTWELLS@BELLSOUTH.NET	

Agent represents <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Consultant <input type="checkbox"/> Other	
Agent's Name: JOHN WELLS	
Address: 1530 ELMAN RD.	
City, State & Zip: JAX FLA 32226	
Phone: 626-8659	Fax:
Email: JLTWELLS@BELLSOUTH.NET	

I HEREBY CERTIFY that I understand this application will not be processed until all the requested information has been supplied and is not considered complete until staff deems it is complete. I also understand this application may require a site visit, sufficiency review meeting, additional research, staff discussion and a PUBLIC HEARING by the JACKSONVILLE HISTORIC PRESERVATION COMMISSION (JHPC) which may affect the processing time.

Print name and Signature(s) of Owner(s) _____ Date _____

★ Owner's Info Always Required

 3/1/17
 Print name and Signature of Agent/Arch/Cont _____ Date _____
 JOHN WELLS

COA-17-236

THIS SIDE ADMINISTRATIVE USE ONLY
IF APPROVED, THIS CERTIFICATE IS VALID TO INITIATE WORK FOR ONE YEAR AND TO COMPLETE WORK WITHIN FIVE YEARS.
A COPY OF THIS CERTIFICATE MUST REMAIN ON JOB SITE AND BE AVAILABLE TO INSPECTORS FOR THE DURATION OF THE WORK.

PLANNING AND DEVELOPMENT DEPARTMENT

<input type="checkbox"/> Approve	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied	<input type="checkbox"/> Withdrawn	<input checked="" type="checkbox"/> Forwarded to the JHPC *	Date of Action: 3/1/17
----------------------------------	---	---------------------------------	------------------------------------	---	------------------------



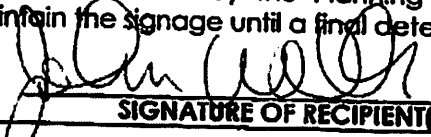
 Historic Preservation Planner

ALL ADMINISTRATIVE REVIEWED COAS ARE APPEALABLE TO THE JHPC. NORMAL FEES APPLY.
 ANY DEVIATION FROM THE APPROVED PLANS INCLUDING BOTH DESIGN AND MATERIAL REQUIRE ADDITIONAL
 REVIEW AND APPROVAL BY THE HISTORIC PRESERVATION SECTION PRIOR TO IMPLEMENTATION. ANY
 CONDITIONS ARE INCLUDED AS A REQUIREMENT TO ANY BUILDING PERMIT FOR WHICH THE COA IS ISSUED.

PUBLIC HEARING NOTIFICATION FOR APPLICATIONS FORWARDED TO THE JHPC

Street Signage | Meeting notice to parties listed under "APPLICANT INFORMATION" |

I hereby certify that I have received 1 sign(s) to be posted by 3/3/17 in a street visible location on all street sides of the subject property, or otherwise determined by the Planning and Development Department. I understand it is my responsibility to maintain the signage until a final determination has been made by the Commission.

 3/1/17
 SIGNATURE OF RECIPIENT(S) DATE

* APPLICATIONS REVIEWED BY THE JHPC REQUIRE FINAL ORDER FOR PERMITTING.

AMENDMENT SECTION

Describe nature of amendment including scope of work and extension date. To be signed and dated by staff.

COA-17-236

1423 RENNELAER AVENUE



COA-17-236

1423 RENNELAER AVENUE



COA-17-236

1423 RENNELAER AVENUE



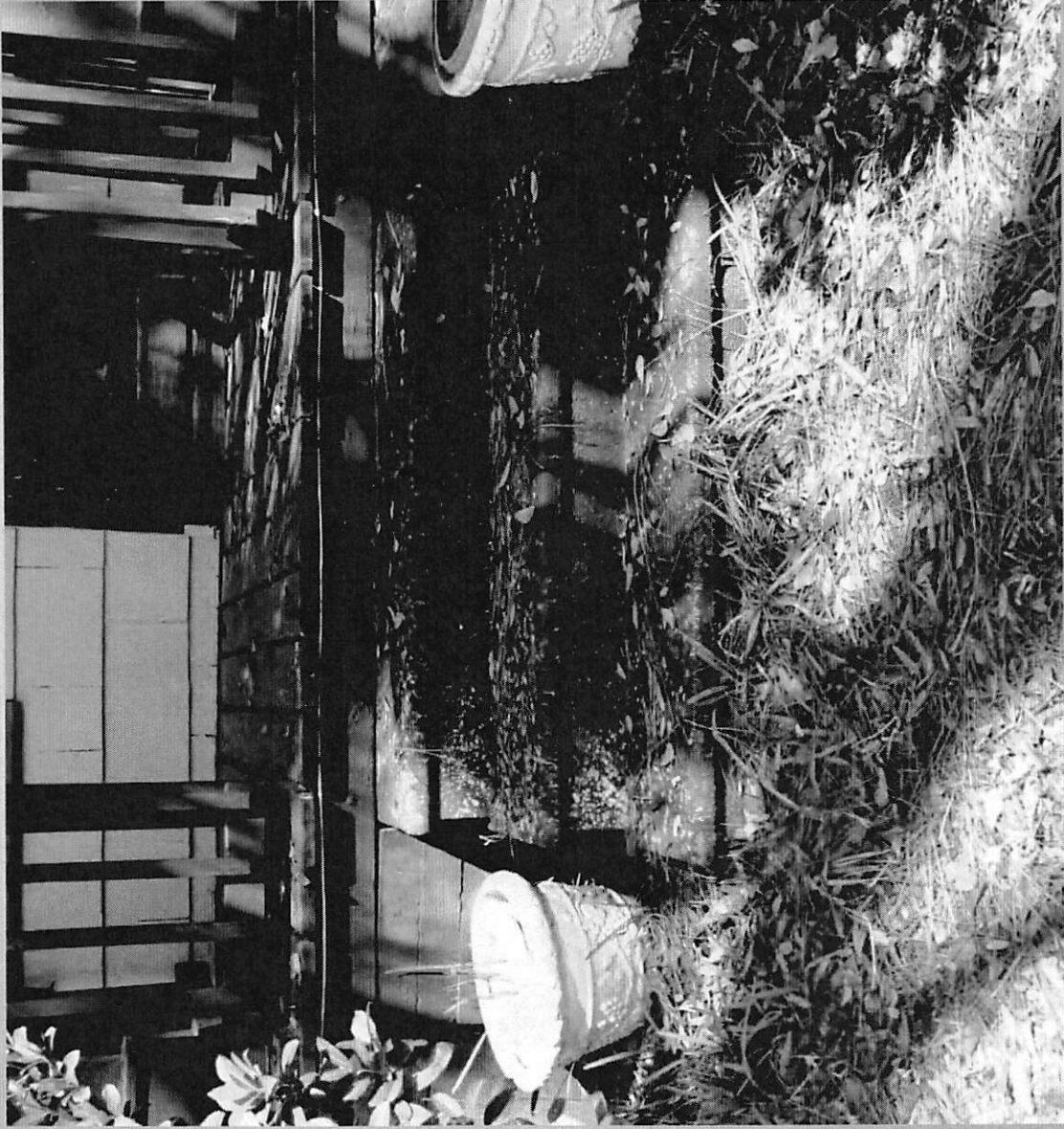
COA-17-236

1423 RENSSELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



COA-17-236

1423 RENNELAER AVENUE



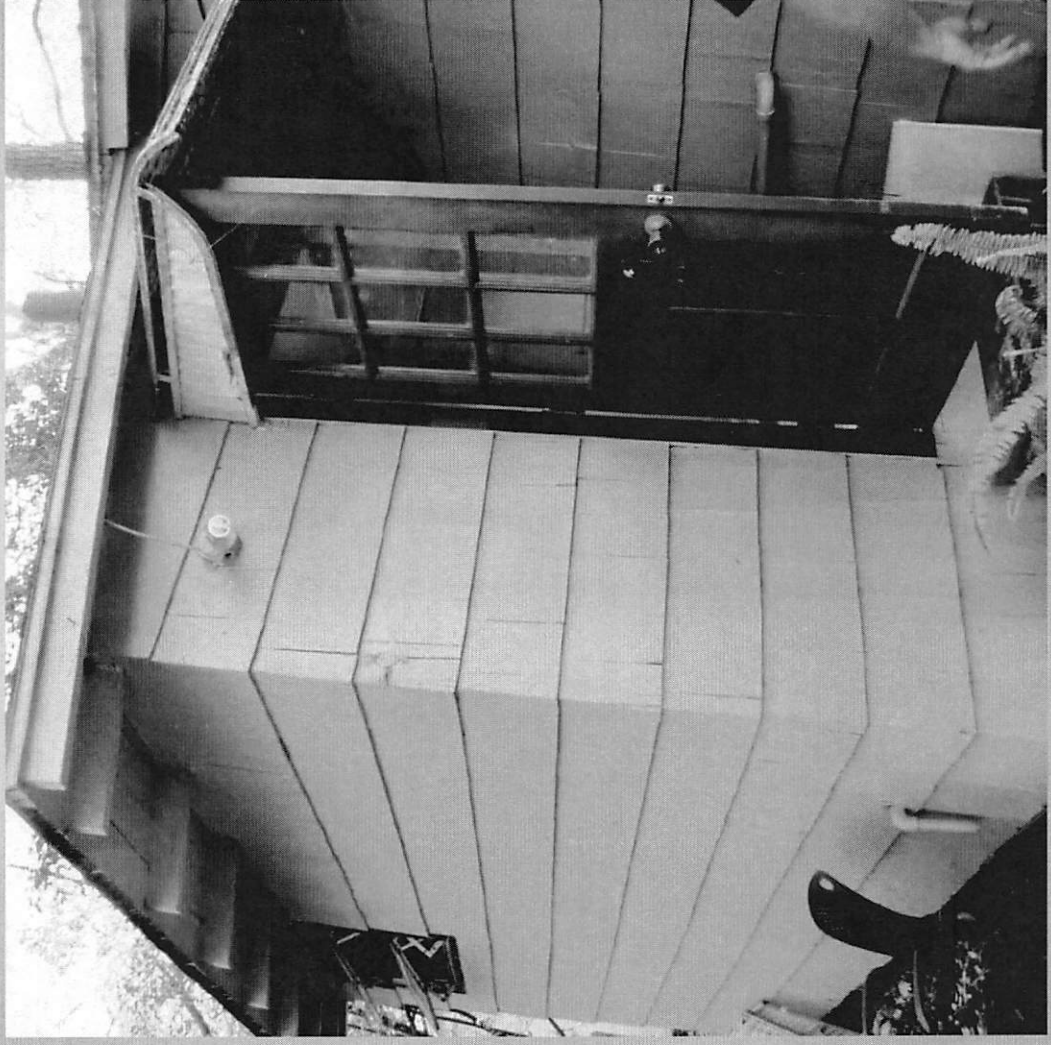
COA-17-236

1423 RENSSELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



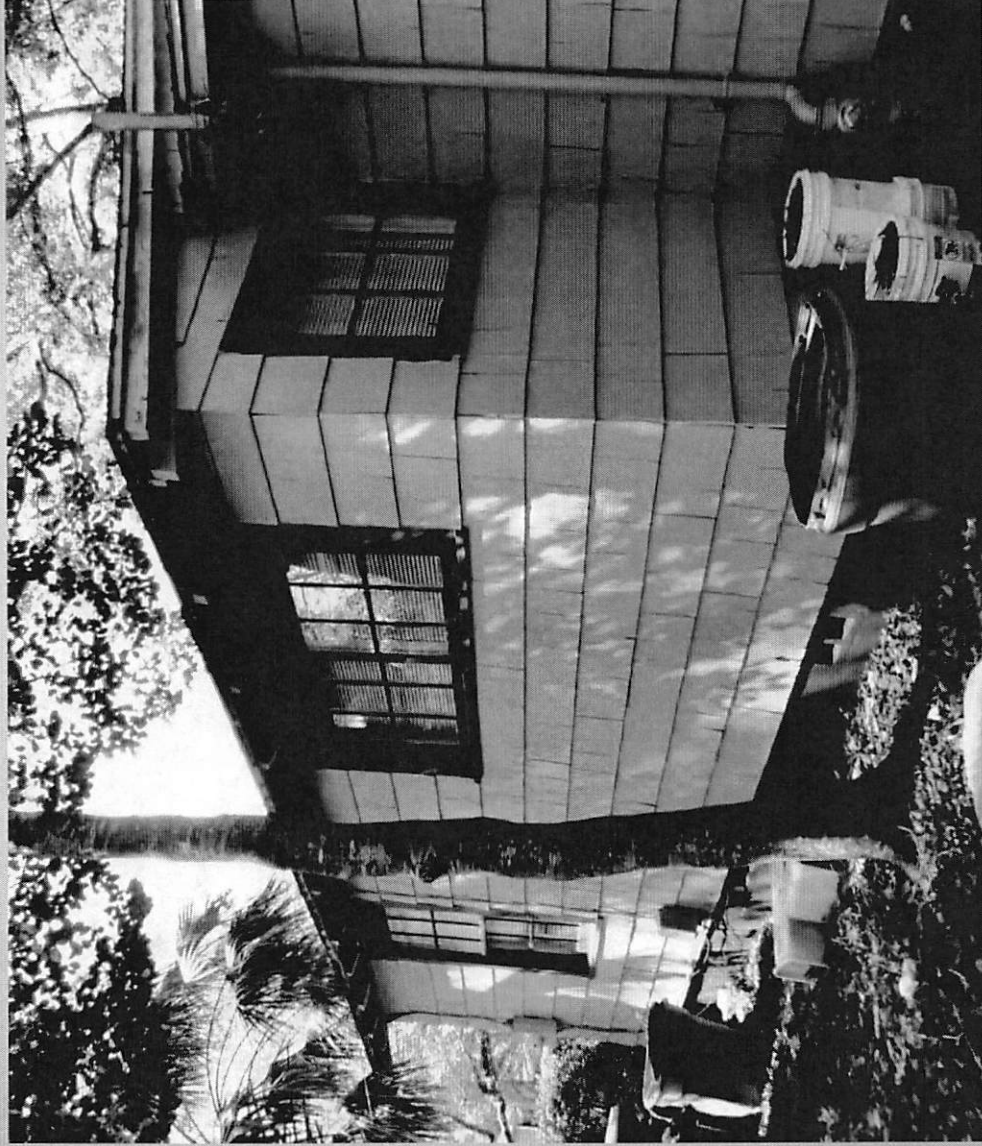
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1423 RENSSELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



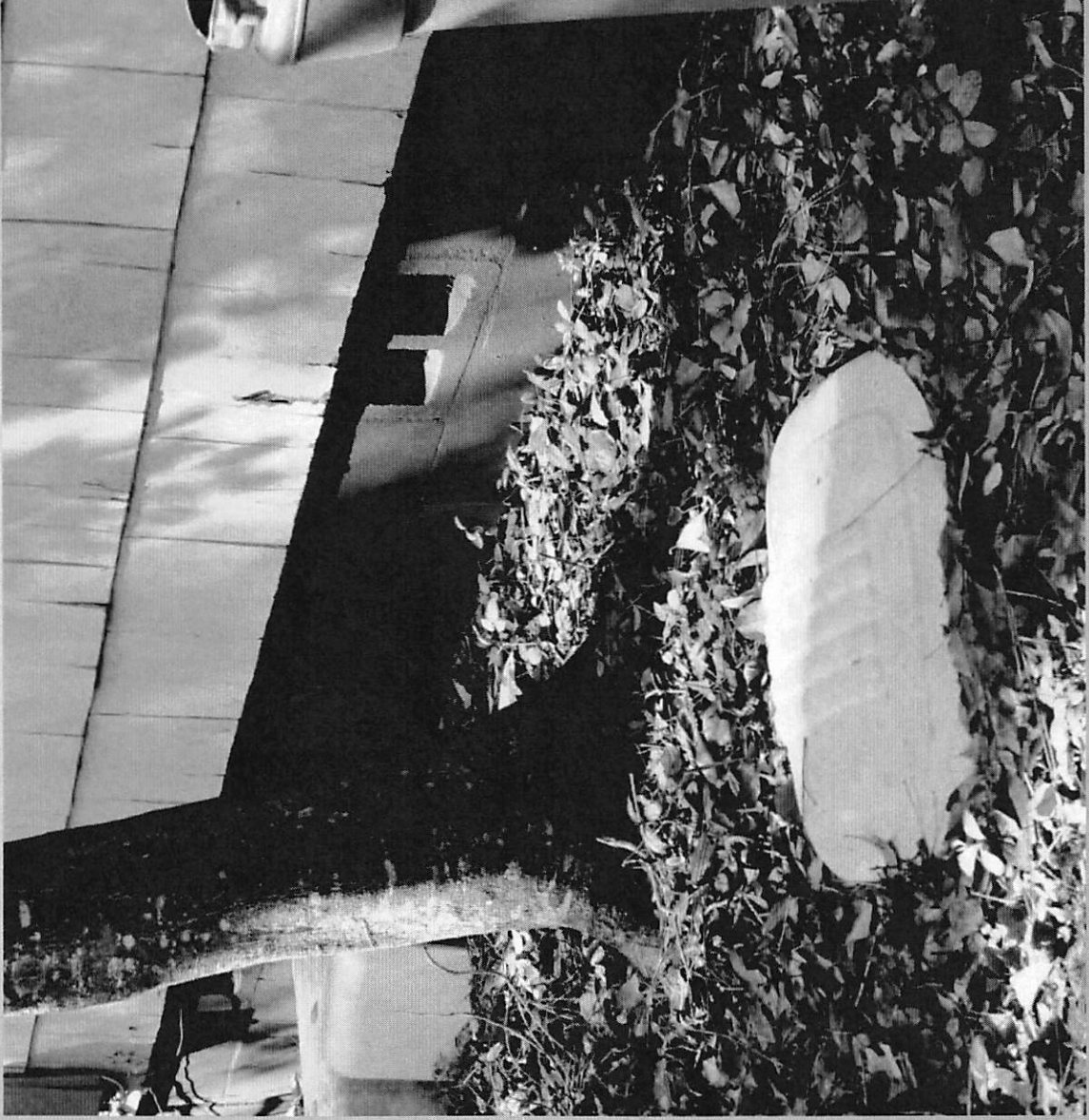
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1423 RENSSELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



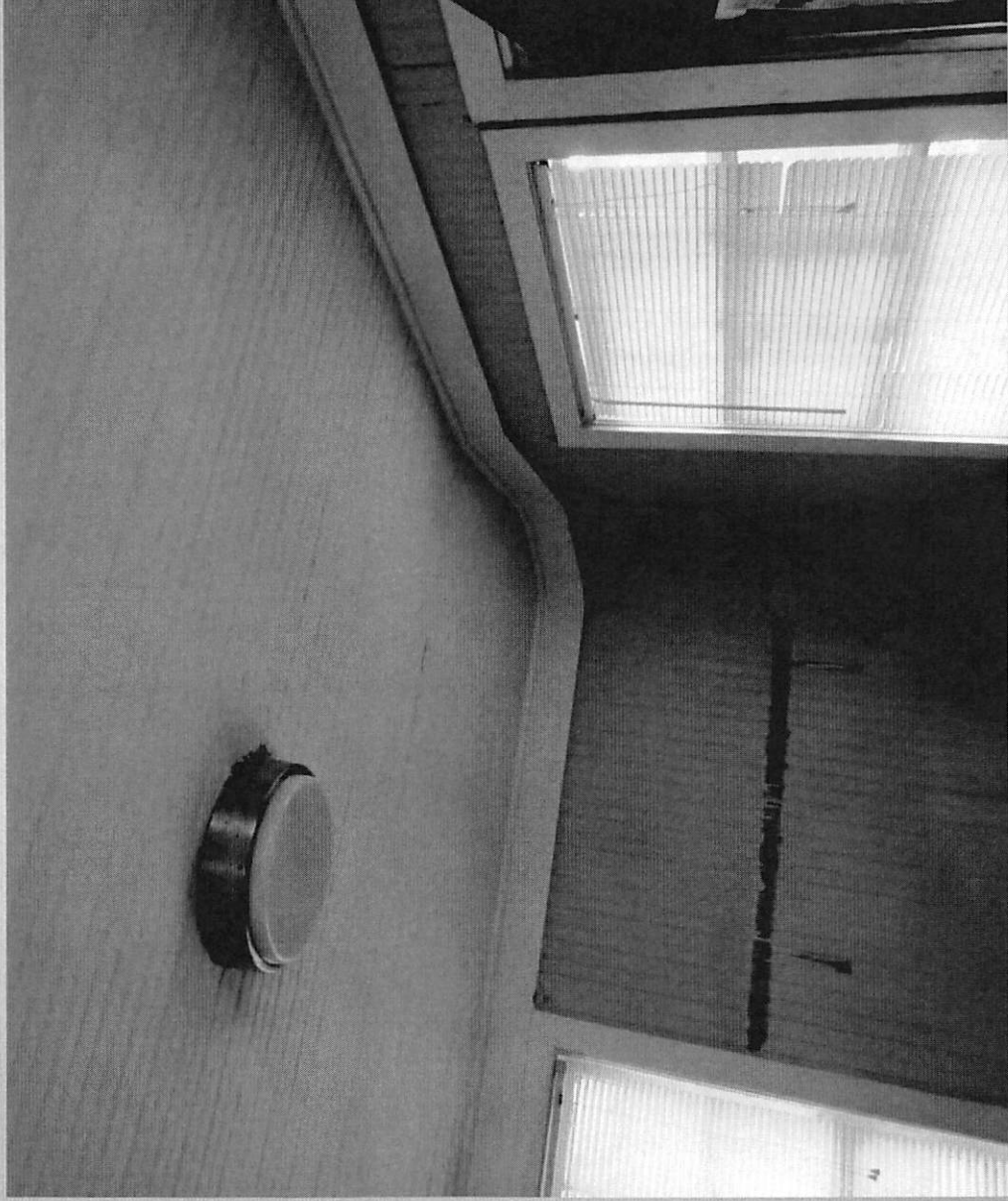
COA-17-236

1423 RENNELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



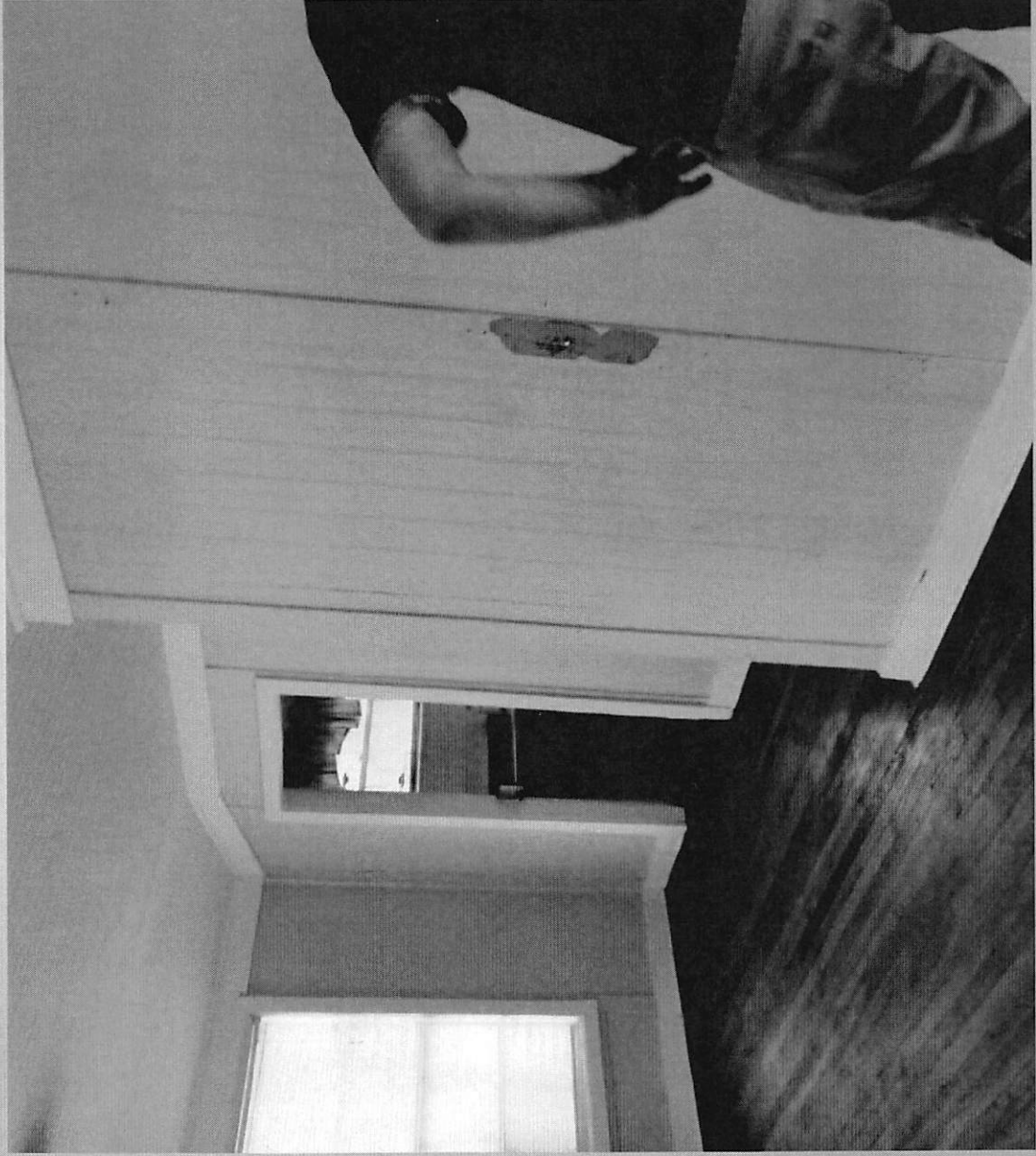
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1423 RENSSELAER AVENUE



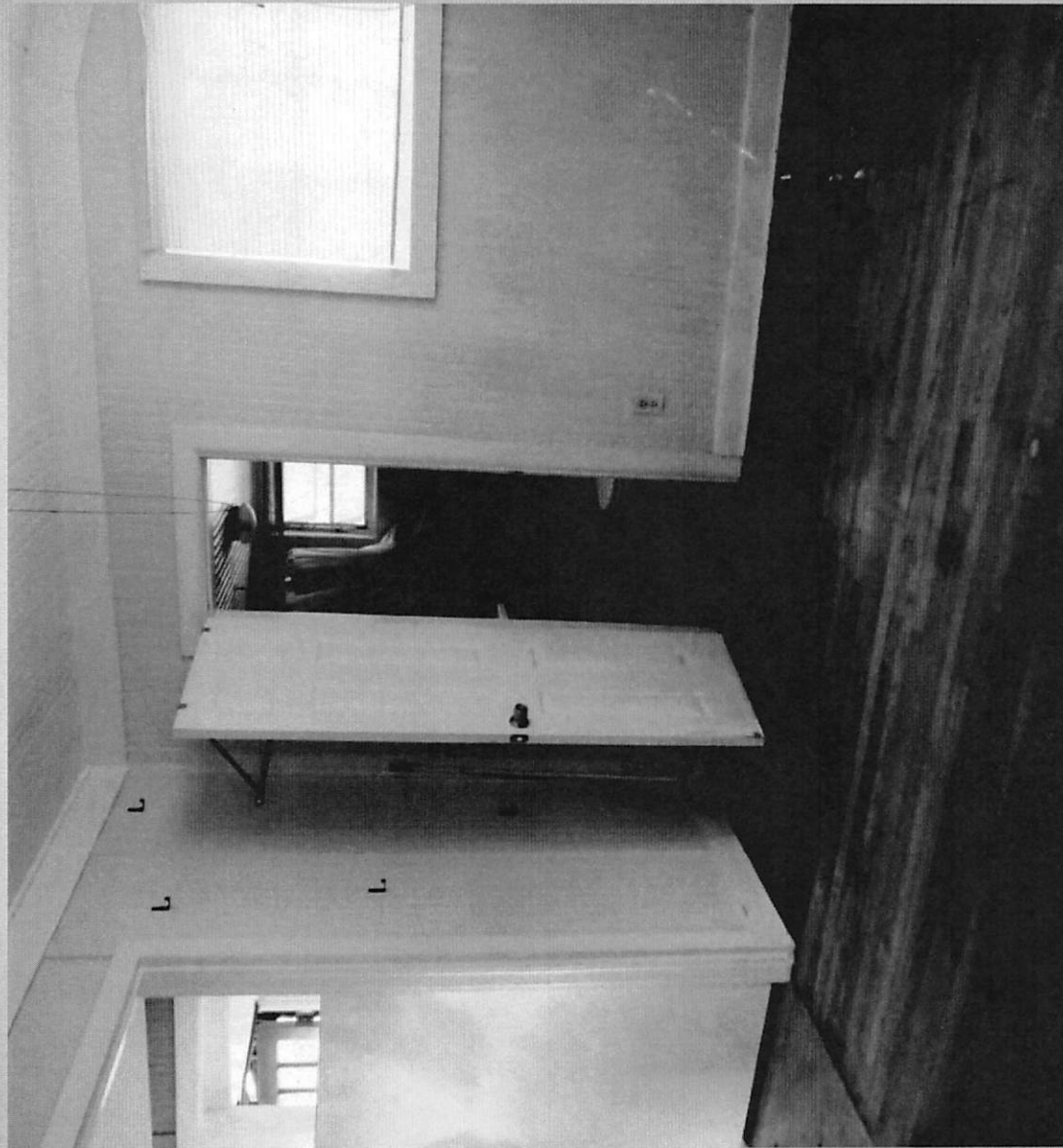
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1423 RENNELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



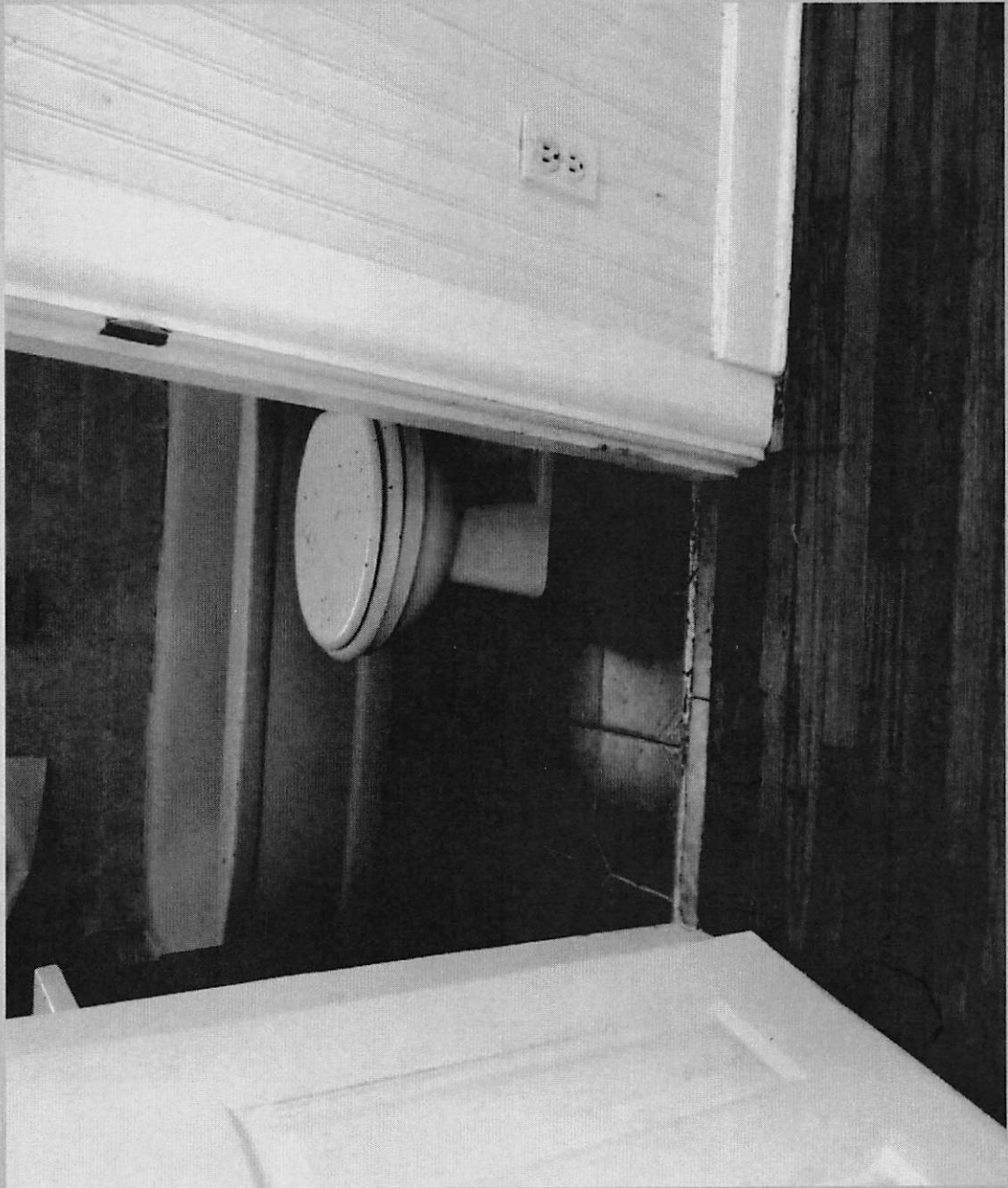
COA-17-236

1423 RENNELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



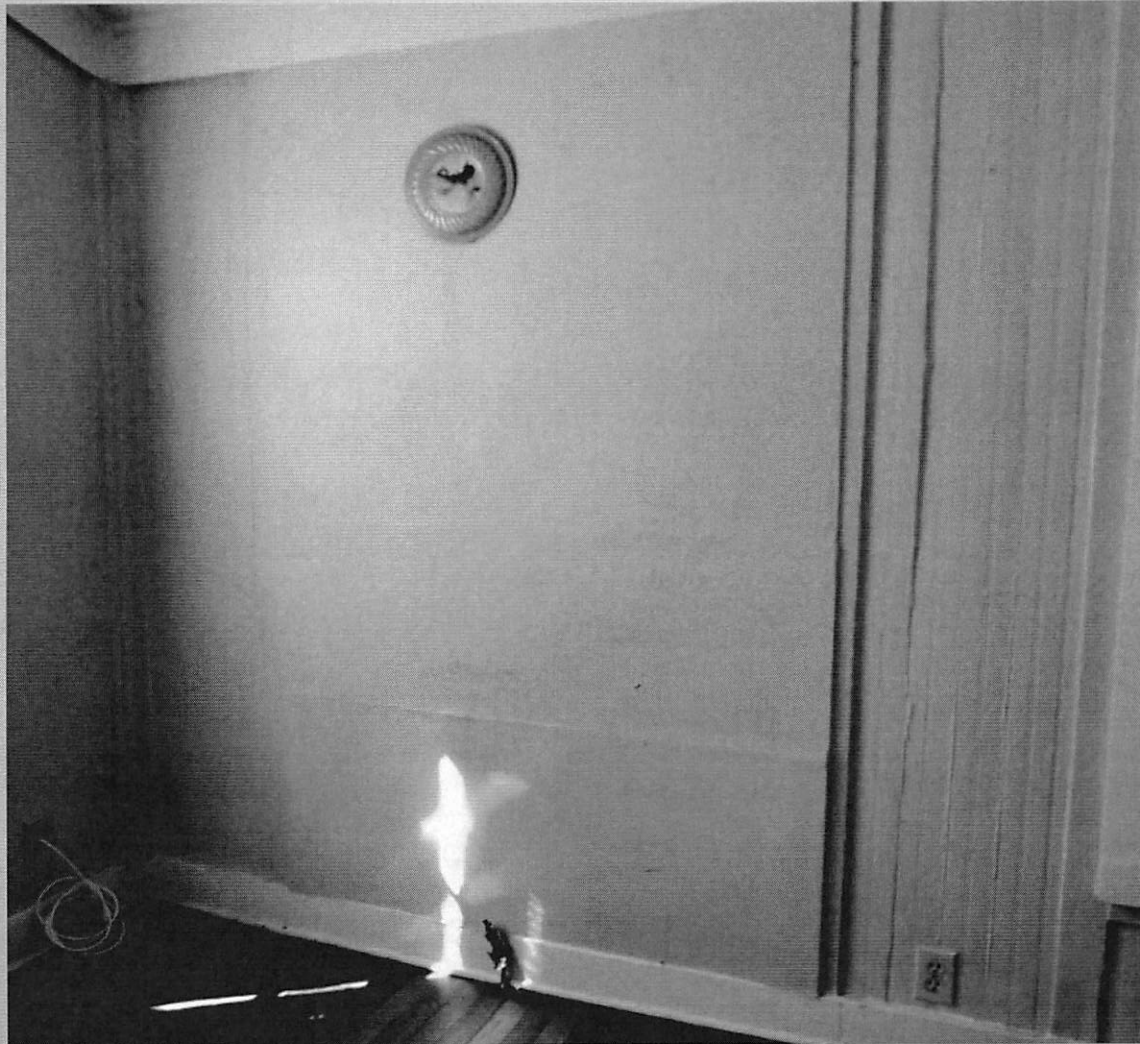
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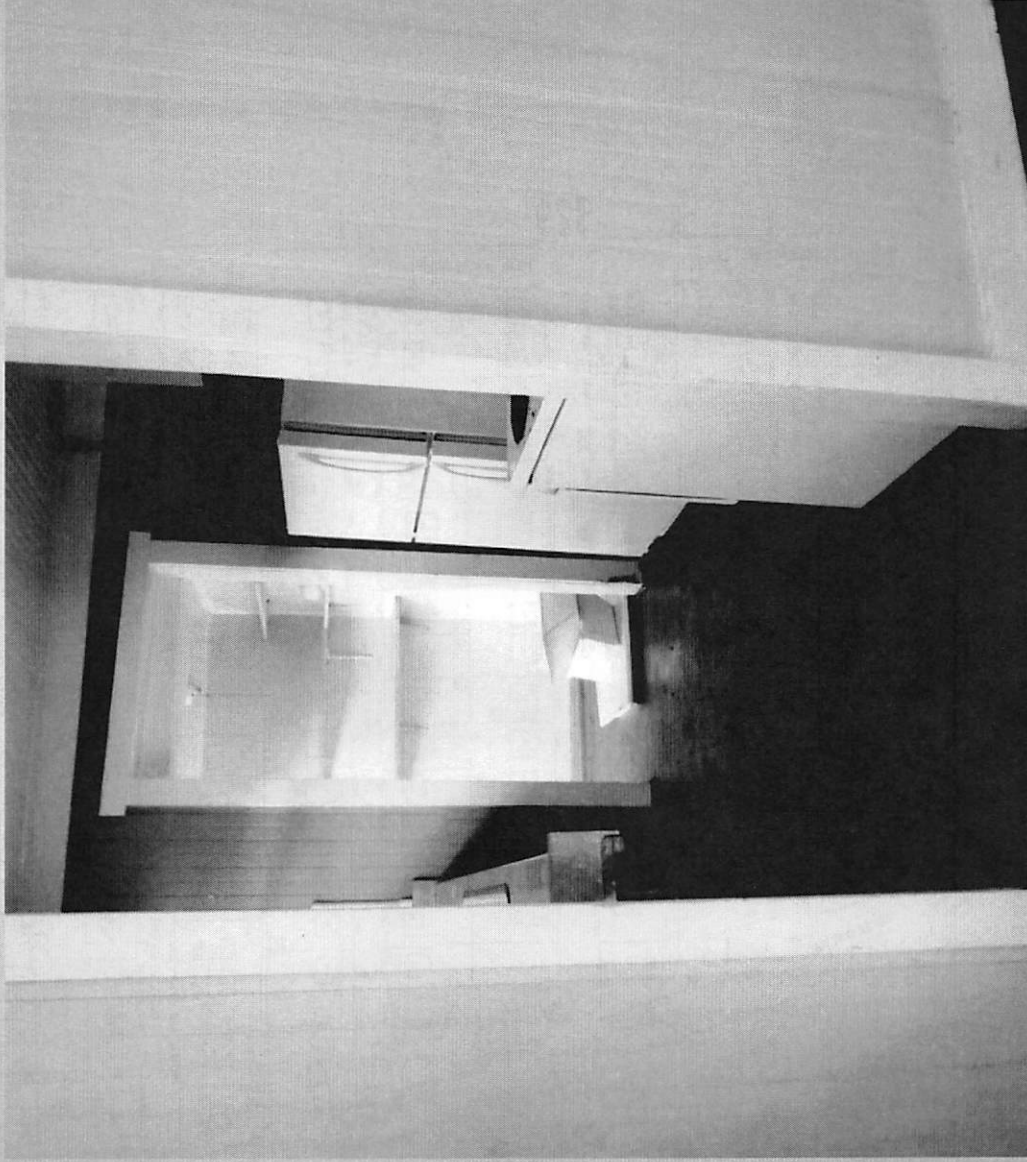
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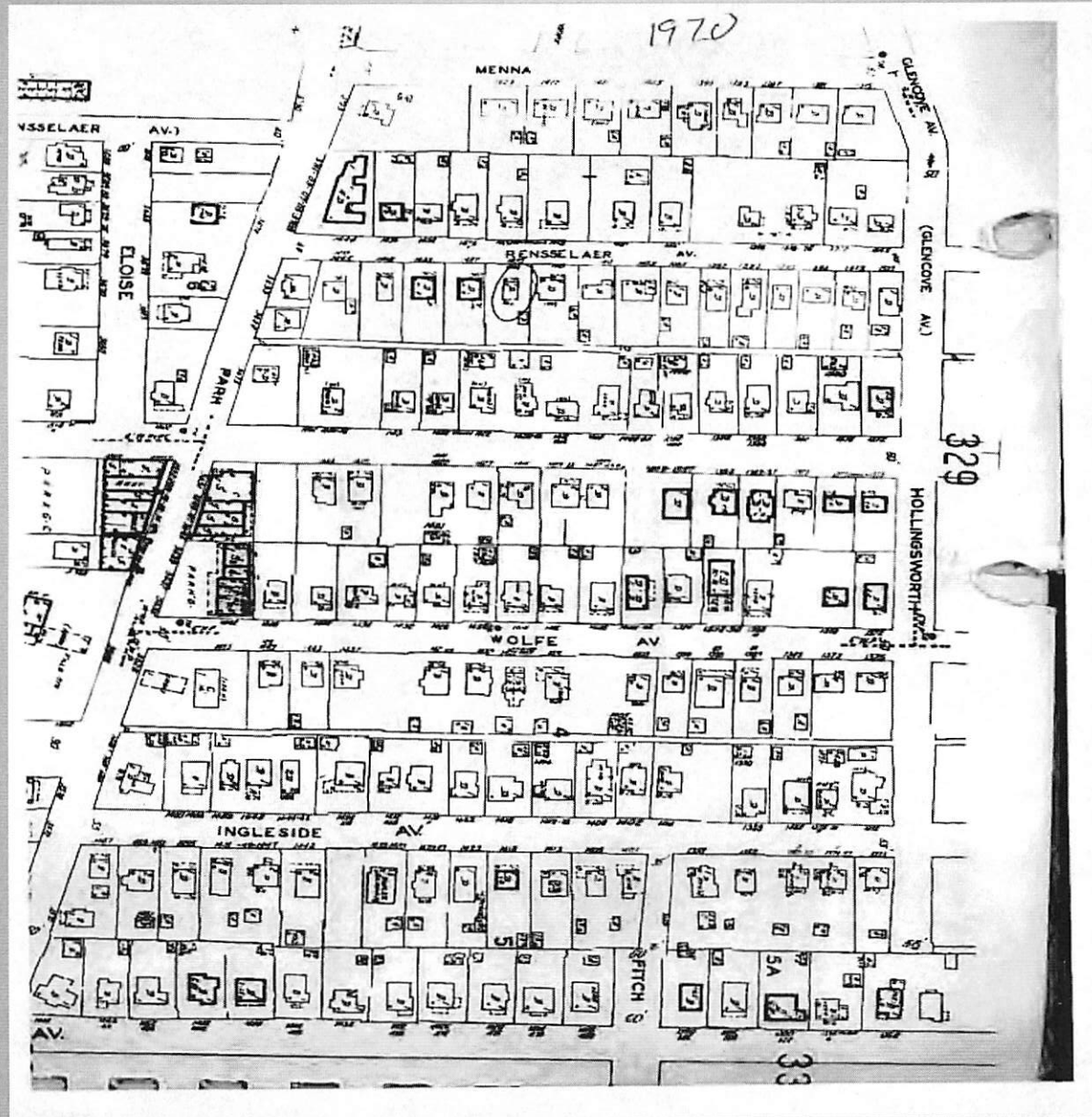
COA-17-236

1423 RENSSELAER AVENUE



COA-17-236

1423 RENSSELAER AVENUE



COA-17-236

1423 RENNELAER AVENUE

Scale: 1/4" = 1'-0" Zoom: 220%
1551 v03.1 (5/24-May/18) Sheet 3/31



NON-COMMERCIAL USE ONLY

are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, copied, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations.

FLORIDA MASTER SITE FILE
SITE INVENTORY FORM

Site No. 68

Site Name 1423 Besseler Ave. Survey Date 6/85
 Address of Site 1423 Besseler Ave. Jacksonville, FL
 Instructions for locating _____

Location North Riverside Hts B 27
 Subdivision name block no. lot no.

County Duval
 District name if applicable _____
 Owner of Site: Name _____
 Address _____

Type of ownership Private Recording date _____
 Recorder: Name & Title _____
 Address Florida Preservation Services

Condition of Site:	Integrity of Site:	Original Use <u>Private Residence</u>
Check One	Check One or More	Present Use <u>Private Residence</u>
<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Altered	Dates <u>+C-1931</u>
<input type="checkbox"/> Good	<input type="checkbox"/> Unaltered	Cultural/Phase <u>American</u>
<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Original Use	Period _____
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	
	<input type="checkbox"/> Moved/Date	

NR Classification Category Building Date Listed on NR _____

Threats to Site:
 Check one or more

<input checked="" type="checkbox"/> Zoning	<input type="checkbox"/> Transportation
<input type="checkbox"/> Development	<input type="checkbox"/> Fill
<input type="checkbox"/> Interference	<input type="checkbox"/> Dredge
<input type="checkbox"/> Borrowing	
<input type="checkbox"/> Other (See Remarks Below)	

Areas of Significance: Architecture
 Significance: _____

According to the Property Appraiser records this one story frame vernacular was built around 1931. It has a front facing gable roof, wood butt end shingles, square wood posts under a shed roof and a text chimney.

Architect _____
 Builder _____
 Style and/or Period frame vernacular
 Plan Type rectangular
 Exterior Fabric wood:shingles,butt
 Structural System(s) wood:frame
 Porches N/open,1-bay,wood posts
 Orientation N
 Foundation contiguous:stucco
 Roof Type gable
 Secondary Roof Structure(s) shed over open porch
 Roof Surfacing composition:shingle,butt
 Window Type DWS,wood,6/6,single,paired,awning,2,lites,metal,paired
 Ornament Exterior _____
 Chimney stucco
 Chimney Location W/end exterior,lateral slope
 No. of Chimneys 1 No. of Stories 1
 No. of Downers _____ Outbuildings 1
 Surroundings Urban, Residential
 Map Reference (inc. scale & date) USGS Jacksonville, Fla 7.5 min 1964 (PR 1982)

Latitude and Longitude: _____
 Site Size (Approx. Acreage of Property) LT 1

Location Sketch or Map	NI	Township	Range	Section
		28	25 E1	43

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number Roll 27 Frame 29
 Please attach Photographic Print



JACKSONVILLE FLA. No. 3
331

367

335

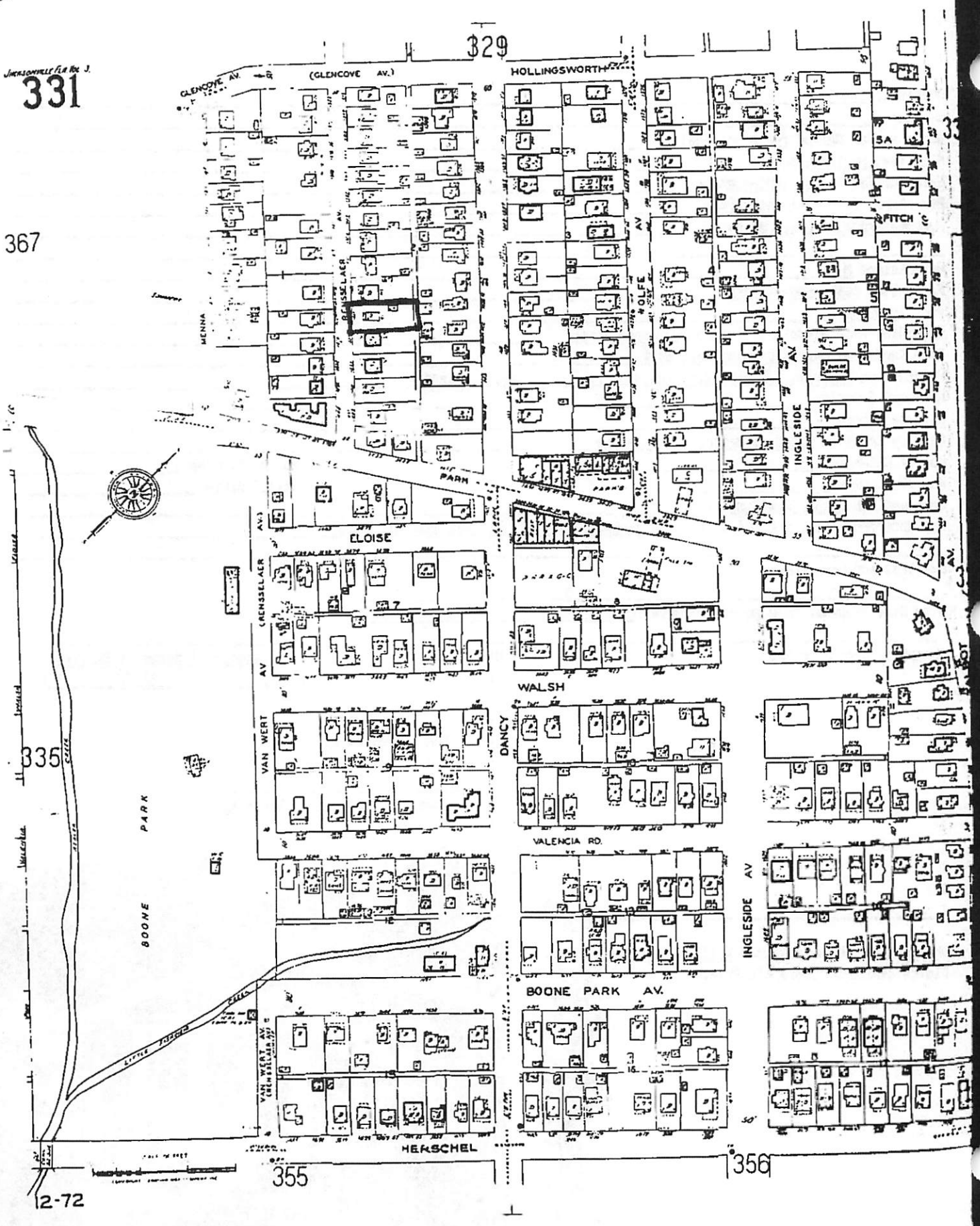
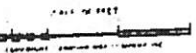
12-72

329

33

356

355



NAME

1423 Rensselaer

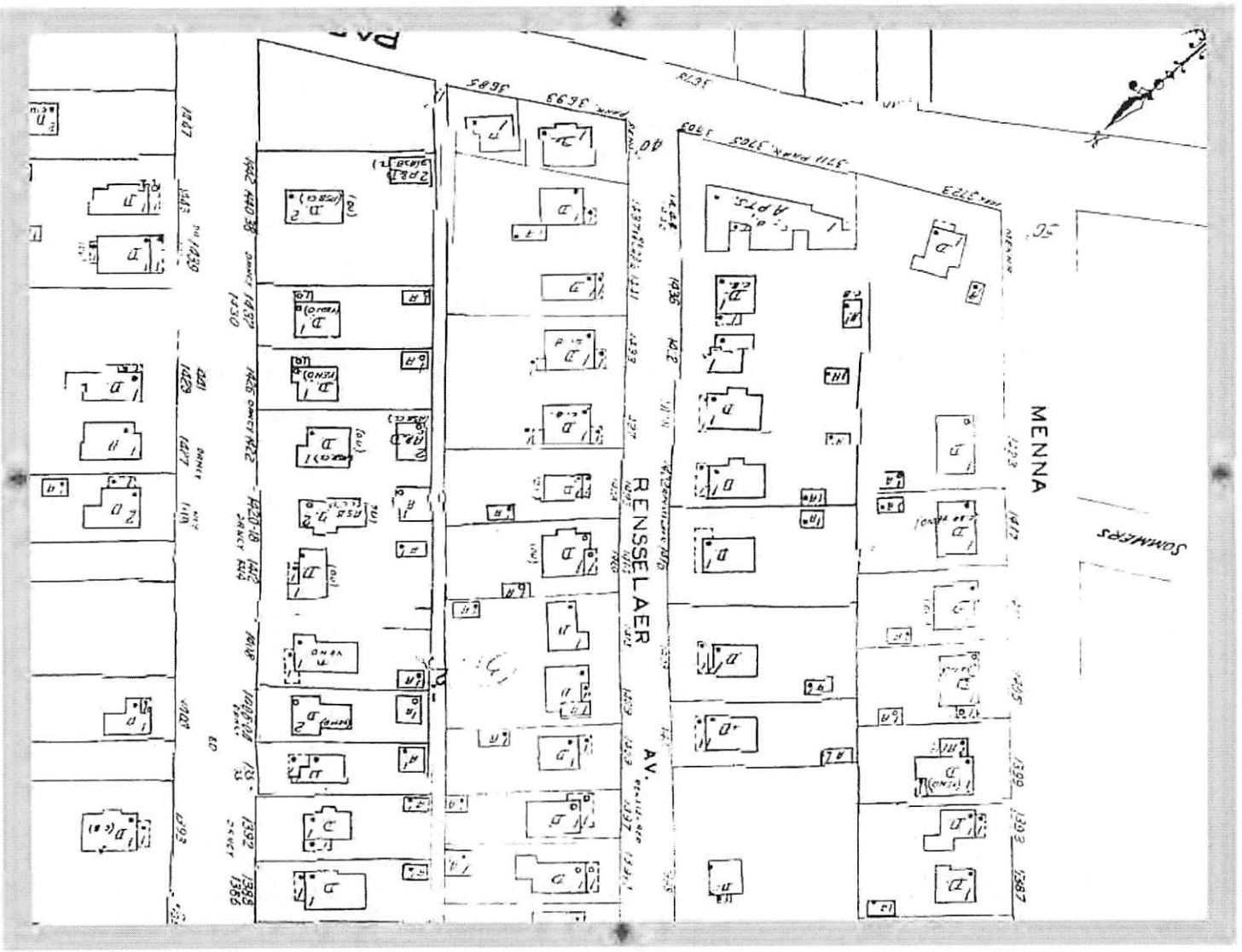
FILE NO

ADDRESS

North River Road Heights 131K B L-27

GLOBE WEIS SYSTEMS CO 4609

DATE	ITEM	DEBITS	CREDITS	BALANCE
	N/Rensselaer let Hollingsworth- Park			
	Property app. rec. 1931 Call 27 Jan 29			



NON-COMMERCIAL USE ONLY

ON FILE PAGE 52 OF 100

BERLIN DAINA *
1240 SE 12TH ST
OCALA, FL 34471

Primary Site Address
1423 RENNELAER AVE
Jacksonville FL 32205

Official Record Book/Page
08838-01568

Title #
6428

1423 RENNELAER AVE

Property Detail

RE #	091908-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01584 NORTH RIVERSIDE HEIGHTS
Total Area	6472
Characteristics	Historic Designation

Value Summary

Value Method	2016 Certified	2017 In Progress
	CAMA	CAMA
Total Building Value	\$24,226.00	\$25,808.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$44,100.00	\$44,100.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$68,326.00	\$69,908.00
Assessed Value	\$65,945.00	\$69,908.00
Cap Diff/Portability Amt	\$2,381.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$65,945.00	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
08838-01568	1/29/1998	\$100.00	MS - Miscellaneous	Unqualified	Improved
13868-00931	1/31/2007	\$75,200.00	WD - Warranty Deed	Qualified	Improved
00000-00000	1/1/1899	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	50.00	130.00	Common	50.00	Front Footage	\$44,100.00

Legal

LN	Legal Description
1	2-99 28-2S-26E
2	NORTH RIVERSIDE HEIGHTS
3	LOT 27 BLK B

Buildings

Building 1

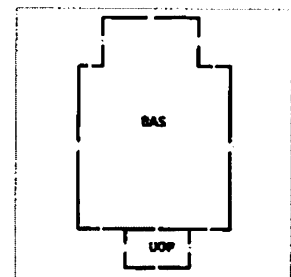
Building 1 Site Address
1423 RENNELAER AVE
Jacksonville FL 32205

Building Type	0101 - SFR 1 STORY
Year Built	1931
Building Value	\$25,808.00

Type	Gross Area	Heated Area	Effective Area
Base Area	471	471	471
Unfin Open Porch	40	0	8
Total	511	471	479

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	3	3 Frnd Not Ductd
Air Cond	2	2 Wall Unit

Element	Code	Detail
Stories	1.000	
Bedrooms	1.000	
Baths	1.000	



Rooms / Units | 1.000 |

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$65,945.00	\$0.00	\$65,945.00	\$685.94	\$754.54	\$729.40
Urban Service Dist1	\$65,945.00	\$0.00	\$65,945.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$65,945.00	\$0.00	\$68,326.00	\$324.32	\$311.16	\$321.00
By Local Board	\$65,945.00	\$0.00	\$68,326.00	\$149.74	\$153.60	\$148.20
FL Inland Navigation Dist.	\$65,945.00	\$0.00	\$65,945.00	\$1.92	\$2.11	\$1.97
Water Mgmt Dist. SJRWMD	\$65,945.00	\$0.00	\$65,945.00	\$18.12	\$19.03	\$19.03
Gen Gov Voted	\$65,945.00	\$0.00	\$65,945.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$65,945.00	\$0.00	\$68,326.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$65,945.00	\$0.00	\$65,945.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,180.04	\$1,240.44	\$1,219.60
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$66,609.00	\$59,950.00	\$0.00	\$59,950.00		
Current Year	\$68,326.00	\$65,945.00	\$0.00	\$65,945.00		

2016 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.

2016

2015

2014

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

More Information

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

**RECORD AND RETURN TO
PREPARER OF THIS INSTRUMENT:
TIMOTHY P. KELLY, ESQ.
1016 La Salle Street
Jacksonville, Florida 32207**

Real Estate Tax I.D. No. 091908-0000

Above Space for Clerk's Recording

WARRANTY DEED

THIS WARRANTY DEED made this 31 day of January, 2007, by **Dorothy P. Smith a/k/a Dorothea P. Smith, an unmarried woman, whose address is 7865 Southside Boulevard, Suite 1, Jacksonville, FL 32256, hereinafter called Grantor, to Daina Berlin, an unmarried woman, hereinafter called Grantee and whose address is 2810 Yale Avenue, Jacksonville, FL 32210.**

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

Lot 27, Block "B", NORTH RIVERSIDE HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 2, Page 99, public records of Duval County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2006.

SUBJECT TO covenants, restrictions and easements of records, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

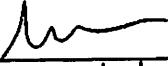
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against


Initials: _____

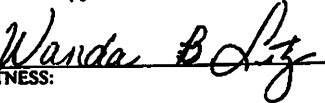
the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

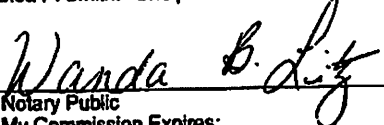

WITNESS: Ailish O'Connor


Susan L. Gardner Riel, as Plenary
Guardian of Dorothea P. Smith


WITNESS:

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of January, 2007, by Susan L. Gardner Riel, as Plenary Guardian of Dorothea P. Smith. She produced Driver License as identification.


Notary Public
My Commission Expires:
My Commission Number:

WANDA B. LITZ
Notary Public, State of Florida
My comm. exp. July 24, 2009
Comm. No. DD 454033

McEachin, Joel

From: astrojaguar <astrojaguar@yahoo.com>
Sent: Wednesday, March 08, 2017 9:36 AM
To: McEachin, Joel
Subject: RE: COA-17-236 inquiry

The source was for me, three to four elderly homeowners that told me about it when I moved into my home in 2000.

The variation in the story from one was that it was an African American one room schoolhouse located and moved from Springfield whereas the other two said it was a schoolhouse from the Northside of town.

One of the past tenants was a master carpentry trim worker that specialized in older homes and sailboats. When I told him that the house was listed as 1931 on the tax appraiser website he laughed at me and said there is trim work inside that is far older than that. Something to do with style and type of woods used but he didn't elaborate to me.

I was also told the story by a retired Police officer that lived a block away.

I am not against progress in Avondale and fully support new construction on empty lots but in this case this a beautiful home in great shape with many more generations of use left in it. To demolish something that is both historic and adds considerable amount of character to the neighborhood would be doing a great disservice to the district.

Thanks again

Rob

Sent from my Verizon. Samsung Galaxy smartphone

----- Original message -----

From: "McEachin, Joel" <MCEACHIN@coj.net>
Date: 3/8/17 9:10 AM (GMT-05:00)
To: astrojaguar <astrojaguar@yahoo.com>
Subject: RE: COA-17-236 inquiry

Rob, what is the source for the house being a former school?

Thanks

Joel

From: astrojaguar [mailto:astrojaguar@yahoo.com]
Sent: Wednesday, March 08, 2017 9:03 AM
To: McEachin, Joel
Subject: RE: COA-17-236 inquiry

Sheppard, Lisa

From: Rob Stomfay <astrojaguar@yahoo.com>
Sent: Thursday, March 09, 2017 11:06 AM
To: dcase@rs-architects.com; McEachin, Joel
Cc: Sheppard, Lisa
Subject: COA-17-236

Dear Sir/Madam:

We are writing you to ask for your consideration in stopping the demolition of a 1931 (possibly older) home at 1423 Rensselaer Ave. We have been owners on Rensselaer Avenue for almost two decades and were told by numerous neighbors that this home was once a one room African American school that was moved to this lot from Springfield, LaVilla or the north side of town. We were told by no less than four sets of neighbors in 1999-2000 that this house was moved here in the early sixties. Unfortunately, the original owner of the property has passed away as well as all of our elderly neighbors that shared these stories with us. We have no way of verifying these accounts and hope that the Historic Commission may be able to uncover the history of this home/school so that we may save this 86 year old contributing structure from the bulldozers.

We and our many neighbors are very much opposed to the demolition of this home with little regard for the authenticity and uniqueness of this home. There is NOT another house like this in size or style that I have seen in Avondale. We are also concerned of the environmental impact as this home has abestos siding. It would be one thing if this were merely an empty lot but its a perfectly good little home that been a perfect starter home for many young couples and singles in the years we have lived next door. We are not opposed to progress in our historic section and greatly admire some the appropriate and tasteful businesses and homes that have been designed, built and allowed to fill in many of the vacant lots. But, to simply level a perfectly good home for whatever the reason is not in keeping with the spirit and essence of Riverside/ Avondale preservation.

As the Historical Preservation Commission, we would implore that you would assist us in preserving our neighborhood and prevent the demolition of this 86 year old home. The building is not dilapidated nor is it a non-livable structure. It's unique to our neighborhood and has historical value. It would be a huge loss to our neighborhood to lose it forever.

Thank you for your consideration,

Very concerned residents of Rensselaer Ave.
Robert and Tammy Stomfay-Stitz
1419 Rensselaer Ave.
Jacksonville, Fl. 32205
904-631-7370

McEachin, Joel

From: Goldsbury, Tom
Sent: Thursday, March 09, 2017 10:22 AM
To: McEachin, Joel
Subject: RE: Meeting regarding work at 1536 Silver Street

There is a minimum size for a house, however, if it is already existing, there is no requirement that it can't be moved.

Thomas H. Goldsbury, P.E., C.B.O., Chief
Building Inspection Division
214 N. Hogan St. Rm 225
Jacksonville, FL 32202
904-255-8799
Tomg@coj.net

From: McEachin, Joel
Sent: Thursday, March 09, 2017 9:56 AM
To: Goldsbury, Tom
Subject: RE: Meeting regarding work at 1536 Silver Street

Thanks, on a different matter, a COA has been submitted to demolish a small house (471 square feet). Does the building codes allow for houses of that size (500 square feet or less) to be relocated?

Thanks

pel

From: Goldsbury, Tom
Sent: Thursday, March 09, 2017 9:39 AM
To: McEachin, Joel
Subject: RE: Meeting regarding work at 1536 Silver Street

Just use my Outlook calendar, I keep it up to date.

Thomas H. Goldsbury, P.E., C.B.O., Chief
Building Inspection Division
214 N. Hogan St. Rm 225
Jacksonville, FL 32202
904-255-8799
Tomg@coj.net

From: McEachin, Joel
Sent: Thursday, March 09, 2017 9:34 AM
To: Goldsbury, Tom
Subject: Meeting regarding work at 1536 Silver Street

Tom, is there any convenient times next week that you could meet with me, Blair, the property owner (Jessica Miller), her contractor, and maybe the Office of General Counsel regarding the rebuilding of the front porch specifically the columns. The meeting is being requested by Ms. Miller in order to obtain a clearer understanding how the COA process relates to the Building Codes.

Thanks

McEachin, Joel

From: Sheppard, Lisa
Sent: Thursday, March 16, 2017 10:03 AM
To: McEachin, Joel
Subject: FW: 1423 Rensselaer COA sign
Attachments: COA Form.pdf

Sincerely,

Lisa Sheppard, AICP, LEED® AP
Senior Historic Preservation Planner
City of Jacksonville
Planning and Development Department
Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Phone: 904-255-7843
Fax: 904-255-7885
Email: sheppard@coj.net

*The greenest building is the one already built...
Historic Preservation is the ultimate recycling.*

PLEASE NOTE THAT UNDER FLORIDA'S VERY BROAD PUBLIC RECORDS LAW, COMMUNICATIONS TO AND FROM CITY OFFICIALS ARE SUBJECT TO PUBLIC DISCLOSURE

From: Sheppard, Lisa
Sent: Wednesday, March 15, 2017 2:35 PM
To: 'Adrienne'
Subject: RE: 1423 Rensselaer COA sign

Blair has already reposted the sign. Yes, the owner information is required on the COA form (see attached), but unfortunately he only gave us a physical address.

Sincerely,

Lisa Sheppard, AICP, LEED® AP
Senior Historic Preservation Planner
City of Jacksonville
Planning and Development Department
Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Phone: 904-255-7843
Fax: 904-255-7885
Email: sheppard@coj.net

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Historic Preservation is the ultimate recycling.*

PLEASE NOTE THAT UNDER FLORIDA'S VERY BROAD PUBLIC RECORDS LAW, COMMUNICATIONS TO AND FROM CITY OFFICIALS ARE SUBJECT TO PUBLIC DISCLOSURE

From: Adrienne [<mailto:Adrienne@riversideavondale.org>]
Sent: Wednesday, March 15, 2017 2:03 PM
To: Sheppard, Lisa
Subject: RE: 1423 Rensselaer COA sign

Thanks!

Also, while I was there this morning, the neighbor came out and said he would love to see if the owner would be interested in a rent to own option so he could buy it and rent it out. Was her contact info on the JHPC application?
Thanks!

Adrienne Burke
Executive Director
Riverside Avondale Preservation
2623 Herschel Street
Jacksonville, FL 32204
P: 904-389-2449
adrienne@riversideavondale.org
www.riversideavondale.org



From: Sheppard, Lisa [<mailto:Sheppard@coj.net>]
Sent: Wednesday, March 15, 2017 12:33 PM
To: Adrienne <Adrienne@riversideavondale.org>
Cc: McEachin, Joel <MCEACHIN@coj.net>
Subject: RE: 1423 Rensselaer COA sign

Absolutely. I've copied Joel so he knows. If it was up and recently disappeared, it needs to be replaced ASAP. I can take one there tonight if need be.

Sincerely,

Lisa Sheppard, AICP, LEED® AP
Senior Historic Preservation Planner
City of Jacksonville
Planning and Development Department
Old Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

Phone: 904-255-7843

Fax: 904-255-7885

Email: sheppard@coj.net

The greenest building is the one already built...

Historic Preservation is the ultimate recycling.

PLEASE NOTE THAT UNDER FLORIDA'S VERY BROAD PUBLIC RECORDS LAW, COMMUNICATIONS TO AND FROM CITY OFFICIALS ARE SUBJECT TO PUBLIC DISCLOSURE

From: Adrienne [<mailto:Adrienne@riversideavondale.org>]

Sent: Wednesday, March 15, 2017 11:27 AM

To: Sheppard, Lisa

Subject: 1423 Rensselaer COA sign

Hey Lisa,

The COA sign for this property is missing – is there a requirement that it be replaced?

Adrienne Burke

Executive Director

Riverside Avondale Preservation

2623 Herschel Street

Jacksonville, FL 32204

P: 904-389-2449

adrienne@riversideavondale.org

www.riversideavondale.org



McEachin, Joel

From: John Wells <jltwells@bellsouth.net>
Sent: Friday, March 10, 2017 6:14 AM
To: McEachin, Joel
Subject: 1423 Rensselaer

Hi Joel,

I sent you the agency letter from the homeowner.

The other two things you asked me for was a letter from a lender saying the house is not financeable and a structural letter on the house.

First, I spoke to 2 lenders, First Federal Savings Bank of Florida and First Atlantic Bank. Both agreed that this house is an anomaly in the area and both agreed that it is not financeable because of it's size and condition, but both were reluctant to put this in writing. They said it would have to go through "the system" and to an underwriter to get a final judgement. In other words someone would have to apply for a mortgage and pay all the necessary expenses and go through the whole lending process in order to get it to an underwriter who would reject it. In my opinion, just a stupid waste of time. They ARE NOT going to finance it. They would finance a LOT but not if they are locked into keeping the house. The house makes the property un-sellable.

On the structural letter: The house does not have an access to the crawl space area. It is solid concrete block all the way around. The addition in the rear is on piers with space in between but it is too low to get under. The current owner tells me there is damage to the floor in the bathroom area (which is the add-on) and in the kitchen area. The house obviously needs re-leveled. I am told by the City of Jacksonville Building Dept. that an extensive renovation permit would require the house to be "brought up to code" and that engineering on the structure would be required.

I stated in my answers that the house does not appear to be in danger of collapse but I don't see how this could be the only factor to decide whether it is eligible for demolition. I gave you a renovation estimate. I believe that would cover any questions regarding renovation of the house. We know it needs a foundation and floor framing work. The rest is all new systems (HVAC, plumbing, electrical). and cosmetics. We are not claiming that the walls or roof need to be re-built.

I have a meeting with RAP on Tuesday and they have indicated that they want to know more about the economics of it. I believe I addressed the question of economics in my answer. RAP's question so far is about additions to make the house viable. This is a point that I didn't cover in the economics answers. To make this a viable house in today's market my opinion is that you would have to add at least 1,000sf. I know there are other houses in the area that have sold that are less than a 1,000sf overall and that is my point. Look at the sale prices.

Adding 250% to this house would make it majority new construction and the old part would diminish the value of new the new construction. If I renovated the old part to match the new construction I would have to re-side it, re-roof it, install a new foundation, install new windows and doors, SO, what have you done????

The City of Jacksonville has the building value assessed at \$24,226.00. We both know this is not correct because it assumes good condition, but even using this inflated value the renovation cost would be 127% of it's current value.

Joel, I understand and agree with the need for preservation. When you were on-site I pointed out the bungalow across the street and told you that I would never approach you about tearing a home like that down. Even though it is smaller than today's standards it is a viable home that was site built and it has individual historic characteristics.

This house was NOT site built and was never meant to be a single family home. It was a military type barrack or bunkhouse. It was likely moved to this site because it was cheap or free. It had to have an addition built onto it (after 1951) to have an inside bathroom. Without the bathroom addition it is 399sf. It has NO significant historical features that would warrant keeping it as a shrine forever.

This IS an economic hardship on the owner. She does not have the wherewithal or the desire to renovate it and then receive a negative return on her investment. She can not be forced to throw good money after bad. She has indicated to me that if this Demolition request is denied she will seek whatever remedies are available to her including legal action against the City of Jacksonville.

Keeping this house presents a variety of problems for the owner, for the city and for me. Tearing this house down and building a historically compatible new single family residence is a win/win for everyone concerned. The owner gets a reasonable return and out of the nightmare that this house has been to her. The City gets about 3 or 4 times the property taxes on an INFILL lot which also goes, at least a little bit, toward prevention of URBAN SPRALL. I get to make my living and add a new family to the neighborhood.

Please consider these things and allow me a demolition permit on this shack.

Thanks,
John Wells
904-626-8659

From the Historic Guidelines for the Riverside/Avondale Historic District

DEMOLITION

1)The Historic or Architectural significance of the building or structure.

Answer: None. It's a common square building with an end to end gable roof. It wasn't built to be a permanent structure or single family home. It was built as a military or contractors shack for temporary housing of shipyard workers (a bunkhouse). It did not have indoor plumbing or a kitchen. The interior partition walls appear to have been added. The "bead board" material on the interior partition walls and some of the exterior walls is a "sheet" product meaning they were only added in the last few years since this product came available. There is a newer electric service in the house but the wiring is either original or very old. This building was likely moved because it was cheap or free. Without the bathroom add-on (72sf) it is about 19 x 21 or 399sf. The shed roof and front porch are not original. Some of the windows are aluminum and there is no working fire egress window in the sleeping area, only fixed top sashes (life safety issue). The front porch is not original to the building. The rear add-on where the bathroom is currently located is not original to the building. Some of the windows are aluminum and not original and the siding is not original. The exterior doors are not original.

2)The Importance of the building or structure to the ambience of the area.

Answer: None, it is an eyesore and a negative anomaly. There is a new construction bungalow across the street and it blends seamlessly into the neighborhood, as will the new home on this property. The property in it's current state of disrepair has only attracted cheap renters, not families. New construction will likely add a new family to the neighborhood. The Riverside/Avondale Historic District has been enhanced and the future is insured partly because of new families bringing new generations to the neighborhood. The 2017 taxes on the property was \$1,219.60. New construction valued at \$300,000 would produce approximately \$4,500.00 per year, so three times the money added to the city tax base. In today's world infill construction is the most desirable because it takes advantage of existing infrastructure and helps to prevent urban sprawl. There are no negatives to building a new viable home on this property. New construction has consistently enhanced property values and in every location I personally have built the neighbors welcomed us. On another similar project that is currently under construction the neighbor is the one who called and told me the property was for sale and begged me to "please do something"!!

3)The difficulty or impossibility of reproducing such a building or structure because of it's design, texture, material, architectural detail or unique location.

Answer: Neither difficult nor impossible. It is a square, shack, originally one room building that was built as temporary housing for workers. Once

again, it was never meant to be a permanent structure or single family home. It was likely moved because it was cheap or free.

4)Whether the building or structure is one of the last remaining examples of it's kind in the neighborhood, the county or the region.

Answer: Dozens or even hundreds of these shacks were likely moved all over Jacksonville and Northeast Florida. Some were probably made into houses for human habitation but some were likely made into hunting shacks, tool sheds or garages or other uses. Because of the simple design these shacks would blend in just about anywhere. An example of a similar situation is the Quonset Huts that were prevalent at local Military bases during World War II and into the 60's and 70's. A very large base at Green Cove Springs was closed down after the war and these Quonset Huts were transported all over northeast Florida and used as lake houses, garages and other uses. They are very easy to spot because of their metal semi-circle design. If you've ever seen the TV show Gomer Pyle, it's the kind of building they lived in. The subject building is the World War I version of the Quonset hut. They were not built as permanent buildings or family homes. If there were a Quonset hut sitting on this lot I doubt anybody would be upset about removing it. A Quonset Hut is not historic and neither is the subject shack. They were temporary military housing.

5)Whether there are definite plans for reuse of the property and what effect these plans would have on the surrounding neighborhoods.

Answer: Absolutely. A plan for new construction will be submitted at the historic meeting which follows the approval of demolition of the existing shack. The effect will be nothing but positive. New construction in this neighborhood has enhanced and appreciated property values consistently. This is a bungalow street and we would be happy to have the input of the Historic Dept. on a design.

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

Answer: Not a factor. Although the building is in need of leveling and significant repair and renovation to make it viable for ANY use, it does not appear to be in danger of collapse.

7)Whether the building or structure is capable of earning a reasonable economic return on it's value.

Answer: The estimated cost of renovation of this building to a standard that would be rentable or even just livable is \$55,000.00. The land value is \$80,000(current contract price), so the total renovation cost is \$135,000. The smallest rental I could find in the Historic District is listed as 500sf and rents for \$735.00 per month so at the same square footage rate this house, at 471sf would rent for about the same. Taxes on \$135,000 would be approximately \$2,430 per year or \$202.50 per month. Monthly payments on \$55,000 (borrowed renovation money if it were even available) amortized for 20 years at 5% would be \$362.98. Insurance would be another 150-200 per month. This only leaves about

\$20.00 (with insurance figured at 150) per month of return, which means there is none left for maintenance, repairs and upkeep. These numbers are only figured with the renovation money being financed. The owner would be getting NO value or return for the value of the land. Nobody in their right mind would make an investment like this.

8)Whether there are other feasible alternatives to demolition.

Answer: None that we are aware of. The City of Jacksonville will generally not issue a permit to move a building that's less than 600sf and you wouldn't want to anyway because the cost of moving would exceed the cost of reproducing the building. Also the city will not permit a new single family home less than 800sf and they will not allow you to move this building if it creates a substandard condition somewhere else. This alone tells you that the City of Jacksonville does not consider the subject to be a viable single family home. Renovation of this shack makes no sense practically or economically. Additions or add-ons are not a consideration. The building would have to be moved or repositioned on the lot and used as a room or add-on to new construction which would also be cost prohibitive and diminish the value of the new construction.

9)Whether it would constitute undue economic hardship to deny the property owner the right to demolish the building or structure.

Answer: To deny this owner the right to remove this building amounts to a TAKING!! The rents have not been sufficient to even maintain the property. She is not willing and does not have the means to put an estimated \$55,000.00 into the building to make it livable because she is still stuck with minimum rent for a 471sf one bedroom house. She can't sell it as a house because it is not financeable by any bank and besides nobody is going to buy a 471sf house for even what the property is worth (see attached recent sales of small homes in the area), much less the property value plus the cost of extensive renovations. Nobody is going to buy it unless they can tear the building down and rebuild on the property. The city will not allow her to move it and she doesn't have the money to fix it. SO, the option will be to board it up, which would be very negative to the neighborhood and an economic hardship to her.

Any renovation of this shack would include a complete gutting of the interior including the wood floors. There is so much animal urine soaked into the wood you would never get the smell out. There are no fire egress windows in the sleeping area, which is a life safety issue. The bead board on the ceiling may be original but the walls are mostly newer sheet material. There is only a window unit in the living area for heat and A/C. There is no insulation. See the following estimated cost to renovate this building:

Demolition	\$ 3,000.00
Foundation repairs and re-leveling	9,500.00
Repairs to structure and water damaged floors	5,000.00
HVAC	4,200.00
Electrical	3,600.00
Plumbing	3,200.00
Insulation	1,200.00
Hurricane tie-downs	500.00
Roofing	3,600.00
Porch (replace)	3,700.00
Windows	1,700.00
Sheetrock	2,300.00
Trim	1,200.00
Cabinets	3,000.00
Counter tops	400.00
Plumbing fixtures	800.00
Electrical fixtures	500.00
Paint (exterior and interior)	3,800.00
Flooring (carpet)	500.00
Flooring (vinyl)	300.00
Misc. (permits, engineering, bug treatment, etc.)	\$3,000.00


Total-----\$55,000.00

Comparable Sales in the Immediate Neighborhood

Please see the attached recent sales. The most favorable sale of a small house is 4072 Park Street. It is 984sf living area AND it has a detached garage. This property was apparently in pretty good living condition because it was available for conventional financing. It sold for \$109,250.00 or about \$111.00 per square foot. Keep in mind this is the most favorable sale, the rest are somewhat less value and less per square foot.

The subject housed is 471sf. If it were in reasonably good "selling" condition and sold for \$111.00 per square foot the sale price would be \$52,281.00, not even the value of the land. Also the subject is not in SELLING condition as a home. An estimated \$55,000 would have to be spent to renovate it and it still would not have a detached garage like the above example. SO, using the above example numbers, you would have to spend \$55,000 to get a return of \$52,281.00. By the time you add real estate commission and other selling costs this would be a substantial loss not to mention that you would get NO return for the land.

Address: 4072 PARK ST, JACKSONVILLE, FLORIDA; 32205 County: DUVAL Country: USA

	List Number	836734	Status	Sold	
	Property Type	Residential	Price	\$ 114,900	
	Region	03-RIVERSIDE/AVONDALE/ORTEGA	Area	032-AVONDALE	
	Parcel #	093130 0000	Subd-Legal	CRABTREES RIVERSIDE MANOR	
Common	CRABTREES RIVERSIDE	Association Fee	N		
Assoc Fee	\$ 0	Assoc Fee Freq	N/A		
CDD Fee Y/N	N	CDD Fee	0 00		
Bedrooms	2	Full Baths	1		
Half Baths	0	Bdrms Conform	Y		
Approx. Heated SqFt	984	Year Built	1942		
Waterfront Y/N	N	Navigable to Ocean Y/N	N		
Elementary School	Fishweir	Middle School	Lake Shore	High School	Robert E Lee
New Construction Y/N	N	Homestead	N	Gated Community	N
Historic Area	N	Mobile/Htg Home	N		

Directions: From 110: Take exit for Roosevelt Blvd & head south. Drive past the signal for Park Street N and do a U-turn at the light for Park St S. Take slight right for Park St and home is immediately on right.

Remarks: "" HOME IS BACK ON THE MARKET"" Owner has re-plumbed the home and installed a brand new water heater! Completed 8/15/16 This charming home is a great park convenience and cozy walking distance to Avondale shops and restaurants and easy access to Roosevelt, Blanding, 110, 95, & 295 this is a perfect home. With a private garden nestled between the home and detached garage and surrounded by a high fence you can step out of city living and into paradise. With hardwood floors, tile, and beautiful original wood trim this home is brimming with charm and character. This home has been very well maintained and windows have been replaced with energy efficient vinyl windows with grids between the panes for easy maintenance and appropriate to the character of the home.

Private Remarks: For all showings call listing office at 904.247.0059. Submit all offers to info@propertybypittman.com. Lockbox is attached to spigot 10' to the right of the front door CONTACT CO-LISTING AGENT WITH ANY QUESTIONS.

Call Seller Directly: No - CLO 904.247.0059

Type of Dwelling: Sngl. Fam - Detached	Interior Amenities: Thermal Window(s); Tile Floors; Wood Floors	Misc Exterior: Deck - Wood; Garden
Stories: # Stories: 1	Type of Heating: Central Heating	Fencing: Fenced Rear
Square Foot Source: Tax Roll	Type of Cooling: Central Cooling	Parking Facilities: Detached Garage: # Garage Spaces: 1, Gravel
Dining: Separate Dining Room	Energy Features: Heat Pump-Air; Forced Air	Approx Parcel Size: Less than 1/4 Acre
Major Appliances: Range Electric; Dishwasher	Utilities: Water - Public	Lot Description: Regular Lot; Sidewalks
Additional Rooms: Entry Hall / Foyer; Separate Living Room	Roof: Shingle Roof	Presently Zoned: Residential
	Pool/Hot Tub: No Pool	Road Surface: Asphalt Road
		Possible Financing: FHA, VA; Conventional; Cash
		Property Owner: Seller Owned
		Title Status: N/A
		Occupancy: At Closing
		Showing Instructions: Vacant - Lockbox - Call Listing Office Phone Number: 904.247.0059

Listing Date	07/07/2016	Expiration Date		Pending Date	09/05/2016
Comp Single Agent	3	Comp to Non-Rep	0	Comp Trans Broker	3
Dual Variable Comm	N	Listing Type	Exclusive Right of Sale	Agency Disclosure	Single Agent
Sold Date	09/09/2016	Days On Market	60	Cumulative DOM	238
Sold Price	\$ 109,250	Financing	Cash	Seller Concession Y/N	N

LO: KELLER WILLIAMS REALTY ATLANTIC PARTNERS Office: (904) 247-0059. Steve Tufts: stw671@kw.com
 LA: JAMES PITTMAN Mobile Direct: (904) 894-6207; PBP Team Line: (904) 860-5478; Keller Williams: Jim@PropertyByPittman.com
 Co-LA: THOMAS J HAWKINS of KELLER WILLIAMS REALTY ATLANTIC PARTNERS Office: (209) 912-8437 Office E-Mail: tommy@propertybypittman.com
 SO: FLORIDA HOMES REALTY & MORTGAGE LLC Office: (904) 996-8115; Fax: (904) 996-9147; Office email: localoffice2@comcast.net
 BA: DEBBIE JONES, Realtor, GRI, CNE, MRP Cell Phone: (904) 962-5038; Office Phone: (904) 962-5038. Office E-Mail: DebbieJones179179@gmail.com

Provided as a courtesy of
CAREN ADAMS
 WATSON REALTY CORP
 4540 SOUTHSIDE BOULEVARD
 SUITE 1
 JACKSONVILLE FL 32216
 Watson (904) 421-1756
 Cell (904) 651-3575
 la.sth@adams@watsonrealtycorp.com

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SOLD 109,250
 111. p.s.f

Address: 1212 INGLESIDE AVE, JACKSONVILLE, FLORIDA ; 32205 County: DUVAL Country: USA



List Number	831898	Status	Sold
Property Type	Residential	Price	\$ 85,000
Region	03-RIVERSIDE/AVONDALE/ORTEGA	Area	032-AVONDALE
Parcel #	092295 0000	Sub-Legal	AVONDALE
Common	AVONDALE	Association Fee	N
Assoc Fee	\$ 0	Assoc Fee Freq	N/A
CDD Fee Y/N	N	CDD Fee	0.00
Bedrooms	3	Full Baths	1
Half Baths	0	Bdrms Conform	N
Approx. Heated SqFt	900	Year Built	1945
Appx. Lot Dimensions	50 X 130	Waterfront Y/N	N
Navigable to Ocean Y/N	N		

New Construction Y/N	N	Homestead	N	Gated Community	N
Historic Area	Y	Mobile/Mfg Home	N		

Directions: From Park Street turn on Ingleside to home on the left.
 Remarks: LOCATION Location, location...Don't miss out on this Avondale bungalow sitting on a large lot! Fresh paint, hardwood floors and a garage/workshop. One of Jacksonville's trendiest neighborhoods and walk to shopping, dining and night life. With a little bit of TLC this will be a great home or even buy it as an investment or rental. Cash or conventional mortgage buyers only please.
 Private Remarks: HVAC was recently working, but the seller tells me that it needs service. Home and garage to convey as-is. **FINANCIBLE**

Type of Dwelling: Sngl. Fam.-Detached Style: Bungalow Stories: # Stories: 1 Square Foot Source: Tax Roll Dining: Eating Space-Kitchen Major Appliances: Range Electric; Refrigerator; Washer/Dryer Connect	Type of Heating: Central Heating Type of Cooling: Central Cooling Utilities: Water Public; Sewer Public Exterior Wall: Vinyl Roof: Shingle Roof Pool/Hot Tub: No Pool	Fencing: Fenced Rear Parking Facilities: Detached Garage Approx Parcel Size: Less than 1/4 Acre Lot Description: Regular Lot Presently Zoned: Residential Road Frontage: City Street Possible Financing: Conventional; Cash Property Owner: Seller Owned Title Status: N/A Occupancy: At Closing Showing Instructions: Vacant Lockbox; Back-Ups Accepted
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Listing Date	06/08/2016	Expiration Date		Pending Date	11/17/2016
Comp Single Agent	3	Comp to Non-Rep	2	Comp Trans Broker	3
Dual Variable Comm	N	Listing Type	Exclusive Right of Sale	Agency Disclosure	Transaction Broker
Sold Date	12/02/2016	Days On Market	162	Cumulative DOM	162
Sold Price	\$ 75,000	Financing	Cash	Seller Concession Y/N	N


LO:WATSON REALTY CORP Office: (904) 731-5800; Fax: (904) 731-5397; Office E-Mail: gonzakom@watsonrealtycorp.com
 LA: David Butler PA Office phone: (904) 731-5800; Mobile: (904) 716-7863; Fax: (904) 731-5397; Watson Email: DavidButler@WatsonRealtyCorp.Com; Watson Email: DavidButler@WatsonRealtyCorp.Com
 Co-LA: CLAIR CORBETT, Realtor of WATSON REALTY CORP David: (904) 716-7863; Mobile: (904) 521-3288; Fax: (904) 421-7999; David and Clair: DavidandClair@gmail.com
 SO:KELLER WILLIAMS REALTY ATLANTIC PARTNERS SOUTHSIDE Office: (904) 515-2700; Office Fax: (904) 515-2427.
 SA: Nicole Bresca Office: (904) 599-3843; Office E-Mail: nicole@adgkw.com

Provided as a courtesy of
CAREN ADAMS
 WATSON REALTY CORP
 4540 SOUTHSIDE BOULEVARD
 SUITE 1
 JACKSONVILLE, FL 32216
 Watson (904) 421-1756
 Cell - (904) 651-3575
 LeahAdams@watsonrealtycorp.com

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SOLD
 75,000
 83,33 psf

Address: 3802 PARK ST, JACKSONVILLE, FLORIDA ; 32205 County: DUVAL Country: USA

	List Number	836299	Status	Sold
	Property Type	Residential	Price	\$ 113,000
	Region	03-RIVERSIDE/AVONDALE/ORTEGA	Area	312 AVONDALE
	Parcel #	092876 0000	Sub-Legal	STOCKTON PLACE
	Common	STOCKTON PLACE	Association Fee	N
	Assoc Fee	\$ 0	Assoc Fee Freq	N/A
	CDD Fee Y/N	N	CDD Fee	0.00
	Bedrooms	3	Full Baths	1
	Half Baths	0	Bdms Conform	Y
	Approx. Heated SqFt	1,052	Year Built	1922
	Waterfront Y/N	N	Navigable to Ocean Y/N	N

Elementary School	Finwkr	Middle School	Lake Shore	High School	Robert E. Lee
New Construction Y/N	N	Homesite	N	Gated Community	N
Historic Area	Y	Mobile/Mfg Home	N		

Directions: North on US17 to right on Park St. House on the left just past Pinegrove. Next to Boone Park.
Remarks: Great location in Avondale next to Boone Park. House needs some renovation. Perfect for investor to renovate and sell or keep as a rental. Strong rental area. Good for a cash buyer to get in the neighborhood inexpensively and renovate themselves. Cash only. Selling as-is. Title transferred via special warranty deed. Power is off. Seller has never lived on the property and makes no warranties or claims.

Type of Dwelling: Sngl. Fam.-Detached Style: Bungalow Stories: 1 Stories, 1 Square Foot Source: Tax Roll Bath: MBR Bath Tub W/Shwr Dining: Separate Dining Room	Type of Heating: Central Heating Type of Cooling: Central Cooling Utilities: Water - Public, Sewer - Public Water Heater: Electric Water Heat Pool/Hot Tub: No Pool	Parking Facilities: No Covered Parking Approx. Parcel Size: Less than 1/4 Acre Lot Description: Regular Lot Presently Zoned: Residential Possible Financing: Cash Property Owner: Seller Owned Title Status: Own License RE Agt Occupancy: At Closing Showing Instructions: See Showing Assist
--	---	--

Listing Date	07/05/2016	Expiration Date		Pending Date	08/29/2016
Comp Single Agent	3	Comp to Non-Rep	3	Comp Trans Broker	3
Dual Variable Comm	N	Listing Type	Exclusive Right of Sale	Agency Disclosure	Transaction Broker
Sold Date	09/06/2016	Days On Market	55	Cumulative DOM	55
Sold Price	\$ 100,000	Financing	Cash	Seller Concession Y/N	N

LO:THE LARKIN GROUP, LLC Office: (904) 612-2670; Office E-Mail: spl.larkin@gmail.com
LA: SEAN LARKIN, Realtor Office: (904) 612-2670; Office E-Mail: spl.larkin@gmail.com
SO:THE LARKIN GROUP, LLC Office: (904) 612-2670; Office E-Mail: spl.larkin@gmail.com
SA: SEAN LARKIN, Realtor Office: (904) 612-2670; Office E-Mail: spl.larkin@gmail.com


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SOLD
100,000

95 psf

Address: 3888 HERSCHEL ST, JACKSONVILLE, FLORIDA ; 32205 County: DUVAL Country: USA

	List Number	855109	Status	Sold
	Property Type	Residential	Price	\$ 129,900
Region	03-RIVERSIDE/AVONDALE/ORTEGA	Area	032-AVONDALE	
Parcel #	092610 0000	Subd-Legal	FISHWEIR PARK	
Common	FISHWEIR PARK	Association Fee	N	
Assoc Fee	\$ 0	Assoc Fee Freq	N/A	
CDD Fee Y/N	N	CDD Fee	0.00	
Bedrooms	2	Full Baths	1	
Half Baths	0	Bdrms Conform	Y	
Approx. Heated SqFt	1,148	Year Built	1924	
Waterfront Y/N	N	Navigable to Ocean Y/N	N	
New Construction Y/N	N	Homestead	N	Gated Community
Historic Area	N	Mobile/Rtg Home	N	N

Directions: From Pine Grove Dail, head SE on Pine Grove Ave, make a right onto Herschel St. The home is on your left.
 Remarks: Come view this bungalow beaming with potential in the heart of Avondale! Conveniently located close to shopping, entertainment, and restaurants! This home is being sold AS IS.
 Private Remarks: \$1000 bonus to Buyers agent for a december closing.

Type of Dwelling: Sngl. Fam. Detached Stories: # Stories: 1 Square Foot Source: Tax Roll	Type of Heating: Central Heating Type of Cooling: Central Cooling Utilities: Water Public Pool/Hot Tub: No Pool	Parking Facilities: # Garage Spaces: 0 Approx Parcel Size: Less than 1/4 Acre Lot Description: Regular Lot Presently Zoned: Residential Possible Financing: FHA; VA, Conventional; Cash Property Owner: Seller Owned Title Status: Own License RE Agt Occupancy: At Closing Showing Instructions: See ShowingAssist
--	--	---

Listing Date	11/11/2016	Expiration Date		Pending Date	12/15/2016
Comp Single Agent	3	Comp to Non-Rep	3	Comp Trans Broker	3
Dual Variable Comm	N	Listing Type	Exclusive Right of Sale	Agency Disclosure	Transaction Broker
Sold Date	01/05/2017	Days On Market	34	Cumulative DOM	34
Sold Price	\$ 123,000	Financing	Cash	Seller Concession Y/N	N

LO: KELLER WILLIAMS REALTY ATLANTIC PARTNERS SOUTHSIDE Office: (904) 515-2700; Office Fax: (904) 515-2427; Office Email: kdw955@kw.com
 LA: JAIMÉ TEJERA Office: (904) 353-7611; Team: duval@edgekw.com,
 SO: MAGNOLIA PROPERTIES Office: (904) 348-5665; Fax: (904) 348-5548; gmail: ebmagnoliabroker@gmail.com; Office E-Mail: eileen@magnoliaproperties.com
 SA: AMY MCPARLAND SHRADER Office Phone: (904) 962-0265; Efax: (904) 302-8266; Office E-Mail: amy.mcparlandshrader@gmail.com

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SOLD 123,000

107 PSF

3/1/2017

Dear Joel McEachin,

John Wells has my permission to discuss with the City of Jacksonville the demolition of my house located at 1423 Rensselaer Ave, Jacksonville FL 32205.

Thank you

Daina Berlin Blocker

Daina Berlin Blocker

352.525.0526

BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-17-236**

IN RE: The Certificate of Appropriateness Application of

Daina Berlin
1423 Rensselaer Avenue
Jacksonville, FL 32205

ORDER ON COA-17-236 DENIED

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **John Wells, Classic American Building and Remodeling**, on behalf of, **Daina Berlin**, the owner of certain real property located at **1423 Rensselaer Avenue, RE #091908-0000**, seeking approval for **demolition of a single family home**.

Having duly considered both the testimonial and documentary evidence presented at the public hearing on **March 22, 2017**, 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 of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report to the extent consistent with the Order, and

FINDS AND DETERMINES:

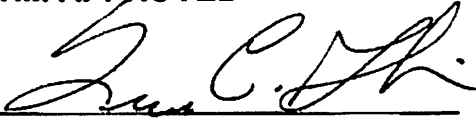
1. That the applicant complied with all application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code;
2. That substantial competent evidence demonstrates that application **COA-17-236** does not meet the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code;
3. The Commission adopts the Report of the Planning and Development Department for COA-17-236; and
4. That the land which is the subject of this application **COA-17-236** is owned by **Daina Berlin**.

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

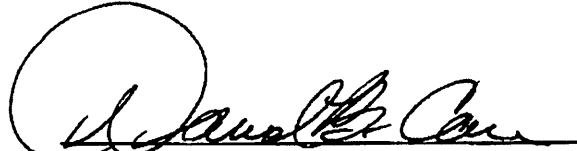
1. Application **COA-17-236** is hereby **DENIED**.

Executed this 22 day of MARCH, 2017.

FORM APPROVED



Susan C. Grandin
Office of General Counsel



Chairman,
Historic Preservation Commission

Copies to:

Owner: Daina Berlin
1240 SE 12th Street
Ocala, FL 34471

Applicant: John Wells
Classic American Building and Remodeling
1530 Elman Road
Jacksonville, FL 32226

DISCLAIMER. 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.

TIMEFRAMES AND NOTICE OF RIGHT TO APPEAL

Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order. Therefore, this Order does not become final until the expiration of the twenty-one (21) day appeal period provided in Chapter 307, Jacksonville Ordinance Code. Any work commenced during this appeal period is done at the risk of the applicant.

Exhibit "A"

Application for Certificate of Appropriateness

COA - 17 - 236	
Date Received:	3/1/2017
Planner Initials:	JTW
Date Found Sufficient:	
<input type="checkbox"/> Violation/Citation #:	
<input type="checkbox"/> Plan Review/COA Inspection Required	

For more information regarding this form call: (904) 255-7859. Submit signed, completed form in person, by email (historicpreservation@coj.net), U.S. mail (see address below), or by faxing it to: (904) 255-7885.

PROPERTY INFORMATION				
Property Designation	<input checked="" type="checkbox"/> Riverside/Avondale Historic District	<input type="checkbox"/> St. Johns Quarter Historic District	<input type="checkbox"/> Springfield Historic District	<input type="checkbox"/> Local Landmark
Property Address	1423 RENNESELEN NE		Zip Code 32205	
Real Estate #	091908 0000			
Type of Improvement	Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible (Example: reroof; replacing grey 3-tab shingles with black architectural shingles). Submit all required supplemental information/documentation (See Sufficiency Rider) with application.			
DEMOLITION OF FORMER CONSTRUCTION BUNKHOUSE PREVIOUSLY MOVED TO THIS PROPERTY				
WILL FOLLOW UP WITH A COA APPLICATION FOR NEW CONSTRUCTION				

APPLICANT INFORMATION (Please Print Neatly)			
Applicant is (check one and must sign below): <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other agent			
★ Building Owner's Name:		Architect's Name:	
Address: DANA BERLIN (Dana Berlin)		Address:	
City, State & Zip: 1240 SE 12th Street		City, State & Zip:	
Phone: Ocala, FL 34471		Phone: Fax:	
Email:		Email:	
Agent represents <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Consultant <input type="checkbox"/> Other			
Contractor's Name: CLASSIC AMERICAN		Agent's Name: JOHN WELLS	
Address: 1530 ELMAN RD		Address: 1530 ELMAN RD.	
City, State & Zip: JAX FLA 32226		City, State & Zip: JAX FLA 32226	
Phone: 626-8659 Fax:		Phone: 626-8659 Fax:	
Email: JLTWELLS@BELLSOUTH.NET		Email: JLTWELLS@BELLSOUTH.NET	

I HEREBY CERTIFY that I understand this application will not be processed until all the requested information has been supplied and is not considered complete until staff deems it is complete. I also understand this application may require a site visit, sufficiency review meeting, additional research, staff discussion and a PUBLIC HEARING by the JACKSONVILLE HISTORIC PRESERVATION COMMISSION (JHPC) which may affect the processing time.

Print name and Signature(s) of Owner(s) _____ Date _____

★ Owners Info Always Required

John Wells 3/1/17
 Print name and Signature of Agent/Arch/Cont _____ Date _____
 JOHN WELLS

Historic Preservation Section, Planning and Development Department, City of Jacksonville
 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

COA-17-236

THIS SIDE ADMINISTRATIVE USE ONLY
IF APPROVED, THIS CERTIFICATE IS VALID TO INITIATE WORK FOR ONE YEAR AND TO COMPLETE WORK WITHIN FIVE YEARS.
A COPY OF THIS CERTIFICATE MUST REMAIN ON JOB SITE AND BE AVAILABLE TO INSPECTORS FOR THE DURATION OF THE WORK.

PLANNING AND DEVELOPMENT DEPARTMENT

<input type="checkbox"/> Approve	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied	<input type="checkbox"/> Withdrawn	<input checked="" type="checkbox"/> Forwarded to the JHPC *	Date of Action: 3/1/17
----------------------------------	---	---------------------------------	------------------------------------	---	------------------------



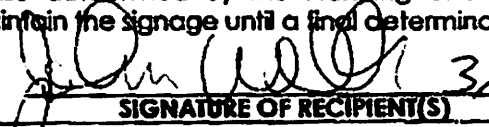
 Historic Preservation Planner

ALL ADMINISTRATIVE REVIEWED COAS ARE APPEALABLE TO THE JHPC. NORMAL FEES APPLY. ANY DEVIATION FROM THE APPROVED PLANS, INCLUDING BOTH DESIGN AND MATERIAL, REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE HISTORIC PRESERVATION SECTION PRIOR TO IMPLEMENTATION. ANY CONDITIONS ARE INCLUDED AS A REQUIREMENT TO ANY BUILDING PERMIT FOR WHICH THE COA IS ISSUED.

PUBLIC HEARING NOTIFICATION FOR APPLICATIONS FORWARDED TO THE JHPC

Street Signage Meeting notice to parties listed under "APPLICANT INFORMATION"

I hereby certify that I have received 1 sign(s) to be posted by 3/2/17 in a street visible location on all street sides of the subject property, or otherwise determined by the Planning and Development Department. I understand it is my responsibility to maintain the signage until a final determination has been made by the Commission.

 3/1/17
 SIGNATURE OF RECIPIENT(S) DATE

* APPLICATIONS REVIEWED BY THE JHPC REQUIRE FINAL ORDER FOR PERMITTING.

AMENDMENT SECTION

Describe nature of amendment including scope of work and extension date. To be signed and dated by staff.

March 22, 2017

THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
CERTIFICATE OF APPROPRIATENESS APPLICATION COA-17-236

Address: 1423 Rensselaer Avenue **Year Built:** c1931

Location: Northeast side of Rensselaer Avenue **Designation:** Riverside-Avondale
between Park Street and Historic District
Hollingsworth Street

Owner: Daina Berlin **Status:** Contributing
1240 SE 12th Street **Applicant:** John Wells
Ocala, FL 34471 Classic American Building
and Remodeling
1530 Elman Road
Jacksonville, FL 32226

REQUEST / RECOMMENDATION

Request: Demolition of Single Family Home
Recommendation: Deny
Condition: None

In reviewing the *Historic Preservation Guidelines for the Riverside-Avondale Historic District* (district regulations) and the *Secretary of the Interior's Standards for Rehabilitation*, it is the opinion of the Planning and Development Department that the proposed demolition is not consistent with all or in part with:

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

GENERAL INFORMATION

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

STANDARDS, CRITERIA AND FINDINGS

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

1. **The effect of the proposed work on the landmark, landmark site, or property within an historic district upon which such work is to be done;**

- Demolition by nature is the ultimate removal of historic fabric. The proposed work is for the demolition of a contributing structure within the Riverside-Avondale Historic District. **Demolition should be considered a last resort when addressing the future status of a historic structure.** All alternatives should be explored, including relocation, as well as the potential rehabilitation, mothballing and reuse of a structure by either the current owner or prospective owners.
- The proposed work is for the demolition of 1423 Rensselaer Avenue, a one-story Frame Vernacular style residence. Listed as a contributing property in the district, the residence was constructed in c.1931 per the Property Appraiser Record Card. Because of its concrete block piers and foundation skirting, it is possible that the residence was relocated to the current site, although not confirmed in the building permit records. According to oral histories in the neighborhood, the building was originally constructed as an African-American school house relocated from one of the neighborhoods near downtown. The subject property was depicted on a 1950s era Sanborn Map.
- Visible alterations made to the subject property over the years include the construction of a one-story shed roof addition in the rear, replacement of three original windows with a more contemporary aluminum product, and reconstruction of the front porch. The 1970 Sanborn Map indicates the presence of a full width front porch, however, the residence currently has a partial shed roof porch centered on the front elevation. The greater majority of the original or early wooden sash style windows with six over six lights remain. The residence is sheathed with wooden shingles and covered with a composition shingle roof. From the outside, the subject property appears to have concrete block piers and foundation skirting.

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

- *The Historic Preservation Design Guidelines for the Riverside-Avondale Historic District* (district regulations) emphasize the negative impact

demolition can have on a historic district, which can result in producing a void in the street, potentially create an unkempt trashed or overgrown lot or provide a site for a less well-designed replacement, as well as loss of essential character and integrity of the district.

- Demolition of the subject property will destroy the historic relationship between it and adjacent contributing properties while creating a void in the street.

3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

- Demolition would result in the complete loss of all remaining architectural and historical significance of the property at 1423 Rensselaer Avenue and its historic association with adjacent properties in the 1300 and 1400 block, as well as its contribution to the historic integrity of this part of the Riverside-Avondale Historic District.

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

- Chapter 307.106 (S) of the Jacksonville Ordinance Code states, "Any certificate of appropriateness which has been approved pursuant to the provisions of this Section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission." It is the opinion of the Planning and Development Department that the proposed demolition can be completed within the aforementioned time frame. It is the testimony of the applicant that after the house is demolished, a new single-family residence would be constructed on the site.

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

1. The historic or architectural significance of the building or structure;

- The residence at 1423 Rensselaer Avenue was listed as a contributing property in the Riverside-Avondale Historic District because of its age and style.
- Architecturally, the design of the subject property reflects no particular style and is commonly referred to as Frame Vernacular because of its construction.

Although a common architectural style in older neighborhoods and rural areas, Frame Vernacular style buildings are important due to representing 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. These indigenous construction products were combined with manufactured items produced locally or shipped by rail such as sash windows, doors, and hardware to construct solid and functional spaces that worked well in the southern environment.

2. The importance of the building or structure to the ambiance of the historic district:
 - Although important as part of an intact block of residences, the building does have enough of its original exterior design and fabric to continue contributing to the traditional ambiance of this part of the district.
3. The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location.
 - It is the opinion of the Planning and Development Department that the subject property does not have design elements, i.e. building height, massing and construction materials, which would make reproduction difficult or impossible.
4. Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the county or region.
 - There are many examples of residences reflecting the Frame Vernacular style in the Riverside-Avondale Historic District, as well as within other older neighborhoods in Jacksonville.
5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be:
 - It is the testimony of the applicant that after the house is demolished, a new single-family residence would be constructed on the site.
6. The difficulty or the impossibility of saving the building or structure from collapse:
 - The applicant has stated in his application that the subject property is in need of leveling and other significant repairs, but agreed it does not appear to be in danger of collapsing.
 - Based on a site visit and documentation provided with the application, it is the

opinion of the Planning and Development Department that the subject property is not at this time in imminent danger of collapsing.

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

- As a licensed contractor, the applicant provided a written statement outlining the various costs associated with the rehabilitation of the subject property. The total cost estimate was \$55,000 which included both an exterior and interior rehabilitation of the subject property. The rehabilitation would include new electrical, plumbing, and HVAC system, as well as all new interior walls and floor finishes along with new bathroom and kitchen fixtures and cabinetry. In addition to foundation repairs and re-leveling, the cost would also include new front porch, roof, windows, and siding.
- The property was purchased by the current owner in 2007 for \$75,000 (OR Bk 13868, P. 931, March 15, 2007) and has been for the most part continually occupied since that time. According to the Property Appraiser Record Card, the subject property, which has a heating area of 471 square feet, has a just market value of \$68,326 which includes a land value of \$44,100 and a building value of \$24,226. It is the testimony of the applicant that the monthly rental rate of a similar size residence (500 square feet) in the general area is \$735.00. According to the applicant a similar rental income for the subject property would be insufficient to cover the financing cost of both the purchase and rehabilitation of the subject property (\$135,000).
- Even in considering its size and condition, the current owner has been able over the last ten years to receive sufficient income to keep ownership and provide basic maintenance to allow for continued occupancy.
- Changing demographics and increasing demand for affordable housing, particularly for those 65 and over, have made smaller houses such as the subject property more desirable. Currently, non-family households make up one in three American households with one quarter being only a single person. Non-family households require less bedrooms and thus less space. In 2015, the International Code Council modified the minimum habitable room area in the International Residential Code from 120 square feet to 70 square feet. (Anne Wyatt, "Beyond Building, There are Plenty of Ways to Provide for Affordable Housing That Don't Involve New Construction", *Planning*, The Magazine of the American Planning Association, Volume 83, # 3, March, 2017, pp. 34-37). Population diversity, i.e. race, income, household size, etc., is common in many older neighborhoods such as Riverside – Avondale and is generally considered a positive attribute.

8. Whether there are other feasible alternatives to demolition;

- The most appropriate alternative to demolition of the subject property would be rehabilitation or resale. The Planning and Development Department has no evidence that the subject property has ever been listed for sale over the last ten years. Reportedly, the property owner immediately adjacent to 1423 Rensselaer Avenue expressed an interest in acquiring the property in a rent to own arrangement (E-mail Adrienne Burk to Lisa Sheppard, March 15, 2017).
- Although a questionable financial option, the residence could be relocated according to a verbal interpretation by the Chief Building Official since it is an existing building.
- Another feasible alternative to demolition would be to Mothball the residence which would stop the assessment of any code fines while allowing time to investigate other preservation options. Mothballing of the subject property would include the following:
 - Ensure that all WDO activity, if any, has ceased.
 - Properly board and secure all the windows and doors consistent with the administrative rules for mothballing.
 - Ensure that the building is and remains water-tight.
 - Sufficiently screen the foundation to limit access to the crawlspace.
 - Once any needed repairs are made to the exterior, the entire structure be painted a uniform color.
 - Interior be broom swept.
 - In addition to limited landscaping in the front, the grounds be maintained and kept clear of trash and debris.
 - Motion detection lights be added to the front and rear yards of the subject property.
 - A monitoring and maintenance schedule be prepared.

9. Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark;

- Important as part of an intact block of residences, the building does have enough of its original exterior design and fabric to continue contributing to the traditional ambiance of this part of the district

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

- Chapter 307.102 defines undue economic hardship as meaning, *"an onerous and excessive financial burden that would be placed upon a property by the denial of a certificate of appropriateness or a similar burden which would be placed on a property owner by conditions which the Commission seeks to*

place on the granting of a certificate”.

Based on being an income producing property for at least ten years, it is the opinion of the Planning and Development Department that the building has and continues to earn economic return on its value. However, a final determination of an undue economic hardship per Chapter 307.106(p) would be determined by the Commission, and may involve the submission of additional documentation.

Jacksonville Historic Preservation Commission

Sign-In Sheet

Wednesday, March 22, 2017 - 3:00 P.M.

1st Floor Conference Room 1002, Ed Ball Building, 214 N. Hogan St.

Name	Mailing Address (include city/state/zip) E-Mail Address	Telephone	Application Number
Adrienne Burke	Mailing address 7623 Herschel St		
RAP	E-mail address adrienne@riversideavondale.org	389-2449	
DANNY MAK	Mailing address MAKDANNY@GMAIL.COM		
CGNEN VOJNOVIC	E-mail address cgj10@comcast.net		
Hunter Hayden	Mailing address HUNTER@HAYDENHAWK.COM		
Michael Mizrahi	E-mail address Bulcryst@springer.com		
Michael Mizrahi	Mailing address 295. Michael / @ gmail.com	786-442	7869
Paige Robinson	E-mail address probrinson@kneqgroup.com	355	3358
Beth Dickson	Mailing address 2544 COLLEGE ST, 32061		
	E-mail address meliza@xn@gmail.com	904 473 3733	131/132
Rob Stomray-Stitz	Mailing address 1419 Rensselaer Ave.		
	E-mail address		
Kate Hallock	Mailing address The Resident		
	E-mail address kato@residentnews.net		
ANDRES LOPERA	Mailing address 2264 MYRA ST, JAX FL	904.251.4133	
	E-mail address		

(Note: If you do not fill out the sign-in sheet or the speaker's card, legibly or completely...
You may not be notified if an item is appealed.)

Jacksonville Historic Preservation Commission

SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Rob STOMFAY-STITZ DATE: 3-22-17
(First Name) (Last Name) (Month/Day/Year)
Address: 1419 Rensselaer Ave FL 32215
(Street) (City) (State) (Zip Code)
PHONE: (904) 631-7370
(area code) (Phone Number)

REPRESENTING: _____
(example: Client / Organization / Business / Company / Yourself)

1. PUBLIC HEARING: Identify Agenda Item: COA-17-236 APPLICATION NUMBER _____
(number and Page) (COA - ??-?? THIS NUMBER MUST FILLED IN)
I SUPPORT _____ (or) I OPPOSE THIS Agenda Item / Application Number.
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: SUBJECT MATTER: _____

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD → → → →

Jacksonville Historic Preservation Commission

SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Adrienne Burke DATE: 3/22/17
(First Name) (Last Name) (Month/Day/Year)
Address: 2625 Herschel St. Jax FL 32204
(Street) (City) (State) (Zip Code)
PHONE: 904 389-2449
(area code) (Phone Number)

REPRESENTING: PAP
(example: Client / Organization / Business / Company / Yourself)

1. PUBLIC HEARING: Identify Agenda Item: _____ APPLICATION NUMBER 17-131/17-132/17-236
(number and Page) (COA - ??-??-?? THIS NUMBER MUST FILLED IN)

I SUPPORT _____ (or) I OPPOSE _____ THIS Agenda Item / Application Number.
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: SUBJECT MATTER: _____

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD ⇒ ⇒ ⇒ ⇒

Jacksonville Historic Preservation Commission

SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete Item 1 below for Board/Committee Public Hearing
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: JOHN WELLS DATE: 3/22/17
(First Name) (Last Name) (Month/Day/Year)
Address: 1530 FLORIDA AVE
(Street) (City) (State) (Zip Code)
PHONE: (904) 626-8059
(area code) (Phone Number)

REPRESENTING: DAINA BERLIN
(example: Client / Organization / Business / Company / Yourself)

1. PUBLIC HEARING: Identify Agenda Item ⑧ 17-236 APPLICATION NUMBER 17-236
(number and Page) (COA - 77-777 THIS NUMBER MUST FILLED IN)

I SUPPORT (or) I OPPOSE THIS Agenda Item / Application Number.
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: SUBJECT MATTER: _____

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD ⇒ ⇒ ⇒ ⇒



Planning and Development Department

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

MEMORANDUM

TO: To Whom It May Concern

FROM: Joel McEachin City Planner III
Community Planning Division / Historic Preservation Section

RE: Appeal – COA-17-236, 1423 Rensselaer Avenue

DATE: April 27, 2017

**Appeal to the City Council for Certificate of Appropriateness Application, COA-17-236.
1423 Rensselaer Avenue**

Appellant
John Wells
Classic American Building and Remodeling
1530 Elman Road
Jacksonville, Florida 32226

I hereby certify that the list below are true and accurate copies of the complete names and mailing addresses of any and all persons who either provided a written statement, testified according to the minutes or provided speaker cards to testify before the Jacksonville Historic Preservation Commission on or before March 23, 2017 regarding Application COA-17-236.

Daina Berlin
1240 SE 12th Street
Ocala, Florida 34471

Annette Buda
P.O. Box 462
Orange Park, Florida 32067

Adrienne Burke
Executive Director
Riverside Avondale Preservation, Inc.
2623 Herschel Street
Jacksonville, Florida 32204


Holly Connell
Rogers Towers
1301 Riverplace Boulevard,
Suite 1500
Jacksonville, Florida 32207

L.H. Marks
LHM Real Estate, LLC
P.O. Box 10126
Jacksonville, Florida 32247

Shelby Robb
1386 Menna Street
Jacksonville, Florida, 32205-8378

Robert Stomfay-Stitz
1419 Rensselaer Avenue
Jacksonville, Florida 32205

Jillian Waller
1413 Rensselaer Avenue
Jacksonville Florida 32205



Joel McEachin, City Planner III - Historic Preservation
Staff to the Jacksonville Historic Preservation Commission

From the Historic Guidelines for the Riverside/Avondale Historic District

DEMOLITION

1)The Historic or Architectural significance of the building or structure.

Answer: None. It's a common square building with an end to end gable roof. It wasn't built to be a permanent structure or single family home. It was built as a military or contractors shack for temporary housing of shipyard workers (a bunkhouse). It did not have indoor plumbing or a kitchen. The interior partition walls appear to have been added. The "bead board" material on the interior partition walls and some of the exterior walls is a "sheet" product meaning they were only added in the last few years since this product came available. There is a newer electric service in the house but the wiring is either original or very old. This building was likely moved because it was cheap or free. Without the bathroom add-on (72sf) it is about 19 x 21 or 399sf. The shed roof and front porch are not original. Some of the windows are aluminum and there is no working fire egress window in the sleeping area, only fixed top sashes (life safety issue). The front porch is not original to the building. The rear add-on where the bathroom is currently located is not original to the building. Some of the windows are aluminum and not original and the siding is not original. The exterior doors are not original.

2)The Importance of the building or structure to the ambience of the area.

Answer: None, it is an eyesore and a negative anomaly. There is a new construction bungalow across the street and it blends seamlessly into the neighborhood, as will the new home on this property. The property in it's current state of disrepair has only attracted cheap renters, not families. New construction will likely add a new family to the neighborhood. The Riverside/Avondale Historic District has been enhanced and the future is insured partly because of new families bringing new generations to the neighborhood. The 2017 taxes on the property was \$1,219.60. New construction valued at \$300,000 would produce approximately \$4,500.00 per year, so three times the money added to the city tax base. In today's world infill construction is the most desirable because it takes advantage of existing infrastructure and helps to prevent urban sprawl. There are no negatives to building a new viable home on this property. New construction has consistently enhanced property values and in every location I personally have built the neighbors welcomed us. On another similar project that is currently under construction the neighbor is the one who called and told me the property was for sale and begged me to "please do something"!!

3)The difficulty or impossibility of reproducing such a building or structure because of it's design, texture, material, architectural detail or unique location.

Answer: Neither difficult nor impossible. It is a square, shack, originally one room building that was built as temporary housing for workers. Once

again, it was never meant to be a permanent structure or single family home. It was likely moved because it was cheap or free.

4)Whether the building or structure is one of the last remaining examples of it's kind in the neighborhood, the county or the region.

Answer: Dozens or even hundreds of these shacks were likely moved all over Jacksonville and Northeast Florida. Some were probably made into houses for human habitation but some were likely made into hunting shacks, tool sheds or garages or other uses. Because of the simple design these shacks would blend in just about anywhere. An example of a similar situation is the Quonset Huts that were prevalent at local Military bases during World War II and into the 60's and 70's. A very large base at Green Cove Springs was closed down after the war and these Quonset Huts were transported all over northeast Florida and used as lake houses, garages and other uses. They are very easy to spot because of their metal semi-circle design. If you've ever seen the TV show Gomer Pyle, it's the kind of building they lived in. The subject building is the World War I version of the Quonset hut. They were not built as permanent buildings or family homes. If there were a Quonset hut sitting on this lot I doubt anybody would be upset about removing it. A Quonset Hut is not historic and neither is the subject shack. They were temporary military housing.

5)Whether there are definite plans for reuse of the property and what effect these plans would have on the surrounding neighborhoods.

Answer: Absolutely. A plan for new construction will be submitted at the historic meeting which follows the approval of demolition of the existing shack. The effect will be nothing but positive. New construction in this neighborhood has enhanced and appreciated property values consistently. This is a bungalow street and we would be happy to have the input of the Historic Dept. on a design.

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

Answer: Not a factor. Although the building is in need of leveling and significant repair and renovation to make it viable for ANY use, it does not appear to be in danger of collapse.

7)Whether the building or structure is capable of earning a reasonable economic return on it's value.

Answer: The estimated cost of renovation of this building to a standard that would be rentable or even just livable is \$55,000.00. The land value is \$80,000(current contract price), so the total renovation cost is \$135,000. The smallest rental I could find in the Historic District is listed as 500sf and rents for \$735.00 per month so at the same square footage rate this house, at 471sf would rent for about the same. Taxes on \$135,000 would be approximately \$2,430 per year or \$202.50 per month. Monthly payments on \$55,000 (borrowed renovation money if it were even available) amortized for 20 years at 5% would be \$362.98. Insurance would be another 150-200 per month. This only leaves about

\$20.00 (with insurance figured at 150) per month of return, which means there is none left for maintenance, repairs and upkeep. These numbers are only figured with the renovation money being financed. The owner would be getting NO value or return for the value of the land. Nobody in their right mind would make an investment like this.

8)Whether there are other feasible alternatives to demolition.

Answer: None that we are aware of. The City of Jacksonville will generally not issue a permit to move a building that's less than 600sf and you wouldn't want to anyway because the cost of moving would exceed the cost of reproducing the building. Also the city will not permit a new single family home less than 800sf and they will not allow you to move this building if it creates a substandard condition somewhere else. This alone tells you that the City of Jacksonville does not consider the subject to be a viable single family home. Renovation of this shack makes no sense practically or economically. Additions or add-ons are not a consideration. The building would have to be moved or repositioned on the lot and used as a room or add-on to new construction which would also be cost prohibitive and diminish the value of the new construction.

9)Whether it would constitute undue economic hardship to deny the property owner the right to demolish the building or structure.

Answer: To deny this owner the right to remove this building amounts to a TAKING!! The rents have not been sufficient to even maintain the property. She is not willing and does not have the means to put an estimated \$55,000.00 into the building to make it livable because she is still stuck with minimum rent for a 471sf one bedroom house. She can't sell it as a house because it is not financeable by any bank and besides nobody is going to buy a 471sf house for even what the property is worth (see attached recent sales of small homes in the area), much less the property value plus the cost of extensive renovations. Nobody is going to buy it unless they can tear the building down and rebuild on the property. The city will not allow her to move it and she doesn't have the money to fix it. SO, the option will be to board it up, which would be very negative to the neighborhood and an economic hardship to her.

Any renovation of this shack would include a complete gutting of the interior including the wood floors. There is so much animal urine soaked into the wood you would never get the smell out. There are no fire egress windows in the sleeping area, which is a life safety issue. The bead board on the ceiling may be original but the walls are mostly newer sheet material. There is only a window unit in the living area for heat and A/C. There is no insulation. See the following estimated cost to renovate this building:

Demolition	\$ 3,000.00
Foundation repairs and re-leveling	9,500.00
Repairs to structure and water damaged floors	5,000.00
HVAC	4,200.00
Electrical	3,600.00
Plumbing	3,200.00
Insulation	1,200.00
Hurricane tie-downs	500.00
Roofing	3,600.00
Porch (replace)	3,700.00
Windows	1,700.00
Sheetrock	2,300.00
Trim	1,200.00
Cabinets	3,000.00
Counter tops	400.00
Plumbing fixtures	800.00
Electrical fixtures	500.00
Paint (exterior and interior)	3,800.00
Flooring (carpet)	500.00
Flooring (vinyl)	300.00
Misc. (permits, engineering, bug treatment, etc.)	\$3,000.00

Total ~~_____~~ \$55,000.00

Comparable Sales in the Immediate Neighborhood

Please see the attached recent sales. The most favorable sale of a small house is 4072 Park Street. It is 984sf living area AND it has a detached garage. This property was apparently in pretty good living condition because it was available for conventional financing. It sold for \$109,250.00 or about \$111.00 per square foot. Keep in mind this is the most favorable sale, the rest are somewhat less value and less per square foot.

The subject housed is 471sf. If it were in reasonably good "selling" condition and sold for \$111.00 per square foot the sale price would be \$52,281.00, not even the value of the land. Also the subject is not in SELLING condition as a home. An estimated \$55,000 would have to be spent to renovate it and it still would not have a detached garage like the above example. SO, using the above example numbers, you would have to spend \$55,000 to get a return of \$52,281.00. By the time you add real estate commission and other selling costs this would be a substantial loss not to mention that you would get NO return for the land.

The comparables that I used to file this application in March are no longer available online. They are available in the original package and Joel McKeachen can supply.

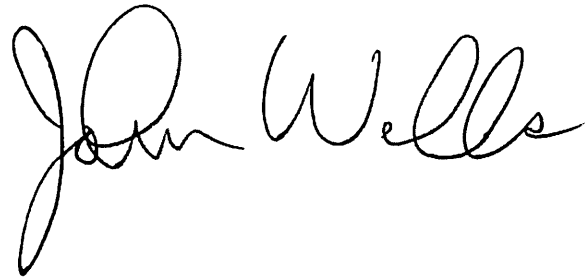
Recent approvals of DEMOLITIONS:

At the Historic Commission meeting on April 26, 2017, COA-17-374 was approved for demolition. It is a similar sized house with similar problems. Although the subject house on this application does not appear in danger of collapse it will require significant structural foundation work to level it and support it. COA -17-374 would require the same. Repairs to framework are among the cheapest part of a renovation. Both of these houses would require extensive foundation work, and COA-17-374 would require extensive framework repair also but it could be done at some cost.

Both houses exhibit the same design and historic fabric, but when all is said and done the deciding factor in the denial of the demolition at 1423 Rensselaer seems to be that the house does not appear to be in danger of collapse. This should not be the deciding factor, because the renovation costs would be about the same for both. Vertical framework is fairly cheap compared to other parts of the renovation. Yet 17-374 was approved for demolition and 17-236 was not.

17-734 was approved for demolition because it is not economically feasible to fix it and RIGHTLY SO.

17-236 should be approved for demolition for the same reason.

A handwritten signature in black ink that reads "John Wells". The signature is written in a cursive, flowing style with a large initial "J" and "W".