

**RESOLUTION 2017-455**

A RESOLUTION CONCERNING THE APPEAL OF A FINAL DECISION OF THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION APPROVING WITH CONDITIONS THE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA-17-343) AS REQUESTED BY RACHEL RINGHAVER, ON BEHALF OF RING PROPERTY INVESTMENTS, LLC, TO APPROVE PAVERS IN THE FRONT YARD OF THE SUBJECT PROPERTY LOCATED AT 3205 HERSCHEL STREET (R.E. NO. 078229-0000) (COUNCIL DISTRICT 14), PURSUANT TO CHAPTER 307 (HISTORIC PRESERVATION AND PROTECTION), PART 2 (APPELLATE PROCEDURE) *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING AN EFFECTIVE DATE.

**Record of the Proceedings  
Before the Jacksonville Historic  
Preservation Commission**

Prepared by:  
The Office of the General Counsel

**LUZ APPEAL 8/15/17**

**Appeal Resolution Items**

Resolution originated by OGC once below items received .....1

Notice of Appeal filed by Appellant .....2

Speakers names and addresses certified by staff secretary  
to the Commission .....3

**Jacksonville Historic Preservation Commission Proceedings:**

Applicable portion of transcript of the  
Appellant's meeting .....4

**Certificate of Appropriateness:**

Application for Appellant's Certificate of Appropriateness.....5

Report of the Planning & Development Department  
for Appellant's COA.....6

Order for Appellant's Certificate of Appropriateness.....7

**Evidence Submitted to the Jacksonville Historic Preservation  
Commission:**

Evidence presented by Planning Department Staff.....8

Evidence presented by applicant .....9

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

4 **RESOLUTION 2017-455**

5 A RESOLUTION CONCERNING THE APPEAL OF A FINAL  
6 DECISION OF THE JACKSONVILLE HISTORIC  
7 PRESERVATION COMMISSION APPROVING WITH  
8 CONDITIONS THE APPLICATION FOR CERTIFICATE OF  
9 APPROPRIATENESS (COA-17-343) AS REQUESTED BY  
10 RACHEL RINGHAVER, ON BEHALF OF RING PROPERTY  
11 INVESTMENTS, LLC, TO APPROVE PAVERS IN THE  
12 FRONT YARD OF THE SUBJECT PROPERTY LOCATED AT  
13 3205 HERSCHEL STREET (R.E. NO. 078229-0000)  
14 (COUNCIL DISTRICT 14), PURSUANT TO CHAPTER 307  
15 (HISTORIC PRESERVATION AND PROTECTION), PART 2  
16 (APPELLATE PROCEDURE) *ORDINANCE CODE*; ADOPTING  
17 RECOMMENDED FINDINGS AND CONCLUSIONS OF THE  
18 LAND USE AND ZONING COMMITTEE; PROVIDING AN  
19 EFFECTIVE DATE.  
20

21 **WHEREAS**, on March 30, 2017, Rachel Ringhaver, on behalf of  
22 Ring Property Investments, LLC, the owner of the property located  
23 at 3205 Herschel Street, R.E. No. 078229-0000 ("Subject Property"),  
24 which is located in Council District 14, submitted an Application  
25 for a Certificate of Appropriateness (COA-17-343) for approval of  
26 the following alterations to the Subject Property done without  
27 receiving a Certificate of Appropriateness prior to initiating and  
28 completing work: 1) placing a parking pad in front of the building;  
29 2) the use of non-brick shaped pavers on the parking pad; and 3)  
30 the screening of the rear garage; and

1           **WHEREAS**, after public hearing, the Jacksonville Historic  
2 Preservation Commission ("JHPC") approved the request for the  
3 screening of the rear garage and applied the following conditions  
4 to its approval of parking in the front of the building: 1) the  
5 material, size, shape, and color of the pavers used shall be  
6 consistent with the preapproved pavers contained in the  
7 Administrative Matrix, which requires the use of brick-shaped  
8 pavers; and 2) the design of the parking in the front of the  
9 building shall include greenspace as indicated in the illustration  
10 submitted at the public hearing, as fully set forth in the Final  
11 Order on COA-17-343, dated May 24, 2017; and

12           **WHEREAS**, pursuant to Section 307.201, *Ordinance Code*, the  
13 Appellant filed a Notice of Appeal, specifically appealing the  
14 condition related to the material, size, shape and color of the  
15 pavers used on the parking pad; and

16           **WHEREAS**, pursuant to Section 307.201, *Ordinance Code*, the  
17 Appellant filed the Notice of Appeal within 21 calendar days of the  
18 Final Order; and

19           **WHEREAS**, pursuant to Section 307.202(a), *Ordinance Code*, the  
20 person who filed the application for certificate of appropriateness  
21 has standing to appeal; and

22           **WHEREAS**, the appeal was timely filed and the Appellant has  
23 standing to appeal; now therefore

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

25           **Section 1. Adoption of recommended findings and**  
26 **conclusions.** The Council has reviewed the record of proceedings  
27 for application for Certificate of Appropriateness COA-17-343 to  
28 allow the use of non-brick shaped pavers on the parking pad of the  
29 Subject Property. The record of proceedings is **on file** in the City  
30 Council Legislative Services Division and the Planning and



1 Development Department. After reviewing all of the proceedings, the  
2 recommended findings and conclusions of the Land Use and Zoning  
3 Committee are hereby adopted by the Council and shall become  
4 effective immediately. This Resolution is the final action of the  
5 Council.

6 **Section 2. Effective Date.** The adoption of this  
7 Resolution shall be deemed to constitute a quasi-judicial action of  
8 the City Council and shall become effective upon the signature by  
9 the Council President and Council Secretary.

10  
11 Form Approved:

12  
13 \_\_\_\_\_  
14 Office of General Counsel

15 Legislation Prepared by: Sondra R. Fetner

16 GC-#1132289-v1A-Appeal\_COA-17-343\_Final.doc

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

2017 JUN 12 PM 1:00

**I. INSTRUCTIONS**

As provided in §307.201, Ordinance Code, any person with standing may appeal a Jacksonville Historic Preservation Commission final order on an application for a Certificate of Appropriateness to the City Council. An appeal must be filed within 21 calendar days of the effective date of the final order granting, granting with conditions, or denying a Certificate. To appeal a Commission final order on an application for a Certificate, complete and submit this form to the Legislative Services Division, Suite 430, City Hall-St. James, 117 W. Duval Street, Jacksonville, Florida 32202 with the supporting documents (see Section III) and appropriate fees (see Section IV). A copy of the final order and the list of persons who testified before or wrote to the Commission about the Certificate (see Sec. III(1) and (4)) may be obtained from the Historic Preservation Section of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida 32202.

**II. NOTICE OF APPEAL**

I, Rachel Ringhaver, Ring Property Investments LLC, hereby file this Notice of Appeal from the final order of the Jacksonville Historic Preservation Commission concerning Certificate of Appropriateness Number 17-343 located in Council District 14.

I am (Please circle one):

- (a) The owner or agent of the owner who filed the application for the Certificate of Appropriateness;
- (b) A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied the Certificate of Appropriateness;
- (c) A person, other than a member of the City Council, who provided a written statement or who testified before the Historic Preservation Commission and who is suffering or will suffer an adverse effect to an interest protected or furthered by Chapter 307, Ordinance Code. The statement must have been in writing, expressing a position on the merits of the application for the Certificate of Appropriateness, other than a petition, such as a letter, a memo or an e-mail, containing a reference to the specific application number and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the Historic Preservation Section or the Director of the Planning and Development Department, or any member of the Jacksonville Historic Preservation Commission (with a copy to the Historic Preservation Section or the Director of the Planning and Development Department), and which was delivered to and received by the City's Planning and Development Department by hand delivery, mail, facsimile, or e-mail at least two working days before the public hearing at which the Commission took final action on the application for the Certificate, or which is read into the record at the public hearing, or distributed to the Commission at the hearing, with a copy to the Commission's staff.

**III. SUPPORTING DOCUMENTS**

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

- (1) A copy of the Final Order on the Certificate of Appropriateness you are appealing.
- (2) If you circled II(c) above, you must provide a statement of your interest sufficient to show how you are or will be adversely affected by the Commission's decision. Please provide this statement in the space below:

By conforming to the COA condition A.1) change paver selection to conforming brick-shaped pavers, it would cause serious undue economic hardship. Please refer to attached description.

(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below:

Please refer to attached description.

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

IV. FILING AND NOTIFICATION FEES

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

Filing Fee: \$550.00

Notification Fee: \$2.00 for each notification.

V. CONTACT INFORMATION

Please complete the following:

Name (Printed):

Rachel Ringhaver, King Property Investments LLC

Address:

9802-12 Baymeadows Rd. Unit 104  
Jacksonville, FL 32256

Daytime Phone Number:

813-300-0498

Evening Phone Number:

''

E-mail address:

ringpropinvest@gmail.com

VI. CERTIFICATION

Please read, sign and date the following statement:

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

Signature

Rachel Ringhaver

Date

6-11-17

**RING PROPERTY INVESTMENTS LLC**  
**OPERATING ACCOUNT**  
8802-12 BAYMEADOWS RD, UNIT 104  
JACKSONVILLE, FL 32256

1254  
63-27831 FL  
413

6-12-17 DATE

Pay To The Order Of Tax Collector  
five hundred fifty six dollar \$ 556.00  
Dollars



**Bank of America**

Rachael Ringler

ACH RIT 068100277

For

Member Check

|                                      |            |   |                       |
|--------------------------------------|------------|---|-----------------------|
| <b>RECEIPT</b>                       |            | DATE <u>6-12-17</u>                       | No. <u>993390</u>     |
| RECEIVED FROM <u>Rachael Ringler</u> |            | \$ <u>556.00</u>                          |                       |
| DOLLARS                              |            |   |                       |
| FOR RENT <u>Appt #17-343</u>         |            |   |                       |
| FOR                                  |            |   |                       |
| ACCOUNT                              |            | CASH <input type="checkbox"/>             | FROM                  |
| PAYMENT                              | <u>556</u> | CHECK <input checked="" type="checkbox"/> | <u>Ch #1054</u>       |
| BAL DUE                              | <u>0</u>   | MONEY ORDER <input type="checkbox"/>      |                       |
|                                      |            | CREDIT CARD <input type="checkbox"/>      | BY <u>C. JACOMINI</u> |

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc  
 Date: 06/12/2017 Time: 13:48:51  
 Location: P03 Clerk: NJS  
 Transaction 0352415

Miscellaneous  
 Item: CR - CR415987  
 Receipt 0352415.0001-0001 556.00  
 Total Paid 556.00  
 CHECK 1254 556.00  
 Total Tendered 556.00

Paid By: RING PROPERTY INVESTME  
 Thank You

Total Due: \$556.00

Account No: CR415987  
 User: Owens, Carol  
 Generic CR

Name: Legislative Services Division  
 Address: 117 W. Duval Street, Ste. 430  
 Description: COA Appeal #17-343, Rachel Ringhaver, \$556.00, CK # 1254, Receipt #993390

Date: 6/12/2017  
 Email: COWENS@COJ.NET

General Collection Receipt  
 Duval County, City Of Jacksonville  
 Michael Corrigan, Tax Collector  
 231 E. Forsyth Street  
 Jacksonville, FL 32202

| TranCode | IndexCode | SubObject | GLAcct | SubsidNo | UserCode | Project | ProjectDt | Grant | GrantDt | DocNo | Amount |
|----------|-----------|-----------|--------|----------|----------|---------|-----------|-------|---------|-------|--------|
| 701      | CCSS01AD  | 36907     |        |          |          |         |           |       |         |       | 556.00 |

|                                       |                       |  |                    |
|---------------------------------------|-----------------------|--|--------------------|
| <b>RECEIPT</b>                        |                       | DATE <u>6-12-17</u>                    | No. <u>993390</u>  |
| RECEIVED FROM <u>Rachel Ringhaver</u> |                       | \$ <u>556.00</u>                       |                    |
| DOLLARS                               |                       |  |                    |
| <input type="radio"/> FOR RENT        | <u>Appeal #17-343</u> |  |                    |
| <input type="radio"/> FOR             |                       |  |                    |
| ACCOUNT                               |                       | <input type="radio"/> CASH             |                    |
| PAYMENT                               | <u>556 -</u>          | <input checked="" type="radio"/> CHECK |                    |
| BAL. DUE                              | <u>0</u>              | <input type="radio"/> MONEY ORDER      |                    |
|                                       |                       | <input type="radio"/> CREDIT CARD      |                    |
| FROM                                  |                       |  | TO <u>CK #1254</u> |
| BY                                    | <u>C. Shemwell</u>    |  |                    |

# 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: Rachel Ringer DATE: 5-24-11  
Address: 9802-12 Baymeadows Rd #104, 32256  
PHONE: 813 500-0498

REPRESENTING: Ring Property Investments LLC  
(example: Client / Organization / Business / Company / Yourself)

1. PUBLIC HEARING: Identify Agenda Item: G.1.p.5 APPLICATION NUMBER 17-343  
(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 → → → →

# 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: Ray Newton DATE: 5/24/11  
Address: 1815 Woodrow Dr  
PHONE: 387-1519

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

1. PUBLIC HEARING: Identify Agenda Item: G.1 APPLICATION NUMBER COA 17 343  
(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 → → → →

# 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 Committee Section of Board/Committee Agenda.

NAME: Ken [unclear] DATE: 5/24/17  
(First Name) (Last Name) (Month/Day/Year)

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip Code)

PHONE: \_\_\_\_\_  
(Area Code) (Phone Number)

REPRESENTING: Self  
(Example: Client / Organization / Business / Company / Yourself)

1. PUBLIC HEARING: Identify Agenda Item: COA-17-436  
(Number and Page) (Check if in support) (Check if in opposition)

APPLICATION NUMBER: \_\_\_\_\_  
(COA - 7177 THIS NUMBER MUST FILLED IN)

THIS Agenda Item / Application Number: \_\_\_\_\_

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





CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, April 26, 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, Chairman.
- CORA JONES HACKLEY, Vice Chair.
- JOHN ALLMAND, Commission Member.
- SEARCY C. DANNHEIM, Commission Member.
- RYAN P. DAVIS, Commission Member.
- ANDRES LOPERA, Commission Member.

ALSO PRESENT:

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

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

1 Preservation Commission, Chairman.  
 2 COMMISSIONER ALLMAND: John Allmand,  
 3 Historic Preservation Commission.  
 4 COMMISSIONER DANNHEIM: Searcy Dannheim,  
 5 Historic Preservation Commission.  
 6 COMMISSIONER HACKLEY: Cora Hackley,  
 7 Historic Preservation Commission.  
 8 THE CHAIRMAN: We have a very full meeting  
 9 this afternoon, it looks like it's going to be.  
 10 If you would like to speak to any item, please  
 11 make sure you fill out a yellow speaker card  
 12 and give it to Gloria, over here to my left.  
 13 Those that have cell phones, please put  
 14 them on silent or vibrate. Please hold any  
 15 private conversations in the hallway as to not  
 16 impede our court reporter from taking her  
 17 minutes.  
 18 We will hold breaks every two hours. So  
 19 our next break will be at 5 o'clock and  
 20 7 o'clock and so on. And, hopefully, that will  
 21 be it for tonight.  
 22 At this time, I will entertain a motion  
 23 for approval of our last meeting's minutes.  
 24 COMMISSIONER HACKLEY: Mr. Chair, I move  
 25 that we approve the minutes from the March 22nd  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 PROCEEDINGS  
 2 April 26, 2017 3:00 p.m.  
 3 ---  
 4 THE CHAIRMAN: Welcome to the April 26th  
 5 meeting of the Jacksonville Historic  
 6 Preservation Commission.  
 7 We have a quorum. Commissioner Dannheim  
 8 is somewhere in the building, but we'll go  
 9 ahead and get started with some introductions  
 10 starting on my right.  
 11 There she is.  
 12 MS. MULLINS: Blair Mullins, Historic  
 13 Preservation staff.  
 14 MS. SHEPPARD: Lisa Sheppard, Historic  
 15 Preservation staff.  
 16 MR. McEACHIN: Joel McEachin, Historic  
 17 Preservation staff.  
 18 MR. POPOLI: Christian Popoli, Historic  
 19 Preservation staff.  
 20 MS. FETNER: Sondra Fetner, Office of  
 21 General Counsel.  
 22 COMMISSIONER DAVIS: Ryan Davis, Historic  
 23 Preservation.  
 24 COMMISSIONER LOPERA: Andres Lopera,  
 25 Historic Preservation Commission.  
 THE CHAIRMAN: David Case, Historic  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 meeting.  
 2 COMMISSIONER ALLMAND: Second.  
 3 THE CHAIRMAN: I have a motion and a  
 4 second.  
 5 All those in favor?  
 6 COMMISSION MEMBERS: Aye.  
 7 THE CHAIRMAN: Those opposed?  
 8 COMMISSION MEMBERS: (No response.)  
 9 THE CHAIRMAN: Hearing none, you have  
 10 approved the minutes from our last meeting.  
 11 I would also remind those that will be  
 12 speaking that -- because of the length of the  
 13 agenda, that we will limit your speaking to  
 14 three minutes.  
 15 Gloria has a time clock that she will be  
 16 setting. If it goes off, please continue your  
 17 thought, and then we'll go from there.  
 18 When you fill out your speaker card, make  
 19 sure you identify whether you are for the item  
 20 or against the item.  
 21 Okay. We have several items that have  
 22 been put on the deferred list. They are Item  
 23 Numbers 5 and Number 6, COA-17-131 and -132, at  
 24 the corner of College and Stockton. And Item  
 25 Number 7, COA-17-154, at 1649 Canterbury  
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1 rebuild it, you're not rebuilding it how it was  
2 constructed. So there's -- there are a lot  
3 more questions around this one. I'm kind of  
4 torn on how it could go, but I think  
5 definitely, food for thought, the difference  
6 here is that the condition of the structure is  
7 very different and problematic.  
8 So thank you.  
9 THE CHAIRMAN: Thank you.  
10 Anyone else?  
11 AUDIENCE MEMBERS: (No response.)  
12 THE CHAIRMAN: Seeing none, we'll close  
13 the public hearing.  
14 I'll entertain a motion.  
15 COMMISSIONER DAVIS: Motion to approve the  
16 COA.  
17 THE CHAIRMAN: Do I hear a second?  
18 COMMISSIONER DANNHEIM: Second.  
19 THE CHAIRMAN: Any discussion?  
20 COMMISSION MEMBERS: (No response.)  
21 THE CHAIRMAN: Hearing none, all those in  
22 favor of the motion?  
23 COMMISSION MEMBERS: Aye.  
24 THE CHAIRMAN: Those opposed?  
25 COMMISSION MEMBERS: (No response.)  
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1 THE CHAIRMAN: Hearing none, you have  
2 approved the COA-17-374 for the demolition of  
3 3654 Valencia.  
4 We will move on to Item Number 1 under the  
5 Certificates of Appropriateness, work initiated  
6 or completed without a COA. COA-17-343, at  
7 3205 Herschel Street.  
8 MS. MULLINS: Hello. The property is  
9 3202 -- 3205 Herschel Street. It is actually  
10 between Seminole and Aberdeen Street and Plaza  
11 Place. It has three corners. As you can see,  
12 here's a historic Sanborn picture of the --  
13 map, excuse me, of the property. It's -- you  
14 can see, it's Herschel.  
15 Where it's kind of Herschel, it does a  
16 little jog. And so does Aberdeen. And  
17 actually, it's Plaza Place here (indicating).  
18 So the property is on that corner there. You  
19 can see the little red arrow. Here it is  
20 maybe. This is a 1960 Sanborn.  
21 So essentially, this is a COA without a  
22 violation. So the work was completed without a  
23 COA. The applicant was not aware of the need  
24 for a COA for hardscaping.  
25 So this is the before picture of the  
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1 structure, a beautiful Marsh & Saxelby  
2 structure. Marsh & Saxelby, a very famous  
3 architect in Jacksonville in the '20s,  
4 architectural firm. They do a lot of kind of  
5 mission/Spanish features.  
6 So this is the structure (indicating).  
7 This is kind of me attempting to do a decent  
8 photo of before. So, as you can see, in front  
9 of the building -- and the building is built  
10 right on the property line. So in front of the  
11 building is a gravel parking lot, was a gravel  
12 parking lot before the applicants purchased the  
13 building. As you can see, this is before.  
14 This is pictures of Herschel Street. You  
15 can see how there's a huge right-of-way, huge  
16 grass on this street, grass right-of-way on  
17 both sides of Herschel. And here's the other  
18 photo of where Aberdeen -- and then if you look  
19 to the right of this photo, that's Plaza Place  
20 back there. And you can see the garages that  
21 are back there that are built on the back  
22 property line.  
23 And, as you can see, these are photos of  
24 the existing condition of Herschel Street  
25 (indicating). Everybody parks in the  
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1 right-of-way here. It is actually a normal  
2 condition here, which is not right. It's -- it  
3 may be the norm, but that -- they don't have  
4 approval to be doing this.  
5 So as you can see -- and there's a number  
6 of multifamily structures on this block, and  
7 they all park in front of the buildings, as you  
8 can see, or just park on the curb of the  
9 street.  
10 So this is the after photo (indicating).  
11 So the applicant installed pavers to park in  
12 the right-of-way because originally it was  
13 gravel. They installed these kind of  
14 unique-patterned pavers.  
15 Normally, our condition for pavers in  
16 front of the building for driveways or if  
17 you're going to use pavers for a walkway, they  
18 are brick size instead of square. More  
19 traditional for the neighborhood and more of a  
20 traditional color. More either like grays or  
21 browns, dark browns or reds.  
22 So this is the after photos. So the  
23 applicant installed the pavers. And also,  
24 there wasn't a right-of-way permit pulled for  
25 this work either. So, as you can see, these  
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(904) 821-0300

1 are the photos of the after. So people are  
2 parking in front of the building.

3 These are photos of the accessory  
4 buildings in the back. As we can see, this guy  
5 is kind of parked this way, but it looks like  
6 maybe one normal car can fit in there.

7 They were actually -- I looked -- after I  
8 did this report, I looked at -- I found the  
9 permit record, and they were built as -- these  
10 same structures were built in the '30s, and it  
11 was to hold eight cars total. So each of these  
12 buildings were supposed to fit four cars, which  
13 is interesting how cars increase in size over  
14 the age over the years.

15 So this is, in addition, the other -- so  
16 there's three -- it's a threefold violation:  
17 Paving the right-of-way without an approval;  
18 using those pavers that we have, we typically  
19 do not approve because they are not really  
20 consistent with the neighborhood; and then  
21 three, screening in one of the garages for a  
22 commercial laundry facility.

23 Typically, we would approve screening the  
24 garage in. That's fine. However, the reason  
25 we were recommending denial of the screening is

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1 because it -- it helps the hardship of not  
2 being able to park in the garages.

3 So, essentially, our recommendations were  
4 to deny the parking in the right-of-way and to  
5 deny the pavers because, one, the pavers aren't  
6 typical for the district. We typically like  
7 the brick size, the brick color. And two,  
8 parking in front of the buildings is against  
9 our design regulations because it blocks the  
10 street. It blocks the house from the street.  
11 And, you know, the historic structure is the  
12 main historic structure.

13 So here is the site plan (indicating). As  
14 you can see, the house is essentially built  
15 almost on the property line. And this was kind  
16 of their proposed site plan. As you can see,  
17 they've got this paver -- the pavers in the  
18 property line a little bit and also in the  
19 right-of-way.

20 And in their defense for the applicant, I  
21 did pull up an older photo again, after I had  
22 already compiled this, and it looked like they  
23 have been parking in front of the building  
24 since the 1970s. So that's -- they just  
25 assumed that they could do that. Everybody on

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1 their block is doing it. They have already  
2 been graveled, but it is against our design  
3 regulations.

4 That's it.

5 THE CHAIRMAN: Any questions for staff?

6 COMMISSIONER DAVIS: Was there -- did you  
7 go to another picture that was multifamily that  
8 was kind of asphalt all the way up in the  
9 right-of-way?

10 MS. MULLINS: Yes. So there is -- oh,  
11 here we go. There we go. So this is a  
12 multifamily built maybe in the '70s, because I  
13 do have a Sanborn. The reason I put a '60-'70  
14 Sanborn map in here is because, if you look,  
15 there are apartments. So across Herschel from  
16 our building, there's a dwelling, a dwelling,  
17 and then two huge, two-story, four-unit  
18 dwellings, and then there's -- next to that is  
19 an apartment complex.

20 So in the '60s or '70s -- and on the  
21 corner is a four-person dwelling. And then  
22 three -- so there is a lot of multifamily on  
23 that block. And it looks like this structure  
24 here, that's that two-story, probably built in  
25 the '60s, '70s, and that parking lot could have

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1 been put in at that time. You know, we don't  
2 know.

3 The only reason typically these types of  
4 cases are caught is because it's new. We can  
5 see it's new. That -- you know, we can't  
6 retroactively go after somebody if we don't  
7 know when it was put in. And, you know, more  
8 than likely, that parking pad has been there  
9 long before the district.

10 COMMISSIONER ALLMAND: So your  
11 recommendation is to deny?

12 MS. MULLINS: Yes, because our design  
13 regulations are very clear about parking in  
14 front of the building.

15 COMMISSIONER ALLMAND: Not approve with a  
16 different material or just --

17 MS. MULLINS: Well, because they're going  
18 to -- it's parking in front of -- the cars.

19 COMMISSIONER ALLMAND: Oh, yeah. Okay.  
20 Got it.

21 MS. MULLINS: And I'm sure that the  
22 applicant can make the case or explain why they  
23 can't use the garages and why they can't park  
24 in the rear, but, essentially, our design  
25 regulations state don't park in front of the

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1 building.  
 2 COMMISSIONER ALLMAND: Got it.  
 3 COMMISSIONER LOPERA: Permission to speak?  
 4 THE CHAIRMAN: Yes.  
 5 COMMISSIONER LOPERA: So would your  
 6 recommendations be to have them remove all the  
 7 pavers?  
 8 MS. MULLINS: Yes. And put grass.  
 9 COMMISSIONER LOPERA: Okay.  
 10 COMMISSIONER ALLMAND: I love that idea.  
 11 COMMISSIONER LOPERA: What about the  
 12 washer/dryer room? You mentioned that they  
 13 have a commercial washer/dryer room. Does that  
 14 take up that entire garage space, like 16 foot  
 15 by 20 foot garage space?  
 16 MS. MULLINS: It looks like it.  
 17 COMMISSIONER LOPERA: Where it's screened?  
 18 MS. MULLINS: There are pictures that the  
 19 applicant provided that it does appear that  
 20 that whole space is kind of like a utilitarian  
 21 use for the tenants. If you look at --  
 22 AUDIENCE MEMBER: Page 13.  
 23 MS. MULLINS: Page 13.  
 24 COMMISSIONER LOPERA: Okay. I see it.  
 25 COMMISSIONER ALLMAND: So they took the  
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1 agree with that.  
 2 COMMISSIONER LOPERA: We can span that  
 3 with a wood beam with a steel (inaudible),  
 4 actually, or a steel beam. So that would get  
 5 rid of that. So that would provide some  
 6 parking there, but if you -- can you go back a  
 7 few photos?  
 8 THE CHAIRMAN: Let me interject.  
 9 I drove in there and I parked in the  
 10 accessory structures. I mean, I have -- I have  
 11 a midsize -- I was driving a midsize SUV, and  
 12 there were workmen there. There was one guy  
 13 that pulled in diagonally in the first space  
 14 because he had a pickup truck that was the  
 15 extended body, extended length.  
 16 MS. MULLINS: Maybe that one (indicating)?  
 17 THE CHAIRMAN: No, it was one, but he  
 18 pulled into the first bay. I pulled into the  
 19 second bay and parked perpendicular, like you  
 20 would normally do, and then I backed out and  
 21 came back out.  
 22 Now, you had to be very careful when you  
 23 back out because there's railings on the steps  
 24 in the back coming out of the back of the  
 25 building, but you can do it.  
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1 parking out of the back parking garage and  
 2 stuck it in the front?  
 3 MS. MULLINS: I don't know that anyone has  
 4 really been parking back there, but yes, that  
 5 is an accessory structure --  
 6 COMMISSIONER ALLMAND: For parking.  
 7 MS. MULLINS: -- that they are no longer  
 8 using for parking. And parking -- their  
 9 tenants are parking in front of the building.  
 10 COMMISSIONER DAVIS: Could you even park  
 11 in there? Just looking at, like, how wide it  
 12 is, could you even turn a car --  
 13 MS. MULLINS: The applicant is saying no.  
 14 The applicant is saying that the turning radius  
 15 back there is not quite for normal cars these  
 16 days. The applicant is also stating that only  
 17 maybe one or two can fit.  
 18 And if you look at the -- let me see.  
 19 There's a center beam in the middle. So two  
 20 cars are not going to fit on either side of  
 21 that center beam. So you would have to  
 22 reconfigure the way that is structured in order  
 to fit more than two cars in there.  
 23 COMMISSIONER LOPERA: We got --  
 24 COMMISSIONER ALLMAND: I don't know if I  
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1 COMMISSIONER ALLMAND: Yeah.  
 2 THE CHAIRMAN: And it was obvious it  
 3 was -- to me, that it was set up for two cars  
 4 on either side of the post that you see  
 5 supporting the long beam. So that's how they  
 6 were providing the eight cars. You have two  
 7 buildings, each with four, two on each side of  
 8 the column.  
 9 And, like I said, I didn't have a problem,  
 10 but I was the only car parking. It may be  
 11 tighter with more than one car in each bay, but  
 12 there's -- like Commissioner Lopera says,  
 13 it's -- there's ways around that, but anyway,  
 14 that's further discussion. But ...  
 15 COMMISSIONER ALLMAND: What's the width of  
 16 those, of each one of those structures?  
 17 MS. MULLINS: The site plan says 36.  
 18 COMMISSIONER LOPERA: Thirty-six foot?  
 19 How many cars are we talking about here?  
 20 MS. MULLINS: Well, it's -- they are --  
 21 there's two -- there's eight units, one  
 22 bedroom. So assuming there's two people that  
 23 live -- you know, a couple lives in a  
 24 one-bedroom apartment, I would assume, you  
 25 know, max, 16 cars, but technically, they're  
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1 one-bedroom apartments, eight of them.  
 2 COMMISSIONER LOPERA: At the top right  
 3 corner of that photo, would parking be -- could  
 4 parking be installed there in that open space?  
 5 MS. MULLINS: No. See the tree?  
 6 COMMISSIONER LOPERA: Go back. Go back.  
 7 Like right there (indicating).  
 8 MS. MULLINS: See the big tree? They  
 9 would have to take that tree down.  
 10 COMMISSIONER LOPERA: Right.  
 11 MS. MULLINS: Yeah. So if you look --  
 12 COMMISSIONER LOPERA: It's removal of one  
 13 tree to create two or three parking spots?  
 14 MS. MULLINS: This is that area, but it's  
 15 still -- that is possible. So the space would  
 16 be --  
 17 COMMISSIONER LOPERA: Yeah.  
 18 MS. MULLINS: -- 16 by 18.  
 19 COMMISSIONER LOPERA: Right, which is  
 20 enough for two cars. The maximum you'll get  
 21 into each garage is probably going to be three  
 22 cars comfortably. So that's five cars right  
 23 there. And if you take out the bike rack out  
 24 of the area they screened in, you could get one  
 25 more car there. So it's probably one car --  
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1 one -- it would be -- at most, it would be one  
 2 car per unit is what you could actually fit in.  
 3 THE CHAIRMAN: And that's probably what it  
 4 was originally designed for and called for in  
 5 the zoning code at the time.  
 6 COMMISSIONER ALLMAND: And I think compact  
 7 spaces, you know, you could fit four.  
 8 THE CHAIRMAN: Why don't --  
 9 MR. POPOLI: Just quickly, the standard  
 10 parking space for the City is 9 by 18.  
 11 THE CHAIRMAN: Nine by 18, right.  
 12 MR. POPOLI: So technically, 36 feet. You  
 13 could put four spaces in those garages and be  
 14 legal.  
 15 THE CHAIRMAN: Technically, yeah.  
 16 COMMISSIONER ALLMAND: How big is a  
 17 compact space?  
 18 MR. POPOLI: Seven-and-a-half by I think  
 19 16 is the smallest.  
 20 THE CHAIRMAN: Okay. Why don't we open  
 21 the public hearing and listen to the applicant.  
 22 (Audience member approaches the podium.)  
 23 AUDIENCE MEMBER: Rachel Ringhaver, 3205  
 24 Herschel.  
 25 MS. BLAKE: Would you raise your right  
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1 hand, please.  
 2 MS. RINGHAVER: (Complies.)  
 3 MS. BLAKE: Do you affirm that the  
 4 testimony you are about to give is the truth,  
 5 the whole truth and nothing but the truth?  
 6 MS. RINGHAVER: I do.  
 7 MS. BLAKE: Thank you.  
 8 MS. RINGHAVER: All right. So I want to  
 9 first say, this was an honest mistake that  
 10 we're here in violation. We respect the rules  
 11 of Avondale. We grew up in Avondale. We love  
 12 the preservation process. We've just moved  
 13 back from Tampa and eagerly bought a building  
 14 to preserve it to its original beauty.  
 15 And we have poured ten months of time and  
 16 a lot of money into doing meticulous details as  
 17 if we were living there. We're not, but we  
 18 truly love Avondale, and we want to preserve  
 19 it.  
 20 So I guess Blair -- and I'll let you know.  
 21 So I didn't know about the COA process until we  
 22 were violated by putting a fence up. And since  
 23 then, everything -- I've worked closely with  
 24 Blair and the Department, and everything is by  
 25 the book. I would never want to be in this  
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1 position, and I'll never find myself in this  
 2 position again.  
 3 In your books, you have color copies of  
 4 everything. You can see all the extent of  
 5 really bad work that's been going on for -- I'm  
 6 not sure how long, but we bought it --  
 7 COMMISSIONER ALLMAND: Excuse me real  
 8 quick.  
 9 MS. RINGHAVER: Yes.  
 10 COMMISSIONER ALLMAND: When you bought the  
 11 property, did they -- as part of the closing  
 12 documents, was there a thing that said you're a  
 13 historic property and you need to get a COA for  
 14 stuff?  
 15 MS. RINGHAVER: No. And, in fact, when we  
 16 bought our Post Street property, which we're  
 17 also renovating, I received a letter from the  
 18 Commission, but I never received that letter  
 19 from -- for our Herschel property.  
 20 And I don't know, I mean, the second that  
 21 we got a violation, even before it was  
 22 reported, I was on the phone with Martin. And  
 23 he directed me to Blair, and it's like how --  
 24 how do we fix this? Because I do not want to  
 25 be on the wrong side of this. It just  
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1 happened.

2 And so I'm truly hoping that we can figure  
3 this out because we -- we have wonderful  
4 intentions of restoring -- of restoring rental  
5 properties. That's the business we went into,  
6 and we want to do it in historic Avondale  
7 because our hearts are there.

8 So you know our three violations. One  
9 thing that Blair led to was, this -- this one  
10 block, it's unique because it's all -- it's all  
11 rental properties. So if you look on Page 8,  
12 you can see pictures. Everyone parks in the  
13 front. This was shocking to me that it wasn't  
14 allowed because no one parks in the back.

15 When we bought the building, we did have  
16 one person that parked in the area where we --  
17 where we put the laundry room. He had a  
18 little, tiny car and went around. So that side  
19 driveway has ACs installed with -- or the  
20 outside unit, with cement posts there.

21 So I've got measurements on one of the  
22 pages of how much. So I -- it was how wide it  
23 is, but it's a tight one. And then he would  
24 have to back out and go. So one person parked  
25 in there. Then you've got two people on the

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1 other side. I do realize you say that you can  
2 put more in, but tenants aren't -- I mean, I  
3 know that they should be, but they aren't real  
4 respectful of each other.

5 So, like, we've got -- now that we've made  
6 this a beautiful property, we've got better  
7 tenants, but we -- I don't see if somebody's  
8 got a truck, fitting four cars back there. It  
9 just seems like you're going to have dings in  
10 people's cars. You've got that center beam.

11 I would love to have parked in the back,  
12 but there's -- it's the back, which is Plaza  
13 Place, where it backs up. It's a very busy  
14 road. That feeds Herschel on to Park Street,  
15 and it's a very busy corner.

16 So while you could pull in and make an  
17 immediate right, you could just fit one car  
18 there. Otherwise, you're -- the other car is  
19 hanging off on the edge of Aberdeen. And  
20 that's a very busy turn right there.

21 So from when you hit the stop sign at  
22 Plaza Place, which everyone thinks is Herschel,  
23 there's constant traffic there. It's very  
24 busy. So I don't -- I don't consider that a  
25 parking area. I know that it may, but the fact

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1 is, when we bought this property, just all the  
2 tenants, they just park up front, like everyone  
3 else on this small block.

4 And I know it would be a huge exception to  
5 legally park there, but I have a feeling that  
6 even if we take this up and put the dirt and  
7 gravel back, they are still going to park  
8 there. And it's just going to be ugly, the way  
9 it was before, and we want to -- I mean, this  
10 is a beautiful building we have and we want to  
11 make it shine. And we have made it shine. And  
12 we care for it just meticulously.

13 It's an emotional thing for us, but on the  
14 side on Aberdeen, you've got your -- if you  
15 look on Page 12, you've got a good picture of  
16 the side. You can fit two to three cars there,  
17 depending on their size, if you wanted to park  
18 on the street.

19 We have -- the parking spaces we put in  
20 with the pavers are an average of 7 feet 7  
21 wide. They're compact just because -- and that  
22 gives us nine spots up front. Right now, we  
23 haven't even -- we've got one vacancy left, and  
24 we're up to 12 cars. So we've got the back  
25 parked out, and we've got the front park. I

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1 mean, people have cars. This is -- they have  
2 got to park them somewhere.

3 And because of all the multi-families on  
4 this street, there's not one extra parking spot  
5 anywhere. So we have maxed out with the  
6 exception of the laundry room that we put in,  
7 but that is -- we chose that spot, number one,  
8 because there's not space in a 90-year-old  
9 building to put laundry for them.

10 And number two, no one ever parked there.  
11 And we polled our tenants before, where -- why  
12 isn't this used? It's too hard to get in and  
13 out of. It's a hard turn. And it would --  
14 well, it just was an unused space, a waste of  
15 property.

16 So when we bought the building, we found  
17 the original screen doors. And that sort of  
18 thing thrills us. We had them restored and we  
19 had a custom screen wall built around the  
20 screen doors, and it's beautiful. And, I mean,  
21 it -- it helps Avondale shine. And it should  
22 be -- it's beautiful.

23 These pictures are pre -- are  
24 mid-construction, so you don't see the  
25 meticulousness of it. On Page 14, you do see

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1 before. And Blair had some really good  
 2 pictures of before. I didn't have those before  
 3 we put it in, but it was mud they were parking  
 4 in. Now, they pull up into a space. It's  
 5 organized. It's kept.  
 6 And I chose -- if you look to Page 15 on  
 7 there, I feel like this is important, I didn't  
 8 just choose a paver and -- you know, a brick  
 9 paver. A brick paver wouldn't have matched  
 10 that. I chose the style paver. A lot of  
 11 thought went into it. I chose the style of  
 12 pavers that I felt went with the style of  
 13 building.  
 14 And if you look, there are a few examples  
 15 of the same -- of the same style, Mediterranean  
 16 Revival, built during the early 1920s. And  
 17 those were inspirations in my choosing, but  
 18 also, at the bottom of Page 15, there are --  
 19 3644 Richmond Street is one of our favorite  
 20 homes. My husband is behind me. He grew up in  
 21 this home. It's the same architect of the  
 22 building we have, and it's almost identical  
 23 pavers, the same colors, a little bit different  
 24 size.  
 25 But our pavers are -- if you look on  
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1 Page 16, you will see that our pavers are not  
 2 crazy pavers. I respect the rules for the  
 3 pavers. I understand why they're in place. I  
 4 feel if Marsh and Saxelbye were alive, they  
 5 would want these pavers in front of their  
 6 building. I just feel like they really  
 7 complement it.  
 8 And as far as the standard color, well,  
 9 the bricks on Aberdeen aren't all one shade and  
 10 neither are our bricks. This is the same  
 11 pavers. These are in the shade and in the  
 12 sunlight, but they aren't one color.  
 13 And so I felt that I -- truly, every  
 14 single decision went into our choice there to  
 15 make it look authentic because we want --  
 16 I'm -- I hate new additions that don't -- that  
 17 aren't period correct.  
 18 On the interior, we brought in plasters  
 19 from Tampa to make everything perfect. It was  
 20 as if we were living there, the improvements we  
 21 have made there. So to find ourselves in  
 22 violation was a shock. It's been very sad for  
 23 us. And it's -- and we're sorry. I would  
 24 never want to be in violation. And I'll never  
 25 be again. Everything with our new property, I  
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1 mean, Blair gets tired of hearing from me.  
 2 I had Joe Ponsler build the -- instead of  
 3 replacing the 90-year-old iron balconies which  
 4 were very low and unsafe, I had Joe Ponsler  
 5 come in and -- from Wonderland Products, and he  
 6 built a top addition for me so it didn't look  
 7 like a rig. It looks like it was part of it,  
 8 and it doesn't even -- it brings it to code,  
 9 and it's perfect.  
 10 So we've spared no expense. We've put --  
 11 spent -- just so much time and thought have  
 12 gone into this. I just would hate to take it  
 13 back to what it was.  
 14 And anyway, that was longer than three  
 15 minutes, but -- oh, and yeah, we added the  
 16 laundry in the back, and it's great, too. I  
 17 mean, we have attracted now a really nice group  
 18 of tenants because they want to live here.  
 19 Before, it was falling apart. And we pulled  
 20 panels off, and it was bad inside.  
 21 So any questions for me?  
 22 COMMISSIONER DANNHEIM: I have a quick  
 23 question. Did y'all -- did you consider any  
 24 kind of underground -- I know there's ways you  
 25 can do like -- not to do like a parking garage,  
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1 but just some form of -- kind of like going  
 2 under the --  
 3 MS. RINGHAVER: I haven't. I've never --  
 4 I've never even thought of it. First of all,  
 5 the found- -- there's not any crawl space.  
 6 We'd have to excavate under to redo the  
 7 plumbing under our building, the dirt is so  
 8 high under our building.  
 9 COMMISSIONER LOPERA: Yeah, it's -- and  
 10 there's also flood zone issues with the  
 11 building.  
 12 MS. RINGHAVER: Flood, yeah.  
 13 COMMISSIONER DANNHEIM: Well, I did --  
 14 MS. RINGHAVER: We're three blocks -- or,  
 15 I guess, we're four blocks from the water.  
 16 COMMISSIONER DANNHEIM: Yeah. I mean,  
 17 obviously, it would have to go to permitting.  
 18 MS. RINGHAVER: But I didn't even consider  
 19 that. We bought the building, you know,  
 20 with -- I mean, everybody has always parked  
 21 there, I think she said since the '70s. It  
 22 never occurred to us. Now I know that I need  
 23 to ask permission, and I have, and I always  
 24 will, but ...  
 25 THE CHAIRMAN: Okay.  
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1 MS. RINGHAVER: Okay.  
 2 THE CHAIRMAN: Thank you.  
 3 MS. RINGHAVER: Should I sit down?  
 4 THE CHAIRMAN: Yes.  
 5 MS. RINGHAVER: Thank you.  
 6 THE CHAIRMAN: If we have any other  
 7 questions, we'll call you back up.  
 8 Is there anyone else that would like to  
 9 speak to this item?  
 10 MS. RINGHAVER: I have one more thing I  
 11 would like to say.  
 12 THE CHAIRMAN: Yeah, please.  
 13 MS. RINGHAVER: Okay. If --  
 14 MS. BLAKE: Ma'am, if you would come back  
 15 to the microphone, we'd appreciate it.  
 16 (Ms. Ringhaver approaches the podium.)  
 17 MS. RINGHAVER: If this were -- if we  
 18 could get your permission to park in the  
 19 right-of-way, it's still not a go for us. We  
 20 would then go through zoning, and we'd have to  
 21 go through zoning for their approval, and then  
 22 we have to do a revokable permit and  
 23 indemnification agreement.  
 24 So there are still steps for us. It's  
 25 still a long journey, which we're definitely  
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1 willing to do. I don't think that the rest of  
 2 the block is going that route, but to be able  
 3 to do that legally would be huge for us. We  
 4 feel it's our only option.  
 5 THE CHAIRMAN: We understand.  
 6 MS. RINGHAVER: Okay. Thanks.  
 7 THE CHAIRMAN: I do commend you for the  
 8 work that you're doing on the building --  
 9 MS. RINGHAVER: Thank you.  
 10 THE CHAIRMAN: -- because I did visit the  
 11 building.  
 12 MS. RINGHAVER: Thank you.  
 13 THE CHAIRMAN: And I appreciate the time  
 14 and effort and the expense that you're putting  
 15 into it --  
 16 MS. RINGHAVER: Thank you.  
 17 THE CHAIRMAN: -- because it's looking  
 18 pretty good.  
 19 MS. RINGHAVER: Thank you. It's  
 20 definitely not for a quick return. It's for a  
 21 long-term investment. We just love this --  
 22 THE CHAIRMAN: Yeah. Well, historic  
 23 preservation isn't for a quick return.  
 24 MS. RINGHAVER: Yes. Never.  
 25 Thank you.  
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1 THE CHAIRMAN: Thank you.  
 2 Any other questions?  
 3 COMMISSION MEMBERS: (No response.)  
 4 THE CHAIRMAN: If no one else would like  
 5 to speak, we'll close the public hearing.  
 6 AUDIENCE MEMBERS: (No response.)  
 7 THE CHAIRMAN: I'll entertain a motion one  
 8 way or the other.  
 9 COMMISSIONER ALLMAND: I'll make a motion  
 10 that we deny COA-17-343.  
 11 COMMISSIONER DANNHEIM: Second.  
 12 THE CHAIRMAN: Any discussion?  
 13 COMMISSIONER ALLMAND: Well, I mean, I  
 14 think, golly, this is a hard one, you know,  
 15 because I think the applicant's heart was in  
 16 the right place, but that's a lot of parking  
 17 spaces up front. And that's a beautiful  
 18 building. And like I said, I think the  
 19 applicant's heart was in the right place, but  
 20 I -- you know, that's a lot of parking spaces  
 21 up front.  
 22 I mean, we -- you know, we denied one, a  
 23 little parking space up front, and it came  
 24 back. And then there was a -- it was a  
 25 different kind of situation, but, you know, I  
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1 mean, I think -- I think the most beautiful  
 2 thing for that building is to have some grass  
 3 up front and some bollards. You know --  
 4 MS. RINGHAVER: Where are they to park  
 5 then?  
 6 MS. BLAKE: Excuse me. If you're going to  
 7 speak, you need to be at the microphone.  
 8 MS. RINGHAVER: Should I stand up there?  
 9 MS. BLAKE: You can ask them.  
 10 COMMISSIONER ALLMAND: You know --  
 11 THE CHAIRMAN: Well, having driven around  
 12 the block several times, in their defense,  
 13 other than the parking in the right-of-way,  
 14 about 90 percent of all the other buildings,  
 15 that's exactly what they're doing. And there  
 16 is no real curb or gutter on any of those on  
 17 that block.  
 18 My only concern is the setting of  
 19 precedent. If we allow this one, we're going  
 20 to have a whole series of additional requests  
 21 for paving in front yards or in right-of-ways.  
 22 We've already had --  
 23 COMMISSIONER ALLMAND: We've already  
 24 denied almost everything that has come before  
 25 us.  
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1 THE CHAIRMAN: I know that. That's my  
2 struggle, because all the others are. And that  
3 doesn't mean that's justification for it. I'm  
4 just letting everyone know that that's what it  
5 is. And that's the reality of the situation,  
6 is that you have people parking on both sides  
7 of the street, on the right-of-way, because  
8 there is no other place to park.

9 All these -- all the buildings that there  
10 are, none of them have carports or garages  
11 except this one. And so there is no other  
12 place to park. And it wasn't clear. The block  
13 south of this is showing on the Sanborn map --  
14 or on the site plan, that there is an alley,  
15 but it didn't look like it was open. I really  
16 couldn't get a good handle on that.

17 And you can see that they're -- they're  
18 showing some kind of garages off the alley to  
19 the -- on the properties to the south and one  
20 garage on the property adjacent to this one on  
21 the north off Plaza, but that's the only way  
22 you could get to that building because of the  
23 setbacks of the existing structures that are  
24 off of Plaza.

25 So I don't know really how all this got  
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1 approved originally when these structures were  
2 built, especially the ones built in the '70s,  
3 without any parking. So, I mean, we're --  
4 ultimately, we're going to solve a problem  
5 that's been in existence for 40 years.

6 COMMISSIONER LOPERA: Permission to speak?

7 THE CHAIRMAN: Go ahead.

8 COMMISSIONER LOPERA: So the initial  
9 problem is with the pavers. And -- because I'm  
10 seeing at the back here that there's, you know,  
11 no sidewalk there. So could we do something  
12 where if zoning approves it, we could approve  
13 parking there, along with John's suggestion  
14 about, you know, putting the grass back in  
15 because the problem with pavers is impervious  
16 area.

17 Paving the entire area leads -- when it  
18 rains, that rain is washing off into other  
19 people's properties with no viable way to --  
20 for the rain to go anywhere. So that's why we  
21 don't pave entire, you know, lots with, you  
22 know, concrete or with brick pavers.

23 So could we, you know, basically do  
24 something like that where we basically approve  
25 it, if zoning also approves it because, you

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1 know, like he said, people are going to park  
2 there regardless of what we say or decide here,  
3 just like everybody else is doing on the rest  
4 of the street.

5 You said 90 percent of people are doing  
6 that. So maybe we ask zoning to just approve  
7 it, put the grass back in and ask the owner --  
8 by the way, thank you so much for all the work  
9 you have done on the historical building and,  
10 you know, for all your effort that you have put  
11 into that. And it's a long-term investment. I  
12 understand that. So just thank you for your  
13 work in that area -- converting the back  
14 garages to parking again so that you have  
15 additional maybe one-and-a-half parking spaces  
16 per tenant and perhaps moving the washer/dryer  
17 room right next to where the AC units are.

18 And the sandy area, build -- just  
19 basically building a smaller building for the  
20 washer/dryer. And we can take out that post  
21 with a longer steel beam or you know, a wood  
22 beam. We can take out the post in the middle  
23 and perhaps make six parking spots 12 feet wide  
24 so that we don't have the problem with people  
25 dinging each other's cars if they have a

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1 12-foot-wide space.

2 So you have -- basically creating six  
3 spaces in the back, trying to get the front  
4 approved with the grass, that's parking, and  
5 then adding two parking spaces in that top  
6 right corner that I had talked about before, if  
7 you go back to that photo.

8 MS. MULLINS: Where is that? That's the  
9 corner really.

10 COMMISSIONER LOPERA: Go, go -- that one.  
11 Right there, right where that tree is, removing  
12 the tree in order to create a couple more  
13 parking spots.

14 THE CHAIRMAN: If they plant grass, then  
15 they don't need any kind of approval because  
16 grass is grass, and it's in the right-of-way.  
17 They wouldn't need approval to plant grass in  
18 the right-of-way. That's what's supposed to be  
19 there anyway.

20 COMMISSIONER DAVIS: But people are still  
21 going to park there.

22 THE CHAIRMAN: They're still going to park  
23 there.

24 COMMISSIONER ALLMAND: I'd defy that. Put  
25 something up where they don't park -- so they

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1 don't park there.  
2 MS. MULLINS: May I speak?  
3 THE CHAIRMAN: Yes.  
4 MS. MULLINS: Right-of-way wasn't allowing  
5 anyone to put any kind of fence to block the  
6 right-of-way. And also, that curb is there.  
7 So they would have to take out that curb to  
8 park in the -- on that corner, just to point  
9 out, unless they --  
10 COMMISSIONER LOPERA: The curb is already  
11 gone.  
12 MS. MULLINS: If they -- unless they use  
13 that apron and then kind of scoot over. You  
14 see?  
15 COMMISSIONER LOPERA: Right. Well, you  
16 have enough room there to negotiate your car  
17 towards the right and also be able to back --  
18 MS. MULLINS: Okay.  
19 COMMISSIONER LOPERA: -- back in.  
20 MS. MULLINS: So you're saying use that --  
21 COMMISSIONER LOPERA: Use that as an  
22 additional area, you know, for a couple more  
23 spots. And then you have a potential six  
24 parking spots in the garages. You have your  
25 washer/dryer room like you wanted, which I  
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1 think is a great idea for, you know, that many  
2 tenants. You have two more spots there. And  
3 so that creates eight.  
4 And then if zoning even approves parallel  
5 parking in the front, with the grass, we have a  
6 few more spots in the front of the building as  
7 well. And since they don't allow us to install  
8 bollards, then that idea is out, too.  
9 COMMISSIONER ALLMAND: Well, what about  
10 landscaping or something? Look, this is a  
11 Marsh and Saxelbye building.  
12 THE CHAIRMAN: Amen.  
13 COMMISSIONER ALLMAND: We don't want to  
14 park in the front yard. I mean --  
15 THE CHAIRMAN: I can't believe you're  
16 saying that.  
17 COMMISSIONER ALLMAND: -- pretty please  
18 with sugar on top.  
19 COMMISSIONER LOPERA: I mean, seriously,  
20 people are going to park there regardless of  
21 what we decide here. Might as well, you know,  
22 try to get permission for something.  
23 COMMISSIONER ALLMAND: I don't -- no, I  
24 don't believe that. I think there's ways of  
25 making this space where people will not park in  
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1 it. Absolutely.  
2 COMMISSIONER DAVIS: But it's still on the  
3 street where the character -- sorry, not to  
4 interrupt, it's still on the street where the  
5 entire character of the street is that  
6 everybody parks in the right-of-way.  
7 COMMISSIONER ALLMAND: Right, but that  
8 doesn't make -- that's not a good thing. We  
9 don't want to encourage that.  
10 COMMISSIONER DAVIS: But it is what it is.  
11 I mean --  
12 COMMISSIONER ALLMAND: Well, it doesn't  
13 have to be.  
14 COMMISSIONER DAVIS: -- if you can't put  
15 bollards there, I mean, people -- people are  
16 going to park there. And those are great  
17 suggestions to finding other alternatives, but  
18 people are still going to park in front of that  
19 building.  
20 And to me, you know, your choice is  
21 either, it's mud, because it's going to be  
22 grass for about three days, and then it's going  
23 to be mud, or we do a nice, brick paver.  
24 COMMISSIONER ALLMAND: What happens next  
25 week, next month when somebody comes and says,  
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1 I want to park my dually in my front yard?  
2 COMMISSIONER LOPERA: Remember, it's a  
3 case-by-case basis. As we mentioned earlier --  
4 COMMISSIONER ALLMAND: But they're going  
5 to point at this.  
6 COMMISSIONER DAVIS: But nobody gets  
7 grandfathered in. I mean --  
8 MR. POPOLI: If we could not talk over  
9 each other. She's struggling.  
10 COMMISSIONER DANNHEIM: Through the Chair,  
11 can I ask the applicant a question?  
12 THE CHAIRMAN: Certainly. Come forward.  
13 (Ms. Ringhaver approaches the podium.)  
14 COMMISSIONER DANNHEIM: I just -- I know  
15 you've been in contact with Blair and their  
16 office. Have you been in contact with zoning  
17 or any other --  
18 MS. RINGHAVER: We did. We met with  
19 zoning. And, you know, she -- Autumn,  
20 actually. And she explained to us, you know,  
21 the steps, that this was the first step.  
22 Zoning would be the second step.  
23 And Ray Newton -- Ray Newton took us to  
24 that meeting. And after that, we would then go  
25 to permitting for that, but -- and that would  
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1 say that we would lift the pavers.  
 2 Another option -- because the fact is, I  
 3 mean, I agree, they're going to park there no  
 4 matter what. And I'm sure that a long time ago  
 5 there was grass there, but it's mud after you  
 6 park on it. They're not going to park in that  
 7 back corner. They didn't before.  
 8 COMMISSIONER ALLMAND: I just defy that  
 9 logic. I mean, I hear that being echoed  
 10 around, but I disagree with that. There are  
 11 ways to keep people --  
 12 MS. RINGHAVER: You should look at the  
 13 one -- that one block, though. See, this is a  
 14 unique block.  
 15 COMMISSIONER ALLMAND: I know exactly  
 16 where it is.  
 17 MS. RINGHAVER: I totally understand that  
 18 if -- that everybody is going to try, then, to  
 19 use it as an example, but this is a specific  
 20 situation. It's a small block in Avondale. I  
 21 don't know of another block like this. I've  
 22 driven and driven to find it. I don't know of  
 23 another block like this where every single --  
 24 it's a small area. It's a narrow section of  
 25 Herschel, which is another issue for parallel  
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1 parking. And I don't see where else -- why  
 2 this couldn't be that one exception because --  
 3 COMMISSIONER ALLMAND: I mean, because  
 4 this is probably the one time where I would say  
 5 it's the most important.  
 6 MS. RINGHAVER: Because no other -- but no  
 7 other block is like this.  
 8 COMMISSIONER LOPERA: What is your  
 9 suggestion, John, for repairing the situation?  
 10 COMMISSIONER ALLMAND: I think parallel  
 11 parking is a possibility. It's something that  
 12 I'd be willing to entertain. Me personally, I  
 13 think that gives you -- I think that's  
 14 something, right, but I would say park in the  
 15 back. There is other spaces that don't have  
 16 something. This one does.  
 17 There's like a -- there's like structures  
 18 in the back where you can park. And we're --  
 19 and now we're saying park in the front and put  
 20 the laundry in the back? I mean, I just --  
 21 there is a designated place for parking, and  
 22 it's not the amount of parking that we want.  
 23 So now we're saying let everyone park in the  
 24 front of a Marshy and Saxelbye building.  
 25 MS. RINGHAVER: Well, we do use the back.  
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1 MS. FETNER: You have to -- I'm sorry.  
 2 MS. RINGHAVER: Oh.  
 3 MS. FETNER: I'm not trying to be a  
 4 stickler or anything, but you have already  
 5 presented.  
 6 MS. RINGHAVER: Okay.  
 7 MS. FETNER: And the Chair has to be  
 8 asking you questions to speak.  
 9 MS. RINGHAVER: Okay. Okay. I  
 10 understand.  
 11 MS. FETNER: It would probably be a lot  
 12 easier if you just sat down until someone  
 13 called you up.  
 14 MS. RINGHAVER: Okay. That's fine.  
 15 MS. FETNER: All right. Thank you.  
 16 COMMISSIONER ALLMAND: So again, look,  
 17 I --  
 18 THE CHAIRMAN: Well, part of the problem  
 19 is, they have -- they have put the pavers over  
 20 top of or eliminated the sidewalk in front of  
 21 the building, which I don't think Public Works  
 22 is going to allow. They're going to want the  
 23 sidewalk to run through.  
 24 So if -- so you're really talking about  
 25 potentially from the street side of the  
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1 sidewalk to the edge of asphalt because,  
 2 unfortunately, there is no curb here. And  
 3 that's part of the problem, there is no curb.  
 4 So if the sidewalk was to continue like  
 5 it's shown there, all the way through, it would  
 6 almost force you to go to a parallel parking  
 7 scenario instead of perpendicular.  
 8 COMMISSIONER ALLMAND: Which I think is  
 9 a -- which I think is a nice compromise; but  
 10 look, if Marsh and Saxelbye thought it would be  
 11 a good idea to park in front of this building,  
 12 he would have put the structures in the front.  
 13 You know what I mean?  
 14 THE CHAIRMAN: I actually happen to agree  
 15 with you for once.  
 16 COMMISSIONER ALLMAND: I mean, look, I  
 17 think the applicant's heart is in the right  
 18 place. And I think it's unfortunate. And I --  
 19 but I -- I just -- I feel strongly about this.  
 20 And I understand that -- I mean, you guys  
 21 obviously spent a bunch of money. I mean,  
 22 golly, I don't even want to think about it.  
 23 Those are nice pavers. You know what I mean?  
 24 MS. RINGHAVER: Yes, they are.  
 25 COMMISSIONER ALLMAND: And there's thought  
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1 into it. And, unfortunately, it's like a --  
2 there's like colliding kind of -- kind of  
3 things that kind of led us here, unfortunate  
4 things. An unfortunate sequence of events led  
5 us here, but let's cut it off here and not have  
6 this lead to another unfortunate series of  
7 events where now everyone is parking their cars  
8 in their front yard in Avondale, pretty please  
9 with sugar on top.

10 COMMISSIONER LOPERA: Well, not a lot of  
11 places would possibly allow for the parallel  
12 parking compromise which, you know, we just  
13 talked about and with David mentioning having  
14 the sidewalk just basically continue to the far  
15 left side of the property, according to this  
16 property taken at 12:29 on 1/23.

17 So that way, you're satisfied as far as,  
18 you know, the parallel parking issue. We put  
19 some of the grass back in because you don't  
20 need 12 feet of width for parallel parking.  
21 You probably just need maybe 10 feet of width.  
22 Add in -- you know, probably maybe three or  
23 four spots is the max you're going to get  
24 there, probably maybe even three spots.

25 Add in some grass, add in the sidewalk,  
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1 and then have the owner go ahead and redo the  
2 entire back garages, take out that center  
3 column with a steel beam on both things, and  
4 then recreate a separate washer/dryer room so  
5 that most of the people, at least each person  
6 has at least one spot where they can park in  
7 the back of the property and also adding the  
8 other two spaces on the right side by removing  
9 that tree.

10 COMMISSIONER ALLMAND: I mean, let me echo  
11 that. Right? You know, like it's

12 one-and-a-half -- I think it's one-and-a-half  
13 spaces per bedroom, right? That's 12. You  
14 know, maybe 4 in front and 8 in back. That  
15 does it. And you don't have -- you have  
16 something, but there's not -- there's not a  
17 solid, like --

18 COMMISSIONER LOPERA: Right. Row of cars.

19 COMMISSIONER ALLMAND: Things like in the  
20 front. You know, I think that would be  
21 something that I would be, you know, open to  
22 much more so than just straight pavers.

COMMISSIONER LOPERA: All right. Let's --  
ma'am?

25 MS. FETNER: I'm sorry.  
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1 THE CHAIRMAN: Yeah.

2 MS. FETNER: It's the Chair's discretion  
3 to call another person up.

4 COMMISSIONER LOPERA: Oh, sorry.

5 MS. FETNER: I'm sorry.

6 COMMISSIONER LOPERA: I'm sorry. Chair?

7 THE CHAIRMAN: What I was asking counsel  
8 is, Sondra, if -- if we were to vote on this  
9 item and vote in accordance with staff's

10 recommendations, if they came back with an  
11 alternate solution that might include comments  
12 from this discussion, we could hear that again,  
13 that way, if it's changed enough, that wouldn't  
14 be res judicata, would it?

15 MS. FETNER: My suggestion would be that  
16 you defer it, allow -- give them the  
17 opportunity to meet with Blair, to go over the  
18 discussion you've had up here and then come  
19 back with something else because if you deny it  
20 now, there's an issue of res judicata.

21 THE CHAIRMAN: Well, that's what I'm  
22 asking.

23 MS. FETNER: We don't need to go into that  
24 whole thing.

25 THE CHAIRMAN: That's what I'm asking.  
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1 MS. FETNER: Right.

2 THE CHAIRMAN: Yeah.

3 MS. FETNER: So I would suggest that you  
4 defer it and give the applicant an opportunity  
5 to come back with another idea having heard  
6 that there's concerns about exactly how they  
7 have it now.

8 THE CHAIRMAN: Right. Okay. I think  
9 that's what -- if you're in agreement, I think  
10 that's what I would like to do is defer this to  
11 give you some time to come back with maybe some  
12 alternate proposals that we can hopefully  
13 accept.

14 MS. RINGHAVER: All right. Can I ask a  
15 question about an alternate?

16 THE CHAIRMAN: Yes.

17 MS. RINGHAVER: Would some grass and  
18 some -- not parallel parking, but, you know,  
19 some grass spots, maybe expand the front  
20 entrance, would that be something that makes  
21 it, you know, less -- less --

22 THE CHAIRMAN: It might be. Let's see  
23 what you come up with.

24 MS. RINGHAVER: Okay. And then so I know  
25 this goes back to not knowing the procedures of  
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1 COAs, because we did -- or our contractor went  
 2 through all the permitting for a \$40,000  
 3 laundry room --  
 4 THE CHAIRMAN: Yeah.  
 5 MS. RINGHAVER: -- and then steel beams.  
 6 And there's not money left to do all of these  
 7 changes. It's -- I'd love for them to park in  
 8 the back; however, there's a very big curb  
 9 there. And then on the corner, are there  
 10 issues with stop signs that we would run into?  
 11 Then we would have an issue.  
 12 THE CHAIRMAN: You're going to have to  
 13 work that out with Public Works. I mean, they  
 14 have a whole series of rules and regulations as  
 15 to what you can do and can't do. And you might  
 16 work with them to come up with some alternate  
 17 solutions, but by deferring it, it gives you  
 18 the option to do that. And right now, I think  
 19 it's probably in your best interest to do so.  
 20 COMMISSIONER LOPERA: And one more thing,  
 21 you may want to ask your contractor why he did  
 22 not pull a building permit for -- a historical  
 23 permit for this, because that is his  
 24 responsibility fully, and it's something you  
 25 can take up with him because this is -- if you

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1 would have pulled the permits appropriately,  
 2 you would not be here.  
 3 COMMISSIONER DAVIS: Well, when he went  
 4 through zoning, they should have --  
 5 COMMISSIONER ALLMAND: Yeah, that's a  
 6 zoning misstep I think, in my opinion, but I'll  
 7 say --  
 8 COMMISSIONER LOPERA: Also contractor.  
 9 THE CHAIRMAN: Let's --  
 10 COMMISSIONER ALLMAND: I do want to say  
 11 thank you for doing such a good job on this  
 12 building. I really feel like y'all's heart was  
 13 in the right place. And it is -- it is tough.  
 14 You know what I mean? And I know it's tough  
 15 for you. It's tough for us, too.  
 16 We want to encourage this, you know,  
 17 doing -- people doing well. And I understand  
 18 that this wasn't a thing on purpose. And so,  
 19 you know, I do want to -- I do want to say  
 20 thank you for that. And, you know, sorry that  
 21 we're kind of finding yourselves in this  
 22 unfortunate kind of place, but I -- just  
 23 talking with the Commission, it seems like  
 24 there is an opportunity, you know.

And I -- you know, I can't really talk  
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1 about, you know, the financial implications of  
 2 it, but -- to kind of have a parking situation.  
 3 COMMISSIONER DAVIS: Just for helpful  
 4 feedback, when they come back, should we  
 5 address -- we never really got to the paver  
 6 selection itself.  
 7 THE CHAIRMAN: No, we didn't but --  
 8 COMMISSIONER LOPERA: Yeah. I'm okay with  
 9 the ones in the back.  
 10 COMMISSIONER DANNHEIM: Through the Chair,  
 11 we don't have to approve pavers that are not  
 12 visible from the street.  
 13 MS. MULLINS: The ones in the back, we're  
 14 more flexible with that.  
 15 COMMISSIONER DANNHEIM: So you can do it  
 16 administratively. So yeah. I mean ...  
 17 COMMISSIONER LOPERA: That way, they don't  
 18 lose their entire investment on the pavers and  
 19 the entire structure, entire lot line, just  
 20 maybe the ones -- some of the ones in the  
 21 front.  
 22 COMMISSIONER DANNHEIM: With landscaping?  
 23 COMMISSIONER LOPERA: Right.  
 24 COMMISSIONER DANNHEIM: Some sort of --  
 25 THE CHAIRMAN: Okay. Let's defer this

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1 item.  
 2 Thank you.  
 3 COMMISSIONER LOPERA: Thank you, ma'am.  
 4 THE CHAIRMAN: Yes, we were supposed to  
 5 have taken a break at 5 o'clock. We will take  
 6 a 10-minute break now, and we will return --  
 7 15 minutes. Excuse me. When we return, we  
 8 will review the item regarding the YWCA.  
 9 (Brief recess.)  
 10 THE CHAIRMAN: Okay. We're going to  
 11 reconvene. We're changing up the agenda a  
 12 little bit. We are going to --  
 13 MS. BLAKE: Ladies and gentlemen, we are  
 14 resuming. If we can have your attention,  
 15 please.  
 16 THE CHAIRMAN: We are resuming with  
 17 Item Number 1, under the OOs and Minor Mods.  
 18 It's MMA-17-03, 1536 Silver Street.  
 19 MS. MULLINS: Hello.  
 20 Okay. So this is for MMA-17-03. I do  
 21 have to tell you, for this one I made quite a  
 22 few mistakes in my report, so -- I made some  
 23 just clerical corrections.

MS. FETNER: Okay.  
 MS. MULLINS: So for the MMA, the location  
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32 of 105 sheets

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, May 24, 2017,  
commencing at 3:05 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, Chairman.  
JACK C. DEMETREE, III, Secretary.  
JOHN ALLMAND, Commission Member.  
RYAN P. DAVIS, Commission Member.  
ANDRES LOPERA, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.  
LISA SHEPPARD, Planning and Development Dept.  
SONDRA FETNER, Office of General Counsel.  
GLORIA BLAKE, Planning and Development Dept.

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3  
1 MS. BLAKE: Gloria Blake, Planning and  
2 Development.  
3 THE CHAIRMAN: Those of you that have cell  
4 phones, please either turn them off or put them  
5 on silent.  
6 Any conversations that you would like to  
7 make, please do so in the hallway so it doesn't  
8 interfere with our recording of the meeting.  
9 Those that wish to speak to any item,  
10 please make sure you fill out a yellow speaker  
11 card and give it to Gloria.  
12 We take breaks at every two hours, at 5:00  
13 and at 7:00.  
14 So, at this time, I would entertain a  
15 motion for the approval of last month's meeting  
16 minutes.  
17 COMMISSIONER ALLMAND: I'll make a motion  
18 that we approve last month's meeting minutes.  
19 COMMISSIONER DAVIS: Second.  
20 THE CHAIRMAN: Got a motion and a second.  
21 All those in favor?  
22 COMMISSION MEMBERS: Aye.  
23 THE CHAIRMAN: Those opposed?  
24 COMMISSION MEMBERS: (No response.)  
25 THE CHAIRMAN: Hearing none, you have  
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PROCEEDINGS

May 24, 2017 3:05 p.m.

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3 THE CHAIRMAN: Calling the meeting to  
4 order for the Jacksonville Historic  
5 Preservation Commission, and it is May 24 at  
6 3:05.

7 We will start with some introductions.

8 Christian, would you like to start,  
9 please?

10 MR. POPOLI: I'm sorry, I couldn't hear.

11 THE CHAIRMAN: Would you like --  
12 introductions.

13 MR. POPOLI: Sure. Christian Popoli,  
14 Planning and Development.

15 MS. FETNER: Sondra Fetner, Office of  
16 General Counsel.

17 COMMISSIONER DAVIS: Ryan Davis, Historic  
18 Commission.

19 COMMISSIONER LOPERA: Andres Lopera,  
20 Historic Commission.

21 THE CHAIRMAN: David Case, Historic  
22 Commission.

COMMISSIONER ALLMAND: John Allmand,  
Historic Commission.

25 THE CHAIRMAN: Gloria.

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1 approved last month's meeting minutes.

2 We have several deferred items; COA-17-034  
3 at 1248 Lechlade Street, COA-17-154 at 1649  
4 Canterbury Street, and COA-17-467 at 1942 Pearl  
5 Street. These items will not be heard tonight.  
6 They have been deferred.

7 Is there anyone that would like to speak  
8 to any of these items?

9 AUDIENCE MEMBERS: (No response.)

10 THE CHAIRMAN: Seeing none, I will not  
11 open the public hearing.

12 We have a consent agenda. Those on the  
13 agenda are COA-17-434 at 1644 Market Street  
14 North, COA-17-439 at 2502 Oak Street,  
15 COA-17-456 at 2540 Oak Street, COA-17-465 at  
16 2836 La Viere Street, COA-17-466 at 126 East  
17 7th Street, COA-17-468 at 2804 La Viere Street,  
18 and COA-17-470.

19 We will pull Item Number 6 to be voted on  
20 separately and we will also pull Number 7 to be  
21 voted on separately.

22 MS. FETNER: Just so the public knows why  
23 you're pulling them, can you just briefly  
24 explain?

25 THE CHAIRMAN: Yes.

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1 St. Johns at Christmastime, when they have it  
2 all lit up, the houses are quite large in that  
3 area.

4 And it seems that it would be in tune with  
5 similar size structures in the area. And I do  
6 agree that the original structure is small for  
7 the area and -- you know, but I also agree with  
8 the homeowners wanting to, you know, keep the  
9 structure for long term, adding the square  
10 footage to it and, you know, finding some way  
11 to, you know, meet -- you know, keep the  
12 original character of the home, but also,  
13 adding the square footage that -- you know,  
14 that they need.

15 So I would like to, you know, make a  
16 motion to approve it with a -- with a few  
17 conditions that Mr. Case had mentioned, about  
18 matching the columns at the rear elevation from  
19 the columns at the porte cochere, matching all  
20 the columns at the rear -- rear elevation.

21 THE CHAIRMAN: There will be no arches.

22 COMMISSIONER LOPERA: What's that?

23 THE CHAIRMAN: No arches.

24 COMMISSIONER LOPERA: Oh, no arches,  
25 removing the arches.

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1 Adding just a single-car carport to the  
2 rear of the exiting porte cochere, to match the  
3 same column architecture, same depthness [sic]  
4 of the rafters, the same roof type.

5 And yeah, as far -- as far as the existing  
6 hip at the rear, I believe that for the  
7 addition, that matching that existing hip --  
8 which, you know, John -- Mr. Allmand's done --  
9 that that -- that will be -- that seems to be  
10 acceptable to me, as far as the way it looks.

11 You know, if -- if the gambrel cannot be  
12 done, like Mr. Allmand mentioned, then -- then  
13 the hip is -- would be the other logical choice  
14 for that area.

15 Is there anything else that you would like  
16 to perhaps add to it?

17 MS. SHEPPARD: Did you address the windows  
18 on the addition at all?

19 THE CHAIRMAN: They should match the  
20 others.

21 COMMISSIONER LOPERA: The windows on the  
22 addition should match the other existing  
23 windows?

24 THE CHAIRMAN: Uh-huh.

25 MS. SHEPPARD: The --

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1 COMMISSIONER LOPERA: Okay.

2 MS. SHEPPARD: The exist- -- well, the  
3 existing are metal.

4 THE CHAIRMAN: They're proposed 6 by --  
5 6-over-6.

6 MS. SHEPPARD: The proposed is 6-over-6.

7 COMMISSIONER LOPERA: Okay. With -- is  
8 that -- does that conclude it?

9 THE CHAIRMAN: I think so.

10 COMMISSIONER LOPERA: Okay. Then that's  
11 all.

12 COMMISSIONER DEMETREE: I'll second that.

13 THE CHAIRMAN: Okay. Any further  
14 discussion?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: All those in favor?

17 COMMISSIONER DEMETREE: Aye.

18 COMMISSIONER DAVIS: Aye.

19 COMMISSIONER LOPERA: Aye.

20 THE CHAIRMAN: Those opposed?  
21 Myself.

22 The motion carries. So you have approved  
23 COA-17-469 with conditions.

24 Okay. Item Number 8, COA-17-477, at 2790  
25 Post Street.

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1 MR. POPOLI: Mr. Chairman, we were  
2 notified during the hearing that this applicant  
3 can't be here tonight.

4 THE CHAIRMAN: Okay. So we'll defer.  
5 Okay.

6 Okay. We will move on to Item G, Number  
7 1, COA-17-343, at 3205 Herschel Street. These  
8 are Certificates of Appropriateness, work  
9 initiated or completed without a COA.

10 MR. POPOLI: All right. So this is  
11 COA-17-343, at 3205 Herschel Street. This was  
12 deferred from the last month's hearing. This  
13 was work done without a COA. Basically, the  
14 two tenants -- or the on-street parking that  
15 was paved in front of the historic structure,  
16 and then the work done to the garages in the  
17 rear.

18 Since the last meeting, staff has met with  
19 the applicant and they have proposed a  
20 reduction in the amount of paving. I'll locate  
21 that picture. Basically, to add additional  
22 greenspace directly in front of the entrance of  
23 the building -- there (indicating) -- which  
24 would limit some of the parking and open up the  
25 visibility of the front entrance. And, as a

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1 compromise, add additional greenspace as well.  
 2 The design guidelines are still pretty  
 3 clear on what they recommend. So staff is  
 4 limited on what we can propose as a solution,  
 5 but this is certainly a step closer to  
 6 something that we might be able to recommend,  
 7 but we're still recommending denial based on  
 8 the current design guidelines. So ...  
 9 THE CHAIRMAN: Any questions for staff?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: We'll open it to the public  
 12 hearing.  
 13 If the applicant would come forward.  
 14 (Audience member approaches the podium.)  
 15 AUDIENCE MEMBER: I don't know if you need  
 16 those, because it's up there, but hi again.  
 17 THE CHAIRMAN: Hi.  
 18 MS. BLAKE: All right. If you would state  
 19 your name and address for the record.  
 20 AUDIENCE MEMBER: Rachel Ringhaver, 3205  
 21 Herschel Street.  
 22 MS. BLAKE: Would you raise your right  
 23 hand, please.  
 24 MS. RINGHAVER: (Complies.)  
 25 MS. BLAKE: Do you affirm that the  
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1 testimony you are about to give is the truth,  
 2 the whole truth and nothing but the truth?  
 3 MS. RINGHAVER: I do.  
 4 MS. BLAKE: Thank you.  
 5 MS. RINGHAVER: Okay. So we were looking  
 6 at what could we do to showcase the building,  
 7 you know, as -- you know, it's a Marsh &  
 8 Saxelbye. We really wanted to -- the most  
 9 beautiful part of the building is the center,  
 10 the relief work. We already had landscape  
 11 lighting. That's our favorite part. We  
 12 already have that highlighting it. It's  
 13 beautiful.  
 14 And we took into consideration your  
 15 concerns, understandably, about people parking  
 16 right in front, and so it -- in person, I would  
 17 say, Ray and I would -- this -- the area looks  
 18 a lot larger than it does when we did it on the  
 19 picture. And it's just a quick Photoshopped  
 20 picture, but we were hoping to bring it out.  
 21 Currently, there are nine spots in the  
 22 front. They're all small spots, but we have  
 eight -- eight units.  
 Thank you.  
 25 We have eight units. So if we could  
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1 eliminate parking right in the front, then it  
 2 truly would showcase the building and -- and  
 3 people wouldn't park there. You've got your  
 4 center walkway, and that would be it against  
 5 the street. It does reduce the -- all of the  
 6 pavers.  
 7 And we just really feel, as -- as Blair  
 8 mentioned last time, since -- you know, I don't  
 9 know when the picture was taken. It's a black  
 10 and white picture. Cars have always parked on  
 11 the front. It's unique to our -- to our block.  
 12 And I don't think that that's ever going to  
 13 change. And so this way, they would -- you  
 14 know, they would have their designated spots.  
 15 They wouldn't be parking on the gravel which  
 16 turns to mud in the rain and just doesn't look  
 17 pretty. And the building would still be  
 18 highlighted.  
 19 And we're hoping that that's a good  
 20 compromise because, I mean, we actually -- my  
 21 husband and I prefer this. It's prettier, to  
 22 see the green in front.  
 23 THE CHAIRMAN: Okay. Any questions for  
 24 the applicant?  
 25 COMMISSIONER LOPERA: Did you -- from the  
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1 last meeting, from last month, did you look  
 2 into modifying anything from the back to make  
 3 those garage parking spaces in the back?  
 4 MS. RINGHAVER: Well, we do have people  
 5 parking in the -- right. I would say that  
 6 while -- while the things you were mentioning,  
 7 with the steel beams, that is -- that's a great  
 8 idea. Realistically, I think the tenants still  
 9 will be parking in the front, but also,  
 10 financially, it's not anything that we're  
 11 able -- able to do. I mean, it can go back to  
 12 the way it was before, I mean, the parking in  
 13 the front.  
 14 You know, we can -- we could remove those  
 15 and put more gravel down, but I think the  
 16 tenants are still going to park there. And  
 17 it's just too tight to get on -- to get on the  
 18 side. It's too tight on that left side. It  
 19 wasn't used even when it was wide open and  
 20 available, but our tenants do park in the back  
 21 on the right side, or if you're looking at the  
 22 front of the building, on the right, the one  
 23 closest to Aberdeen. And so -- and  
 24 financially, we just can't do that right now.  
 25 So --  
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1 THE CHAIRMAN: Okay.

2 MS. RINGHAVER: -- I wish I had a lot more

3 to say, but that's kind of --

4 THE CHAIRMAN: No, that's okay.

5 MS. RINGHAVER: Okay.

6 THE CHAIRMAN: That's fine. Appreciate

7 it.

8 MS. RINGHAVER: Okay.

9 THE CHAIRMAN: Is there anybody else that

10 would like to speak to this item?

11 (Mr. Newton approaches the podium.)

12 MR. NEWTON: Ray Newton, 1815 Woodmere

13 Drive.

14 MS. BLAKE: Would you raise your right

15 hand, please.

16 MR. NEWTON: (Complies.)

17 MS. BLAKE: Do you affirm that the

18 testimony you are about to give is the truth,

19 the whole truth and nothing but the truth?

20 MR. NEWTON: I do.

21 MS. BLAKE: Thank you.

22 MR. NEWTON: If I might -- I didn't speak

23 at the last meeting, and I was kind of

24 surprised at the comments that -- that were

25 actually coming from the Commission. I had

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1 been advising, you know, the Ringhavers a

2 little bit on -- on the process and procedure

3 that comes before you. And, basically, that --

4 that, you know, your decision is predicated on

5 the staff report, you know, the input you

6 receive, you know, at the Commission meeting.

7 And I was, you know, surprised at the issues

8 that were coming from the Commission.

9 If I may go -- go over those a little bit,

10 the first one was a recommendation for

11 underground parking. That was quickly

12 dismissed, you know, by the Commission.

13 The second one was putting bollards out to

14 keep the parking from -- from the front of the

15 building. Again, that was eliminated.

16 There was another issue in regard to the

17 drainage, the impact of the drainage of the

18 parking. That's going to be addressed, you

19 know, by the engineering division in the

20 permitting process.

21 There was an issue in regard to the reuse

22 of the existing parking. In a description of

23 how it can be used, you've got a 16-foot space.

24 You've got a 16 and -- 16 and 9 -- 9 inches is

25 the back-out space. A standard parking space

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1 is basically 9 by 18. You really need, you

2 know, 20 feet.

3 If you have a car parked on both sides,

4 you cannot maneuver until you get to the 16,

5 and so it gives you about 9 inches to make a

6 90-degree turn. I mean, you can -- it will

7 accommodate a compact car. Maybe a subcompact

8 car is all it would accommodate in the rear.

9 I think the application is really pretty

10 simple and one without notice. And I

11 understand from the last meeting that there is

12 some kind of required notice, you know, that

13 was supposedly given to them, you know, at the

14 time of the acquisition of the property. This

15 apparently was -- was never received. And they

16 proceeded accordingly, you know, with the

17 improvements to -- to the actual parking area

18 up front.

19 Again, on the -- on the rear for the

20 laundromat and bi- -- bicycle area, that a

21 permit was issued, you know, for that area,

22 again, without notification to them.

23 I think there was a couple issues in

24 regard to, you know, what the staff was saying.

25 You know, I'm of the opinion that it is

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1 consistent with the area. It's consistent with

2 the historic guidelines. It's -- it's

3 consistent with the Secretary of Interior

4 department standards. And I would encourage

5 you to approve it with the revised site plan

6 that hopefully addressed the concerns that were

7 issued by the staff.

8 (Timer notification.)

9 MR. NEWTON: I'll be happy to answer any

10 questions.

11 THE CHAIRMAN: Thank you. Your timing was

12 perfect.

13 Any questions?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: Anyone else to speak?

16 MS. EHAS: Are you going to open for

17 comments? Oh, I'm sorry.

18 (Ms. Ehas approaches the podium.)

19 MS. EHAS: Kay Ehas.

20 So think about setting precedent. The

21 Riverside Avondale Zoning Overlay does not

22 allow parking in between the road and the

23 sidewalk or between the sidewalk and somebody's

24 front house. So it's -- it's against the

25 zoning overlay.

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1 Do people do it? Yes, they do, but the  
2 reason it was put in the overlay is because  
3 most people don't want it to happen, because it  
4 brings down -- it brings down property values,  
5 frankly, especially in Riverside.

6 And we're -- we're working on -- I chair  
7 RAP's -- excuse me -- transportation committee,  
8 and we're working on -- we think if we can  
9 figure out College and Post, we can figure out  
10 anything because those are the two challenging  
11 streets, because they don't have a lot of  
12 driveways on Post Street. So I want you to  
13 think about precedent.

14 I'm not -- is there a sidewalk here?

15 MS. RINGHAVER: No.

16 MS. EHAS: Why couldn't we do parallel  
17 parking?

18 And think about this: There are going to  
19 be fewer cars in the future. That's where  
20 we're headed. So let's not be permanent in --  
21 in what we decide maybe.

22 Thank you.

23 THE CHAIRMAN: Anyone else?

24 AUDIENCE MEMBERS: (No response.)

25 THE CHAIRMAN: Come on up.

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1 (Ms. Ringhaver approaches the podium.)  
2 MS. RINGHAVER: And I just wanted to say,  
3 I realize the concern if you say yes to this  
4 one, you're setting a precedent, but this  
5 street -- and I think that Blair also was  
6 really letting -- letting everyone know, this  
7 one, it's a very small block. And it is a  
8 unique block. Every single -- we're not  
9 bringing down the neighborhood because every  
10 single place is -- is multifamily. And so it's  
11 the only parking.

12 Anyway, I just think that this block, if  
13 this is supposed to be case by case, then  
14 please, let's -- I'll go with what the other  
15 guy said. Let's leave here with an approval.  
16 But please, just let's look at this as a unique  
17 situation because I really feel that it is.

18 Anyway -- and it's the best one on the  
19 street.

20 THE CHAIRMAN: I'll close the public  
21 hearing.

22 Comments? Discussion?

23 COMMISSIONER DAVIS: My -- you know, my  
24 attitude towards it hasn't changed. I think  
25 the addition of the -- the greenscape on the

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1 front is just kind of a bonus. I think it does  
2 help. You know, it protects the -- the kind of  
3 visual corridor (inaudible) your way.

4 I think the character of the street, you  
5 know, with right-of-way parking all over the  
6 place, apart- -- you know, multifamily all over  
7 the place, I think it -- I think it fits. And  
8 I think putting -- putting pavers there is far  
9 preferable to asphalt or mud and gravel.

10 You know, the one thing I didn't say last  
11 time -- and you guys are not going to want to  
12 hear this. I think the pavers, I think if it  
13 was to receive an approval, I think it would  
14 require replacing the pavers with a -- with a  
15 brick style. I know there's a lot of money  
16 sitting there, but, you know, that's -- that's  
17 one that I would say is probably inflexible in  
18 my opinion.

19 Yeah, that's -- that's my input.

20 THE CHAIRMAN: I will say that I -- I'm --  
21 I'm really torn by this one because I -- I did  
22 drive it. I drove around it and was the -- the  
23 guy that parked, but I've got a smaller SUV,  
24 and I can get in, but I could barely get out.  
25 So I will grant you that point, that because

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1 those are old buildings, designed for old cars,  
2 it's very difficult to manage. And once you  
3 get to the -- the left-hand side, you really  
4 don't have any good way of getting out,  
5 unfortunately, but what I struggle with is --  
6 is not so much that, it's -- it's the -- the  
7 street parking.

8 And unfortunately -- and this was not a  
9 problem that you created. This was a problem  
10 that was created over the years by, for the  
11 lack of a better word, lack of zoning  
12 regulations that allowed other buildings on the  
13 block to be built with no parking. And so as a  
14 result, the street, even as short as it is, has  
15 become a de facto parking lot.

16 I think this dramatically improves not  
17 only your property, but dramatically improves  
18 the balance of the block, if -- if we can get  
19 others to follow your lead. So I'm -- you  
20 know, even though I'm torn, and I think I could  
21 get comfortable with reviewing this because of  
22 its -- its specific criteria in terms of lack  
23 of really accessible parking in the back and  
24 the fact that -- that what will happen if we  
25 don't do this could -- could really be nothing

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1 more than organized chaos and a mud pit.  
 2 So I'm -- I'm inclined to agree with  
 3 Commissioner Davis and think that this would  
 4 probably be not only beneficial to the building  
 5 but probably beneficial to the part -- to that  
 6 block. And I'm only thinking that just because  
 7 of being familiar with that block. And it is  
 8 not the same block as Park and College or -- or  
 9 Park and King or any other place. I mean, this  
 10 is a very short block with no parking in -- you  
 11 know, in any of the buildings. So for that  
 12 reason, I think I would have to support it.  
 13 COMMISSIONER LOPERA: Mr. Case, I've got a  
 14 question for you. The walkway that goes to the  
 15 front door, who exactly would use that?  
 16 Because, if you park your car, you're going to  
 17 walk towards the -- towards the building, turn  
 18 on another walkway going towards the front  
 19 door.  
 20 MS. RINGHAVER: Can I speak?  
 21 THE CHAIRMAN: Yes. Yeah, yeah.  
 22 MS. RINGHAVER: Okay. Well, it actually  
 23 is just long enough, you pull up, and you have  
 24 to come out on the street.  
 25 COMMISSIONER LOPERA: Okay.  
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1 MS. RINGHAVER: So you walk around.  
 2 COMMISSIONER LOPERA: Okay.  
 3 MS. RINGHAVER: And so that's what we were  
 4 thinking. Maybe it's a little longer. I have  
 5 a smaller SUV, but maybe it's a little longer  
 6 where you could, but currently they're just  
 7 walking on the grass anyway to get in the  
 8 front.  
 9 We've got, like, about a 2-foot little  
 10 strip of grass between the building and -- and  
 11 the parking, but -- so we thought that would  
 12 eliminate that. And at least the landscaping  
 13 at the front of the building would stay nice.  
 14 And then they would want to not walk in the  
 15 grass and they'd prefer the walkway.  
 16 COMMISSIONER LOPERA: Right. Okay.  
 17 MS. RINGHAVER: Okay.  
 18 COMMISSIONER LOPERA: Thank you.  
 19 COMMISSIONER ALLMAND: This one's hard.  
 20 THE CHAIRMAN: It is hard.  
 21 COMMISSIONER ALLMAND: I mean -- okay. So  
 22 I think -- I think I would be -- I could accept  
 23 like some, like, parallel parking, in case I --  
 24 I think I said that at the last meeting. I  
 25 think that, you know, I'm sympathetic to the  
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1 parking kind of issues and want you to be  
 2 successful, but parallel parking, I think, is  
 3 a -- is -- is -- you know, I wish that  
 4 that's -- that that's what this was a picture  
 5 of. You know what I mean? Because you would  
 6 have grass in between. I mean -- but it's not,  
 7 so I don't know how I feel about that.  
 8 We're essentially just parking a bunch of  
 9 cars right up in front of a Marsh & Saxelby  
 10 building, which it has -- it was designed with  
 11 parking in the rear, but I am sympathetic.  
 12 And, I mean, I do think that future people  
 13 who come back and ask for parking in the  
 14 right-of-way are going to point to this. Not  
 15 that that means anything, but I do think that's  
 16 going to happen. I mean, I'd do that.  
 17 COMMISSIONER LOPERA: You did that --  
 18 COMMISSIONER DAVIS: I'm sure -- sure you  
 19 did.  
 20 COMMISSIONER LOPERA: -- today.  
 21 COMMISSIONER ALLMAND: Yeah. I would --  
 22 COMMISSIONER DAVIS: And I --  
 23 COMMISSIONER ALLMAND: I'd keep that one  
 24 in my back pocket.  
 25 COMMISSIONER DAVIS: And I -- and I think  
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1 it's only -- I think it's only apples to apples  
 2 if it's somebody on this block with a  
 3 multifamily building and they're coming and  
 4 saying, hey, I've got this asphalt parking in  
 5 the right-of-way, I'd like to put pavers there  
 6 instead.  
 7 COMMISSIONER ALLMAND: Well -- and I think  
 8 that's -- I think that's fine to say, but in a  
 9 few -- you know, several years down the road,  
 10 you know, there -- there might not be that  
 11 institutional knowledge baked into this  
 12 commission. So I just -- I think it opens the  
 13 door. I do think it does.  
 14 THE CHAIRMAN: Well, because we're  
 15 reviewing this as a case-by-case basis, we've  
 16 looked at others that have proposed parking in  
 17 the right-of-way only more as an in- -- as a  
 18 convenience and even with the knowledge that  
 19 they had room to park on site.  
 20 COMMISSIONER ALLMAND: I think this is --  
 21 that is this.  
 22 THE CHAIRMAN: And, in this case, they  
 23 don't have room to park on site.  
 24 COMMISSIONER ALLMAND: I mean, is that  
 25 true, or do they just have their laundry there,  
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1 and they don't want to --  
 2 THE CHAIRMAN: No. I mean --  
 3 COMMISSIONER LOPERA: Well, no, because  
 4 Mr. Case mentioned --  
 5 THE CHAIRMAN: You can't park in the back.  
 6 COMMISSIONER LOPERA: -- in the back.  
 7 THE CHAIRMAN: It's not wide enough.  
 8 You've got a 16-foot back-up space and a  
 9 16-foot --  
 10 COMMISSIONER ALLMAND: You can't park with  
 11 an SUV.  
 12 THE CHAIRMAN: I parked in a little SUV,  
 13 and I almost took out the back of the building  
 14 backing up. I mean, it's that tight.  
 15 COMMISSIONER ALLMAND: Okay.  
 16 COMMISSIONER LOPERA: Ms. Sondra would  
 17 like to speak.  
 18 COMMISSIONER ALLMAND: I'm surprised.  
 19 You're surprising me, Mr. Case.  
 20 MS. FETNER: Through the Chair, to ease  
 21 some of your worry about setting precedent, you  
 22 can also include in your motion some findings  
 23 that are very specific to this application such  
 24 that there's absolutely no parking on site or  
 25 in the rear of the property, the character of  
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1 the block, you know, things to really narrow  
 2 the effect of this decision and make it very  
 3 pinpointed to this one.  
 4 COMMISSIONER LOPERA: All right.  
 5 MS. FETNER: If you need help with  
 6 suggestions, I could do that as well.  
 7 COMMISSIONER LOPERA: I have one question  
 8 for the owner. How many spots do you get? Do  
 9 you still get eight spots in the front?  
 10 MS. RINGHAVER: We have eight spots if we  
 11 did this.  
 12 COMMISSIONER LOPERA: This. Okay. So  
 13 you've got almost one --  
 14 MS. RINGHAVER: I have another option.  
 15 COMMISSIONER LOPERA: -- one spot per  
 16 tenant.  
 17 MS. RINGHAVER: One spot per.  
 18 COMMISSIONER LOPERA: Okay.  
 19 MS. RINGHAVER: Yes. But again, this  
 20 picture doesn't take it -- it doesn't look as  
 21 wide. Ray and I talked about -- I mean, we  
 22 could widen it a little bit. We still need the  
 23 parking, but it could be widened to look a  
 24 little wider than what you see.  
 25 COMMISSIONER LOPERA: What is the other  
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1 option you just mentioned?  
 2 MS. RINGHAVER: So just making it a little  
 3 wider because -- well, actually, when we spoke  
 4 about it, he was thinking we could go -- I  
 5 actually -- I think I have to take that back  
 6 because that would be on the corner. And then  
 7 we get into other rules with being too close  
 8 to -- it's on the -- the corner of Herschel and  
 9 Aberdeen. And then we're on -- like right at  
 10 the corner.  
 11 COMMISSIONER ALLMAND: Not that it  
 12 matters, but, I mean, do you -- have you gotten  
 13 approval from -- from the City to park in the  
 14 right-of-way?  
 15 MS. RINGHAVER: Well, Ray and I have met  
 16 with them.  
 17 MR. NEWTON: If I may.  
 18 THE CHAIRMAN: If you're going to speak,  
 19 you have to come up.  
 20 (Mr. Newton approaches the podium.)  
 21 MR. NEWTON: The actual parking within the  
 22 right-of-way would come after the COA. We met  
 23 with the engineering division. They gave us  
 24 the application, which is basically a hold  
 25 harmless agreement, and said they would approve  
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1 it upon the COA being issued.  
 2 MS. RINGHAVER: First we go to zoning,  
 3 though. We still --  
 4 MR. NEWTON: Well, we're not --  
 5 MS. RINGHAVER: This is just step one.  
 6 Then we have to go to zoning, and then --  
 7 MR. NEWTON: We're not --  
 8 MS. RINGHAVER: -- then the application.  
 9 MR. NEWTON: We're not even sure we're  
 10 going to even go to zoning. Okay? There --  
 11 there's two issues. One is the historic  
 12 district. Okay? The second is zoning. If you  
 13 go to zoning, you would be going to zoning to  
 14 bring it into conformity, where it would stay  
 15 that way for perpetuity. And, therefore, the  
 16 Council would never have the chance to remove  
 17 it if they ever wanted to do so. Like the sign  
 18 ordinance, if you just approved the COA, then  
 19 it's a nonconforming use to the zoning, and it  
 20 would remain that way.  
 21 The parking has existed for decades. The  
 22 question, you know, that you were talking about  
 23 was whether it would set a precedent. It's  
 24 only existing parking. It existed prior to the  
 25 district. That would be subject to this. This  
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1 is a great improvement, and I encourage you to  
2 approve it.  
3 THE CHAIRMAN: Okay. Yes, Lisa.  
4 MS. SHEPPARD: Just a question. Do you  
5 have a dimension as far as what you're  
6 proposing here, as far as how wide that -- how  
7 wide are you talking about as far as the  
8 greenspace?  
9 MS. RINGHAVER: I think I'm -- great, I'm  
10 very prepared, except for that one. It would  
11 have been really good if I'd thought of that.  
12 MR. NEWTON: The drawing actually shows  
13 the existing line that separates the parking.  
14 And you can -- you can measure. Maybe this one  
15 doesn't show it, but if you actually look on  
16 the ground, we're coming over to -- to --  
17 basically, to whatever that line is.  
18 COMMISSIONER DAVIS: Are you giving up two  
19 parking spaces?  
20 MS. RINGHAVER: Well, the center because  
21 of the trees. And because we didn't want to  
22 block the front of the building, that was just  
23 pavers. It wasn't a parking spot. So we had a  
24 little extra room there. So we gave up one  
25 parking spot. Plus, you know, it was something  
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1 that was wider than it. So it's more than --  
2 it's more than -- it's probably equivalent to  
3 about two-and-a-half of our spots.  
4 MR. NEWTON: If I may add one other point  
5 in regard to the Council -- we're still going  
6 to have parking in the rear. We're going to  
7 have subcom- -- subcompact parking. It will  
8 handle a compact or a subcompact. So we don't  
9 want a prohibition against parking in the rear.  
10 MS. RINGHAVER: Oh, it's currently filled,  
11 the parking in the right side, the right  
12 garage.  
13 MR. NEWTON: Okay. So I mean ...  
14 COMMISSIONER LOPERA: That's good.  
15 MS. RINGHAVER: Uh-huh.  
16 MS. FETNER: It's limited. There's  
17 limited parking in the rear.  
18 THE CHAIRMAN: It's limited.  
19 MS. RINGHAVER: Yeah, we can only get two  
20 cars in it.  
21 COMMISSIONER ALLMAND: You can park in  
22 there, though, right?  
23 MS. RINGHAVER: And they do. And they do.  
24 MR. NEWTON: Yeah, we have -- we have four  
25 spaces, you know, that are in -- in the actual  
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1 garage back there. So, you know, we don't want  
2 that limitation and not be able to park back  
3 there.  
4 COMMISSIONER ALLMAND: And it's even more  
5 limited because you have a big laundry room  
6 back there.  
7 MS. RINGHAVER: We don't consider that as  
8 parking. I mean, as was said --  
9 COMMISSIONER ALLMAND: It was in the  
10 parking garage, though.  
11 MR. NEWTON: Well --  
12 MS. RINGHAVER: From 1926 it is.  
13 COMMISSIONER LOPERA: Yeah, but, John,  
14 Mr. Case mentioned he has a small SUV. He  
15 could not --  
16 THE CHAIRMAN: You can't get back there.  
17 COMMISSIONER LOPERA: With Mr. Case's  
18 driving skills, he could not back out of there  
19 without crashing into the building causing yet  
20 another COA for a crashed building.  
21 THE CHAIRMAN: Yeah.  
22 MS. RINGHAVER: A crashed Marsh &  
23 Saxelbye.  
24 COMMISSIONER LOPERA: So in order to avoid  
25 that --  
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1 MR. NEWTON: Your standard for subcompact,  
2 you know, basically is no more than 10 percent  
3 of the required parking. I'm -- I'm not sure  
4 what size the units were. They were, say --  
5 say they're over 500, you know, square feet.  
6 You know, we'd have to have, you know, 14  
7 required spaces if we brought it into  
8 conformity. We'd have to have one -- one  
9 compact space. We're providing four. So, I  
10 mean, we're greatly enhancing the amount of  
11 compact spaces.  
12 COMMISSIONER LOPERA: I -- well --  
13 THE CHAIRMAN: Yeah, you can --  
14 COMMISSIONER LOPERA: -- I'm ready to make  
15 a motion to kind of move forward with this.  
16 THE CHAIRMAN: Please. Thank you.  
17 COMMISSIONER LOPERA: Okay. I want to  
18 make a motion.  
19 MS. FETNER: Hold on. Did you close the  
20 public hearing?  
21 THE CHAIRMAN: Closed.  
22 COMMISSIONER LOPERA: So the only -- I  
23 want to make a motion to approve with  
24 conditions. The only place I'm gonna beat you  
25 up on is the pavers at the front, which --  
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1 there is a precedent, but there's not a  
2 precedent, but there is precedent for pavers.  
3 So with staff approval of the pavers that  
4 they agree with, I would like to approve this  
5 with the photograph shown, with the addition of  
6 the greenspace, the walkway, and staff-approved  
7 pavers at the front only. The pavers in the  
8 back, I would like to approve as is with no  
9 conditions. And as far as the screening in the  
10 rear garage, I would like to approve that as  
11 well.

12 COMMISSIONER DAVIS: So are you saying  
13 keep the pavers in the back?

14 COMMISSIONER LOPERA: Keep the pavers in  
15 the back. The pavers in the front have to be  
16 approved by the staff to match the same width  
17 and dimensions as --

18 THE CHAIRMAN: The approved rectangular --

19 COMMISSIONER LOPERA: -- the approved  
20 rectangular shape.

21 MR. NEWTON: If I may, you're actually  
22 putting the burden on to the staff, you know,  
23 to come up with something that -- that I think  
24 is more into your jurisdiction than the -- than  
25 the -- than the staff.

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1 COMMISSIONER LOPERA: Okay. Six-inch by  
2 ten-inch pavers then.

3 COMMISSIONER DAVIS: No greater than,  
4 rectangular shape.

5 COMMISSIONER LOPERA: No --

6 THE CHAIRMAN: Just the standard brick  
7 that we allow.

8 MR. POPOLI: Just for clarification, we  
9 have an approval matrix basically that the  
10 board has created that dictates what we can  
11 approve administratively. That's what we're  
12 referring to. That outlines specific portions  
13 and sizes.

14 THE CHAIRMAN: Right.

15 MR. POPOLI: There's a range, but that's  
16 what staff can approve. So if you're  
17 conditioning to that, then that would be  
18 something we could approve.

19 THE CHAIRMAN: Right.

20 MR. POPOLI: If it's at our discretion, I  
21 would much prefer you guys do something.

22 COMMISSIONER LOPERA: What is that  
document called?

23 MS. FETNER: Administrative Matrix.

24 THE CHAIRMAN: Administrative Matrix.

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1 COMMISSIONER LOPERA: Administrative  
2 Matrix. So the condition would be that the  
3 pavers that are chosen are in agreement with  
4 the Administrative Matrix provided by the  
5 staff.

6 MR. NEWTON: You understand that you're  
7 putting a tremendous financial burden, you  
8 know, on to the applicant to -- to remove  
9 the -- the existing ones that were put in there  
10 without notice from the City, you know.

11 AUDIENCE MEMBER: Can I ask a question?

12 COMMISSIONER LOPERA: Yes, ma'am.

13 MS. FETNER: Hold on --

14 COMMISSIONER LOPERA: Sorry.

15 MS. FETNER: -- you guys.

16 COMMISSIONER LOPERA: Sorry.

17 MS. FETNER: I know we -- we're -- we're  
18 definitely going to have the Robert's Rules of  
19 Order workshop because he's trying to do a  
20 motion and y'all are interrupting and there has  
21 to be some sense of control here.

22 THE CHAIRMAN: Yeah.

23 MS. FETNER: So finish your motion, I want  
24 someone to second it, and then we could have a  
25 discussion. And if they have any more

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1 questions for you, they will call you guys back  
2 up, but until then, I need you both to sit down  
3 until we get this motion on the floor. Okay?

4 Thank you.

5 MR. NEWTON: We can do that.

6 MS. FETNER: I appreciate it.

7 Thank you.

8 MR. NEWTON: Okay.

9 COMMISSIONER LOPERA: My motion is  
10 finished.

11 MS. FETNER: Are you sure? So let --

12 COMMISSIONER LOPERA: Yes, ma'am.

13 MS. FETNER: -- me just go over the  
14 motion --

15 COMMISSIONER LOPERA: Yes.

16 MS. FETNER: -- so we know when the person  
17 seconds --

18 COMMISSIONER LOPERA: Yes.

19 MS. FETNER: So we have pavers that are  
20 approved by the Administrative Matrix. You  
21 have, keep the greenspace in the walkway --

22 COMMISSIONER LOPERA: Per the photo.

23 MS. FETNER: -- per the photo submitted.

24 Pavers in the back are approved without  
25 conditions. And the screened-in porch in the

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1 back is approved without conditions.  
 2 COMMISSIONER LOPERA: Yes.  
 3 MS. FETNER: Okay. Now, if someone  
 4 chooses --  
 5 THE CHAIRMAN: Second. Someone second.  
 6 MS. FETNER: Thank you.  
 7 COMMISSIONER DAVIS: Second.  
 8 THE CHAIRMAN: Okay. We have a motion and  
 9 a second. Now we can have discussion --  
 10 MS. FETNER: Thank you.  
 11 THE CHAIRMAN: -- or further discussion.  
 12 COMMISSIONER ALLMAND: We can -- it's not  
 13 too late to make a motion to have parking in  
 14 the front that's not across the entire building  
 15 or a little bit wider than this. You can do  
 16 parallel parking. Everything will be fine.  
 17 People can park. They will have parking  
 18 spaces. It won't be like this.  
 19 It's not too late. I'm just saying, I get  
 20 where this -- I pick up where this is going,  
 21 you know, and that's fine, I ain't voting for  
 22 it, but golly, guys, it's a Marsh & Saxelbye  
 23 building.  
 24 THE CHAIRMAN: Uh-huh.  
 25 COMMISSIONER ALLMAND: I'm sympathetic,  
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1 parking right up in -- I mean, feet from the  
 2 balcony in front of the building. Super  
 3 historical. Not too late. You can just  
 4 parallel park. They get parking spaces.  
 5 COMMISSIONER LOPERA: But your proposition  
 6 was to parallel park. So there's still a  
 7 vehicle there.  
 8 COMMISSIONER ALLMAND: There's like -- but  
 9 you're not, like --  
 10 COMMISSIONER LOPERA: My vehicle is just  
 11 in a different orientation from what you  
 12 recommended.  
 13 COMMISSIONER ALLMAND: Well, not -- well,  
 14 that's a good point, but they're also kind of  
 15 set back from it. You're like -- I mean, you  
 16 hit the gas a little bit= and you're gonna wind  
 17 up in somebody's living room for real.  
 18 COMMISSIONER LOPERA: We could install  
 19 bollards, as you recommended at the last  
 20 meeting.  
 21 COMMISSIONER ALLMAND: That would be great  
 22 if we could do that, large ones. No, I'm  
 23 just -- look, I'm not -- I'm not gonna -- I'm  
 24 just saying, it's not too late.  
 25 That's it.  
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1 THE CHAIRMAN: People are going to park  
 2 wherever they --  
 3 COMMISSIONER LOPERA: Is there -- could  
 4 I -- could I get some recommendations from the  
 5 staff to add -- like Sondra said, adding some  
 6 condition so that this is a very narrow  
 7 circumstance for this one particular situation  
 8 on this short block.  
 9 MS. FETNER: Your -- the findings. It  
 10 wouldn't be a condition. It would be -- it  
 11 goes in the order. It's basically what -- what  
 12 the basis of this recommendation and conditions  
 13 comes from.  
 14 COMMISSIONER LOPERA: That's fine.  
 15 COMMISSIONER ALLMAND: And let me just  
 16 say, people -- you know, I heard you say,  
 17 Mr. Case, that people are going to park  
 18 wherever they're going to park. Not if you put  
 19 parallel parking with a curb up. They're not  
 20 going to bump the curb every time.  
 21 So you have a way, you know, without  
 22 bollards, you know, to -- to direct, like --  
 23 and provide parking and kind of have it be -- I  
 24 mean, I appreciate the compromise. And I think  
 25 it is a good compromise. You know, you're  
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1 probably going to get a pass and I think that's  
 2 awesome, but -- but I also think, man, it's  
 3 going to be a problem.  
 4 That's it. That's all I got.  
 5 THE CHAIRMAN: Okay. We have a motion and  
 6 a second. All those in favor of the motion?  
 7 COMMISSIONER DEMETREE: Aye.  
 8 COMMISSIONER DAVIS: Aye.  
 9 COMMISSIONER LOPERA: Aye.  
 10 THE CHAIRMAN: Aye.  
 11 Those opposed?  
 12 COMMISSIONER ALLMAND: Nay.  
 13 THE CHAIRMAN: Okay. The motion carries.  
 14 So you have approved COA-17-343 with  
 15 conditions.  
 16 MS. FETNER: Through the Chair, do you  
 17 want to now vote on some findings?  
 18 THE CHAIRMAN: Please.  
 19 MS. FETNER: Okay. I guess just what you  
 20 have discussed would be that it's a unique  
 21 block, parking -- and parking is limited in the  
 22 rear.  
 23 COMMISSIONER LOPERA: Well, it's a unique  
 24 block, but there's --  
 25 MS. FETNER: I can't make these up for  
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1 you, so I'm just trying to --  
2 THE CHAIRMAN: Yeah.  
3 COMMISSIONER ALLMAND: That never happens.  
4 THE CHAIRMAN: There's limited parking for  
5 all structures on the block. The block is  
6 largely multifamily structures. The parking  
7 originally built for the project is too small  
8 to accommodate full-size cars with adequate  
9 turning space. Let me see what else.  
10 MS. SHEPPARD: I don't know if it really  
11 lends itself to precedent or not, it is unusual  
12 in that the -- it -- it's not a -- the block  
13 itself has a -- a street to the back of it as  
14 well. So it doesn't --  
15 THE CHAIRMAN: Right.  
16 MS. SHEPPARD: -- back up to an alley or  
17 to other properties but to another street.  
18 THE CHAIRMAN: That's correct.  
19 MS. SHEPPARD: And I think that a major  
20 component in how we got to an approval was  
21 that -- based on what you're looking at on the  
22 site plan and what's showing on the screen  
23 here, that greenspace is roughly going to the  
24 edge of the balconies, which we're predicting  
25 is, like, 26 to 30 feet, which is more

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1 greenspace, a return of greenspace to what is  
2 currently just open parking with no greenspace.  
3 So it's a net gain from the existing or  
4 previous condition, which does provide that --  
5 this to the main part of the building. I mean,  
6 that's something that -- I think that's a win  
7 within this motion.  
8 THE CHAIRMAN: Uh-huh.  
9 COMMISSIONER DAVIS: I think that's good.  
10 MS. SHEPPARD: And it's -- yeah. And if  
11 they were to do the opposite and you had the  
12 greenspace on the sides and you were still  
13 parking in front of the main structure, I don't  
14 know that that's (inaudible) --  
15 THE CHAIRMAN: Correct.  
16 MS. SHEPPARD: -- but it's still -- it's  
17 definitely adding greenspace to where there  
18 wasn't greenspace.  
19 THE CHAIRMAN: Right.  
20 MS. FETNER: That's fine.  
21 THE CHAIRMAN: I think that's --  
22 MS. FETNER: Okay. I don't really need  
you to vote on the findings.

THE CHAIRMAN: Okay.  
25 MS. FETNER: Just for everyone's benefit,  
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1 they do have to go -- as they said, they have  
2 to go through zoning. I was speaking with  
3 Christian here, and I think they'll probably  
4 need a variance. We're not positive, but  
5 there's still a significant hurdle that they  
6 need to get over. So for the record, thank  
7 you.  
8 THE CHAIRMAN: Thank you.  
9 Let's see. Okay. We are now to Item I.  
10 We have no H. So we're on I, which is an OOA.  
11 Do we want to take our 15-minute break now  
12 and then we'll finish up the agenda?  
13 Thank you. Okay. We'll adjourn for  
14 15 minutes.  
15 (Brief recess.)  
16 THE CHAIRMAN: Okay. We're back in  
17 session.  
18 Actually, I had forgotten one item. So  
19 we're on Item 2, COA-17-492, at 1242 Ingleside  
20 Avenue.  
21 MR. POPOLI: Okay. This is COA-17-492, at  
22 1242 Ingleside Avenue. This is a contributing  
23 structure that had some renovation done to an  
24 existing enclosed porch.  
25 Basically, the applicant, over basically

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1 the course of a few years, had widened the  
2 driveway and added a walkway to the front  
3 steps, and then removed one of the window pairs  
4 with the surrounding decorative windows and  
5 added -- relocated the door from the side of  
6 the porch to the front, and then installed a  
7 bathroom in that location.  
8 It was recently discovered that he needed  
9 a COA for this. It was done, I think, you  
10 know, genuinely, innocently, but again, after  
11 the fact.  
12 We're fairly confident that the porch  
13 enclosure was done historically. There's some  
14 evidence that other modifications happened over  
15 the years. The floor has been replaced with  
16 poured concrete that has rebar support.  
17 Obviously, a more modern product, but records  
18 that we could find, the porch enclosure goes  
19 back a significant period. Although, again,  
20 probably not original to the structure, a  
21 historic modification.

22 So we're, again, kind of limited by the  
23 guidelines to what we can and can't support.  
24 The applicant has got a presentation to talk  
25 about why they did the renovations that they  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

# Exhibit "A"

## Application for Certificate of Appropriateness

|  |
|--|
| <b>COA - 17-343</b>  |
| Date Received: <b>3-30-17</b>                                |
| Planner Initials: <b>BBM</b>                                 |
| Date Found Sufficient: <b>3-30-17</b>                        |
| 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  |  |
|---|--|
| <b>Property Designation</b>   | <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   |
| <b>Property Address</b>   | 3205 Herschel Street    Zip Code 32205   |
| <b>Real Estate #</b>  | 078229-0000  |
| <b>Type of Improvement</b>  | 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. |
| 1. Parking within the right of way and in front of building using Pavers in lieu of gravel which previously existed<br>2. Approval of paver material chosen throughout entire property, including rear driveway & patio<br>3. Screen enclosure of laundromat / storage area |  |

| APPLICANT INFORMATION (Please Print Neatly)   |   |
|---|---|
| Applicant is (check one and must sign below): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other agent                   |   |
| ★ Building Owner's Name: Ring Property Investments LLC<br>Address: 9802-12 Baymeadows Road, #104<br>City, State & Zip: Jacksonville, FL 32258<br>Phone: 813-300-0498    Fax: _____<br>Email: ringpropinvest@gmail.com | Architect's Name: _____<br>Address: _____<br>City, State & Zip: _____<br>Phone: _____    Fax: _____<br>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: _____<br>Address: _____<br>City, State & Zip: _____<br>Phone: _____    Fax: _____<br>Email: _____  | Agent's Name: _____<br>Address: _____<br>City, State & Zip: _____<br>Phone: _____    Fax: _____<br>Email: _____     |

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.

*Rachel Ringhaver*    Rachel Ringhaver, 3/29/17  
 Print name and Signature(s) of Owner(s)    Date

Print name and Signature of Agent/Arch/Cont    Date

★ Owner's Info Always Required

# EXHIBIT A



COA-17-343

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

Approve  Approved with Conditions  Denied  Withdrawn  Forwarded to the JHPC \* Date of Action: 3-30-17

*Ba*

Historic Preservation Planner

ALL ADMINISTRATIVE REVIEW OF COA'S ARE THE RESPONSIBILITY OF THE JHPC. NORMAL FEES APPLY. ANY DEVIATION FROM THE APPROVED TERMS, INCLUDING SIGNAGE AND MATERIAL, REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE HISTORIC PRESERVATION SECTOR 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 3 sign(s) to be posted by 4-7-17 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.

*Kuo* 3-30-17  
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.

Revised as of May 24, 2017

**THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS APPLICATION COA-17-343**

|                  |  |                     |  |
|------------------|--|---------------------|--|
| <b>Address:</b>  | <b>3205 Herschel Street</b>  | <b>Year Built:</b>  | <b>c. 1926</b>   |
| <b>Location:</b> | <b>Northwest side of Herschel Street between Seminole Road and Aberdeen Street</b>         | <b>Designation:</b> | <b>Riverside-Avondale</b>  |
|                  |  | <b>Status:</b>      | <b>Contributing</b>  |
| <b>Owner:</b>    | <b>Ring Property Investments<br/>9802-12 Baymeadows Rd #104<br/>Jacksonville, FL 32256</b> | <b>Applicant:</b>   | <b>Ring Property Investments<br/>9802-12 Baymeadows Rd #104<br/>Jacksonville, FL 32256</b> |

**REQUEST / RECOMMENDATION**

**Request:** Parking in front of the building in the right of way  
**Recommendation:** Deny

**Request:** Use of non-brick shaped pavers in the front yard  
**Recommendation:** Deny

**Request:** Screening in the rear garage  
**Recommendation:** Deny

It is the position of the Planning and Development Department that the proposed work, is not consistent with all or in part with:

1. *The Historic Preservation Design Regulations for the Riverside-Avondale Historic District's* section on and "Setting"
2. *The Secretary of the Interior's Standards for Rehabilitation* number: 9
3. Chapter 307.106(k) General Standards: 1 – 3
4. Chapter 307.106(l) Guidelines on Alterations: 1 – 8

**GENERAL INFORMATION**

Chapter 307.106(k). *City of Jacksonville Ordinance Code* states that in considering applications for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Commission shall be guided by four general standards. Chapter 307.106(l), *City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for alterations, the Jacksonville Historic Preservation Commission shall consider eight additional standards that reflect the same concerns as the Secretary of the Interior Standards for Rehabilitation. Chapter 307.106(m), *City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for new construction, the Commission shall consider nine additional standards. In an effort to streamline the staff findings and recommendation, these additional standards are addressed under #2 and #3.

**GUIDELINES, STANDARDS AND FINDINGS**

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

### **DESCRIPTION OF WORK**

This after the fact application for a *Certificate of Appropriateness* (COA) is for paving the right of way along Herschel Street directly in front of the building, installing pavers that are not brick shaped, and screening in one of the rear garages in the rear of the property.

### **DOCUMENTED AND CURRENT CONDITIONS**

The two-story multi-family structure at 3205 Herschel Street was built in 1926 in the Mediterranean style by the well-known Jacksonville architects, Marsh and Saxlebye. The building is designed as an eight unit apartment building with each being a one bedroom apartment. The main entrance faces Herschel Street, the right elevation is along Aberdeen Street and the rear faces Plaza Place. The rear contains two large accessory buildings that have been there at least since the 1950s. For many years the tenants have been parking in front of the building in the right of way. Prior to the work subject to this COA, the tenants were parking in a lightly graveled area. The majority of the other houses on the block also have tenants/owners parking in front of the houses in the right of way/or front yards. This could be due to the narrow size of the paved right of way and the number of multi-family properties along this small block of Herschel Street. Parking in the right of way in this area is not legal as it is designated residential character area in the zoning overlay. The applicant, without an approved COA or right of way permit, paved the right of way area in front of the building. The pavers used are not brick shape or brick color. In addition, the applicant screened in one of the accessory structures at the rear to allow for a washer/dryer area for the building's tenants.

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

### **EFFECT OF WORK ON HISTORIC DISTRICT**

The *Historic Preservation Design Regulations for the Riverside-Avondale Historic District (District Design Regulations)* state "New curb cuts, driveways, and parking on the street side of residences should be avoided unless such features were associated historically with the block or surrounding buildings<sup>1</sup>." The accessory structures at the rear indicate the tenants originally parked in them versus in front of the building. Parking in front of the building in the right of way negatively detracts from the historic district as it is encouraged to park in the rear or sides of the buildings to not block the view of historic structures. Allowing parking in front would infer the car has preference over the historic houses because they are the first thing a person sees as they make their way down the street.

The *Secretary of the Interior's Standards for Rehabilitation*, Standard 9 states, "The new work shall be...compatible with the ... architectural features to protect the historic integrity of the property and its environment"<sup>2</sup>. Brick, gravel, and concrete ribbons are the common historic paving material used in the district. The pavers used are square and multi-colored rather than brick sized or brick color.

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<sup>1</sup> *Historic Preservation Guidelines for the Riverside-Avondale Historic District*, The Jacksonville Planning and Development Department, 1992.

<sup>2</sup> National Park Service, *Secretary's Standards for Rehabilitation*, <http://www.nps.gov/tps/standards/rehabilitation.htm>

It is the opinion of the Planning and Development Department that the parking in the right of way and paving material request should be denied due to incompatibility with the Design Regulations and the Secretary of the Interior Standard #9.

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

#### **EFFECT OF WORK ON STRUCTURE OR SITE**

The *Historic Preservation Design Regulations for the Riverside-Avondale Historic District (District Design Regulations)* state "avoid parking on the front side of buildings<sup>3</sup>." Parking in front of a historic structure detracts from the structure and tends to keep the focus on the car versus the historic building. The purpose of a historic district is to keep the character of the neighborhood. Historically in Riverside-Avondale cars were ancillary and kept out of sight from the street. In addition, the applicant is requesting (after the fact) to screen in the rear accessory structure to allow for an enclosed laundry area. Allowing the screening of the structure would restrict vehicular access thus is in conflict with providing rear parking as is recommended in the design regulations. It is the opinion of the Planning and Development Department that the work requested in this COA does not meet the Design Regulations or the Secretary of the Interior's Standard #9.

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

#### **TIME FRAMES**

Since work has already been completed or initiated, it is recommended that any work denied or approved with conditions be reversed within ninety days from the date of the final order.

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<sup>3</sup> *Historic Preservation Guidelines for the Riverside-Avondale Historic District*, The Jacksonville Planning and Development Department, 1992.

BEFORE THE HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: COA-17-343

IN RE: The Certificate of Appropriateness Application of

**Ring Property Investments**  
**3205 Herschel Street**  
**Jacksonville, FL 32205**

**ORDER ON COA-17-343 APPROVED with CONDITIONS**

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **Ring Property Investments**, the owner of certain real property located at **3205 Herschel Street, RE #078229-0000**, seeking approval for **1) parking in front of the building in the right of way; 2) use of non-brick shaped pavers in the front yard; and 3) screening in the rear garage .**

Having duly considered both the testimonial and documentary evidence presented at the public hearing on **May 24, 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-17-343** meets, to the extent applicable and as modified by any conditions contained herein, the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code;
3. That the land which is the subject of this application **COA-17-343** is owned by **Ring Property Investments**;
4. That substantial competent evidence demonstrates the following factors in support of the Commission's decision to approve with conditions the parking in the front of the building:
  - a. The testimony of the applicants and staff and the Staff Report that the block in which the subject property is located has significantly limited on-site parking due to the many multifamily structures on the block;

- b. The testimony of the applicants and the site visit of the Chairman that the parking spaces in the rear are too small to accommodate modern cars with adequate turning space;
- c. The testimony of the applicants and the staff that the subject property does not have alley access; and
- d. The determined benefit of adding greenspace to the front façade where there was none before.

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

Application **COA-17-343** is hereby **APPROVED** and subject to the following **CONDITIONS:**

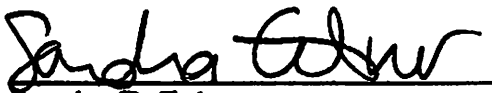
**A. Regarding the requests for 1) parking in front of the building in the right of way and 2) the use of non-brick shaped pavers in the front yard, the following conditions shall apply:**

- 1) The material, size, shape, and color of the pavers used shall be consistent with the Administrative Matrix preapproved pavers.
- 2) The design of the parking in the front of the building shall include the greenspace as indicated in the illustration submitted for the hearing on May 24, 2017.

**B. Regarding the request for screening in the rear garage is APPROVED.**

Executed this 5th day of June, 2017.

**FORM APPROVED**



Sondra R. Fetner  
Office of General Counsel



Chairman,  
Historic Preservation Commission

Copies to:

**Owner/ Applicant: Ring Property Investments**  
**9802-12 Baymeadows Rd., #104**  
**Jacksonville, FL 32256**

**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**

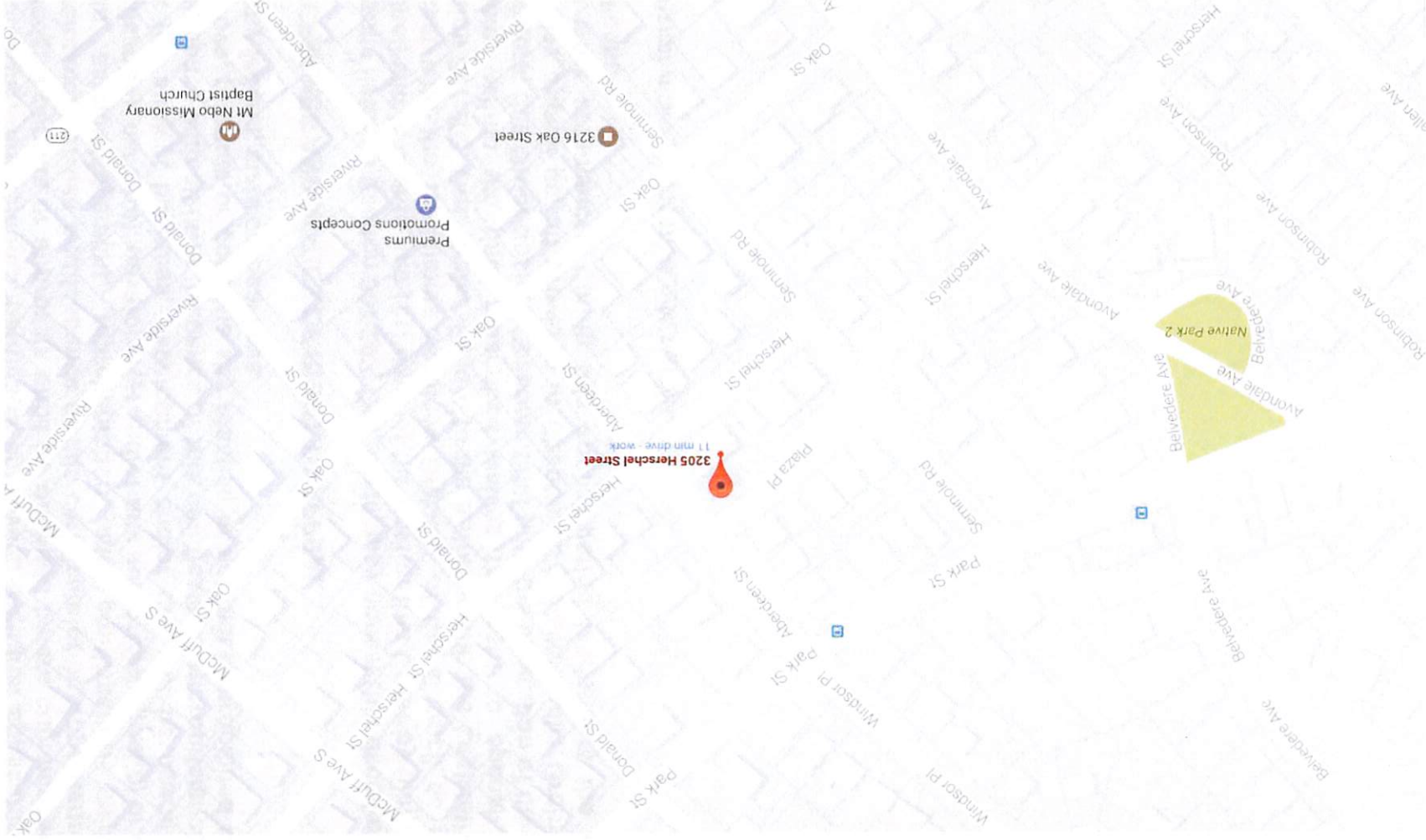
**Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with 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.**

GC-#1127207-v1-Order\_on\_COA-17-343\_D\_05\_24\_17.docx



**3205 HERSCHEL STREET**

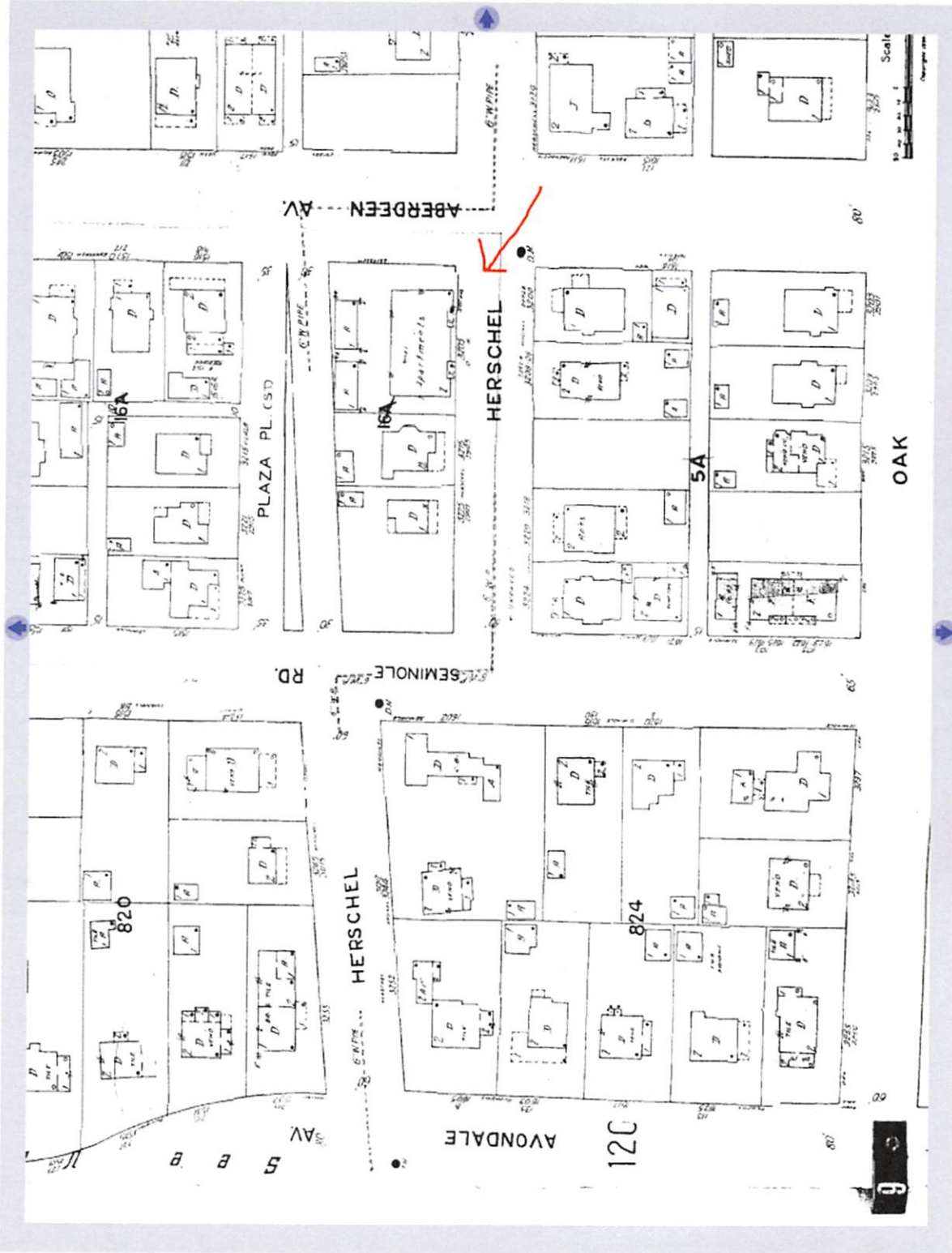
**COA-17-343**





COA-17-343

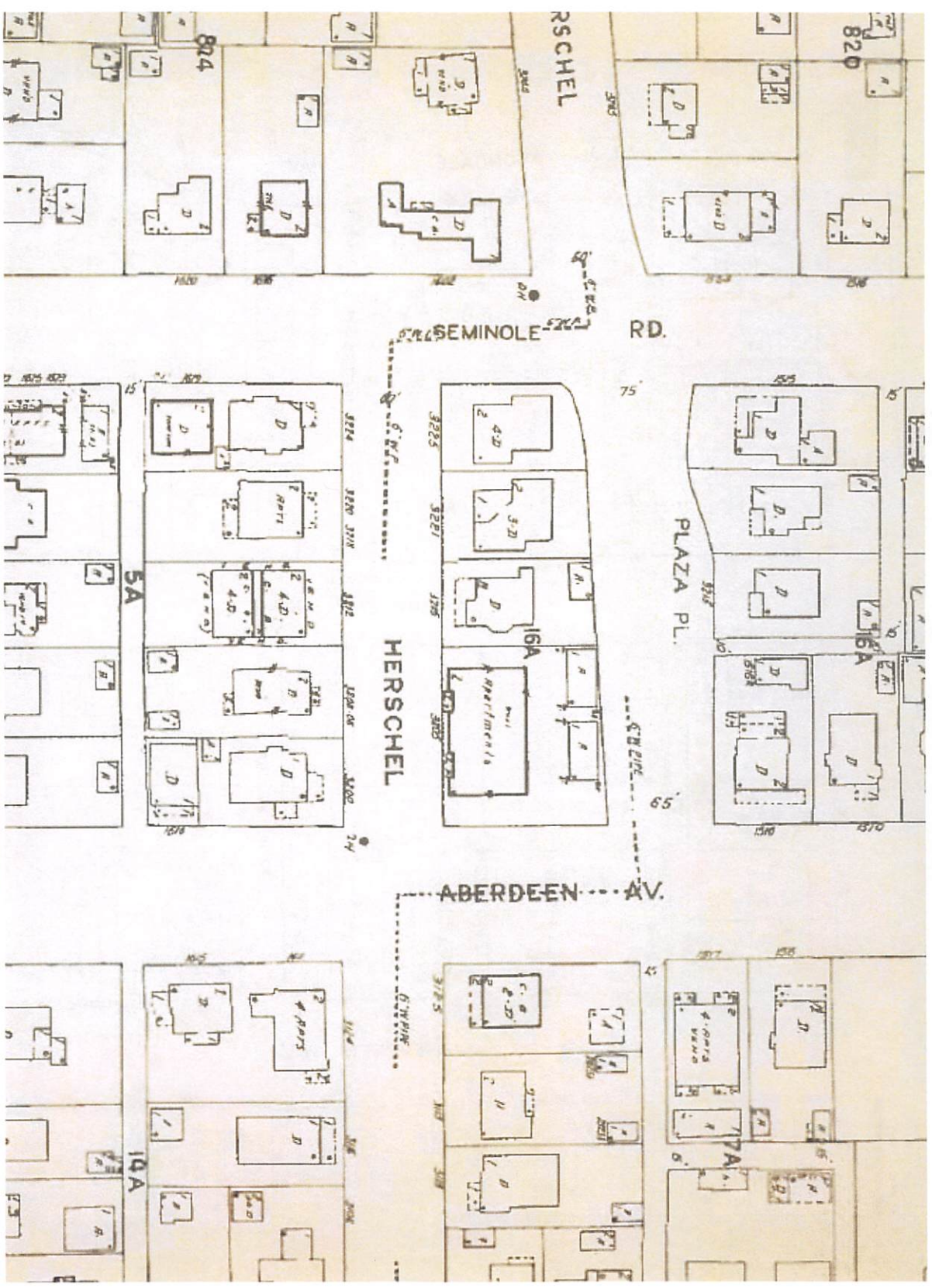
3205 HERSCHEL STREET



1950s Sanborn Map

COA-17-343

3205 HERSCHEL STREET

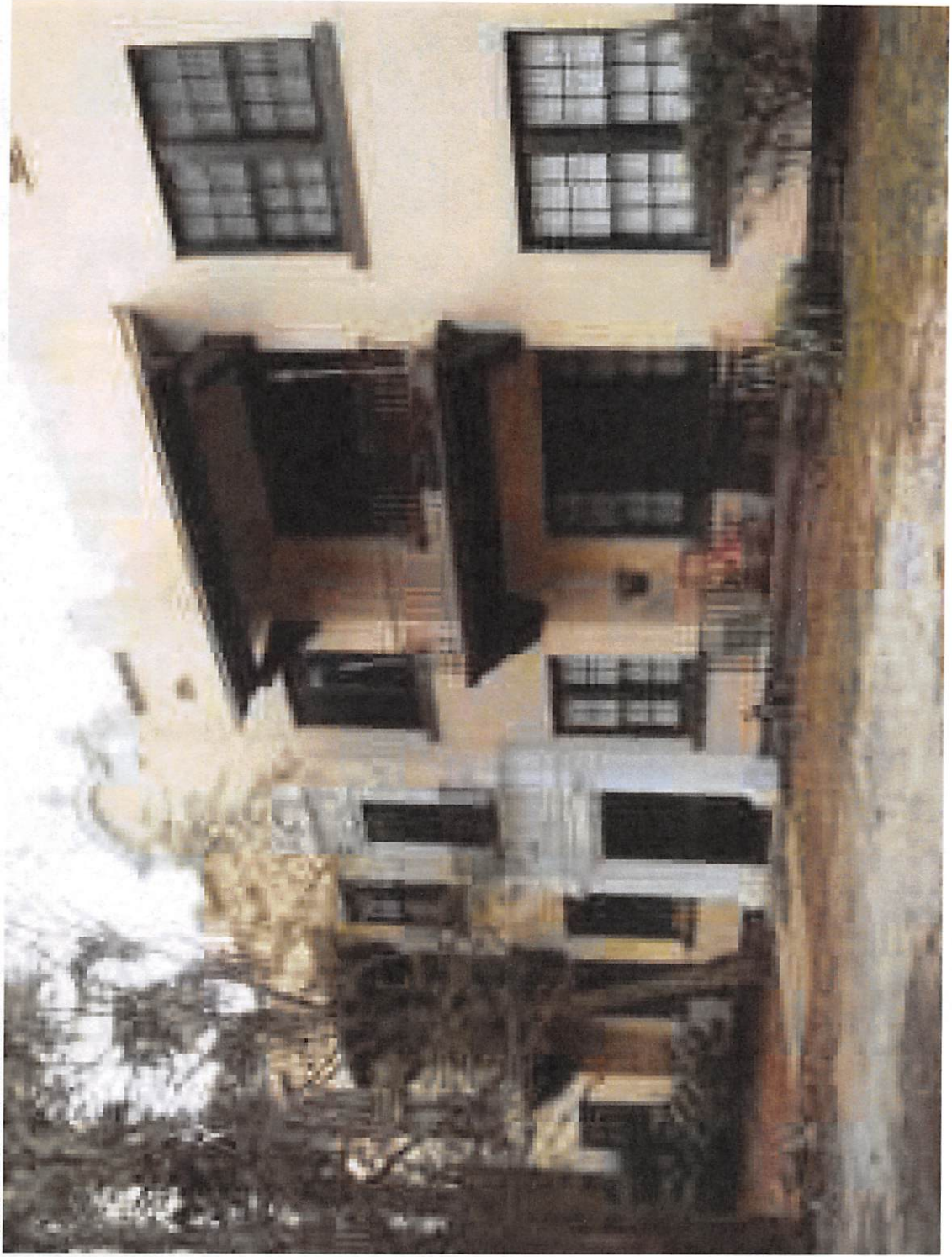


1960-70s Sanborn Map



COA-17-343

3205 HERSCHEL STREET



Before photo-not the current owners

**COA-17-343**

**3205 HERSCHEL STREET**

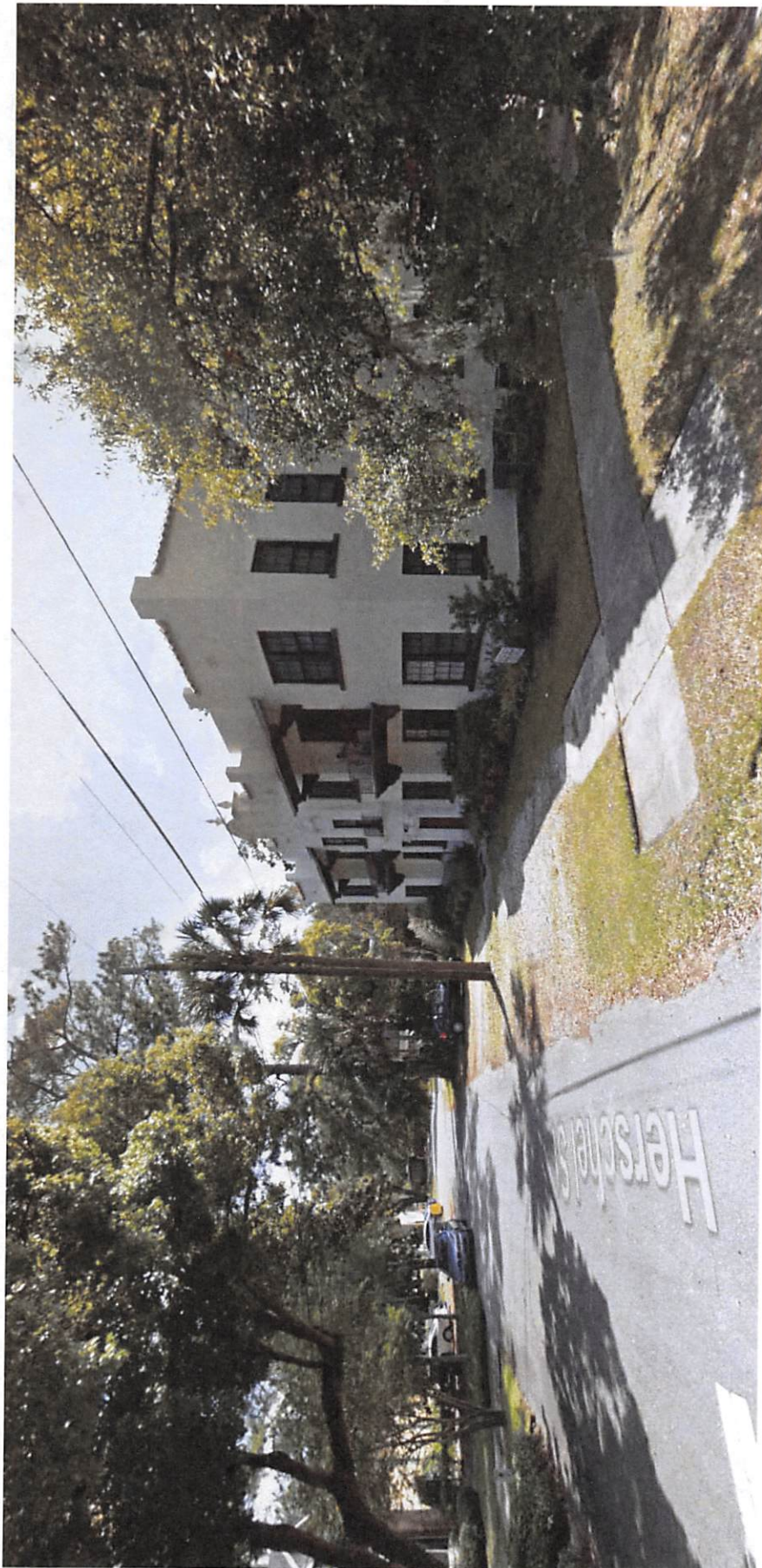


Before photo-not the current owners



COA-17-343

3205 HERSCHEL STREET



Before photo-2015



**COA-17-343**

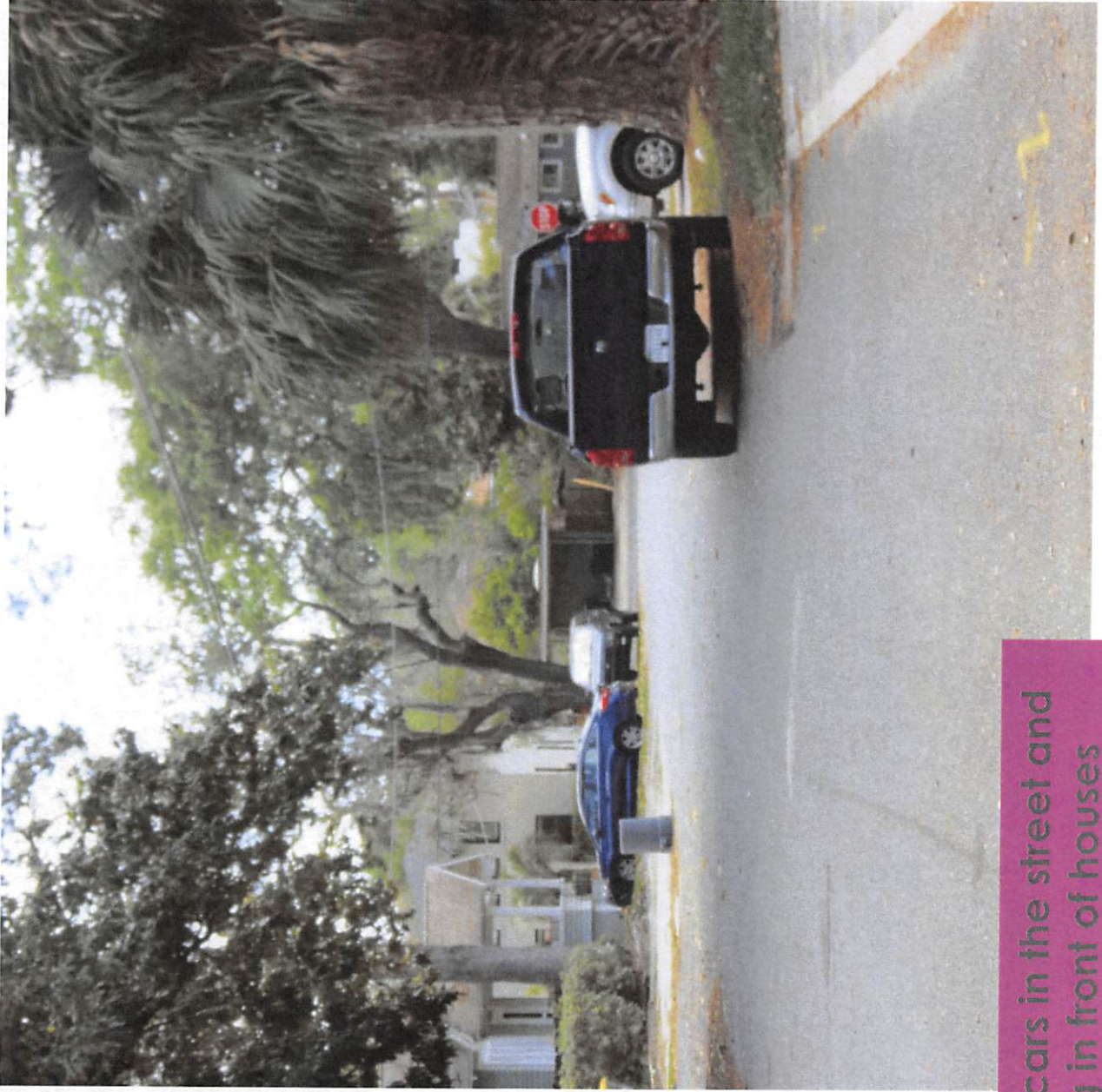
**3205 HERSCHEL STREET**



Before photo-2015

COA-17-343

3205 HERSCHEL STREET

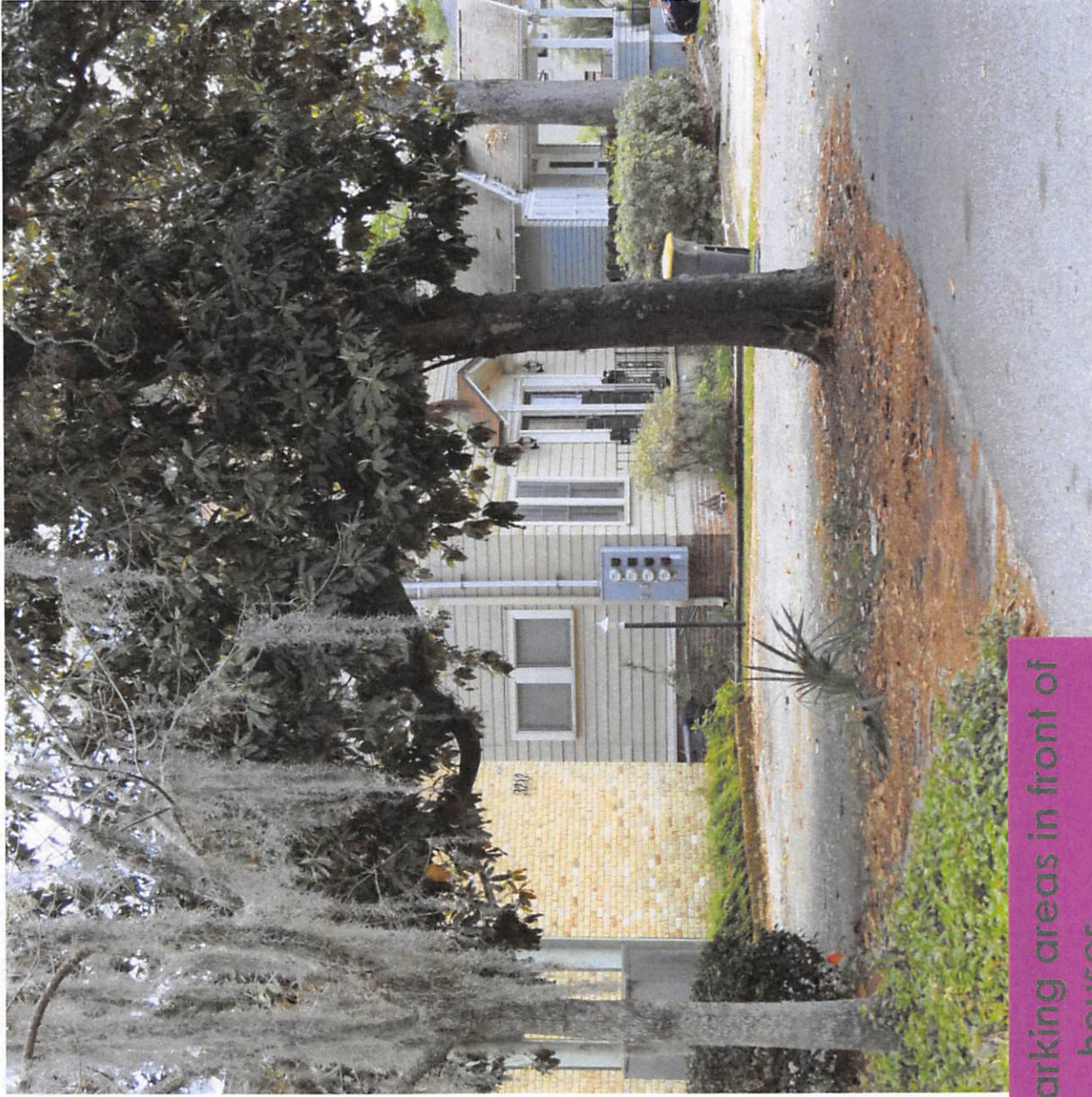


Photos of cars in the street and parking in front of houses



COA-17-343

3205 HERSCHEL STREET

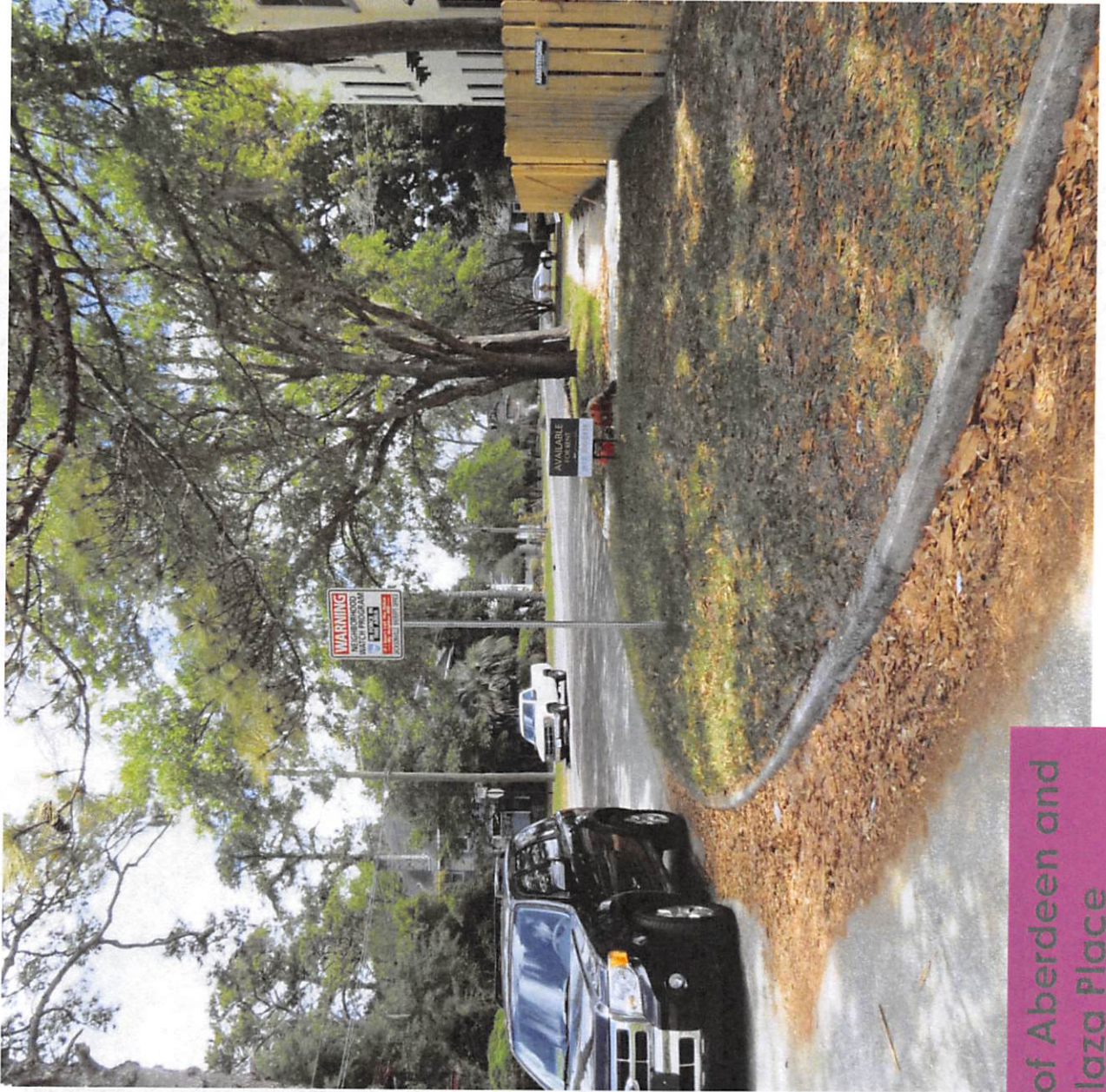


Photos of parking areas in front of houses



COA-17-343

3205 HERSCHEL STREET



Corner of Aberdeen and  
Plaza Place



COA-17-343

3205 HERSCHEL STREET



After work is completed



COA-17-343

3205 HERSCHEL STREET



After work is completed



**COA-17-343**

**3205 HERSCHEL STREET**



**After work is completed**



COA-17-343

3205 HERSCHEL STREET



After work is completed



**COA-17-343**

**3205 HERSCHEL STREET**



**After work is completed**



COA-17-343

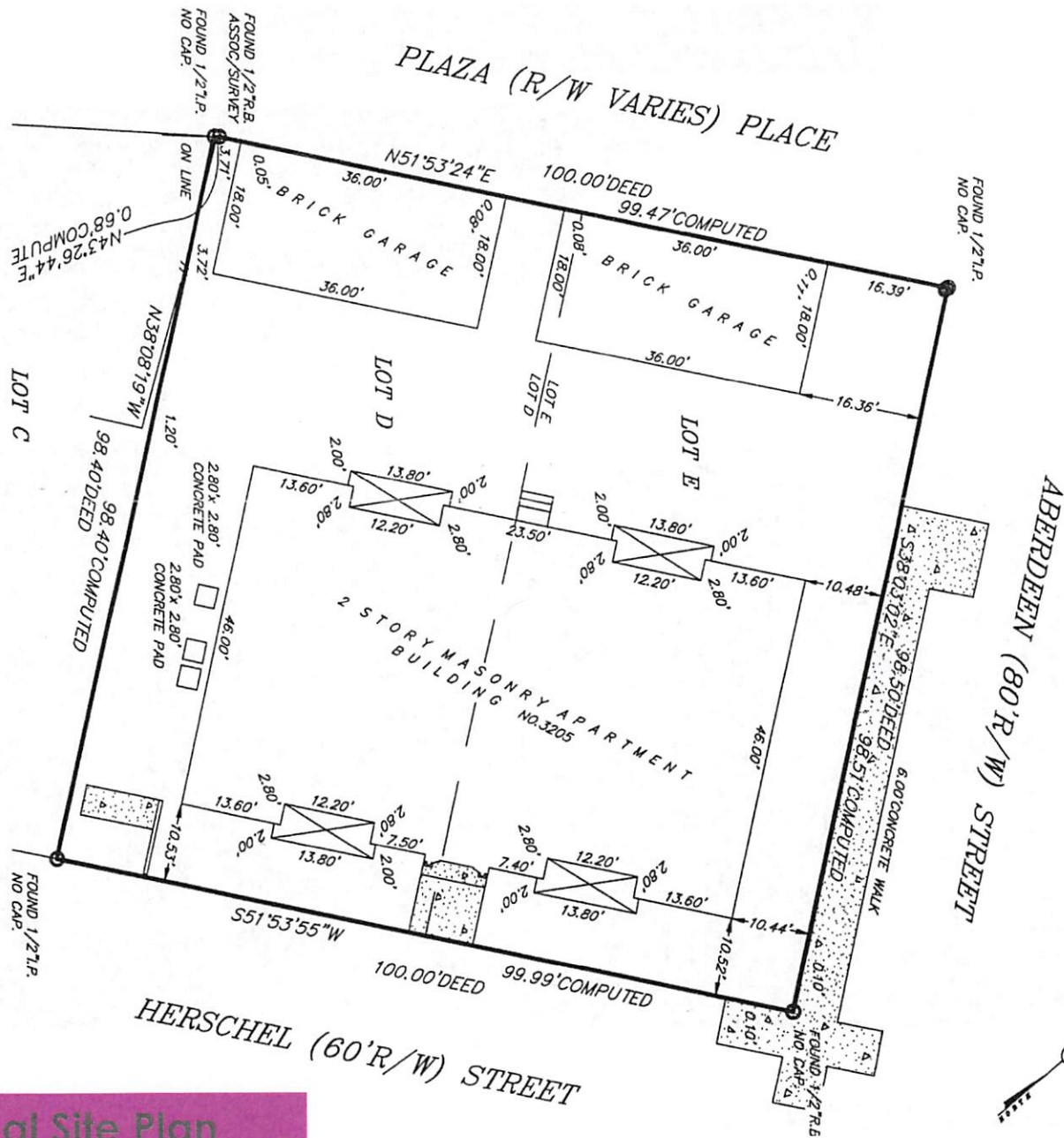
3205 HERSCHEL STREET



Screened in accessory structure

COA-17-343

3205 HERSCHEL STREET

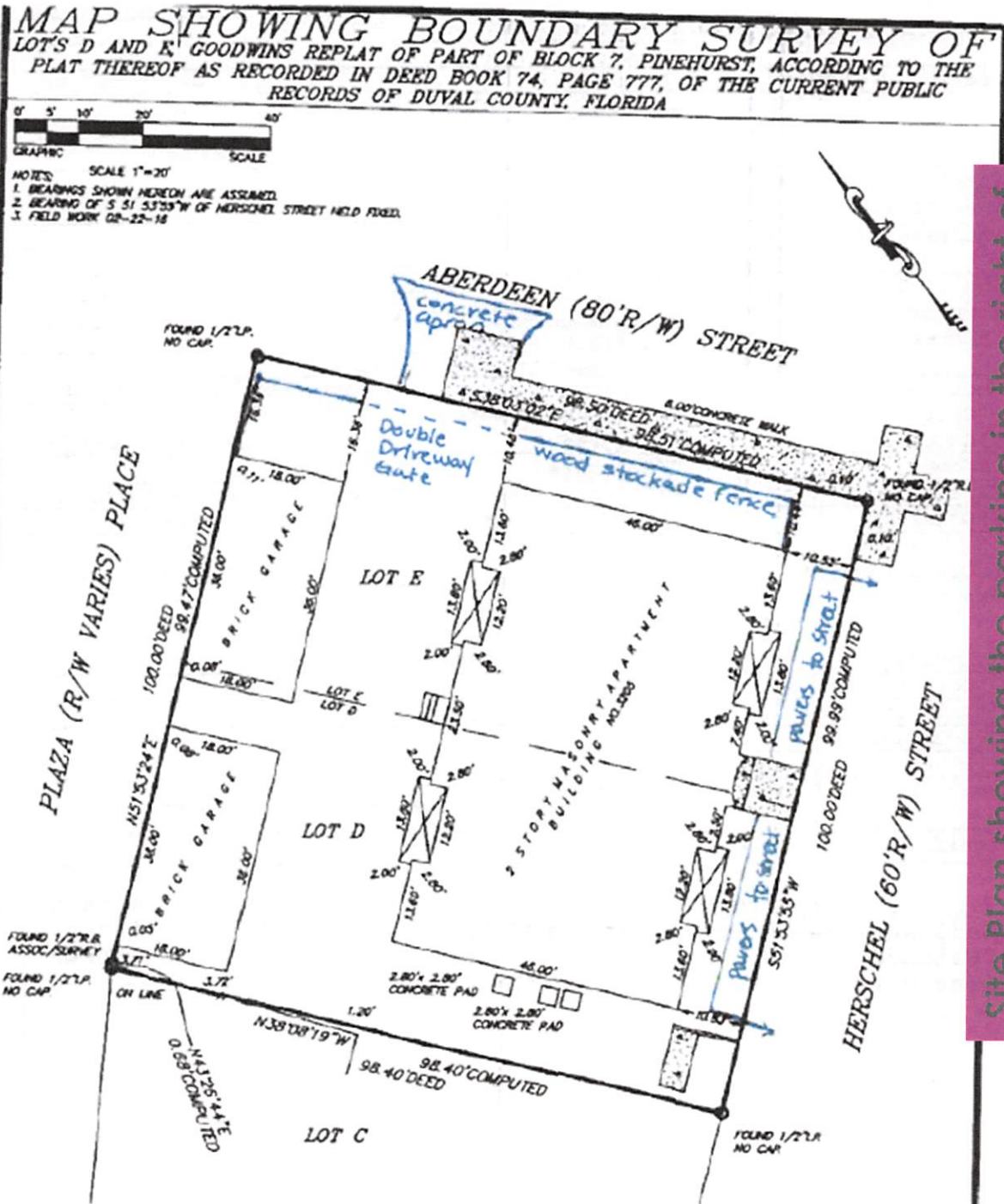


Original Site Plan



3205 HERSCHEL STREET

COA-17-343



Site Plan showing the parking in the right of way

FLORIDA MASTER SITE FILE  
Site Inventory Form

Site No. DU1896

Site Name Florida Apartments, Inc. Survey Date 8402  
Address of Site 3205 Harschal St. Jacksonville, Fl  
Instruction for locating \_\_\_\_\_

Location Goodwin's R/P 7 E  
Subdivision name block no. lot no.

County Duval  
District name if applicable \_\_\_\_\_

Owner of Site: Name Zahra, E. Ellis, Jr.  
Address 1001 Greenridge Rd.  
Jacksonville, Fl 32207

Type of Ownership private Recording Date N/A

Recorder: Name & Title Werndli, Phillip A.  
Address Riverside Avondale Preservation  
2624 Riverside Ave, Jacksonville, Fl 32204

|  |  |                                 |
|--|--|---------------------------------|
| Condition of Site:                       | Integrity of Site:                               | Original Use <u>Apartment3s</u> |
| Check One                                | Check One or More                                | Present Use <u>Apartment</u>    |
| <input type="checkbox"/> Excellent       | <input checked="" type="checkbox"/> Altered      | Dates <u>+1926</u>              |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Unaltered               | Cultural/Phase <u>American</u>  |
| <input type="checkbox"/> Fair            | <input checked="" type="checkbox"/> Original Use | Period <u>20th Century</u>      |
| <input type="checkbox"/> Deteriorated    | <input type="checkbox"/> Restored/Date           |                                 |
|  | <input type="checkbox"/> Moved/late              |                                 |

NR Classification Category Building Date listed on NR \_\_\_\_\_

Threats to Site:  
Check One or More

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

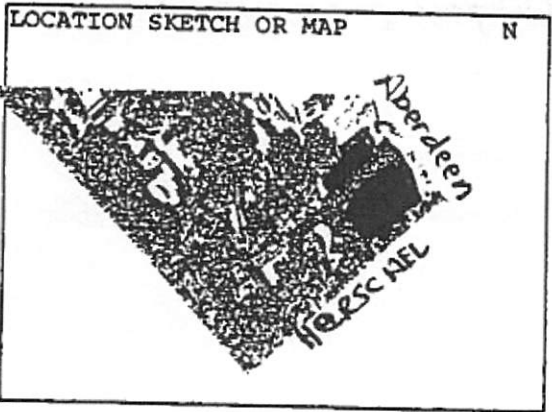
Areas of Significance: Architecture

Significance:

This apartment building is one of the most elaborate Mediterranean Revival buildings in Riverside Annex. Designed by Marsh and Saxlebye, it is unique for the Annex area given the domination of the bu

Architect Marsh and Saxlbye  
 Builder N/A  
 Style and/or Period Mediterranean Revival  
 Plan Type rectangular  
 Exterior Fabric(s) stucco: textured  
 Structural System(s) masonry: tile  
 Porches SE/stoops and balconys  
 Orientation SE  
 Foundation Continuous: tile  
 Roof Type flat: built-up  
 Secondary Roof Structure(s) decorative parapet  
 Roof Surfacing built-up  
 Window Type DHS, 6/6, wood, paired  
 Ornament Exterior wood  
 Chimney terra cotta  
 Chimney Location N/A  
 No. of Chimneys N/ No. of Stories 2  
 No. of Dormers N/ Outbuildings ga  
 Surroundings Urban; residential  
 Map Reference (incl. scale & date) USGS Jacksonville 7.5 MIN 1970

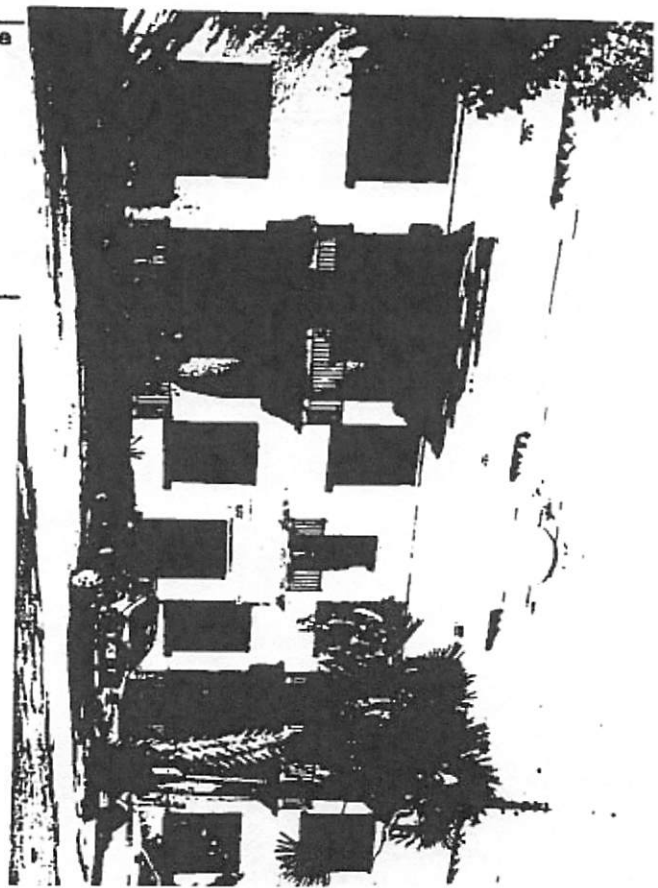
Latitude and Longitude: \_\_\_\_\_  
 Site Size (Approx. Acreage of Property) IT 1



| Township | Range | Section |
|----------|-------|---------|
| 2 S      | 26 E  | 42      |

UTM Coordinates:

Zone



Photographic Records Number RAP01190236  
 Please attach Photographic Print

Legal Description E 100' x 110' Blk 7 Pinehurst

Street Address N Herschell bet Aberdeen & Seminole

Building Permit # 113 Date Issued 1-12-26 Value ~~15,226~~ 37,000

Architect Marsh & Sorelby Builder \_\_\_\_\_

Owner Florida Apts. Inc.

Notes: 2 story terrace cotta tile apts  
(18) & 2 four stall garages





**RING PROPERTY INVESTMENTS LLC**  
 9802-12 BAYMEADOWS RD #104  
 JACKSONVILLE, FL 32256

**Primary Site Address**  
 3205 HERSCHEL ST  
 Jacksonville FL 32205

**Official Record Book/Page**  
 17475-01376

**Tile #**  
 6428

**3205 HERSCHEL ST**

Property Detail

|                        |   |
|------------------------|---|
| <b>RE #</b>            | 078229-0000   |
| <b>Tax District</b>    | USD1  |
| <b>Property Use</b>    | 0800 Multi-Family Units 2-9                               |
| <b># of Buildings</b>  | 1   |
| <b>Legal Desc.</b>     | For full legal description see Land & Legal section below |
| <b>Subdivision</b>     | 01313 GOODWINS R/P LOT 1,2 R/P                            |
| <b>Total Area</b>      | 10322   |
| <b>Characteristics</b> | Historic Designation                                      |

Value Summary

|                                 | 2016 Certified        | 2017 In Progress      |
|---------------------------------|-----------------------|-----------------------|
| <b>Value Method</b>             | Gross Rent Multiplier | Gross Rent Multiplier |
| <b>Total Building Value</b>     | \$407,651.00          | \$456,801.00          |
| <b>Extra Feature Value</b>      | \$0.00                | \$0.00                |
| <b>Land Value (Market)</b>      | \$129,000.00          | \$129,000.00          |
| <b>Land Value (Agric.)</b>      | \$0.00                | \$0.00                |
| <b>Just (Market) Value</b>      | \$563,550.00          | \$563,550.00          |
| <b>Assessed Value</b>           | \$563,550.00          | \$563,550.00          |
| <b>Cap Diff/Portability Amt</b> | \$0.00 / \$0.00       | \$0.00 / \$0.00       |
| <b>Exemptions</b>               | \$0.00                | See below             |
| <b>Taxable Value</b>            | \$563,550.00          | See below             |

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

**Taxable Values and Exemptions – In Progress**

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

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

| Book/Page                   | Sale Date  | Sale Price   | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|-----------------------------|------------|--------------|---------------------------|-----------------------|-----------------|
| <a href="#">17475-01376</a> | 2/24/2016  | \$700,000.00 | WD - Warranty Deed        | Qualified             | Improved        |
| <a href="#">16563-02361</a> | 10/15/2013 | \$640,000.00 | WD - Warranty Deed        | Unqualified           | Improved        |
| <a href="#">13243-02024</a> | 4/21/2006  | \$685,000.00 | WD - Warranty Deed        | Qualified             | Improved        |
| <a href="#">04668-01029</a> | 6/30/1978  | \$80,000.00  | WD - Warranty Deed        | Unqualified           | Improved        |
| <a href="#">03878-00853</a> | 2/28/1975  | \$72,900.00  | WD - Warranty Deed        | Unqualified           | Improved        |
| <a href="#">03749-00230</a> | 7/20/1974  | \$68,000.00  | WD - Warranty Deed        | 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  | 0101 | RES MD 8-19 UNITS PER AC | RMD-A  | 100.00 | 98.00 | Common   | 100.00     | Front Footage | \$129,000.00 |

Legal

| LN | Legal Description |
|----|-------------------|
| 1  | 74-777 42-2S-26E  |
| 2  | GOODWINS R/P      |
| 3  | LOTS D,E          |

**Buildings**

Building 1

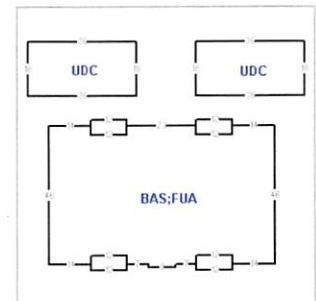
Building 1 Site Address  
 3205 HERSCHEL ST Unit  
 Jacksonville FL 32205

|                       |                     |
|-----------------------|---------------------|
| <b>Building Type</b>  | 0804 - 5-9 UNIT APT |
| <b>Year Built</b>     | 1925                |
| <b>Building Value</b> | \$456,801.00        |

| Type                   | Gross Area | Heated Area | Effective Area |
|------------------------|------------|-------------|----------------|
| Unfin Det Carport      | 648        | 0           | 162            |
| Unfin Det Carport      | 648        | 0           | 162            |
| Base Area              | 3315       | 3315        | 3315           |
| Finished upper story 1 | 3315       | 3315        | 3149           |
| Finished Open Porch    | 60         | 0           | 18             |
| Unfin Open Porch       | 60         | 0           | 12             |
| Finished Open Porch    | 60         | 0           | 18             |
| Unfin Open Porch       | 60         | 0           | 12             |
| Finished Open Porch    | 60         | 0           | 18             |

| Element       | Code | Detail          |
|---------------|------|-----------------|
| Exterior Wall | 17   | 17 C.B. Stucco  |
| Roof Struct   | 1    | 1 Flat          |
| Roofing Cover | 4    | 4 Built Up/T&G  |
| Interior Wall | 3    | 3 Plastered     |
| Int Flooring  | 12   | 12 Hardwood     |
| Int Flooring  | 14   | 14 Carpet       |
| Heating Fuel  | 4    | 4 Electric      |
| Heating Type  | 4    | 4 Forced-Ducted |
| Air Cond      | 3    | 3 Central       |

| Element       | Code  | Detail |
|---------------|-------|--------|
| Rooms / Units | 8.000 |        |
| Stories       | 2.000 |        |
| Bedrooms      | 8.000 |        |
| Baths         | 8.000 |        |



|                     |      |      |      |
|---------------------|------|------|------|
| Unfin Open Porch    | 60   | 0    | 12   |
| Finished Open Porch | 60   | 0    | 18   |
| Unfin Open Porch    | 60   | 0    | 12   |
| Total               | 8406 | 6630 | 6908 |

**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             | \$563,550.00      | \$0.00                | \$563,550.00      | \$6,171.22           | \$6,448.08  | \$6,233.26  |
| Urban Service Dist1          | \$563,550.00      | \$0.00                | \$563,550.00      | \$0.00               | \$0.00      | \$0.00      |
| Public Schools: By State Law | \$563,550.00      | \$0.00                | \$563,550.00      | \$2,760.07           | \$2,566.41  | \$2,647.56  |
| By Local Board               | \$563,550.00      | \$0.00                | \$563,550.00      | \$1,274.31           | \$1,266.86  | \$1,222.34  |
| FL Inland Navigation Dist.   | \$563,550.00      | \$0.00                | \$563,550.00      | \$17.26              | \$18.03     | \$16.85     |
| Water Mgmt Dist. SJRWMD      | \$563,550.00      | \$0.00                | \$563,550.00      | \$163.05             | \$162.58    | \$162.58    |
| Gen Gov Voted                | \$563,550.00      | \$0.00                | \$563,550.00      | \$0.00               | \$0.00      | \$0.00      |
| School Board Voted           | \$563,550.00      | \$0.00                | \$563,550.00      | \$0.00               | \$0.00      | \$0.00      |
| Urb Ser Dist1 Voted          | \$563,550.00      | \$0.00                | \$563,550.00      | \$0.00               | \$0.00      | \$0.00      |
|                              |                   |                       | Totals            | \$10,385.91          | \$10,461.96 | \$10,282.59 |
|                              | <b>Just Value</b> | <b>Assessed Value</b> | <b>Exemptions</b> | <b>Taxable Value</b> |             |             |
| <b>Last Year</b>             | \$566,865.00      | \$539,353.00          | \$0.00            | \$539,353.00         |             |             |
| <b>Current Year</b>          | \$563,550.00      | \$563,550.00          | \$0.00            | \$563,550.00         |             |             |

**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: 

**More Information**

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

The next photo was provided by the applicant on 5-17-17 in response to the commissioner's comments from April 26, 2017 Jacksonville Historic Preservation Commission meeting.





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# CABURE PAVERS

## ESTIMATE

904-487-6983  
Wagner  
904-813-0221  
Vania

Licensed and Insured

Attention: Rachel Ringhaver

Ring Property Investments LLC  
3205 Herschel Street  
Jacksonville, FL 32205  
Date: 6/1/17

Project Title: Remove/Replace Pavers  
Project Description:  
P.O. Number:  
Invoice Number:  
Terms:

| Description                         | Quantity | Unit Price | Cost      |
|-------------------------------------|----------|------------|-----------|
| Remove & Dispose of Existing Pavers | 1620     | \$ 3       | \$ 4,860  |
| Brick Pavers - Materials            | 29       | \$ 505     | \$ 14,645 |
| Brick Pavers - Installation         | 1620     | \$ 3       | \$ 4,293  |
|                                     |          | Subtotal   | \$ 18,938 |
|                                     |          | Total      | \$ 18,938 |



## 3205 Herschel Street Notice of Appeal for COA 17-343

Pictured below is the paver selection being appealed. Based on the Condition (A.1)) issued by the Historic Preservation Commission, they have stated we are to change the existing pavers to be consistent with their guidelines of brick-shaped pavers. To conform with the COA condition would cause serious UNDUE ECONOMIC HARDSHIP, as seen from the attached estimate exceeding \$18,000. This condition is unnecessary, in that the pavers used are not only appropriate for the style of this historic building, but beautiful and functional as well, in turn bringing the entire area surrounding the building to a level of more appreciation for it's historic attributes. **To change these pavers to bricks would cause an excessive and completely unnecessary financial burden.**



**Please note** that we are not appealing the COA Condition (A.2)) to add a green space in the front/ center of the building, as seen to the right.



## NON-Brick Shaped Pavers in Riverside Avondale Historic District

As you will see here, there are numerous examples of various shapes and sizes of pavers within the Historic Riverside Avondale district. These are just a few, but many other examples are available if needed.



PAVERS  
ALMOST IDENTICAL!!

3311 Riverside Avenue



PAVERS  
ALMOST IDENTICAL!!

3644 Richmond Street





2752 Vernon Terrace

16 x 8, 9 x 12



2358 Riverside  
Avenue

6 x 4, 6 x 6, 6 x 9

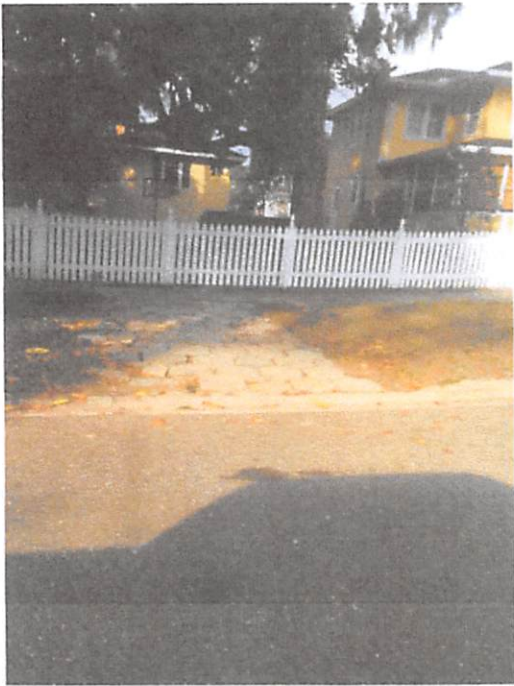


3339 Oak Street

6 x 9, 6 x 6

3750 Oak Street

6 x 9, 6 x 6



3882 St. Johns  
Avenue

18" Octagons



3305 Riverside  
Avenue





3749 Riverside  
Avenue

6 x 6, 6 x 9



1842 Powell Place

6 x 6, 6 x 9



1520 Barrs Street

9 x 6

***Corner of Park & King***

**3205 Herschel Street**  
**Existing Paver Specifications**



**STONEHURST**

**PRODUCT CODE:** PV21490  
**THICKNESS:** 2- $\frac{3}{8}$ " (60MM)  
**DIMENSIONS:** 6"X9", 9"X9", 9"X12"  
**SF PER CUBE:** 116  
**CUBE WEIGHT:** 3015 LBS  
**FINISH:** STANDARD  
**SURFACE TEXTURE:** SLATE



**3205 HERSCHEL STREET, 32205  
RIVERSIDE AVONDALE HISTORIC DISTRICT**



## COMMISSION MEETING, APRIL 26, 2017

To the Jacksonville Historic Preservation Commission:

Let me first begin by offering our sincere apologies for this predicament. We are thankful for the opportunity to come before you to explain our situation, as the idea of “breaking rules” & going against policies is not how we do business. We are rule-followers, NOT rule-breakers. To find ourselves in violation on the Historic District guidelines is shocking and saddening to us and we can only claim to be NEW to this process. I can assure you that this is not something we plan to see happen again, as we are now well acquainted with the procedures for COA's and criteria for the historic districts. This was a mistake and we are now asking for your help to right our wrongs.

The building we are discussing today, 3205 Herschel Street, 32205, was built in 1926 by Jacksonville's renowned architects, Marsh & Saxelbye (Epping Forest, The Bolles School, San Jose Country Club) with their trademark style being Mediterranean Revival. Coincidentally, my husband Ken grew up at 3644 Richmond Street, another Marsh & Saxelbye gem! Having both grown up in historic Avondale (where both of our families still reside), we have a sincere love for this neighborhood & a deep respect for it's historical architecture!



For almost a year now, we have poured blood, sweat, tears and large sums of money into removing old paneling from walls, tearing out crumbling plaster, upgrading electric & plumbing, restoring the hardwood floors and even having tradesman from Tampa & Jacksonville restore the original plaster walls.



When we purchased:  
Panels covered every ceiling & wall to hide the crumbling  
plaster of the 90 year old building.  
Cheap fixes of "plaster work" were throughout.



During our renovation:  
While we knew we had a big job, we didn't expect it to be so neglected. The plaster job took more than 6 months!



Tearing cheap, ugly tile & linoleum from bathrooms and renewing them with period-correct black & white marble pinwheel tiles...Re-glazing the original cast-iron tubs and kitchen sinks....

We even searched nationally to find a match for the original kitchen cast-iron farmhouse sink to be shipped to us after removing a cheap "new kitchen" sink that a previous owner had put in it's place.



We have also had craftsmen restore the original kitchen cabinets and china cabinets in dining rooms and have torn linoleum off of the floors, restoring the hardwoods underneath.



We have spared no expense to bring this home to its intended beauty of old-world charm. Our contractor and subs have often asked **WHY we are going to such extent when it's a rental property....**

We want each of our properties to be known for their attention to detail and to appeal to the tenant with the same love and respect for the "landmark" in which they reside. We manage and maintain our properties ourselves to be sure they are well kept and well treated.

**We want to make a difference in Avondale, where we were raised, where our families live. We were raised to make a difference in our community and care WELL for what we have. We want to help build Avondale's rental properties to shine again, property by property!!**

The Ringhaver Family has played a role in bettering communities in Jacksonville, Tampa and St. Augustine. Among other ventures, we have given Ringhaver Park to the City of Jacksonville and have also worked side by side with the Historic District of St. Augustine in donating the Ringhaver Student Center to Flagler College.



**We BELIEVE in building our city for the better and we are trying to do this now in the heart of Avondale!**



## **SO, WHY ARE WE HERE TODAY...**

This is our first renovation in a historic district. I was unaware of the COA requirement and process when we started this job, leading us to the following violations.

- 1. PARKING WITHIN THE RIGHT OF WAY AND IN FRONT OF BUILDING USING PAVERS IN LIEU OF GRAVEL WHICH PREVIOUSLY EXISTED**
- 2. APPROVAL OF PAVER MATERIAL CHOSEN THROUGHOUT ENTIRE PROPERTY, INCLUDING REAR DRIVEWAY & PATIO**
- 3. SCREEN ENCLOSURE OF LAUNDROMAT / STORAGE AREA**

For the record, since this time, every exterior improvement made has been given COA approval and we will not find ourselves in violation again.

**ISSUE 1 - PARKING WITHIN THE RIGHT OF WAY AND IN FRONT OF BUILDING USING PAVERS IN LIEU OF GRAVEL WHICH PREVIOUSLY EXISTED**

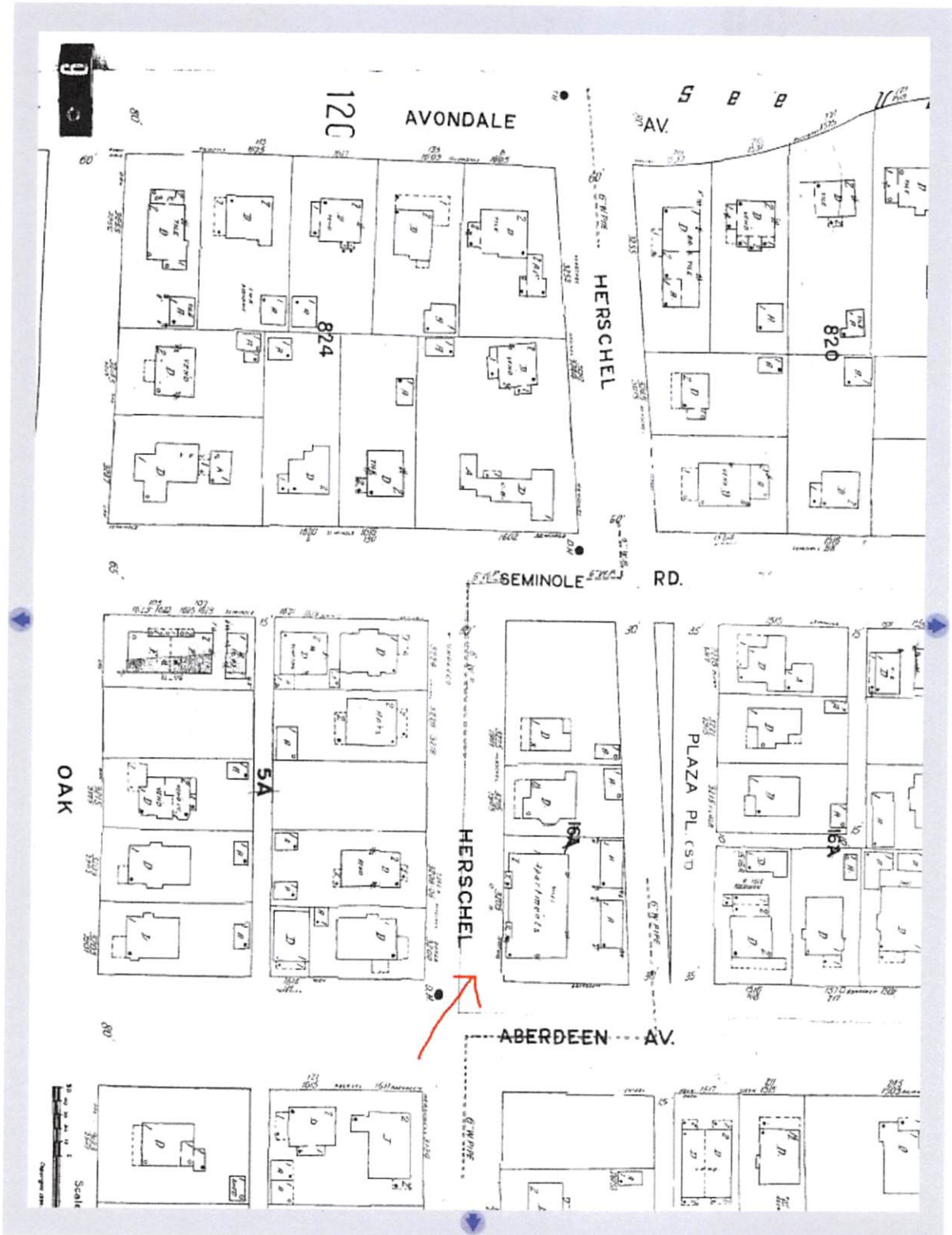


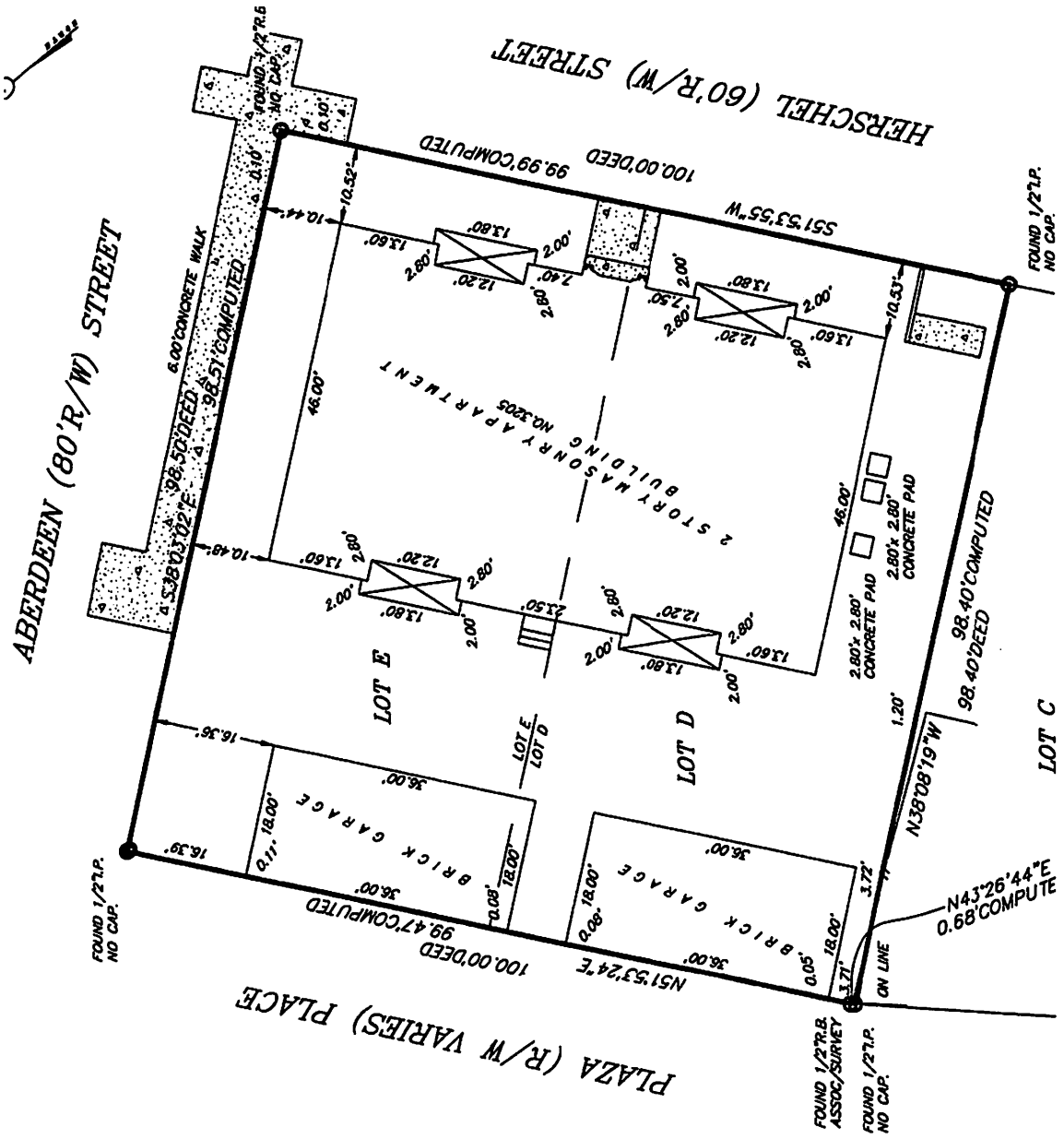
For decades now, all tenants have parked on the front side of the house. In fact, this is the case for the ENTIRE BLOCK, as seen here below.





# 1958 SANBORN MAP





-The existing carports are not a viable option for parking. Due to the depth, EXISTING SUPPORT COLUMNS, and back out area, only 2 cars could fit. Cars have to come in at a 90 degree angle in order to clear the support column.

-The carports are built so close to the building that cars are unable to back in or out of them. Our building is located right in front of the carport, so it is not an option to use them, otherwise cars would hit the building, hit each other, or get stuck.

-We have 8 single bedroom units requiring parking for up to 16 cars. We can currently only provide parking for 9 cars as is, with the parking in it's current situation. These 9 spaces in the right of way are approximately 7 feet, 7 inches wide, so cars are squeezed in as it is.

-This part of Herschel St. is narrow, unable to accommodate parallel parking so if cars were to parallel park on each side of the road, there would not be room to drive in each direction and no room for emergency vehicles to pass. Even if it were wide enough, this would not allow sufficient parking for the building's residents.

-The original brick section of Aberdeen Street is located to our right. Asphalt has been laid next to the brick so cars drive right next to the curb in order to avoid the brick potholes. Aberdeen is not considered a parking option at all and if it was, there is space only for 2 cars.

-Parking on Plaza Place (behind the carports) is not an option, as it is a very busy street with trash collection on the back side of our property. This is an intersection leading to Park Street & a bus stop. It sees a constant stream of traffic and parking on the street here would block that traffic flow as well.







-The driveway on the left side of the building is also not an option for a couple reasons:

1. It has the AC units installed there with concrete posts to protect them from being hit, leaving only a 7 foot, 7 inch passage.

2. Because this is multi-family housing, cars cannot block each other in, which is why this side drive has not been used for parking in years.

3. The turn at the rear corner of house is extremely tight as well, putting drivers at risk of hitting the building.

4. Due to the ineffective use as a carport, we have turned the carport structure on the left into a community laundry room & storage area, which was permitted by City of Jacksonville, and fenced this "driveway" off, creating a secure environment for our tenants. Let me note that given our location which backs up to the very busy road of Plaza Place, we have had an increased amount of vandalism and many sightings of men walking through our property after sorting through the trash. Fencing our property for the safety, privacy & security of our tenants was a primary concern on our part, not to mention for the protection of our air handlers and laundromat equipment.







Parking in the front right of way has been the only option for DECADES, along with every other property on our street. Our block is a small block with ALL apartments. It is a UNIQUE situation with a UNIQUE need for Right of Way parking. \*\*\*THIS BLOCK SPECIFICALLY has no other options.

Thankfully, we have the space to park in the right of way in front of our building.

**MAY WE PLEASE HAVE YOUR PERMISSION IN ORDER TO MOVE FORWARD WITH ZONING FOR A PARKING RIGHT OF WAY?**

*Please note that we have already met with the Department of Public Works and they have said that if we DO get approved by the Historic Preservation Commission and ALSO by Zoning, THEN they will also give approval once we sign a Revocable Permit and Indemnification Agreement.*

**ISSUE 2 -APPROVAL OF PAVER MATERIAL CHOSEN THROUGHOUT ENTIRE PROPERTY, INCLUDING REAR DRIVEWAY & PATIO**



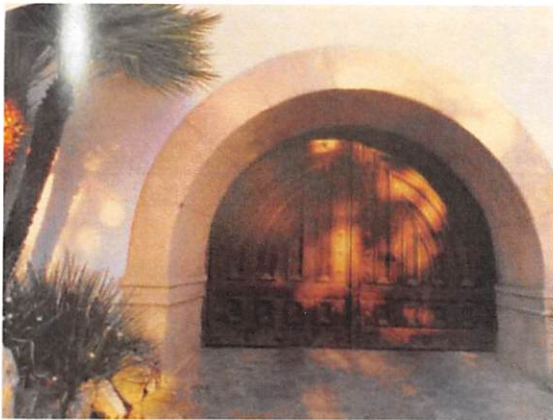
**BEFORE  
&  
AFTER**





## WHY THESE PAVERS?

My inspiration came from the following, which lead to the choice of material used in the pavers at 3205 Herschel.



Top left: Smith House, built 1927  
Palos Verdes Estates, CA  
Top Right: Edelbrock House, built 1927  
La Canada, CA  
Left: Casa de Campanas, built 1926-1928  
Hancock Park, CA

**ALL BUILT IN SAME ERA!!**

**LOCAL FAVORITE  
& SAME ARCHITECT**

3644 Richmond  
Street, built 1924  
Architects Marsh & Saxelbye

**Notice the beautiful  
pavers used, almost  
identical to our  
selection!!!!**





## HISTORIC ABERDEEN BRICKS



## OUR PAVERS



We have various shades of color in our pavers, which in turn compliments the various shades of color in the antique bricks on historical Aberdeen Street.



**MAY WE PLEASE HAVE YOUR PERMISSION TO USE THESE PAVERS?**

### ISSUE 3 – SCREEN ENCLOSURE OF LAUNDROMAT / STORAGE AREA

Upon purchasing this building, to our total excitement, we found the **ORIGINAL SCREEN DOORS** in a back shed! They were beautiful and needed to be displayed....So, I had the doors refurbished and a screen wall custom built around them to enclose the laundromat and storage area. It turned out so nice, complimenting the Mediterranean style of the house and finishing off the newly pavered back patio & grilling area.



Lesson learned to ask permission for everything in a historic district!! I had no idea this would require approval since it is in the back yard. But as I mentioned earlier, I am now well acquainted with all the procedures and will not have to be told twice.

**MAY WE PLEASE HAVE YOUR PERMISSION TO KEEP THE SCREEN ENCLOSURE?**



In conclusion, I would ask you all to please consider how careful we were in making our choices for the preservation of our building. We took nothing lightly, but rather looked in depth at all of our choices for design in a great effort to bring new life to this beautiful building and BETTER Avondale in return.

Upon completion, we hope to be considered for exhibition in the RAP Tour as an example of what can be done in preserving these beautiful historic buildings!

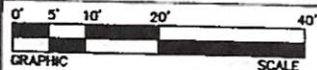
Our desire is to **PRESERVE** Avondale. We want this for each property we hope to acquire. We are in this for the long haul. We are not looking to make a quick return. We are in this business for SO MUCH MORE!

***Will you please partner with us?*** *Will you please keep the door open for our family to make a difference and work with you to preserve this historic neighborhood? We plead with you to say YES...*

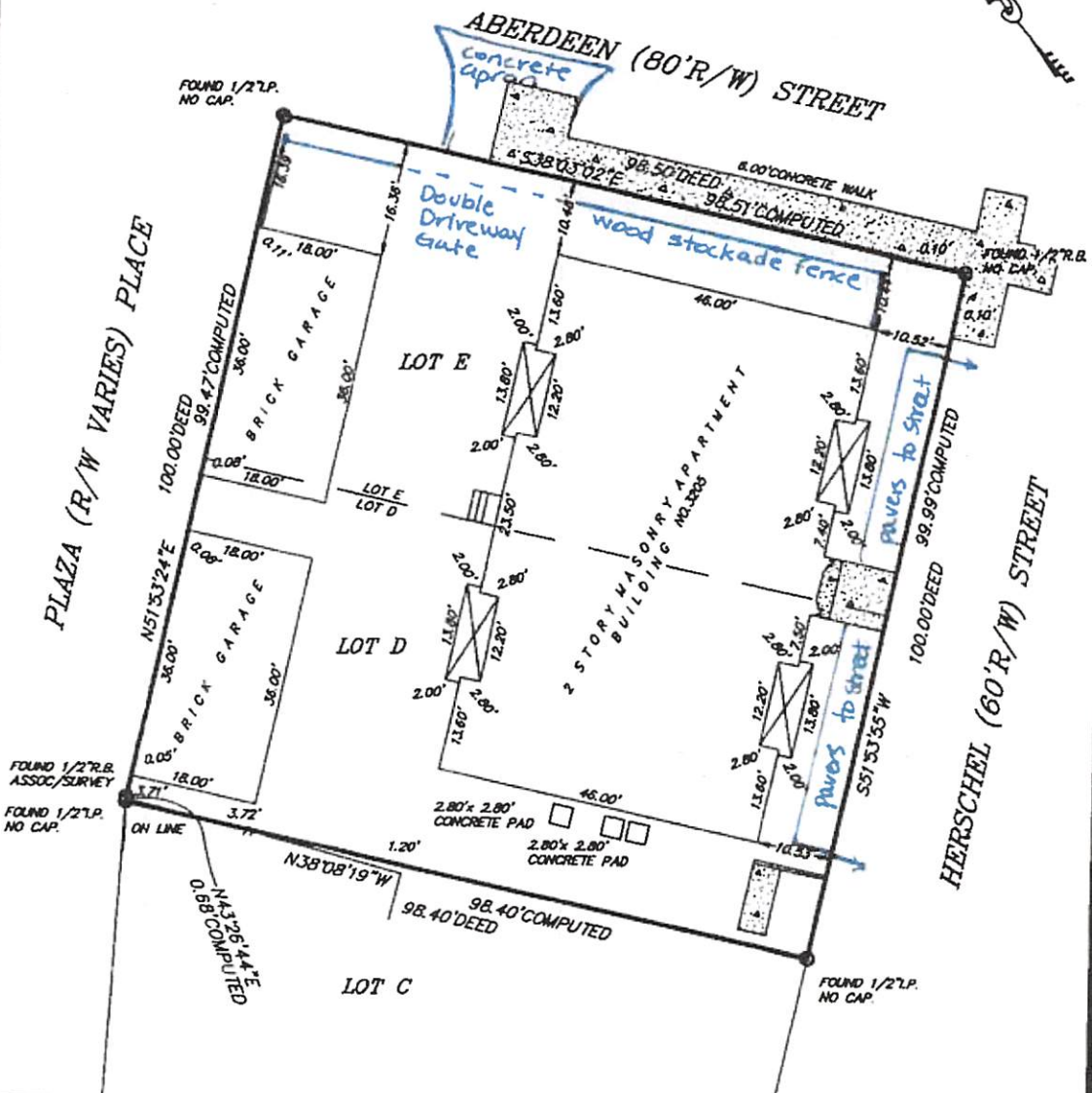
Respectfully,

Ken & Rachel Ringhaver  
Ring Property Investments LLC  
**ringpropinvest@gmail.com**  
(813) 300-0498  
(904) 655-3537

# MAP SHOWING BOUNDARY SURVEY OF LOT'S D AND E, GOODWIN'S REPLAT OF PART OF BLOCK 7, PINEHURST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 74, PAGE 777, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



- NOTES:  
 1. BEARINGS SHOWN HEREON ARE ASSUMED.  
 2. BEARING OF S 51° 53' 55" W OF HERSCHEL STREET HELD FIXED.  
 3. FIELD WORK 02-22-16



**ANTHONY PAUL O'NEIL**

7749 NORMANDY BOULEVARD #145-305  
 JACKSONVILLE, FLORIDA 32221  
 PHONE (904)-624-3399 ROONEYSONS@AOL.COM

I HEREBY CERTIFY TO : **RING PROPERTY INVESTMENTS LLC**

TITLE AMERICA REAL ESTATE CLOSINGS INC WESTCOR LAND TITLE INSURANCE COMPANY  
 THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;  
 ZONE X PANEL 12031C0382H DATE 06-03-13 DUVAL COUNTY, FLORIDA.

|                                    |                                   |  |   |
|------------------------------------|-----------------------------------|--|---|
| P.O.C.—POINT OF COMMENCEMENT       | R.L.S.—REGISTERED LAND SURVEYOR   | N—NORTH S—SOUTH E—EAST W—WEST              | P.S.M.—PROFESSIONAL SURVEYOR/MAPPER           |
| P.O.B.—POINT OF BEGINNING          | PROP.—PROPOSED C/L—CENTER LINE    | EX.—EXCEPTION TYP.—TYPICAL                 | J.E.A.—JACKSONVILLE ELECTRIC AUTHORITY        |
| P.C.—POINT OF CURVATURE            | L.B.—LICENSE BUSINESS             | F.F.—FINISH FLOOR EL.—ELEVATION            | P.R.M.—PERMANENT REFERENCE MONUMENT           |
| P.T.—POINT OF TANGENT              | O.R.V.—OFFICIAL RECORDS VOLUME    | BLK.—BLOCK FND.—FOUND                      | BLVD.—BOULEVARD L.A.—LAW                      |
| P.R.C.—POINT OF REVERSE CURVATURE  | D.B.—DEED BOOK PG.—PAGE           | LP.—IRON PIPE RB.—REBAR                    | RD.—ROAD L.H.—NUMBER SEC.—SECTION             |
| P.C.C.—POINT OF COMPOUND CURVATURE | P.B.—PLAT BOOK M.B.—MAP BOOK      | CONC.—CONCRETE A/C—AIR CONDITIONER         | T.W.—TOWNSHIP R.A.—RANGE                      |
| P.L.—POINT OF INTERSECTION         | CO.—COUNTY FL.—FLORIDA            | EMST.—EASEMENT ELEC.—ELECTRIC              | P.L.S.—PROFESSIONAL LAND SURVEYOR             |
| P.C.P.—PERMANENT CONTROL POINT     | AVE.—AVENUE ST.—STREET            | B.R.L.—BUILDING RESTRICTION LINE           | NO UNDERGROUND LOCATIONS LOCATED THIS SURVEY. |
| P.R.P.—PERMANENT REFERENCE POINT   | C.B.D.—CHORD BEARING AND DISTANCE | F.Z.B.L.—FLOOD ZONE BOUNDARY LINE          |   |
| R/W—RIGHT-OF-WAY CI.—COURT         | COMP.—COMPUTED RAD.—RADIAL        | APPROX.—APPROXIMATE EXIST.—EXISTING        |   |
| L—ARC LENGTH R—RADIUS              | P—PLAT C—COMP. D—DEED             | A.L.K.A.—ALSO KNOWN AS N/F—NOW OR FORMERLY |   |
| Δ—DELTA ANGLE T—TANGENT            |                                   | N.G.V.D.—NATIONAL GEODETIC VERTICAL DATUM. |   |

- SYMBOLS:  
 —x— CHAIN LINK FENCE  
 —w— WOOD FENCE  
 —v— WIRE FENCE  
 —E— ELECTRIC LINE  
 —U— UTILITY POLE  
 ⊙ WELL  
 [ ] ASPHALT  
 [ ] OVERHEAD  
 [ ] CONCRETE

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.  
 EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.  
 THIS SURVEY DOES NOT DETERMINE OWNERSHIP.  
 THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL.

- ☐ DENOTES CONCRETE MONUMENT  
 ○ DENOTES IRON PIPE  
 SET—DENOTES SET 5/8" x 18" REBAR L.B.5664

DATE—GROUNDED 07-23-16  
 ANTHONY PAUL O'NEIL PSM 5684