

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



A NEW DAY.

## Jacksonville Historic Preservation Commission Meeting

Wednesday, February 26, 2025, at 1:00 PM

### Members:

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

## AGENDA B

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

**REQUEST TO SPEAK:**

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

**BREAKS:** Will be taken at 3 PM, 5 PM and every two hours thereafter until the close of the meeting.

**NOTE:** The next regular meeting will be held Wednesday, March 26, 2025.

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

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

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

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

1. Submittal of Speaker's Cards
2. Breaks at 3 PM, 5 PM and every two hours thereafter until the close of the meeting

**B. Deferred Items**

1. **COA-23-28339** (3664 Richmond Street)
2. **COA-23-29186** (2799 Selma Street)
3. **REHAB-24-03** (157 8<sup>th</sup> Street E)

**C. Consent Agenda**

1. **COA-24-31742**  
Location: Springfield – 1332 Ionia St  
Applicant: Terrawise Homes  
Owner: Joseph Johnson  
Request: New Construction – Accessory Structure  
Staff Recommendation: Approve With Conditions
2. **COA-25-31806**  
Location: Springfield – 319 3<sup>rd</sup> St E  
Applicant: Terrawise Homes  
Owner: David and Stephanie Garfunkel  
Request: New Construction  
Staff Recommendation: Approve With Conditions
3. **COA-24-31461**  
Location: Riverside Avondale – 3647 Hedrick St  
Applicant: William Powers  
Owner: William Powers  
Request: Alterations  
Staff Recommendation: Approve With Conditions

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

1. **COA-24-31276**  
Location: Riverside Avondale – 1879 Ribault Ct  
Applicant: Jeff Mayberry, Mayberry Builders Construction Services, Inc.  
Owner: Richard Grant  
Request: Alterations – Driveway  
Staff Recommendation: Deny

**2. COA-24-31169**

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

**E. Condemned Properties**

**F. Historic Designations**

**1. LM-25-01**

Location: Eastside National Register – 1064 Spearing St  
Applicant: Lift Jax 1065 Spearing LLC  
Owner: Lift Jax 1065 Spearing LLC  
Request: Potential Landmark  
Staff Recommendation: Deny

**2. LM-25-02**

Location: Eastside National Register – 1214 Franklin St  
Applicant: Mike Grandjean  
Owner: Groundfloor Jacksonville, LLC  
Request: Potential Landmark  
Staff Recommendation: Deny

**G. Certificates of Appropriateness**

**1. COA-24-31749**

Location: Riverside Avondale – 3574 St Johns Ave  
Applicant: Teresa Knapp, Designer Lifestyles LLC  
Owner: Anthony Saleeba, Saleeba Inc  
Request: Alterations-Awnings  
Staff Recommendation: Deny

**2. COA-24-31716**

Location: Riverside Avondale – 2760 Lydia St  
Applicant: Bram Scharf  
Owner: Jymia Griffith and Quincy Griffith  
Request: Alteration - Siding Replacement  
Staff Recommendation: Approve With Conditions

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

**1. COA-24-31594**

Location: Riverside Avondale – 2649 College St.  
Applicant: James Euliss and Judith Bowman-Euliss  
Owner: James Euliss and Judith Bowman-Euliss  
Request: Alteration-Fence  
Staff Recommendation: Deny

**2. COA-24-30116**

Location: Riverside Avondale – 3894 Eloise St  
Applicant: Angela Zvakos  
Owner: Angela Zvakos  
Request: Alterations  
Staff Recommendation: Deny

**3. COA-24-31421**

Location: Local Landmark – 761 Acorn St  
Applicant: Arthur Francis The Home Depot, Inc.  
Owner: Tigray Orthodox Tewahedo Church of Jacksonville  
Request: Alteration - Window Replacement  
Staff Recommendation: Approve with Conditions

**4. COA-24-31120**

Location: Springfield - 1930 Hubbard St  
Applicant: Navin Chadha RNAA, LLC  
Owner: Navin Chadha RNAA, LLC  
Request: Alteration - Window Replacement  
Staff Recommendation: Deny

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

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

**K. Public Comments**

**L. New Business**

**1. Demolition Delay (DD-25-01)**

Location: Eastside National Register – 1064 Spearing St  
Applicant: Lift Jax 1065 Spearing LLC  
Owner: Lift Jax 1065 Spearing LLC

**2. Demolition Delay (DD-25-02)**

Location: Eastside National Register – 1214 Franklin St  
Applicant: Mike Grandjean  
Owner: Groundfloor Jacksonville, LLC

**3. Park Renaming (Losco Regional Park to Richard H. 'Dick' Kravitz Regional Park)**

**M. Information**

**N. Old Business**

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**