

**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 - Present  
Ethan Gregory, Vice Chair - Present  
William Hoff, Secretary - Present  
Julia Epstein – Present; Excused Leave of Absence at 5:04 pm  
Becky Morgan - Present

## **RESULTS AGENDA A**

**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
3. Approval of Minutes from December 11, 2024

#### **B. Deferred Items**

1. **COA-23-28339** (3664 Richmond Street)
2. **COA-23-29186** (2799 Selma Street)
3. **COA-24-31169** (2351 Riverside Avenue)
4. **REHAB-24-03** (157 8<sup>th</sup> Street E)

#### **C. Consent Agenda**

##### **1. COA-24-31468**

Location: Springfield – 223 4<sup>th</sup> St W  
Applicant: Lee Ann Jones  
Owner: Lee Ann Jones  
Request: New Construction – Addition  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

##### **2. COA-24-31573**

Location: Riverside / Avondale – 1850 Seminole Rd  
Applicant: JBL Corporation  
Owner: Karen Curran  
Request: Alterations – Window Replacement  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions (Pulled from Consent)**

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

##### **1. COA-24-31124**

Location: Riverside/Avondale – 3629 Richmond St  
Applicant: Jason R. Gabriel, Burr Forman LLP  
Owner: Aubrey and Elizabeth Edge  
Request: Demolition  
Staff Recommendation: **Approve**  
JHPC Decision: **Approved**

#### **E. Condemned Properties**

#### **F. Historic Designations**

## **G. Certificates of Appropriateness**

### **1. COA-24-31566**

Location: Riverside / Avondale – 1427 Pinegrove Ave

Applicant: All Florida Exteriors, Inc.

Owner: Jessica Blaize

Request: Alteration – Siding Replacement

Staff Recommendation: **Deny**

JHPC Decision: **Deferred until 03/26/25**

### **2. COA-24-30543**

Location: Riverside / Avondale – 3671 Richmond St

Applicant: CLS Landscaping of North Florida LLC,

Owner: Thomas Davis

Request: Alteration – Hardscaping/Driveway

Staff Recommendation: **Approved with Conditions**

JHPC Decision: **Deferred until 03/26/25**

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

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

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

## **K. Public Comments**

## **L. New Business**

### **1. Transit Shelter Station: Eastside NR**

- JHPC Decision: **Approved the Matte Black Design**

## **M. Information**

1. Demolition by Neglect Task Force Report Deadline Extension
2. 2025 HP Resource Packet
3. Pending Legislation
4. Public Works Improvement Projects

## **N. Old Business**

1. Ms. Lopera with the Office of General Counsel gave a speech about Resolution 2025-33, which granted the appeal of the masonry painting denial of COA-24-31492 at 3523 Valencia Rd. Several comments were made regarding Staff's recommendation; Ms. Lopera presented options to the Commission about how to ensure consistency in policy and representation during future appeals. No options were taken; the Commission decided to continue discussion at a later date.

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**