

**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, March 26, 2025, at 1:00 PM**

### Members:

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

## AGENDA

**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, April 23, 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 February 22, 2025 (If Available)
4. Presentations – Presentation by Commissioner Hoff on the Demolition by Neglect Task Force Final Report

**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-25-31977**  
Location: Riverside Avondale – 207 6th St W  
Applicant: JAA Architecture  
Owner: Greater New Jerusalem Baptist Church  
Request: Alterations – Parking Lot  
Staff Recommendation: Approve With Conditions
2. **COA-25-32026**  
Location: Riverside Avondale – 1424 Willow Branch Ave  
Applicant: JAA Architecture  
Owner: Melinda Altman  
Request: Alterations –New Construction - Accessory Structure  
Staff Recommendation: Approve With Conditions
3. **COA-25-31748**  
Location: Riverside Avondale – 0 Post St  
Applicant: Sead Hadzic  
Owner: Erik Olsen  
Request: Alterations – New Construction  
Staff Recommendation: Approve With Conditions
4. **COA-25-31880**  
Location: Riverside Avondale – 3533 Oak St  
Applicant: William Krolick  
Owner: William Krolick  
Request: New Construction – Addition  
Staff Recommendation: Approve With Conditions

**5. COA-25-31934**

Location: Riverside Avondale – 1028 Park St  
Applicant: Alan Cottrill  
Owner: Andrew Seng  
Request: Alterations - Accessibility Ramp  
Staff Recommendation: Approve With Conditions

**6. COA-25-31957**

Location: Riverside Avondale – 3554 Riverside Ave  
Applicant: Robert Blake Lee  
Owner: Robert Freeman Lee  
Request: Alterations – Parking Lot  
Staff Recommendation: Approve With Conditions

**7. COA-25-31863**

Location: Springfield – 30 6th St W  
Applicant: Terrawise Homes  
Owner: David Shacter  
Request: New Construction  
Staff Recommendation: Approve With Conditions

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

**1. COA-24-31169**

Location: Riverside/Avondale – 2351 Riverside Ave  
Applicant: Jon Barker  
Owner: Jon Barker  
Request: Alterations - Roof  
Staff Recommendation: Deny

**2. COA-24-31566**

Location: Riverside Avondale – 1427 Pinegrove St.  
Applicant: Gregory Anderson  
Owner: Jessica Blaize  
Request: Alterations – Siding Replacement  
Staff Recommendation: Deny

**3. COA-24-30543**

Location: Riverside Avondale – 3671 Richmond St  
Applicant: Sam Bryie  
Owner: Thomas Davis  
Request: Alterations – Driveway  
Staff Recommendation: Approve with Conditions

**E. Condemned Properties**

**F. Historic Designations**

## **G. Certificates of Appropriateness**

### **1. COA-25-31914**

Location: Riverside Avondale – 3520 Richmond St  
Applicant: Stephanie Gallagher  
Owner: Michael Harden and Stephanie Harden  
Request: New Construction  
Staff Recommendation: Approve with Conditions

### **2. COA-25-31904**

Location: Riverside Avondale – 2817 Selma St  
Applicant: Charles Sessa  
Owner: Charles Sessa  
Request: Alteration – Alterations  
Staff Recommendation: Approve With Conditions

### **3. COA-25-31976**

Location: Riverside Avondale – 2238 Ernest St  
Applicant: Arthur Wells  
Owner: Penny Millikin  
Request: Alteration – Reroof  
Staff Recommendation: Deny

### **4. COA-25-31817**

Location: Riverside Avondale – 1504 Barrs St  
Applicant: Megan Allen  
Owner: Megan Allen  
Request: Alterations – Fencing  
Staff Recommendation: Approve with Conditions

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

### **1. COA-25-31920**

Location: Springfield – 348 10th St W  
Applicant: Cynthia Grier  
Owner: Cynthia Grier  
Request: Alterations - Fence  
Staff Recommendation: Deny

### **2. COA-24-31572**

Location: Riverside Avondale - 3712 St Johns Ave  
Applicant: Andrew Cleland  
Owner: Robert Lynch  
Request: Alterations - Siding Replacement  
Staff Recommendation: Deny

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

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

### **1. MMA-25-31892**

Location: Springfield – 1135 Walnut St  
Applicant: Francesca Olandesi  
Owner: Sunny Singh  
Request: Alterations – Siding Replacement  
Staff Recommendation: Deny

### **2. MMA-24-31415**

Location: Riverside Avondale – 2963 Olga Pl  
Applicant: Reese Riley  
Owner: Frank Erwin  
Request: Alterations – Driveway  
Staff Recommendation: Approve with Conditions

## **K. Public Comments**

## **L. New Business**

### **1. Demolition Delay (DD-25-03)**

Location: Eastside National Register – 1324 Bridier St  
Applicant: Jacksonville Community Land Trust Inc  
Owner: Jacksonville Community Land Trust Inc  
Staff Recommendation: Approve

2. Park Renaming: Oakland Park to Eartha M.M. White Historical Park
3. Road Renaming: Swooping Willow Ct to Swooping Willow Ct W
4. Road Renaming: Lenox Sq to Tiphnee D. Hollis Ln

## **M. Information**

1. 2025 HP Resource Packet
2. Pending Legislation
3. Public Works Improvement Projects

## **N. Old Business**

## **O. Design Issues**

## **P. Addendum**

## **Q. Adjournment**