

City of Jacksonville
Ed Ball Building, 1st 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 – Present
Ethan Gregory, Vice Chair – Present
William Hoff, Secretary – Present
Julia Epstein – Absent (Excused)
Becky Morgan – Present
Thomas Love – Present

RESULTS 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) (**Discharged from Agenda**)
2. **COA-23-29186** (2799 Selma Street) (**Discharged from Agenda**)
3. **REHAB-24-03** (157 8th Street E) (**Discharged from Agenda**)

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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved with Conditions**

8. COA-25-31817

Location: Riverside Avondale – 1504 Barrs St
Applicant: Megan Allen
Owner: Megan Allen
Request: Alterations – Fencing
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (Pulled from Consent)**

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**
JHPC Decision: **Denied**

2. COA-24-31566

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

3. COA-24-30543

Location: Riverside Avondale – 3671 Richmond St
Applicant: Sam Bryie
Owner: Thomas Davis
Request: Alterations – Driveway
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Deferred until 04/23/25**

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**
JHPC Decision: **Approved with Amended Conditions**

2. COA-25-31976

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

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**
JHPC Decision: **Denied**

2. COA-24-31572

Location: Riverside Avondale - 3712 St Johns Ave
Applicant: Andrew Cleland
Owner: Robert Lynch
Request: Alterations - Siding Replacement
Staff Recommendation: **Deny**
JHPC Decision: **Approved with Conditions**

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**
JHPC Decision: **Deferred until 04/23/25**

2. MMA-24-31415

Location: Riverside Avondale – 2963 Olga Pl
Applicant: Reese Riley
Owner: Frank Erwin
Request: Alterations – Driveway
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved the Demolition Permit Application (5-0)**

2. Park Renaming: Oakland Park to Eartha M.M. White Historical Park

a. JHPC Recommendation: Approve

3. Road Renaming: Swooping Willow Ct to Swooping Willow Ct W

a. JHPC Recommendation: Approve

4. Road Renaming: Lenox Sq to Tiphnee D. Hollis Ln
 - a. JHPC Recommendation: **Approve**

5. Ms. Lopera with the Office of General Counsel discussed the three (3) deferred items under Section B and how the Commission wanted to handle items where action has not been taken for long periods of time. After a brief discussion, the Commission decided to: 1) discharge the existing three (3) deferred items from the agenda; and, 2) discharge any future deferred items from the agenda after six (6) months of inactivity.

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