

**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, September 11, 2024 at 3:00 PM**

### **Members:**

Michael Montoya, Chair (Present)  
Ethan Gregory, Vice Chair (Present)  
William Hoff, Secretary (Present)  
Julia Epstein (Present)  
Maximilian Globber (Absent - Excused)  
Becky Morgan (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 5 PM, 7 PM and every two hours thereafter until the close of the meeting.

**NOTE:** The next regular meeting will be held Wednesday, September 25, 2024.

**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 must 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 5 PM, 7 PM and every two hours thereafter until the close of the meeting
3. Approval of Minutes from July 24, 2024

#### B. Deferred Items (Next Hearing is 9/25/24)

1. COA-23-28339 (3664 Richmond Street)
2. COA-23-29186 (2799 Selma Street)
3. COA-24-31124 (3629 Richmond Street)
4. REHAB-24-03 (157 8<sup>th</sup> Street, East)
5. COA-24-30766 (1464 Avondale Avenue)
6. COA-24-30820 (2142 College Street)

#### C. Consent Agenda

##### 1. COA-24-30741

District: Springfield - 1448 Pearl Street, North  
Applicant: Marco Guerrero, Andesco Construction, Inc.  
Owner: Josefina Gattei, Bellona Property, LLC  
Request: Alterations - Porch Restoration  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

##### 2. COA-24-30849

District: Riverside/Avondale - 1237 Lechlade Place  
Applicant: Autumn Martinage, Alphazet Development, LLC  
Owner: Gino Cogorno, Real Estate Pros of North Florida, LLC  
Request: Alterations - Fence  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions (Pulled from Consent)**

##### 3. COA-24-30895

District: Springfield – 2026/2030 Walnut Street  
Applicant: Joseph Markusic, Glory Homes, Inc.  
Owner: Felicia Luke, 4 Loco Investors LLC  
Request: Alterations - Accessibility Ramp  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Deferred until 9/25/24 (Pulled from Consent)**

**4. COA-24-30936**

District: Springfield - 1403 Walnut Street  
Applicant: TerraWise Homes, Inc.  
Owner: TerraWise Homes, Inc.  
Request: New Construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Amended Conditions (Pulled from Consent)**

**5. COA-24-30958**

District: Springfield -1344 Ionia Street  
Applicant: JWB Real Estate Capital, LLC  
Owner: Hoose A, LLC  
Request: New Construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

**6. COA-24-30962**

District: Riverside/Avondale - 3709 Hedrick Street  
Applicant: Taylor King  
Owner: Taylor King  
Request: New Construction - Accessory Structure  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

**7. COA-24-31001**

District: Riverside/Avondale - 1613 Van Wert Avenue  
Applicant: Raymond C. Roman  
Owner: Deborah L. Roman  
Request: Alterations - Roof  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

**8. COA-24-31027**

District: Riverside/Avondale - 1819 Montgomery Place  
Applicant: Jeffrey Broome, Showcase Properties, LLC  
Owner: Jeffrey Broome, Showcase Properties, LLC  
Request: Alterations - Masonry Painting  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

**9. COA-24-31050**

District: Riverside/Avondale - 2151 Dellwood Avenue  
Applicant: Kristin De Han  
Owner: Kristin De Han  
Request: Alterations - Fence  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

**10. COA-24-31078**

District: Springfield - 414 4<sup>th</sup> Street, East  
Applicant: TerraWise Homes, Inc.  
Owner: TerraWise Homes, Inc.  
Request: New Construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Amended Conditions (Pulled from Consent)**

**11. COA-24-31081**

District: Springfield - 2124 Laura Street, North  
Applicant: JWB Real Estate Capital, LLC  
Owner: JWB Real Estate Capital, LLC  
Request: New Construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

**12. COA-24-31082**

District: Springfield - 1120 Ionia Street  
Applicant: JWB Real Estate Capital, LLC  
Owner: Hoose Homes and Investments, LLC  
Request: New Construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

**13. COA-24-31092**

District: Riverside/Avondale - 3633 Richmond Street  
Applicant: Daniel Greer, JBL Corporation, Inc.  
Owner: Daniel Ricci  
Request: Demolition / New Construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Deferred until 10/23/24 (Pulled from Consent)**

**14. COA-24-31062**

District: Riverside/Avondale - 1449 Talbot Avenue  
Applicant: Lauren Papalas  
Owner: Lauren Papalas  
Request: Alterations - Yard Feature  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

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

**E. Condemned Properties**

## **F. Historic Designations**

### **1. LS-23-01**

District: 538 Ellis Road, South

Applicant: Sons of Confederate Veterans, Kirby-Smith Camp 1209, Inc.

Owner: Sons of Confederate Veterans, Kirby-Smith Camp 1209, Inc.

Request: Landmark Designation

JHPC Recommendation: **Approved for Legislative Filing (5-0)**

### **2. LM-24-03**

District: 801 Jefferson Street, North

Applicant: Amon D. Whetstone

Owner: Amon D. Whetstone

Request: Landmark Designation

JHPC Recommendation: **Approved for Legislative Filing (5-0)**

### **3. LM-24-05**

District: 821 Jefferson Street, North

Applicant: Amon D. Whetstone

Owner: Amon D. Whetstone

Request: Landmark Designation

JHPC Recommendation: **Approved for Legislative Filing (5-0)**

## **G. Certificates of Appropriateness**

### **1. COA-24-31013**

District: Riverside/Avondale -1238 Ingleside Avenue

Applicant: Daniel DuFresne Covenant, Roofing and Construction, Inc.

Owner: Kelly M. Summers

Request: Alterations - Roof

Staff Recommendation: **Deny**

JHPC Decision: **Denied**

## **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. Restore Endangered Historic Adaptable Buildings (REHAB):

- **REHAB-24-01**  
District: Springfield - 101 1<sup>st</sup> Street, West  
Applicant: Joshua Pardue, Jacksonville Museum Space, LLC  
Owner: Joshua Pardue, Jacksonville Museum Space, LLC  
Request: Critical Endangerment Declaration  
Staff Recommendation: **Approve for Critical Endangerment**  
JHPC Decision: **Approved for Critical Endangerment (5-0)**
  
- **REHAB-24-04**  
District: Local Landmark - 723 4<sup>th</sup> Street, West  
Applicant: El Bethel Divine Holiness Church  
Owner: El Bethel Divine Holiness Church  
Request: Critical Endangerment Declaration  
Staff Recommendation: **Approve for Critical Endangerment**  
JHPC Decision: **Approved for Critical Endangerment (5-0)**
  
- **REHAB-24-07**  
District: Local Landmark - 841 Franklin Street  
Applicant: Rev. Elizabeth E. Yates, Mt Olive AME Church  
Owner: Rev. Elizabeth E. Yates, Mt Olive AME Church  
Request: Critical Endangerment Declaration  
Staff Recommendation: **Approve for Critical Endangerment**  
JHPC Decision: **Approved for Critical Endangerment (5-0)**

2. Demolition Delay: 222 and 228 Duval Street, East

- a. JHPC Decision: **Approved for Permit Release (5-0)**

**M. Information**

1. Jacksonville Historic Preservation Commission (JHPC) Task Force
  - Commissioner Hoff discussed the new Task Force on Demolition by Neglect. The first meeting will be held on Tuesday, October 8<sup>th</sup> at 11:00 in the Ed Ball Building – Room 1002.
2. Pending Legislation
3. Public Works Improvement Projects

**N. Old Business**

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**