

City of Jacksonville
City Hall - St. James Building, First Floor (Don Davis Room)
117 West Duval Street - Jacksonville, Florida 32202



Jacksonville Historic Preservation Commission Meeting

Wednesday, May 24, 2023 at 3:00 PM

Members:

Jack C. Demetree, III, Chairman (Excused)
Andres Lopera, Vice-Chairman
Julia Epstein, Secretary (Excused)
Olivia Frick
Maximilian Globler (Absent)
Michael Montoya
Ethan Gregory

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, June 28, 2023.

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 may 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 April 26, 2023

B. Deferred Items

1. **COA-22-27451** (2768 Riverside Avenue)
2. **COA-23-28963** (222 and 228 East Duval Street)
3. **COA-23-29037** (216 Duval Street)
4. **COA-23-28339** (3664 Richmond Street)
5. **LM-23-03** (913 West 5th Street)
6. **LM-23-04** (411 North Liberty Street)

C. Consent Agenda

1. **COA-23-29003**

District: Local Landmark - 400 North Hogan Street
Applicant: Brooke A. Robbins, Robbins Design Studio, P.A.
Owner: 400 Hogan, LLC
Request: Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

2. **COA-23-29007**

District: Riverside/Avondale - 2949 Forbes Street
Applicant: Brad Hamilton, Trendline Construction, Inc.
Owner: Holly E. O'Neal
Request: New construction
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

3. **COA-23-29033**

District: Riverside/Avondale - 1389 Belvedere Avenue
Applicant: Stephen Mack, Mack's Construction Company, LLC
Owner: Jeff Weidner
Request: New construction - accessory structure
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

4. COA-23-29075

District: Riverside/Avondale - 2767 Herschel Street
Applicant: JAA Architecture
Owner: Richard Ceriello
Request: Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

5. COA-23-29086

District: Riverside/Avondale - 1404 Avondale Avenue
Applicant: JAA Architecture
Owner: Cynthia and Daniel Debrunner
Request: New construction - accessory structure
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

6. COA-23-29089

District: Riverside/Avondale - 3691 Oak Street
Applicant: David J. Blair
Owner: David J. Blair
Request: New construction - accessory structure
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

7. COA-23-29063 (Pulled from Consent Agenda by Commissioner)

District: Springfield - 1926 Perry Street
Applicant: Desiree L. Ownby
Owner: Community Property Investment, LLC
Request: Demolition
Staff Recommendation: **Approve**
JHPC Recommendation: **Approved**

8. COA-23-29062

District: Springfield - 1554 Walnut Street
Applicant: Gabriel Ratcliff
Owner: Gabriel Ratcliff
Request: New construction
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

9. COA-23-29083

District: Springfield - 1616 Ionia Street
Applicant: Terrawise Homes, Inc.
Owner: Terrawise Homes, Inc.
Request: New construction
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

D. Previously Deferred Items to be Heard

1. COA-21-26693

District: Riverside/Avondale - 782 West Street
Applicant: Benedetto Construction, LLC
Owner: Moti Kakon, 782 West, LLC
Request: New construction
Staff Recommendation: **Deny**
JHPC Recommendation: **Deferred until 06/28/23**

2. COA-23-28967

District: Riverside/Avondale - 1228 Challen Avenue
Applicant: Renewal by Anderson of Florida
Owner: Alex Haupt
Request: Alterations - window replacement
Staff Recommendation: **Deny**
JHPC Recommendation: **Deferred: Modification of scope of work for administrative-level approval**

E. Condemned Properties

F. Historic Designations

1. LM-23-01

District: Eastside National Register - 841 Franklin Street
Applicant: Mt. Olive AME Church
Owner: Mt. Olive AME Church
Request: Potential Landmark
Staff Recommendation: **Approve**
JHPC Recommendation: **Approved for Legislative Filing**

2. LM-23-02

District: 1217 Walnut Street
Applicant: Jacksonville Historic Preservation Commission (JHPC)
Owner: Nadia Ustariz, Artemis Management Company
Request: Potential Landmark
Staff Recommendation: **Approve**
JHPC Recommendation: **Approved for Legislative Filing**

G. Certificates of Appropriateness

1. COA-23-28920

District: Riverside/Avondale - 2619 Rosselle Street
Applicant: Andrew Thomas Alderman
Owner: Andrew Thomas Alderman
Request: New construction
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Modified Conditions (Striking condition #3)**

2. COA-22-27867

District: Springfield - 0 East 1st Street

Applicant: Terrawise Homes, Inc.

Owner: Terrawise Homes, Inc.

Request: New construction

Staff Recommendation: **Approve with Conditions**

JHPC Recommendation: **Approved with Modified Conditions (First-floor rear elevation to include one (1) one-over-one window)**

3. COA-23-29084

District: Springfield - 417 East 1st Street

Applicant: Terrawise Homes, Inc.

Owner: Terrawise Homes, Inc.

Request: New construction

Staff Recommendation: Approve with Conditions

JHPC Recommendation: **Approve with Modified Conditions (First-floor rear elevation to include one (1) one-over-one window)**

4. COA-23-28939

District: Riverside/Avondale - 2589 Post Street

Applicant: Thomas Love

Owner: Southland Property Development, LLC

Request: Alterations

Staff Recommendation: **Deny**

JHPC Recommendation: **Denied**

5. COA-23-28972

District: Riverside/Avondale - 2990 Remington Street

Applicant: Nicole Hale, Ace Door & Window Company, Inc.

Owner: Kathryn Hutzler

Request: Alterations - window replacement

Staff Recommendation: **Deny**

JHPC Recommendation: **Deferred (Applicant was not present)**

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

1. JHPC initiated the Potential Landmark nomination of 930 University Blvd North

L. New Business

1. Officer Elections: Deferred until 06/28/23 JHPC Meeting

M. Information

1. Public Works Improvement Project

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment