

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, June 28, 2023 at 3:00 PM

Members:

Jack C. Demetree, III, Chairman
Andres Lopera, Vice-Chairman
Julia Epstein, Secretary (Excused)
Olivia Frick
Maximilian Globber
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, July 26, 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 May 24, 2023

B. Deferred Items

1. **COA-22-27451** (2768 Riverside Avenue)
2. **COA-23-28964** (2921 Downing Street)
3. **COA-23-29180** (1829 Powell Place)
4. **COA-23-29263** (0 Gilmore Street)
5. **COA-23-29166** (3664 Hedrick Street)
6. **LM-23-04** (411 North Liberty Street)

C. Consent Agenda

1. COA-23-28682

District: Riverside/Avondale - 2216 Oak Street
Applicant: Jason Canning, Jason Canning Architect, Inc.
Owner: Saleebas 2216 Oak Street, LLC
Request: Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

2. COA-23-28842

District: Riverside/Avondale - 3896 St Johns Avenue
Applicant: William Pitts, WG Pitts Development, Inc.
Owner: William Pitts, Constellar Properties, LLC
Request: New construction - addition
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

3. COA-23-29127

District: Springfield - 152 East 4th Street
Applicant: A1A Solar Contracting, Inc.
Owner: Hailing Zhong
Request: Alterations - solar panels
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

4. COA-23-29245

District: Springfield - 1704 North Laura Street
Applicant: Mitchell Askelson, JWB Real Estate
Owner: JWB Real Estate Capital, LLC
Request: New construction
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

5. COA-23-29247

District: Springfield - 412 East 2nd Street
Applicant: Mitchell Askelson, JWB Real Estate
Owner: JWB Real Estate Capital, LLC
Request: New construction
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

6. COA-23-29249

District: Springfield - 1631 Boulevard
Applicant: Mitchell Askelson, JWB Real Estate
Owner: JWB Real Estate Capital, LLC
Request: New construction
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Conditions**

D. Previously Deferred Items to be Heard

1. COA-23-21-26693

District: Riverside/Avondale - 782 West Street
Applicant: Benedetto Construction, LLC
Owner: Moti Kakon, 782 West, LLC
Request: New construction
Staff Recommendation: **Approve with Conditions**
JHPC Recommendation: **Approved with Amended Conditions (Addition of a second gable at the front elevation and a raised foundation)**

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: **Withdraw**
JHPC Recommendation: **Withdrawn**

3. COA-23-28972

District: Riverside/Avondale - 2990 Remington Street
Applicant: Nicole Hale, Ace Door & Window Company, Inc.
Owner: Kathryn Hutzel
Request: Alterations - window replacement
Staff Recommendation: **Deny**
JHPC Recommendation: **Deferred**

4. COA-23-28963

District: Downtown National Register - 222 and 228 East Duval Street
Applicant: Titus Harvest Dome Spectrum Church, Inc.
Owner: Titus Harvest Dome Spectrum Church, Inc.
Request: Mothball
Staff Recommendation: **Deny**
JHPC Recommendation: **Denied**

5. COA-23-29037

District: Downtown National Register - 216 Duval Street
Applicant: Titus Harvest Dome Spectrum Church, Inc.
Owner: Titus Harvest Dome Spectrum Church, Inc.
Request: Mothball
Staff Recommendation: **Deny**
JHPC Recommendation: **Denied**

E. Condemned Properties

F. Historic Designations

1. LM-23-05

District: Downtown National Register - 208 Laura Street, North
Applicant: Brian W. LaBrie, Ray, Ellis & LaBrie Consulting
Owner: Alexander Sifakis, Creekside at Timuquana, LLC
Staff Recommendation: **Deferred – No Report**

G. Certificates of Appropriateness

1. COA-23-28339

District: Riverside/Avondale - 3664 Richmond Street
Applicant: John W. Behrens, JBL Corporation, Inc.
Owner: Katie Gabriel
Request: Alterations - window replacement
Staff Recommendation: **Deny**
JHPC Recommendation: **Deferred**

2. COA-23-28919

District: Riverside/Avondale - 1430 Azalea Drive
Applicant: Michelle Tidwell
Owner: Michelle Tidwell
Request: Alterations - window replacement
Staff Recommendation: **Deny**
JHPC Recommendation: **Deferred**

3. COA-23-29013

District: Riverside/Avondale - 2684 Myra Street

Applicant: Confidential

Owner: Confidential

Request: Alterations - fence

Staff Recommendation: **Deny**

JHPC Recommendation: **Denied (Applicant will work with Staff on corrective actions)**

4. COA-23-29140

District: Riverside/Avondale - 3022 St. Johns Avenue

Applicant: Charles Sessa

Owner: Charles Sessa

Request: Demolition

Staff Recommendation: **Deny**

JHPC Recommendation: **Deferred; JHPC requested evidence from a structural engineer**

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. National Register Nomination - Tolbert House - **Deferred**
2. 2023-24 Officer Elections

M. Information

1. REHAB Special Revenue Fund (Ordinance 2023-316)
2. Public Works Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment