

**City of Jacksonville**  
**Ed Ball Building, 8<sup>th</sup> Floor - Conference Room 851**  
**214 North Hogan Street - Jacksonville, Florida 32202**



A NEW DAY.

## **Jacksonville Historic Preservation Commission Meeting**

**Wednesday, March 27, 2024 (3:00 PM - 5:00 PM)**

### **Members:**

Jack C. Demetree, III, Chair  
Michael Montoya, Vice Chair  
Ethan Gregory, Secretary  
Julia Epstein  
Maximilian Globber  
Olivia Frick  
William Hoff

## **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, April 24, 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 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 February 28, 2024

**B. Deferred Items**

1. **COA-22-27451** (2768 Riverside Avenue)
2. **COA-23-28339** (3664 Richmond Street)
3. **COA-23-29186** (2799 Selma Street)
4. **LS-23-01** (538 Ellis Road, South)

**C. Consent Agenda**

**1. COA-24-30177**

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**

**2. COA-24-30289**

District: Landmark - 525 Beaver Street, West

Applicant: Barry Underwood, Avant Construction Group, Inc.

Owner: Eric Adler, 525 Beaver, LLC / Silver Street Capital, LLC

Request: Alterations

Staff Recommendation: **Approve with Conditions**

JHPC Recommendation: **Approved with Conditions**

**3. COA-24-30222**

District: Springfield - 1715 Ionia Street

Applicant: Tyler Crump, TC Commercial Properties, LLC

Owner: Tyler Crump, TC Commercial Properties, LLC

Request: New construction

Staff Recommendation: **Approve with Conditions**

JHPC Recommendation: **Approved with Conditions**

**4. COA-24-30325**

District: Springfield - 1721 Ionia Street  
Applicant: Tyler Crump, TC Commercial Properties, LLC  
Owner: Tyler Crump, TC Commercial Properties, LLC  
Request: New construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

**5. COA-24-30332**

District: Springfield - 1725 Ionia Street  
Applicant: Tyler Crump, TC Commercial Properties, LLC  
Owner: Tyler Crump, TC Commercial Properties, LLC  
Request: New construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

**6. COA-24-30377**

District: Riverside/Avondale - 3583 Hedrick Street  
Applicant: JAA Architecture  
Owner: Barret Bottomley  
Request: New construction - addition  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

**7. COA-24-30379**

District: St John's Quarter - 2231 St. Johns Avenue  
Applicant: JAA Architecture  
Owner: Vickie Mangin  
Request: New construction - addition  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

**8. COA-24-30383**

District: Springfield - 0 5<sup>th</sup> Street, West  
Applicant: JAA Architecture  
Owner: Michael Trautmann, Trautmann & Company, LLC  
Request: New construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

**9. COA-24-30426**

District: Springfield - 0 5<sup>th</sup> Street, West  
Applicant: JAA Architecture  
Owner: Michael Trautmann, Trautmann & Company, LLC  
Request: New construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

**10. COA-24-30428**

District: Springfield - 0 5<sup>th</sup> Street, West  
Applicant: JAA Architecture  
Owner: Michael Trautmann, Trautmann & Company, LLC  
Request: New construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

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

**E. Condemned Properties**

**F. Historic Designations**

**1. LM-24-02**

District: 315, 317 Forsyth Street, West  
Applicant: Spencer Jones, Underascope Enterprise, LLC  
Owner: Spencer Jones, Underascope Enterprise, LLC  
Request: Landmark Designation  
JHPC Recommendation: **Approved for Legislative Filing (7-0)**

**G. Certificates of Appropriateness**

**1. COA-24-30284**

District: Springfield - 447 8<sup>th</sup> Street, East  
Applicant: Michael Haskins, Springfield Preservation and Revitalization Council, Inc.  
Owner: City of Jacksonville  
Request: Alterations - sculpture  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Amended Conditions**

**2. COA-23-29881**

District: Springfield - 242 5<sup>th</sup> Street, East  
Applicant: Alicia Gomez, Twin 22 Investments, LLC  
Owner: Alicia Gomez, Twin 22 Investments, LLC  
Request: Alterations  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Amended Conditions**

**3. COA-24-30148**

District: Riverside/Avondale - 1502 Glendale Street  
Applicant: Best Roof Jax  
Owner: Paul Ramey  
Request: Alterations - reroof  
Staff Recommendation: **Deny**  
JHPC Recommendation: **Denied**

#### **4. COA-24-30212**

District: Springfield - 771 West Street

Applicant: Garrett & Victoria Wirtz

Owner: Garrett & Victoria Callis

Request: Alterations - driveway

Staff Recommendation: **Deny**

JHPC Recommendation: **Approved with Amended Conditions**

### **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. LS-23-01 (538 Ellis Road, South)**

- Discussion regarding the landmark application and the reason for deferral by Staff. Staff explained that given the applicant's objections to Staff's original report, the applicant's submittal of new evidence, and recent Staff shortages, additional time was needed in order to produce a revised report. Staff also explained how some misunderstandings are stemming from the applicant being unresponsive via email and phone.

### **L. New Business**

#### **1. Road Renaming (Confederate Street to Frazier Pl)**

- JHPC Recommendation: **Approved (6-0)**

#### **2. Commissioner Hoff**

- Discussion regarding the Historic Preservation Awards/McEachin Awards; the Commission is interested in reviving the program and doing some type of awareness or recognition for Historic Preservation Month in May 2024.

#### **3. Secretary Gregory**

- Discussion regarding the Commission hosting a couple of their meetings throughout the year at a local landmark; Staff was tasked to explore the feasibility of this option and vet possible locations.

### **M. Information**

1. Jacksonville Historic Preservation Commission Workshops and Trainings
2. 2024 Historic Preservation Resource Packet
3. Pending Legislation
4. Public Works Improvement Projects

**N. Old Business**

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**