

**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, October 22, 2025 at 1:00 PM**

### **Members:**

Ethan Gregory, Chair  
Michael Montoya, Vice Chair  
William Hoff, Secretary  
Julia Epstein  
Becky Morgan  
Thomas Love

## **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, November 12, 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 September 24, 2025

**B. Deferred Items**

1. **LM-25-07** (913 5th St W)
2. **COA-25-32139** (1375 Wolfe St)

**C. Consent Agenda**

**1. COA-25-32904**

Location: Riverside Avondale – 618 Stockton St  
Applicant: Cyndy Trimmer, Driver, McAfee, Hawthorne & Diebenow, PLLC  
Owner: Jacksonville Association of Firefighters IAFF Local No. 122, Inc.  
Request: New Construction – Addition  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Amended Conditions (Pulled from Consent)**

**2. COA-25-32959**

Location: Riverside Avondale – 1718 Osceola St  
Applicant: JAA Architecture  
Owner: Thomas Lyons  
Request: New Construction – Accessory Structure  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

**3. COA-25-32709**

Location: Springfield – 1206 Hubbard St  
Applicant: JoAnn Tredennick  
Owner: JoAnn Tredennick  
Request: Alterations – Reroof  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Approved with Conditions**

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

**1. COA-25-32249**

Location: Springfield – 1552 Pearl St N  
Applicant: Lauren Prater  
Owner: Lauren Prater  
Request: Alterations – Window Replacement  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Deferred until 11/12/25**

## **E. Condemned Properties**

## **F. Historic Designations**

## **G. Certificates of Appropriateness**

### **1. COA-25-32716**

Location: Springfield – 1417 Laura St N  
Applicant: Richard Trendel, Petra Contracting, LLC  
Owner: Richard Trendel, Kymata Investments, LLC  
Request: New Construction / Alterations  
Staff Recommendation: **Approve with Conditions**  
JHPC Decision: **Deferred until 11/12/25**

### **2. COA-25-32942**

Location: Riverside Avondale – 2652/2654 Dellwood Ave  
Applicant: Jon Thomas, Team K5  
Owner: Tesfaye Selmawit  
Request: Alterations – Window Replacement  
Staff Recommendation: **Deny**  
JHPC Decision: **Deferred until 11/12/25**

## **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**

### **1. MMA-25-32924**

Location: Springfield – 1310 Liberty St N  
Applicant: Don Gullion, Dream Finders Homes LLC  
Owner: Dream Finders Homes LLC  
Request: Alterations – Windows  
Staff Recommendation: **Deny**  
JHPC Decision: **Denied**

## **K. Public Comments**

## **L. New Business**

## **M. Information**

1. 2026 JHPC Dates and Deadlines
2. 2026 COA Matrix (Draft)

3. Demolition Delay Report
4. Pending Legislation
5. Notification of Improvement Projects
6. Landmarking Committee
  - Next meeting will be held October 29, 2025, from 3:00 pm to 4:30 pm.

**N. Old Business**

1. TDC JAX, LLC v. City of Jacksonville (16-2024-CA-000087-AXXX-MA)

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**