

**City of Jacksonville**  
**City Hall - St. James Building, 1<sup>st</sup> Floor (Lynwood Roberts Room)**  
**117 West Duval Street - Jacksonville, Florida 32202**



## Jacksonville Historic Preservation Commission Meeting

**Wednesday, November 15, 2023 at 3:00 PM**

### Members:

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

## **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, December 13, 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 October 25, 2023

**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. **COA-23-29765** (1971 Phoenix Avenue)
5. **COA-23-29813** (3873 Jean Street)
6. **LS-23-01** (0 Ellis Road South)

**C. Consent Agenda**

**1. COA-23-29848**

District: Springfield - 0 11<sup>th</sup> Street, West  
Applicant: M & M Homes, LLC  
Owner: M & M Homes, LLC  
Request: New construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

**2. COA-23-29850**

District: Springfield - 145 11<sup>th</sup> Street, West  
Applicant: M & M Homes, LLC  
Owner: M & M Homes, LLC  
Request: New construction  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

**3. COA-23-29868**

District: Riverside/Avondale - 2861 College Street  
Applicant: Joe Hodgins, Interior Buildouts, Inc.  
Owner: CLH-Jacksonville, LLC  
Request: Alterations  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

**4. COA-23-29747**

District: Riverside/Avondale - 1290 Edgewood Avenue, South  
Applicant: Richard Dubnansky  
Owner: Richard Dubnansky  
Request: Alterations - door replacement  
Staff Recommendation: **Approve with Conditions**  
JHPC Recommendation: **Approved with Conditions**

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

#### **E. Condemned Properties**

#### **F. Historic Designations**

#### **G. Certificates of Appropriateness**

##### **1. COA-23-29525**

District: Riverside/Avondale - 1272 Edgewood Avenue, South  
Applicant: Kathy Olesen  
Owner: Kathy Olesen  
Request: Alterations  
Staff Recommendation: **Approve with Conditions**  
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**

#### **L. New Business**

1. Road Renaming (Confederate Street to Ben Frazier Street)
  - JHPC Recommendation: **Approved (5-0)**
2. Historic Preservation Section (HPS) Window Supplement
  - Staff Recommendation: **Defer – No Report**
3. 2024 Certificate of Appropriateness Application (COA) Matrix
  - JHPC Recommendation: **Approved with Conditions (5-0)**

#### **M. Information**

1. Pending Legislation
2. Public Works Improvement Projects

**N. Old Business**

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**