

**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, June 25, 2025 at 1:00 PM**

### **Members:**

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

## **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, July 23, 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 May 28, 2025

**B. Deferred Items**

**C. Consent Agenda**

**1. COA-25-32315**

Location: Riverside Avondale – 3634 Riverside Ave  
Applicant: James Johnson  
Owner: Jeff Jolly  
Request: New Construction – Accessory Structure  
Staff Recommendation: Approve With Conditions

**2. COA-24-31703**

Location: Springfield – 1310 Liberty St N  
Applicant: Dream Finders Homes LLC  
Owner: Dream Finders Homes LLC  
Request: New Construction  
Staff Recommendation: Approve With Conditions

**3. COA-25-32197**

Location: Springfield – 1611 Laura St N  
Applicant: Anthony Ammons  
Owner: Anthony Ammons  
Request: Alterations  
Staff Recommendation: Approve With Conditions

**4. COA-25-32323**

Location: Riverside Avondale – 2360-2370 Riverside Ave  
Applicant: Greg Kaufman, Villariva Master Association, Inc.  
Owner: Several (See Staff Report)  
Request: Alterations – Reroof  
Staff Recommendation: Approve With Conditions

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

##### **1. COA-25-31951**

Location: Riverside Avondale – 1649 Osceola St  
Applicant: Pella Windows  
Owner: James Smart  
Request: Alterations – Window Replacement  
Staff Recommendation: Deny

##### **2. COA-25-32025**

Location: Riverside Avondale – 2568 Herschel St  
Applicant: Renewal by Andersen LLC  
Owner: Jane Gordon  
Request: Alterations – Window Replacement  
Staff Recommendation: Deny

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

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

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

##### **1. COA-25-32269**

Location: Springfield – 0 12<sup>th</sup> St W  
Applicant: Mallik Singareddy, M&M Homes  
Owner: Mallik Singareddy, M&M Homes  
Request: New Construction  
Staff Recommendation: Approve with Conditions

##### **2. COA-25-32344**

Location: Riverside Avondale – 1535 Ingleside Ave  
Applicant: Kamesh Aysola  
Owner: Kamesh Aysola  
Request: New Construction – Accessory Structure  
Staff Recommendation: Deny

#### **H. Certificate of Appropriateness / Work Initiated or Completed Without a COA**

##### **1. COA-25-32176**

Location: Riverside Avondale – 2045/2049 Post St  
Applicant: Neng Liang Wang  
Owner: Neng Liang Wang  
Request: Alterations  
Staff Recommendation: Deny

**2. COA-25-32327**

Location: Riverside Avondale – 3664 Richmond St

Applicant: Daniel Greer

Owner: Katie Gabriel

Request: Alterations – Window Replacement

Staff Recommendation: Deny

**I. Appeal of Administratively Approved COA's****J. Minor Modifications to Previously Approved COA's****K. Public Comments****L. New Business****M. Information**

1. Municipal Code Compliance Division (MCCD) Emergency Demolition of 213 6th St E (COA-25-32478)
2. Demolition by Neglect Final Report: Update
3. Pending Legislation
4. Public Works Improvement Projects

**N. Old Business****O. Design Issues**

1. JHPC Interpretation of 2025 COA Matrix: Installation of Brick Veneer
2. JHPC Interpretation of 2025 COA Matrix: Elevating Buildings on New Foundations

**P. Addendum****Q. Adjournment**