

City of Jacksonville
Ed Ball Building, 1st 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 – Absent (Excused)
Michael Montoya, Vice Chair – Present
William Hoff, Secretary – Present
Julia Epstein – Present
Becky Morgan – Present
Thomas Love – Present

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, 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved with Amended Conditions (Pulled from Consent)**

3. COA-25-32197

Location: Springfield – 1611 Laura St N
Applicant: Anthony Ammons
Owner: Anthony Ammons
Request: Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions (Pulled from Consent)**

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**
JHPC Decision: **Approved 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**
JHPC Decision: **Deferred until 08/27/25**

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**
JHPC Decision: **Approved the Withdraw**

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-25-32269

Location: Springfield – 0 12th St W
Applicant: Mallik Singareddy, M&M Homes
Owner: Mallik Singareddy, M&M Homes
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended 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**
JHPC Decision: **Denied**

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**

JHPC Decision: **Approved with Amended Conditions**

2. COA-25-32327

Location: Riverside Avondale – 3664 Richmond St

Applicant: Daniel Greer

Owner: Katie Gabriel

Request: Alterations – Window Replacement

Staff Recommendation: **Deny**

JHPC Decision: **Denied**

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
 - a. **Demolition by Neglect Matrix Criteria – Commissioner Hoff requested an extension from July 31st to August 30th for the proposed matrix criteria deliverable.**
 - b. **Joint Fines/Liens Meetings – Commissioner Hoff requested an extension from August to September for the proposed joint meeting deliverable.**
 - c. **Annual Historic Property Notifications – Commissioner Hoff directed Staff to research the projected costs for annual property mailouts in order to determine whether funds from the existing trust fund should be used.**
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
 - a. **The Commission determined the proposed scope requires their review.**
2. JHPC Interpretation of 2025 COA Matrix: Elevating Buildings on New Foundations
 - a. **The Commission determined the proposed scope requires their review; Commissioner Morgan expressed an interest in incorporating various resiliency measures into the COA Matrix and Design Guidelines.**

P. Addendum

Q. Adjournment