

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, July 23, 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, August 27, 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

1. **COA-25-32380** (1247 Boulevard)

C. Consent Agenda

1. COA-25-32543

Location: Riverside Avondale – 2951 Post St
Applicant: Katie Freligh
Owner: Andrew Suslak, Post Modern Brewing LLC
Request: New Construction – Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

2. COA-25-32440

Location: Springfield – 2039 Laura St N
Applicant: Melanie Hill, Auld and White Constructors LLC
Owner: Society of Saint Pius X
Request: New Construction – Addition / Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (Pulled from Consent)**

3. COA-25-32534

Location: Riverside Avondale – 1454 Belvedere Ave
Applicant: Hygema House Moves, Inc.
Owner: Nancy Robinson
Request: Alterations – Elevate Foundation
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

4. COA-25-32086

Location: Springfield – 1744 Main St N
Applicant: Elias Hionides
Owner: Our Main Street Properties, Inc.
Request: Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

D. Previously Deferred Items to be Heard

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-25-32476

Location: Riverside Avondale – 2024 Gilmore St
Applicant: Ben Hartung
Owner: STF Capital Group LLC
Request: New Construction
Staff Recommendation: **Defer – No Report**
JHPC Decision: **Deferred until 08/27/25**

2. COA-25-32483

Location: Riverside Avondale – 1352 Lechlade St
Applicant: Heather Biltoc
Owner: Petre Biltoc, PHGC Properties LLC
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

3. 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 08/27/25**

4. COA-25-32526

Location: Riverside Avondale – 3623 Oak St
Applicant: David Conley
Owner: David Conley
Request: New Construction – Addition
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

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

1. COA-25-32258

Location: Springfield– 1340 Clark St
Applicant: Maria C. Rodriguez, Huachuma Enterprises, LLC
Owner: Maria C. Rodriguez, Bacha Properties, LLC
Request: Alterations
Staff Recommendation: **Deny**
JHPC Decision: **Approved In-Part / Denied In-Part**

2. COA-25-32257

Location: Springfield– 1342 Clark St

Applicant: Maria C. Rodriguez, Huachuma Enterprises, LLC

Owner: Maria C. Rodriguez, Pachamama Enterprises, LLC

Request: Alterations

Staff Recommendation: **Deny**

JHPC Decision: **Approved In-Part / Denied In-Part**

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

M. Information

1. Senate Bill 180 (SB 180)
 - **Carla Lopera with the Office of General Counsel briefed the Commission on the recent passage of Senate Bill 180 and its effects. After a brief discussion, the Commission directed Staff to provide them with a monthly list of demolition delay reviews.**
2. Pending Legislation
3. Public Works Improvement Projects
4. Demolition by Neglect Final Report: Update
 - **Commissioner Hoff gave an update on the progression of various recommendations outlined in the Final Report**

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment