

**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, August 27, 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, September 24, 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 July 23, 2025

**B. Deferred Items**

1. **LM-25-07** (913 5th St W)
2. **COA-25-32497** (751 Stockton Ave)
3. **COA-25-32215** (1635 Hubbard St)

**C. Consent Agenda**

**1. COA-25-32660**

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

**2. COA-25-32414**

Location: Local Landmark – 231 Laura St N  
Applicant: Brooke Robbins, Robbins Design Studio, P.A.  
Owner: Historic Urban Core, LLC  
Request: Alterations  
Staff Recommendation: Approve with Conditions

**3. COA-25-32410**

Location: Riverside Avondale – 2934 Forbes St  
Applicant: Greg Albright, Freedom Forever LLC  
Owner: Vickie Williams  
Request: Alterations - Solar Panels  
Staff Recommendation: Approve with Conditions

**4. COA-25-32523**

Location: Riverside Avondale – 1443 Ingleside Ave  
Applicant: Robert Parker, R.C. Parker The House Doctor, Inc.  
Owner: Madge Nanney  
Request: New Construction - Addition  
Staff Recommendation: Approve with Conditions

**5. COA-25-32380**

Location: Springfield – 1247 Boulevard  
Applicant: Raymond Heekin  
Owner: Pamela Hilton  
Request: New Construction – Addition  
Staff Recommendation: Approve with Conditions

**6. COA-25-32554**

Location: Springfield – 321 10th St W  
Applicant: Jacob Shacter, Terrawise Homes, Inc.  
Owner: Jacob Shacter, Terrawise Homes, Inc.  
Request: New Construction  
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-25-32249**

Location: Springfield – 1552 Pearl St N  
Applicant: Lauren Prater  
Owner: Lauren Prater  
Request: Alteration – Window Replacement  
Staff Recommendation: Approve with Conditions

**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: Withdraw

**2. COA-25-32532**

Location: Springfield – 1130 Market St N  
Applicant: Sylvester Bell, Bell Builders Construction LLC  
Owner: Aymory Jean-Baptiste, Cecil Jean Investments LLC  
Request: Alterations – Reroof  
Staff Recommendation: Deny

**3. COA-25-32673**

Location: Riverside Avondale – 1272 Edgewood Ave  
Applicant: Kamesh Aysola  
Owner: Kathy Olesen  
Request: Demolition & New Construction  
Staff Recommendation: Approve With 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**

**1. MMA-25-32535**

Location: Springfield– 1715 Ionia St  
Applicant: Tyler Crump TC Commercial Properties, LLC  
Owner: Tyler Crump TC Commercial Properties, LLC  
Request: Alterations  
Staff Recommendation: Deny

**2. MMA-25-32537**

Location: Springfield– 1721 Ionia St  
Applicant: Tyler Crump TC Commercial Properties, LLC  
Owner: Tyler Crump TC Commercial Properties, LLC  
Request: Alterations - Foundation  
Staff Recommendation: Deny

**K. Public Comments**

**L. New Business**

1. Building Renaming (Henry Bradley Firefighters Museum)
2. Street Renaming (Shipyards Pl to Tower Ct)

**M. Information**

1. Demolition Delay Report
2. Landmark Committee Charge Memorandum

3. Pending Legislation
4. Public Works Improvement Projects

**N. Old Business**

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**