

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, August 27, 2025 at 1:00 PM

Members:

Ethan Gregory, Chair – Present
Michael Montoya, Vice Chair – Absent (Excused)
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, 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved 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**
JHPC Decision: **Approved with Amended Conditions (Pulled from Consent)**

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

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**
JHPC Decision: **Deferred until 09/24/25**

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**
JHPC Decision: **Approved the Withdrawal**

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**
JHPC Decision: **Denied**

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**
JHPC Decision: **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

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**
JHPC Decision: **Denied**

2. MMA-25-32547

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**
JHPC Decision: **Approved with Conditions**

K. Public Comments

L. New Business

1. Building Naming (Henry Bradley Firefighters Museum)
 - JHPC Recommendation: **Approve (5-0)**

2. Street Renaming (Shipyards Pl to Tower Ct)
 - JHPC Recommendation: **Approve (5-0)**

M. Information

1. Demolition Delay Report
2. Landmark Committee Charge Memorandum
 - First meeting will be held September 17, 2025, from 3:00 pm to 4:30 pm.
3. Pending Legislation
4. Public Works Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment