

**City of Jacksonville**  
**City Hall - St. James Building, 1<sup>st</sup> Floor (Lynwood Roberts Room)**  
**117 West Duval Street - Jacksonville, Florida 32202**



## Jacksonville Historic Preservation Commission Meeting

**Wednesday, September 27, 2023 at 3:00 PM**

### Members:

Jack C. Demetree, III, Chairman  
Andres Lopera, Vice-Chairman  
Ethan Gregory, Secretary  
Julia Epstein  
Olivia Frick  
Maximilian Glober  
Michael Montoya

## 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 5 PM, 7 PM and every two hours thereafter until the close of the meeting.

**NOTE:** The next regular meeting will be held Wednesday, October 25, 2023.

**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 may 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 5 PM, 7 PM and every two hours thereafter until the close of the meeting
3. Approval of Minutes from August 23, 2023

**B. Deferred Items**

1. **COA-23-27451** (2768 Riverside Avenue)
2. **COA-23-29186** (2799 Selma Street)
3. **COA-23-28972** (2990 Remington Street)
4. **COA-23-29734** (3022 St. Johns Avenue)

**C. Consent Agenda**

1. **COA-23-29220**  
District: Landmark - 1481 West 6<sup>th</sup> Street  
Applicant: Lynnette Myers  
Owner: Lynnette Myers  
Request: Mothball  
Staff Recommendation: Approve with Conditions
2. **COA-23-29635**  
District: Riverside/Avondale - 1526 Avondale Avenue  
Applicant: Angela Schifanella  
Owner: Michael Fellows  
Request: New construction - addition  
Staff Recommendation: Approve with Conditions
3. **COA-23-29321**  
District: Riverside/Avondale - 51 East 3<sup>rd</sup> Street  
Applicant: Ronald Sienkiewicz, BTNH Advisors, LLC  
Owner: Marian Jones  
Request: Alterations - window replacement  
Staff Recommendation: Approve with Conditions
4. **COA-23-29552**  
District: Springfield - 247 East 4<sup>th</sup> Street  
Applicant: Mallik Singareddy  
Owner: Mallik Singareddy  
Request: New construction  
Staff Recommendation: Approve with Conditions

**5. COA-23-29561**

District: Riverside/Avondale - 2111 Ernest Street  
Applicant: William Leuthold, William Leuthold Architect, Inc.  
Owner: Joanne Pratt-Danals  
Request: New construction - addition  
Staff Recommendation: Approve with Conditions

**6. COA-23-29617**

District: Riverside/Avondale - 2843 Oak Street  
Applicant: Joshua B. Cooksey  
Owner: Joshua B. Cooksey  
Request: Alterations - window replacement  
Staff Recommendation: Approve with Conditions

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

**1. COA-23-29140**

District: Riverside/Avondale - 3022 St Johns Avenue  
Applicant: Charles Sessa  
Owner: Charles Sessa  
Request: Demolition  
Staff Recommendation: Deny

**E. Condemned Properties**

**F. Historic Designations**

**1. LM-23-06**

District: 930 University Boulevard  
Applicant: Jacksonville Historic Preservation Commission (JHPC)  
Owner: Charles Towers, TDC Jax, LLC  
Request: Landmark Designation

**2. LM-23-07**

District: 3239 Dellwood Avenue  
Applicant: The Nistra and Rampton Living Trust  
Owner: The Nistra and Rampton Living Trust  
Request: Landmark Designation

**G. Certificates of Appropriateness**

**1. COA-23-29734**

District: Riverside/Avondale - 3022 St. Johns Avenue  
Applicant: Charles Sessa  
Owner: Charles Sessa  
Request: Alterations - fence  
Staff Recommendation: Deny

**2. COA-23-29241**

District: Riverside/Avondale - 2103 Oak Street  
Applicant: Steven Breslin, RDB Design Associates, Inc.  
Owner: Christian Hauck, Herschel Mob, LLC  
Request: Alterations  
Staff Recommendation: Approve with Conditions

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

**1. COA-23-29677**

District: Riverside/Avondale - 1764 Greenwood Avenue  
Applicant: Tina Snow, CG Consulting and Design, Inc.  
Owner: Mark Protheroe  
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**

1. Road Renaming Requests:
  - Church Street to Ray Charles Place
  - Weaver Street to Charles McClendon Street
  - Verna Boulevard to VM McLaughlin Boulevard
2. Building Renaming: 2023-0611 (Joseph A. Carlucci Building)
3. Marina Renaming: 2023-0616 (Hans G. Tanzler, Jr. Marina)
5. LM-23-04  
District: Downtown National Registry - 411 Liberty Street, North  
Request: Potential Landmark

**M. Information**

1. 2024 Jacksonville Historic Preservation Commission (JHPC) Planning
2. Public Works Improvement Projects

**N. Old Business**

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**