

# City of Jacksonville

Ed Ball Building, First Floor - Conference Room 1002  
214 North Hogan Street - Jacksonville, Florida 32202



## Jacksonville Historic Preservation Commission Meeting

Wednesday, January 25, 2023 at 3:00 PM

### Members:

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

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

**NOTE:** The next regular meeting will be held Wednesday, February 22, 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 speaker's 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 December 14, 2022

#### B. Deferred Items

1. **COA-22-27451** (2768 Riverside Avenue)
2. **COA-22-27867** (0 East 1<sup>st</sup> Street)
3. **COA-22-27885** (2230 Post Street)
4. **COA-22-27900** (451 East 7<sup>th</sup> Street)
5. **COA-22-28387** (2519 Riverside Avenue)
6. **COA-22-28475** (1952 Hubbard Street)

#### C. Consent Agenda

##### 1. **COA-22-28360**

District: Riverside/Avondale - 2501 Riverside Avenue  
Applicant: Stephen Reinel, Reinel Architecture  
Owner: Halsted Holdings, LLC  
Request: Alterations - accessibility ramp  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approved with Conditions**

##### 2. **COA-22-28388**

District: Riverside/Avondale - 2163 Post Street  
Applicant: Andrea C. Oldham  
Owner: Andrea C. Oldham  
Request: New construction - accessory structure  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approved with Conditions**

##### 3. **COA-22-28524**

District: Riverside/Avondale - 3522 Valencia Road  
Applicant: Andres F. Lopera, Oracle Engineering & Construction Services  
Owner: Andres and Carla Lopera  
Request: Demolition  
Staff Recommendation: **Approve**  
Commission Recommendation: **Approved**

**4. COA-22-28588**

District: Riverside/Avondale - 1408 Belvedere Avenue  
Applicant: Henry T. Rupert  
Owner: Henry T. Rupert  
Request: New construction - accessory structure  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approved with Conditions**

**5. MMA-22-28561**

District: Riverside/Avondale - 1007 Acosta Street  
Applicant: Sally Suslak  
Owner: Sally Suslak  
Request: Alterations - window replacement  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approved with Conditions**

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

**E. Condemned Properties**

**F. Historic Designations**

**G. Certificates of Appropriateness**

**1. COA-22-28439**

District: Riverside/Avondale - 1422 Rensselaer Avenue  
Applicant: Sarah Magliano  
Owner: Confidential  
Request: Alterations - fencing  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approved with Amended Conditions – Removed Condition #1**

**2. COA-22-28604**

District: Riverside/Avondale - 1443 Dancy Street  
Applicant: Chip E. Mitchell, Designs for Living, LLC  
Owner: Rich Gifford, Waters Development, LLC  
Request: Alterations  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approved with Conditions**

**3. COA-22-28543**

District: Springfield - 1320 Market Street, North

Applicant: Jason Kellum

Owner: Jennifer Arevalo

Request: Alterations - fencing

Staff Recommendation: **Approve with Conditions**

Commission Recommendation: **Approve with Amended Conditions – Removed Condition #5; Revised Condition 6 to allow for posts at the proposed double-wide gate but remove the post at the left corner of the property.**

**4. COA-22-28518**

District: Riverside/Avondale - 1283 Wolfe Street

Applicant: Dixie Johnson, Duval Master Construction, Inc.

Owner: Luxor Properties, LLC

Request: Alterations

Staff Recommendation: **Approve with Conditions**

Commission Recommendation: **Approved with Amended Conditions – Must restore curb and place landscaping in-between the walkway and the 10ft wide driveway; revised site plan subject to final approval by Staff**

**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-22-28555**

District: Riverside/Avondale - 3536 St. Johns Avenue

Applicant: Morgan Nordin, JAA Architecture

Owner: Gary McCalla

Request: Alterations - roofing material

Staff Recommendation: **Deny**

Commission Recommendation: **Denied**

**K. Public Comments**

**L. New Business**

**M. Information**

1. Historic Preservation Section (HPS) Policy Updates
2. Jacksonville Historic Preservation Commission (JHPC) Guidance on Window Reviews

**N. Old Business**

**O. Design Issues**

**P. Addendum**

**Q. Adjournment**