

# City of Jacksonville

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



## Jacksonville Historic Preservation Commission Meeting

Wednesday, October 26, 2022 at 3:00 PM

### Members:

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

## RESULTS AGENDA "A"

**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, November 16, 2022.

**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 24, 2022

#### B. Deferred Items

1. **COA-22-27867** (0 East 1<sup>st</sup> Street)
2. **COA-22-27900** (451 East 7<sup>th</sup> Street)
3. **LM-22-08** (618 West Adams Street)

#### C. Consent Agenda

##### 1. **COA-22-27741**

District: Springfield - 0 Drysdale Street  
Applicant: Mitchell Askelson, JWB Real Estate  
Owner: Mitchell Askelson, JWB Real Estate  
Request: New construction  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approve with Conditions**

##### 2. **COA-22-27833**

District: Riverside/Avondale - 1007 Acosta Street  
Applicant: Sally Suslak  
Owner: Sally Suslak  
Request: Alterations  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approve with AMENDED Conditions (Optional muntins; and screens are to be black or charcoal)**

##### 3. **COA-22-27895**

District: Springfield - 125 East 5<sup>th</sup> Street  
Applicant: Home Renovation by Blair  
Owner: Fahmiah Goggins  
Request: Alterations  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approve with Conditions**

##### 4. **COA-22-27933**

District: Riverside/Avondale - 2676 Gilmore Street  
Applicant: MBH Development, LLC  
Owner: MBH Development, LLC  
Request: Alterations - windows  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approve with Conditions**

**5. COA-22-27969**

District: Springfield - 1441 North Liberty Street  
Applicant: CG Studios  
Owner: Kiriakos Ouzounidis  
Request: Alterations and new construction  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approve with Conditions**

**6. COA-22-28106**

District: Riverside/Avondale - 1605 King Street  
Applicant: Bold City Therapy & Wellness  
Owner: Bold City Therapy & Wellness  
Request: Alterations - accessibility ramp  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approve with Conditions**

**7. COA-22-28134**

District: Springfield - 33 West 1<sup>st</sup> Street (1<sup>st</sup> & Main)  
Applicant: Corner Lot Development Group  
Owner: Corner Lot Development Group  
Request: New construction  
Staff Recommendation: **Approve with Conditions**  
Commission Recommendation: **Approve with Conditions**

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

**1. COA-22-27525**

District: Springfield - 0 East 4<sup>th</sup> Street  
Applicant: Frank Butler  
Owner: Frank Butler  
Request: New construction  
Staff Recommendation: **Approve with Conditions (No Change in Staff Report)**  
Commission Recommendation: **Approve with AMENDED Conditions (Rear to have an additional 4 windows; and bedrooms on the front elevation are to have French doors)**

**2. COA-22-27756**

District: Riverside/Avondale - 3839 Herschel Street  
Applicant: Ellaina Pena, ADT Solar  
Owner: Robert Billy  
Request: Alterations - solar panels  
Staff Recommendation: **Deny**  
Commission Recommendation: **Approve with Conditions (Solar panels limited to 75% of the roof and behind the chimney; and applicant will work with Staff regarding the vent design; and Deferral of landscape scope of work; Commission requesting site plan)**

## E. Condemned Properties

## F. Historic Designations

### 1. LM-22-06

District: 225 North Laura

Applicant: 225 North Laura, LLC

Owner: 225 North Laura, LLC

Request: Landmark designation

Staff Recommendation: **Approve**

Commission Recommendation: **Approve for Legislative Filing**

## G. Certificates of Appropriateness

### 1. COA-22-27885

District: Riverside/Avondale - 2230 Post Street

Applicant: NewSouth Window Solutions

Owner: Austin Benson

Request: Alterations - windows

Staff Recommendation: **Deny**

Commission Recommendation: **Deferred until 11/16/22 (Commission requested detailed photographs)**

### 2. COA-22-28006

District: Riverside/Avondale - 3565 Pine Street

Applicant: NewSouth Window Solutions

Owner: Paul McRae

Request: Alterations - windows

Staff Recommendation: **Deny**

Commission Recommendation: **Deferred until 11/16/22 (Commission requested detailed photographs)**

### 3. COA-22-28072

District: Riverside/Avondale - 1908 Morningside Street

Applicant: Karie Kovacocy

Owner: Karie Kovacocy

Request: New construction

Staff Recommendation: **Approve with Conditions**

Commission Recommendation: **Approve with AMENDED conditions (Revise condition #2 – only on the front elevation; and strike condition #7)**

### 4. COA-22-28081

District: Springfield - 1850 North Liberty Street

Applicant: Energy Laboratories, Inc., DBA Solar Energy Labs

Owner: Wendy Chambers

Request: Alterations - solar panels

Staff Recommendation: **Approve with Conditions**

Commission Recommendation: **Approve with AMENDED Conditions (strike condition #2)**

### 5. COA-22-28091

District: Springfield - 3536 St. Johns Avenue

Applicant: JAA Architecture

Owner: Gary McCalla

Request: Addition - carport

Staff Recommendation: **Approve with Conditions**

Commission Recommendation: **Approve with AMENDED Conditions (Amended to allow a copper roof to match the existing copper roof found on the subject site; and strike condition #2)**

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

### **1. COA-22-27952**

District: Riverside/Avondale - 1294 Ingleside Avenue

Applicant: Koehler Homes, Inc.

Owner: Parker Gailey

Request: Alterations

Staff Recommendation: **Approve in Part/Deny in Part**

Commission Recommendation: **Approve: After-the-fact alterations**

**Window replacement scope of work removed at request of Owner**

## **I. Appeal of Administratively Approved COA's**

## **J. Minor Modifications to Previously Approved COA's**

## **K. Public Comments**

## **L. New Business**

1. National Register Nomination - Eastside Historic District
2. Road Renaming: Gator Boulevard to East Bay Street
3. Elections for Secretary

## **M. Information**

1. Code Enforcement Presentation:
  - Code Enforcement Process - Office of General Counsel (OGC)

## **N. Old Business**

## **O. Design Issues**

## **P. Addendum**

## **Q. Adjournment**