

1 Introduced by the Land Use and Zoning Committee:

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3 **RESOLUTION 2025-821-W**

4 A RESOLUTION CONCERNING THE APPEAL OF A FINAL  
5 ORDER OF THE JACKSONVILLE HISTORIC PRESERVATION  
6 COMMISSION DENYING MINOR MODIFICATION  
7 APPLICATION MMA-25-32535, AS REQUESTED BY TYLER  
8 CRUMP, SEEKING AFTER-THE-FACT APPROVAL TO MODIFY  
9 THE FINAL ORDER ON COA-25-30222 BY DECREASING  
10 THE FINISHED FLOOR ELEVATION FROM TWO FEET FOUR  
11 INCHES TO SIX INCHES AND ADDING A WOODEN BOARD  
12 TRIM AROUND THE INSTALLED WINDOWS INSTEAD OF  
13 RECESSING THE WINDOWS INTO THE STRUCTURE AS  
14 REQUIRED BY THE FINAL ORDER FOR NEW RESIDENTIAL  
15 CONSTRUCTION IN THE SPRINGFIELD HISTORIC  
16 DISTRICT AT 1715 IONIA STREET (R.E. NO. 072214-  
17 0020) IN COUNCIL DISTRICT 7, PURSUANT TO CHAPTER  
18 307 (HISTORIC PRESERVATION AND PROTECTION), PART  
19 2 (APPELLATE PROCEDURE), *ORDINANCE CODE*;  
20 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF  
21 THE LAND USE AND ZONING COMMITTEE; PROVIDING AN  
22 EFFECTIVE DATE.

23  
24 **WHEREAS,** Tyler Crump, on behalf of TC Commercial Properties  
25 LLC, owner of property located at 1715 Ionia Street (R.E. No. 072214-  
26 0020), in the Springfield Historic District in Council District 7  
27 (the "Subject Property"), submitted a Minor Modification Application  
28 (MMA-25-32535) of a Certificate of Appropriateness COA-24-30222  
29 requesting an after-the-fact approval to decrease the finished floor  
30 elevation to six inches from the approved finished floor elevation  
31 of two feet four inches and adding a wooden board trim around the

1 installed windows for new residential construction located on the  
2 Subject Property; and

3 **WHEREAS**, by Final Order dated September 12, 2025, the  
4 Jacksonville Historic Preservation Commission denied Minor  
5 Modification Application (MMA-25-32535) of a Certificate of  
6 Appropriateness COA-24-30222, requesting after-the-fact approval to  
7 decrease the finished floor elevation to six inches from the approved  
8 finished floor elevation of two feet, four inches and adding a wooden  
9 board trim around the installed windows; and

10 **WHEREAS**, the Jacksonville Historic Preservation Commission  
11 decision left the requirements of initial Certificate of  
12 Appropriateness COA-24-30222 for the new construction in place; and

13 **WHEREAS**, on October 3, 2025, pursuant to Section 307.201,  
14 *Ordinance Code*, Tyler Crump, on behalf of TC Commercial Properties,  
15 LLC, filed a Notice of Appeal appealing the Jacksonville Historic  
16 Preservation Commission's Final Order denying Minor Modification  
17 Application (MMA-25-32535) of a Certificate of Appropriateness COA-  
18 24-30222; and

19 **WHEREAS**, the Notice of Appeal was timely filed and the  
20 appellant has standing to appeal; now therefore

21 **BE IT RESOLVED** by the Council of the City of Jacksonville:

22 **Section 1. Adoption of recommended findings and**  
23 **conclusions.** The Council has reviewed the record of proceedings for  
24 the Appeal of the Final Order denying Minor Modification Application  
25 (MMA-25-32535) of a Certificate of Appropriateness COA-24-30222. The  
26 record of proceedings is **On File** in the City Council Legislative  
27 Services Division and the Planning and Development Department. After  
28 reviewing the record of proceedings, the recommended findings and  
29 conclusions of the Land Use and Zoning Committee are hereby adopted  
30 by the Council. This Resolution is the final action of the Council.

31 **Section 2. Effective Date.** The adoption of this Resolution

1 shall be deemed to constitute a quasi-judicial action of the City  
2 Council and shall become effective upon the signature by the Council  
3 President and Council Secretary.

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5 Form Approved:

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7       /s/ Dylan Reingold      

8 Office of General Counsel

9 Legislation Prepared By: Dylan Reingold

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