

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION COMMISSION  
MEETING

Proceedings held on Wednesday, September 24,  
2025, commencing at 1:01 p.m., at the Edward Ball  
Building, Hearing Room 1002, 214 North Hogan Street,  
Jacksonville, Florida, before Diane M. Tropia, FPR, a  
Notary Public in and for the State of Florida at Large.

PRESENT:

WILLIAM HOFF, Acting Chair.  
JULIA EPSTEIN, Commission Member.  
BECKY MORGAN, Commission Member.  
THOMAS LOVE, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planner Supervisor, Planning Dept.  
DREW JOHNSON, Planning Department.  
CALEB ARSENAULT, Planning Department.  
CARLA LOPERA, Office of General Counsel.

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1 THE CHAIRMAN: So we do have four members  
2 of the Commission here, so we do have a quorum,  
3 and Commissioners Gregory and Montoya are not  
4 here.

5 Some general announcements first. As a  
6 courtesy, please silence your phones. There  
7 shall be no public displays of support or  
8 opposition, and we will be taking a ten-minute  
9 break every two hours.

10 For those that wish to speak here before  
11 the Commission today, including applicants, you  
12 must fill out a speaker's card and give it to  
13 staff. Please mark on the card whether you are  
14 for or against the items.

15 These proceedings are being recorded by a  
16 court reporter, so it's important that you  
17 speak clearly into the microphone. State your  
18 name and address for the record, and only one  
19 person may speak at a time, and please keep  
20 your presentations focused on the issue on  
21 hand.

22 Each member of the public will have three  
23 minutes to speak, including the applicants,  
24 unless there has been a request and an approval  
25 by me for longer time. The staff will announce

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1 PROCEEDINGS  
2 September 24, 2025 1:01 p.m.

3 THE CHAIRMAN: Okay.. I am hereby calling  
4 this meeting of the Jacksonville Historic  
5 Preservation Commission to order, and welcome  
6 each one of you.

7 Let the record reflect that it is now  
8 1:01 p.m.

9 I will begin with introductions to my  
10 left.

11 MR. WELLS: Arimus Wells, Planning  
12 Department.

13 MS. LOPERA: Carla Lopera, Office of  
14 General Counsel.

15 THE CHAIRMAN: William Hoff, acting Chair.

16 COMMISSIONER EPSTEIN: Julia Epstein,  
17 commissioner.

18 COMMISSIONER MORGAN: Becky Morgan,  
19 commissioner.

20 COMMISSIONER LOVE: Thomas Love,  
21 commissioner.

22 MR. ARSENAULT: Caleb Arsenault, Planning  
23 Department.

24 MR. JOHNSON: Drew Johnson, Planning  
25 Department.

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1 when time is up. If you are in the middle of a  
2 sentence, you may complete that sentence.

3 If you are providing any materials for  
4 commissioners to consider, please provide a  
5 minimum of ten copies. Any materials that are  
6 provided during the presentation will be part  
7 of the public record and will be kept by the  
8 staff; therefore, please retain a copy of  
9 anything you submit if it is needed.

10 Okay. Items on the agenda are generally  
11 addressed in the order in which they are  
12 listed. First I will go through the agenda and  
13 indicate which items will be considered today.  
14 And if you don't have an agenda, they should be  
15 out on the table in the hallway.

16 So the agenda reads: Call to order and  
17 verification of a quorum, which we have done.

18 Deferred items. There's one item there.  
19 That's IM-25-07. That will be deferred, so not  
20 heard at this meeting.

21 The consent agenda. These are items where  
22 the staff and the applicants have already  
23 discussed and agreed to what the conditions  
24 will be. So on the consent agenda, there are  
25 five items: Number 1, COA-25-32485, for 101

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1 The owner of the historic Oneida Bungalow  
2 Court is not able to be here today. He wasn't  
3 aware that this was going to be on the agenda.  
4 And since I told him I was going to be here, he  
5 asked if I would represent him and answer any  
6 questions that the Commission may have in the  
7 request for the letter of support.

8 So I don't know if any of you are familiar  
9 with the Oneida Bungalow Court or not, but it  
10 is the -- one of the largest concentrations of  
11 historic bungalows in Jacksonville. It is akin  
12 to the 24 bungalows that are on Dancy Terrace  
13 in Springfield.

14 Originally, there were 29 bungalows.  
15 We've lost five to fire over the years. But  
16 this particular concentration is in West  
17 Lewisville, which was initially just -- it was  
18 a thriving African-American community,  
19 especially after the emancipation. And then  
20 when the interstate came through, it decimated  
21 the community. It divided the white  
22 neighborhoods from the black neighborhoods.  
23 And, unfortunately, West Lewisville just fell  
24 into disrepair.

25 Mr. Fletcher -- Bungalow Court has been

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1 business, which is New Business. Number 1  
2 is -- actually, I'm just going to hand this off  
3 to Mr. Wells.

4 MR. WELLS: All right. Thank you.

5 So through the Chair to the Commission,  
6 this item was scheduled to take place today,  
7 but we are deferring it one cycle. We are  
8 working with the property owner to assemble a  
9 letter of report [sic] that makes sense.  
10 They're also pursuing a National Register  
11 nomination, so that letter of support will be  
12 coming again in a few months, so we'll have  
13 more to update you on next month.

14 THE CHAIRMAN: Okay. So we are not going  
15 to hear that now; we will discuss that next  
16 month?

17 MR. WELLS: That's correct.

18 THE CHAIRMAN: Okay.

19 MR. WELLS: All right. So next up, three-  
20 road -- or street renamings. The first one is  
21 Confederate Street to Rose Arbor Way. This is  
22 in accordance with Chapter 745 of the Ordinance  
23 Code.

24 So, Commissioners, you may remember this  
25 one from a couple -- or even last year or a

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1 listed on the State of Florida's 11 to Save.  
2 It was recently -- announced that in May. And  
3 he is also working on a nomination for the  
4 national 11 to Save. So this particular  
5 Bungalow Court is absolutely worthy of saving.  
6 There are 24 of the original 29 bungalows left.

7 The arrangement of the structures has not  
8 changed since it was originally platted. There  
9 are rows of houses that face each other, and  
10 it -- the eaves almost touch, the way that they  
11 were built.

12 We have members of the community that have  
13 spoken up in favor of saving this, people who  
14 grew up there. So they're -- they're very  
15 excited about that.

16 So I'm happy to answer -- or attempt to  
17 answer any questions that you may have, but I  
18 do hope that you agree to write a letter of  
19 support for him.

20 Thank you.

21 THE CHAIRMAN: Thank you.

22 Any other public comments at this time?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: We're going to close the  
25 public comment and move on to the next order of

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1 couple of years ago. There was a proposed  
2 renaming of Confederate Street. There is a  
3 slight typo on the staff report because this  
4 road renaming has changed a few times, but it  
5 should be from Confederate Street to Rose Arbor  
6 Way again.

7 So we evaluated the proposed renaming in  
8 accordance with six of the criteria outlined in  
9 Chapter 745. This road renaming seeks to build  
10 anticipation for the planned relocation of the  
11 downtown Ecumenical Services Council to an  
12 abutting parcel along the subject street and to  
13 recognize the rose arbor in the abutting  
14 Springfield Park.

15 Based on staff's analysis, we found that  
16 this street was originally named Park Terrace,  
17 and then in 19-- or 1898, Park Terrace was  
18 renamed to Confederate Street Park. While it  
19 cannot be determined by staff, it is widely  
20 speculated that Park Terrace was renamed to  
21 Confederate Street due to its proximity to  
22 Confederate Park.

23 And while several historic structures  
24 currently have frontage along this portion of  
25 the subject street, none of the structures have

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1 addresses on Confederate Street. We also found  
2 that it's not part of a common theme of street  
3 names in the area, nor is it a duplicate street  
4 name.

5 Based on the best evidence available, the  
6 Department does not have any objection to the  
7 proposed street name change from Confederate  
8 Street to Rose Arbor Way as depicted on the  
9 location map.

10 THE CHAIRMAN: Okay. Any questions for  
11 staff at this time regarding this renaming?

12 COMMISSIONER MORGAN: Through the Chair to  
13 the staff, who's the committee? Is it a COJ  
14 committee or is it someone else recommending  
15 this change coming to us? I'm just curious.

16 MR. WELLS: Through the Chair to  
17 Commissioner Morgan, if I -- if you may, I  
18 would like the applicant to come up and speak  
19 on --

20 COMMISSIONER MORGAN: Oh, wonderful.  
21 Okay.

22 (Ms. Trimmer approaches the podium.)

23 MS. TRIMMER: Thank you so much.

24 Cyndy Trimmer, 1 Independent Drive, Suite  
25 1200, on behalf of the applicant.

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1 its glory. And it really is one of the gems of  
2 that park.

3 So SPAR and the property owner felt that  
4 renaming to this would help draw attention to  
5 that gem of the park and then also be  
6 consistent with the goals for the renaming as a  
7 whole of Confederate.

8 So we would really appreciate your  
9 support, happy to answer any additional  
10 questions.

11 COMMISSIONER EPSTEIN: Through the Chair  
12 to staff or the applicant, I cannot recall if  
13 the name that was proposed previously was the  
14 reason that they decided not to rename it or  
15 because of the historical significance of the  
16 name that it is now. Does anybody have any --

17 MS. TRIMMER: I do. I sat through the  
18 hearings.

19 So through the Chair, the prior name that  
20 was proposed was to honor Ben Frazier after his  
21 passing, and that ended up being kind of  
22 polarizing when it got to Council, and they  
23 weren't comfortable proceeding because of the  
24 name that was chosen, not the principle of  
25 renaming the road.

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1 Happy to hang out with everybody this  
2 afternoon.

3 I am working with both the property owner  
4 and an incoming tenant. Downtown Ecumenical  
5 Services is moving to the property that's at  
6 the corner on this site. They reached out to  
7 me after the last attempt to rename Confederate  
8 Street was not successful. We confirmed with  
9 OGC and staff that it was okay to bring forth  
10 another application with a completely different  
11 name.

12 We worked with Councilman Peluso and  
13 Springfield Preservation to come up with a list  
14 of names that would be acceptable to SPAR, took  
15 that to the property owner, and the Rose Arbor  
16 Way name was chosen.

17 So Confederate Street was kind of a  
18 residual -- when it was Confederate Park.  
19 Confederate Park was renamed in 2020. The road  
20 name still stands. The rose arbor is actually  
21 a historically significant element to the  
22 adjacent park dating back to the '20s. There  
23 was a beautiful rose arbor, and then early  
24 2016 -- don't quote me -- a group of folks  
25 worked really hard to bring that arbor back to

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1 COMMISSIONER EPSTEIN: Okay. Thank you.  
2 That's what I thought, but I was making  
3 sure I was remembering correctly.

4 THE CHAIRMAN: Any other questions?  
5 My microphone has died.

6 Any other questions for the applicant at  
7 this time?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: Okay.

10 MS. TRIMMER: It said three hours was  
11 enough; you're done.

12 THE CHAIRMAN: Yeah.

13 Okay. Do we hear a motion?

14 COMMISSIONER EPSTEIN: I'm sorry, I just  
15 have a question.

16 THE CHAIRMAN: Okay.

17 COMMISSIONER EPSTEIN: I'm just trying to  
18 get as much information on the record for this  
19 as we can so that when it goes to Council that  
20 they see everything that's --

21 I cannot recall for these road  
22 renamings -- if I make a motion, we just vote  
23 on it, or do we have a chance to speak after  
24 the fact, after the motion?

25 MS. LOPERA: Through the Chair to

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1 Commissioner Epstein, the proper procedure is  
2 to make a motion to recommend approval of or  
3 denial of the proposed road renaming, and then  
4 to entertain discussion, at the Chair's --

5 COMMISSIONER EPSTEIN: I feel like  
6 sometimes we make a motion and then that's it,  
7 so I just want to make sure --

8 So I will make a motion to approve the  
9 road renaming of Confederate Street to Rose  
10 Arbor Way.

11 COMMISSIONER MORGAN: Second.

12 THE CHAIRMAN: Any discussion?

13 COMMISSIONER EPSTEIN: Through the Chair,  
14 I think that this is very appropriate,  
15 especially with the evidence that was given for  
16 how this was originally named -- this was  
17 originally named for the park. That park has  
18 been renamed. I believe that it is completely  
19 appropriate to continue to honor that park, to  
20 have picked an element that is a feature and is  
21 something that has been restored over time and  
22 is significant to that, so I really love that  
23 we are looking at renaming this and maintaining  
24 the historical timeline of how it was  
25 originally named for the park. We're doing it

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1 So based on staff's analysis, we found  
2 that Fingerlake Street was constructed in 2003  
3 under the Better Jacksonville Plan. It was  
4 never platted but was constructed by the City  
5 of Jacksonville. We did find that no historic  
6 structures or landmarks are currently located  
7 along this portion of the subject street and  
8 it's not part of a common theme of street names  
9 in the area, nor is it a duplicate street name.

10 So based on our analysis, the Department  
11 does not have any objection to the proposed  
12 street name change from Fingerlake Street to  
13 Fairgrounds Way, and we forward to you a  
14 recommendation for approval.

15 THE CHAIRMAN: Any questions for staff at  
16 this time?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Is there anybody here to  
19 speak on that issue?

20 AUDIENCE MEMBERS: (No response.)

21 THE CHAIRMAN: No.

22 Any conversation?

23 COMMISSION MEMBERS: (No response.)

24 THE CHAIRMAN: No? Okay. I'll entertain  
25 a motion.

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1 again; we're renaming it for something in the  
2 park, the -- Rose Arbor Way, so I would hope  
3 that this can be something that can be  
4 achieved.

5 THE CHAIRMAN: Okay. Anyone else?

6 COMMISSIONER MORGAN: Through the Chair to  
7 the applicant, thank you for your hard work on  
8 this; it's important. I'm excited to vote on  
9 this.

10 THE CHAIRMAN: Okay. All in favor?

11 COMMISSION MEMBERS: Aye.

12 THE CHAIRMAN: Any opposed?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Okay. With that, we are  
15 recommending the street renaming from  
16 Confederate Street to Rose Arbor Way.

17 Next up on the agenda are two more  
18 renamings.

19 MR. WELLS: Thank you.

20 So this one is a request to rename  
21 Fingerlake Street to Fairgrounds Way. The  
22 reason for this change is to also build  
23 anticipation for the planned relocation of the  
24 Jacksonville Fairgrounds to an abutting parcel  
25 along the subject street.

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1 COMMISSIONER EPSTEIN: Motion to approve  
2 street renaming of Fingerlake Street to  
3 Fairgrounds Way.

4 COMMISSIONER LOVE: Second.

5 THE CHAIRMAN: Okay. Hearing no  
6 discussion about this, we'll call it to a vote.  
7 All in favor?

8 COMMISSION MEMBERS: Aye.

9 THE CHAIRMAN: Any opposed?

10 COMMISSION MEMBERS: (No response.)

11 THE CHAIRMAN: None. Okay. With that, we  
12 have recommended renaming Fingerlake Street to  
13 Fairgrounds Way.

14 We have one more renaming to consider.

15 MR. WELLS: Okay. So this renaming is for  
16 Catherine Street to Henry Bradley Place. This  
17 name change is to facilitate coordination with  
18 the planned naming of the abutting City-owned  
19 firefighters museum as the Henry Bradley  
20 Firefighters Museum. As you may recall from  
21 our meeting -- it might have been two meetings  
22 ago, but Firefighter Bradley was the first City  
23 of Jacksonville firefighter to die in the line  
24 of duty.

25 Based on our analysis, we found that

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1 Catherine Street can be traced back to its  
2 original plat of Jacksonville in June of 1822  
3 where it served as the city's eastern boundary.

4 The subject street has ties to the Doggett  
5 family, which is known as one of the oldest and  
6 most prominent families in Jacksonville, and  
7 they were around in the 1820s and the 20th  
8 century. Their contributions stem from being  
9 involved in law, politics, philanthropy. One  
10 member in particular, who was known as John  
11 Locke Doggett, Sr., named Catherine Street  
12 after his daughter Catherine who died at an  
13 early age.

14 The request for the name change will apply  
15 to only a portion of Catherine Street as  
16 depicted on the location map.

17 We did find that there is a landmark  
18 located along this portion of the subject  
19 street, which is, again, the City-owned  
20 firefighters museum which was designated as a  
21 local landmark by City Council in 2011.

22 And as you may recall, too, the museum is  
23 currently closed for renovations in  
24 coordination with the Jacksonville Shipyards  
25 West project.

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1 COMMISSIONER EPSTEIN: Yes.

2 THE CHAIRMAN: -- but the map part was  
3 good clarity.

4 COMMISSIONER EPSTEIN: That's why I said  
5 it in my motion.

6 THE CHAIRMAN: Okay. All in favor?

7 COMMISSION MEMBERS: Aye.

8 THE CHAIRMAN: Any opposed?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: Okay. We have approved the  
11 recommendation of renaming Catherine Street to  
12 Henry Bradley Place.

13 Next on the agenda is information.

14 MR. WELLS: Okay. So for this one,  
15 this -- the next one is the 2026 JHPC planning.

16 So this is just a broad disclaimer to the

17 Commission that staff will initiate the  
18 planning of new calendar dates for next year as  
19 well as room reservations. And so if there's  
20 any suggestions from the Commission regarding  
21 that or even anything that could make you life  
22 a little bit easier, just let us know, but we  
23 will be working on that and have some proposed  
24 memos for you next month.

25 COMMISSIONER EPSTEIN: Through the Chair,

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1 Legislation is currently underway to  
2 rename this museum after Henry Bradley. And,  
3 again, you all recommended approval of that  
4 renaming last month.

5 Based on our best evidence available, the  
6 Department does not have any objection to the  
7 proposed street name change, and we forward a  
8 recommendation of approval.

9 THE CHAIRMAN: All right. Any questions  
10 for staff?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: Okay. Is anybody here to  
13 speak on this?

14 AUDIENCE MEMBERS: (No response.)

15 THE CHAIRMAN: No? Okay. Let's entertain  
16 a motion.

17 COMMISSIONER EPSTEIN: Motion to approve  
18 the street renaming of Catherine Street, as  
19 shown on the map, to Henry Bradley Place.

20 COMMISSIONER LOVE: Second.

21 THE CHAIRMAN: Any discussion on this?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: I'll just say that, before  
24 we got to the map part, I was going to not be  
25 in favor --

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1 can we just not make it, like, right after  
2 lunch? Because, like, getting here and  
3 everything, I lose some lunch time. I've  
4 already -- you know, I hate to sound so  
5 selfish, but I have a two-and-a-half-year-old  
6 and sometimes my work lunches are the only time  
7 that I get to, like, sit quiet. So, I mean,  
8 just a little bit more of a buffer there at  
9 lunchtime.

10 MS. LOPERA: I mean, we -- through the  
11 Chair, we used to do them at 3:00 p.m. But if  
12 we had started this one at 3:00, we'd be at  
13 7:09 p.m. And that was kind of the impetus for  
14 pushing it up a bit, so we could get out around  
15 5:00 or 6:00.

16 COMMISSIONER EPSTEIN: Yeah, maybe 1:30 or  
17 2:00, just a little -- 1:30 is a weird time to  
18 start a City meeting, no one will ever show up  
19 on time, so 2:00 is a -- kind of a middle  
20 ground.

21 (Discussion held off the record.)

22 MR. WELLS: Sorry. I thought you had a  
23 suggestion.

24 THE CHAIRMAN: No.

25 MR. WELLS: All right.

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