

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, March 27, 2024,
commencing at 3:00 p.m., at the Ed Ball Building, Room
851, 214 North Hogan Street, Jacksonville, Florida,
before Diane M. Tropa, FPR, a Notary Public in and for
the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
JULIA EPSTEIN, Secretary.
OLIVIA FRICK, Commission Member.
MAX GLOBER, Commission Member.
MICHAEL MONTOYA, Commission Member.
ETHAN GREGORY, Commission Member.
WILLIAM HOFF, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.
JERMAINE ANDERSON, Planning and Development.
CARLA LOPERA, Office of General Counsel.
JOANNA SNYDER, Planning and Development Dept.

- - -

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 commissioner.
2 THE CHAIRMAN: We're going to take a break
3 every two hours as needed. Please silence your
4 cell phones. Any conversations, please be had
5 in the hallway.
6 And with that, I'll take a motion to admit
7 the February 28th minutes, please.
8 COMMISSIONER MONTOYA: Motion to approve
9 the minutes.
10 COMMISSIONER GREGORY: Second.
11 THE CHAIRMAN: All those in favor?
12 COMMISSION MEMBERS: Aye.
13 THE CHAIRMAN: Those opposed?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: Hearing none, you have
16 approved those minutes, and we will jump right
17 in.
18 We've got four deferred items today:
19 COA-22-27451, Riverside Avenue; COA-23-28339,
20 3664 Richmond Street; COA-23-29186, 2799 Selma
21 Street; and LS-23-01, 538 Ellis Road South.
22 And then the consent agenda, Section C,
23 any commissioners have any ex parte?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: All right. We'll have a
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 PROCEEDINGS
2 March 27, 2024 3:00 p.m.

3 - - -

4 THE CHAIRMAN: All right. Welcome to the
5 March 27th edition of the Jacksonville Historic
6 Preservation Commission.
7 I'd like to start with introductions,
8 please.
9 MR. ANDERSON: Jermaine Anderson, Historic
10 Preservation.
11 MR. WELLS: Arimus Wells, Historic
12 Preservation section.
13 MS. LOPERA: Carla Lopera, Office of
14 General Counsel.
15 COMMISSIONER MONTOYA: Michael Montoya,
16 commissioner.
17 THE CHAIRMAN: J.C. Demetree, chairman.
18 COMMISSIONER GREGORY: Ethan Gregory,
19 commissioner.
20 COMMISSIONER EPSTEIN: Julia Epstein,
21 commissioner.
22 COMMISSIONER HOFF: Bill Hoff,
23 commissioner.
24 COMMISSIONER FRICK: Olivia Frick,
25 commissioner.
COMMISSIONER GLOBER: Max Globler,
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 run through the consent agenda.
2 We have COA-24-30177, 3896 St. Johns
3 Avenue; COA-24-30289, 525 Beaver Street West;
4 COA-24-30222, 1715 Ionia Street; COA-24-30325,
5 1721 Ionia Street; COA-24-30332, 1725 Ionia
6 Street; COA-24-30377, 3583 Hedrick Street;
7 COA-24-30379, 2231 St. Johns Avenue;
8 COA-24-30383, 0 5th Street West; COA-24-30426,
9 0 5th Street West; and COA-24-30428, 0 5th
10 Street West.
11 MS. LOPERA: Through the Chair to the
12 Commission and the audience, there are a few
13 items on consent that have plans that were
14 drafted under a previous version of the
15 Building Code, so I just want everybody to be
16 advised that if your plans need to be changed
17 to adhere to the most recent version of the
18 Building Code and that affects the exterior of
19 the building, you may need to come back before
20 the Commission or get administrative approval
21 from staff for those exterior changes.
22 Thank you.
23 THE CHAIRMAN: Thank you.
24 Any questions or comments before we open
25 to the public?
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: Now I need somebody to
 3 suggest a vote for a motion as amended, I
 4 think.
 5 COMMISSIONER EPSTEIN: I move that we vote
 6 on it as amended.
 7 COMMISSIONER GLOBER: Second.
 8 THE CHAIRMAN: All those in favor?
 9 COMMISSION MEMBERS: Aye.
 10 THE CHAIRMAN: Those opposed?
 11 COMMISSION MEMBERS: (No response.)
 12 THE CHAIRMAN: Hearing none, you have
 13 approved COA-24-30212.
 14 And, with that, we'll move right along to
 15 New Business, road renaming.
 16 Actually, I've got Section K, Public
 17 Comments.
 18 Are there any public comments today?
 19 AUDIENCE MEMBERS: (No response.)
 20 THE CHAIRMAN: All right. Road renaming,
 21 let's do it.
 22 MR. WELLS: All right. This is a road
 23 renaming, Confederate Street to Frazier Place.
 24 Commissioners, you saw a previous
 25 iteration of this road renaming to Ben Frazier
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 Street back in November of last year. Since
 2 then, the request has been changed to rename
 3 the street to Frazier Place. So the criteria
 4 is still the same. It still would honor civil
 5 rights advocate and Jacksonville native,
 6 Benjamin "Ben" Frazier. This section would
 7 only apply -- well, it would apply to the --
 8 rename the entire portion of Confederate
 9 Street, between Hubbard Street and North
 10 Liberty Street.
 11 Other than that, I mean, based on the best
 12 of evidence available, we found that the street
 13 name change would be consistent and compatible
 14 with the criteria outlined in Chapter 745 of
 15 the Ordinance Code, and we forward to you a
 16 recommendation for approval.
 17 THE CHAIRMAN: Questions for staff?
 18 COMMISSIONER HOFF: Through the Chair to
 19 staff, so just to confirm, it is not being
 20 renamed to Ben Frazier Place --
 21 MR. WELLS: Yes.
 22 COMMISSIONER HOFF: -- (inaudible) Frazier
 23 Place?
 24 MR. WELLS: Through the Chair to
 25 Commissioner Hoff, that is correct. That's
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 a -- that was the old (inaudible), if you
 2 remember.
 3 THE CHAIRMAN: Any other questions for
 4 staff?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: We'll open the public
 7 hearing.
 8 Is the applicant here?
 9 AUDIENCE MEMBERS: (No response.)
 10 THE CHAIRMAN: No.
 11 MR. WELLS: The City is the applicant.
 12 THE CHAIRMAN: Okay. The City is the
 13 applicant.
 14 Okay. Is anybody else here to speak on
 15 this road renaming?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: With that, we'll close the
 18 public hearing.
 19 I'll entertain a motion.
 20 COMMISSIONER EPSTEIN: Motion to approve
 21 the road renaming of Confederate Street to
 22 Frazier Place.
 23 COMMISSIONER MONTOYA: Second.
 24 THE CHAIRMAN: All those in favor?
 25 COMMISSION MEMBERS: Aye.
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 THE CHAIRMAN: Those opposed?
 2 COMMISSION MEMBERS: (No response.)
 3 THE CHAIRMAN: Hearing none, you have
 4 recommended the renaming.
 5 And information, Commissioner Gregory,
 6 you've got --
 7 COMMISSIONER GREGORY: I have some new
 8 business to bring up for the Commission to
 9 consider.
 10 I was speaking with the Chair of another
 11 committee that runs the neighborhood and
 12 community development committee. And what
 13 they've done this year is they are having a
 14 couple of meetings a year out throughout the
 15 city of Jacksonville. Like, when they approve
 16 an affordable housing project or get funds for
 17 an apartment complex and affordable housing or
 18 whatever they're -- whatever they're doing, and
 19 they hold a meeting at that place afterwards as
 20 like a way to be involved with the community
 21 and what they're doing.
 22 And that kind of struck me as something
 23 that we could possibly do, if you guys are
 24 interested, hold a couple of meetings a year at
 25 places that we've previously landmarked or
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300