

City of Jacksonville
Ed Ball Building, 1st Floor - Room 1002
214 North Hogan Street - Jacksonville, Florida 32202



A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, June 24, 2026, at 1:00 PM

Members:

Ethan Gregory, Chair (Present)
William Hoff, Vice Chair (Present)
Julia Epstein, Secretary (Present)
Becky Morgan (Present)
Thomas Love (Present)
Ilya Soroka (Absent – Unexcused)
C. Doug Lane (Present)

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

NOTE: The next regular meeting will be held Wednesday, July 22, 2026.

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 shall 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 3 PM, 5 PM and every two hours thereafter until the close of the meeting
3. Approval of Minutes from May 27, 2026 meeting

B. Deferred Items

C. Consent Agenda A

1. **COA-26-33911**
Location: Riverside/Avondale – 3700 Richmond St
Applicant: Daniel Greer, JBL Corporation
Owner: David Surface
Request: New Construction – Accessory Structure
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (6-0)**

C. Consent Agenda B

1. **COA-26-33857**
Location: Springfield – 324 6th St W
Applicant: Jac Shacter, TerraWise Homes, Inc.
Owner: Thomas Fiedler
Request: New Construction – Accessory Structure
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (6-0)**

D. Previously Deferred Items to be Heard

1. **COA-26-33634**
Location: Riverside/Avondale – 2138 Park St
Applicant: Hayden Pratt
Owner: Hayden Pratt
Request: Alterations
Staff Recommendation: **Approve the Withdraw**
JHPC Decision: **Approved the Withdrawal (6-0)**
2. **COA-26-33589**
Location: Springfield – 1300 Liberty St. N
Applicant: Jac Shacter, TerraWise Homes, Inc.
Owner: Hoose Homes and Investments LLC
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (6-0)**

3. COA-25-32139

Location: Riverside Avondale – 1375 Wolfe St

Applicant: Darrell Langstaff

Owner: Darrell Langstaff

Request: Alterations

Staff Recommendation: **Deny**

JHPC Decision: **Withdrawn - Request #1, 2, and 4 / Denied - Request #3**

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-26-33796

Location: Riverside/Avondale – 1807 Avondale Circle

Applicant: Josiah Duff, JAA Architecture

Owner: Janet Stephens

Request: New Construction

Staff Recommendation: **Approve with Conditions**

JHPC Decision: **Approved with Amended Conditions (6-0)**

2. COA-26-33710

Location: Riverside/Avondale – 1084 Willow Branch Ave

Applicant: Samuel Nunnally

Owner: Samuel Nunnally

Request: Alterations – Window Replacement

Staff Recommendation: **Approve with Conditions**

JHPC Decision: **Deferred until 7/22/26**

3. COA-25-31860

Location: Springfield – 514 5th St E

Applicant: Desiree L. Ownby

Owner: Chen Goldchtein, 514 5th LLC

Request: New Construction

Staff Recommendation: **Deny**

JHPC Decision: **Deferred until 7/22/26**

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

K. Public Comments

L. New Business

1. Building Naming – Ord 2026-319: Warren A. Jones Baseball Complex
 - JHPC Recommendation: **Approved (6-0)**
2. Road Renaming – Museum Circle to Haskell Way
 - JHPC Recommendation: **Approved (6-0)**

M. Information

1. Greenbelt Classifications
2. Demolition Delay Report
3. Pending Legislation
4. Notification of Improvement Projects

N. Old Business

1. Committee/Task Force Updates
2. General Statements
 - Commissioner Hoff claimed the ability to search previous COAs, the recently approved New Construction Supplement, and the Demolition by Neglect Task Force Report were all removed from the website. Staff explained the Department of Justice's ruling that requires all external-facing government websites to be ADA compliant. Through visual demonstration, Staff clarified that the COA search function was never removed from the website and that the New Construction Supplement was posted shortly after last month's meeting. Staff mentioned the Task Force Report was temporarily removed from the website in order to make it ADA compliant.
 - Commissioner Morgan asked why the biographies were removed from the website. Staff explained the removal was done in accordance with the City's website governance and ADA compliance efforts that require all webpages within the Jacksonville.gov Boards & Commissions section to be standardized with general information.

O. Design Issues

P. Addendum

Q. Adjournment