

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, April 22, 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 - Excused)

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, May 27, 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 March 25, 2026

B. Deferred Items

1. **COA-25-32139** (1375 Wolfe St)

C. Consent Agenda A

1. COA-26-33550

Location: Riverside Avondale – 3418 Riverside Ave
Applicant: Nolan Conover
Owner: Nolan Conover
Request: Alterations - Fence
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (5-0)**

2. COA-26-33417

Location: Riverside Avondale – 2726 Downing St
Applicant: Jody Ammons, BRI Builders, Inc
Owner: James Luck
Request: New Construction - Addition
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (5-0)**

3. COA-25-33272

Location: Riverside Avondale – 1604 Margaret St
Applicant: Steve Diebenow Driver, McAfee, Hawthorne & Diebenow, PLLC
Owner: Homerick, LLC
Request: Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions (4-1; Pulled from Consent)**

C. Consent Agenda B

1. COA-26-33598

Location: Springfield – 1616 Ionia St
Applicant: Jac Shacter, TerraWise Homes, Inc.
Owner: Aisha Shabazz
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (4-0)**

D. Previously Deferred Items to be Heard

1. COA-25-32540

Location: Riverside Avondale – 1619-1629 Riverside Ave
Applicant: Ann Kelley
Owner: Several
Request: Alterations – Window Replacement
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (5-0)**

2. COA-26-33327

Location: Springfield – 321 5th St. E
Applicant: Damien Starkey, World Construction Co., Inc.
Owner: Douglas Cuthbert
Request: New Construction - Addition
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions (5-0)**

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-26-33533

Location: Riverside Avondale – 3855 St. Johns Ave
Applicant: Gina Teresi
Owner: Gina Teresi
Request: Alterations – Window Replacement
Staff Recommendation: **Deny**
JHPC Decision: **Denied (5-0)**

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: **Deferred until 5/27/26**

3. COA-26-33507

Location: Springfield – 111 6th St E
Applicant: Mallik Singareddy, M&M Homes
Owner: Mallik Singareddy, M&M Homes
Request: New Construction
Staff Recommendation: **Deny**
JHPC Decision: **Denied (5-0)**

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

1. COA-26-33596

Location: Riverside Avondale – 1430 Donald St
Applicant: Jennifer Lofberg
Owner: Jennifer Lofberg
Request: Alterations - Fence
Staff Recommendation: **Deny**
JHPC Decision: **Approved with Conditions (5-0)**

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

1. MMA-26-33558

Location: Springfield – 223 4th St W
Applicant: Lee Jones
Owner: Lee Jones
Request: Alterations – Railing
Staff Recommendation: **Deny**
JHPC Decision: **Approved with Conditions (5-0)**

K. Public Comments

L. New Business

1. New Construction Supplement

M. Information

1. 1000 Riverside Ave / 1049 May St Presentation
2. REHAB Program
3. Demolition Delay Report
4. Pending Legislation
5. Notification of Improvement Projects

N. Old Business

1. Committee/Task Force Updates

O. Design Issues

P. Addendum

Q. Adjournment