

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, August 26, 2026, at 1:00 PM

Members:

Ethan Gregory, Chair
William Hoff, Vice Chair
Julia Epstein, Secretary
Becky Morgan
Thomas Love
C. Doug Lane

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, September 23, 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 for July 22, 2026 meeting

B. Deferred Items

1. **COA-26-33702** (1635 Hubbard St)

C. Consent Agenda

1. COA-26-34091

Location: Springfield – 245 3rd St W

Applicant: Michael Haskins, Springfield Preservation and Revitalization Council, Inc.

Owner: Michael Haskins, Springfield Preservation and Revitalization Council, Inc.

Request: Alterations

Staff Recommendation: **Approve with Conditions**

JHPC Decision: **Approved with Conditions (4-0-2)**

2. COA-26-33961

Location: Riverside/Avondale – 3833 Boone Park Ave

Applicant: Glenn Chandler, Bold City Properties, LLC

Owner: Matthew Jarvis, Jarvis Custom Homes LLC

Request: Demolition

Staff Recommendation: **Approve with Conditions**

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

3. COA-26-34184

Location: Local Landmark – 318 Broad St N

Applicant: Mary Tappouni, Breaking Ground Contracting Co.

Owner: Valecia Dunbar, The New Lavilla, LLC

Request: Alterations

Staff Recommendation: **Approve with Conditions**

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

4. COA-26-34040

Location: Riverside/Avondale – 3613 Walsh St

Applicant: Josiah Duff, JAA Architecture

Owner: Michael Jordan, Rejuvenating Jax LLC

Request: Window Alterations

Staff Recommendation: **Approve with Conditions**

JHPC Decision: **Approved with Amended Conditions (6-0; Pulled from Consent)**

D. Previously Deferred Items to be Heard

1. 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: **Approved with Conditions (6-0)**

2. 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 9/23/26**

E. Condemned Properties

F. Historic Designations/Declarations

1. REHAB-26-01

Location: Riverside/Avondale – 2525 Riverside Ave
Applicant: Charles Sessa, Tides Group LLC
Owner: Charles Sessa, Tides Group LLC
Request: Critical Endangerment Declaration
Staff Recommendation: **Declare as Critically Endangered**
JHPC Decision: **Declared as Critically Endangered (6-0)**

2. REHAB-26-02

Location: Local Landmark – 533 Dewdrop St
Applicant: Eldridge Groomes, St Joseph Missionary Baptist Church, Inc. of Jacksonville
Owner: Eldridge Groomes, St Joseph Missionary Baptist Church, Inc. of Jacksonville
Request: Critical Endangerment Declaration
Staff Recommendation: **Declare as Critically Endangered**
JHPC Decision: **Declared as Critically Endangered (6-0)**

3. REHAB-26-03

Location: Springfield – 245 3rd St W
Applicant: Michael Haskins, Springfield Preservation and Revitalization Council, Inc.
Owner: Michael Haskins, Springfield Preservation and Revitalization Council, Inc.
Request: Critical Endangerment Declaration
Staff Recommendation: **Declare as Critically Endangered**
JHPC Decision: **Declared as Critically Endangered (4-0-2)**

4. REHAB-26-04

Location: Local Landmark – 1011 8th St W
Applicant: Brenda R. Simmons-Hutchins
Owner: Simmie Raiford, Alpha-Jax Foundation Inc
Request: Critical Endangerment Declaration
Staff Recommendation: **Declare as Critically Endangered**
JHPC Decision: **Declared as Critically Endangered (6-0)**

5. REHAB-26-06

Location: Springfield – 210 7th St W
Applicant: Jeff Gardner, Springfield Improvement Association and Womans Club
Owner: Jeff Gardner, Springfield Improvement Association and Womans Club
Request: Critical Endangerment Declaration
Staff Recommendation: **Declare as Critically Endangered**
JHPC Decision: **Not Declared as Critically Endangered (1-5)**

6. REHAB-26-07

Location: Springfield – 1654 Pearl St N
Applicant: Eric Adler, 1654 Pearl LLC
Owner: Eric Adler, 1654 Pearl LLC
Request: Critical Endangerment Declaration
Staff Recommendation: **Declare as Critically Endangered**
JHPC Decision: **Declared as Critically Endangered (6-0)**

7. REHAB-26-08

Location: Local Landmark – 1015 Jessie St
Applicant: Fatima Floyd and Noriko Floyd
Owner: Fatima Floyd and Noriko Floyd
Request: Critical Endangerment Declaration
Staff Recommendation: **Declare as Critically Endangered**
JHPC Decision: **Declared as Critically Endangered (6-0)**

G. Certificates of Appropriateness

1. COA-26-34193

Location: Riverside/Avondale – 3633 Richmond St
Applicant: Daniel Greer, JBL Corporation, Inc.
Owner: Daniel Ricci
Request: Alterations – Site Work
Staff Recommendation: **Deny**
JHPC Decision: **Approved with Conditions**

2. COA-26-33771

Location: Riverside/Avondale – 0 St Johns Ave
Applicant: John Allmand, JAA Architecture
Owner: Donny Mak
Request: New Construction
Staff Recommendation: **Deny**
JHPC Decision: **Deferred until 9/23/26**

3. COA-26-34020

Location: Local Landmark – 2234 River Rd

Applicant: Stephanie Gallagher, Starr Sanford Design

Owner: Ann Janoski

Request: New Construction/Alterations

Staff Recommendation: **Approve with Conditions**

JHPC Decision: **Approved with Amended Conditions**

4. COA-26-34119

Location: Riverside/Avondale – 3030 St. Johns Ave

Applicant: C. Doug Lane, The Lane Group Inc.

Owner: Hayden Phillips

Request: New Construction/Alterations

Staff Recommendation: **Approve with Conditions**

JHPC Decision: **Approved with Amended Conditions (5-0-1)**

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. Park Renaming – Ord. 2026-644: Cedar Point Preserve to Middlebrook Preserve (**Deferred**)

M. Information

1. Municipal Code Compliance Division (MCCD) Emergency Demolition of 1555 Ionia St (COA-26-34198)
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 asked Staff about the proposed changes to Section 106, whether the City was taking action, the implications the changes would have at the local level, and whether the Commission still had time to act.

O. Design Issues

P. Addendum

Q. Adjournment