

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, July 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)
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, August 26, 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 June 24, 2026 meeting

B. Deferred Items

1. **COA-25-31860** (514 5th St E)
2. **COA-26-33710** (1084 Willow Branch Ave)
3. **COA-26-33702** (1635 Hubbard St)

C. Consent Agenda

1. COA-26-33963

Location: Springfield – 2039 Laura St. N
Applicant: Melanie Hill, Auld and White Constructors LLC
Owner: Society of Saint Pius X
Request: Alterations - Chemical Treatment
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (6-0)**

2. COA-26-33936

Location: Riverside/Avondale – 2637 Forbes St
Applicant: Chadwick Sorensen, Mr. Sandbox Investments LLC
Owner: Chadwick Sorensen, Mr. Sandbox Investments LLC
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (6-0)**

3. COA-26-34005

Location: Local Landmark – 6337 Arlington Rd
Applicant: Stephen Lazar, VRL Architects, Inc.
Owner: City of Jacksonville
Request: Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (6-0)**

4. COA-26-33970

Location: Riverside/Avondale – 1140 Acosta St
Applicant: Matthew Allen, CLDG Riverside LLC
Owner: Christian Allen, CLDG Riverside LLC
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions (6-0; Pulled from Consent)**

D. Previously Deferred Items to be Heard

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

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

1. COA-26-33931

Location: Riverside/Avondale – 2516 Oak St
Applicant: Terry Vereen, 2916 Post St LLC
Owner: Terry Vereen, 2916 Post St LLC
Request: Alterations - Window Replacement
Staff Recommendation: **Deny**
JHPC Decision: **Denied (6-0)**

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. Street Renaming - 12th St W to Bessie Coleman Way
 - JHPC Recommendation: **Approved (6-0)**

M. Information

1. Presentation – 0 St Johns Ave
2. Demolition Delay Report
3. Pending Legislation
4. Notification of Improvement Projects

N. Old Business

1. Committee/Task Force Updates
 - Commissioner Hoff announced that Councilmember Jimmy Peluso is hosting a noticed meeting on July 30, 2026, at 10 am in City Hall (1st Floor – Lynwood Roberts Room). The meeting will discuss legislation to preserve historic structures and build on progress made after

the Jacksonville Historic Preservation Commission released their Demolition by Neglect Task Force Report. This meeting is open to the public and all interested parties are welcome.

O. Design Issues

P. Addendum

Q. Adjournment