

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, March 25, 2026, at 1:00 PM

Members:

Ethan Gregory, Chair (Present)
William Hoff, Vice Chair (Present)
Julia Epstein, Secretary (Present)
Becky Morgan (Absent – Excused)
Thomas Love (Present)
Ilya Soroka (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, April 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 February 25, 2026

B. Deferred Items

C. Consent Agenda A

1. COA-26-33370

Location: Springfield – 1225 Laura St. N
Applicant: Jac Shacter, TerraWise Homes, Inc.
Owner: Jac Shacter, TerraWise Homes, Inc.
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

C. Consent Agenda B

1. COA-26-33407

Location: Springfield – 1838 Market St N
Applicant: Elizabeth Massey
Owner: Elizabeth Massey
Request: Alterations - Reroof
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

2. COA-26-33372

Location: Riverside Avondale – 2231 Gilmore St
Applicant: Edmond Vata, Duval Construction Inc.
Owner: Edmond Vata, Duval Construction Inc.
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (Pulled from Consent)**

3. COA-25-32540

Location: Riverside Avondale – 1619-1629 Riverside Ave
Applicant: Ann Kelley
Owner: Several
Request: Alterations – Screen Enclosure
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Deferred until 4/22/26 (Pulled from Consent)**

D. Previously Deferred Items to be Heard

1. COA-25-32139

Location: Riverside Avondale – 1375 Wolfe St
Applicant: Darrell Langstaff
Owner: Darrell Langstaff
Request: Alterations
Staff Recommendation: **Deny**
JHPC Decision: **Deferred until 4/22/26**

2. COA-26-33347

Location: Springfield – 1127 Liberty St. N
Applicant: Justin Belichis, Pratt Guys, Inc.
Owner: James Taylor
Request: New Construction - Accessory Structure
Staff Recommendation: **Deny**
JHPC Decision: **Approved with Conditions**

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-26-33406

Location: Riverside Avondale - 1928 Morningside St
Applicant: Thomas Welch, Tommy's Backyard, LLC
Owner: Patrick Snyder
Request: Alterations - Hardscaping
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions**

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: **Deferred until 4/22/26**

2. COA-26-33356

Location: 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-26-33501

Location: St. Johns Quarter – 2222/2230 St Johns Ave
Applicant: William Leuthold, William Leuthold Architect, Inc.
Owner: Ronald Root, St. Johns Quarter LLC
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

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

M. Information

1. Presentation – 2768 Riverside Ave
2. Demolition Delay Report
3. Pending Legislation
4. Notification of Improvement Projects

N. Old Business

1. Committee/Task Force Updates

O. Design Issues

P. Addendum

Q. Adjournment