

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, September 23, 2026, at 1:00 PM

Members:

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

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, October 28, 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 August 26, 2026 meeting

B. Deferred Items

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

C. Consent Agenda A

1. **COA-26-34154**
Location: Springfield – 149 Cottage Ave
Applicant: David Shacter, TerraWise Homes, Inc.
Owner: Bennett Mercado
Request: New Construction
Staff Recommendation: Approve With Conditions

C. Consent Agenda B

1. **COA-26-33620**
Location: Springfield– 1407 Laura St N
Applicant: Bethany Salcan, Petra Management Inc
Owner: Richard Trendel, Kymata Investments, LLC
Request: New Construction
Staff Recommendation: Approve With Conditions
2. **COA-26-34296**
Location: Riverside/Avondale – 3833 Boone Park Ave
Applicant: Josiah Duff, JAA Architecture
Owner: Matthew Jarvis, Jarvis Custom Homes LLC
Request: New Construction
Staff Recommendation: Approve With Conditions
3. **COA-26-34226**
Location: Riverside/Avondale – 2024 Gilmore St
Applicant: Ben Hartung, Flight Building, LLC
Owner: Patrick Flynn, STF Capital Group LLC
Request: New Construction – Duplex
Staff Recommendation: Approve With Conditions

D. Previously Deferred Items to be Heard

1. 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

2. COA-26-33771

Location: Riverside/Avondale – 0 St Johns Ave
Applicant: John Allmand, JAA Architecture
Owner: Donny Mak
Request: New Construction
Staff Recommendation: Approve with Conditions

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-26-33956

Location: Riverside/Avondale – 1512 Talbot Ave
Applicant: Antwan Richardson, Richardson Construction Group LLC
Owner: Jordan Frieders
Request: New Construction - Addition
Staff Recommendation: Deny

2. COA-26-33971

Location: St Johns Quarter – 2222 St Johns Ave
Applicant: Ronald Root, Desoto Development, LLC
Owner: Ronald Root, 2222 St Johns LLC
Request: Demolition
Staff Recommendation: Deny

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

I. Appeal of Administratively Approved COA's

1. MMA-26-34246

Location: Springfield – 1616 Ionia St
Appellant: Zachary Roberson
Appellee/Applicant: Jac Shacter, TerraWise Homes, Inc.
Owner: Reginald Northeicide
Request: Design Change
Staff Recommendation: Approve with Conditions

J. Minor Modifications to Previously Approved COA's

1. MMA-26-34307

Location: Riverside/Avondale – 1140 Acosta St
Applicant: Matthew Allen, CLDG Riverside LLC
Owner: Christian Allen, CLDG Riverside LLC
Request: Design Change
Staff Recommendation: Approve with Conditions

K. Public Comments

L. New Business

1. National Register Nomination – Catherine St Fire Station
2. National Register Nomination – Lone Star Cemetery
3. 2026-644 – Park Renaming – Cedar Point Preserve to Middlebrook Preserve

M. Information

1. Sites to Save List (Draft)
2. 2027 JHPC Planning
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