

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, May 27, 2026, at 1:00 PM

Members:

Ethan Gregory, Chair (Present)
William Hoff, Vice Chair (Present)
Julia Epstein, Secretary (Absent - Excused)
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, June 24, 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 April 22, 2026

B. Deferred Items

C. Consent Agenda A

1. **COA-26-33758**
Location: Springfield – 1225 Walnut St
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 (3-0)**

C. Consent Agenda B

1. **COA-26-33749**
Location: Riverside/Avondale – 3578 Herschel St
Applicant: Emily Kleman
Owner: Emily Kleman
Request: Alterations – Door Replacement
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (4-0)**
2. **COA-26-33450**
Location: Springfield – 125 9th St E
Applicant: Shaun Lafferty
Owner: Shaun Lafferty
Request: New Construction – Accessory Structure
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (4-0)**
3. **COA-26-33537**
Location: Riverside/Avondale – 2727 Oak St
Applicant: Chelsea Anderson
Owner: Chelsea Anderson
Request: Alterations – Enclosure
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (4-0)**

4. COA-26-33731

Location: Springfield – 0 9th St W
Applicant: Josiah Duff, JAA Architecture
Owner: Joshua Pardue, Beulah Beal Schoolhouse LLC
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (4-0)**

5. COA-26-33675

Location: Riverside Avondale – 2609 Park St
Applicant: Erik Pohlmeier, St Paul Catholic Church and School
Owner: US Business and Military Properties, LLC
Request: Alterations – Chemical Treatment
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (4-0)**

6. COA-26-33676

Location: Riverside/Avondale – 3697 Hedrick St
Applicant: Tyler Douglas Lowe, Southeast Conservation Services
Owner: US Business and Military Properties, LLC
Request: Alterations – Chemical Treatment
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (4-0)**

7. COA-26-33797

Location: St. Johns Quarter – 1804 Copeland St
Applicant: Josiah Duff, JAA Architecture
Owner: Christian Allen Inc 401K Plan and Trust
Request: New Construction – Addition
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions (4-0; Pulled from Consent)**

8. COA-26-33686

Location: St. Johns Quarter – 1359 Hollywood Ave
Applicant: Brandon Smith, Sunnyside Luxury Pools LLC
Owner: Charles Coddington
Request: Demolition – Accessory Structure
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (4-0)**

D. Previously Deferred Items to be Heard

1. 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 6/24/26**

2. COA-25-32139

Location: Riverside Avondale – 1375 Wolfe St
Applicant: Darrell Langstaff
Owner: Darrell Langstaff
Request: Alterations
Staff Recommendation: **Deny**
JHPC Decision: **Deferred until 6/24/26**

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-26-33634

Location: Riverside/Avondale – 2138 Park St
Applicant: Hayden Pratt
Owner: Hayden Pratt
Request: Alterations
Staff Recommendation: **Deny**
JHPC Decision: **Deferred until 6/24/26**

2. COA-26-33633

Location: Springfield – 1536 Market St N
Applicant: Jac Shacter, TerraWise Homes, Inc.
Owner: Kenneth Fanning
Request: New Construction – Addition
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions (3-0)**

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

1. COA-26-33610

Location: Riverside Avondale – 2916 Post St
Applicant: Nikki Harper, Urban Cottage Living, LLC
Owner: Petr Trejbal, Jax Cash Home Solution LLC
Request: Alterations - Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions (4-0)**

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. Road Renaming - Kingsbury Street to Gopal Way
 - JHPC Recommendation: **Approved (4-0)**
2. New Construction Supplement
 - JHPC Decision: **Approved with Modifications (4-0)**
3. Officer Elections
 - JHPC Results: **Ethan Gregory as Chair; William Hoff as Vice Chair; and Julia Epstein as Secretary**

M. Information

1. REHAB Program
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