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, October 28, 2026, at 1:00 PM

Members:

Ethan Gregory, Chair – Absent (Excused)
William Hoff, Vice Chair – Present
Julia Epstein, Secretary – 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, November 18, 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 September 23, 2026 meeting

B. Deferred Items

1. COA-26-33956 (1512 Talbot Ave)

C. Consent Agenda A

1. **COA-26-34431**
   Location: Springfield – 1553 Market St N
   Applicant: Barbara Mihalakos
   Owner: Barbara Mihalakos
   Request: Alterations
   Staff Recommendation: **Approve with Conditions**
   JHPC Decision: **Approved with Conditions (4-0)**

C. Consent Agenda B

1. **COA-26-34398**
   Location: Springfield– 418 4th St E
   Applicant: Jac Shacter, TerraWise Homes, Inc
   Owner: Michael Stiltner
   Request: New Construction
   Staff Recommendation: **Approve with Conditions**
   JHPC Decision: **Approved with Conditions (3-0; Abstain: Commissioner Love)**

2. **COA-26-34430**
   Location: Springfield – 0 10th St W
   Applicant: David Shacter, TerraWise Homes, Inc
   Owner: JWB Real Estate Capital, LLC
   Request: New Construction
   Staff Recommendation: **Approve with Conditions**
   JHPC Decision: **Approved with Conditions (3-0; Abstain: Commissioner Love)**

D. Previously Deferred Items to be Heard

1. **COA-26-33771**
   Location: Riverside/Avondale – 0 St Johns Ave
   Applicant: Josiah Duff, JAA Architecture
   Owner: Donny Mak
   Request: New Construction
   Staff Recommendation: **Approve with Conditions**
   JHPC Decision: **Approved with Conditions (4-0)**

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 11/18/26**

3. **COA-26-33710**
   Location: Springfield – 1635 Hubbard St
   Applicant: Dexter Hamilton, HH Creations Constructions and Roofing Inc.
   Owner: Marathon Group RE Investments LLC
   Request: Alterations
   Staff Recommendation: **Approve the Withdraw**
   JHPC Decision: **Approved the Withdrawal (4-0)**

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. Proposed Federal Changes to Section 106 of the National Historic Preservation Act
   a. JHPC Decision: **Approved to Add JHPC to the National Sign-On Letter (4-0)**
2. Ordinance 2026-0806
   a. JHPC Decision: **Approved the Letter of Support (4-0)**

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. 2027 JHPC Dates & Deadlines

2. 2027 COA Matrix (Draft)
3. Sites to Save List (Draft)
    - At the request of Chair Gregory, Staff reminded the commissioners to have a list prepared for the November JHPC meeting of any properties they would like to have considered for the Sites to Save List.
4. Demolition Delay Report
5. Pending Legislation
6. Notification of Improvement Projects

N. Old Business

1. Committee/Task Force Updates

O. Design Issues

P. Addendum

Q. Adjournment