

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

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, 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: **Approved (5-0)**

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**

JHPC Decision: **Approved with Conditions (4-0; Abstain: Commissioner Love)**

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**

JHPC Decision: **Approved with Amended Conditions (5-0; Pulled from Consent)**

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**

JHPC Decision: **Approved with Conditions (5-0)**

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**

JHPC Decision: **Approved with Conditions (5-0)**

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**

JHPC Decision: **Deferred until 10/28/26**

2. COA-26-33771

Location: Riverside/Avondale – 0 St Johns Ave

Applicant: John Allmand, JAA Architecture

Owner: Donny Mak

Request: New Construction

Staff Recommendation: **Deny**

JHPC Decision: **Deferred until 10/28/26**

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**

JHPC Decision: **Deferred until 10/28/26**

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**

JHPC Decision: **Denied (5-0)**

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 Northecide

Request: Design Change

Staff Recommendation: **Approve with Conditions**

JHPC Decision: **Denied (4-0; Abstain: Commissioner Love)**

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**

JHPC Decision: **Approved with Conditions (5-0)**

K. Public Comments

L. New Business

1. National Register Nomination – Catherine St Fire Station
 - JHPC Recommendation: **Approved the Letter of Support (5-0)**
2. National Register Nomination – Lone Star Cemetery
 - JHPC Recommendation: **Approved the Letter of Support (5-0)**
3. 2026-644 – Park Renaming – Cedar Point Preserve to Middlebrook Preserve
 - JHPC Recommendation: **Approved (5-0)**

M. Information

1. Sites to Save List (Draft)
2. 2027 JHPC Planning
3. Demolition Delay Report
4. Pending Legislation
5. Notification of Improvement Projects
6. General Statements
 - Commissioner Epstein expressed her concerns about applicants presenting revised plans at the meeting when Staff did not have the time to review or issue a revised Staff Report. A limited discussion was had amongst the commissioners about the best ways to address the issue. The commissioners agreed to defer items that Staff did not review; meanwhile, Staff agreed to reiterate the deadlines to submit revised plans to applicants.

N. Old Business

1. Committee/Task Force Updates

O. Design Issues

P. Addendum

Q. Adjournment