

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, November 12, 2025 at 1:00 PM

Members:

Ethan Gregory, Chair – Present
Michael Montoya, Vice Chair – Absent (Unexcused)
William Hoff, Secretary – Present
Julia Epstein – Present
Becky Morgan – Present
Thomas Love – 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, December 10, 2025.

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 October 22, 2025

B. Deferred Items

1. **LM-25-07** (913 5th St W)
2. **COA-25-32249** (1552 Pearl St N)

C. Consent Agenda A

1. COA-25-33050

Location: Riverside Avondale – 3659 Pine St
Applicant: JAA Architecture
Owner: James Polk
Request: New Construction – Addition
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

2. COA-25-33017

Location: Riverside Avondale – 2111 Ernest St
Applicant: William Leuthold, Architect Inc.
Owner: Joanne Pratt-Dannals
Request: New Construction – Addition
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

C. Consent Agenda B

1. COA-25-32989

Location: Springfield – 1340 Ionia St
Applicant: Jacob Shacter, Terrawise Homes, Inc.
Owner: Jacob Shacter, Terrawise Homes, Inc.
Request: New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

2. COA-25-32990

Location: Springfield – 134 7th St W
Applicant: Jacob Shacter, Terrawise Homes, Inc.
Owner: Jacob Shacter, Terrawise Homes, Inc.
Request: New Construction – Accessory Structure
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

D. Previously Deferred Items to be Heard

1. COA-25-32716

Location: Springfield – 1417 Laura St. N
Applicant: Richard Trendel, Petra Contracting, LLC
Owner: Richard Trendel, Kymata Investments, LLC
Request: New Construction - Addition
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions**

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 12/10/25**

3. COA-25-32942

Location: Riverside Avondale – 2652 Dellwood Ave
Applicant: Jon Thomas, Team K5
Owner: Tesfaye Selmawit
Request: Alterations – Window Replacement
Staff Recommendation: **Deny**
JHPC Decision: **Denied**

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-25-32970

Location: Riverside Avondale – 1954 Greenwood Ave
Applicant: Madeline Randall, Superior Fence & Rail, Inc.
Owner: Hendrick Schnitzer, Avondale Investors, LLC
Request: Alterations - Fence
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions**

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

1. COA-25-32686

Location: Riverside Avondale – 2916 Post St
Applicant: Brett Law, First City Construction, LLC
Owner: Petr Trejbal, Jax Cash Home Solution LLC
Request: Alterations
Staff Recommendation: **Deny**
JHPC Decision: **Denied**

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. 2026 COA Matrix
 - JHPC Decision: **Approved with Modifications (5-0)**

M. Information

1. Notification of Settlement Agreement
2. Demolition Delay Report
3. Pending Legislation
4. Notification of Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment