

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

Tuesday, December 10, 2025 at 1:00 PM

Members:

Ethan Gregory, Chair
Michael Montoya, Vice Chair
William Hoff, Secretary
Julia Epstein
Becky Morgan
Thomas Love

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, January 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 from November 12, 2025

B. Deferred Items

1. **LM-25-07** (913 5th St W)

C. Consent Agenda A

1. COA-25-33117

Location: Riverside Avondale – 1390 Belvedere Ave
Applicant: Bob O'Brien, Thomas Awning & Shutter Co.
Owner: Rebecca Popovich
Request: Alterations – Awning
Staff Recommendation: Approve With Conditions

2. COA-25-33151

Location: Local Landmark – 314 Palmetto St
Applicant: Michael Blake, Michael Blake Architects LLC
Owner: Alan Bliss, Jacksonville History Center
Request: Alterations – Accessibility Ramp
Staff Recommendation: Approve With Conditions

3. COA-25-33025

Location: Springfield – 1636 Main St N
Applicant: Fred Ansley, Dominion Construction
Owner: Normandy Stratton LLC
Request: Alterations
Staff Recommendation: Approve with Conditions

4. COA-25-33078

Location: Riverside Avondale – 2865 Olga Pl
Applicant: Charles David, David Construction Co. of Jax, Inc.
Owner: Matthew David, Bay River LLC
Request: New Construction
Staff Recommendation: Approve with Conditions

5. COA-25-33079

Location: Riverside Avondale – 2861 Olga Pl
Applicant: Charles David, David Construction Co. of Jax, Inc.
Owner: Matthew David, Bay River LLC
Request: New Construction
Staff Recommendation: Approve with Conditions

C. Consent Agenda B

1. COA-25-33052

Location: Springfield – 1431 Boulevard
Applicant: Jacob Shacter, Terrawise Homes, Inc.
Owner: Jacob Shacter, Terrawise Homes, Inc
Request: New Construction
Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

1. COA-25-32249

Location: Springfield – 1552 Pearl St N
Applicant: Lauren Prater
Owner: Lauren Prater
Request: Alteration – Window Replacement
Staff Recommendation: Withdraw

2. COA-25-32139

Location: Riverside Avondale – 1375 Wolfe St
Applicant: Darrell Langstaff
Owner: Darrell Langstaff
Request: Alterations
Staff Recommendation: Deny

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-25-33155

Location: Riverside Avondale – 1639 Challen Ave
Applicant: Thomas Cusick, Jr., Parrot Solar, Inc.
Owner: Alvin Kennedy, Jr.
Request: Alterations – Solar Panels
Staff Recommendation: Approve with Conditions

2. COA-25-33183

Location: Riverside Avondale– 2137 St Johns Ave
Applicant: Thomas Cusick, Jr., Parrot Solar, Inc.
Owner: Seth Pajcic
Request: Alterations – Solar Panels
Staff Recommendation: Approve with Conditions

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. Letter of Support – Oneida Bungalow Court

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