

**City of Jacksonville**  
**Ed Ball Building, 1<sup>st</sup> 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 (Present)  
Michael Montoya, Vice Chair (Present)  
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, 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**  
JHPC Decision: **Approved 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**  
JHPC Decision: **Approved 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**  
JHPC Decision: **Approved with Amended Conditions (Pulled from Consent)**

**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**  
JHPC Decision: **Approved 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**  
JHPC Decision: **Approved 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**  
JHPC Decision: **Approved 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**  
JHPC Decision: **Approved the Withdraw**

**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 1/28/26**

**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**  
JHPC Decision: **Approved with Amended 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**

JHPC Decision: **Approved with Amended 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
  - JHPC Decision: **Approved (6-0)**

### **M. Information**

1. Notification of Settlement Agreement
2. Demolition Delay Report
3. Pending Legislation
4. Notification of Improvement Projects
5. Annual Historic Preservation Letter
  - **Commissioner Hoff shared with the Commission a draft letter that could be mailed to property owners within the local historic districts/landmark sites on an annual basis. A brief discussion was held regarding Staff capacity, logistics, and potential ideas for the future. Staff will have this item on next month's agenda for future discussion.**

### **N. Old Business**

### **O. Design Issues**

### **P. Addendum**

### **Q. Adjournment**