

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, February 25, 2026, at 1:00 PM

Members:

Ethan Gregory, Chair
William Hoff, Secretary
Julia Epstein
Becky Morgan
Thomas Love
Ilya Soroka

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, March 25, 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 January 25, 2026

B. Deferred Items

C. Consent Agenda

1. COA-26-33353

Location: Riverside Avondale – 1338 Belvedere Ave
Applicant: John Clapp
Owner: John Clapp
Request: New Construction – Accessory Structure
Staff Recommendation: Approve With Conditions

2. COA-25-33172

Location: Riverside Avondale – 1890 Shadowlawn St
Applicant: Centerbeam Construction Co.
Owner: Christina Starmer
Request: Alterations - Window Infill
Staff Recommendation: Approve With Conditions

3. COA-26-33363

Location: Springfield – 1604 Laura St
Applicant: Jac Shacter, TerraWise Homes, Inc.
Owner: Jac Shacter, TerraWise Homes, Inc.
Request: New Construction
Staff Recommendation: Approve with Conditions

4. COA-25-33299

Location: Riverside Avondale – 3512 Riverside Ave
Applicant: Josiah Duff, JAA Architecture
Owner: Ted Tsighis
Request: New Construction - Addition
Staff Recommendation: Approve with Conditions

5. COA-25-33271

Location: Riverside Avondale – 3855 St. Johns Ave
Applicant: Gina Teresi
Owner: Gina Teresi
Request: Alterations
Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

1. COA-25-32139

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

2. COA-25-33103

Location: Riverside Avondale – 3544 Fitch St
Applicant: Bryan and Candy Bilyeu
Owner: Bryan and Candy Bilyeu
Request: Alterations – Siding Replacement
Staff Recommendation: Approve with Conditions

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-26-33371

Location: Springfield – 0 7th St W
Applicant: Jacob Shacter, Terrawise Homes Inc.
Owner: Alex Sifakis, JWB Real Estate Capital LLC
Request: New Construction
Staff Recommendation: Approve with Conditions

2. COA-26-33347

Location: Springfield – 1127 Liberty St N
Applicant: Justin Belichis, Pratt Guys, Inc.
Owner: James Taylor
Request: New Construction – Accessory Structure
Staff Recommendation: Deny

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

1. Officer Elections

M. Information

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

N. Old Business

1. Committee/Task Force Updates
2. HP Annual Mailer Letter

O. Design Issues

1. Siding Textures

P. Addendum

Q. Adjournment