

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 24, 2025 at 1:00 PM

Members:

Ethan Gregory, Chair – Absent (Excused)
Michael Montoya, Vice Chair – Absent (Excused)
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, October 22, 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 August 27, 2025

B. Deferred Items

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

C. Consent Agenda

1. COA-25-32485

Location: Springfield – 101 1st St W
Applicant: Cheryl McCain, The Grand Karpeles
Owner: Joshua Pardue, Jacksonville Museum Space LLC
Request: Site Work – Dumpster Enclosure
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

2. COA-25-32545

Location: Riverside Avondale – 1470 Avondale Ave
Applicant: Steven Chisholm
Owner: Alexander Fetner
Request: Alterations – Reroof
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

3. COA-25-32733

Location: Riverside Avondale – 224 5th St E
Applicant: Justin Belichis
Owner: Sean Hall
Request: New Construction – Addition
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

4. COA-25-32679

Location: Riverside Avondale – 1717 Edgewood Ave
Applicant: William Bryant
Owner: Welch Means
Request: Demolition / New Construction
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

5. COA-25-32497

Location: Riverside Avondale – 751 Stockton Ave
Applicant: Ismael Shefoglu
Owner: Ismael Shefoglu
Request: New Construction - Addition
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: Alterations – Window Replacement
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Deferred until 10/22/25**

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-25-32701

Location: Riverside Avondale – 3024 St Johns Ave
Applicant: William Leuthold, William Leuthold Architect Inc.
Owner: Scott Hurst
Request: New Construction / Alterations
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Amended Conditions**

2. COA-25-32734

Location: Riverside Avondale – 2257 Ernest St
Applicant: Michael Coward
Owner: Michael Coward
Request: Alterations – Storm Windows
Staff Recommendation: **Approve with Conditions**
JHPC Decision: **Approved with Conditions**

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

1. COA-25-32139

Location: Riverside Avondale – 1375 Wolfe St
Applicant: Darrell Langstaff
Owner: Darrell Langstaff
Request: Alterations
Staff Recommendation: **Deny**
JHPC Decision: **Deferred until 10/22/25**

2. COA-25-32760

Location: Springfield – 141 7th St W
Applicant: Leslie Koehler
Owner: Max Ribner
Request: Alterations - Chimney
Staff Recommendation: **Deny**
JHPC Decision: **Denied**

3. COA-25-32215

Location: Springfield - 1635 Hubbard St
Applicant: Vitaly Tikhonov, Polo Contractors Corp.
Owner: Steven Veksler, Quick Buyer LLC
Request: Alterations
Staff Recommendation: **Deny**
JHPC Decision: **Denied**

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

1. MMA-25-32776

Location: Riverside Avondale – 2817 Selma St
Applicant: Charles Sessa, The Tides Group, LLC
Owner: Charles Sessa, The Tides Group, LLC
Request: Alterations – Driveway
Staff Recommendation: **Deny**
JHPC Decision: **Approved with Conditions**

K. Public Comments

L. New Business

1. Oneida Bungalow Ct - Letter of Support
 - Staff Recommendation – **Defer (No Report)**
2. Street Renaming (Confederate St to Rose Arbor Way)
 - JHPC Recommendation: **Approve (4-0)**
3. Street Renaming (Fingerlake St to Fairgrounds Way)
 - JHPC Recommendation: **Approve (4-0)**

4. Street Renaming (Catherine St to Henry Bradley Pl)
 - JHPC Recommendation: **Approve (4-0)**

M. Information

1. 2026 JHPC Planning
 - **Commissioner Epstein expressed an interest in moving the JHPC meetings to 2 pm.**
2. Demolition Delay Report
3. Pending Legislation
4. Notification of Improvement Projects
5. Landmark Committee
 - Rescheduled first meeting will be held October 15, 2025, from 3:00 pm to 4:30 pm.
6. Demolition by Neglect Final Report: Update
 - **Commissioner Hoff gave an update on the progression of various recommendations outlined in the Final Report**
7. 2026 COA Matrix
 - **Commissioner Hoff asked about the 2026 COA Matrix and when the public (SPAR) could review and make comments. Staff explained the upcoming timetable.**
8. Historic Preservation Awards
 - **Commissioner Epstein discussed her interest in revising some iteration of the City's Historic Preservation Awards. A brief discussion was held regarding Staff's concerns and potential ideas for the future. Staff has plans to reintroduce the awards program in 2026 and will present an outline in the coming months.**

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment