

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
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, 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

2. COA-25-32545

Location: Riverside Avondale – 1470 Avondale Ave
Applicant: Steven Chisholm
Owner: Alexander Fetner
Request: Alterations – Reroof
Staff Recommendation: Approve 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

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

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

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: Deny

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

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

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

2. COA-25-32760

Location: Springfield – 141 7th St W

Applicant: Leslie Koehler

Owner: Max Ribner

Request: Alterations - Chimney

Staff Recommendation: Deny

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

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

K. Public Comments

L. New Business

1. Oneida Bungalow Ct - Letter of Support
2. Street Renaming (Confederate St to Rose Arbor Way)
3. Street Renaming (Fingerlake St to Fairgrounds Way)
4. Street Renaming (Catherine St to Henry Bradley Pl)

M. Information

1. 2026 JHPC Planning
2. Demolition Delay Report
3. Pending Legislation
4. Notification of Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment