

# City of Jacksonville Landmark Designation Report

## 2259 West 26<sup>th</sup> Street

LM-24-04  
April 24, 2024



**Application Prepared By:**

Andre Harrell  
2250 W. 26<sup>th</sup> Street  
Jacksonville, Florida 32209

**Property Owner:**

Verlene Harrell  
2259 W. 26<sup>th</sup> Street  
Jacksonville, Florida 32209

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I. Planning and Development Department – Findings,  
Conclusions, and Recommendation

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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT  
APPLICATION FOR DESIGNATION  
AS A CITY OF JACKSONVILLE LANDMARK**

**LM-24-04  
West 26<sup>th</sup> Street Grocery  
2259 West 26<sup>th</sup> Street  
Jacksonville, Florida 32209**

*GENERAL LOCATION:* Northeast corner of West 26<sup>th</sup> Street and Almeda Street  
in the Grand Park neighborhood

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its "Findings, Conclusions and Recommendations" on the Landmark Designation, **LM-24-04**, sponsored by the agent of the property owner, Andre Harrell. The owner of the property is Verlene Harrell.

**FINDINGS AND CONCLUSIONS**

- (A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the property at 2259 West 26<sup>th</sup> Street as a Landmark was complete.
- (B) As required, the Planning and Development Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of the public hearing on the designation of the property at 2259 West 26<sup>th</sup> Street as a Landmark was published in the *Jacksonville Daily Record*. Proof of publication is attached to this report.
- (C) Once designated, any activity affecting the exterior of the building and site of the proposed landmark at 2259 West 26<sup>th</sup> Street will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation Section (HPS) of the Jacksonville Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of way, as well as any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*,

will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to the West 26<sup>th</sup> Grocery at 2259 West 26<sup>th</sup> Street and not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features, and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

- (D) In preparing the application, the Planning and Development Department has found the application to meet two of the seven criteria. The two criteria include the following.

***A. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.***

The historic preservation movement nationwide is becoming more diversified by focusing on building and sites related to the history and culture of racial and ethnic minorities. These buildings and sites usually embody the unique history and culture of marginalized groups including their struggles for dignity and full citizenship. The determination of significance for such buildings and sites usually does not follow the traditional historic preservation model, which is based more on High Style architecture and the degree and nature of alterations and additions. Rather, it also includes historical and cultural significance. Examples of this trend in Florida include the historic districts of American Beach and Eatonville, both having very little architectural significance and original building fabric, but have extreme importance in African American history. As further explained below, the West 26<sup>th</sup> Street Grocery is an example of an important cultural landmark found in a vibrant black community.

The West 26<sup>th</sup> Street Grocery reflects the historical trend of small commercial buildings that served black communities due to limited access to larger stores because of segregation and distance. Built in 1930, the Masonry Vernacular style store was moved in 1959 from the original site at 3126 Old Kings Road to 2259 West 26<sup>th</sup> Street.<sup>1</sup> The move may have been an opportunity to be located within the vibrant African American neighborhood of Grand Park. First platted in 1906, the name of the subdivision reflects it being close to Grand Crossing, a major railroad crossing of multi tracks transversed by the Old Kings Road.<sup>2</sup> Grand Park had sufficiently grown to warrant a school that was constructed in 1915 based on a design by architect, Rutledge Holmes.<sup>3</sup> The store was moved to the Spring Grove Gardens subdivision, platted in 1944 by the Royal Terrace Properties, and located just outside of Grand Park.<sup>4</sup> The building was placed strategically to set on an angle on the corner lot of West 26<sup>th</sup> Street and Almeda Street.

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<sup>1</sup> Jacksonville Building Permit Record, #1642 – 1959.

<sup>2</sup>Creating a dangerous situation for drivers, Old Kings Road was closed on both sides of the tracks. Grand Park, Plat Book 2, Pages 59

<sup>3</sup> *Florida Times Union*, October 17, 1915, p.4.

<sup>4</sup> Spring Grove Gardens, Plat Book 18, Page 27.

***B. Its location is the site of a significant local, state or national event.***

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26<sup>th</sup> Street does not meet this landmark criterion.

***C. It is identified with a person or persons who significantly contributed to the development of the City, state or nation.***

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26<sup>th</sup> Street does not meet this landmark criterion.

***D. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.***

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26<sup>th</sup> Street does not meet this landmark criterion.

***E. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.***

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26<sup>th</sup> Street does not meet this landmark criterion.

***F. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.***

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26<sup>th</sup> Street does not meet this landmark criterion.

***G. Its suitability for preservation or restoration.***

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as represent alterations that are difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long term and potentially on-going neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration.

The most significant alteration of the building appears to be the enclosure of the storefront with brick, which is reversible. The building has no evidence of major deterioration and appears to be well maintained. It is the stated intent of the owner to rehabilitate and reopen the store while having other sections of the large parcel to be used for community events.

## **RECOMMENDATION**

Since an agent of the property owner is the sponsor of the designation, at least two of the seven criteria must be met. In reviewing the application, the Planning and Development Department has found the application to meet two of the seven criteria. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission **APPROVE** the designation of 2259 West 26<sup>th</sup> Street, the West 26<sup>th</sup> Street Grocery, **(LM-24-04)** as a City of Jacksonville Landmark.

# Aerial Map of 2259 West 26th Street





**Exterior Photograph of Subject Property**



## II. Designation Application

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**REQUEST FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE**  
City of Jacksonville Historic Preservation

**1. PROPERTY INFORMATION**

Historic Name: Spring Grove Garden

Other Names: West 26<sup>th</sup> Street Grocery

FMSF Number: \_\_\_\_\_  
(if known)

Designation: (check all applicable)

- |  |  |
|--|--|
| <input type="checkbox"/> Residential   | <input checked="" type="checkbox"/> Commercial |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Public                |
| <input type="checkbox"/> Industrial    | <input type="checkbox"/> Archaeologic          |
| <input type="checkbox"/> Cemetery      | <input type="checkbox"/> Other: _____          |

**2. LOCATION**

Street name & number: 2259 West 26<sup>th</sup> Street

City or town: Jacksonville Zip Code: 32209

State: Florida County: Duval

Real estate number(s): 084361-0000

**3. HISTORICAL INFORMATION**

Date of construction and additions: Year Built - 1930

Significant historical associations: Grand Park Community

Original use: Store - Retail

Present use: Currently not open, will reopen as Community Grocery Store. Field space being used for Community events Live food drives.

Physical description (basic design, construction and conditions):

The building is one-story with original interior walls, roof and ceiling. The ceilings are 12 ft + with glass windows around the perimeter. There are wooden, double-doors (original) with a paved, circular driveway equipped with accessible parking spaces. The condition of the building is great, considering the age and location (full-sun). Full kitchen in rear of building.

#### 4. STATEMENT OF SIGNIFICANCE

The following is a list of the cultural, historical, architectural, or archaeological significance with reference to all applicable local designation criteria outlined in section 307.104(f), of the Jacksonville Ordinance Code.

Mark "x" in any applicable boxes for the criteria to qualify for a landmark, using the space to the right to specify how it is applicable. If more space is needed please use a continuation sheet and write the name of the potential landmark on each sheet.

Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation

First black-owned business in the Grand Park Community. Only grocery store in the Grand Park area across the MLK as a cornerstone in the area.

Its location is the site of a significant local, state, or national event.

The building is a permanent fixture in the Grand Park Community, and has helped many families for decades.

It is identified with a person or persons who significantly contributed to the development of the city, state, or nation

minority- First owner, Johnny Harrell, was a war veteran who fought in Vietnam for this country. He gave the ultimate sacrifice prior to his death.

It is identified as the work of a master builder, designer, or architect, whose individual work has influenced the development of the city, state, or nation.

The 1930's builder inspired other builders to span out throughout the neighborhood creating more businesses and jobs in the city.

Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

The building has a lot of its original structure, consisting of hardwood doors with metal knobs, barred windows and spacious land on both sides.

It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials

The building's method of construction in 1930 was primarily by hand. A lot of the structure is custom made and unable to be duplicated or restored in the same manner.

Its suitability for preservation or restoration

The building should be preserved for future generations and may be restored to preserve significant history.

**5. REQUIRED ATTACHMENTS**

- A minimum of five (5) labeled (with location and description) photographs of the site
- Area map showing property location
- Any available historic and or existing drawings such as elevations, floor plans, diagrams, etc.
- Legal Description

**6. SPONSORSHIP STATEMENT**

I am aware of the proposal for designation of the subject property or properties listed above as a City of Jacksonville landmark or landmark site and am aware of the procedures for review of the proposal by the Jacksonville Historic Preservation Commission and the Jacksonville City Council. I understand that I will be notified of the date and place of any public meetings at which the proposal will be considered by the Jacksonville Historic Preservation Commission and the City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I am aware that I must wait one year to re-apply.

Signature of property owner: *Andre Harrell* Date: 3/28/24  
Printed name: Andre Harrell Phone number: ( )  
Email: sgroregarden@gmail.com  
Address: 2030 W. 26<sup>th</sup> Street City: Jax Zip: 32209

Signature of applicant (if different from property owner): \_\_\_\_\_ Date: \_\_\_\_\_  
(representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.)  
Printed name: \_\_\_\_\_ Phone number: ( )  
Email: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

**Sponsorship other than the owner**

Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation as a City of Jacksonville landmark or landmark site is being sponsored by: \_\_\_\_\_

Signature of sponsor: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed name: \_\_\_\_\_ Phone number: ( ) Email: \_\_\_\_\_

**POSITION AFFIDAVIT**  
**FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE**  
City of Jacksonville Historic Preservation

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**PROPERTY INFORMATION**

Historic Name: Spring Grove Garden Other Names: West 26th Street Grocery  
Street Name and Number: 2259 West 26th Street  
Zip Code: 32209 City: Jacksonville State: Florida  
Real Estate Number(s): 084361-0000

**DECLARATION OF SUPPORT OR OPPOSITION**

In accordance with Section 307.104(j)(1-7), Ordinance Code, the Commission shall determine whether, based upon the evidence, the nominated landmark, or landmark site, does or does not meet the criteria for designation. In the event the owner of the property expresses an objection regarding local landmark status, at least four of the seven criteria must be met. If the owner of the subject property does not express such objection, only two of the seven criteria must be met.

I do not oppose my property being nominated for local landmark status.

I hereby object to my property being nominated for local landmark status.

Signature of Property Owner: Andre Harrell  
Printed Name of Property Owner: Andre Harrell  
Date: 3/28/24

**STATE OF FLORIDA**  
**COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of March 2024, by Andre Harrell, who is personally known to me or who has produced FL. Dr. Lic as identification and who took an oath.

Starla Mabe

(Signature of NOTARY PUBLIC)

Starla Mabe

(Printed name of NOTARY PUBLIC)



**STARLA MABE**  
Commission # HH 051556  
Expires October 7, 2024  
Bonded Thru Budget Notary Services

State of Florida at Large.

My commission expires: 10-7-2024

**HARRELL VERLENE** 📄  
 2259 W 26TH ST  
 JACKSONVILLE, FL 32209

**Primary Site Address**  
 2259 W 26TH ST  
 Jacksonville FL 32209-

**Official Record Book/Page**  
 19477-00021

**Tile #**  
 6404

**2259 W 26TH ST**

Property Detail

<b>RE #</b>	084361-0000
<b>Tax District</b>	USD1
<b>Property Use</b>	1191 Store Retail
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	01480 SPRINGROVE GARDENS
<b>Total Area</b>	43498

Value Summary

Value Description	2023 Certified	2024 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$30,260.00	\$30,260.00
<b>Extra Feature Value</b>	\$5,853.00	\$5,853.00
<b>Land Value (Market)</b>	\$19,238.00	\$19,238.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$55,351.00	\$55,351.00
<b>Assessed Value</b>	\$55,236.00	\$55,351.00
<b>Cap Diff / Portability Amt</b>	\$115.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$55,236.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress** 📄

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History** 📄

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">19477-00021</a>	12/1/2020	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">04146-00982</a>	5/5/1976	\$35,500.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">08669-01117</a>	7/5/1997	\$100.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features** 📄

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	936.00	\$1,775.00
2	FCLC1	Fence Chain Link	1	0	0	32.00	\$168.00
3	FWDC1	Fence Wood	1	0	0	24.00	\$117.00
4	PVCC1	Paving Concrete	1	0	0	1,755.00	\$3,327.00
5	PVAC1	Paving Asphalt	1	0	0	452.00	\$466.00

**Land & Legal** 📄

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	225.00	200.00	Common	225.00	Front Footage	\$19,238.00

Legal

LN	Legal Description
1	18-27 55-2S-26E
2	SPRINGROVE GARDENS S/D
3	LOT 7 BLK 4

**Buildings** 📄

Building 1  
 Building 1 Site Address  
 2259 W 26TH ST Unit  
 Jacksonville FL 32209-

<b>Building Type</b>	1101 - STORE RETAIL
<b>Year Built</b>	1930
<b>Building Value</b>	\$30,260.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1799	1799	1799
Canopy	64	0	16
Canopy	15	0	4
Canopy	21	0	5
<b>Total</b>	<b>1899</b>	<b>1799</b>	<b>1824</b>

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	2	2 Rolled Comp
Interior Wall	1	1 Masonry Min
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	4	4 NS Ceil Min Wall
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame



Element	Code	Detail
Stories	1.000	
Restrooms	2.000	

Baths	4.000	
Rooms / Units	2.000	
Avg Story Height	12.000	

**2023 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$55,236.00	\$0.00	\$55,236.00	\$568.28	\$625.10	\$571.44
Urban Service Dist1	\$55,236.00	\$0.00	\$55,236.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$55,351.00	\$0.00	\$55,351.00	\$162.50	\$176.18	\$162.41
By Local Board	\$55,351.00	\$0.00	\$55,351.00	\$112.88	\$124.43	\$112.83
FL Inland Navigation Dist.	\$55,236.00	\$0.00	\$55,236.00	\$1.61	\$1.59	\$1.59
Water Mgmt Dist. SJRWMD	\$55,236.00	\$0.00	\$55,236.00	\$9.91	\$9.90	\$9.90
School Board Voted	\$55,351.00	\$0.00	\$55,351.00	\$0.00	\$55.35	\$0.00
Urb Ser Dist1 Voted	\$55,236.00	\$0.00	\$55,236.00	\$0.00	\$0.00	\$0.00
			Totals	\$855.18	\$992.55	\$858.17

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$50,215.00	\$50,215.00	\$0.00	\$50,215.00
<b>Current Year</b>	\$55,351.00	\$55,236.00	\$0.00	\$55,236.00

**2023 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- [2023](#)
- [2022](#)
- [2021](#)
- [2020](#)
- [2019](#)
- [2018](#)
- [2017](#)
- [2016](#)
- [2015](#)
- [2014](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



THIS INSTRUMENT PREPARED BY:

NAME Dana L. Harrell  
ADDR. P. O. Box 420103  
Atlanta, GA 30342

**This Quit Claim Deed**, Executed this 1st day of December, 2020, by  
(first party) Dana L. Harrell  
to (second party) Verlene Harrell  
whose post office address is 2259 W 26th Street - Jacksonville, FL 32209  
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party, for an in consideration of the sum of \$ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of Duval, State of Florida to wit:

Lot Seven (7), Block Four (4), SPRINGROVE GARDENS, as per plat recorded in Plat Book 18, page 27, current public records of Duval County, Florida.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature as to First Party  
Kathy H. Wilbert

Printed Name  
Cynthia R. Thomas  
Witness Signature as to First Party  
Cynthia R. Thomas  
Printed Name

Witness Signature as to Co-First Party (if applicable)  
Printed Name

Witness Signature as to Co-First Party (if applicable)  
Printed Name

[Signature]  
Signature of First Party  
Dana L. Harrell II  
Printed Name  
PO Box 420103, Atlanta GA 30342  
Post Office Address

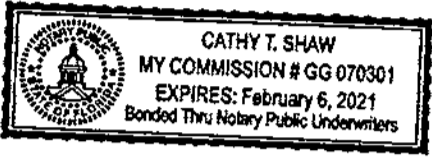
Signature of Co-First Party (if applicable)  
Printed Name

Post Office Address

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December  
2020, by Dana Harrell, who is personally known to me or has  
produced HAIVERS License as identification and who did/did not take an oath.

Cathy T. Shaw  
Notary Public  
Cathy T. Shaw  
(Print, type, or stamp commissioned name of Notary Public)



### III. Legal Description and Location Map

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### 2259 W. 26<sup>th</sup> St - Legal Description

Lot Seven (7), Block Four (4), SPRINGROVE GARDENS, as per plat recorded in Plat Book 18, page 27, current public records of Duval County, Florida

### 2259 W. 26<sup>th</sup> St - Area Map



#### IV. Proof of Public Notice

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STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing on Application to Designate a City of Jacksonville Historic Landmark

in the matter of LM-24-04 Spring Grove Garden at 2259 West 26th Street

in the Court, was published in said newspaper by print in the issues of 4/4/24.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

\*This notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).



Nichol Stringer

Sworn to and subscribed before me this 4th day of April, 2024 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER  
Notary Public, State of Florida  
My Comm. Expires 09/16/2026  
Commission No. HH43688



Seal

Notary Public, State of Florida

NOTICE OF  
PUBLIC HEARING ON  
APPLICATION TO  
DESIGNATE  
SPRING GROVE GARDEN AT  
2259 WEST 26th STREET  
LM-24-04  
AS A CITY OF  
JACKSONVILLE HISTORIC  
LANDMARK

**NOTICE IS HEREBY GIVEN** that on April 24, 2024 at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of the Spring Grove Garden Building at 2259 West 26th Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.10f*. The public hearing will be on the 1st floor (Room 1002) of the Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida.

**Exhibit A**

**Legal Description**

**39-2S-26E**

**1S-27 5S-2S-26E**

**SPRINGROVE GARDENS**

**S/D**

**LOT 7 BLK 4**

**RE # 084361-0000**

This application (LM-24-04) is being sponsored by Andre Harrell. A copy of the application may be examined in the Offices of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

**DATED** this 3rd day of April, 2024.

**Jack C. Demetree, III**  
**Chairman**

**Jacksonville Historic  
Preservation Commission  
City of Jacksonville**

Apr. 4

00 (24-02280D)

# JACKSONVILLE HISTORIC PRESERVATION COMMISSION

## NOTICE OF PUBLIC HEARING

LM-24-04

*The Jacksonville Historic Preservation Commission* will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-24-04** regarding the proposed designation of the Spring Grove Garden located at 2259 West 26<sup>th</sup> Street, as a City of Jacksonville Landmark as noted below:

**Date:** Wednesday, April 24, 2024

**Time:** 3:00 P. M.

**Place:** Ed Ball Building - 1<sup>st</sup> Floor Room 1002  
214 North Hogan Street  
Jacksonville, Florida 32202

Information concerning the proposed designation is on file with the Jacksonville Historic Preservation Commission and available for inspection from 8:00 A. M. until 5:00 P. M. Monday through Friday at the Offices of the Planning and Development Department, Suite 300, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800.

**PLEASE NOTE:** You have received this notice as owner of real property located within 350 feet of the proposed landmark per Section 307.104(f). Only the property associated with the proposed landmark as identified above is impacted by the historic designation.

***ALL PERSONS INTERESTED ARE NOTIFIED TO BE PRESENT AT SAID TIME AND PLACE, AND THEY MAY BE HEARD WITH RESPECT TO THE PROPOSED DESIGNATION.***

The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

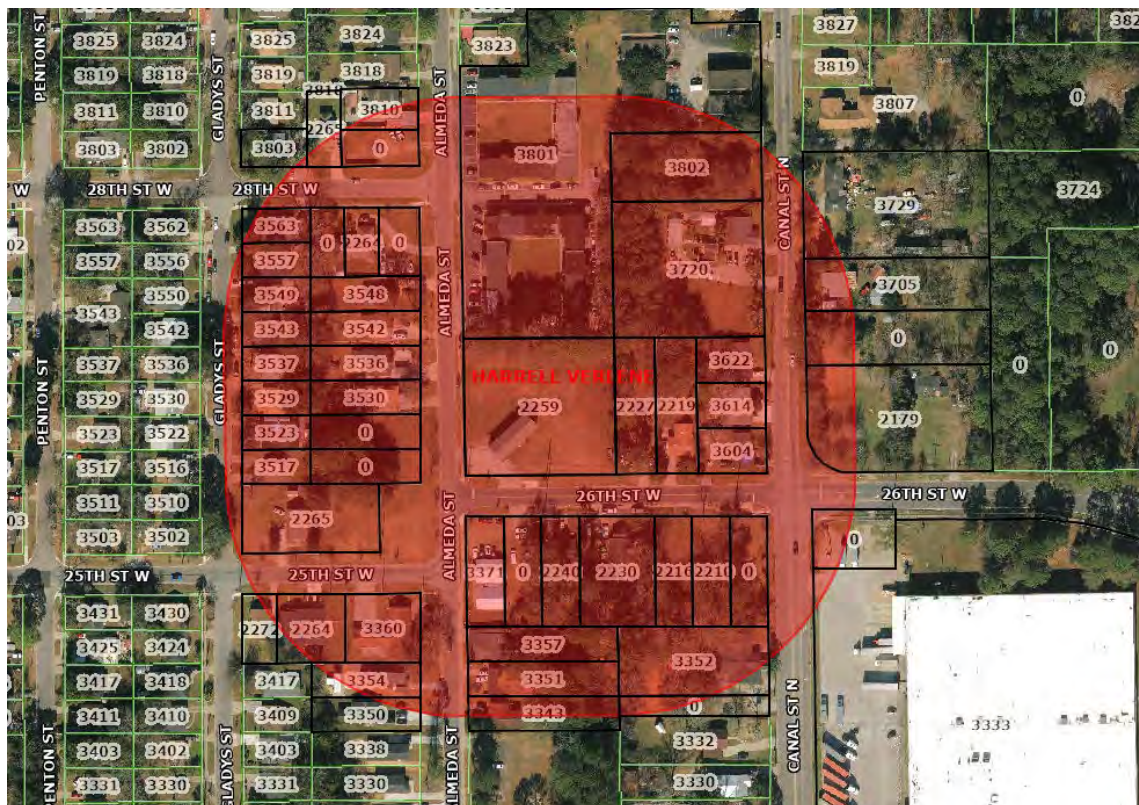
*If a person decides to appeal a decision of the Jacksonville Historic Preservation*

Commission with respect to any matter considered at such meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. § 286.0106, Florida Statutes

**Exhibit A**

**LEGAL DESCRIPTION**

**18-27 55-2S-26E  
SPRINGROVE GARDENS S/D  
LOT 7 BLK 4  
RE # 084361-0000**





V. List of Property Owners Located within 350 Feet of  
the Proposed Landmark

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RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
047393 0010	ABDULLAH EDWARD ESTATE		2264 W 28TH ST			JACKSONVILLE	FL	32209-3554
084300 0000	ALL THINGS ARE POSSIBLE CONSTRUCTION		PO BOX 9153			JACKSONVILLE	FL	32208
047394 0000	ALLEN WALTER		5349 CLEVELAND RD			JACKSONVILLE	FL	32209
047397 0000	BARNES ALEXIS		3542 ALMEDA ST			JACKSONVILLE	FL	32209-3607
047411 0070	BATTLE DANNETTE T		3350 ALMEDA ST			JACKSONVILLE	FL	32209-4115
047404 0010	CRAWFORD MIRIAM ET AL		5258 WASHINGTON ESTATES DR			JACKSONVILLE	FL	32209-1337
084359 0000	CULLINS ALTON		3720 CANAL ST N			JACKSONVILLE	FL	32209
047391 0000	DAVIS DELGUIDICE LOVELY M ET AL		2571 W 28TH ST			JACKSONVILLE	FL	32209
047410 0100	DINKINS JOEL		9832 PATRIOT RIDGE DR			JACKSONVILLE	FL	32221
047400 0010	DUONG SONNY ET AL		116 STANWOOD ST			DORCHESTER	MA	02121
047398 0000	FOREMOST INVESTMENT GROUP LLC		120 BROADMOOR DR			FAYETTEVILLE	GA	30215
084362 0020	FRECHTEL EFRAIM		19330 NE 23RD AVE			MIAMI	FL	33180
084301 0000	FREE LIFE CREATOR A GA LLC		14 EASTBROOK BEND STE 112			PEACHTREE CITY	GA	30269
084124 0000	FRG X FL2 LP		C/O FAROPOINT	111 RIVER ST SUITE 1010		HOBOKEN	NJ	07030
047407 0020	GODS PROPHETIC OUTREACH MINISTRY INC		PO BOX 14101			JACKSONVILLE	FL	32238
	GRAND PARK COMMUNITY ASSOCIATION	DARLENE NEAL	2617 VERNON ST			JACKSONVILLE	FL	32209
047396 0600	GREEN DEIDRE M		3548 ALMEDA ST			JACKSONVILLE	FL	32209-3607
084305 0010	HAMILTON CHARLES		3160 PENTON ST			JACKSONVILLE	FL	32209
047403 0000	HARREL JOHNNY		2259 W 26TH ST			JACKSONVILLE	FL	32209-3611
084302 0000	HARRELL ANDRE		2230 26TH ST W			JACKSONVILLE	FL	32209
084361 0000	HARRELL VERLENE		2259 W 26TH ST			JACKSONVILLE	FL	32209
084303 0000	HAYNES RETHA LEE		2240 W 26TH ST			JACKSONVILLE	FL	32209-3612
047409 0040	JOHNSTON FAMILY REVOCABLE LIVING TRUST		12477 ANESWORTH CT			JACKSONVILLE	FL	32225
084362 0030	JONES BETTY		3614 N CANAL ST			JACKSONVILLE	FL	32209-3665
047395 0000	JONES SANDRA		3563 GLADYS ST			JACKSONVILLE	FL	32209
084362 0040	JONES WILLYSA C		3622 N CANAL ST			JACKSONVILLE	FL	32209
047400 0000	KELLY TIMOTHY		3536 ALMEDA ST			JACKSONVILLE	FL	32209-3607
	KINLOCK CIVIC ASSOCIATION	EARL SIMS	6455 MANHATTAN DR			JACKSONVILLE	FL	32219
084356 0000	LAFAYETTE CAPSTONE GROUP DE LLC		C/O DOMINIQUE DELCOURT	1613 KING ST		JACKSONVILLE	FL	32204
047399 0000	LUMBERJACK FURNITURE COMPANY		6807 TAMRA LN			JACKSONVILLE	FL	32216
084299 0000	MACKEY ERIC JEROME		2957 COMMONWEALTH AVE			JACKSONVILLE	FL	32254
047409 0000	MCCARTY AARON DERELL		2264 W 25TH ST			JACKSONVILLE	FL	32209
084362 0010	MCKEITHAN JUDITH F BAKER		3604 N CANAL ST			JACKSONVILLE	FL	32209
047396 0000	MORRISON PEGGY D		3549 GLADYS ST			JACKSONVILLE	FL	32209-3531
047387 0700	MUNGIN VANESEE F		3810 ALMEDA ST			JACKSONVILLE	FL	32209-3657
084303 0010	NEW LIFE CHURCH IN LORD JESUS OF APOSTOLIC FAITH		3371 ALMEDA ST			JACKSONVILLE	FL	32209-4114
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
047404 0000	PATCHWORK INVESTMENTS LLC		19 STRATFORD DR			CLIFTON PARK	NY	12065
084362 0000	PHAN NGUYEN		2008 SAND ARBOR CIR			ORLANDO	FL	32824
084369 0000	RILEY JAMES J LIFE ESTATE		3705 CANAL ST N			JACKSONVILLE	FL	32209
047389 0000	RMS CAPITAL LLC		4730 S FORT APACHE RD STE 300			LAS VEGAS	NV	89147
084368 0000	ROBERTS GREGORY E ET AL		1643 KEATS RD			JACKSONVILLE	FL	32208
084305 0000	SMITH ERNEST L JR		3357 ALMEDA ST			JACKSONVILLE	FL	32209-4114
047401 0000	SRF WORKFORCE OWNER 2 LLC		71 SOUTH WACKER SUITE 2775			CHICAGO	IL	60606
084358 0000	SYKES PAUL A		4904 DALLEN LEA DR			JACKSONVILLE	FL	32208
084314 0210	WALKER CHARLIE ESTATE		C/O MARY WALKER	P O BOX 40654		JACKSONVILLE	FL	32203
047402 0000	WATSON DELORES		3523 GLADYS ST			JACKSONVILLE	FL	32209-3531
084306 0000	YOUNG JEANETTA		3343 ALMEDA ST			JACKSONVILLE	FL	32209-4114

## VI. Photographs and Images

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