

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION  
PART I--PRECONSTRUCTION APPLICATION**

**INSTRUCTIONS:** Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

**A. GENERAL INFORMATION** *To be completed by all applicants*

**1. Property Identification and location:**

Property Identification Number (from tax records): RE# 064378-0000 *Attach legal description of property.*

Address of property: 2739 Post Street

City JACKSONVILLE, County: DUVAL, Zip Code: 32205

- Individually National Register Listed       Locally designated historic property or landmark\*
- In a National Register District               In a locally designated district

\* *For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district: Riverside National Register District

*For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:*

Name of local historic preservation agency/office:

CITY OF JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT

Mailing Address: 214 NORTH HOGAN STREET, SUITE 300

City: JACKSONVILLE State: FLORIDA Zip Code: 32202

Telephone Number: (904) 255-7800

**2. Type of request:**

- Exemption under §196.1997, F. S. (standard exemption)
- Exemption under §196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under §196.1998, F.S. complete Question 9 on page five.*

**3. Owner Information:**

Name of individual or organization owing the property: Denise Renbarger

Mailing Address: 5569 Autumnbrook Court

City: Jacksonville, State: Florida Zip Code: 32256

Daytime Telephone Number: (904) 524-2983

Name of additional owner at same mailing address: \_\_\_\_\_

Daytime Telephone Number: (\_\_\_\_\_) \_\_\_\_\_

*If the property is in multiple ownership, attach a list of all owners with their mailing addresses.*

PROPERTY ADDRESS: 2739 Post Street, Jacksonville, Florida 32205

4. **Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Name: Denise Renbarger Signature: *Denise Renbarger* Date: 9.17.2021

Complete the following if signing for an organization or multiple owners.

Title: President Organization: Autumnbrook Designs, LLC

Individually owned property and  jointly owned property  
 In a historical district  In a historic neighborhood

\* For applications submitted by the Division of Historical Resources, the applicant must also complete the following information regarding the property and the applicant's relationship to the property.

Name of historic district: Historic Central Business District  
 For locally designated historic properties or properties or properties located in locally designated historic districts, include the following information:

Name of local historic preservation commission: Historic Preservation Commission  
 Address: 200 North 1st Street, Jacksonville, FL 32202  
 City: JACKSONVILLE State: FLORIDA Zip: 32202  
 Telephone Number: 904.241.1234

2. Type of request:  
 Exemption under (19a, 19b), F.S. (Private Landmark)  
 Exemption under (19c, 19d), F.S. (Properties for preservation owned by non-profit organizations or government agencies and registered representative marks) (Exemption under 27d, 27e, F.S. requires additional information on page 2b)

3. Owner Information:  
 Name of individual or organization owning the property: Denise Renbarger  
 Mailing Address: 3500 Jacksonville Blvd  
 City: Jacksonville State: FL Zip: 32205  
 Daytime Telephone Number: (904) 745-1234  
 Name of address owner at same mailing address: \_\_\_\_\_  
 Daytime Telephone Number: \_\_\_\_\_  
 If the property is in multiple ownership, enter the list of all owners with their appropriate title

**B. EVALUATION OF PROPERTY**

*To be completed only for properties in historic or archaeological districts:*

**4. Description of physical appearance:**

This is a two and a half story Tudor Revival building in the Riverside National Register District. Attachment 1 is a site map of the Riverside survey area, provided by the City of Jacksonville. Because this map is fairly hard to read, please also see Attachment 2, which includes a larger map of the area and a view zoomed in of Post Street.

The home was originally designed as a duplex. At some point it was converted to a single family residence. The building consists of brick veneer construction on the first two floors and half-timber framing above. The entrance portico has a shed roof supported by masonry piers. The structure is conventional wood framing. The exterior walls have a combination of brick veneer and stucco with inset decorative wood "timbers" in a half timber/Tudor style (photos 1 & 2). There is a crawlspace below the first floor with brick piers supporting interior load bearing walls. The attic is conventionally framed with wood rafters. The roof has a prominent gable at the front with a small shed accenting the front portico. Approximately twenty feet behind that gable, is a Dutch gable and the rear elevation also has a similar Dutch gable, although it is partially concealed by a lower hip roof. The roof covering is an asphalt shingle system which is ten to twenty years old.

A brick chimney is prominent at the small, side gable on the southeast corner, and it serves fireplaces on the first and second floors. A smaller brick chimney is at the rear of the house which likely served a boiler, stove or similar appliance in the kitchen. This chimney is not visible from the street.

The roof pitch is 10:12, although the hip roof at the rear of the house is 5:12.

The East property line is defined by a low masonry wall with intermittent masonry piers (photos 1 & 2). The piers are capped with decorative balls or urns. Between the piers and on top of the masonry walls are wood fenced panels with dog-eared details at the top. The South property line is defined in a similar manner as the South wall, although it stops at the North end of the southwest patio. We have been told by the previous owner that they installed the walls and fencing along the South and West property lines, so these are not original.

Some of the existing windows are wood framed double hung sash windows, primarily 6/6 and 4/4. Others are metal casement windows with multi-paned glazing. There are wood cornices above the two first floor windows on the South elevation (photos 1, 2 & 4).

The North elevation of the building (photo 6) mirrors the South elevation with brick construction on the first two floors, topped with half-timber framing. There is a large stucco protrusion that may or may not be original to the building. The 1950's Sanborn map (attachment 3) shows an additional structure in the back, labeled as "A". This structure was likely a garage and is no longer on the property.

There is an exterior patio with precast concrete newel posts and concrete balusters on the southwest corner of the house. There are also two concrete planters on the porch and an iron trellis above (photo 9).

Over the years, the house has fallen into disrepair. One cornice on the South facade is currently falling off (photo 1), and the shingle roof needs replacement. The interior of the building is bare and appears to have been gutted prior to this work beginning. What remains of the plaster walls is severely damaged beyond repair. There are no historic characteristics or details cast into the plaster. The existing wood trim and casing shall remain or be duplicated. There are two cabinets that appear to be original, which will be repaired and re-installed in the renovation. Glazing in several windows is broken or missing and will be replaced.

Date of Construction: circa 1935 Date(s) of Alteration(s): unknown

Has building been moved?  Yes  No If so, when? \_\_\_\_\_

### **5. Statement of Significance:**

Located in the New Riverside subdivision, which was platted by Miller Hallows in 1909, this building embodies many of the architectural characteristics of buildings constructed in Riverside during the Depression Era of the late 1920's and 1930's. Sanborn Company Maps of Riverside between 1887 and 1949 (see attachment 3), and architectural evidence, based on comparisons with other buildings of similar size and design, all indicate this building was constructed circa 1935.

Located southwest of downtown Jacksonville, Riverside is one of the city's oldest and most historically significant residential neighborhoods. The Riverside tract remained largely undeveloped until 1887, when the eastern portion of the area to present-day King Street was incorporated into the city of Jacksonville. Shortly after annexation, a streetcar line was extended to connect the suburb with downtown. The extension of city services and the streetcar line sparked Riverside's first significant period of development. By 1895, Riverside was home to 2,500 of Jacksonville's upper middle class.

The architecture of Riverside reflects diverse stylistic trends popular during the late nineteenth and early twentieth centuries, when the community experienced most of its development. Following the Great Fire of 1901, many former residents of downtown neighborhoods built homes in Riverside. Riverside Avenue, the primary road to the area from downtown, became the showplace for homes of many prominent residents and was thus nicknamed "The Row". In the wake of the Great Fire, Jacksonville attracted a number of architects, many of whom, in addition to rebuilding the downtown commercial core, competed for residential commissions in Riverside. The variety of styles employed by Riverside's architects gives the area the distinction of having one of the most diverse collections of historic residential architecture in Florida.

Most Tudor residences in Florida date from the 1920's when the style reached its peak in popularity through out the country. Some typical features of the Tudor style include steeply pitched roofs, often with intersecting extensions; decorative half-timbering and stucco siding; and tall, narrow casement windows with multi-paned glazing. 2739 Post Street is a two and a half story Vernacular residential building. Notable architectural features include a front gable, half-timbering and a portico. These and other details, like the exterior brick and masonry posts around the portico, reference back to the Tudor style commonly found in Riverside.

This stately old building sits directly adjacent to the prominent and heavily trafficked King Street with its shops and restaurants. Although the interior of the home is greatly deteriorated, it still retains integrity in its location, On File

of its design, setting and workmanship. Repairing and rehabilitating the property will only result in bringing a declining historic property back to prominence. The renovations will help restore the fabric of the traditional building design and will have a positive impact on maintaining this building as a contributing resource to the Riverside Historic District.

**6. Photographs and Maps:**

Attach photographs, site plans, floorplans and maps to application.

C. DESCRIPTION OF IMPROVEMENTS

To be completed by all applicants. Include site work, new construction, alterations, etc. Complete the blocks below.

**FEATURE 1**

Feature: Roof, fascia & chimneys  
 Approximate date of feature: unknown

Describe existing feature and its condition:  
 Existing asphalt shingle roof is estimated to be 10-20 years old. Some of the existing fascia and flashing is copper. There are 4 existing skylights serving the 3rd floor, many of which are damaged or are missing. There are two existing chimneys. One is on the South elevation and serves the fireplaces on the first and second floors. The existing chimney cap on this chimney is rusted and damaged. The second chimney is only visible from the alley to the northeast, and is believed to have served a furnace or boiler that was removed by a previous owner.  
 Photograph Number: 1 & 5 Drawing Number: A3-A7

Describe work and impact on existing feature:

A new asphalt shingle, "TruDefinition Duration" roof by Owens Corning shall be installed. The roof shape and pitch shall not change. When replacing the roof, four new skylights shall be installed in locations indicated on drawings. None of these skylights shall be visible from the primary South elevation. Three of the new skylights will be fixed and will closely match the previous skylight sizes. One of the new skylights shall have a top hinge and act as an emergency egress window for the bedroom on the third floor.

Due to budgetary restraints, the damaged copper flashing and fascia shall be replaced with black anodized aluminum.

The chimney which is visible from the South elevation is existing to remain and shall have a new chimney cap installed to match existing. The chimney serving the old furnace, that is not visible from the street, shall be removed.

**FEATURE 2**

Feature: Exterior Windows  
 Approximate date of feature: circa 1935

Describe existing feature and its condition:  
 The majority of the existing windows are wood, double hung sash windows, primarily 6/6 and 4/4. Others are metal casement windows with multi-paned glazing. Some windows on the second floor are vinyl sash windows which were installed by the previous owner, and are not historic. Many of these windows are missing interior trim and casing and the window frames were poorly installed, and are now rotting.

Some of the glazing in the casement windows was replaced with stained glass or covered with film by the previous owner. (Photo 12 & 14)

There are wood cornices above the two first story windows on the South elevation. These cornices have deteriorated and one is falling off the building. (Photo 1) There is a window on the southeast corner of the building that has what is believed to be the remains of a previously existing cornice. (Photo 10)

Many of the windows are not properly installed and are falling out of the openings. A few of the windows have broken glass. Some of the metal windows are rusted and the

Describe work and impact on existing feature:

All existing windows shall be repaired. Broken glazing shall be replaced with clear uninsulated glazing. All window assemblies that are existing to remain shall be sanded and painted. All window frames, sills and trim shall be repaired or replaced in kind and to match adjacent windows. All hardware shall be fixed or replaced in kind. All windows shall be properly hung, caulked and painted.

The wood cornices on the South and southeast elevations shall be restored or rebuilt to match existing, and properly installed.

At the stucco protrusion at the North elevation, the original window openings shall be restored and new single hung wood sash windows shall be installed. (See sheet A6)

casement latches and cranks are inoperable. Many of the wood windows have substantial rot, both interior and exterior. (Photo 11)

The stucco protrusion at the North end of the building has three recesses that are believed to be original window openings. These recesses have been filled in with stucco and two of the openings have much smaller single hung metal windows installed. (Photos 7 & 13)

Photograph Number: 1, 7, 10-14 Drawing Number: A1, A2, & A4-A6

### FEATURE 3

Feature: Exterior Doors

Approximate date of feature: unknown

Describe existing feature and its condition:

The front door profile is arched at the top and the door may have previously had a circular window in it. (Photos 14 & 15) The door is severely damaged and appears to be held together in many areas by metal bracing. The hardware that remains is inappropriate, rusted and insecure. The interior trim is damaged and is missing in places. There is a screen door on the outside that is ripped and the frame is damaged.

The door on the East elevation also has an arched top. (Photos 16 & 17) This is a solid wood door with six small lights at the top. Much of the hardware is damaged or missing. This door appears to have been poorly repaired by a previous owner and is missing trim and hardware in places.

The door to the patio on the West elevation is also severely damaged. (Photo 18 & 19) The bottom of the door is rotten and the glazing is missing, or has been painted over. This door also was patched with wood panels by the previous owner.

The existing door on the North elevation appears to be fiberglass and is in good condition. (Photo 7) There is another opening to the left of the door that has been filled in with stucco. It can be reasonably assumed that this served a furnace or boiler room previously. The opening has been filled in with stucco and there is no evidence of an opening on the interior of the house.

Photograph Number: 7, & 14-19 Drawing Number: A1, A5 & A6

Describe work and impact on existing feature:

The front door on the South elevation, and side doors on the East and West elevation are damaged beyond repair. They shall be rebuilt to match the original intent. Hardware shall be cleaned or replaced as necessary, and shall be historically sympathetic. All damaged or missing glazing shall be replaced with uninsulated glazing. The non-functioning opening to the left of the back door shall be filled in with new brick.

### FEATURE 4

Feature: Exterior Porches and Steps

Approximate date of feature: unknown

Describe existing feature and its condition:

There are four exterior patios. The patio at the South elevation serves the front door. (Photos 20-22) The patio floor is currently covered in a slate tile, which is poorly installed and in some places not attached to the quarry tile below. The steps have also been veneered in slate that is falling off. Below the slate you can see brick steps and a

Describe work and impact on existing feature:

The slate tile veneer at the front door is not historic and was poorly installed over brick steps and quarry tile at the landing. This slate shall be removed, and the brick and quarry tile shall be cleaned with the gentlest method possible, such as scrubbing with low pressure water and detergent with natural bristle brushes. The slate shall also be removed from the

concrete cap on the knee wall beside the stairs. There is a brick sidewalk leading to the patio with a marble curb.

The southwest patio appears to have been constructed after the original structure was completed. This is evident in that the brick coursing does not align with the main house. There are two brick planter boxes which also appear to have been added at a later date. The flagstone pavers are in disrepair and poorly installed. The patio is bordered with precast concrete balusters and a concrete cap. There is a cast iron trellis extending from the adjacent stucco fence over the patio, and attaching to the brick on the house. (Photos 9, 23 & 24)

The rear entrance on the North elevation was previously accessed by a raised patio, that has since been demolished by a previous owner. It can be assumed that whatever was there before was not historic since it appears to have been built with concrete block and there is no concrete block in the main residence. (Photos 6, 7, 25 & 26) There are decorative brick knee walls on either side of the door and small concrete steps. The brick and concrete both do not match the brick on the house and are not original.

The East entrance has existing concrete steps that have deteriorated and are beyond repair. To the left of the East door, there is some concrete block and brick. The previous intent of these materials is unclear. (Photos 3, 17, 27 & 28)  
Photograph Number: 3, 6, 7, 9, 17, 20-28 Drawing Number: A1, A5, A6 & A10

concrete cap above the brick knee wall, and the concrete cap shall be gently cleaned and repaired.

At the southwest patio, the iron trellis, concrete balusters and cap, shall be gently cleaned and repaired as necessary.

The debris and remnants of the previous patio at the South entrance shall be removed. Any brick in good condition shall be gently cleaned and stored on site for future repairs. The existing concrete block wall shall be removed and new steps shall be installed.

The debris at the East entrance, including the concrete block and brick shown in Photo 28 shall also be removed. Concrete steps similar to what is believed to have been originally intended shall be rebuilt.

## FEATURE 5

Feature: Building Site & Rear Parking Area  
Approximate date of feature: varies

Describe existing feature and its condition:

The South side of the building faces Post Street, and is the main character contributing elevation. (Photos 1 & 2) The yard is defined with a low masonry wall with cast iron fencing between masonry piers. Some of these piers are topped with decorative spherical finials. A gate and an arched iron trellis lead from the public sidewalk, to a private walkway, to the front door. The masonry wall is in good condition. The iron fencing and trellis are also in good condition but are missing some finials and other decorative pieces. From the historic photo shown in attached master site file (Attachment 4), you can see that this fence is not original.

The North and East sides of the building face a service alley common to a restaurant, gas station, and commercial office building. From the 1950's Sandborn map (Attachment 3) we can see that there was a concrete pad behind the building. What remains of that pad is cracked and broken. (Photo 6)

The East property line is defined by a low masonry wall, similar to the South elevation, with intermittent masonry piers. (Photo 5) Some of the piers are topped with decorative urns. Between the piers and on top of the masonry walls are wood fence panels with a dog-eared detail at the top.

Describe work and impact on existing feature:

The fencing and low walls are existing to remain and shall be repaired as required. Any loose finials shall be secured and any additional finials or iron details found on site shall be reinstalled. A survey will be conducted prior to construction to ensure there are no hidden archeological materials.

The existing concrete pad in the rear of the building is cracked and broken beyond repair. The old concrete pad shall be removed and a new concrete pad poured.

Photos 29 & 30 depict the existing condition of the northeast property line. The left side of Photo 30 shows the stucco veneered existing fence pier. The right side of that photo shows where the previous owner started building a concrete block wall to match up with the opposite pier. This was poorly built and shall be removed. Sheet A10 details the new masonry pier to be constructed and an electric bi-fold gate shall be installed for security.



A previous owner installed the existing fencing so it is not original to the property. A previous owner also started building an extension of the fence, visible in photos 29 & 30.

Photograph Number: 1, 2, 5, 6, 29 & 30 Drawing Number: A10

## FEATURE 6

Feature: Interior Stairs

Approximate date of feature: circa 1935

Describe existing feature and its condition:

Primary stairs (Stair 1) adjacent to the front door are in good condition. The treads are stained wood, and the risers are painted. The paint is chipping and the stain is worn in areas. The existing metal handrail is not original and is also not continuous. (Photos 31 & 32)

Existing stairs from the second floor to the third floor (Stair 3) are also in good condition. The existing treads and risers are unfinished wood. There is not a handrail for these stairs currently. (Photos 33 & 34)

Photograph Number: 31-34 Drawing Number: A1, A2, A3 & A10

Describe work and impact on existing feature:

The primary stairs at the front door (Stair 1), and the existing stairs from the second to the third floor (Stair 3), shall be sanded and cleaned. The treads shall be stained, and the risers painted. The unoriginal handrail shall be removed from Stair 1 and a new handrail installed at both stairs (see Detail A10.9).

For egress, a new stair shall be installed at the rear entrance. (See Detail A7.2) These stairs shall also have stained treads, painted risers and a handrail to match the other two stairs.

## FEATURE 7

Feature: Partitions, Trim & Finishes

Approximate date of feature: varies

Describe existing feature and its condition:

Existing interior partitions are a mix of gypsum wallboard and plaster finish. The majority of the walls are extremely damaged and many are bare to the studs. (Photo 14) There are no historic characteristics or details cast into the plaster. There is currently a door from Sunroom 118 to Bedroom 115.

There are many different trim and casing details throughout the house. There are also many places that are missing casing or trim entirely. (Photo 37)

The flooring throughout is wood, excluding the restrooms. In some places, the finished floor is missing completely and the wood floor joists are temporarily covered in plywood. (Photo 16 & 39)

Both fireplaces have a small stone tile hearth. (Photos 35 & 36) The downstairs fireplace is faced in brick that has been painted many times. The second floor fire place is faced in faux stone with heavy wood details that are not believed to be historic.

The bathrooms have tile floors. (Photos 12 & 38) Some also have beadboard or tile wainscot.

The ceilings throughout are gypsum wallboard, which is damaged in many places or is missing entirely. (Photo 39) There is currently an arched soffit over the fireplace on the second floor that is not believed to be historic. (Photo 36)

Describe work and impact on existing feature:

Interior partitions that do not inhibit the new use of the building shall be refurbished. There are no features cast into the plaster of any existing walls. All existing interior sheathing shall be removed due to damage. All interior partitions shall be finished with new gypsum wall board and painted a color appropriate to the period. The defining spaces and their relationship to each other shall remain.

Much of the interior trim has been removed or replaced. The first floor trim is shown in photo 44 and some areas have a simple picture rail rather than crown moulding (Photos 44 & 35). All trim throughout the house will be built to match the trim shown in these photos.

The existing wood flooring shall be sanded and cleaned where possible. Where flooring is missing or damaged beyond repair, new wood floors shall be installed to match existing.

The tile hearth on the first and second floor are broken and damaged. These shall be removed and new slate tile shall be installed in a similar grid pattern. The brick on both fire places shall be gently cleaned and the first floor fireplace shall be re-painted.

All restrooms shall have new tile floors installed. This tile shall be sympathetic to the

Photograph Number: 12, 14, 16, 34 - 39 & 44 Drawing Number: A1, A2, A3 & A0

historic character.

New gypsum wallboard ceilings shall be installed throughout.

**FEATURE 8**

Feature: Historic Cabinets  
Approximate date of feature: circa 1935

Describe existing feature and its condition:  
There are two cabinets that are believed to be historic and original to the building. One is currently installed on the first floor. (Photo 40) This cabinet is in relatively good condition and includes an upper cabinet with a glass doors and wood shelves. It is missing some glazing and the hardware and drawer slides are damaged.

The other cabinet has been uninstalled and is sitting on the floor in Bedroom 115. (Photos 41 & 42) This cabinet does not have any glazing or hardware, but has similar wood detailing to the other cabinet. The cabinet on the floor in Bedroom 115 does not have a lower cabinet  
Photograph Number: 40-42 Drawing Number: A1, A2 & A10

Describe work and impact on existing feature:

The existing cabinet in Dining Room 104 shall be repaired, sanded, cleaned and painted. The missing glazing shall be replaced in-kind. All hardware shall be cleaned and adjusted where possible. Any missing or damaged hardware shall be replaced in-kind. The cabinet shall be relocated to Dining Room 104 to best serve the new floor plan.

The cabinet on the floor in Bedroom 115 shall be cleaned, sanded, repaired and installed on the second floor in Dining Room 203, centered on the North wall.

**FEATURE 9**

Feature: Lighting  
Approximate date of feature: unknown

Describe existing feature and its condition:  
There are exterior sconces and flood lights at the exterior doors. (Photos 1, 3, & 18) There is a pendant installed on the trellis over the porch on the West elevation. (Photo 9 & 24) A flood light on the North elevation lights the back parking area. (Photo 5) Another light is currently installed under the eye brow over the back door.

The interior lighting has mostly been removed by the previous owner. There is a small pendant at the front door (Photo 14), and a small pendant in the kitchen (Photo 16). There are a pair of sconces installed on either side of the fireplace on the second floor, (Photo 36) and various abandoned light fixtures throughout the house. (Photo 37)

Most of the existing light fixtures lamps are broken or the wiring is worn and they do not turn on.  
Photograph Number: 1, 3, 5, 9, 14, 16, 18, 24, 36 & 37  
Drawing Number: A8, A9, & A10

Describe work and impact on existing feature:

Sconces at the South and West entrances shall be cleaned and refurbished where possible. Where these exterior light fixtures are beyond repair, they shall be replaced in-kind. New low profile site lighting shall be installed in the rear parking area for safety. (See details A10.5)

General interior lighting shall be recessed LED downlights. All bedrooms and living rooms shall have ceiling fans with light kits. All restrooms shall have a new downlights and vanity lights installed above the sink mirror.

All new interior light fixtures, other than utility lighting shall be 2700K color temperature and shall be controlled via dimmer.

**FEATURE 10**

Feature: HVAC, Electrical & Plumbing  
Approximate date of feature: unknown

Describe existing feature and its condition:  
Existing wiring throughout the house is knob and tube and is

Describe work and impact on existing feature:

Existing electrical panels are beyond repair. A new electrical panel shall be installed on the first floor in the existing panel location. A new electrical panel, serving the second and third

generally in disrepair.

There are no vents or evidence of central air conditioning on the first or third floors. There is a window air conditioning unit in the Bedroom 110. (Photo 13) Condensation from this window unit has damaged the sheathing below the window, as well as the window sill. (Photo 43)

There is evidence of an old boiler system that may have fed furnaces on the first floor. This system has since been removed.

There is an air conditioning unit in a closet on the second floor and vents throughout the second floor.

Most plumbing fixtures were removed by the previous owner. Those that remain were installed poorly and are in general disrepair.

Photograph Number: 13 & 43 Drawing Number: A1, A2 & A3

floors, shall be located in the HVAC closet on the third floor.

All existing HVAC equipment shall be removed and new split system HVAC equipment shall be installed. The air handler serving the first floor shall be located in HVAC Closet 112. Air Handlers serving the second and third floors shall be located in HVAC Closet 306.

The air conditioning unit in the window in Bedroom 110 shall be removed and damage to adjacent walls, window and trim shall be repaired or replaced in-kind.

All existing plumbing for the old boiler system shall be removed. All new plumbing fixtures shall be sympathetic to the historic period.

**FEATURE 11**

Feature:  
Approximate date of feature:  
  
Describe existing feature and its condition:  
  
Photograph Number:          Drawing Number:

Describe work and impact on existing feature:

**FEATURE 12**

Feature:  
Approximate date of feature:  
  
Describe existing feature and its condition:  
  
Photograph Number:          Drawing Number:

Describe work and impact on existing feature:

**FEATURE 13**

Feature:  
Approximate date of feature:  
  
Describe existing feature and its condition:  
  
Photograph Number:          Drawing Number:

Describe work and impact on existing feature:

**FEATURE 14**

Feature:  
Approximate date of feature:  
  
Describe existing feature and its condition:  
  
Photograph Number:          Drawing Number:

Describe work and impact on existing feature:

PROPERTY ADDRESS: 2739 Post Street, Jacksonville, Florida 32205

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**D. PROPERTY USE**

*To be completed by all applicants.*

1. Use(s) before improvement: duplex
  2. Proposed use(s) after improvement: duplex
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**E. SPECIAL EXEMPTION**

*Complete only if applying for exemption under §196.1998, F. S. (property occupied by non-profit organization or government agency and regularly open to the public):*

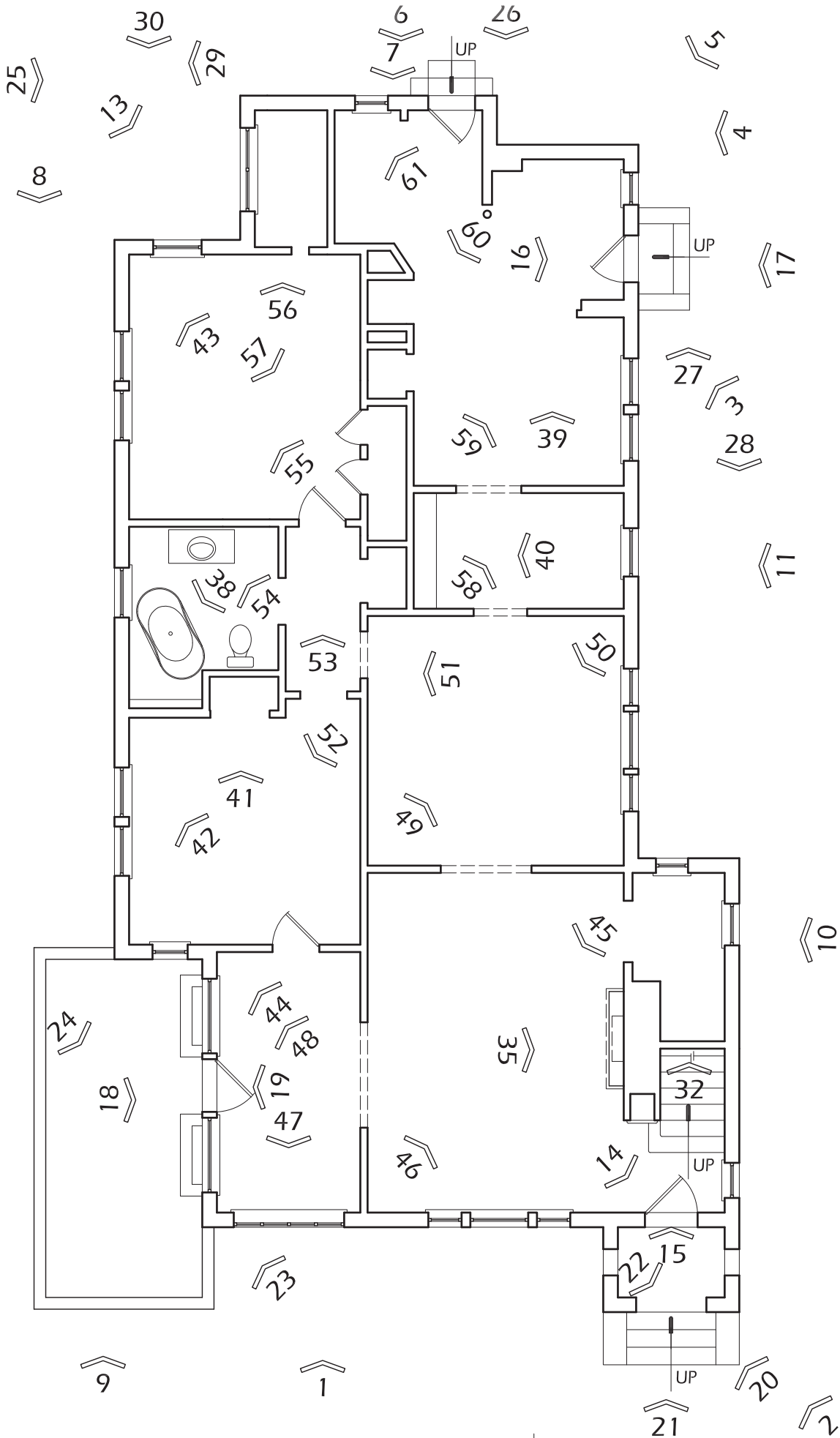
*Note: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by §196.1998, F. S.*

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site.  
\_\_\_\_\_
2. How often does this organization or agency use the building or archaeological site?  
\_\_\_\_\_
3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) \_\_\_\_\_ square feet (\_\_\_\_\_) acres (\_\_\_\_\_).
4. How much area does the organization or agency use? \_\_\_\_\_ square feet (\_\_\_\_\_), acres (\_\_\_\_\_)
5. What percentage of the useable area does the organization or agency use? \_\_\_\_\_%
6. Is the property open to the public?  Yes  No If so , when? \_\_\_\_\_
7. Are there regular hours?  Yes  No If so , what are they? \_\_\_\_\_
8. Is the property also open by appointment?  Yes  No
9. Is the property open only by appointment?  Yes  No

Existing Conditions at:  
**2739 Post Street**  
Jacksonville, Florida



**LANE ARCHITECTURE**  
904 Margaret Street  
Jacksonville, Florida 32204  
904.355.9020  
J. Lane, Reg. No. AR 12715



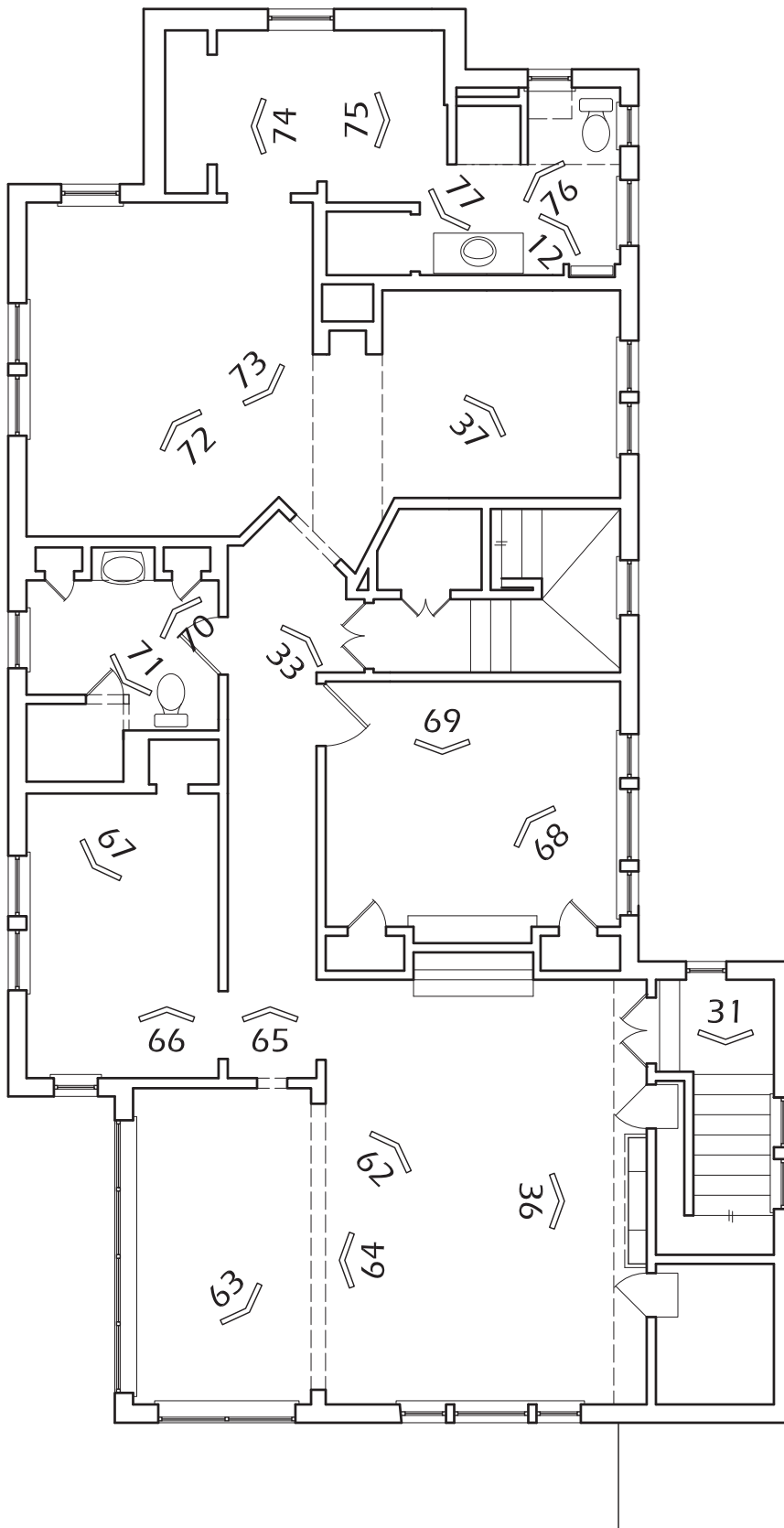
**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



Existing Conditions at:  
**2739 Post Street**  
Jacksonville, Florida



**LANE ARCHITECTURE**  
904 Margaret Street  
Jacksonville, Florida 32204  
904.355.9020  
J. Lane, Reg. No. AR 12715

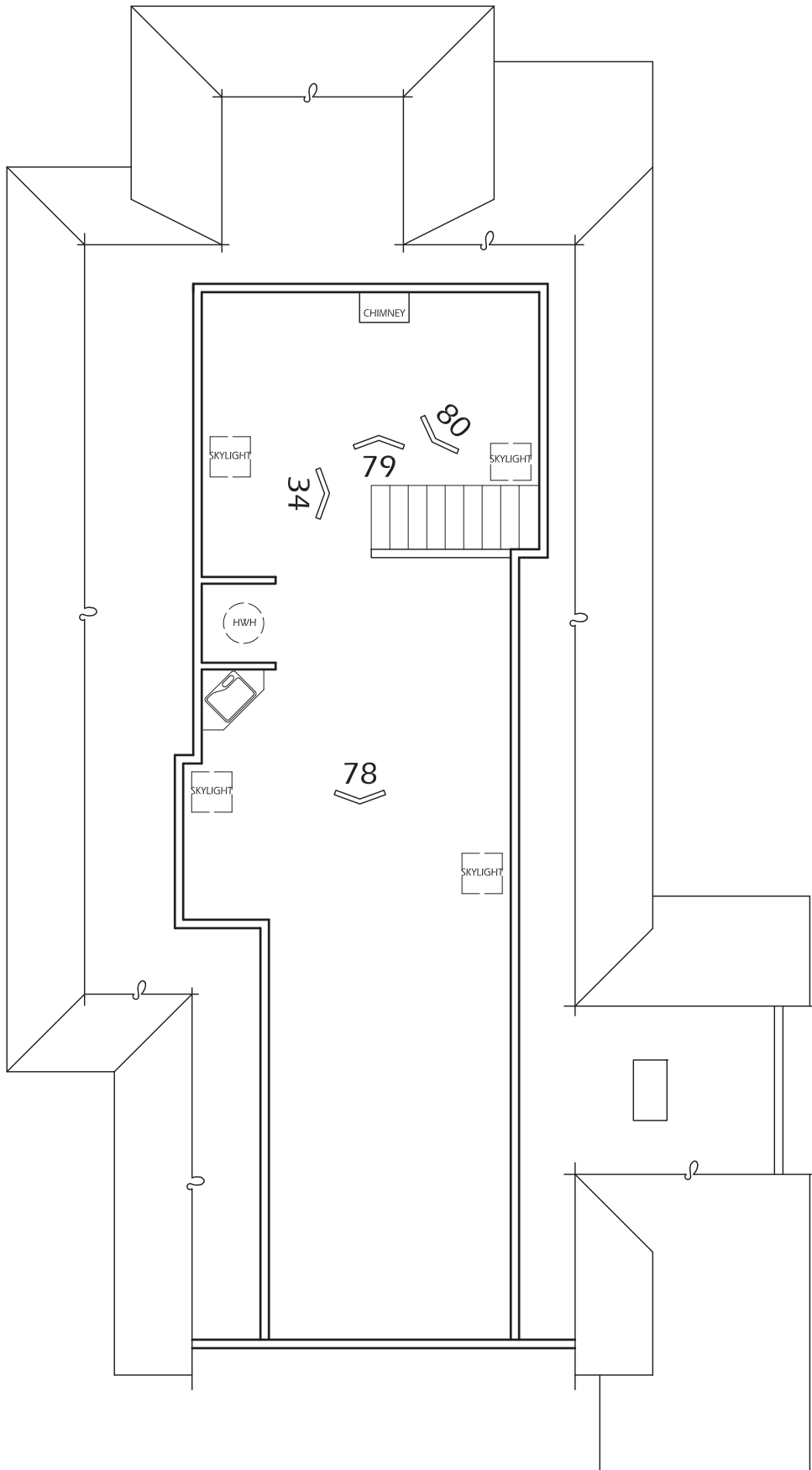


**EXISTING SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Existing Conditions at:  
**2739 Post Street**  
Jacksonville, Florida



**LANE ARCHITECTURE**  
904 Margaret Street  
Jacksonville, Florida 32204  
904.355.9020  
J. Lane, Reg. No. AR 12715



**EXISTING ATTIC FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Photo 1 Before



Photo 1 After





Photo 2 Before



Photo 2 After



Photo 3 Before



Photo 3 After



Photo 4 Before



Photo 4 After



Photo 5 Before



Photo 5 After



Photo 6 Before



Photo 6 After



Photo 7 Before

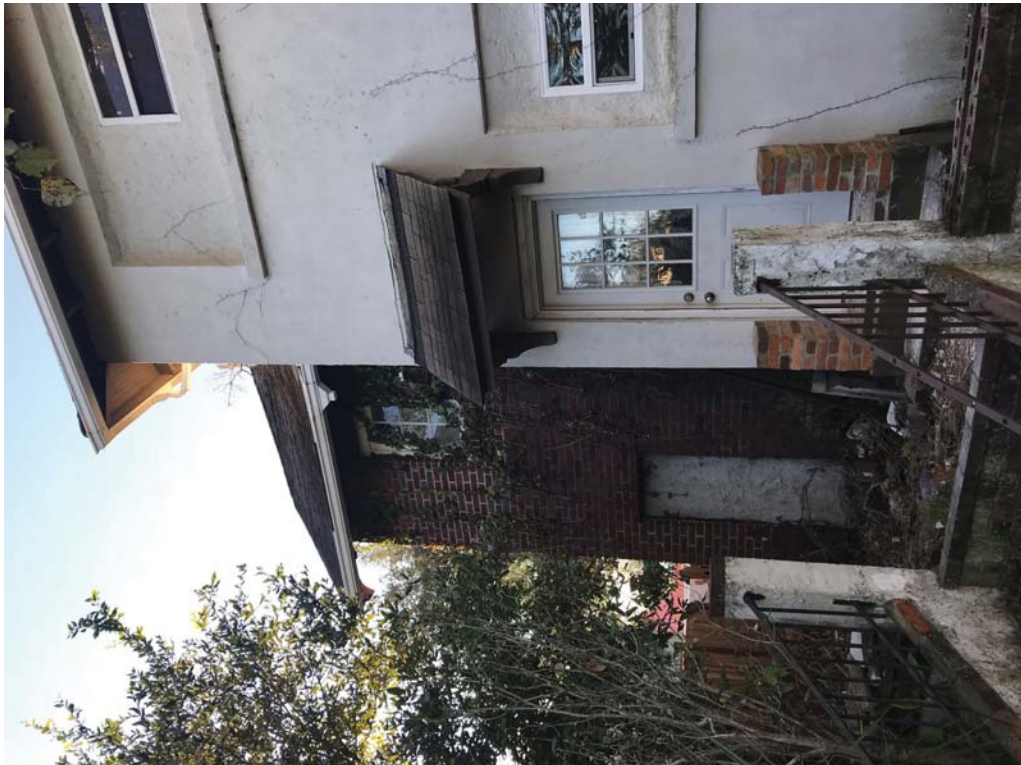


Photo 7 After



Photo 8 Before



Photo 8 After



Photo 9 Before



Photo 9 After





Photo 10 After



Photo 10 Before



Photo 11 Before



Photo 11 After

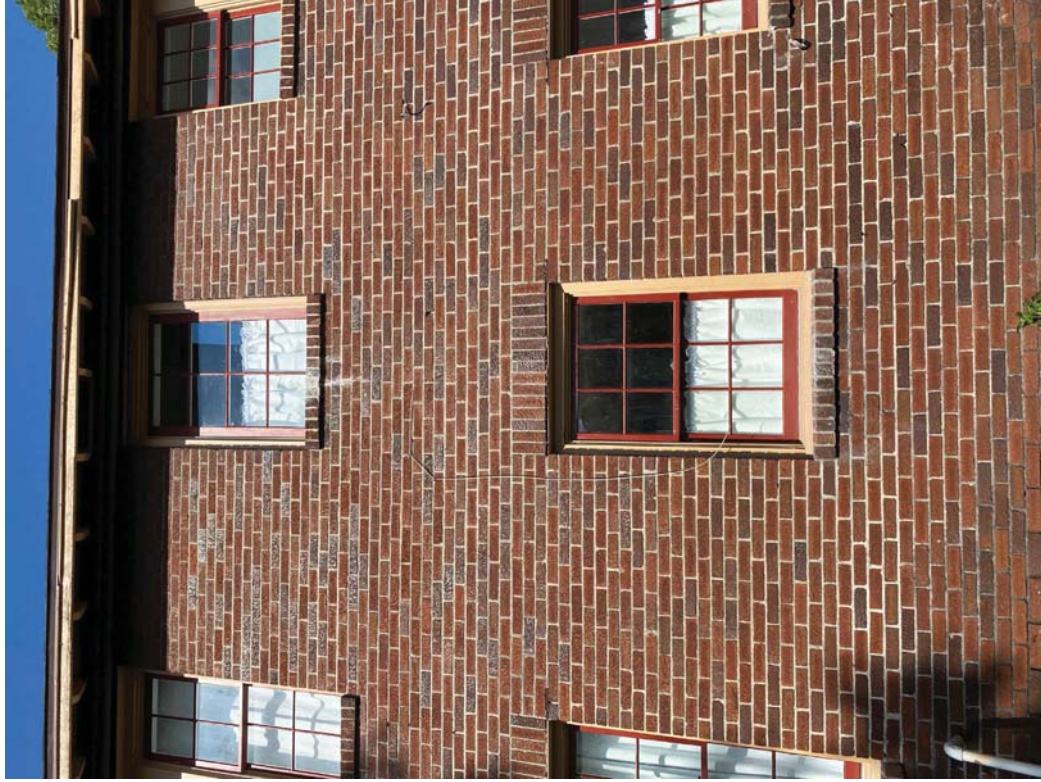


Photo 12 Before



Photo 12 After



Photo 13 Before



Photo 13 After



Photo 14 Before



Photo 14 After



Photo 15 Before



Photo 15 After



Photo 16 Before



Photo 16 After



Photo 17 Before



Photo 17 After

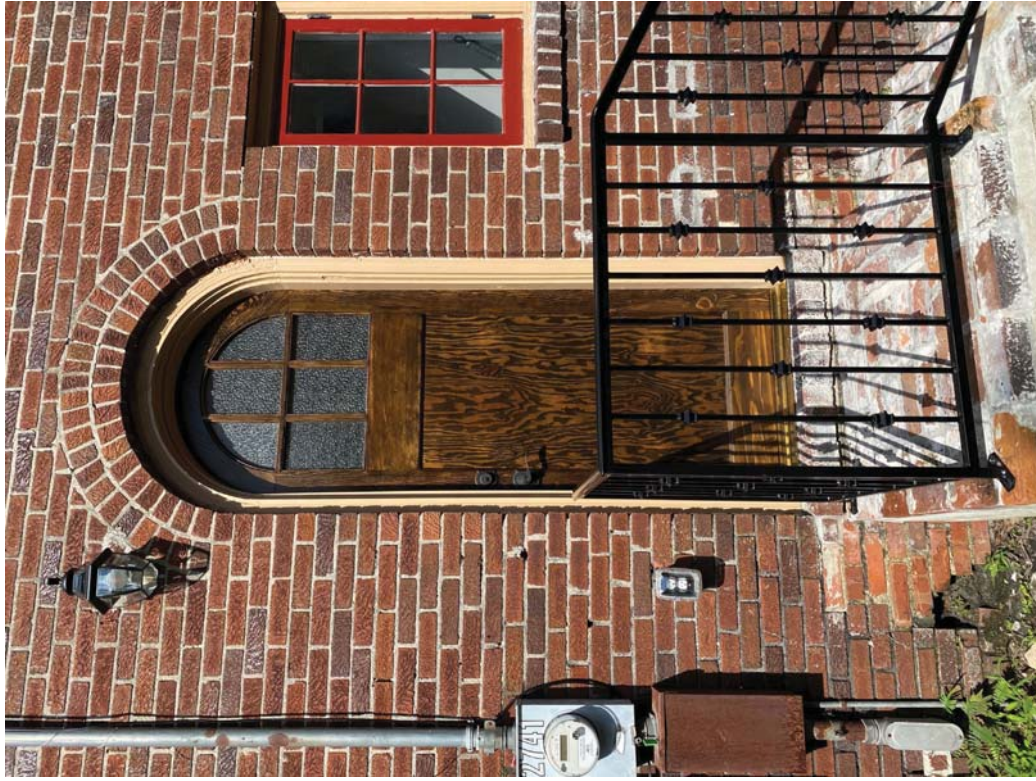




Photo 18 Before



Photo 18 After



Photo 19 Before



Photo 19 After



Photo 20 Before



Photo 20 After



Photo 21 Before



Photo 21 After

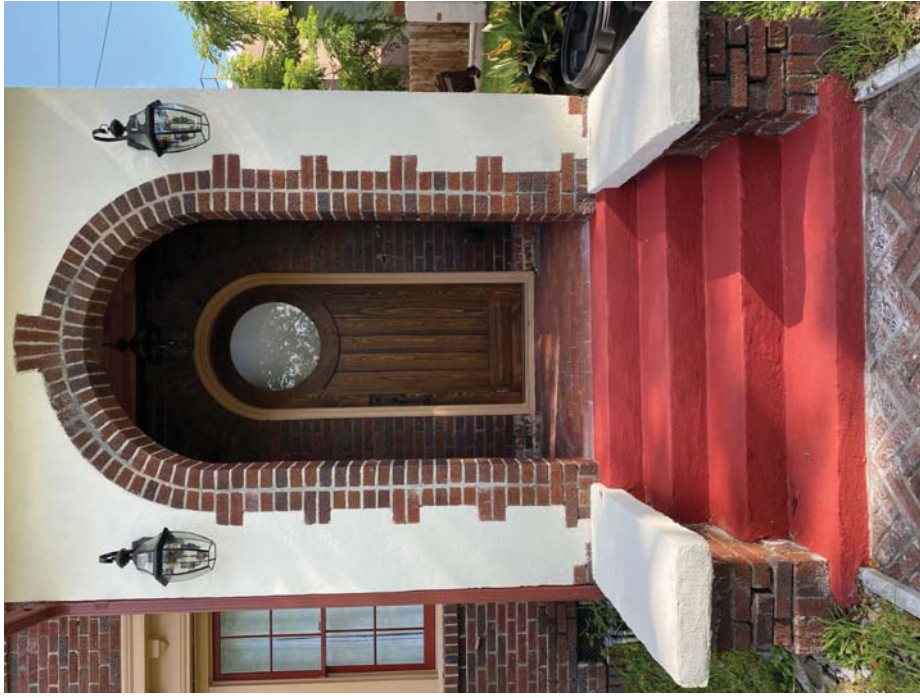


Photo 22 Before



Photo 22 After



Photo 23 Before



Photo 23 After



Photo 24 Before



Photo 24 After



Photo 25 Before



Photo 25 After





Photo 26 Before



Photo 26 After



Photo 27 After



Photo 27 Before



Photo 28 Before

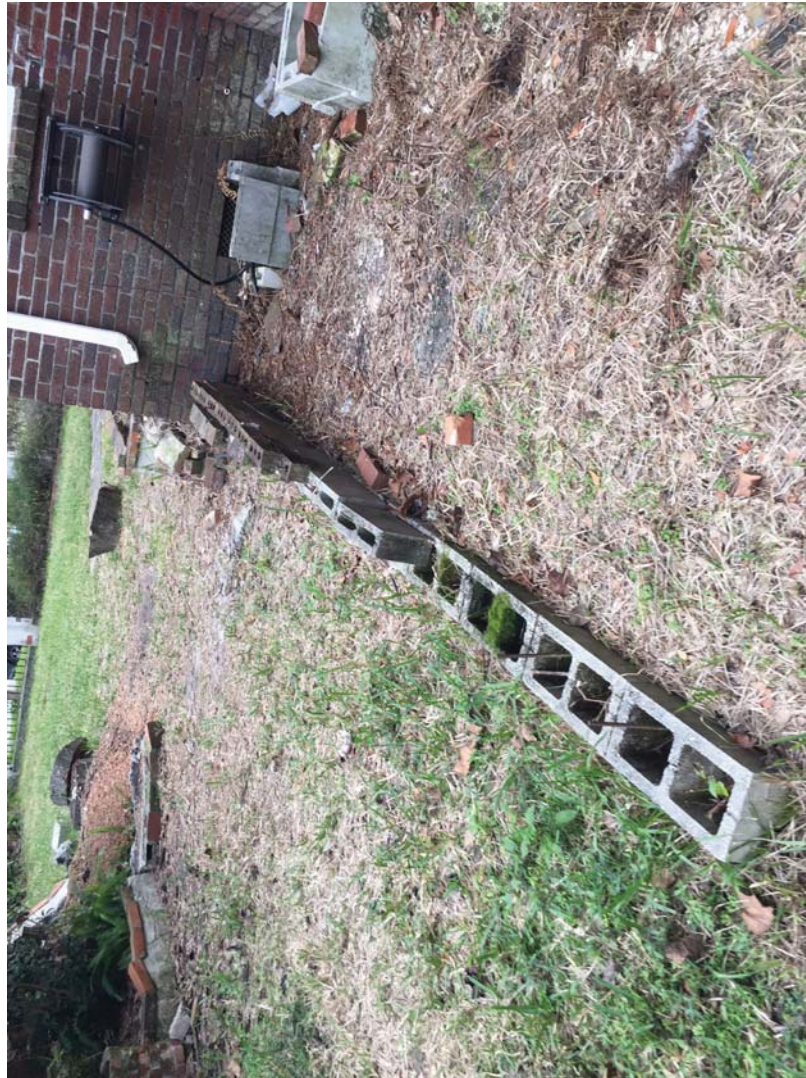


Photo 28 After



Photo 29 Before



Photo 29 After



Photo 30 Before



Photo 30 After



Photo 31 Before



Photo 31 After



Photo 32 After



Photo 32 Before



Photo 33 After



Photo 33 Before





Photo 34 Before



Photo 34 After



Photo 35 After  
(showing division of living/dining/kitchen)



Photo 35 After



Photo 35 Before



Photo 36 Before



Photo 36 After



Photo 37 After



Photo 37 Before



Photo 38 Before



Photo 38 After



Photo 39 Before



Photo 39 After



Photo 40 Before



Photo 40 After



Photo 41 After



Photo 41 Before



Photo 41 After  
(cabinet installed)

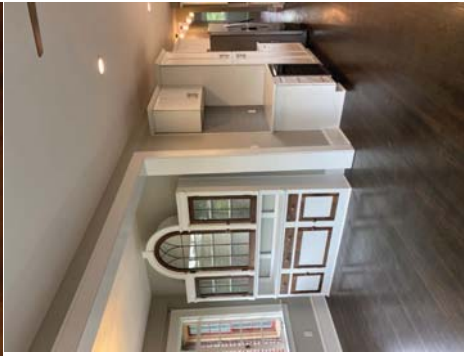




Photo 42 Before



Photo 42 After



Photo 43 Before



Photo 43 After



Photo 44 Before



Photo 44 After



Photo 45 Before



Photo 45 After



Photo 46 Before



Photo 46 After



Photo 47 Before



Photo 47 After



Photo 48 Before



Photo 48 After



Photo 49 Before



Photo 49 After





Photo 50 Before



Photo 50 After



Photo 51 Before



Photo 51 After



Photo 52 Before



Photo 52 After



Photo 53 Before



Photo 53 After



Photo 54 Before



Photo 54 After



Photo 55 Before



Photo 55 After



Photo 56 Before



Photo 56 After



Photo 57 Before



Photo 57 After





Photo 58 Before



Photo 58 After



Photo 59 Before



Photo 59 After

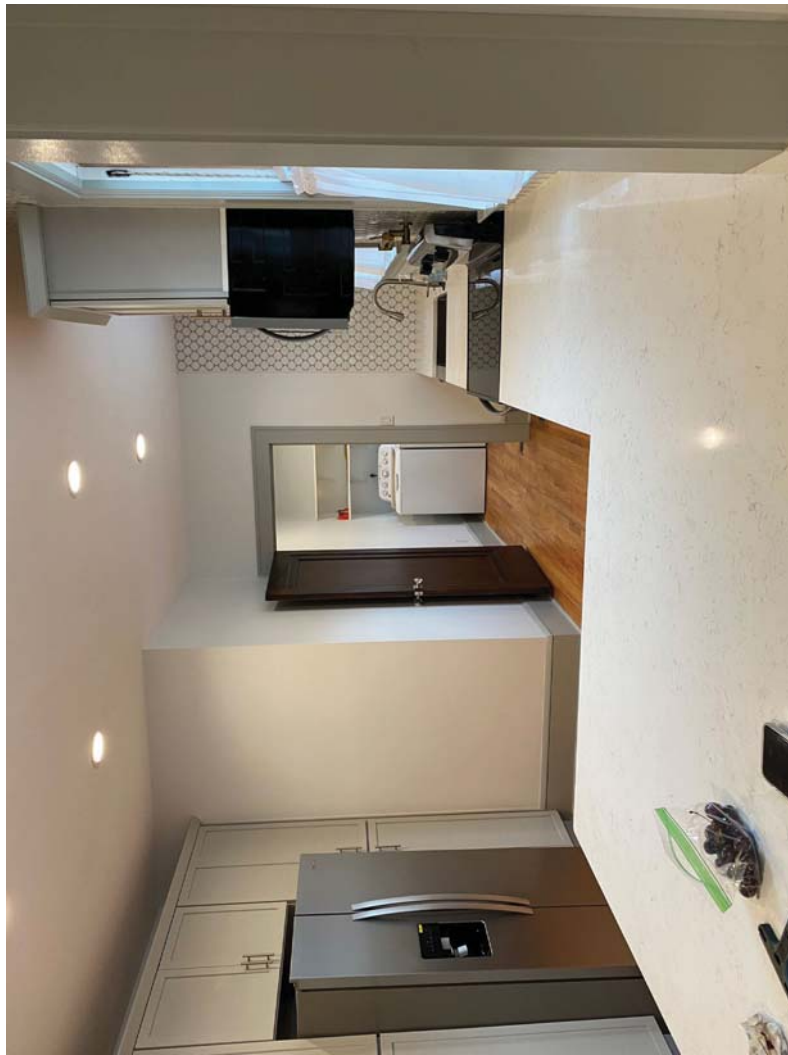


Photo 60 Before



Photo 60 After  
(opposite view)



Photo 61 Before



Photo 61 After



Photo 62 Before



Photo 62 After



Photo 63 Before



Photo 63 After



Photo 64 Before



Photo 64 After



Photo 65 Before



Photo 65 After

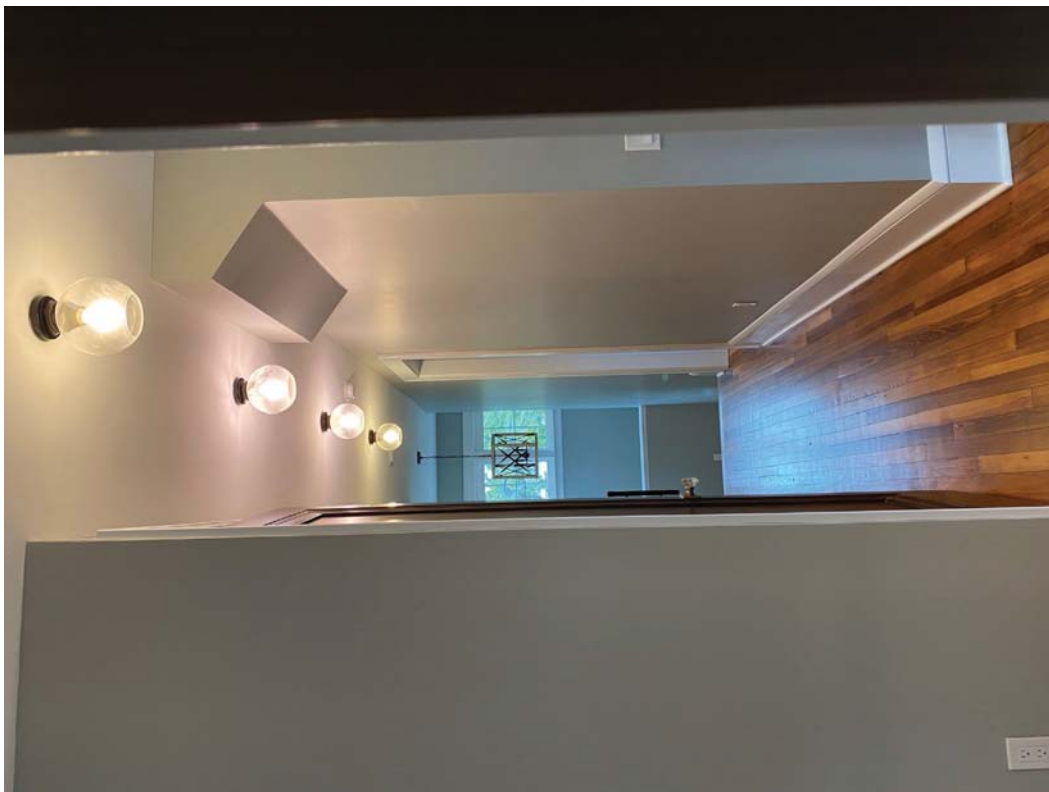




Photo 66 Before



Photo 66 After



Photo 67 Before



Photo 67 After



Photo 68 Before



Photo 68 After



Photo 69 Before



Photo 69 After  
(opposite view)



Photo 70 Before



Photo 70 After



Photo 71 Before



Photo 71 After



Photo 72 Before



Photo 72 After



Photo 73 After  
(opposite view)



Photo 73 Before







Photo 74 After



Photo 74 Before

Photo 75 After  
(opposite view)



Photo 75 Before



Photo 76 Before



Photo 76 After



Photo 77 Before



Photo 77 After  
(opposite view 1)



Photo 77 After  
(opposite view 2)



Photo 78 Before



Photo 78 After



Photo 78 After (beyond)



Photo 79 Before



Photo 79 After



Photo 80 After  
(opposite view)



Photo 80 After



Photo 80 Before

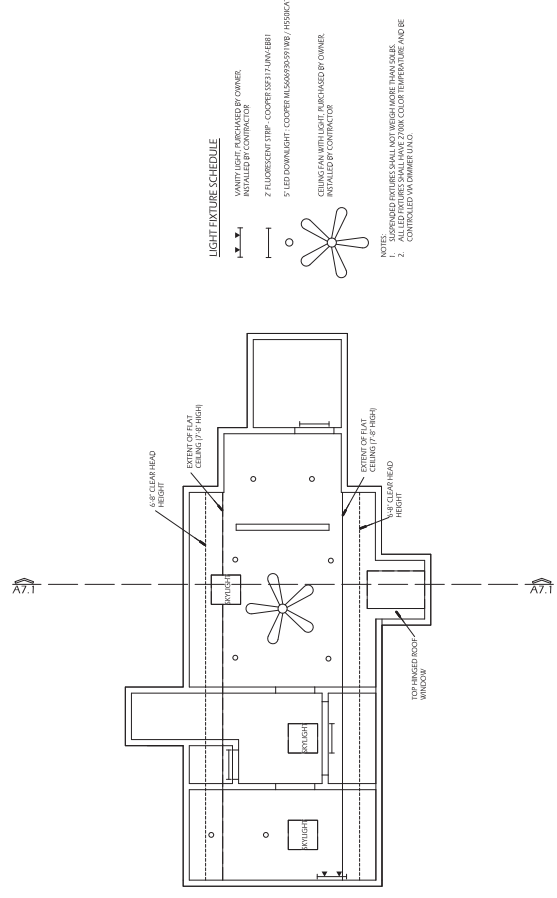












**LIGHT FIXTURE SCHEDULE**

- 1 VANT LIGHT FINISHED BY OWNER, FINISHED BY CONTRACTOR
- 2 FLUORESCENT TRIP - COOPER S311 UNK/EBI
- 3 5' LED DOWNLIGHT - COOPER M606939393RBE / HORIZONTAL
- 4 CEILING FAN WITH LIGHT, FINISHED BY OWNER, FINISHED BY CONTRACTOR

- NOTES:
1. ALL FIXTURES SHALL HAVE MEGA LIGHT MANAGER.
  2. ALL FIXTURES SHALL HAVE 2700K COLOR TEMPERATURE AND BE CONTROLLED BY DIMMER ONLY.

REVISIONS:

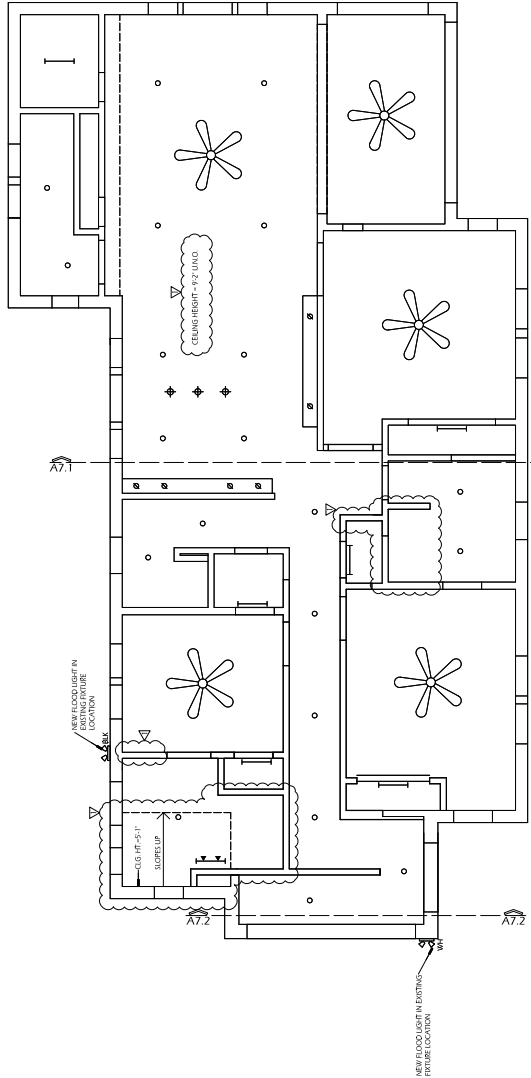


**A9.1 ATTIC REFLECTED CEILING PLAN**  
 1/4" = 1'-0"

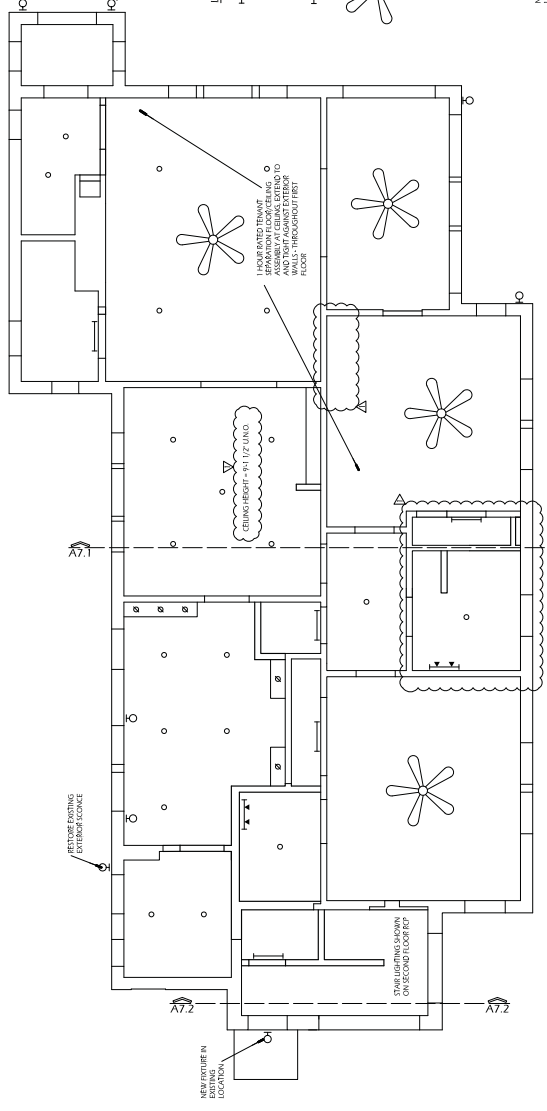
Architectural Services:



**LANE ARCHITECTURE**  
 904 Margaret Street  
 Jacksonville, Florida 32204  
 904-353-1100  
 J. Lane, Reg. No. AR 12715  
 Structural Engineering:  
 McVeigh & Mangum  
 Engineering, Inc.  
 10000 Parkway  
 Jacksonville, Florida 32256  
 904-483-5200  
 Engineers of Record:  
 McVeigh & Mangum, ES 6390  
 Carrington McVeigh, PE 36872

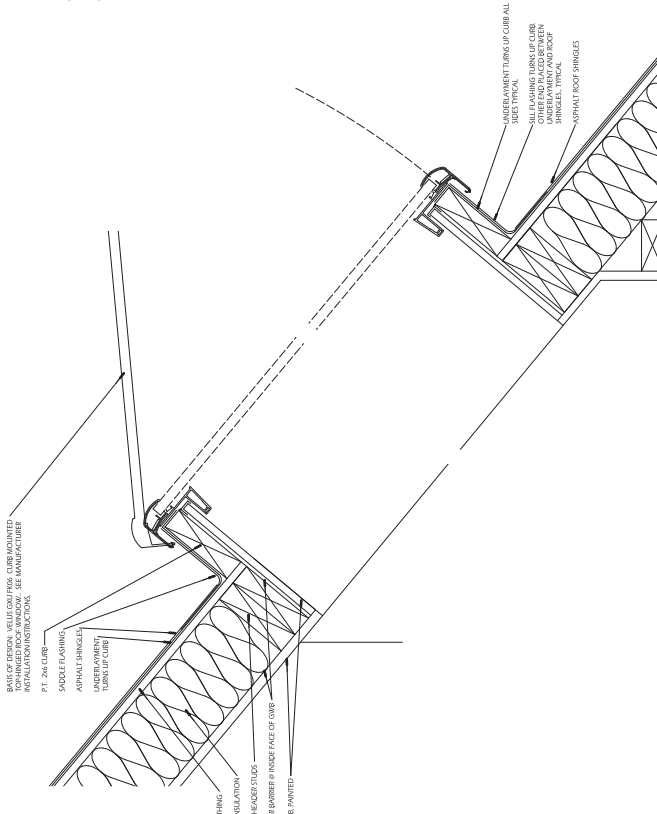


A8.2 SECOND FLOOR REFLECTED CEILING PLAN

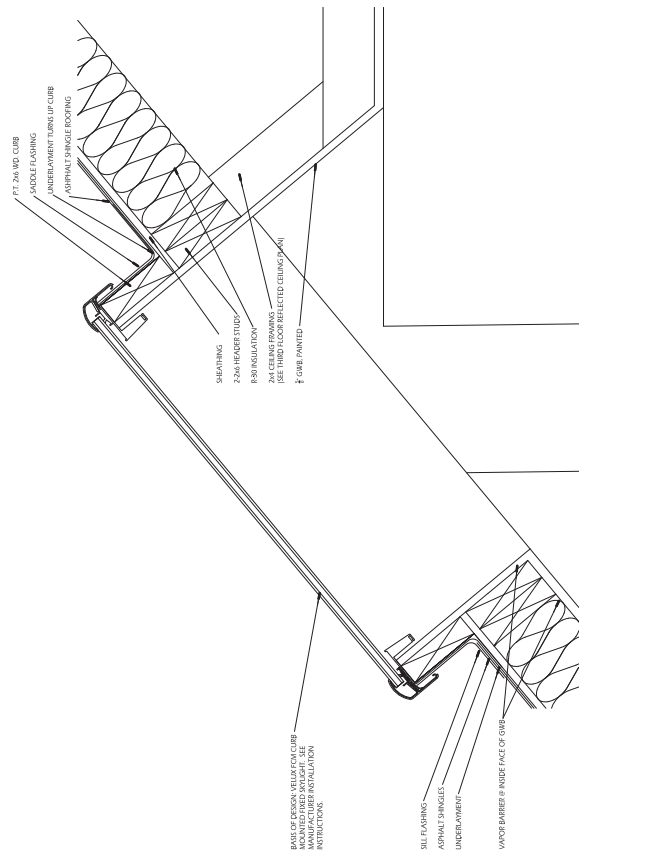


A8.1 FIRST FLOOR REFLECTED CEILING PLAN

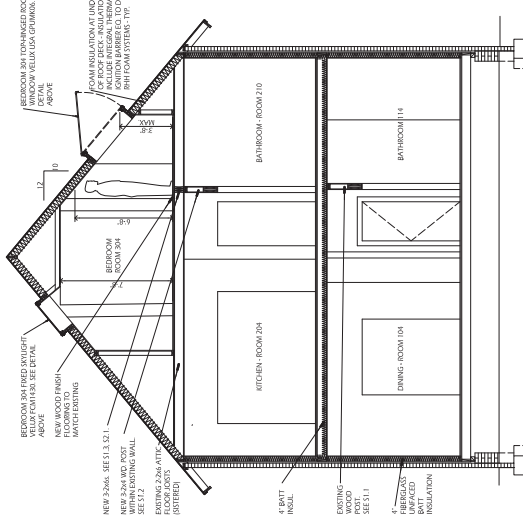
- REVISIONS:**
- 1. 3/7/2018: REBARGER PLAN
  - 2. 3/7/2018: REBARGER PLAN
  - 3. 3/7/2018: REBARGER PLAN
  - 4. 3/7/2018: REBARGER PLAN
- REVISIONS:**
- 1. 3/7/2018: REBARGER PLAN
  - 2. 3/7/2018: REBARGER PLAN
  - 3. 3/7/2018: REBARGER PLAN
  - 4. 3/7/2018: REBARGER PLAN
- REVISIONS:**
- 1. 3/7/2018: REBARGER PLAN
  - 2. 3/7/2018: REBARGER PLAN
  - 3. 3/7/2018: REBARGER PLAN
  - 4. 3/7/2018: REBARGER PLAN
- REVISIONS:**
- 1. 3/7/2018: REBARGER PLAN
  - 2. 3/7/2018: REBARGER PLAN
  - 3. 3/7/2018: REBARGER PLAN
  - 4. 3/7/2018: REBARGER PLAN



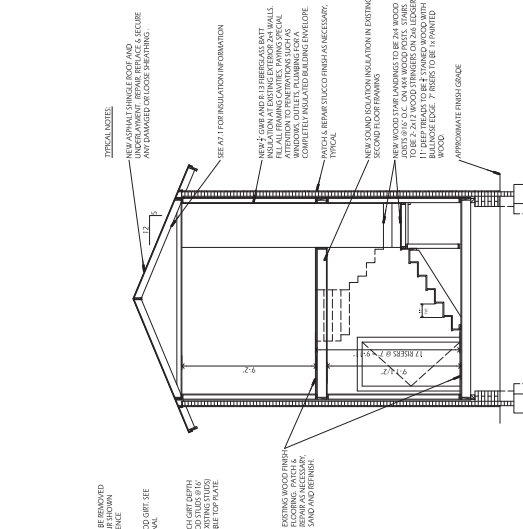
A7.5 SECTION THROUGH EGRESS WINDOW GXU FK06



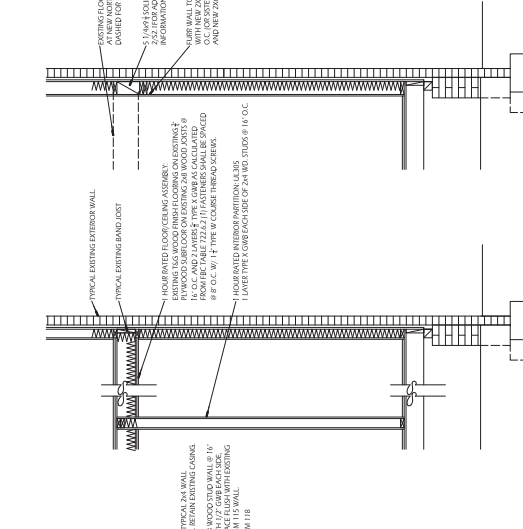
A7.6 TYPICAL SECTION THROUGH FIXED CURB-MOUNTED SKYLIGHT



A7.1 SECTION THROUGH SKYLIGHTS



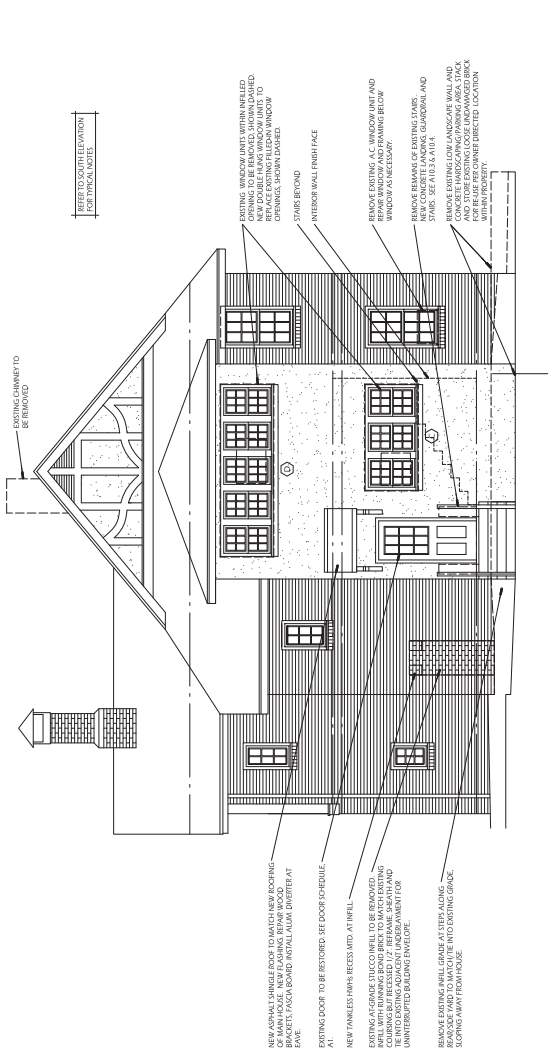
A7.2 SECTION AT NEW STAIR 2 - ROOM # 107



A7.4 RATED ASSEMBLIES

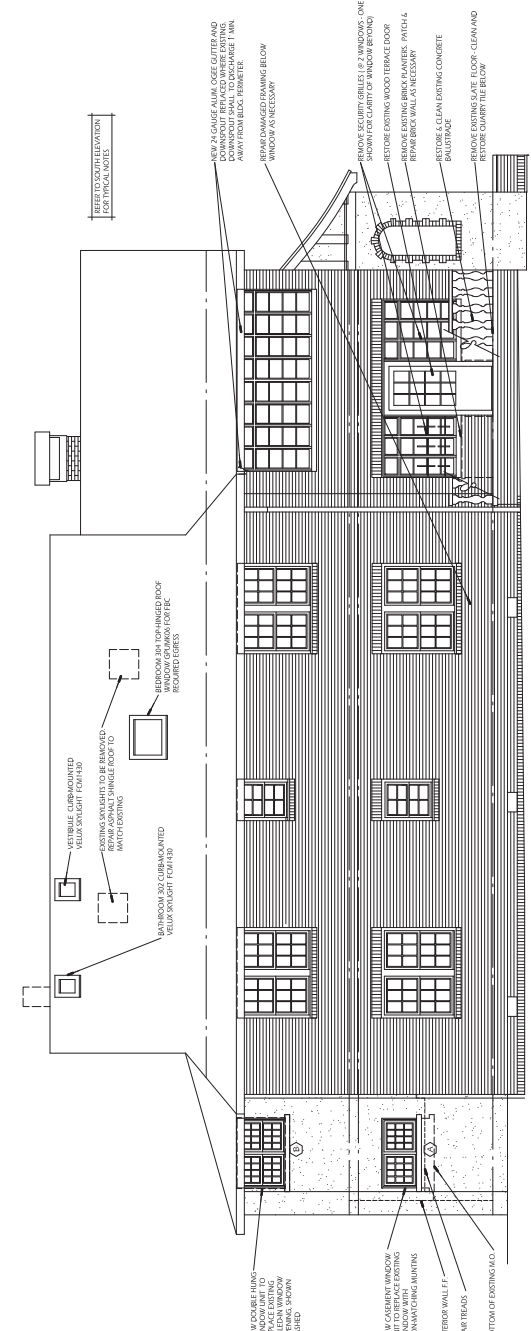


A7.5 RECESSED WALL



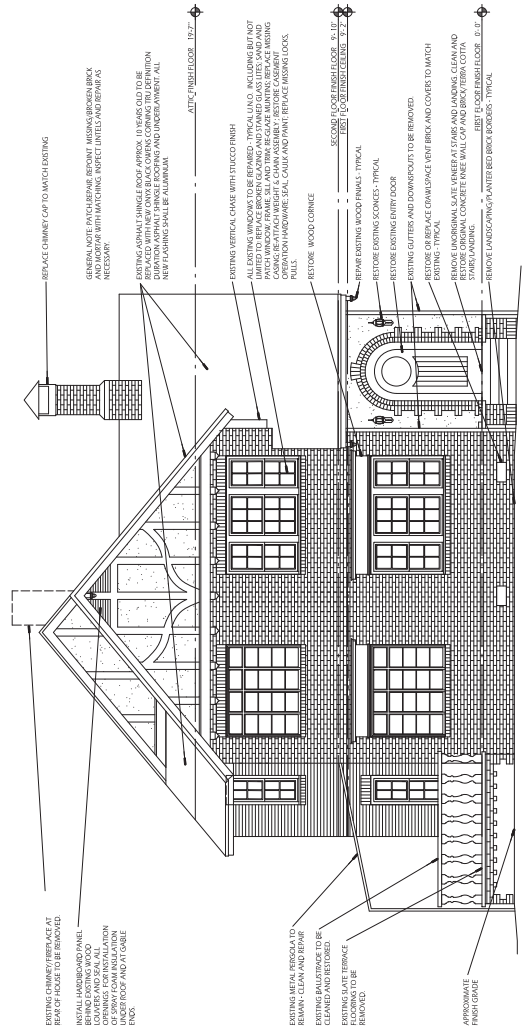
- EXISTING CHIMNEY TO BE REMOVED
- EXISTING WINDOW UNITS WITH IN-FLIED OPENINGS TO BE REMOVED. SUPPLY CROWNED REPAIRS TO MATCH EXISTING WINDOW UNITS TO BE REPAIRED TO MATCH EXISTING WINDOW UNITS.
- 2 STAIRS BELOW
- INTERIOR WALLS FINISH FACE
- REMOVE EXISTING A.C. WINDOW UNIT AND REPAIR WINDOW AND FINISH BELOW WINDOW FRAME/CASE.
- REMOVE REMAINDER OF EXISTING STAIR. STAIRS. SEE A113 & A114.
- REMOVE EXISTING LOWN LANDSCAPE WALL AND REPAIR TO MATCH EXISTING LOWN LANDSCAPE WALL FOR REUSE AND DETERMINE DIRECTED LOCATION
- NEW ASPHALT SHINGLE ROOF TO MATCH NEW ROOFING MATERIALS. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF.
- EXISTING DOOR TO BE RESTORED. SEE DOOR SCHEDULE A1.
- NEW TRAILERS WITH RECESSED IN-WALL.
- EXISTING ASPHALT SHINGLE ROOF TO BE REMOVED. REPAIR TO MATCH EXISTING ROOFING MATERIALS. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF.
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A6.2 NORTH ELEVATION  
1/4" = 1'-0"

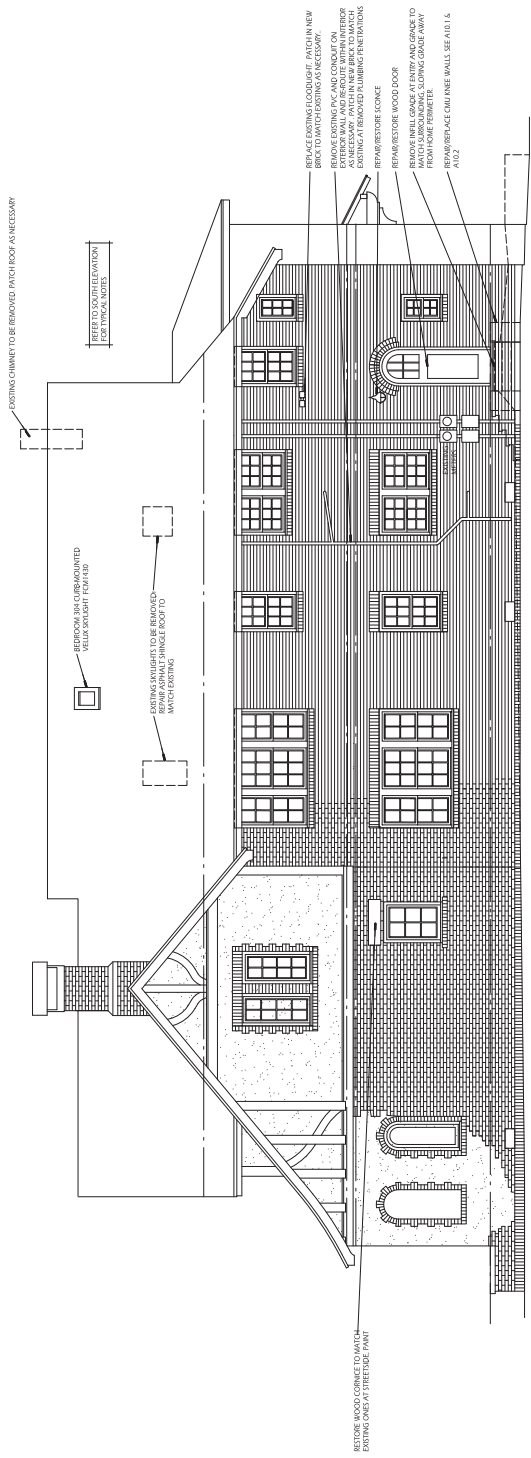


- NEW DOUBLE HUNG WINDOW UNIT TO RESTORE EXISTING WINDOW UNITS TO MATCH EXISTING WINDOW UNITS.
- REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF.
- REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF.
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- REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF. REMOVE EXISTING ASPHALT SHINGLE ROOF.

A6.1 WEST ELEVATION  
1/4" = 1'-0"



A5.2 SOUTH ELEVATION  
1/4" = 1'-0"



A5.1 EAST ELEVATION  
1/4" = 1'-0"

REVISITS:









**2739 POST ST**

Property Detail

<b>RE #</b>	064378-0000
<b>Tax District</b>	USD1
<b>Property Use</b>	0800 Multi-Family Units 2-9
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	01042 NEW RIVERSIDE
<b>Total Area</b>	6166
<b>Characteristics</b>	<a href="#">Historic Designation</a>

Value Summary

Value Description	2020 Certified	2021 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$91,556.00	\$102,534.00
<b>Extra Feature Value</b>	\$1,292.00	\$1,360.00
<b>Land Value (Market)</b>	\$103,151.00	\$103,151.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$195,999.00	\$207,045.00
<b>Assessed Value</b>	\$187,632.00	\$207,045.00
<b>Cap Diff/Portability Amt</b>	\$8,367.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$187,632.00	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="#">19147-00140</a>	3/16/2020	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">18138-01106</a>	10/2/2017	\$180,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">09274-00734</a>	4/23/1999	\$72,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">08719-01489</a>	9/9/1997	\$47,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05534-00164</a>	5/4/1982	\$48,400.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05341-00337</a>	5/19/1981	\$42,500.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features** 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	2.00	\$1,360.00

**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	61.00	101.00	Common	61.00	Front Footage	\$103,151.00

Legal

LN	Legal Description
1	3-54 22-2S-26E
2	NEW RIVERSIDE
3	LOT 13 (EX W 40 FT) BLK 13

**Buildings** 

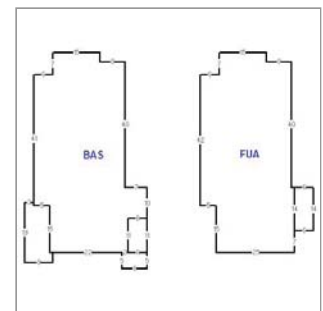
Building 1  
 Building 1 Site Address  
 2739 POST ST Unit  
 Jacksonville FL 32205-

<b>Building Type</b>	0801 - DUPLEX
<b>Year Built</b>	1923
<b>Building Value</b>	\$102,534.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1736	1736	1649
Base Area	1796	1796	1796
Common Entry Corridor	84	0	80
Patio	150	0	8
Unfin Open Porch	40	0	8
Common Entry Corridor	66	0	63
<b>Total</b>	<b>3872</b>	<b>3532</b>	<b>3604</b>

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	6.000	
Baths	2.000	
Rooms / Units	2.000	



Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$207,045.00	\$0.00	\$207,045.00	\$2,146.87	\$2,368.99	\$2,266.36
Urban Service Dist1	\$207,045.00	\$0.00	\$207,045.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$207,045.00	\$0.00	\$207,045.00	\$716.77	\$737.08	\$724.41
By Local Board	\$207,045.00	\$0.00	\$207,045.00	\$440.61	\$465.44	\$445.31
FL Inland Navigation Dist.	\$207,045.00	\$0.00	\$207,045.00	\$6.00	\$6.63	\$6.34
Water Mgmt Dist. SJRWMD	\$207,045.00	\$0.00	\$207,045.00	\$42.91	\$47.35	\$45.32
Gen Gov Voted	\$207,045.00	\$0.00	\$207,045.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$207,045.00	\$0.00	\$207,045.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$207,045.00	\$0.00	\$207,045.00	\$0.00	\$0.00	\$0.00
			Totals	\$3,353.16	\$3,625.49	\$3,487.74
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$195,999.00	\$187,632.00	\$0.00	\$187,632.00		
Current Year	\$207,045.00	\$207,045.00	\$0.00	\$207,045.00		

**2021 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.

**2020**

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**2019**

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**2018**

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**2017**

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**2016**

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**2015**

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**2014**

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- 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](#)



R-064378-0000

2018

AUTUMNBROOK DESIGN LLC  
 5569 AUTUMNBROOK CT  
 JACKSONVILLE, FL 32258

3-54 22-2S-26E  
 NEW RIVERSIDE  
 LOT 13 (EX W 40 FT)  
 BLK 13

Map Id: 6422 502101.21 1.40 1.00 1.00 NEW RIVERSIDE N OF POST

BUILDING CHARACTERISTICS		BUILDING TYPE		% PTS	
Exterior Wall	20 FACE BRICK	100	46.00	100	46.00
Roof Structure	3 GABLE OK HIP	100	6.00	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00	100	4.00
Interior Wall	3 PLASTERED	100	31.00	100	31.00
Int. Flooring	12 HARDWOOD	100	13.00	100	13.00
Heating Fuel	4 ELECTRIC	100	1.00	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00	100	4.00
Air Cond	3 CENTRAL	100	7.00	100	7.00

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	6.00	0
Baths	2.00	0
Rooms / Units	2.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	0.9200

TOTAL ADJUSTED POINTS	ADJ
318,522	107

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0801	01	4	03	0.00	100.00	1.00	100

REPL. COST NEW	AVB	EVB	DT	NORM	% GOOD
318,522	1923	1923	R3	68.75	31.25%

SAR	AREA	B	H	P	OF B.	EFF. AREA	DPR VALUE
BAS	1,796	X	100	1.796		49,603	
CEC	150		95	143		3,950	
FUA	1,736	X	95	1,649		45,543	
PTO	150		5	8		221	
UOP	40		20	8		221	

L	N	OBXF	CODE	DESCRIPTION	BLD	HX %	NHX %	RES ID	3-7 UNITS PER AC
1	1	FFPMR7		Fireplace Masonry	1	0.00	100.00		

L	T	N	CODE	LAND USE DESCRIPTION	HX %	NHX %
1	1	0100		RES ID 3-7 UNITS PER AC	0.00	100.00

L	T	N	CODE	RES ID	BLD	USER ID	CD
1	1	0100		RES ID 3-7 UNITS PER AC			

L	T	N	CODE	RES ID	BLD	USER ID	CD
1	1	0100		RES ID 3-7 UNITS PER AC			

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L	T	N	CODE	RES ID	BLD	USER ID	CD
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L	T	N	CODE	RES ID	BLD	USER ID	CD
1	1	0100		RES ID 3-7 UNITS PER AC			

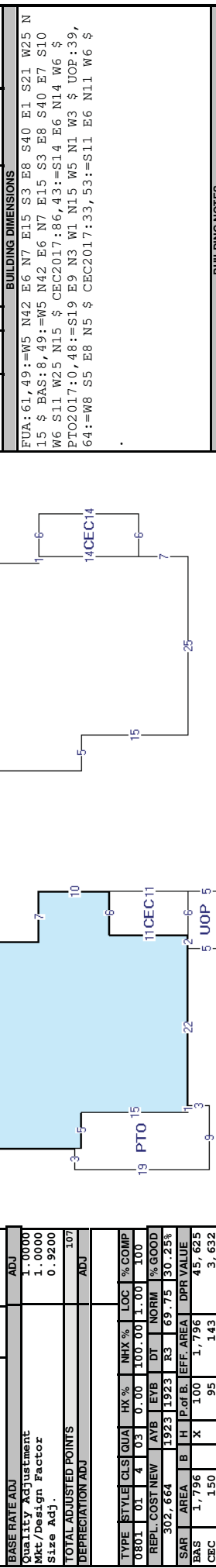
L	T	N	CODE	RES ID	BLD	USER ID	CD
1	1	0100		RES ID 3-7 UNITS PER AC			

L	T	N	CODE	RES
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BUILDING CHARACTERISTICS		BUILDING DIMENSIONS	
CATEGORY	TYPE	TP	ST.
Exterior Wall	20 FACE BRICK	0	1
Roof Structure	3 GABLE OK HIP	0	1
Roofing Cover	3 ASPH/COMP SHNG	0	1
Interior Wall	3 PLASTERED	0	1
Int. Flooring	12 HARDWOOD	0	1
Heating Fuel	4 ELECTRIC	0	1
Heating Type	4 FORCED-DUCTED	0	1
Air Cond	3 CENTRAL	0	1
Stories	2.00	0	1
Bedrooms	6.00	0	1
Baths	2.00	0	1
Rooms / Units	2.00	0	1
BASE RATE ADJ	ADJ	0	1
Quality Adjustment	1.0000	0	1
Mkt/Design Factor	1.0000	0	1
Size Adj.	0.9200	0	1
TOTAL ADJUSTED POINTS	107	0	1
DEPRECIATION ADJ	ADJ	0	1



BASE RATE ADJ		BUILDING DIMENSIONS	
QUALITY ADJUSTMENT	ADJ	PERMIT NO.	ISSUE DATE
1.0000	1.0000	0	0
0.9200	0.9200	0	0
TOTAL ADJUSTED POINTS	107	0	0
DEPRECIATION ADJ	ADJ	0	0
EST VALUE	48,000	0	0
ISSUE DATE	08/15/2018	0	0

BUILDING DIMENSIONS		BUILDING NOTES	
FUA	DESCRIPTION	EST VALUE	ISSUE DATE
64.49	=W5 N42 E6 N7 E15 S3 E8 S40 E1 S21 W25 N15 \$ BAS; 8.49 =W5 N42 E6 N7 E15 S3 E8 S40 E7 S10 W6 S11 W25 N15 \$ CEC2017:86,43 =S14 E6 N14 W6 \$ PTO2017:0,48 =S19 E9 N3 W1 N15 W5 N1 W3 \$ UOP; 39.64 =W8 S5 E8 N5 \$ CEC2017:33,53 =S11 E6 N11 W6 \$	48,000	08/15/2018

VALUE SUMMARY		Tax Dist USD	
PRIMARY VALUATION METHOD	VALUE	GRANTOR	GRANTEE
BUILDING VALUE	91,556	0	AUTUMNBROOK DESIGN LLC
EXTRA FEATURE VALUE	1,292	0	ARTZ RICHARD H
TOTAL MARKET LAND VALUE	103,151	0	PIDAL MARIA IUSIA
MARKET VALUE OF AGLAND	0	0	SATCHELL CORNELIA P
TOTAL LAND VALUE AG + COMMON	0	0	
ASSESSED VALUE	195,999	0	
CAP BASE YEAR	187,632	0	
TAXABLE VALUE	187,632	0	
EXEMPTIONS	None	0	
TOTAL EXEMPTIONS VALUE	0	0	
SENIOR EXEMPTION VALUE	0	0	
SR HISTORIC TAXABLE VALUE	0	0	
PERMIT NO.	0	0	
TP	0	0	
ST.	0	0	
DESCRIPTION	0	0	
EST VALUE	0	0	
ISSUE DATE	0	0	
PERMIT NO.	0	0	
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EST VALUE	0	0	





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## Detail by Entity Name

Florida Limited Liability Company  
AUTUMNBROOK PROPERTIES LLC

### Filing Information

<b>Document Number</b>	L20000012205
<b>FEI/EIN Number</b>	84-4373654
<b>Date Filed</b>	01/17/2020
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	07/15/2021
<b>Event Effective Date</b>	NONE

### Principal Address

5569 AUTUMNBROOK CT.  
JACKSONVILLE, FL 32258

### Mailing Address

5569 AUTUMNBROOK CT.  
JACKSONVILLE, FL 32258

### Registered Agent Name & Address

RENBARGER, DENISE  
5569 AUTUMNBROOK CT.  
JACKSONVILLE, FL 32258

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

RENBARGER, DENISE  
5569 AUTUMNBROOK CT.  
JACKSONVILLE, FL 32258

Title AMBR

GARNETTE, CHARLES  
5569 AUTUMNBROOK CT.  
JACKSONVILLE, FL 32258

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	05/01/2021

**Document Images**

[07/15/2021 -- LC Amendment](#)

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[05/01/2021 -- ANNUAL REPORT](#)

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[01/17/2020 -- Florida Limited Liability](#)

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Florida Department of State, Division of Corporations

## Application For Certificate Of Appropriateness

### Application Info

<b>Tracking #</b>	20182	<b>Application Status</b>	PROCESSED
<b>Date Started</b>	01/31/2018	<b>Date Submitted</b>	01/31/2018

### Planning and Development Department Info

<b>COA #</b>	COA-18-20182
<b>Admin Review</b>	<input checked="" type="checkbox"/>
<b>Admin Recommendation</b>	APPROVED WITH CONDITION
<b>Admin Date Of Action</b>	2/12/2018
<b>Forwarded to JHPC</b>	<input type="checkbox"/>
<b>JHPC Meeting Date</b>	N/A
<b>Staff Recommendation</b>	N/A
<b>JHPC Recommendation</b>	N/A
<b>JHPC Date Of Action</b>	N/A

#### Admin Details

THIS APPLICATION IS FOR REROOFING, GUTTER WORK, SKYLIGHTS AND CHIMNEY REMOVAL. THE REROOFING WOULD REPLACE SHINGLES WITH ARCHITECTURAL SHINGLES IN A TRADITIONAL BLACK, BROWN, OR GREY COLOR PALETTE. THE NEW GUTTER BEING INSTALLED WOULD BE LIMITED TO ONE AREA ON THE SIDE ELEVATION AT THE ENTRY. THE NEW SKYLIGHTS WOULD BE LOCATED ABOUT HALFWAY BACK ON THE ROOF WITH SOME VISUAL BLOCKAGE BY A SIDE FACING GABLE END. THE CHIMNEY BEING REMOVED IS TOWARD THE REAR OF THE BUILDING, NOT THE MAIN MORE DECORATIVE CHIMNEY ON THE EAST SIDE OF THE ROOF. THE WORK, UNDER THE CONDITION STATED BELOW, HAS BEEN DETERMINED TO MEET THE HISTORIC PRESERVATION DESIGN REGULATIONS FOR THE RIVERSIDE AVONDALE HISTORIC DISTRICT AND THE APPLICABLE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION. THIS COA APPLICATION IS HEREBY APPROVED WITH THE FOLLOWING CONDITIONS: CONDITION: 1-ALL RELATED ROOF REPAIRS TO THE EAVES, FASCIA, RAFTERS, ETC., SHALL BE DONE TO MATCH THE EXISTING OR HISTORIC (PREFERRED) MATERIALS AND DESIGN. FOR EXAMPLE, NO NEW VINYL SOFFITS SHALL BE INSTALLED. 2-OVERALL HEIGHT OF SKYLIGHTS SHALL BE 6 INCHES OR LESS 3-SKYLIGHT FRAMING SHALL MATCH THE ROOF COLOR AND HAVE A LOW PROFILE 4-NEW GUTTER SHALL MATCH THE COLOR OF THE FASCIA BOARD/DRIP EDGE. DOWNSPOUT SHALL BE LOCATED AT THE RECESSED CORNER VERSUS THE FRONT CORNER. A HALF-ROUND COPPER GUTTER IS RECOMMENDED OVER THE PROPOSED K STYLE.

#### JHPC Details

N/A

### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
LANE	SUMNER	GRANT
<b>Company Name</b>		
LANE ARCHITECTURE		
<b>Mailing Address</b>		
904 MARGARET STREET		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32204
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
904 355 9020	904	SUMNER@LANEARCH.COM

### General Information On Agent(s)

**Agent represents**  Owner  Contractor  Architect  Consultant  Other

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
LANE	SUMNER	GRANT
<b>Company/Trust Name</b>		
LANE ARCHITECTURE		

**Mailing Address**

904 MARGARET STREET

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32204

**Phone**

9043559020

**Fax**

904

**Email**

SUMNER@LANEARCH.COM

Agent represents  Owner  Contractor  Architect  Consultant  Other

**Last Name**

RENBARGER

**First Name**

DENISE

**Middle Name**

**Company/Trust Name**

**Mailing Address**

5569 AUTUMN BROOK COURT

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32258

**Phone**

9045242983

**Fax**

**Email**

RENBARGERDENISE@ATT.NET

Agent represents  Owner  Contractor  Architect  Consultant  Other

**Last Name**

LANE

**First Name**

JEFF

**Middle Name**

**Company/Trust Name**

LANE ARCHITECTURE

**Mailing Address**

904 MARGARET STREET

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32204

**Phone**

9043559020

**Fax**

**Email**

JLANE@LANEARCH.COM

**Description Of Property**

**Property Designation** Riverside/Avondale Historic District

**Property Appraiser's RE #(s)** (10 digit number with a space ##### #####)

Map	RE#
	064378 0000

**Companion Zoning Application Tracking #** (if known)

**Location Of Property**

**General Location**

RIVERSIDE

**House #**

2739

**Street Name, Type and Direction**

POST ST

**Zip Code**

32205

**Between Streets**

POST

and KING

**Type Of Improvement**

- Addition
- Driveway
- Demolition
- Window Replacement
- Alteration
- Relocation
- New Construction
- Reroof/Minor Repairs
- Fencing

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.  
 (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

**Proposed Work**

REROOF; EXISTING ASPHALT SHINGLE ROOF, TO BE REPLACED WITH OWENS CORNING TRUDEFINITION DURATION SHINGLES IN ONYX BLACK. REPAIRING OR REPLACING EXISTING COPPER IN KIND. REMOVING FURNACE CHIMNEY AT THE NORTH END OF THE ROOF. REMOVING ALL EXISTING GUTTERS AND INSTALLING NEW GUTTERS OVER THE SOUTH WEST PATIO. EXISTING SKYLIGHTS ARE BEING REMOVED. THREE NEW FIXED SKYLIGHTS ARE BEING INSTALLED. A FOURTH NEW SKYLIGHT WILL BE OPERABLE FOR 3RD FLOOR EGRESS.

**Addition Information**

**Is this a violation?** Check the box if it is.

**If you have been working with a planner** choose one from the list POPOLI, CHRISTIAN

**Reroof/Minor Repairs**

For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request.

**Additional Documents Provided**

	Description
<input checked="" type="checkbox"/>	TRUDEFINITION DURATION SHINGLES INFORMATION

**Application Certification**

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA

Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

## Application For Certificate Of Appropriateness

### Application Info

<b>Tracking #</b>	20308	<b>Application Status</b>	PROCESSED
<b>Date Started</b>	02/22/2018	<b>Date Submitted</b>	02/22/2018

### Planning and Development Department Info

<b>COA #</b>	COA-18-20308
<b>Admin Review</b>	<input checked="" type="checkbox"/>
<b>Admin Recommendation</b>	APPROVED WITH CONDITION
<b>Admin Date Of Action</b>	4/11/2018
<b>Forwarded to JHPC</b>	<input type="checkbox"/>
<b>JHPC Meeting Date</b>	N/A
<b>Staff Recommendation</b>	N/A
<b>JHPC Recommendation</b>	N/A
<b>JHPC Date Of Action</b>	N/A

#### Admin Details

THIS APPLICATION IS FOR OVERALL REPAIR OF EXISTING HISTORIC FEATURES AS NOTED BELOW AND SELECT DEMOLITION/ALTERATIONS AT THE REAR OF THE STRUCTURE AS FOLLOWS: 1-REMOVAL OF EXISTING DAMAGED DRIVEWAY AND REAR ENTRANCE STEPS 2-INSTALLATION OF A NEW CONCRETE DRIVEWAY, ORNAMENTAL METAL PICKET DRIVEWAY GATE, STUCCO COLUMNS (TO EACH SIDE OF THE GATE), STEPS AND LANDING. THESE FEATURES ARE LOCATED AT THE REAR OF THE PROPERTY OFF THE ALLEY WITH NO STREET VISIBILITY. THE HIGHER FENCE (74") AND COLUMN HEIGHT (8) ARE ALLOWABLE GIVEN THE SEPARATION OF USES AS THE PROPERTY BACKS UP TO AN ALLEY SHARED BY COMMERCIAL USES INCLUDING A BAR AND GAS STATION/CONVENIENCE STORE. THE COLUMN DESIGN/MATERIALS ARE BASED ON EXISTING STUCCO FENCE COLUMNS/KNEE WALL ALONG THE ALLEY AND AROUND THE PROPERTY. 2- NEW WINDOWS WHICH ARE BEING INSTALLED IN PREVIOUSLY ENCLOSED/ALTERED OPENINGS ON A REAR ENCLOSED PORCH. THE PROPOSED PRODUCT ACCORDING TO THE PLANS MATCH THE HISTORIC MULTI-LIGHT DESIGN FOUND ON OTHER ELEVATIONS OF THE BUILDING 3-REPAIR OF ARCHED ENTRY PORCH AT SOUTHEAST CORNER AND PATIO TERRACE & METAL TRELIS AT SOUTHWEST CORNER- REMOVING NON-HISTORIC TILE TO EXPOSE/ RESTORE QUARRY TILE UNDERNEATH. 4-REPAIR OF WALL, FENCE AND ALONG PROPERTY LINES. 5- REPAIR OF ALL OTHER WINDOWS AND DOORS THIS WORK WAS FOUND TO MEET THE THE HISTORIC PRESERVATION DESIGN REGULATIONS FOR THE RIVERSIDE AVONDALE HISTORIC DISTRICT AND THE APPLICABLE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION. UNDER THE FOLLOWING CONDITIONS: • WINDOW REPAIRS SHALL INVOLVE THE LEAST DEGREE OF INTERVENTION POSSIBLE SUCH AS PATCHING, PIECING-IN, SPLICING, CONSOLIDATING, AND REINFORCING IN ACCORDANCE WITH PRESERVATION METHODS, WITH LIMITED REPLACEMENT OF COMPONENTS WITH MATCHING MATERIALS. UPGRADING PERFORMANCE BY INCLUDING WEATHER STRIPPING AND INTERIOR STORMS MAY BE INCLUDED. FOLLOW-UP PAINTING OF WINDOWS AND TRIM IS ANTICIPATED. • THE NEW WINDOW UNITS SHALL BE RECESSED INTO THE OPENINGS TO PROVIDE A TRADITIONAL REVEAL, UTILIZE THE PROPOSED MULTI-LIGHT PATTERN DESIGN THAT IS SUPPORTED THROUGH PHYSICAL EVIDENCE ON THE FRONT FAÇADE OF THE STRUCTURE AND HAVE EXTERIOR RAISED PROFILED MUNTINS (SIMULATED DIVIDED LITES). • ANY HEADERS AND TRIM THAT NEEDS TO BE REPAIRED/REPLACED AS PART OF THE WORK SHALL MATCH THE HISTORIC MATERIALS.

#### JHPC Details

N/A

### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
LANE	SUMNER	GRANT
<b>Company Name</b>		
LANE ARCHITECTURE		
<b>Mailing Address</b>		
904 MARGARET STREET		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32204
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
904   355   9020   904		SUMNER@LANEARCH.COM

**General Information On Agent(s)**

Agent represents  Owner  Contractor  Architect  Consultant  Other

Last Name: LANE First Name: SUMNER Middle Name: GRANT

Company/Trust Name: LANE ARCHITECTURE

Mailing Address: 904 MARGARET STREET

City: JACKSONVILLE State: FL Zip Code: 32204

Phone: 9043559020 Fax: 904 Email: SUMNER@LANEARCH.COM

Agent represents  Owner  Contractor  Architect  Consultant  Other

Last Name: RENBARGER First Name: DENISE Middle Name:

Company/Trust Name: AUTUMN BROOK DESIGN

Mailing Address: 5569 AUTUMNBROOK COURT

City: JACKSONVILLE State: FL Zip Code: 32258

Phone: 9045242983 Fax: Email: DENISE@AUTUMNBROOKDESIGN.COM

Agent represents  Owner  Contractor  Architect  Consultant  Other

Last Name: LANE First Name: JEFF Middle Name:

Company/Trust Name: LANE ARCHITECTURE

Mailing Address: 904 MARGARET STREET

City: JACKSONVILLE State: FL Zip Code: 32205

Phone: 9043559020 Fax: Email: JLANE@LANEARCH.COM

**Description Of Property**

Property Designation: Riverside/Avondale Historic District

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	064378 0000



Companion Zoning Application Tracking # (if known)

### Location Of Property

#### General Location

RIVERSIDE

House #	Street Name, Type and Direction	Zip Code
2739	POST ST	32205

#### Between Streets

POST and KING

### Type Of Improvement

- Addition  Driveway  Demolition  Window Replacement  
 Alteration  Relocation  New Construction  Reroof/Minor Repairs  
 Fencing

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.

(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

#### Proposed Work

REMOVAL OF EXISTING DAMAGED DRIVEWAY AND REAR ENTRANCE STEPS. NEW DRIVEWAY, NEW GATE AT DRIVEWAY, NEW WINDOWS, AND NEW STEPS AND LANDINGS AT REAR ENTRANCES. REPAIR OF SOUTHEAST PATIO & TRELIS. REPAIR OF WALL, FENCE AND ARCHED ENTRY ALONG PROPERTY LINES. SEE EXTERIOR PATIO, GATE AND DRIVEWAY DETAILS ON SHEET A10. SEE WINDOW DETAILS AND ELEVATIONS ON SHEETS A4, A5 & A6. SEE FLOOR PLANS ON SHEETS A1 & A2 FOR MORE DETAIL.

### Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list SHEPPARD, LISA

### Alteration - Required Attachments For Complete Application

- Site Plan** - Site plan if elevation includes new. (To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- Elevations** - Existing and proposed elevations or photos. (To scale bar scaled dimensional drawings needed.)
- Area Pictures** - Pictures of area affected by alteration.
- Structure Photos** - Overall photos of structure.
- Product** - Brochure/specifications and sample.

### Fencing - Required Attachments For Complete Application

- Site Plan** - Site plan/survey with fence placement.
- Fence Height, Design, And Materials** - Please provide an example of the style of fence you would like to install. You may add the height and fence material to the description area in Step 2 under "Proposed Work".
- Photos Of Property**

### Demolition - Required Attachments For Complete Application

- Written Statement** - Applicant's written statement of reasoning.
- Letter From Engineer** - Letter from licensed registered engineer/contractor.
- Statement Of Economic Viability** - Statement of economic viability of rehabilitation to code.
- Proposed Re-use Of Property**
- Appointment With Staff** - Appointment with staff to review condition.
- Photos Of Structure** - Photos of structure interior and exterior.

**Driveway - Required Attachments For Complete Application**

- Site Plan** - Site plan/survey showing placement of new driveway.
- Proposed Materials For Driveway**
- Photos Of Property** - Photos of property with affected area/photo of existing curb-cut.

**Additional Documents Provided**

	Description
<input checked="" type="checkbox"/>	SECOND FLOOR PLAN
<input checked="" type="checkbox"/>	FIRST FLOOR PLANS A1
<input checked="" type="checkbox"/>	WINDOW DETAIL A4
<input checked="" type="checkbox"/>	CITE PLAN PERMIT COVER

**Application Certification**

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- I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

DTT



RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

2017 NOV 21 P 12:12

RECEIVED  
DEC 05 2017

NPS Project Number 37561

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name 2739 Post Street (Previously 2741 Post Street)

Street 2739 Post Street

City Jacksonville County Duval State FL Zip 32205

Name of Historic District Riverside National Register District

National Register district  certified state or local district  potential district

2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Sumner Lane Company Lane Architecture, P.A.

Street 904 Margaret Street City Jacksonville State FL

Zip 32204 Telephone (904) 355-9020 Email Address sumner@lanearch.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Denise Renbarger Signature Denise Renbarger Date 11.9.17

Applicant Entity Autumnbrook Design, LLC SSN 59518-8792 or TIN

Street 5569 Autumnbrook Court City Jacksonville State Florida

Zip 32258 Telephone 9045242983 Email Address denise@autumnbrookdesign.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

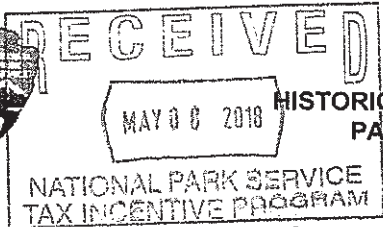
Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 12-6-17

National Park Service Authorized Signature [Signature]

NPS comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

NPS Project Number  
37561 2018 MAR 19 2:16

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

**1. Property Name** 2739 Post Street (Previously 2741 Post Street)

Street 2739 Post Street

City Jacksonville County Duval State FL Zip 32205

Name of Historic District Riverside National Register District

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district Riverside National Register District

Part 1 – Evaluation of Significance submitted? Date submitted November 21, 2017 Date of certification December 6, 2017

**2. Project Data**

Date of building circa 1935 Estimated rehabilitation costs (QRE) \$400,000

Number of buildings in project 1 Floor area before / after rehabilitation 4,324 / 4,324 sq ft

Start date (estimated) 03/02/2018 Use(s) before / after rehabilitation resid / duplex

Completion date (estimated) 10/01/2018 Number of housing units before / after rehabilitation 1 / 2

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

**3. Project Contact (if different from applicant)**

Name Sumner Lane Company Lane Architecture, P.A.

Street 904 Margaret Street City Jacksonville State FL

Zip 32204 Telephone (904) 355-9020 Email Address sumner@lanearch.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Denise Renbarger Signature Denise Renbarger Date 2.23.2018

Applicant Entity Autumbrook Design, LLC SSN 598-808792 or TIN \_\_\_\_\_

Street 5569 Autumbrook Court City Jacksonville State FL

Zip 32258 Telephone (904) 524-2983 Email Address denise@autumbrookdesign.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 3/15/2018 National Park Service Authorized Signature Janice Park

NPS conditions or comments attached

**PRE-CONSTRUCTION APPLICATION REVIEW**

**For Local Historic Preservation Office or Division Use Only**

Property Identification Number: 064378-0000

Property Address: 2739 Post Street

The  Local Historic Preservation Office/ Division has reviewed **Part 1 (Preconstruction Application)** of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property ***qualifies*** as a historic property consistent with the provisions of §196.1997(11), *F. S.*
- Certifies that the above referenced property ***does not qualify*** as a historic property consistent with the provisions of §196.1997(11) *F. S.*
- Certified that the above referenced property ***qualifies*** for the special exemption provided under §196.1998, *F.S.*, for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- Certified that the above referenced property ***does not qualify*** for the special exemption provided under §196.1998, *F. S.*
- Determines that improvements to the above referenced property ***are consistent*** with the *Secretary of Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and the *criteria set forth in Chapter 1A-38, F.A.C.*
- Determines that improvements to the above referenced property ***are not consistent*** with the *Secretary of Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and the *criteria set forth in Chapter 1A-38, F.A.C.*

All work not consistent with the referenced standards and guidelines and criteria, is identified in the Review Comments.

Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced standards, guidelines and criteria are provided in the Review Comments.

Review Comments:

Building was inspected on 8/27/21.

Exterior work approved under COA-18-20308 and COA-18-20182. Overall project approved to meet standards by National Park Service (NPS) under Federal Tax Credit part 2 on 8/15/18.

Additional Review Comments attached?  Yes  No

  
Signature

Printed Name: Lisa Sheppard  
Title: Planner III  
Date: 9-23-21

## HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 2—REQUEST FOR REVIEW OF COMPLETED WORK

**INSTRUCTIONS:** Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in the Pre-construction Application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

**1. Property Identification and Location:**

Property Identification Number: RE# 064378-0000

Address of property: 2739 Post Street

City: Jacksonville, County: Duval Zip Code: 32205

**2. Data on restoration, rehabilitation or renovation project:**

Project starting date: 8/20/19 Project completion date: 8/20/21

Estimate cost of entire project: \$ 897,470.23

Estimated costs attributed solely to work on historic buildings or archaeological sites: \$ 897,470

**3.**

**Owner attestation:** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on 9/23/21 I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions, pursuant to the *Laws of Florida*.

Name: Denise Renbarger Signature: Denise Renbarger Date: 9.17.21

*Complete the following, if signing for an organization or multiple owners (see additional owners below):*

Title: \_\_\_\_\_ Organization: Autumnbrook Designs, LLC

Social Security or Taxpayer Identification Number: \_\_\_\_\_

Mailing Address: 5569 Autumnbrook Court

City: Jacksonville, State: Florida Zip Code: 32256

Daytime Telephone Number: (904) 524-2938

**List Additional Owners:**

Name: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Social Security or Taxpayer Identification Number: \_\_\_\_\_

*If there are additional owners, provide the indicated information for each on a separate sheet of paper.*

Atkinson Enterprises, Inc.

d/b/a East Coast Construction Svcs  
5561 Autumnbrook Court  
Jacksonville, FL. 32258  
Phone (904) 502-6899

# Invoice

Date	Invoice #
7/6/21	6813

Bill To
Autumnbrook Design LLC 5569 Autumnbrook Court Jacksonville Fla. 32258

P.O. No.	Terms	Project
May and June	Net 30	2739 Post Street

Description	Qty	Rate	Amount
East Coast man hrs to repair damaged windows, install trim , molding, close in exterior opening and paint clean up	345	35.00	12,075.00
Reimbursement from Eco Relics for windows and weights for windows, Home Depot, Lowes, Paint, Legacy Metals and misc .parts	1	862.64	862.64
<b>Total</b>			\$12,937.64
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$12,937.64

*Handwritten notes:*  
 - "Posted 7/26/21" (written vertically in the Description column)  
 - "+3000.00" (written in the Rate column)

All work is complete!



**BUILDING INSPECTION DIVISION  
CITY OF JACKSONVILLE, FLORIDA**

**PLUMBING (FBC 5th Edition)**

**PERMIT: P-20-943280.007**

**DATE ISSUED:** 05/19/2020

**PERMIT FEE:** \$64.00

**CONTRACTOR:** CFC057228 - ROBERT CHICOSKI

**D.B.A.:** AFFORDABLE PLUMBING OF JAX INC

**FOR:** DENICE RENBARGER

**AT:** 2739 POST Street

**LOT:** LOT 13 (EX **BLOCK:** LOT 13 (EX W 40 FT) **BLK 1:** **SUBDIVISION:** NEW RIVERSIDE

**CITY INSPECTOR:** Rogers, Donald Phone: 483-7525 **JOB COST:** \$2200.00

**DESCRIPTION:** 3 schlutter showers

Single Family NEW FIXTURE(S)  
3 Shower Stall/Pan

**WATER SUPPLY:** Public-City

**SEWAGE DISPOSAL:** Public-City

TO SCHEDULE AN INSPECTION CALL 630-1100 - OR - <http://Buildinginspections.coj.net>

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**OTHER REQUIRED PERMITS ARE MARKED WITH AN 'X'**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> 05 ROUGH          | <input type="checkbox"/> 29 RE-PIPE       | <input checked="" type="checkbox"/> 09 FINAL |
| <input type="checkbox"/> 28 TOP-OUT        | <input type="checkbox"/> 31 WATER & SEWER | <input type="checkbox"/> 15 CONSULTATION     |
| <input type="checkbox"/> 67 TCO/PCO OR PST |   |  |



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The City of Jacksonville hereby issues a Certificate of Completion at the below listed address:

**FOR PROPERTY AT:**

2739 POST Street  
JACKSONVILLE, FL 32205

**CONTRACTOR:**

AFFORDABLE PLUMBING OF JAX INC  
4565 ST AUGUSTINE RD  
Jacksonville, FL 32207

---

RE# 064378 0000

Permit #: P-20-943280.007

**OWNER:**

Residential Single Family Existing Building  
Nature of Work: NEW FIXTURE(S)

OWNER  
5569 AUTUMNBROOK CT

This is to certify that the Building Inspection Division has inspected and approved the construction of the work as identified by the permit above.

6/4/2020

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Certificate Issued Date



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Joshua Gideon, C.B.O.  
Building Official



**BUILDING INSPECTION DIVISION  
CITY OF JACKSONVILLE, FLORIDA**

**PLUMBING (FBC 5th Edition)**

**PERMIT: P-19-943280.005**

**DATE ISSUED:** 10/22/2019

**PERMIT FEE:** \$372.08

**CONTRACTOR:** CFC029748 - BARRY PARKER

**D.B.A.:** Barry Parker Plumbing Inc

**FOR:** DENICE RENBARGER

**AT:** 2739 POST Street

**LOT:** LOT 13 (EX **BLOCK:** LOT 13 (EX W 40 FT) **BLK 1:** **SUBDIVISION:** NEW RIVERSIDE

**CITY INSPECTOR:** Rogers, Donald Phone: 483-7525 **JOB COST:** \$20000.00

**DESCRIPTION:** Installation of plumbing system

3 Or 4 Families	NEW FIXTURE(S), REPIPE		
2 Bath Tub	2 Dish Washer	2 Kitchen sink	9 Lavatory
4 Other	3 Shower Stall/Pan	2 Washing Machine	5 Water Closet Tank
2 Water Connection Ice Maker	2 Water Heater - Electric		

**WATER SUPPLY:** Public-City

**SEWAGE DISPOSAL:** Public-City

TO SCHEDULE AN INSPECTION CALL 630-1100 - OR - <http://Buildinginspections.coj.net>

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**OTHER REQUIRED PERMITS ARE MARKED WITH AN 'X'**

- |                       |                      |                     |
|-----------------------|----------------------|---------------------|
| (X) 05 ROUGH          | ( ) 29 RE-PIPE       | (X) 09 FINAL        |
| (X) 28 TOP-OUT        | (X) 31 WATER & SEWER | ( ) 15 CONSULTATION |
| ( ) 67 TCO/PCO OR PST |                      |                     |

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The City of Jacksonville hereby issues a Certificate of Completion at the below listed address:

**FOR PROPERTY AT:**

2739 POST Street  
JACKSONVILLE, FL 32205

**CONTRACTOR:**

Barry Parker Plumbing Inc  
7107 BEACH BLVD  
Jacksonville, FL 32216

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RE# 064378 0000

Permit #: P-19-943280.005

**OWNER:**

Residential 3 Or 4 Families Existing Building  
Nature of Work: NEW FIXTURE(S), REPIPE

OWNER  
5569 AUTUMNBROOK CT

This is to certify that the Building Inspection Division has inspected and approved the construction of the work as identified by the permit above.

3/11/2021

\_\_\_\_\_  
Certificate Issued Date



\_\_\_\_\_  
Joshua Gideon, C.B.O.  
Building Official



**BUILDING INSPECTION DIVISION  
CITY OF JACKSONVILLE, FLORIDA**

**MECHANICAL (FBC 5th Edition)**

**PERMIT: M-19-943280.006**

**DATE ISSUED:** 11/04/2019

**PERMIT FEE:** \$84.00

**CONTRACTOR:** CFC029748 - BARRY PARKER

**D.B.A.:** Barry Parker Plumbing Inc

**FOR:** DENICE RENBARGER

**AT:** 2739 POST Street

**LOT:** LOT 13 (EX W 40 FT) **BLOCK:** LOT 13 (EX W 40 FT)

**SUBDIVISION** NEW RIVERSIDE

**CITY INSPECTOR:** Kowalski, Roger Phone:

**JOB COST:** \$800.00

**DESCRIPTION:** Gas pipe for hot water heaters

**3 Or 4 Families**

**TYPE OF HEAT FUEL**

Natural Gas

**INSTALLED EQUIPMENTS**

Gas Piping

**INSTALLED EQUIPMENT SPECS**

Heat:	Air conditioning:	Duct system capacity: cfm
Cooling tower capacity: gpm	LGP containers:	Gasoline pumps:
Tanks:	Fire sprinklers:	

**EQUIPMENT**

No Equipment Installed

**ADDITIONAL INFORMATION**

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- |                                |                      |                       |
|--------------------------------|----------------------|-----------------------|
| (X) 05 ROUGH                   | (X) 14 PRESSURE TEST | (X) 09 FINAL          |
| ( ) 06 MECHANICAL SLAB         | ( ) 15 CONSULTATION  | ( ) 67 TCO/PCO OR PST |
| ( ) 111 GREASE DUCT LIGHT TEST |                      |                       |

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**FOR PROPERTY AT:**

2739 POST Street  
JACKSONVILLE, FL 32205

**CONTRACTOR**

Barry Parker Plumbing Inc  
7107 BEACH BLVD  
Jacksonville, FL 32216

---

RE# 064378 0000

Permit #: M-19-943280.006

**OWNER:**

Residential 3 Or 4 Families Existing Building  
Nature of Work: NEW INSTALLATION

OWNER

5569 AUTUMNBROOK CT

This is to certify that the Building Inspection Division has inspected and approved the construction of the work as identified by the permit above.

3/11/2021

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Certificate Issued Date



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Joshua Gideon, C.B.O.  
Building Official



**BUILDING INSPECTION DIVISION  
CITY OF JACKSONVILLE, FLORIDA**

**MECHANICAL (FBC 5th Edition)**

**PERMIT: M-19-943280.003**

**DATE ISSUED:** 08/26/2019

**PERMIT FEE:** \$116.00

**CONTRACTOR:** CAC1817802 - WILLIAM DOBBINS, JR

**D.B.A.:** EMERGENCY HEATING AND AIR INC

**FOR:** DENICE RENBARGER

**AT:** 2739 POST Street

**LOT:** LOT 13 (EX W 40 FT) **BLOCK:** LOT 13 (EX W 40 FT)

**SUBDIVISION** NEW RIVERSIDE

**CITY INSPECTOR:** Kowalski, Roger Phone:

**JOB COST:** \$21945.00

**DESCRIPTION:** Install new Amana 14 Seer 3-ton heat pump system for first floor.  
Install existing 4-ton system for second floor.  
Install new Amana Air Handler to existing 2.5 ton condenser for third floor.  
Installation of systems includes new refrigerant lines, low voltage wiring, thermostats, and drain lines.  
Install new flexible R6 insulation factor supply ducting systems for all three floors. First floor return to be free air through louvered door of mechanical closet. Second floor to have one main return with 3 cross-over returns from bedrooms. Third floor to have one central return. Includes two dryer vents (one for each unit) and standard bathroom venting for each bathroom.

**3 Or 4 Families**

**TYPE OF HEAT FUEL**

Electrical

**INSTALLED EQUIPMENTS**

**INSTALLED EQUIPMENT SPECS**

Heat: CENTRAL                                      Air conditioning: AIR-TO-AIR HEAT PUMP                                      Duct system capacity: 3800cfm  
Cooling tower capacity: gpm                                      LGP containers:                                      Gasoline pumps:  
Tanks:                                      Fire sprinklers:

**EQUIPMENT**

A/C and Refrigeration						
1 . CONDENSERS	Units: 1	ASZ14036	AMANA	Capacity: 3	SEER: 14/12	Agency:
8245361						
2 . CONDENSERS	Units: 1	GSX140301	AMANA	Capacity: 2.5	SEER: 14/11.5	Agency:
201298732						
Heating						
1 . AIR HANDLER	Units: 1	ASPT37B14	AMANA	Capacity: 8 KW/32600	HSPF: 8.20	Agency:
8245361						
2 . AIR HANDLER	Units: 1	ARUF31B14	AMANA	Capacity: 8 KW/	HSPF:	Agency:
201298732						

**ADDITIONAL INFORMATION**



**BUILDING INSPECTION DIVISION  
CITY OF JACKSONVILLE, FLORIDA**

TO SCHEDULE AN INSPECTION CALL 630-1100

- OR -

<http://buildinginspections.coj.net>

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- (X) 05 ROUGH
- ( ) 06 MECHANICAL SLAB
- ( ) 111 GREASE DUCT LIGHT TEST
- ( ) 14 PRESSURE TEST
- ( ) 15 CONSULTATION
- (X) 09 FINAL
- ( ) 67 TCO/PCO OR PST

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**FOR PROPERTY AT:**

2739 POST Street  
JACKSONVILLE, FL 32205

**CONTRACTOR**

EMERGENCY HEATING AND AIR INC

JACKSONVILLE, FL 32205

---

RE# 064378 0000

Permit #: M-19-943280.003

**OWNER:**

Residential 3 Or 4 Families Existing Building  
Nature of Work: EXTENSION OR ADD-ON TO EXISTING  
SYSTEM, NEW INSTALLATION

OWNER

5569 AUTUMNBROOK CT

This is to certify that the Building Inspection Division has inspected and approved the construction of the work as identified by the permit above.

2/13/2020

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Certificate Issued Date



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Joshua Gideon, C.B.O.  
Building Official





**BUILDING INSPECTION DIVISION  
CITY OF JACKSONVILLE, FLORIDA**

**ELECTRICAL**

**PERMIT: E-19-943280.004**

**DATE ISSUED:** 09/19/2019

**PERMIT FEE:** \$64.00

**CONTRACTOR:** ER13015016 - SHAWN BREEDEN

**D.B.A.:** ALL AMERICAN ELECTRICAL OF NORTH FLORIDA INC

**FOR:** DENICE RENBARGER

**AT:** 2739 POST Street

**LOT:** LOT 13 (EX W 40 FT) **BLOCK:** LOT 13 (EX W 40 FT)

**SUBDIVISION:** NEW RIVERSIDE

**CITY INSPECTOR:** Ray, Stacy Phone: 904-483-7516

**JOB COST:** \$5000.00

**DESCRIPTION:** Rewire electrical, relocate circuits per plan

**Spec 1**

**Utility Service**

<u>Nature of Service</u>	<u>Utility Routing</u>	<u>Meter #</u>	<u>Available Fault Current</u>	<u>Type of Service</u>	<u>Power</u>
No Change	JEA		0	Overhead	No

**New Service**

**Conductors**

<u>Per Phase</u>	<u>Size</u>	<u>Ampacity</u>	<u>Type</u>
0		0	

**Switch or breaker**

<u>Amps</u>	<u>Phase</u>	<u>Wire</u>	<u>Volts</u>	<u>Raceway Size</u>
0	0	0		

**Existing Service**

**Switch or breaker**

<u>Amps</u>	<u>Phase</u>	<u>Wire</u>	<u>Volts</u>	<u>Raceway Size</u>
200	1	4	240	

**Spec 2**

<u>Amps</u>	<u>Receptacles</u>	<u>Switches</u>	<u>Fixed Appliances</u>
<b>0-30</b>	0	0	0
<b>31-100</b>	0	0	0
<b>Over 100</b>	0	0	0

**Lighting Fixtures**

<u>Incandescent</u>	<u>Flourescent</u>	<u>Other</u>
0	0	0

**Additional Specifications:**

TO SCHEDULE AN INSPECTION CALL 630-1100 - OR - <http://buildinginspections.coj.net>

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- (X) 09 FINAL
- ( ) 04 ELECTRICAL SLAB
- ( ) 05 ROUGH
- ( ) 25 TEMP FINAL
- ( ) 15 CONSULTATION
- ( ) 38 PICTURES ON FILE
- ( ) 67 TCO/PCO OR PST
- (X) 26 COVER-UP
- ( ) 51 SWIMMING POOL GROUNDING
- ( ) 50 UNDERGROUND SERVICE COVERUP

---

The City of Jacksonville hereby issues a Certificate of Completion at the below listed address:

**FOR PROPERTY AT:**

2739 POST Street  
JACKSONVILLE, FL 32205

**CONTRACTOR:**

ALL AMERICAN ELECTRICAL OF NORTH FLORIDA INC

JACKSONVILLE, FL 32207

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RE# 064378 0000

Permit #: E-19-943280.004

**OWNER:**

Residential Duplex Existing Building  
Nature of Work: REWIRE, SAFETY

OWNER

5569 AUTUMNBROOK CT

This is to certify that the Building Inspection Division has inspected and approved the construction of the work as identified by the permit above.

6/18/2021

\_\_\_\_\_  
Certificate Issued Date



\_\_\_\_\_  
Joshua Gideon, C.B.O.  
Building Official

**REVIEW OF COMPLETED WORK**

**For Local Historic Preservation Office or Division Use Only**

**Property Identification Number:** 064378-0000

**Property Address:** 2739 Post Street

The  Local Historic Preservation Office/ Division has reviewed **Part2 (Request for Review of Completed Work)** of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Determines that the completed improvements to the above referenced property are consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings* and the *criteria set forth in Chapter 1A-38, F.A.C.*, and, therefore, recommends approval of the requested historic preservation tax exemption.

Determines that the completed improvements to the above referenced property are not consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and the *criteria set forth in Chapter 1A-38, F.A.C.*, and, therefore, recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below:

Review Comments:

Site was inspected on 8/27/21. The project was determined to be complete.

All of the completed work appears to adhere to the submitted work scope approved by the NPS to meet the Standards.

Permit/receipt costs (\$62,882) are in excess of the required 25% of the assessed value (\$42,644) in the year in which the project was initiated and at least \$2500 of the expenditures were on the exterior windows, which designates the overall project as a "Qualifying Improvement Project."

Additional Review Comments attached?  Yes  No



*Signature*

Printed Name: Lisa Sheppard

Title: Planner III

Date: 9/23/21

TO BE FILED AFTER APPROVAL

DOS Form No. HR3E111292

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT**

This Covenant is made the 18<sup>TH</sup> day of SEPTEMBER, 20 21, by

Denise Renbarger (hereinafter referred to as the Owner)

and in favor of \_\_\_\_\_ the City of Jacksonville

\_\_\_\_\_ (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation of a certain Property located at 2739 Post Street which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, X history, \_\_\_\_\_ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements.

The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers: (RE064378-0000), Clerk of Circuit Court OR 19147-00140

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2021, to December 31, 2030:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the

same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ( ) Division of Historical Resources (X) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction:

Name of Office / Agency:	<u>Jacksonville Historic Preservation Commission</u>
Address:	<u>c/o Jacksonville Planning and Development Department</u> <u>Edward Ball Building</u> <u>214 North Hogan Street, Suite 300,</u>
City:	<u>Jacksonville, Florida</u> <u>Zip:32202</u>
Telephone:	<u>(904) 255-7800</u>

The address of the Division of Historical Resources is:

Bureau of Historic Preservation

Division of Historical Resources

R.A. Gray Building, 500 South Bronough Street

Tallahassee, Florida 32399-0250

Telephone Number: (904) 487-2333

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or

damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the ( ) Division of Historical Resources (X) Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the ( ) Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the ( ) Division of Historical Resources (X) Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition.

existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources (X) Local Historic Preservation Office.

7. If the Property has been destroyed or severely damage by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance. Workmanship, and environmental, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the ( ) Division of Historical Resources (X) Local Historic Preservation Office in writing of the loss. The ( ) Division of Historical Resources ( ) Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the ( ) Division of Historical Resources (X) Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the ( ) Division of Historical Resources (X) Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care which even inattentive and

thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources (X) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the ( ) Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER

Denise Renbarger



9.18.2021

Name

Signature

Date



ATTEST: CITY OF JACKSONVILLE

\_\_\_\_\_ By: \_\_\_\_\_

James R. McCain Jr., Corporation Secretary

Lenny Curry, Mayor

Date: \_\_\_\_\_ Date: \_\_\_\_\_