

1

# 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 #: 065312-0000 *attach legal description of property.*

Address of property: 2728 Herschel 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-Avondale Historic 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) 630-1900

**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: Phillip Tyler Wallace *(email: heaviestboy-tyler@gmail.com)*

Mailing Address: 2728 Herschel Street

City: Jacksonville, State: FL Zip Code: 32205

Daytime Telephone Number: (904) 588-4442

Name of additional owner at same mailing address: Hannah Elizabeth Palmer

Daytime Telephone Number: (904) 874-1344

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

PROPERTY ADDRESS: 2728 Herschel St., Jacksonville, FL, 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: Phillip Wallace Signature:  Date: 6/1/23

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

Title: \_\_\_\_\_ Organization: \_\_\_\_\_

PROPERTY ADDRESS: 2728 Herschel Street, Jacksonville, FL, 32205

**B. EVALUATION OF PROPERTY**

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

4. Description of physical appearance: 1-story, Am.-Craftsman style home, with lap cedar siding, and cedar shake above the belly-band. Some siding is broken, missing, or has rot. House is supported by brick piers, some of which are leaning, missing mortar or bricks. Porch is situated under main roof + is in good service. Lateral gable roof made of diamond-shape architectural shingles, in good service. Windows are double-hung, about half of which are in good service. Front windows are 6/1, 12/1, 6/1 light on R-side of door + 9/1, 9/1 light on L-side of door. Windows (West side of house), upper/lattic are missing. There is a concrete, ribbon driveway which is broken and in disrepair. A concrete slab in back/left of lot (end of driveway) is broken and in disrepair. This formerly held a, previously demolished, small garage. There are 3 bedrooms, 1 bathroom, kitchen + mudroom/pantry, and "FL room". There is a fireplace, non-functional, due to a collapsed flue. Floors are original hardwood throughout most of house.

Date of Construction: 1922 Date(s) of Alteration(s): No known alterations.

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

5. Statement of Significance:

This single-family, privately-owned home is a contributory structure to the Riverside-Arundale Historic District. It is another example of an American-Craftsman style bungalow, which is found throughout much of this historic district. In addition to its typical bungalow characteristics, this house is set-off from others by its use of a lateral-gable roof, large verandah, and gable dormer. This house was built in 1922 by builder/architect, J.W. Hill, and first occupied in 1925, by C.F. Brock.

6. Photographs and Maps:

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

Please see attached.

All photos were taken 6/5/23.

PROPERTY ADDRESS: 2728 Herschel St., Jacksonville, FL, 32205

C. DESCRIPTION OF IMPROVEMENTS

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

FEATURE 1 New detached garage

Feature: New detached garage

Approximate date of feature:

circa 1920's (former garage)

Describe existing feature and its condition:

Previously demolished garage on a now broken concrete slab.

Photograph Number: 3 Drawing Number: 1, 2, 1, 3, 1,

Describe work and impact on existing feature:

A new garage in traditional location with compatible design to main structure. Roof are architectural shingles in diamond shape to match main structure. Lap siding with open rafters to match main structure. A carriage style garage door with carriage hardware, windows with profiled muntins and mullion  $\geq 4"$  wide. This 1-story ~~garage~~ garage will be located in area of the formerly broken slab. This is of modest-size and matches house as closely as possible.

FEATURE 2 New clay-brick paver driveway

Feature: New clay-brick paver driveway

Approximate date of feature:

circa 1922

Describe existing feature and its condition:

Broken/missing pieces of concrete-ribbon driveway.

Photograph Number: 2, 3, 4, Drawing Number: 1, 1

Describe work and impact on existing feature:

A new 7-foot wide clay-brick paver

driveway (solid, red, 4x8 bricks) will go in place of the concrete ribbon driveway which is in disrepair. Proper clay-bricks as consistent with the period as possible, will be used, and lead to the new garage structure.

FEATURE 3 Window replacement/ (2nd story west-side of house)

Feature: 2nd-story window replacement/restoration

Approximate date of feature:

circa 1922

Describe existing feature and its condition:

Boarded/missing windows, original weights remain

Photograph Number: 8 Drawing Number: N/A

Describe work and impact on existing feature:

Boarded-up windows will be restored, if feasible,

with ~~the~~ matching double-hung windows, of the period. New sash cord will be used to secure original weights to restored windows. Glass will be replaced, as needed, and glazed into place, as needed, to match remainder of original windows. They will be 611 and 611 to match contralateral side of house

FEATURE 4

Feature:

Approximate date of feature:

Describe existing feature and its condition:

Photograph Number:

Drawing Number:

Describe work and impact on existing feature:

FEATURE 5

Feature:

Approximate date of feature:

Describe existing feature and its condition:

Photograph Number:

Drawing Number:

Describe work and impact on existing feature:

FEATURE 6

Feature:

Approximate date of feature:

Describe existing feature and its condition:

Photograph Number:

Drawing Number:

Describe work and impact on existing feature:



PROPERTY ADDRESS: 2728 Herschel St, Jacksonville, FL, 32205

**D. PROPERTY USE**

To be completed by all applicants.

1. Use(s) before improvement: Single Family (0100)
2. Proposed use(s) after improvement: Single Family (0100)

**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.*

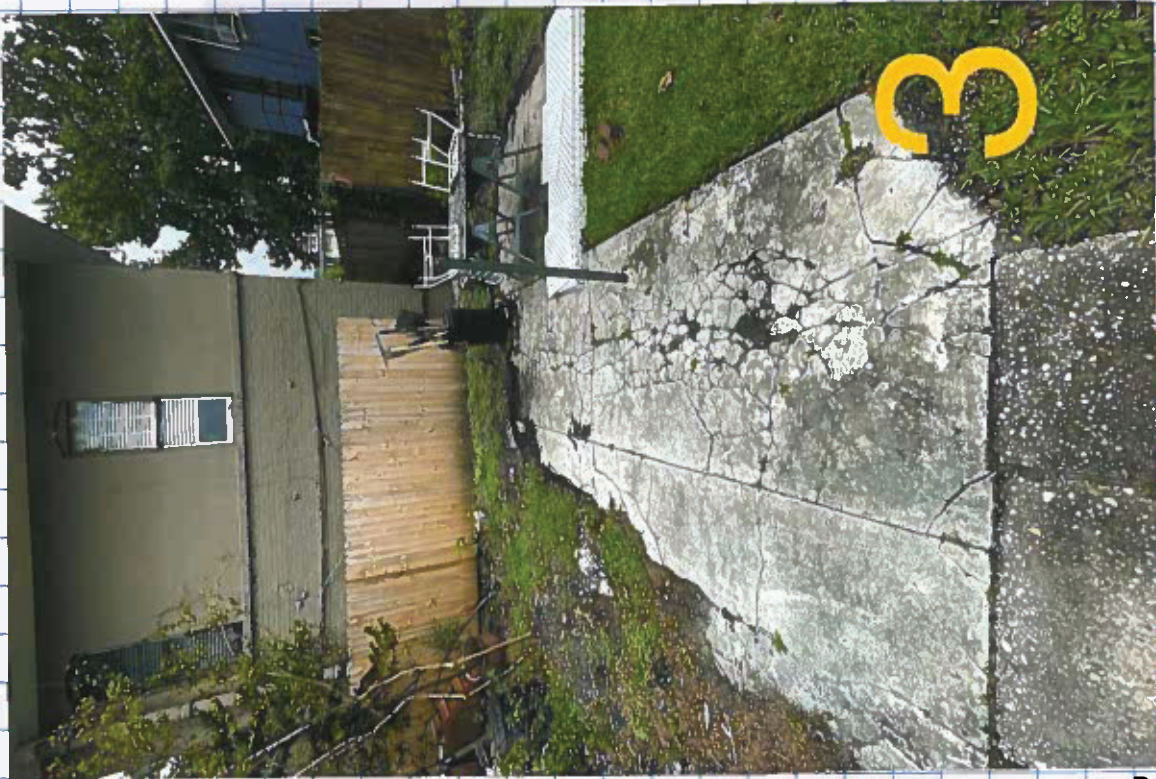
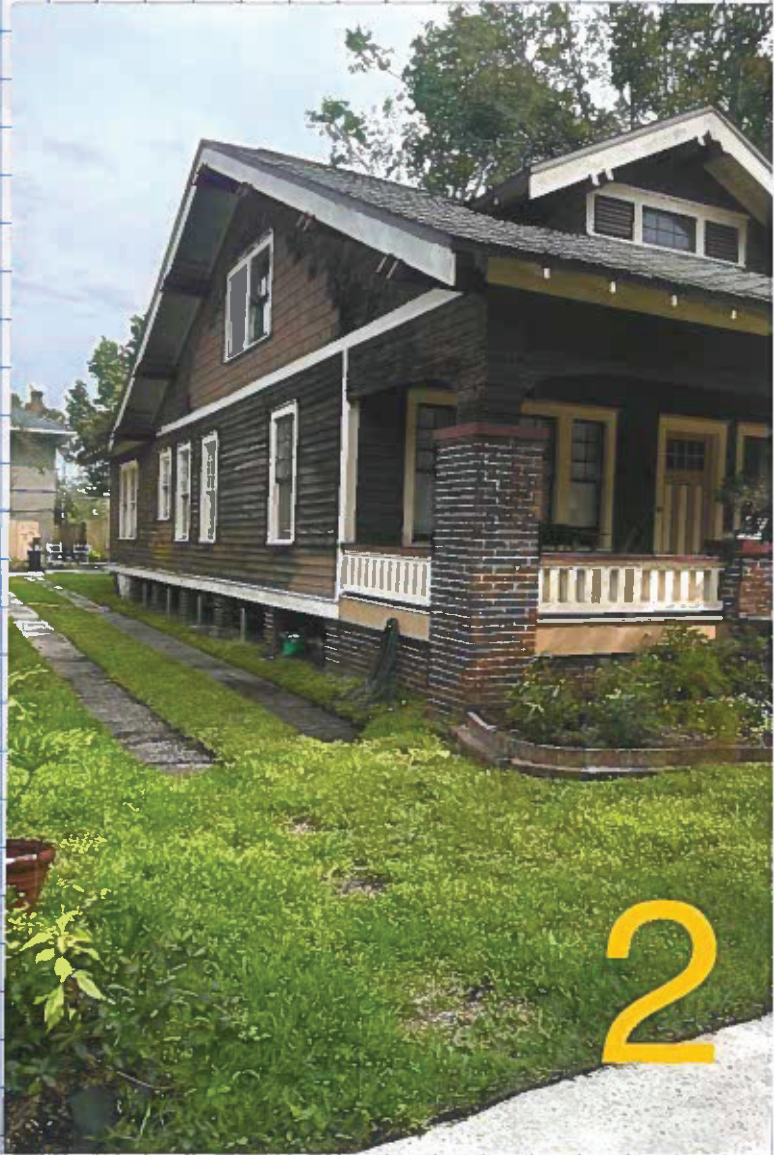
1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site.  
\_\_\_\_\_
2. How often does this organization or agency use the building or archaeological site?  
\_\_\_\_\_
3. For buildings, indicate the total useable area of the building in square 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

## PHOTO KEY :

1. Front of home (home faces NorthWest).
2. Front of home with view of broken/missing concrete driveway.
3. Concrete slab, formerly housing small garage. Some of concrete slab previously demolished, along with former garage.
4. Driveway/slab in back/left of lot.
5. View of brick piers/supports in disrepair.
6. Back of home.
7. View of back-door and former area of demolished deck.
8. Missing attic windows on West-side of house.
9. View of steps / front porch.
10. View of front windows, front door, and large verandah.
11. Original fireplace (with collapsed flue).
12. Entry-room with oak floor.
13. Dining room.
14. View of kitchen from dining room.
15. View of kitchen from breakfast nook.
16. Master B.R.
17. Florida Room
18. Second B.R.
19. Bathroom
20. Third B.R.

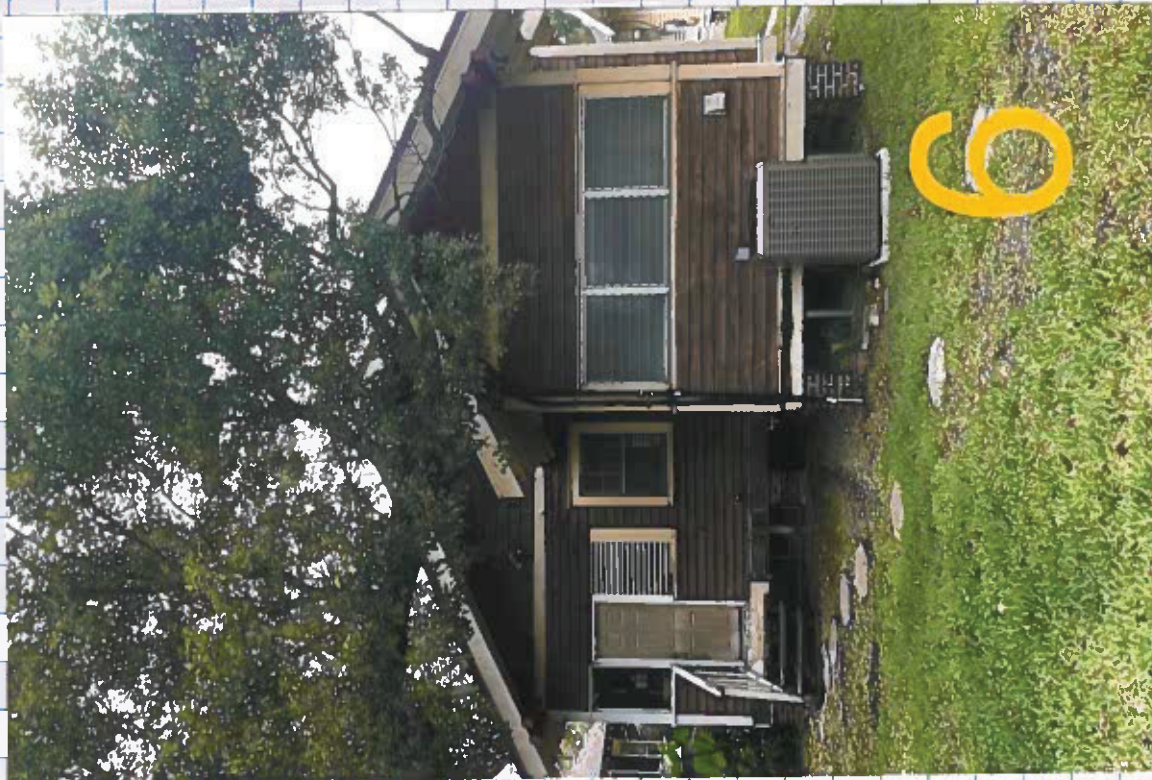
2728 Herschel St.





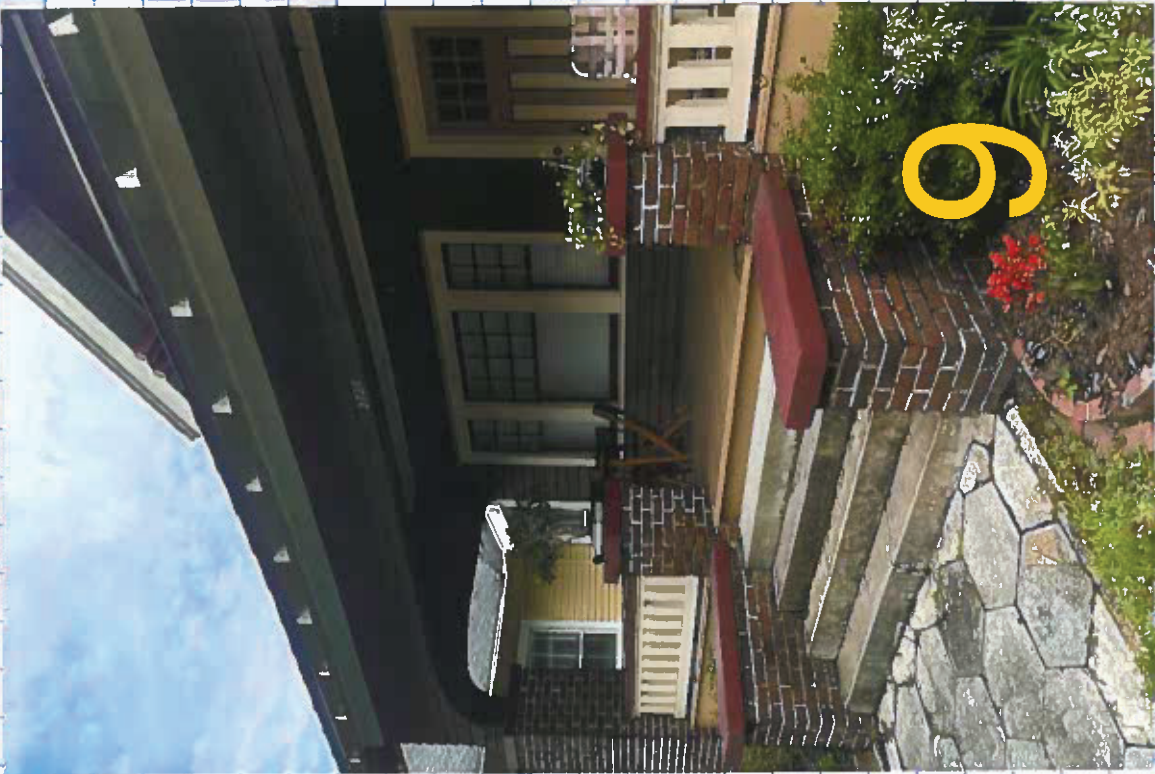
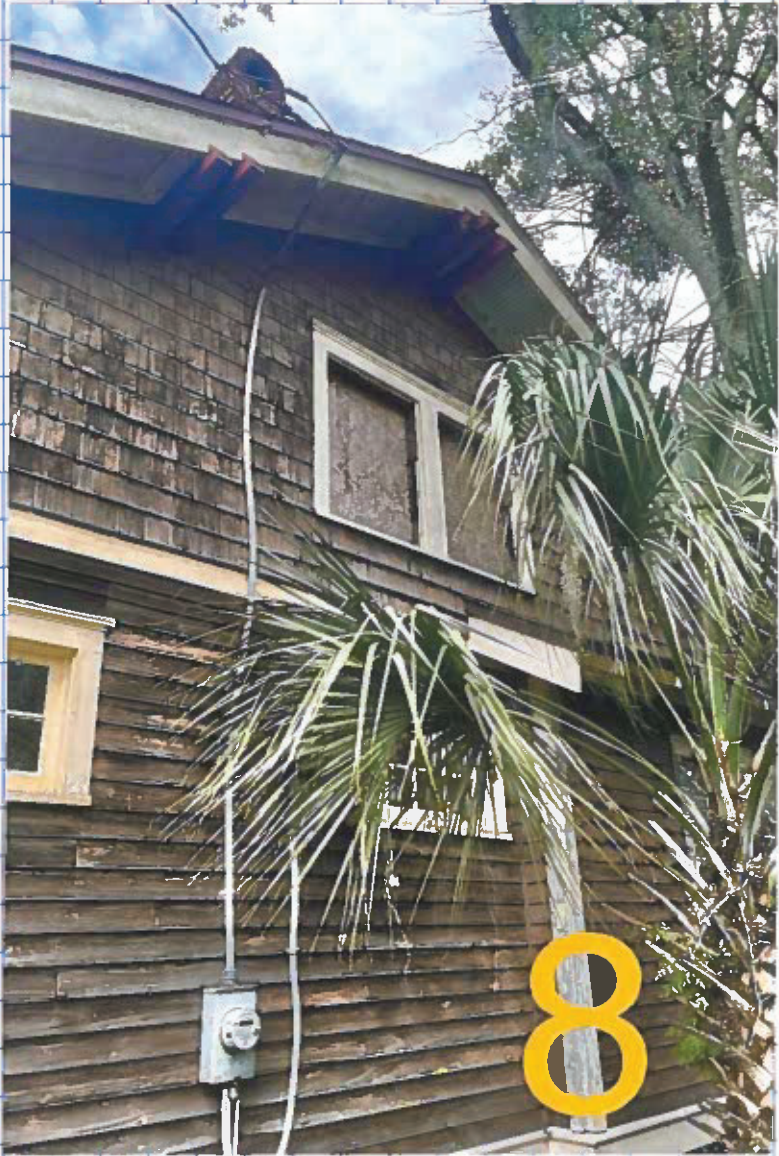
1700 HAWK ST





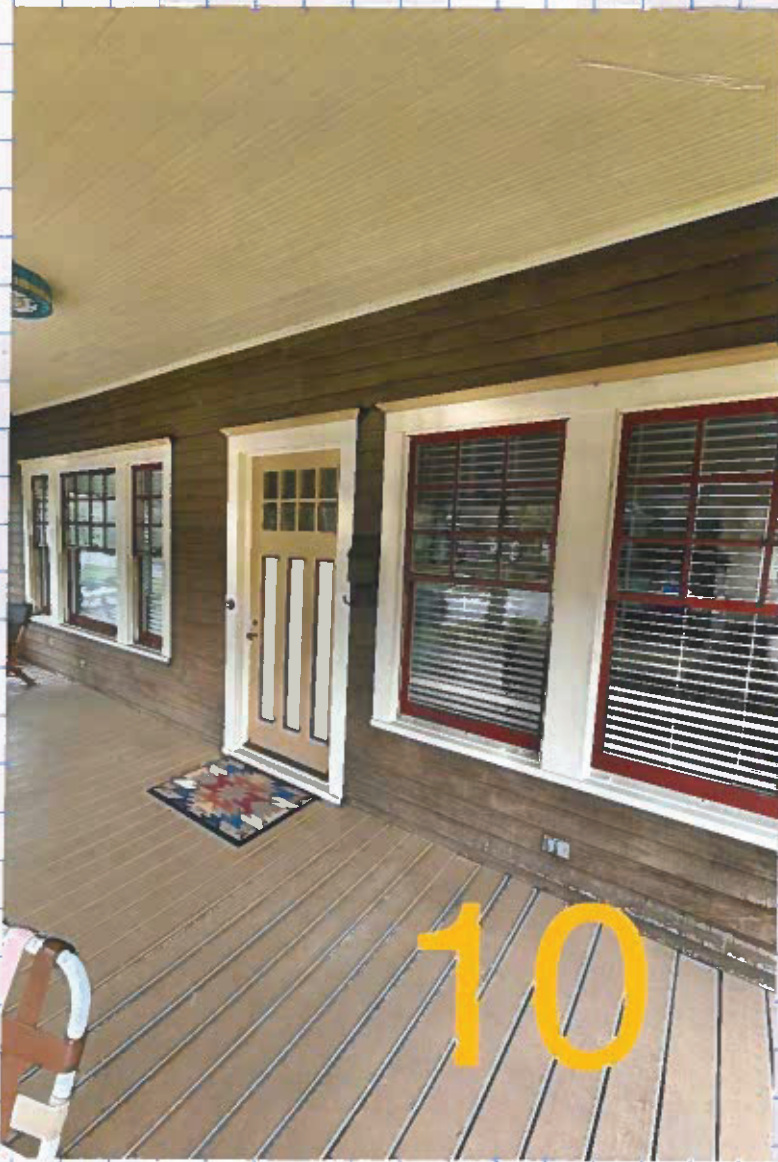
2938 Horseshoe St.





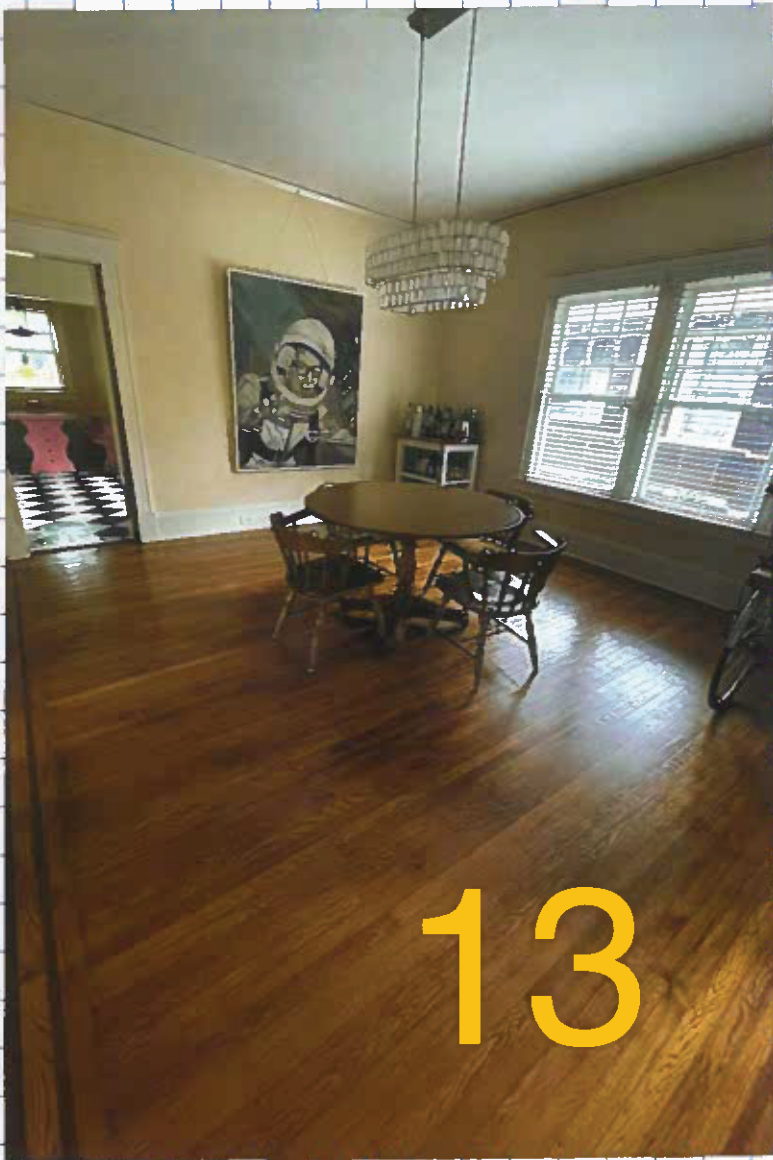
2728 Herschel St.





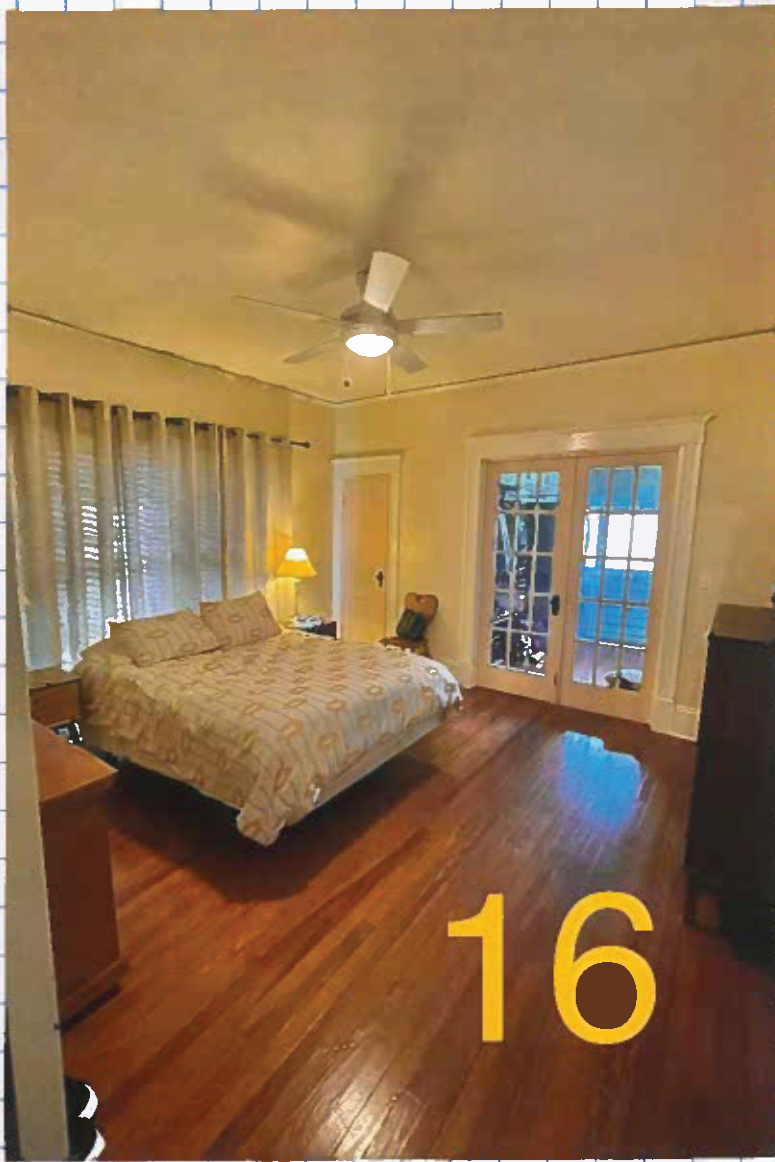
2728 Herschel St.





2728 Harschel St.





16



17



18

2728 Herschel St.





2728 Hurschel St.

**WILLIAM LEUTHOLD  
ARCHITECTS**  
2728 HERSHEY STREET  
JACKSONVILLE, FLORIDA 32206  
386-6496 FL CORP. #0756

**PROJECT INFORMATION**  
1. NAME: NEW DETACHED GARAGE  
2. ADDRESS: 2728 HERSHEY STREET, JACKSONVILLE, FLORIDA 32206  
3. OWNER: WALLACE GARAGE, LLC  
4. DATE: 10/1/2017  
5. SCALE: 1/8" = 1'-0"

**REVISIONS**  
1. 10/1/2017: INITIAL DESIGN  
2. 10/1/2017: REVISED DESIGN  
3. 10/1/2017: REVISED DESIGN  
4. 10/1/2017: REVISED DESIGN  
5. 10/1/2017: REVISED DESIGN

**NOTES**  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE ORDINANCES.  
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY DATA OR THE RESULTS OF ANY FIELD MEASUREMENTS.

**LEGEND**  
1. EXISTING CONDITIONS  
2. PROPOSED CONDITIONS  
3. NOTES

**PROJECT LOCATION MAP**  
1. PROJECT LOCATION  
2. PROJECT ADDRESS  
3. PROJECT CITY

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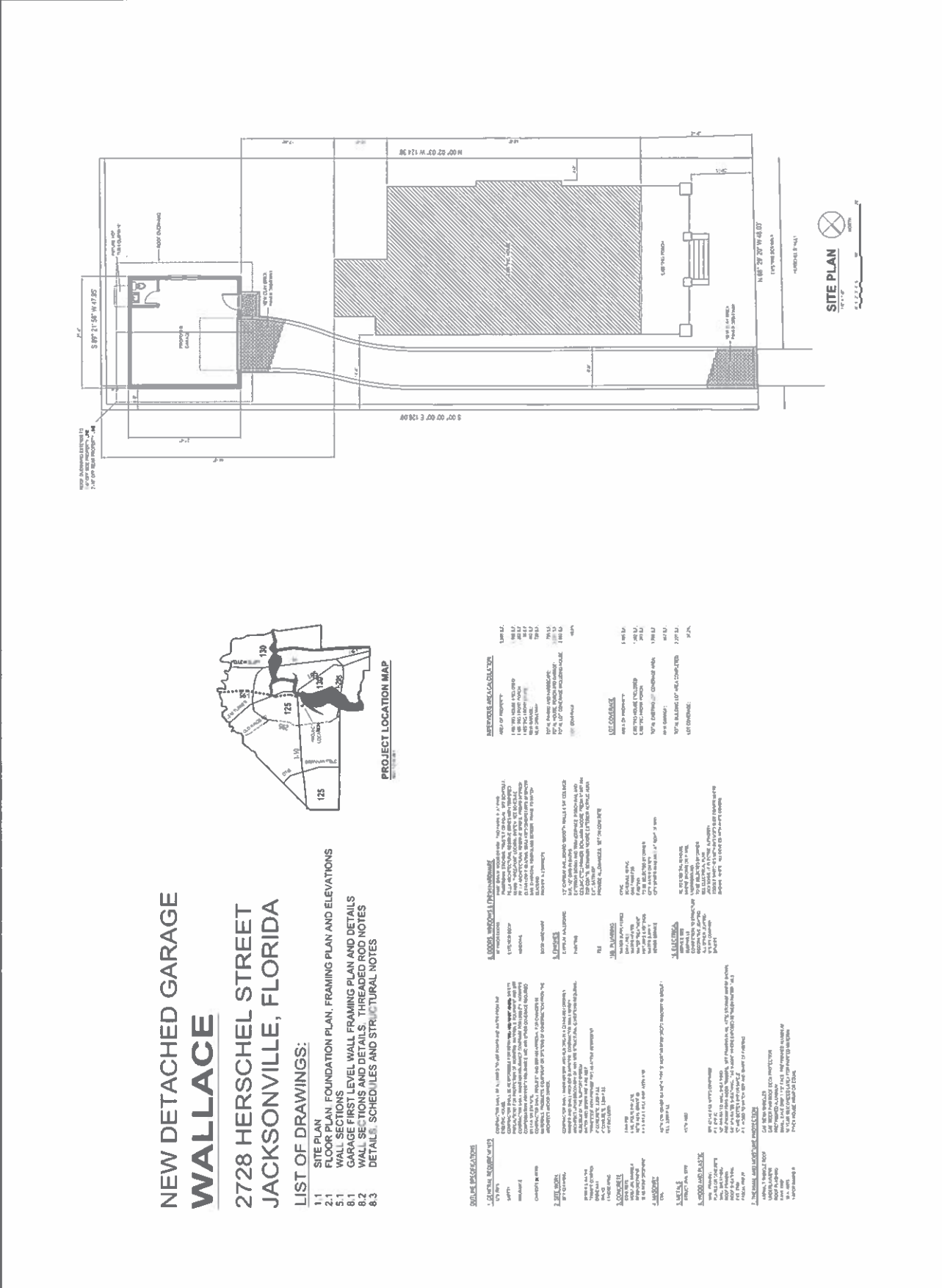
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3. PROJECT CITY

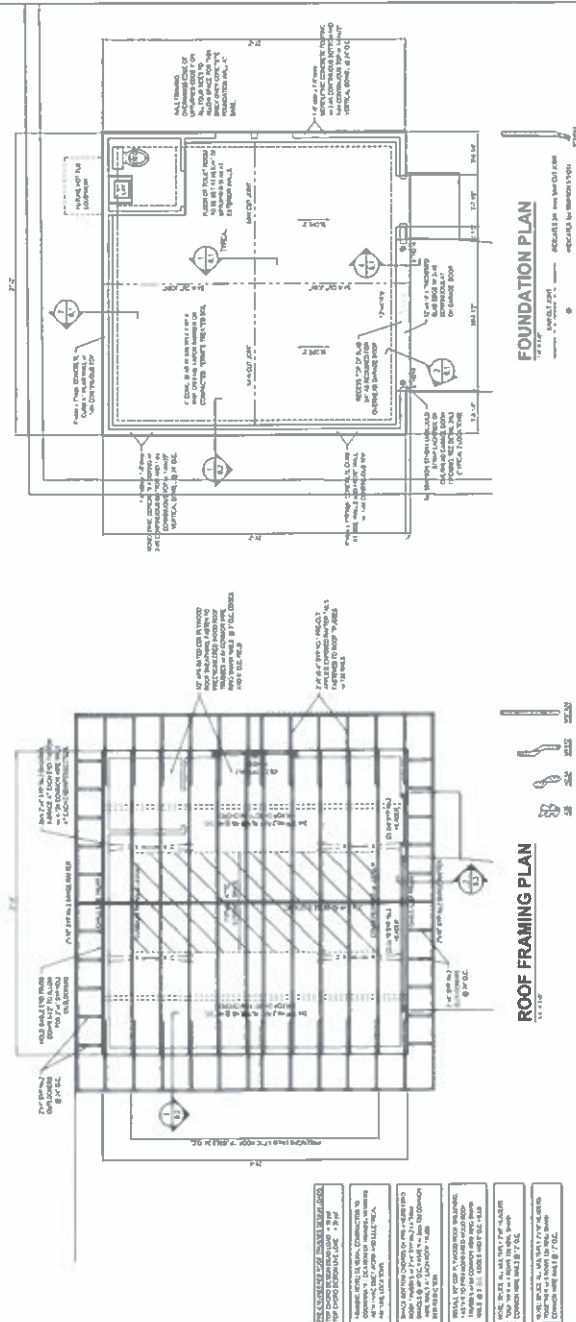
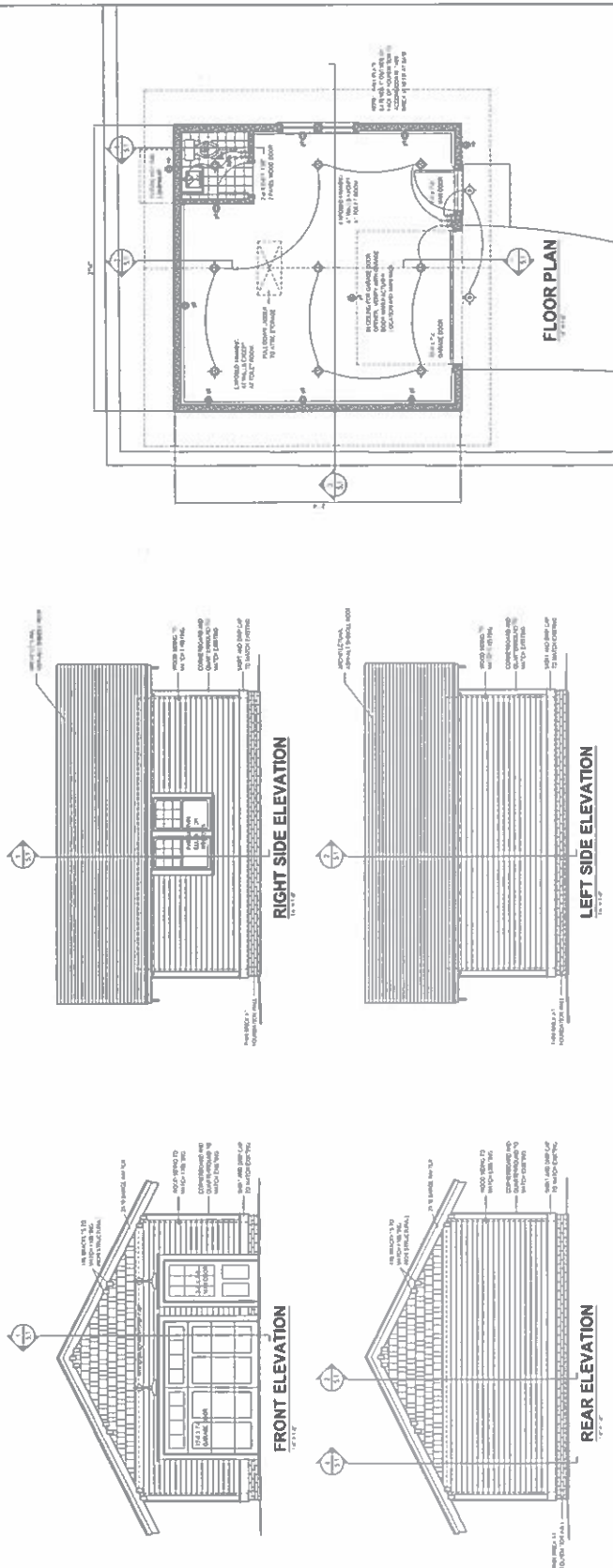
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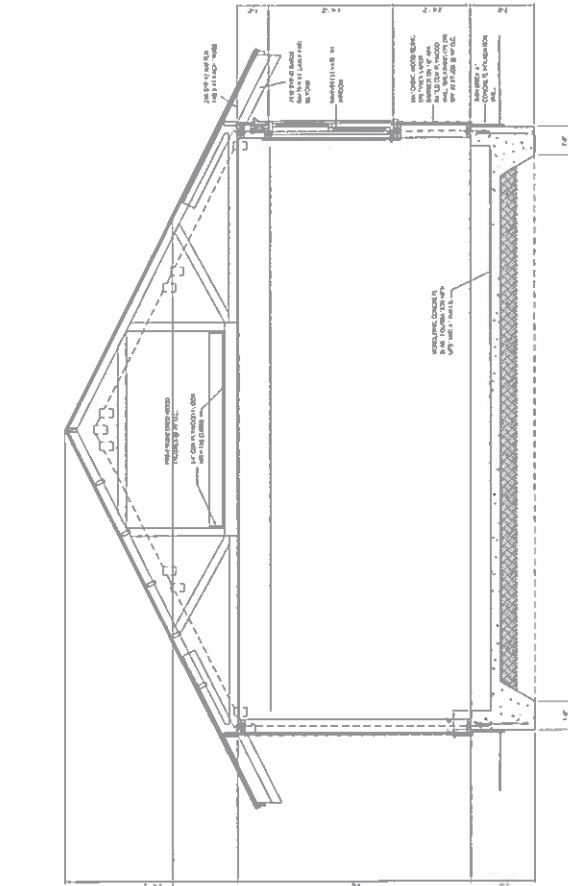
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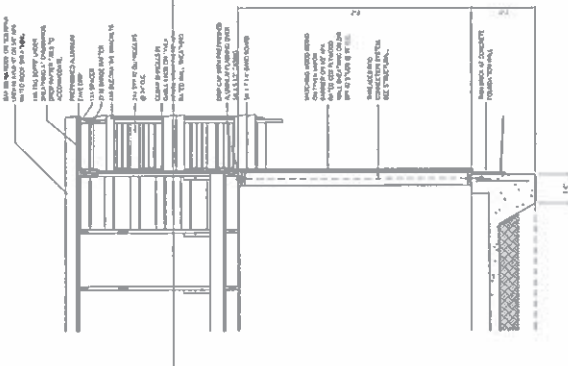




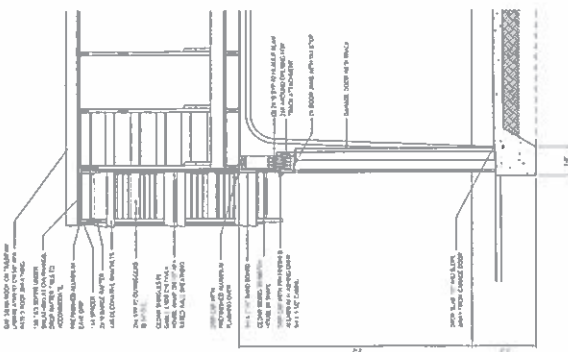




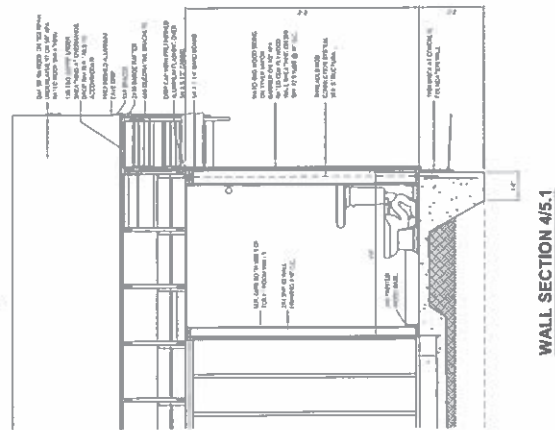
BUILDING SECTION 3/5.1



WALL SECTION 2/5.1



WALL SECTION 1/5.1



WALL SECTION 4/5.1



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PYS
Exterior Wall	4 HORIZONTAL LAP	100	37.00
Roof Shingle	3 GRASS ON BIT	100	4.00
Roofing Cover	3 ASP/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	5 ASPHALT TILE	75	1.00
Tot Flooring	14 CARPET	75	8.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

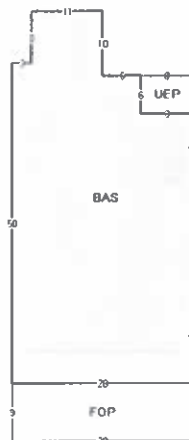
CATEGORY	UNITS	ADJ
Stories	1.00	0
Bedrooms	3.00	0
Baths	1.00	0
Rooms / Units	1.00	0

BASE RATE ADJ		ADJ
Quality Adjustment	1.2000	
Mat/Design Factor	1.0000	
Time Adj	1.0000	
TOTAL ADJUSTED POINTS		125
DEPRECIATION ADJ		ADJ

TYPE	STYLE	CLS	CHG	CH %	HQ %	LOC	% GOOD
0101	01	4	04	100.00	0.00	1.00	100
REPL COST NEW		AYS	EVS	UY	DOUM	% GOOD	
190,289		1922	2005	83	15.25	87.75	
LAN AREA		S	N	P	AREA	EFF AREA	SPR VALUE
1,429		8	11	100	1,429	110,705	
POP	252				30	76	9.01%
UEP	48				50	24	2.531

0100 Single Family

" VALUE SUBJECT TO CHANGE "



Davis County Property Appraisers Office		Tax Dist: 0001
VALUE SUMMARY		
PRIMARY VALUATION METHOD		CMR
BUILDING VALUE		181,333
EXTRA FEATURE VALUE		928
TOTAL MARKET LAND VALUE		132,000
MARKET VALUE OF AG LAND		0
TOTAL LAND VALUE AG + COMMON		0
MARKET VALUE		284,181
ADJUSTED VALUE		181,333
CAP RATE YEAR		2013
TAXABLE VALUE		131,935
EXEMPTIONS		EB EX
TOTAL EXEMPTION VALUE		50,600
REMOVAL EXEMPTION VALUE		0
HERITAGE TAXABLE VALUE		N/A
PERMIT		
PERMIT NO.	TY	BY
DESCRIPTION		EST VALUE
ISSUE DATE		
BUILDING NOTES		
UEP: 20.16' x 8' N6 W8 S6 S FOP: 28.58' x 28' S9 E28 N9 S BAS: 3.01' x 11' S10 E6 S6 E8 S11 E1 S17 W1 S14 W2 S N50 E3 N8 S.		

BUILDING: 1 AKA: 0101 SFR 1 STORY  
SITE ADDRESS: 2728 HERSCHELL ST JACKSONVILLE 32205

L	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	N	O	U	V	R	S	SALES PRICE	NOTE AMOUNT	BAC	BAC AMOUNT	GRANTOR	GRANTEE	SALES DATE
1	19547	02180	01/12/2021	QC	U	I	14				100		0	N	WALLACE PHILLIP TYLER	WALLACE PHILLIP TYLER	20210318
2	16730	00260	03/24/2014	RM	U	I	12				149000		0	N	FEDERAL NATIONAL	WALLACE PHILLIP TYLER	20140326
3	14548	01989	10/02/2013	CT	U	I	12				100		0	N	BOOKER DAVID M	FEDERAL NATIONAL	20131010
4	14206	00563	08/12/2007	MD	Q	I	01				210000		0	N	BEAVER MARK D	BOOKER DAVID M	20071001

ACREAGE: 0.00 PRICE/SF: 105.55

L	CD	CODE	DESCRIPTION	BLD	HX %	HQ %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	CD OF BRY VALUE	APPROVAL DATES	APPROVED BY
1	FFB	7	Fireplace Masonry	1	100.00	0.00	0	0	1.00	4	100	3,067.50	4,441.00	100	1922	1922		20	928	BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	06/16/1988 JHO 07/06/2016 CMC 04/06/2020 THERONAL 02/10/2017 THERONAL

L	T	USE CODE	LAND USE DESCRIPTION	HX %	HQ %	N	D	LOC ZONE	FRONT	DEPTH	BOX FACTOR	UNITS	UNIT PRICE	D	T	OPIN FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1200	COMM/RES/OFY	100.00	0.00			CMO	0.00	0.00	100.00	6,000.00	8	0	1.00		1.00	23.60	23.00	132,000

L	M	DATE	BLD	USER ID	CD	PARCEL NOTES														
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Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**WALLACE PHILLIP TYLER**  
2728 HERSCHEL ST  
JACKSONVILLE, FL 32205  
**PALMER HANNAH ELIZABETH**

**Primary Site Address**  
2728 HERSCHEL ST  
Jacksonville FL 32205-

**Official Record Book/Page**  
19547-02180

**Title #**  
6422

**2728 HERSCHEL ST**  
Property Detail

RE #	065312-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01066 RIVERSIDE ANNEX
Total Area	6056
Characteristics	Historic Designation

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.](#)

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$169,099.00	\$161,020.00
Extra Feature Value	\$1,076.00	\$1,056.00
Land Value (Market)	\$108,000.00	\$118,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$278,175.00	\$280,576.00
Assessed Value	\$187,393.00	\$193,014.00
Cap Diff/Portability Amt	\$90,782.00 / \$0.00	\$87,562.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$137,393.00	See below

**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

Assessed Value	\$193,014.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

**Taxable Value \$143,014.00**

SJRWMD/FIND Taxable Value

Assessed Value	\$193,014.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

**Taxable Value \$143,014.00**

School Taxable Value

Assessed Value	\$193,014.00
Homestead (HX)	- \$25,000.00

**Taxable Value \$168,014.00**

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19547-02180	1/12/2021	\$100.00	QC - Quit Claim	Unqualified	Improved
16730-00260	3/24/2014	\$149,000.00	SW - Special Warranty	Unqualified	Improved
16548-01989	10/2/2013	\$100.00	CT - Certificate of Title	Unqualified	Improved
14206-00563	8/13/2007	\$210,000.00	WD - Warranty Deed	Qualified	Improved
06634-01480	12/12/1988	\$40,700.00	WD - Warranty Deed	Unqualified	Improved
05719-00684	11/1/1983	\$33,500.00	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	1.00	\$1,056.00

**Land & Legal**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO	0.00	0.00	Common	6,000.00	Square Footage	\$118,500.00

Legal

LN	Legal Description
1	1-106 22-2S-26E
2	RIVERSIDE ANNEX
3	W 20FT LOT 4,E28FT LOT 5 BLK 9

**Buildings**

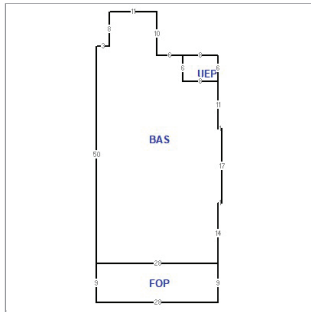
Building 1  
Building 1 Site Address  
2728 HERSCHEL ST Unit  
Jacksonville FL 32205-

Building Type	0101 - SFR 1 STORY
Year Built	1922
Building Value	\$161,020.00

Type	Gross Area	Heated Area	Effective Area
Unfin End Porch	48	0	24
Finished Open Porch	252	0	76
Base Area	1429	1429	1429
Total	1729	1429	1529

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	5	5 Asphalt tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.000	
Rooms / Units	1.000	



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

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$187,393.00	\$50,000.00	\$137,393.00	\$1,493.10	\$1,554.86	\$1,421.40
Urban Service Dist1	\$187,393.00	\$50,000.00	\$137,393.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$187,393.00	\$25,000.00	\$162,393.00	\$507.84	\$516.90	\$476.49
By Local Board	\$187,393.00	\$25,000.00	\$162,393.00	\$352.79	\$365.06	\$331.02
FL Inland Navigation Dist.	\$187,393.00	\$50,000.00	\$137,393.00	\$4.22	\$3.96	\$3.96
Water Mgmt Dist. SJRWMD	\$187,393.00	\$50,000.00	\$137,393.00	\$26.04	\$24.63	\$24.63
School Board Voted	\$187,393.00	\$25,000.00	\$162,393.00	\$0.00	\$162.39	\$0.00
Urb Ser Dist1 Voted	\$187,393.00	\$50,000.00	\$137,393.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,383.99	\$2,627.80	\$2,257.50
Description	Just Value	Assessed Value	Exemptions	Taxable Value		

<b>Last Year</b>	\$294,181.00	\$181,935.00	\$50,000.00	\$131,935.00
<b>Current Year</b>	\$278,175.00	\$187,393.00	\$50,000.00	\$137,393.00

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

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

**Property Record Card (PRC)**

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

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

**More Information**

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

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## PRE-CONSTRUCTION APPLICATION REVIEW

For Local Historic Preservation Office or Division Use Only

Property Identification Number: 065312-0000

Property Address: 2728 Herschel 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:

COA-23-28849 approved 2/24/23 for new garage,  
COA-23-29527 approved 8/3/23 for window repairs,  
Site visit conducted 7/26/23

Additional Review Comments attached? ☐ Yes ☐ No



Signature

Printed Name: Lisa Sheppard

Title: Planner III

Date: 10/12/23

# HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION AMENDMENT SHEET

**Property Identification and Location:**

Property Identification Number: RE #: 065312-0000  
 Address of property: 2728 Herschel Street  
 City: Jacksonville, County: Duval, Zip Code: 32205

**AMENDMENT:** Indicate all changes in the project work, giving the originally proposed treatment and the amended work item description: Additional work on main structure: 11 new, poured concrete support piers added under house, replacement of sill beams, repair and repointing of existing brick support piers. (Current piers missing bricks and/or damaged and leaning). All exterior work to be restored, or match existing brick as closely as possible. Removal of steel jacks from exterior sill beam & skirt board.

Attach photographs and drawings as necessary to illustrate the proposed changes.

Name: Phillip (Tyler) Wallace Signature: Tyler Wallace Date: 3/25/24

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

Title: \_\_\_\_\_ Organization: \_\_\_\_\_

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

Mailing Address: \_\_\_\_\_

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

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

## Local Historic Preservation Office or Division Use Only

The ☒ Local Historic Preservation Office/ ☐ Division has reviewed the Amendment Sheet for the above named property and hereby:

☒ Determines that the work described in this Amendment to the Historic Preservation Property Tax Exemption Application for the above referenced property is 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.

☐ Determines that the work described in this Amendment to the Historic Preservation Property Tax Exemption Application for the above referenced property is 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. All work not consistent with the referenced standards, guidelines and criteria is identified in the Review Comments. Recommendations to assist the applicant in bringing the proposed work into compliance with the standards, guidelines and criteria are provided in the Review Comments.

Review Comments: Foundation work approved 12/15/23 under COA-23-30066

Additional Review Comments attached? ☐ Yes ☐ No

Signature

Printed Name: Lisa Sheppard

Title: Planner III

Date: 5/8/24





21



22





32





24





25



62



## 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 #: 065312 - 0000  
 Address of property: 2728 Herschel Street  
 City: Jacksonville, County: Duval Zip Code: 32205

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

Project starting date: 10/3/2023 Project completion date: 5/6/2024  
 Estimate cost of entire project: \$215,622.00  
 Estimated costs attributed solely to work on historic buildings or archaeological sites: \$48,000.00

**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 \_\_\_\_\_. 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: Phillip (Tyler) Wallace Signature:  Date: 5/7/2024

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

Title: Mr. Organization: N/A  
 Social Security or Taxpayer Identification Number: 425-63-4454  
 Mailing Address: 2728 Herschel St.  
 City: Jacksonville, State: FL Zip Code: 32205  
 Daytime Telephone Number: (N/A)

**List Additional Owners:**

Name: Hannah Palmer  
 Street: 2728 Herschel St.  
 City: Jacksonville, State: FL Zip Code: 32205  
 Social Security or Taxpayer Identification Number: 595-45-3140

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













3B









3D





4A





4B





4C









8A









LOVEJOY

B. Ford

2023









21A



A photograph of a brick pillar, likely part of a foundation or wall. The pillar is constructed from red bricks with light-colored mortar. The bricks are arranged in a standard running bond pattern. The pillar is situated outdoors, with a white wooden surface above it and a dark, possibly underground, space behind it. The ground around the base of the pillar is covered with green weeds and some grey gravel. The text '21B' is overlaid in a large, bold, yellow font across the middle of the pillar.

21B





21C





21D



22



A photograph of a crawlspace or basement area. In the center is a brick pier constructed from red and tan bricks, topped with a concrete cap. Above the pier, a horizontal metal pipe runs across the frame, secured with a bracket. Two metal chains hang from the pipe, each attached to a metal bracket on the pier. The floor is covered in dark, loose soil and debris. In the background, a concrete wall and a window showing greenery outside are visible. A large, semi-transparent yellow number '23' is overlaid in the center of the image.

23



A photograph showing a brick pier or column under a wooden structure, possibly a porch or deck. The pier is constructed of red bricks with light-colored mortar. Above the pier, there are wooden beams and a dark, textured pipe or duct. To the right, another brick structure is visible. The ground is covered in dirt, gravel, and some fallen leaves. A large yellow number '24' is overlaid on the lower left portion of the image.

24





25







Richard Mark Boyles  
President  
CB CO56929

Albert J. Boyles, Jr.  
Secretary/Treasurer  
CR CO49210

Since 1927



P.O. BOX 2655  
Jacksonville, FL 32203  
Office (904) 764-9509  
(904) 282-4212  
Fax (904) 282-0595

hbm1986@bellsouth.net  
www.hygemahousemovers.com

November 16, 2023

Tyler Wallace  
2728 Herschel St. Jacksonville, FL 32205

This proposal is in reference to work to be completed on the residence located at the above address to relevel residence, add additional concrete support piers and sill beams and repair existing brick piers.

Hygema proposes to complete the following work:

- Secure permit to complete said work
- Add (11) new poured concrete support piers, (3) on exterior of building on the fireplace side and (8) in the crawlspace down the center of building
- Add 50' of new pressure treated 6"x6" sill beam down center of building on top of new concrete piers
- Replace approximately 40' of damaged 4"x6" sill beam with new pressure treated 6"x6" sill beam on the fireplace side of residence
- Replace approximately 50' of 4"x6" sill beam with new pressure treated 6"x6" sill beam due to sagging between support piers
- Jack and relevel residence as much as possible, not to include fireplace
- Repair and repoint brick piers as needed
- Add clean fill under building to level holes in crawlspace area
- Cleanup after work is completed

Owner responsible for the following:

- Any documents needed to secure permitting
- Supply water and electric on jobsite

The work will be completed in a professional and safe like manner. Due care will be taken to minimize any damage, however plaster, sheetrock, doors, windows and tile work are not guaranteed. We have estimated 10 - 12 days to complete said work.

Certificates of General Liability and Worker's Compensation Insurance available upon request.

The price to complete said work will be \$36,650.00 payable upon completion. We accept MASTERCARD, VISA, DISCOVER, AND AMERICAN EXPRESS although, there is an additional charge of 2% for processing same.

If you have any questions, please give me a call @ Office (904)764-9509 or Cell (904)509-3462.

Respectfully

Albert "Jay" Boyles - HYGEMA HOUSE MOVERS, INC.

Accepted

Date

11/28/23

Paid in full \$ 36,650.00  
March 19, 2024.

Linda L. Padgett - Hygema House Movers



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
6/23/2023	101436

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
06/19/2023

**SNC**  
Sport Nobles  
Construction  
Custom Builder

Terms	Due Date
	6/23/2023

Item	Description	Hrs.	Cost	Total
Upfront Deposit	Wallace, Tyler:2728 Herschel St:WALHER-01-New Garage & Paver Driveway Upfront Deposit / Retainer	1	34,997.87	34,997.87

<b>Total</b>	\$34,997.87
<b>Payments/Credits</b>	-\$34,997.87
<b>Balance Due</b>	\$0.00



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
11/1/2023	101499

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
11/14/2023

**SNC**  
Sport Nobles  
Construction  
Custom Builder

			Terms	Due Date
				11/6/2023
Item	Description	Hrs.	Cost	Total
	Wallace, Tyler 2728 Herschel St: New Garage & Paver Driveway			
	Billing through October 31, 2023			
01-05 Project Man...	Project Management	14.25	90.00	1,282.50
01-05.1 Property ...	Property Protection	1.5	50.00	75.00
01-05.2 Site Super...	Site Supervision	4.5	75.00	337.50
02-07 Demo	Demolition	6.5	35.00	227.50
02-13 Earthwork	Earthwork	18	50.00	900.00
01-01 Plans	UES	1	250.00	250.00
01-02 Building Pe...	City of Jacksonville	1	337.76	337.76
01-100 Porta-Pottys	McClendon's Portable Toilets	1	143.78	143.78
01-200 Trash Con...	RealCo Recycling	1	120.00	120.00
01-200 Trash Con...	Shapell's	1	500.00	500.00
02-210 Fill Dirt	Ray Gunter Trucking	1	325.00	325.00
02-210 Fill Dirt	Ray Gunter Trucking	1	290.00	290.00
03-04 Concrete Pu...	Capital Concrete & Masonry Solutions	1	1,400.00	1,400.00
03-06 Concrete Slab	Capital Concrete & Masonry Solutions	1	11,329.05	11,329.05
06-096 Framing P...	Manning Building Supplies	1	5,114.17	5,114.17
06-096 Framing P...	Coastal Truss & Vinyl Siding	1	1,755.00	1,755.00
06-096 Framing P...	Manning Building Supplies	1	219.95	219.95
06-096 Framing P...	Manning Building Supplies	1	626.37	626.37
06-096 Framing P...	Manning Building Supplies	1	121.78	121.78
10-007 Toilet & B...	Lowe's	1	441.78	441.78
10-007 Toilet & B...	Lowe's	1	421.78	421.78
10-007 Toilet & B...	Lowe's	-1	421.78	-421.78
			<b>Total</b>	
			<b>Payments/Credits</b>	
			<b>Balance Due</b>	



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
11/1/2023	101499

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
11/14/2023

**SNC**  
Sport Nobles  
Construction  
Custom Builder

Terms	Due Date
	11/6/2023

Item	Description	Hrs.	Cost	Total
Contractor Fee-20	Subtotal			25,797.14
	Contractor Fee		20.00%	5,159.43
Upfront Deposit	Credit for a portion of Upfront Deposit / Retainer received in the amount of \$34,997.87 leaving a remaining credit of \$30,000.00 to be applied on future invoices.	-1	4,997.87	-4,997.87

<b>Total</b>	\$25,958.70
<b>Payments/Credits</b>	-\$25,958.70
<b>Balance Due</b>	\$0.00



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
1/4/2024	101564

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
01/10/2024

**SNC**  
Sport Nobles  
Construction  
Custom Builder

			Terms	Due Date
				1/9/2024
Item	Description	Hrs.	Cost	Total
	Wallace, Tyler 2728 Herschel St New Garage & Paver Driveway  Billing through December 31, 2023			
01-05 Project Man...	Project Management	19.5	90.00	1,755.00
01-05.2 Site Super...	Site Supervision	14.5	75.00	1,087.50
01-200 Trash Con...	Waste	6	50.00	300.00
02-02 Cleanup	Cleanup & Restoration	14	35.00	490.00
02-13 Earthwork	Earthwork	5.5	50.00	275.00
06-01 Rough Carp...	Rough Carpentry	10.5	50.00	525.00
08-100 Garage Door	Garage Door	6.5	50.00	325.00
08-115 Door Labor	Labor to install door(s)	7	50.00	350.00
01-04 Surveying	Ray Thompson Surveying	1	1,075.00	1,075.00
01-04 Surveying	Ray Thompson Surveying Rush Fee Credit	-1	300.00	-300.00
01-100 Porta-Pottys	McClendon's Portable Toilets	1	90.53	90.53
01-100 Porta-Pottys	McClendon's Portable Toilets	1	90.53	90.53
01-160 Pest Contr...	Peninsular Pest Control	1	175.00	175.00
02-02 Cleanup	Action Labor	1	102.38	102.38
02-02 Cleanup	Action Labor	1	315.00	315.00
02-02 Cleanup	Action Labor	1	183.75	183.75
02-02 Cleanup	Action Labor	1	367.50	367.50
03-05 Concrete B...	Home Depot	1	18.86	18.86
06-02 Cornice & ...	Manning Building Supplies	1	1,033.78	1,033.78
06-03 Siding	Manning Building Supplies	1	4,789.13	4,789.13
06-03 Siding	Manning Building Supplies	1	2,492.70	2,492.70
06-03 Siding	Manning Building Supplies	1	141.90	141.90
06-096 Framing P...	Manning Building Supplies	1	480.27	480.27

**Total**

**Payments/Credits**

**Balance Due**



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
1/4/2024	101564

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
1/10/2024

**SNC**  
Sport Nobles  
Construction  
Custom Builder

			Terms	Due Date
				1/9/2024
Item	Description	Hrs.	Cost	Total
06-096 Framing P...	Manning Building Supplies	1	1,287.99	1,287.99
06-096 Framing P...	Manning Building Supplies	1	292.53	292.53
06-096 Framing P...	Builders First Source	1	19.95	19.95
06-096 Framing P...	Home Depot	1	9.14	9.14
06-096 Framing P...	RC Siding	1	9,000.00	9,000.00
06-096 Framing P...	Manning Building Supplies	1	347.35	347.35
07-02 Roofing Pa...	SNC Square	1	5,736.34	5,736.34
08-04 Exterior Door	Manning Building Supplies	1	442.37	442.37
08-04 Exterior Door	Manning Building Supplies	1	506.87	506.87
15-002 Plumbing ...	Home Depot	1	267.68	267.68
16-200 Electrical ...	American Electrical Contracting	1	6,500.00	6,500.00
	Subtotal			40,574.05
Contractor Fee-20	Contractor Fee		20.00%	8,114.81
			<b>Total</b>	\$48,688.86
			<b>Payments/Credits</b>	-\$48,688.86
			<b>Balance Due</b>	\$0.00



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
2/21/2024	101614

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
03/05/2024

**SNC**  
**Sport Nobles**  
**Construction**  
Custom Builder

Terms	Due Date
	2/21/2024

Item	Description	Hrs.	Cost	Total
	Wallace, Tyler 2728 Herschel St New Garage & Paver Driveway  Billing through January 31, 2024			
01-05 Project Man...	Project Management	3	90.00	270.00
01-05.2 Site Super...	Site Supervision	12.25	75.00	918.75
02-02 Cleanup	Cleanup & Restoration	26.5	35.00	927.50
02-07 Demo	Demolition	8.5	35.00	297.50
06-01 Rough Carp...	Rough Carpentry	3	50.00	150.00
06-02.1 Ext Trim ...	Exterior Trim & Cornice Installation	52	50.00	2,600.00
06-03.1 Siding La...	Siding Labor	57.5	50.00	2,875.00
06-104 Finish Car...	Finish Carpentry (Interior)	8.5	50.00	425.00
09-082 Gypsum ...	Gypsum Wallboard	3	50.00	150.00
09-169.1 Painting ...	Painting Labor	2	50.00	100.00
09-300.1 Vinyl So...	Vinyl Soffit Labor	15	50.00	750.00
01-100 Porta-Pottys	McClendon's Portable Toilets, Inc.	1	90.53	90.53
04-018 Unit Maso...	Lowe's	1	54.43	54.43
04-164 Stone	Lowe's	1	52.98	52.98
06-02 Cornice & ...	Manning Building Supplies	1	56.33	56.33
06-02 Cornice & ...	Manning Building Supplies	1	258.54	258.54
06-02.1 Ext Trim ...	Home Depot	1	35.43	35.43
06-096 Framing P...	Lowe's	1	78.07	78.07
06-096 Framing P...	Lowe's	1	47.25	47.25
06-096 Framing P...	Lowe's	1	43.89	43.89
06-096 Framing P...	Lowe's	1	63.84	63.84
06-096 Framing P...	Home Depot	1	15.35	15.35
08-01 Windows &...	Lowe's	1	57.73	57.73

**Total**

**Payments/Credits**

**Balance Due**



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
2/21/2024	101614

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
03/05/2024

**SNC**  
Sport Nobles  
Construction  
Custom Builder

Terms	Due Date
	2/21/2024

Item	Description	Hrs.	Cost	Total
08-01 Windows &...	Coastal Sash & Door, Inc.	1	1,761.62	1,761.62
08-05 Interior Doors	Home Depot	1	300.99	300.99
08-100 Garage Door	D & D Garage Doors	1	10,421.00	10,421.00
08-110 Window L...	RC Siding, Inc	1	3,120.00	3,120.00
09-082 Gypsum ...	Lowe's	1	53.02	53.02
15-001 Plumbing ...	Terry Vereen Plumbing Inc	1	3,700.00	3,700.00
15-001 Plumbing ...	Terry Vereen Plumbing Inc	1	1,850.00	1,850.00
15-001 Plumbing ...	Terry Vereen Plumbing Inc	1	1,850.00	1,850.00
15-014 Heating & ...	SNC Heating & Air, LLC	1	584.86	584.86
	Subtotal			33,959.61
Contractor Fee-20	Contractor Fee		20.00%	6,791.92
Upfront Deposit	Credit for a portion of Upfront Deposit / Retainer originally received in the amount of \$34,997.87 leaving a remaining credit of \$15,000.00 to be applied on future invoices.	-1	15,000.00	-15,000.00

<b>Total</b>	\$25,751.53
<b>Payments/Credits</b>	-\$25,751.53
<b>Balance Due</b>	\$0.00



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
3/25/2024	101644

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
04/03/2024

**SNC**  
Sport Nobles  
Construction  
Custom Builder

			Terms	Due Date
				3/25/2024
Item	Description	Hrs.	Cost	Total
	Wallace, Tyler 2728 Herschel St. New Garage & Paver Driveway  Billing through February 29, 2024			
01-05 Project Man...	Project Management	5	90.00	450.00
01-05.2 Site Super...	Site Supervision	39.5	75.00	2,962.50
02-02 Cleanup	Cleanup & Restoration	5	35.00	175.00
02-13 Earthwork	Earthwork	38	50.00	1,900.00
06-01 Rough Carp...	Rough Carpentry	2.75	50.00	137.50
01-05.1 Property ...	Sherwin Williams	1	25.20	25.20
01-100 Porta-Pottys	McClendon's Portable Toilets	1	90.53	90.53
02-03 Punch	Southern Classic Home Improvements	1	2,850.00	2,850.00
02-123 Site Drain...	Ed Hebert	1	5,300.00	5,300.00
02-123 Site Drain...	Ed Hebert	1	1,200.00	1,200.00
02-210 Fill Dirt	D&D Dirtin'	1	268.75	268.75
06-02 Cornice & ...	Lowe's	1	74.74	74.74
06-02 Cornice & ...	Builders First Source	1	246.10	246.10
06-096 Framing P...	Lowe's	1	131.48	131.48
06-096 Framing P...	Lowe's	1	147.60	147.60
06-096 Framing P...	Lowe's	1	69.17	69.17
06-096 Framing P...	Lowe's	1	21.31	21.31
06-097 Trim Pack...	Lowe's	1	293.47	293.47
06-097 Trim Pack...	Lowe's	1	12.59	12.59
06-105 Cabinets ...	Brent Paul Juneau	1	1,000.00	1,000.00
08-04 Exterior Door	Manning Building Supplies	1	3,013.39	3,013.39
08-05 Interior Doors	Lowe's	1	38.98	38.98
09-082 Gypsum ...	CAEN Remodeling	1	1,500.00	1,500.00
			<b>Total</b>	
			<b>Payments/Credits</b>	
			<b>Balance Due</b>	



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
3/25/2024	101644

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
04/03/2024

**SNC**  
**Sport Nobles**  
**Construction**  
Custom Builder

			Terms	Due Date
				3/25/2024
Item	Description	Hrs.	Cost	Total
09-082 Gypsum ...	Lowe's	1	4.06	4.06
16-200 Electrical ...	American Electrical Contracting	1	2,000.00	2,000.00
	Subtotal			23,912.37
Contractor Fee-20	Contractor Fee		20.00%	4,782.47
Upfront Deposit	Credit for a portion of Upfront Deposit / Retainer received in the amount of \$34,997.87, leaving a remaining credit of \$5,000.00 to be applied on future invoices.	-1	10,000.00	-10,000.00
			<b>Total</b>	\$18,694.84
			<b>Payments/Credits</b>	-\$18,694.84
			<b>Balance Due</b>	\$0.00



Sport Nobles Construction, Inc.

1585 Blanding Blvd.  
Jacksonville, FL 32210

# Invoice

Date	Invoice #
4/19/2024	101680

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

**PAID**  
05/02/2024

**SNC**  
**Sport Nobles**  
**Construction**  
Custom Builder

			Terms	Due Date
				4/19/2024
Item	Description	Hrs.	Cost	Total
	Wallace, Tyler 2728 Herschel St New Garage & Paver Driveway  Billing through April 15, 2024			
01-05 Project Man...	Project Management	1.5	90.00	135.00
01-05.2 Site Super...	Site Supervision	23.75	75.00	1,781.25
02-02 Cleanup	Cleanup & Restoration	9.5	35.00	332.50
06-01 Rough Carp...	Rough Carpentry	7	50.00	350.00
08-081 Hardware ...	Hardware & Specialties Labor	2.5	50.00	125.00
08-115 Door Labor	Labor to install door(s)	2.5	50.00	125.00
01-100 Porta-Pottys	McClendon's Portable Toilets	1	90.53	90.53
01-100 Porta-Pottys	McClendon's Portable Toilets	1	37.97	37.97
02-03 Punch	Southern Classic Home Improvements	1	1,750.00	1,750.00
02-07 Demo	H & H Paver Systems	1	750.00	750.00
02-07 Demo	H & H Paver Systems	1	750.00	750.00
02-144 Asphalt Pa...	H & H Paver Systems	1	7,150.00	7,150.00
02-144 Asphalt Pa...	H & H Paver Systems	1	7,150.00	7,150.00
04-013 Brick Pavers	Cash Building Materials	1	1,848.50	1,848.50
06-02 Cornice & ...	Lowe's	1	57.15	57.15
06-096 Framing P...	Lowe's	1	254.18	254.18
06-096 Framing P...	Lowe's	1	9.58	9.58
08-115 Door Labor	Southern Classic Home Improvements	1	300.00	300.00
	Subtotal			22,996.66
Contractor Fee-20	Contractor Fee		20.00%	4,599.33

**Total**

**Payments/Credits**

**Balance Due**



Sport Nobles Construction, Inc.

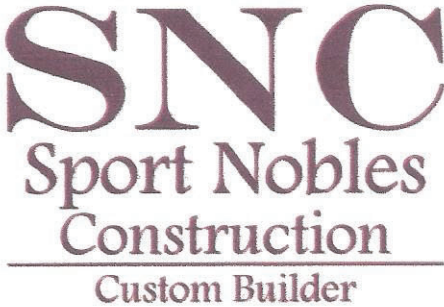
1585 Blanding Blvd.  
Jacksonville, FL 32210

Invoice

Date	Invoice #
4/19/2024	101680

Bill To
Tyler Wallace 2728 Herschel St Jacksonville, FL 32205

PAID  
4/19/2024  
05/02/2024



			Terms	Due Date
				4/19/2024
Item	Description	Hrs.	Cost	Total
Upfront Deposit	Credit for a portion of Upfront Deposit / Retainer received in the amount of \$34,997.87, leaving a remaining credit of \$0.00 to be applied on future invoices.	-1	5,000.00	-5,000.00
			<b>Total</b>	\$22,595.99
			<b>Payments/Credits</b>	-\$22,595.99
			<b>Balance Due</b>	\$0.00





Payment receipt

# You paid \$1,100.00

to Lovejoy Construction Services, Inc. on 9/13/2023

---

Invoice no.	1528
Invoice amount	\$2,200.00
Total	\$1,100.00
No additional transfer fees or taxes apply.	

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Outstanding balance	\$1,100.00
Status	Partially paid
Payment method	Bank
Authorization ID	AS57L365

Thank you



Lovejoy Construction Services, Inc.

(904)521-4379

[ddoughm@comcast.net](mailto:ddoughm@comcast.net)

[1018 Barrs St., JACKSONVILLE, FL 32204](#)

**Payment services brought by:**  
Intuit Payments Inc.  
2700 Coast Avenue, Mountain View, CA  
94043  
Phone number 1-888-536-4801  
NMLS #1098819

For more information about Intuit  
Payments' money transmission licenses,  
please visit  
[https://www.intuit.com/legal/licenses/payment-  
licenses/](https://www.intuit.com/legal/licenses/payment-licenses/).





Payment receipt

# You paid \$1,185.00

to Lovejoy Construction Services, Inc. on 10/8/2023

---

Invoice no.	1528
Invoice amount	\$2,285.00
Total	\$1,185.00

---

Status	Paid
Payment method	Bank
Authorization ID	AS7RZ0IP

Thank you



Lovejoy Construction Services, Inc.

(904)521-4379

[ddoughm@comcast.net](mailto:ddoughm@comcast.net)

[1018 Barrs St., JACKSONVILLE, FL 32204](#)

No additional transfer fees or taxes apply.

Intuit Payments Inc(IPI) process payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.



## REVIEW OF COMPLETED WORK

For Local Historic Preservation Office or Division Use Only

Property Identification Number: 065312-0000

Property Address: 2728 Herschel 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:

- Recent request for work at the rear of the house approved under COA-24-30755 not addressed in exemption but approved 6/12/24.
- Post Construction site visit conducted 5/14/24.
- Related permits all finalized.
- Assessed value per Property Appraiser 2023 =\$187,393
- 25% of assessed value requirement= +\$46,848.25
- Documentation of costs =\$215,622 with at least \$38,935 spent on the historic structure exterior thereby meeting minimum expenditure requirements.

Additional Review Comments attached? ☐ Yes ☐ No

Signature



Printed Name: Lisa Sheppard

Title: Planner III

Date: 6/13/24



## HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 8th day of August, 20 24, by

Phillip Tyler Wallace (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 2728 Herschel 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: RE 065312-0000, OR Bk 19547 Page 02180, Duval Clerk of Court

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, 2025, to December 31, 2034:

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> Zip: <u>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

Phillip Tyler Wallace

Name



Signature

8/5/24

Date



Page Six

ATTEST: CITY OF JACKSONVILLE

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

James R. McCain Jr., Corporation Secretary

Donna Deegan, Mayor

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