



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

April 28, 2026

Subject: 2525 Riverside Avenue

To Whom it May Concern,

On behalf of the City of Jacksonville's Planning Department, please accept this letter for consideration of the application submitted by JAA Architecture. The property located at 2525 Riverside Avenue, constructed in 1927, is recognized as a contributing structure within the locally designated Riverside Avondale Historic District. It is a notable example of Prairie-style architecture, characterized by its low roof profile, wide overhangs and strong horizontal lines. The design also incorporates elements of the Mediterranean Revival architecture, a style popular during Florida's 1920s Land Boom era, including a red clay tile roof and a prominent porch that emphasizes indoor-outdoor living, suited to Florida's sunny climate.

The historic two-story building includes a basement, attic, and a porte cochere on the west side, which leads to a detached garage building constructed in a complementary style. The interior retains a high degree of historic integrity, featuring original elements such as the original grand circular staircase in the foyer, coffered ceilings with crown molding and other original extensive craftsmanship woodwork throughout, particularly within the front spaces. Although the original fireplace is not functional, its decorative detailing and surrounding cabinetry remain in excellent condition.

Originally designed as a residence, the building has been used for office and medical purposes for more than fifty years while largely preserving its original historic character.

Sincerely,

Arimus T. Wells
Planning Services Manager – Historic Planning and Preservation
City of Jacksonville – Planning Department
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