

# City of Jacksonville Landmark Designation Report

## 38 Monroe Street West

LM-25-05  
May 28, 2025



**Property Owner:**  
Carmen Godwin  
Historic Urban Core, LLC  
4834 Malpas Lane  
Jacksonville, Florida 32210



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

**LM-25-05**

Historic Name: 38 (40-44) Monroe Street West

Other Names: Harry's Pawn Shop (FMSF)

Address: 38 Monroe Street West, RE# 073698-0000

Location: South side of Monroe Street West, between Laura Street North and Main Street North

Owner: Carmen Godwin  
Historic Urban Core, LLC  
4834 Malpas Lane  
Jacksonville, Florida 32210

Applicant: Same as owner

Year Built: 1947 (Permit Records)

**PROPERTY DESCRIPTION**

**LM-25-05** seeks to designate the subject property located at 38 Monroe Street West (RE# 073698-0000) as a local landmark. The property consists of a two-story masonry vernacular commercial structure. Constructed in 1947, the building is characterized by its flat roof, its stucco exterior, its restraint in architectural ornamentation, its division into two horizontal zones, and its glass storefronts. The building has been altered over time through the installation and removal of covered awnings and signage and the replacement of the second-floor windows.





### **FINDINGS AND CONCLUSIONS**

- (A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning Department determined that the application for designation of the subject property was complete.
- (B) As required, the Planning Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of the public hearing on the designation of the subject property was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.
- (C) Once designated, any activity affecting the exterior of the building and site of the subject property will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by



the Historic Preservation Section (HPS) of the Jacksonville Planning Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of way, as well as any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection, not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features, and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

(D) In preparing the application, the Planning Department has found the application to meet **four of the seven** criteria. The **four** criteria include the following.

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

It is the determination of the Jacksonville Planning Department that the subject property meets this landmark criterion.

38 Monroe Street West is listed as a contributing property within the Downtown Jacksonville National Historic District. By 1900, Jacksonville was the largest city in Florida in terms of population, which had reached 28,430. The signature event in the history of Downtown Jacksonville that defined the character of the city during the first half of the twentieth century was the “Great Fire of 1901”. Starting in the LaVilla area west of Downtown at noon on May 3, 1901, the fire destroyed within an eight-hour period over 2,300 buildings located on 148 city blocks causing an estimated 15 million in property damage. Although only seven people lost their lives because of the fire, 8,677 people were left homeless. Destroying the oldest and most densely populated area of the city, the fire consumed twenty-three churches, ten hotels including the grand St James and Windsor, as well as almost all public buildings such as the courthouse and city hall.<sup>1</sup>

The destruction caused by the 1901 fire ushered in a new era of growth in Downtown Jacksonville. The business opportunities caused by the fire had attracted numerous architects, builders, and investors from different parts of the country. New construction in the Downtown area began to reflect a variety of architectural styles popular during the first quarter of the twentieth century such as the traditional Colonial, Neoclassical, and Gothic Revivals interspersed with the more modernistic designs of the Prairie School and the Chicago school of commercial architecture.

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<sup>1</sup> For more on the 1901 fire see: Bill Foley and Wayne W. Wood, *The Great Fire of 1901* (Jacksonville Historical Society, 2001).

T. Frederick Davis, *History of Jacksonville, Florida, and Vicinity, 1513-1924* (St. Augustine: Florida Historical Society, 1925, 1990 Reprint), 219-228.

Historic Property Associates, *Historic Buildings Survey of Downtown Jacksonville* (Jacksonville Downtown Development Authority, November 1991), 11-13

James Robertson Ward, *Old Hickory's Town, An Illustrated History of Jacksonville* (Jacksonville, Florida: Old Hickory's Town, Inc., 1985), 175-186.



These latter styles were particularly evident in the work of noted architect, Henry John Klutho (1873 – 1964) who came to Jacksonville after reading about the 1901 fire in the *New York Times*.<sup>2</sup> 29 East Adams Street was one of the many buildings that was constructed downtown in the years following the fire. Henry John Klutho designed the building in 1913 with many prairie school commercial style elements from its horizontal bands of brick and windows to its pier and pilaster capitals. The building was constructed during 1914 and completed in 1915 with the Home Telephone Company occupying the structure shortly thereafter.<sup>3</sup> The first floor was divided into three commercial spaces, two of which were rented out and the farthest right space was used by the Home Telephone Company. The structure continued to function as commercial space in this capacity until the mid-1960s when it was redesigned.

The collapse of the Florida Land Boom in the 1920s followed by the onset of the Great Depression during the 1930's did slow the growth and development of Jacksonville. For example, during the height of the Florida Land Boom in 1926, building permits were valued at \$13,051,074. By 1931, building permit value had fallen to a low in Jacksonville of \$1,728,200, with most of it attributed to alterations and expansion, or from residential construction in the newer suburbs outside Downtown and adjacent urban neighborhoods. Building permit activity did significantly increase following the annexation of growing South Jacksonville to the city in 1932. During the 1930's, only a few significant new buildings were added to the downtown area. The two most significant being the United States Post Office and Courthouse at 310 West Duval Street (1932 – 1933), and the Western Union Company Building at 333 North Laura Street (1930 – 1931). The Great Depression followed by World War II resulted in the built environment of Downtown Jacksonville remaining much as it was at the end of the Florida Land Boom in 1929.<sup>4</sup>

Following World War II, Downtown continued to serve as the financial, commercial, and social heart of the city. Although residential uses had become less a component of Downtown, a variety of offices and businesses continued to thrive. At the same time, the core city also began having more competition from suburban shopping centers and commercial strips. However, between 1955 and 1965, Jacksonville's Downtown entered its greatest period of growth and redevelopment since the building renaissance following the Great Fire of 1901.<sup>5</sup> Under the leadership of Haydon Burns, a five-term mayor and later Governor of Florida, the City launched perhaps its most extensive civic improvement program. This initiative to improve downtown started in 1955 when Mayor Burns used four million dollars in Parking Lot Certified Bonds to clean-up the north bank by acquiring and removing old docks and warehouses to accommodate a new bulkhead. During that same year, the Jacksonville Expressway Authority was organized for the purpose of designing and funding a new highway system that would enhance traffic flow between downtown and the

<sup>2</sup> For more on Jacksonville during the two decades after the 1901 fire see: James B. Crooks. *Jacksonville After the Fire, 1901-1919: A New South City* (Jacksonville, Florida: University of North Florida Presses, 1991).

For more on the life and works of Henry John Klutho see: Robert C. Broward, *The Architecture of Henry John Klutho: The Prairie School in Jacksonville* (Jacksonville, Florida: University of North Florida Presses, 1983). Historic Property Associates, 13-17

Bill Foley and Wayne W. Wood, *The Great Fire of 1901* (Jacksonville Historical Society, 2001), 212-219.

<sup>3</sup> Broward, Robert C., *The Architecture of Henry John Klutho: The Prairie School in Jacksonville* (Jacksonville: University of North Florida Press, 1983), 208.

<sup>4</sup> Wood, 28, 71, & 81.

Historic Property Associates, 20-21.

<sup>5</sup> James B. Crooks, Jacksonville, *The Consolidation Story, From Civil Rights to the Jaguars* (Gainesville, University Presses of Florida, 2004), 1-2.



growing suburbs. It was during this period that 38 Monroe Street West was constructed, exhibiting many of the characteristics of commercial architecture of the time including its restraint in architectural features and mixed use of the interior spaces.

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

It is the determination of the Jacksonville Planning Department that the subject property does not meet this landmark criterion.

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

It is the determination of the Jacksonville Planning Department that the subject property meets this landmark criterion.

38 Monroe Street West served as the office of prominent Jacksonville architect Abner C. Hopkins from the 1950s until his death in 1972. A Texas native, Abner C. Hopkins (1904 - 1972) received his architectural degree from Texas A & M University, and began his practice in Jacksonville in 1928 or 1929. In partnership with Prentiss L. Huddleston for several years during the late 1930's, Hopkins was responsible for many residential and commercial designs, especially in Jacksonville neighborhoods that grew predominately during the 1930's and into the 40's such as Brookwood Terrace, South Shores, St. Nicholas, North Shore, and Fairfax Manor. Noted commercial designs by Hopkins include the Royal Crown Bottling Co. along San Marco Boulevard (demolished), Office of the Southern Dairies (60 Stockton Street), Jack Murray's Tourist Cabins (Philip's Highway), and the Seashole's Funeral Chapel (323 Riverside Avenue-demolished). Hopkins was also a member of the national, state, and local chapters of the American Institute of Architects.<sup>6</sup>

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

It is the determination of the Jacksonville Planning Department that the subject property does not meet this landmark criterion.

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

It is the determination of the Jacksonville Planning Department that the subject property meets this landmark criterion.

There are about 35 contributing Masonry Vernacular buildings in the Downtown Jacksonville Historic District, including 38 Monroe Street West (identified as 40-44 West Monroe Street on the NRHP). Such buildings are normally designed and constructed by local craftsmen from readily

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<sup>6</sup> *Jacksonville Architecturally*, Volume One, 1940 (Archives – Jacksonville Planning Department. *Florida Times Union*, June 10, 1972, C-2.



available masonry products. Masonry Vernacular buildings tend to be mostly unornamented and simple in design. Windows and doors are symmetrically spaced on an elevation to form a regular rhythm of functional and negative space referred to as bays. Decoration is simple and usually limited to string courses, window or door lintels, and cornices. Most of the Masonry Vernacular buildings in the Downtown Jacksonville Historic District were constructed throughout the period of significance (1901-1965) and were constructed for commercial purposes. These structures were typically characterized by a horizontal division into two distinct zones. The two zones are separated by the use of the interior space of the building. The lower zone is usually reserved for retail space and often contains large plate glass display windows, while the upper part contains space for offices or apartments. The exterior design of such buildings are usually homogeneous, but in some cases different building materials and exterior fabrics are used visually to divide the two zones.

38 Monroe Street West is typical of a commercial Masonry Vernacular structure in the Downtown Jacksonville Historic District. The subject building was used as commercial space on the first floor and as office space on the second floor. The first floor of the primary façade features three storefront bays (two recessed, one flush with the wall) with large plate glass display windows and a doorway to the second floor. The second floor is characterized by its five evenly spaced window openings with replacement 1/1 aluminum sash windows. Additionally, this elevation is characterized by its smooth stucco finish, a horizontal painted metal ribbed belt course, and a projecting string course above the second-floor windows.

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

It is the determination of the Jacksonville Planning Department that the subject property does not meet this landmark criterion.

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

It is the determination of the Jacksonville Planning Department that the subject property meets this landmark criterion.

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

38 Monroe Street West has not been altered in a manner that has destroyed its original architectural significance. The building is currently vacant and uninhabitable however the owner has proposed to renovate the structure to allow for commercial space on the first floor and residential space on the second floor. Furthermore, alterations to the original structure have been minimal. The second-floor windows have been replaced however, the building's overall lack of architectural



ornamentation remains intact and unaltered. 38 Monroe Street West can be reasonably rehabilitated and preserved while allowing for continued use.

### **RECOMMENDATION**

Since the property owner is in favor of the designation, at least **two of the seven** criteria must be met, pursuant to Section 307.107(j) of the Ordinance Code. In reviewing the application, the Planning Department has found the application to meet **four of the seven** criteria.

Based on the findings of this report and consideration of the Ordinance Code, the Jacksonville Planning Department recommends that the Jacksonville Historic Preservation Commission **APPROVE** the designation of 38 Monroe Street West, **(LM-25-05)** as a City of Jacksonville Landmark.





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

**1. PROPERTY INFORMATION**

Historic Name: 38-44 West Monroe Street

Other Names: \_\_\_\_\_

FMSF Number: DU 7590  
(if known)

Designation: (check all applicable)

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

**2. LOCATION**

Street name & number: 38 West Monroe Street

City or town: Jacksonville Zip Code: 32202

State: FL County: Duval

Real estate number(s): 073698-0000

**3. HISTORICAL INFORMATION**

Date of construction and additions:

See Attached Addendum

Significant historical associations:

See Attached Addendum

Original use:

See Attached Addendum

Present use:

See Attached Addendum

Physical description (basic design, construction and conditions):

See Attached Addendum



#### 4. STATEMENT OF SIGNIFICANCE

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

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

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

See Attached Addendum

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

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

See Attached Addendum

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

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

See Attached Addendum

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

- ☒ Its suitability for preservation or restoration

See Attached Addendum



## 5. REQUIRED ATTACHMENTS

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

## 6. SPONSORSHIP STATEMENT

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

Signature of property owner: Carmen Godwin Digitally signed by Carmen Godwin  
Date: 2025.04.08 12:28:32 -04'00' Date: 4/08/25  
Printed name: Carmen Godwin Phone number: (904) 708-0825

Email: carmengodwin@gmail.com

Address: 4834 Malpas Lane City: Jacksonville Zip: 32210

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

Printed name: \_\_\_\_\_ Phone number: ( )

Email: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

### Sponsorship other than the owner

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

Signature of sponsor: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name: \_\_\_\_\_ Phone number: ( ) Email: \_\_\_\_\_



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

**PROPERTY INFORMATION**

Historic Name: 38-44 West Monroe Other Names: \_\_\_\_\_  
Street Name and Number: 38 West Monroe Street  
Zip Code: Duval City: Jacksonville State: FL  
Real Estate Number(s): 073698-0000

**DECLARATION OF SUPPORT OR OPPOSITION**

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



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



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

Signature of Property Owner: Carmen Godwin Digitally signed by Carmen Godwin  
Date: 2025.04.08 12:29:33 -04'00'

*Carmen Godwin*

Printed Name of Property Owner: Carmen Godwin

Date: 4/08/25

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

Sworn to and subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of April 2025, by Carmen Godwin, who is personally known to me or who has produced FL DL as identification and who took an oath.



*Victoria L. Jones*  
(Signature of NOTARY PUBLIC)

Victoria Jones  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 6/6/26



# JHPC LANDMARK DESIGNATION APPLICATION



38-44 West Monroe Street  
Jacksonville, FL 32210



# Appendix A

## Continuation Sheets for Section 3 & 4

### Section 3: Historical Information

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38-44 West Monroe Street was constructed in 1947 and is a contributing structure to the City of Jacksonville's Downtown Historic District. The building represents midcentury minimalism in commercial design with a focus on modern ideas and materials, such as the use of terrazzo, metal storefronts and decorative elements, smooth stone and stucco finishes, and horizontal streamlined features common of the time. Commercial building design of the mid-20th century expressed a period of American optimism and economic prosperity. Sleek new materials and structural systems represented post-war America's unwavering belief in new technology and materials; glassy open storefronts showcased the 20th century's more open relationship between consumers and products; modern designs promised customers up-to-date goods and service within. The structure holds significance as a Landmark Property under multiple criteria.

The building's first tenant was Henderson's, Inc, who opened in March 1947, a bakery and catering company with an event space called "The Mirror Room." The building replaced a two-story home with a wraparound porch that had been split into a duplex. That building was replaced with 38-44 West Monroe Street, a more modern, two-story building with a streamlined appearance common of the period. The significant elements included a horizontal ribbed metal belt course, a restrained projecting string course overhang, terrazzo flooring at the entrances, and three storefronts with modern angled entrances and glass window displays that brought the inside store out to the street.

The first story retail shops housed a variety of businesses over the years, including the bakery of Henderson's, Inc, Schick Electric Shaver Shop, Hostetter's Shoes, Goddard's Corset Shop, Television Appliance Company, and Penguin Uniform Shop. The second story housed offices, with the earliest tenants being Architect Abner C. Hopkins and Attorney Thurman G Justice no later than 1954. Justice only maintained an office at this location for one year. From 1955 - 1956, Architect Roy Pooley would join Hopkins at this office location. Hopkins retained his offices at 38 Monroe Street for roughly twenty years, from the early 1950s through his death in 1972. Hopkins is an important contributor to Jacksonville's architectural history and is known for his midcentury designs of the Royal Crown Cola Bottling Company in San Marco, the Campus Art Theatre in Tallahassee, the Lovett Grocery Stores in Springfield and Fort Lauderdale, and Morrisons Cafeterias in Lakeland, Florida, and Mobile, Alabama.



This two-story, square, masonry vernacular commercial building is divided into two horizontal zones, which is common of small-scale mixed-use buildings during this period. Notable features include a flat roof, stucco exterior wall fabric, and restraint in overall detailing, common in the midcentury art modern style. The street level façade has three storefronts with metal frame fixed plate glass show windows. At the time of the historic district survey, the building also had metal awnings over the storefront windows. The second story has a strip of metal sash framed in a projecting string course that has since been painted. With few alterations, this building has maintained most of its architectural integrity.

### DATE OF CONSTRUCTION AND ADDITIONS

Original Construction date: 1947

### SIGNIFICANT HISTORICAL ASSOCIATIONS

38-44 West Monroe Street holds historical significance in several areas, including its value as a significant reminder of the cultural, historical, and architectural history of Jacksonville. The building is significant for its role in the growth of downtown commerce as downtown Jacksonville was developing into a financial business district. The building replaced a two-unit residence with a modern streamlined structure consistent with architecture of this period. Constructed within steps of James Weldon Johnson Park, the three storefronts housed multiple businesses through the years that serviced the workers and residents of downtown while the second floor served as office and residential space over the years. It is one of the few remaining small scale midcentury buildings in downtown.

This building also holds significance as it is identified with a person or persons who significantly contributed to the development of the city and state. The second floor served as the architectural office for Abner C. Hopkins for roughly twenty years. While Hopkins began his career designing Jacksonville homes in the Classical Revival, Colonial Revival, and Tudor Revival styles, he began moving into more modern styles of Art Deco and Art Modern during the 1940s and 1950s as he also expanded into commercial design. He designed buildings such as the Royal Crown Cola Bottling Company in San Marco, the Campus Art Theatre (Leon Theatre, 1942) in Tallahassee, Sears & Roebuck Warehouse (1948) in Springfield, multiple Lovett's Grocery Stores in Florida and worked on the Nassau County Hospital, the Nassau County Jail and the Nassau County Courthouse.

The building is also significant as it is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance. It is one of the few remaining small scale midcentury buildings in downtown Jacksonville. Further, the building has distinguishing characteristics of an architectural style valuable for the study of a period and method of construction, including the use of terrazzo floors at the entrance, angled



glass storefronts, a minimalist design aesthetic, and a projecting string course. Finally, it is suitable for preservation.

## ORIGINAL USE

1947 – 2020, 1st story – Retail/Restaurant; 2nd story – Offices, Residential.

## PRESENT USE

Vacant, Uninhabitable.

Proposed Use: Mixed Use. Proposed Commercial (Restaurant/Retail) first floor and Residential second floor.

## PHYSICAL DESCRIPTION (basic design, construction and conditions)

### Summary

38-44 West Monroe Street is a two-story, masonry vernacular building with a smooth stucco façade and a flat rooftop constructed in 1947. The primary front façade is situated on West Monroe Street and is indicative of mid-20th century design which expressed a period of American optimism with sleek new materials and structural systems such as glassy open storefronts and streamlined designs.

The building is two-part block commercial structure that is square with the rough dimensions of 52' x 52'. Three commercial storefronts occupy the first floor with a pedestrian second floor access door to the far east of the front facade. Of the three storefront bays, the most easterly is approximately 1,100 sqft, the middle around 650 sqft, with the western bay at roughly 950 sqft. The second story was constructed for offices and is approximately 2,300 sqft with an exterior 5' rear exterior recessed balcony area used for equipment.

The primary façade on Monroe Street is the only one that is visible from the public street view. The building's sides abut a parking garage on the east side and the rear of The National Shirt Shops Building on the west side. The rear of the building opens to an external open lot that is enclosed on all sides, unused, and owned by a nearby business.

38-44 West Monroe Street embodies classic mid-20<sup>th</sup> century subtle detailing and utilized modern materials for the time. These elements include the smooth stucco finish, a horizontal painted metal ribbed belt course, two angled recessed storefronts with off-center entrances sandwiching the central flat glass storefront, a restrained projecting string course above the second story windows, and terrazzo lobby entrance flooring.



## Setting

Commercial building design of the mid-20th century expressed a period of American optimism and economic prosperity. Sleek new materials and structural systems represented post-war America's unwavering belief in new technology and materials; glassy open storefronts showcased the 20th century's more open relationship between consumers and products; modern designs promised customers up-to-date goods and service within.

38-44 West Monroe Street lies 4.5 blocks north of the St. Johns River and sits between the Carling Apartments parking garage and The National Shirt Shops Building at 231 North Laura Street. It is directly across the street from The Jacksonville Public Library's Main Branch and half a block east from James Weldon Johnson Park, in the heart of Jacksonville's downtown. The main façade is on West Monroe Street and has three storefronts with glass display areas, two of which are set at an angular recession.

The building is surrounded by other commercial and mixed-use properties along Monroe and Laura Streets. Due to a combination of the Carling Parking Garage to the east, and the Jacksonville Public Library's side view with no entrances directly across the street, 38-44 West Monroe Street serves as the terminus on the block to an otherwise unified continuation of the downtown shopping district along Monroe and Laura Streets. The building adjacent to the North (across Monroe Street) is the Jacksonville Main Library (2005) designed by Robert A. M. Stern Architects with the Western Union Building just to the north of that on Laura Street (1931). The building directly adjacent to the South Monroe Street is the National Shirt Shops building (1957) with its primary facade on Laura Street. Immediately to the south of that structure on Laura is a vacant three-story Marsh & Saxelby mixed use structure (1923) and then Chamblin's Uptown Café and Bookstore (altered), with the Elks Building (1926) terminating that Laura Street block. At the other two corners of Monroe and Laura sit Snyder Memorial Church (c 1902) and is the James Weldon Johnson Park. The majority of buildings on this particular city block (excluding the Carling Apartments) include a series of one to three story buildings, which invokes the human scale of early 1900s Downtown Jacksonville development.

## Exterior: Front Façade

38-44 West Monroe Street is a two-part block commercial structure, which was the most common design used in small to moderate-sized commercial buildings in the United States between 1850 and 1950. This type of building is generally limited to two to four stories and is characterized by a horizontal division into two distinct zones. The two-part division of the exterior zones typically reflects differences in its interior use. The street level indicates public spaces for commercial enterprises,



often containing large plate glass display windows, while the upper section suggests more private spaces reserved for offices, meeting halls or apartments.

This building embodies many of the architectural characteristics of buildings constructed in Jacksonville and around the United States during the 1940s and 1950s. The exterior fabric is a smooth stucco. The building is a traditional two-part commercial block style, characterized by a horizontal division between two distinct zones, reflecting the differences in use inside (first floor commercial and second floor residential). There is an open front design, popular during this period of construction, with the three glass storefronts with large plate glass windows.

Another postwar design component that occurred parallel with, or as part of open-front designs, were asymmetrical and angled fronts. Two of the storefronts are angled and recessed with an off-center doorway with recessed terrazzo lobby flooring. Cantilevered display cases created outdoor areas that deconstructed the front plane of retail buildings. This building has the feel of such display cases with the angled glass that terminates into a mixture of knee walls and kickplates facing Monroe Street, giving the feel of the inside being showcased outside.

At the far east of the three storefronts is a pedestrian entrance to the second story. Above the storefronts was a ribbed metal belt course that spanned the length of the building that divided the commercial first story from the office spaces above, which has since been painted over. Another minimalist string course is situated under five sets of replacement one-over-one, single-hung, aluminum window pairs evenly distributed along the facade. Above the window pairs is a continuous, slightly-projecting concrete string course. At the roof like there is another minimalist string course that terminates into a flat roof. All these features are characteristic of the early smaller-scale commercial architectural of the midcentury.

### Exterior: Side and Rear Façades

The side and rear facades are not visible from the street or public view. The side facades have no fenestration and abut a parking garage on one side and the rear of the National Shirt Shops Building on the other. The rear façade has a pedestrian door opening with evidence of additional openings on the first floor that exit to an unused and currently uninhabitable enclosed courtyard owned by Chamblins Uptown Cafe. The rear of the second story is recessed about five feet for mechanical equipment and there are five sets of replacement one-over-one, single-hung, aluminum window pairs evenly distributed along the rear second story wall.



## Interior

The description of the interior is included merely to explain the condition. Interior alterations occurred over time. There do not appear to be any clear interior historic features on the first or second floor. However, the terrazzo flooring at two of the recessed entrances remains, albeit covered by a dark paint.

On the first floor, any original plaster has been removed and the walls are either all brick or drywall. The west storefront wall for the easternmost bay appears to have been moved to make that bay larger at some point in time. There is one restroom on the south wall of the middle bay and one restroom on the south wall of the westernmost bay, which are not original to the structure. The easternmost bay has a secondary set of stairs to the second floor where a portion of that floor was reconstructed for a living area with a bathroom and bedroom connected to the storefront at some point in time.

The pedestrian access at the far east of the front façade leads up a straight staircase to the second floor which has been partitioned into smaller areas that do not define spaces in any clear way. It is difficult to discern the original layout of the second floor. Further, the roof has failed in several areas causing damage to most interior materials.



## Section 4: Statement of Significance

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### SUMMARY

38-44 West Monroe Street, a two-story, two-zone masonry vernacular commercial building constructed in 1947, is a contributing structure to the City of Jacksonville's Downtown Historic District. The building represents midcentury minimalism in commercial design with a focus on modern ideas and materials, such as the use of terrazzo, flat rooflines, metal storefronts and decorative elements, smooth stone and stucco finishes, and horizontal streamlined features common of the time. Commercial building design of the mid-20th century expressed a period of American optimism and economic prosperity. Sleek new materials and structural systems represented post-war America's unwavering belief in new technology and materials; glassy open storefronts showcased the 20th century's more open relationship between consumers and products; modern designs promised customers up-to-date goods and service within.

38-44 West Monroe Street holds historical significance in several areas, including its value as a significant reminder of the cultural, historical, and architectural history of Jacksonville. The building holds significance in its role in the growth of downtown commerce as Jacksonville was developing into a financial business district. Constructed within steps of James Weldon Johnson Park, the three storefronts housed multiple businesses through the years that serviced the workers and residents of downtown while the second floor served as office and residential space over the years. The building's first tenant was Henderson's, Inc, who opened in March 1947, a bakery and catering company with an event space called "The Mirror Room." The building had a diverse variety of retail and commercial tenants, including Schick Electric Shaver Shop, Hostetter's Shoes, and Goddard's Corset Shop, from 1947 through 2020 when deferred maintenance issues began to make the building uninhabitable.

This building also holds significance as it is identified with a person or persons who significantly contributed to the development of the city and state. The second floor served as the architectural office for prominent Jacksonville Architect Abner C. Hopkins for roughly twenty years, from the early 1950s through his death in 1972. Hopkins is an important contributor to Jacksonville's architectural history and is known for his midcentury designs of the Royal Crown Cola Bottling Company in San Marco, the Campus Art Theatre in Tallahassee, the Lovett Grocery Stores in Springfield and Fort Lauderdale, and Morrisons Cafeterias in Lakeland, Florida, and Mobile, Alabama.

The building is also significant as it is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance. It is one of the few



remaining small scale midcentury buildings in downtown Jacksonville. Further, the building has distinguishing characteristics of an architectural style valuable for the study of a period and method of construction, including modern elements such as the use of terrazzo floors at the entrance, angled glass storefronts with off-centered entrances, a minimalist modern design aesthetic, and a projecting string course. Finally, with few alterations, this building has maintained most of its architectural integrity and is suitable for preservation.

## GENERAL HISTORIC CONTEXT

### Summary:

Today, Downtown Jacksonville is defined on the north side of the St. Johns River to include not only the central business district, but also the older neighborhoods of East Jacksonville, LaVilla, and Brooklyn that did not collectively become part of the City until 1887. However, this historic context is focused on the development of that part of Downtown Jacksonville that constituted the city limits before the 1887 expansion. Including the original 1822 plat as well as the expansions of 1832 and 1842. This area is generally defined by Hogans Creek to the east, State Street to the north, Clay Street to the west, and the St. Johns River to the south. This overview on the historical context of Downtown Jacksonville is broken into major periods that include the Colonial (1562 – 1821); the Territorial and Antebellum (1821 – 1860); the Civil War to the Twentieth Century; and the First Three Quarters of the Twentieth Century.

### Colonial Period:

#### (First & Second Spanish Period & British Period)

During their first occupation of Florida (1565 – 1763), the Spanish colonial government at St. Augustine made very few attempts to settle and exploit the vast territories of East Florida. Except for a chain of Franciscan missions along the Atlantic Coast and west to Apalachee, as well as a few large land grants for cattle ranching, most of their activities centered around St. Augustine which served primarily as a military outpost protecting the Spanish fleet. Eleven land grants for cattle ranching were made along the St. Johns River. Being located on the narrowest point of the St. Johns River, the area later developed as Jacksonville was known by Native Americans as Wacca Pilatka, meaning the place of the cows crossing, later translated by the British as Cowford.

During their occupation of Florida (1763 – 1789), the British started a policy of granting large parcels of land for the purpose of developing plantations and settlements. Although a total of 114 land grants representing 1.4 million acres had been awarded by 1776, only sixteen were settled as exemplified by the 2,000-acre grant made in 1765 to Marquis of Hastings that included the present area of Downtown Jacksonville. A significant development made in East Florida by the British was the completion of the Kings Road



that connected New Smyrna south of St. Augustine with the Georgia Colony. Cutting through the southeast part of present-day Duval County, the Kings Road crossed the St. Johns River at Cowford. A small settlement, called St. Nicholas, developed during this period on the south side of the river at Cowford to serve travelers along the Kings Road.

With the transfer of Florida back to Spain in 1784, the Spanish government continued the liberal land policy started by the British. Contrary to official policy elsewhere in the Spanish Empire, the crown allowed non-Catholics to settle in Florida to populate and develop the vast territories of East and West Florida. In 1791, a grant for 451 acres in the present-day Downtown area was made to Robert Pritchard who lived on the property for a short period. 200 acres of Pritchard's grant were later awarded to Maria Taylor in 1816 to compensate for military service provided to the Spanish government by her late husband. Most of Taylor's property later came under the ownership of Isaiah Hart who moved to the area in 1821 from St. Marys, Georgia. Also, in 1816, a fifty-acre land grant east of present-day Market Street was issued to Juan Le Maestro who sold the property to John Brady in 1817. Another early land grants recipient was Daniel Hogans who received in 1817 a concession of 255 acres located east of Hogans Creek (East Jacksonville). The LaVilla area west of Downtown was the result of a 350-acre land grant made to John Jones in 1801 and re-ceded in 1804 to Isaac Hendricks.

### **Territorial and Antebellum Period:**

To remove the threat of Spanish Florida becoming a haven for run-away slaves and to satisfy the growing desire for new lands, the United States Government acquired Florida by the Adams - Onis Treaty in 1819. By the time Florida was finally transferred to the United States in 1821, a small settlement had developed along the Kings Road on the north side of the St. Johns River. Prominent landowner, Isaiah Hart led the successful effort to have a town planned. Composed of twenty square blocks, the town was named in honor of popular military leader, Andrew Jackson.

The original north-south streets surveyed by Daniel H. Miller included Newnan Street, Market Street, Liberty Street, and Washington Street with the east - west streets being Bay Street, Forsyth Street, Adams Street, Monroe Street, and Duval Street. At the time, Jacksonville had a store, a hotel, and a tavern to serve the travelers crossing the St. Johns River in John Brady's ferry located at the foot of Liberty Street. On August 12, 1822, Duval County was created by the legislative council with Jacksonville serving as the county seat. In 1832, with a population of about 100, Jacksonville became the ninth Florida town to incorporate.

The town's population grew as its economy strengthened with the processing and shipping of lumber and agricultural products from the interior. However, the increased settlement of the territory caused tension and friction with the Seminole Indians that resulted in warfare



between 1835 and 1842. Although trade was disrupted, Jacksonville did benefit from serving as a staging area for Federal troops, as well as being a safe haven for planters and settlers displaced by the conflicts in the interior. To provide a sanctuary against attacks, a log blockhouse was constructed in 1836 at the northeast corner of Ocean Street and East Monroe Street.

With the end of the Seminole Wars, the territory attracted additional settlers and land speculators resulting in Jacksonville's continued population growth. Surviving the financial panic of 1836, the city experienced a 67 percent increase in population between 1842 (450) and 1847 (750). By the time the Florida Territory was admitted to the Union as a slave state in 1845, Jacksonville's importance in the region was well established by its port which was the major center for shipping cotton and lumber from the interior.

During the 1850s, Jacksonville suffered numerous calamities, including scarlet fever, smallpox epidemics, and Yellow Fever Quarantine, as well as a fire in 1854 that destroyed seventy buildings causing an estimated \$300,000 in property damage. Nevertheless, the city continued to grow and by the end of the decade had twelve steam driven sawmills producing 40 million board feet of lumber per year, a tannery, bakery, two foundries and machine shops, as well as five restaurants, two large hotels, and numerous boarding houses.

Recognized as the founder of Jacksonville, Isaiah D. Hart owned much of the property in Downtown Jacksonville particularly to the north and west of the original 1822 plat. In developing what is now called Hart's Map of Jacksonville (1859), he set aside a "blackjack ridge" for use as a public square (block 39). Envisioning this block as a marketplace and general meeting area, Hart platted smaller half lots facing the park for new shops and businesses. Executors of Hart's estate donated the block to the City in January of 1866 for a consideration of \$10.00. However, interest in improving the square, at that time called the City Park, did not develop until 1869 when the St. James Hotel was built immediately to the north. In 1859, Jacksonville's long association with the railroad industry began with the completion of the Florida Atlantic & Gulf Central Railroad to Alligator (Lake City). By 1860, the city was the third largest in Florida with a population of 2,118.

### Civil War to Twentieth Century: (Reconstruction & Spanish American War)

During the Civil War, Jacksonville was occupied four times by Union forces, resulting in the city being for the most part abandoned and significantly destroyed. Much of the military action near Jacksonville occurred in the west part of LaVilla that was connected to the interior of the state by the Old Plank Road, Alligator Road, and the railroad. During the final occupation in 1864 following the Battle of Olustee, the Federal troops constructed an



earthen defensive wall with redoubts around Jacksonville connecting with McCoys Creek and Hogans Creek. Following the war, the west part of LaVilla continued to be occupied by Federal troops, many of whom were freedmen that stayed in the area after being mustered out of military service.

Like the rest of Florida, Jacksonville was slow to recover from the war that had drained manpower while leaving the economy in shambles. In addition, the city became home to numerous freedmen attracted to urban areas such as Jacksonville because of potential jobs and housing, as well as the protection and welfare services provided by the Freedmen's Bureau. By the end of the 1860s Jacksonville also began to draw new settlers and visitors who were attracted by Florida's subtropical climate. With its superior rail and steamship connections, the city soon became a popular tourist destination. Billed as the "The Winter City in a Summer Land", the number of winter visitors in the city grew from 14,000 in 1870 to 100,000 by 1885. The thriving city by 1886 featured numerous churches and a synagogue, a high school, a hospital, a theatre, and a library association, as well as numerous banks, shops, railroads, wharves, and elegant hotels, such as the St. James and the Windsor fronting the city park (James Weldon Johnson Park) along with the Everett (Grand National) and Carleton that faced Bay Street.

As the city grew following the Civil War, new towns and neighborhoods developed around the Downtown area, such as LaVilla, Oakland, East Jacksonville, Fairfield, Springfield, Hansontown, Riverside, and Brooklyn. In 1887, these towns and unincorporated neighborhoods were annexed into the city limits, thereby doubling the land area while increasing Jacksonville's population from 11,545 to 21,589. Jacksonville's popularity as a winter tourist destination had begun to decline with the extension of the railroad further south along Florida's Atlantic coast, as well as to the Tampa Bay area, which resulted in the development of new resorts. While celebrating the annual Sub-Tropical Exhibition at Waterworks Park, Jacksonville suffered from a major yellow fever epidemic in the summer of 1888 that virtually shut the city down and resulted in 430 deaths by the end of the epidemic in November of that year.

Another blow to the local economy occurred as a result of a severe freeze during the winter of 1894 – 1895 that destroyed the vast citrus groves located along the St. Johns River. With the shift of the citrus production further south after 1895, Jacksonville lost its prosperous citrus shipping industry. However, during the 1890s, lumber, naval stores, and cigar manufacturing played an important role in compensating for the loss of tourism and citrus trade. By 1895, Jacksonville was one of the first cities in the nation to build and maintain a municipal electric power plant. Also, the first electric trolley service connecting downtown with the adjacent neighborhoods started in that same year. With the outbreak of the Spanish American War in 1898, the city received an additional economic boost when it



played host to over 29,000 soldiers assigned to Camp Cuba Libre, located in the east part of Springfield.

## First Half of the Twentieth Century (The Great Fire, Jacksonville Renaissance, and Great Florida Land Boom)

### 1901 Fire & The Jacksonville Renaissance (1901-1919)

By 1900, Jacksonville was the largest city in Florida in terms of population, which had reached 28,430. The Great Fire of 1901 was a major event that defined the architectural character of the city during the first half of the twentieth century. Starting in the LaVilla area west of Downtown at noon on May 3, 1901, the fire destroyed over 2,300 buildings within 148 city blocks in just an eight-hour period. Although only seven people lost their lives because of the fire, 8,677 people were left homeless and the city experienced an estimated \$15 million in property damage. Destroying the oldest and most densely populated area of the city, the fire consumed twenty-three churches, ten hotels including the grand St James and Windsor, as well as almost all public buildings, such as the courthouse and city hall.

The destruction caused by the 1901 fire ushered in a new era of growth in Downtown Jacksonville referred to as the Jacksonville Renaissance (1901 – 1920). The business opportunities caused by the fire had attracted numerous architects, builders, and investors from different parts of the country. New construction in the Downtown area began to reflect a variety of architectural styles popular during the first quarter of the twentieth century such as the traditional Colonial, Neoclassical, and Gothic Revivals interspersed with the more modernistic designs of the Prairie School and the Chicago school of commercial architecture. These latter styles were particularly evident in the work of noted architect, Henry John Klutho (1873 – 1964) who came to Jacksonville after reading about the 1901 fire in the New York Times.

The buildings constructed in Downtown Jacksonville during the Jacksonville Renaissance also reflected new construction techniques and materials such as steel and reinforced concrete structural systems that accommodated the first true skyscrapers in Florida. Some of these pioneer high rise buildings, all constructed along or near West Forsyth Street during the Jacksonville Renaissance, included the Bisbee Building (1908 – 1909), the Florida Life Building (1911 – 1912), the Atlantic National Bank Building (1908 – 1909), and the Heard National Bank Building (1911 – 1913) demolished in 1981.

In addition, many of the major denominations built new sanctuaries in or near Downtown Jacksonville during this period immediately following the 1901 fire including Mount Zion A.M.E. Church (1901 – 1905), First Baptist Church (1903), Immaculate Conception



Catholic Church (1907 – 1910), First Methodist Church (1902), St. John's Episcopal Cathedral (1903 – 1906), Bethel Baptist Institutional Church (1904), Snyder Memorial Methodist Church (1902 – 1903), and First Presbyterian Church (1901 – 1902). The fire also resulted in the construction of new governmental buildings including a city hall, county courthouse, and jail. A new Central Grammar School, Duval High School and Stanton High School were rebuilt as well. Soon, downtown streets were lined with new stores, theaters, banks, office buildings, and residences. Other noted downtown buildings from this period included the Dyal-Upchurch Building (1901 – 1902), the St. James Building (1911 – 1912), the Old Florida National Bank (1902 & 1906), the Florida Life Building (1911 – 1912), the Old Y.M.C.A. Building (1908 – 1909), Rhodes-Futch-Collins Building (1913 – 1914), and the Morocco Temple (1910 – 1911).

There was also significant residential construction, both single and multi-family, as people returned to live downtown. During the first half of the 20th century, most of the residences in the core of downtown were removed or altered to accommodate the demand for commercial and office buildings. The second period of significant new construction in Downtown Jacksonville following the 1901 fire coincided with the Great Florida Land Boom; a period of frenzied speculative development during the 1920's that forever changed the landscape of Florida.

### The Great Florida Land Boom (1920 – 1928)

Jacksonville's reputation as the "Gateway to Florida" was fully developed during the early years of the 1920s. The completion of the grandiose Jacksonville Union Terminal on Lee Street in 1919 was a sign of the importance of Jacksonville as a major rail center. Another significant development in the transportation infrastructure of the city occurred in 1921 when the first automobile bridge across the St. Johns River was opened to traffic.

Throughout its history Florida experienced cyclical periods of boom and bust. The boom periods were usually sparked by the exploitation of natural resources or the potential of raising agricultural products such as cotton, sugar or citrus. Invariably, the booms were countered with busts brought on by the depletion of the resource, hurricanes, epidemics, war, or financial panic. The mid-1920s boom, however, was a different experience for Florida, and ushered in a new era of speculative enterprise in the United States. At no other time prior to the event did the entire nation participate as wholeheartedly in the exploitation of a single state.

A combination of factors contributed to what became known as "Florida Fever". Reforms in labor practices increased vacation time for a broad section of America's middle class. There was an increasing desire during the period to discover new perspectives and break away from the drab urban industrial sectors of the Northeast and Midwest. Those factors,



coupled with the introduction of affordable automobiles and extensions of the nation's railroads, provided greater mobility to more people than ever before. Travelers were enticed to visit Florida by promotional literature which flooded Northern markets, extolling the virtue of Florida's healthful climate and cheap lands.

Although South Florida received the lion's share of development, virtually every section of the state experienced significant growth during the boom. Jacksonville became a primary departure point for visitors entering Florida. In early 1925, some 20-25 trains were arriving at the city each day. The Chamber of Commerce reported that over 150,000 automobiles had passed over the St. Johns River Bridge (Acosta Bridge) during the spring of 1925. In July of that year alone, building permits issued totaled \$1,177,383, ranking Jacksonville sixth in the state in new construction behind the major cities of the southern peninsula.

Just as Henry J. Klutho dominated building design during the Jacksonville Renaissance, the firm of Marsh & Saxelbye was the primary force in the architecture of the downtown area in the 1920s. William Mulford Marsh (1889-1946), who was raised in Jacksonville, began his career as a construction laborer for the O.P. Woodcock Company. After studying architecture through correspondence courses, Marsh established a practice in 1912 by designing several Prairie School Style buildings. Harold Frederick Saxelbye (1885-1964), a native of England and member of the Royal Institute of British Architects, moved to Jacksonville in 1913.

In 1919, Marsh and Saxelbye formed a partnership, which lasted nearly four decades. During the first years of the boom, Marsh & Saxelbye undertook several small commercial commissions in the downtown area, including the Palmer Building at 315-319 West Forsyth Street and the Hamby Building (1925) at 325 West Forsyth Street. Marsh and Saxelbye won its most eminent distinction through its designs for larger downtown structures. The Atlantic National Bank Annex at 118 West Adams Street was one of the firm's first skyscrapers. Erected between 1925 and 1926, the design of the annex compliments that of the main bank building, which was completed in 1909. The firm's greatest commercial commission during the boom was their 1927 design of the Greenleaf & Crosby Building at 200 North Laura Street, designed for the Greenleaf & Crosby Company, jewelers.

The year 1926 marked the zenith of the building boom in Jacksonville. Expenditures on new construction hit an all-time high of \$21,900,000 dollars, far exceeding the 1925 total of \$14,760,000. In the downtown area no less than five skyscrapers were under construction, including the Barnett National Bank at 112 West Adams Street, the Lynch Building at 9-13 East Forsyth Street, the George Washington Hotel (demolished), the Carling Hotel at 33 West Adams Street (NR 1991), and the Atlantic National Bank Annex. Of the surviving



buildings, the eighteen story Barnett National Bank Building and the seventeen story Lynch Building were the tallest. Stimulated by the Florida Land Boom, construction of these buildings also reflected Jacksonville's role as Florida's dominant commercial and financial center during the first quarter of the century.

Even as the foundations for the skyscrapers of the downtown area were being laid, there were signs that the boom, which many thought would last indefinitely, was in trouble. Overspeculation in real estate throughout Florida had created a financial house of cards. Land changed hands so rapidly that many investors found their properties heavily mortgaged and themselves with little cash. In the fall of 1925, the F.E.C. Railway, overloaded by the vast amount of building materials being shipped to South Florida, declared a freight embargo. Northern newspapers began to run articles about corrupt speculative practices and urged their customers not to be taken in by the promise of easy fortunes through Florida real estate. The final blow came when a devastating hurricane hit South Florida in September 1926, virtually halting development there.

Although the collapse of the land boom was not immediately felt in Jacksonville, there were definite signs by 1927 that the spectacular development experienced during the previous three years could not be sustained. Fewer tourists entered the city that season than any other year since World War I. Building, which reached its boomtime apogee in 1926, fell off to \$13,051,074 in 1927. The following year, building permits totaled only \$7,905,762, marking the continuation of a downward spiral that lasted until 1931 when the low figure of \$1,728,200 was recorded. In addition, whereas the building permit figures of 1926 and 1927 were bolstered by a significant amount of new building activity, those issued in the latter years were primarily for alterations and additions to existing structures.

Florida's financial misfortunes after the collapse of the boom were further exacerbated by the effects of the national Great Depression. Because of the economic instability of the times, few new buildings were added to the downtown area of Jacksonville during the 1930s. The most significant construction project in the area was funded by the federal government, which built the United States Post Office and Courthouse at 310 West Duval Street in 1931.

Building permit activity did significantly increase following the annexation of growing South Jacksonville to the city in 1932. During the 1930's, only a few significant new buildings were added to the downtown area. The two most significant being the United States Post Office and Courthouse at 310 West Duval Street (1932 – 1933), and the Western Union Company Building at 333 North Laura Street (1930 – 1931). The Great Depression followed by World War II resulted in the built environment of Downtown Jacksonville remaining much as it was at the end of the Florida Land Boom in 1929.



## Modern Midcentury Period (1940 – 1970) (Post-Depression and WWII Growth)

From 1940 to 1970, Jacksonville transitioned from a mid-size city to a major city, experiencing significant growth and transformation, including the establishment of Naval Air Station Jacksonville, the Civil Rights Movement, and the consolidation of city and county governments. Further, Jacksonville experienced substantial population growth, increasing from 173,065 in 1940 to 204,517 in 1950. By 1970, the population had increased to 528,865, partially due to the creation of a consolidated government.

A significant part of Jacksonville's growth in the 20th century came from the presence of navy bases in the region. October 15, 1940, Naval Air Station Jacksonville became the first navy installation in the city. This base was a major training center during World War II, with over 20,000 pilots and aircrewmembers being trained there. In June 1941, land in the westernmost side of Duval County was earmarked for a second naval air facility, NAS Cecil Field. December 1942 saw the addition of a third naval installation to Jacksonville: Naval Station Mayport at the mouth of the St. Johns River. The naval bases became a key training ground in the 1950s and 1960s and as such, the population of the city rose dramatically. More than half of the residents in Jacksonville had some tie to the naval base by the 1970s.

Following World War II, Downtown continued to serve as the financial, commercial, and social heart of the city. Residential uses were slowly becoming less of a component of Downtown, as old boarding homes were demolished in place of new modern commercial and office buildings. Buildings like the National Shirt Shops at 231 N Laura Street and the mixed use commercial structure at 38-44 West Monroe Street were not only architectural symbols of modern design but were also a symbol of downtown Jacksonville's growth and prosperity. A variety of offices and businesses thrived well during this time period. During the 1940s Jacksonville also saw growth in the areas of leisure and entertainment. Jacksonville began hosting the Annual Gator Bowl Football Games in 1946 which had a huge tourism draw to downtown. Hanna Park was developed in 1947, providing a recreational space for the city's residents. In 1949, WJXT began broadcasting local news and entertainment programming, marking the beginning of television in Jacksonville.

By the 1950s, modernist design principles would permeate throughout the United States, transforming the rapidly growing State of Florida. During this period, local architects Robert C. Broward, Taylor Hardwick and William Morgan adapted a range of design principles, including International style, Brutalism, Futurism and Organicism, all applied with an American interpretation generally referred to today as Mid-century modern design. The architecture firms of Reynolds, Smith & Hills (RS&H) and Kemp, Bunch & Jackson (KBJ) also contributed a number of important works to the city's modern architectural movement.



In particular, KBJ has designed more buildings in the contemporary skyline of Jacksonville than any other architectural firm. 38-44 West Monroe Street is one small-scale example of the modernist design principles permeating the United States as it exemplifies understated, streamlined design constructed with modern building materials.

In the 1950s and 1960s, Jacksonville's Downtown entered its greatest period of growth and redevelopment since the building renaissance following the Great Fire of 1901. Under the leadership of Haydon Burns, a five-term mayor and later Governor of Florida, the City launched perhaps its most extensive civic improvement program. This initiative to improve downtown started in 1955 when Mayor Burns used four million dollars in Parking Lot Certified Bonds to clean-up the north bank by acquiring and removing old docks and warehouses to accommodate a new bulkhead.

This growth created the need to manage traffic flow and mounting transportation needs, leading to the construction of the Mathews Bridge which opened in 1953 to facilitate additional growth of suburban areas and their connection to the city's downtown. By 1955, The Jacksonville Expressway Authority organized for the purpose of designing and funding a new highway system that would enhance traffic flow between downtown and the growing suburbs, managing the city's growing transportation needs. And by 1967, the city had constructed the Hart Bridge, further improving transportation infrastructure. These new connections to other parts of the county created a situation where that the core city began having more competition from suburban shopping centers and commercial strips.

"Jacksonville's Decade of Progress" continued with the passage in 1958 of a thirty million-bond issue, financed through revenue certificates that funded the construction of a new city hall, courthouse, coliseum, and civic auditorium (1962), as well as the Buckman Sewage Treatment Plant. These new public amenities, along with the new Wolfson Baseball Park, expanded Gator Bowl, and new correctional facilities, were capped by the 1962 bond issue that funded the new main library, the south bank park and marina, as well as the parking lot and riverfront boulevard behind the new city hall and courthouse. In 1965, prominent Jacksonville architect Taylor Hardwick completed a midcentury masterpiece design of the Haydon Burns Library at the cost of \$3.7 million.

The other half of the "Jacksonville Story" was the significant amount of private development stimulated by these major municipal investments in Downtown Jacksonville. In 1953, the Florida Legislature passed the Regional Home Office Law that provided attractive tax benefits to out-of-state insurance companies that relocated to Florida. As a result of this legislation, Jacksonville soon became the "Insurance Center of the Southeast" becoming home for the central office of seventeen companies, five regional offices, and headquarters for twenty major general insurance agencies. Starting with the Southeast



regional office of Prudential Insurance Company in 1954, other major companies making a presence in the city included Independent Life, Peninsular Life, Gulf Life, Florida Blue Cross & Blue Shield, and the Afro-American Life Insurance Company. Most of these companies constructed new office buildings in Downtown Jacksonville during the 1950s and 60s and some of these are the most recognizable buildings of Jacksonville's current skyline, including the 19-story One Independent Life Building (1955), designed by KBJ Architects, The 28-story Gulf Life Tower (1966), designed by Welton Becket and KBJ Architects.

Other private investment included the KBJ Architects designed national headquarters of the Atlantic Coast Line Railroad (CSX), a new fifteen story office building completed in 1960. The Grand Lodge of Free and Accepted Masons of Florida completed the midcentury modern design of the Florida Grand Lodge of Masons at 220 North Ocean Street in 1965. The Universal Marion Building (1963) was a mixed-use development designed as a major urban retail center by New York architecture firm Ketchum & Sharp. Architect Abner C. Hopkins designed a new warehouse for Sears & Roebuck in Springfield in 1947 that was constructed in 1948. A new four-story, 260,000 square foot Sears & Roebuck retail store that covered two city blocks was constructed in 1959, along with the 550 room, midcentury modern Robert Meyer Hotel.

This period was also a very troubling time for the city. Issues related to race relations, discredited local schools, political corruption, as well as concerns about air and water quality did much to tarnish the legacy of "Jacksonville's Decade of Progress". During the 1960s, Civil Rights Movement impacted cities across the country, especially those in southern states. Because of its high visibility and patronage, James Weldon Johnson Park and surrounding stores were the site of numerous civil rights demonstrations in the 1960s. Sit-ins began on August 13, 1960 when students asked to be served at the segregated lunch counter at Woolworths, Morrison's Cafeteria and other eateries. They were denied service and kicked, spit at and addressed with racial slurs. This came to a head on "Ax Handle Saturday", August 27, 1960.[61] A group of 200 men gathered in the park armed with baseball bats and ax handles. They attacked the protesters and violence spread throughout downtown, making national news. By 1967, Mary Singleton and Sallye B. Mathis became the first female African Americans elected to the City Council.

A major change to the City occurred in 1968 with the Consolidation of City and County Governments. Through the 1960s Jacksonville, like most other large cities in the US, suffered from the effects of urban sprawl. In an effort to compensate for the loss of population and tax revenue and end waste and corruption, voters elected to consolidate the government of Jacksonville with the government of Duval County. The move was carried out on October 1, 1968, and Hans Tanzler, elected mayor of



Jacksonville the year before, became the first mayor of the consolidated government. Jacksonville became the largest city in Florida and the 13th largest in the United States, and has a greater land area than any other American city outside Alaska.

Jacksonville International Airport (JAX) construction began in 1965, with a dedication ceremony on September 1, 1968, and officially opened for business on October 27, 1968. During this time, the management of the city's airports, including JAX, was given to the Jacksonville Port Authority. Changes in Downtown Jacksonville during the last forty years have erased much of the architectural legacy of this significant period in the City's history. The municipal baseball field, stadium, coliseum, and jail have been replaced by new facilities. The Jacksonville Civic Auditorium, as well as the south bank park and marina (Friendship Park) have been significantly remodeled from their original design. The City Hall Annex, Duval County Courthouse, and Haydon Burns Public Library all still have most of their architectural integrity.



## SIGNIFICANCE OF PROPOSED LANDMARK PER SECTION 307.104(f), OF THE JACKSONVILLE ORDINANCE CODE

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

A contributing property in the Downtown Jacksonville Historic District, 38-44 West Monroe Street has significance as one of the few remaining examples of the smaller scale commercial buildings constructed in downtown Jacksonville during the mid-century period. From a historical and architectural perspective, the small scale of the building provides a good representation of the human scale of the central downtown business district. It is significant in representing the commercial growth of downtown as a financial center in the 1940s and 1950s.

In the mid-20th century countless owners of banks, shops, restaurants, theaters, and other commercial businesses built new buildings, or were inspired to update or modernize their existing building. Often these buildings were the first architectural expression of modernism to reach a community. Midcentury modern was about stripping away unnecessary ornament and getting to the essence of a design gesture. This structure replaced a two-story multifamily residential property with a new modern mixed use structure that incorporate modern materials in its streamlined design.

The first story retail shops housed a variety of businesses over the years, including the bakery of Henderson's, Inc, which was the first business to open in 1947 with a bakery, catering division and an event space called "The Mirror Room." This business shows the interest in having a modern space for weddings, birthdays and other special events located in the central downtown district. Other stores over the years included the Schick Electric Shaver Shop, Hostetter's Shoes, Goddard's Corset Shop, Television Appliance Company, and Penguin Uniform Shop, all of which provided important products for downtown shoppers.

The second story housed offices, with the earliest tenants being Architect Abner C. Hopkins and Attorney Thurman G Justice no later than 1954. From 1955 - 1956, Architect Roy Pooley would join Hopkins at this office location. Hopkins retained his offices at 38 Monroe Street for roughly twenty years, from the early 1950s through his death in 1972. Centrally located office space downtown in a modern human-scaled building is a reminder of the cultural and historic character of the period.

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



Unknown

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

38 West Monroe Street served as the offices of prominent Jacksonville Architect Abner C. Hopkins for almost twenty years, from the 1950s until his death in 1972. The 940th architect licensed to practice in Florida by the Florida State Board of Architecture, Abner C. Hopkins was born in Gonzales, Texas in 1904 and was graduated from Texas Agricultural & Mechanical University with a degree in architecture in the early 1920s. In 1928, after working in a Texas office for several years, he moved to Jacksonville, Florida. Organizing his business in Florida after the collapse of the land boom proved difficult, but eventually Hopkins landed commissions in several important new neighborhoods, including San Jose and San Marco. Hopkins formed a partnership with Prentiss Huddleston, another Jacksonville architect who later relocated to Tallahassee.

Specializing in residential designs, Hopkins initially worked in the Mitchell Building, then on West Forsyth Street, and then on West Adams Street, finally settling his office headquarters at 38 West Monroe Street in the early 1950s. A member of the American and Florida institutes of architects, Hopkins maintained his home on Ingleside Street in the 1930s and later moved to a riverfront home on Julington Creek Road in the Mandarin neighborhood.

Hopkins was responsible for many residential and commercial designs, especially in Jacksonville neighborhoods that grew predominately during the 1930's and into the 40's such as Brookwood Terrace, South Shores, St. Nicholas, North Shore, and Fairfax Manor. Some of his early projects were in the San Marco neighborhood of Jacksonville, where he designed homes in the Classical Revival, Colonial Revival, and Tudor Revival styles. Many of his projects were in association with builders and developers Stockton & Company, Whatley, Davin & Company, and Victor Zambetti. For instance, he designed the residences of Mr. and Mrs. G.P. Norris and that of Mr. and Mrs. G.W. Luke in San Marco as part of Whatley, Davis & Co development project during the late 1930s.

Hopkins was an important contributor to modern commercial design in Jacksonville. A departure from earlier projects, Hopkins's Royal Crown Cola Bottling Company in 1938 (demolished) embodied the International style. Located on San Marco Blvd, this two-story commercial building with modern horizontal bands and large plate glass windows was a collaborative design with Huddleston. In the late 1930s, he also designed the Art Deco Lovett Grocery Store in Springfield, with a rounded projecting concrete entrance



(later Winn Dixie). Around the same timeframe, he designed multiple other small-scale commercial buildings in a streamlined modern style, such as the commercial ice cream production facility and offices for Southern Dairies at 60 Stockton Street in the Railyard District, and Seashole's Funeral Chapel at 323 Riverside Avenue (demolished), both with rounded projecting concrete awnings at the entrances. He also designed Jack Murray's Tourist Cabins, a multi-unit brick hotel on Philip's Highway right off of the Interstate. In 1948, Hopkins designed a new Sears & Roebuck Warehouse in Springfield to support the growing retail chain in Jacksonville.

During the late 1930s through the end of his career, Hopkins' projects began to reflected Modern, Minimal Traditional, Ranch, and Split-Level influences. Beyond dwellings, Hopkins drafted the plans for Southside Christian Church and several commercial buildings on San Marco Boulevard. In the 1930s and 1940s, Hopkins, along with architects Bernard W. Close, Jefferson D. Powell, D. Floyd Rosser, and Ivan H. Smith, drafted the plans for homes in several of Jacksonville's fashionable neighborhoods and at Ponte Vedra Beach. In 1940, Hopkins contributed to Jacksonville Architecturally (1940), a coffee-table picture book showcasing notable projects by prominent Jacksonville architects that been completed during the late-1930s. The book featured Hopkins along with architects such as Marsh & Saxelbye, LeeRoy Seftall, and Henrietta Dozier.

Outside of Duval County Hopkins designed the 1942 Campus Art Theatre (Leon Theatre) in Tallahassee, which had the trappings of the Art Deco Style. He also designed Lovett's Groceteria in Ft. Lauderdale, Florida, in 1937, and in 1941 the Nassau County Hospital, a \$60,000 building in Fernandina. Hopkins competed for the hospital design with several other Jacksonville architects, including Roy A. Benjamin. He also worked on additions to the Nassau County Jail and the Nassau County Courthouse. Other notable projects of Abner C. Hopkins include the Morrisons Cafeterias in Lakeland, Florida, and Mobile, Alabama, and the Citadel Oceanfront Condominiums in Fort Lauderdale, a 1,000 unit high-rise. Hopkins practiced architecture at 38 Monroe Street until just before his death in 1972.

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

Unknown

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



In the mid-20th century countless owners of banks, shops, restaurants, theaters, and other commercial businesses built new buildings, which were often the first architectural expression of modernism to reach a community. These commercial buildings utilized a variety of modern materials and were a way for businesses to proclaim their modernity.

Midcentury modern was about stripping away unnecessary ornament and getting to the essence of a design gesture. Architects and designers used abstract, yet calculated angles and planes, sharp corners with curving lines, expansive smooth surfaces, contrasting textures, and lots of new materials like glazed plate glass, concrete, polished stone, colored bricks, finished aluminum, stainless steel, and more. Improved manufacturing capabilities made these materials not just accessible, but affordable and cost-effective.

In the mid-century asymmetrical display windows and recessed entries were common and provided room for additional display and a small “exterior lobby” as opposed to the symmetrical arcaded entries popular in the 1920’s. The storefront would usually angle towards the asymmetrical entrance door, to sweep the buyer into the store. Further, recessed lighting was utilized in display windows to offset the glare from sunlight and to provide night exposure. Neon signage was popular as were projecting signs were mounted above the sidewalk and perpendicular to the building facade that were usually suspended from a decorative bracket. Terrazzo flooring began to be used downtown in the first decades of the 20th century.

The design of 38-44 West Monroe Street is indicative of this modern, streamlined design style of the 1940s and 1950s. It is a two-part block commercial structure, characterized by an exterior horizontal division of the upper and lower floors into two zones, reflecting differences in its interior use. This was the most common design used in small to moderate-sized commercial buildings in the United States during this period. The street level indicates public spaces for commercial enterprises, often containing large plate glass display windows, while the upper section suggests more private spaces reserved for offices, meeting halls or apartments.

The exterior fabric is a smooth stucco. There is an open front design, popular during this period of construction, with the three glass storefronts with large plate glass windows. Another postwar design component that occurred parallel with, or as part of open-front designs, were asymmetrical and angled fronts. Two of the storefronts are angled and recessed with an off-center doorway with recessed terrazzo lobby flooring. Cantilevered display cases created outdoor areas that deconstructed the front plane of retail buildings. This building has the feel of such display cases with the angled glass



that terminates into a mixture of knee walls and kickplates facing Monroe Street, giving the feel of the inside being showcased outside.

Above the storefronts was a ribbed metal belt course that spanned the length of the building that divided the commercial first story from the office spaces above, which has since been painted over. Another minimalist string course is situated under five sets of replacement one-over-one, single-hung, aluminum window pairs evenly distributed along the facade. Above the window pairs is a continuous, slightly-projecting concrete string course. At the roof like there is another minimalist string course that terminates into a flat roof. All these features are characteristic of the early smaller-scale commercial architectural of the midcentury.

38-44 West Monroe Street is one of the few remaining small-scale midcenturies streamlined buildings in downtown Jacksonville. It retains most of its original elements that highlight its architectural significance of the period.

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

Unknown

G. Its suitability for preservation or restoration

38-44 West Monroe Street is well suited for preservation and rehabilitation. The structure had not been significantly altered from its original design. The size of the building and the interior configuration provide the opportunity for a mixed-use adaptive reuse project with three retail bays on the first floor and four residential units added to the second floor uses. The building's roof had multiple collapsed areas that caused interior damage making the building currently uninhabitable. However, the structure is still suitable for rehabilitation. The building is already listed as a contributing building to the Downtown Jacksonville Historic District, Landmarking the property will ensure review at the local level to ensure that the scope of work meets the Secretary of the Interior's Standards for rehabilitation.

This 1947 modern streamlined building is set in a prominent location in the center of downtown. It is located across Monroe Street from the Jacksonville Public Library's Main Branch and a half a block from the historic Snyder Memorial Church and James Weldon Johnson Park. The building is vacant and uninhabitable and needs restoration. The exterior facade is suitable for restoration while the interior façade will require significant rehabilitation and remediation.



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# Appendix B

## Required Attachments

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### PHOTOGRAPHS

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Photo 1: Front Façade Facing South on Monroe Street





Photo 2: Front Façade Facing Southwest on Monroe Street



Photo 3: Closeup of Belt course, horizontal decorative elements





Photo 4: Storefront 1 (Easternmost)



Photo 5: Storefront 1 Interior



Photo 6: Storefront 2 (Middle)



Photo 7: Storefront 2 Interior





Photo 8: Storefront 3 (Westernmost)



Photo 9: Storefront 3 Terrazzo Flooring at Entrance



Photo 10: Storefront 3 Interior



Photo 11: Pedestrian Door to Stairwell and Upstairs Unit



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## HISTORIC PHOTOGRAPHS

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1991 Florida Master Site File Photograph

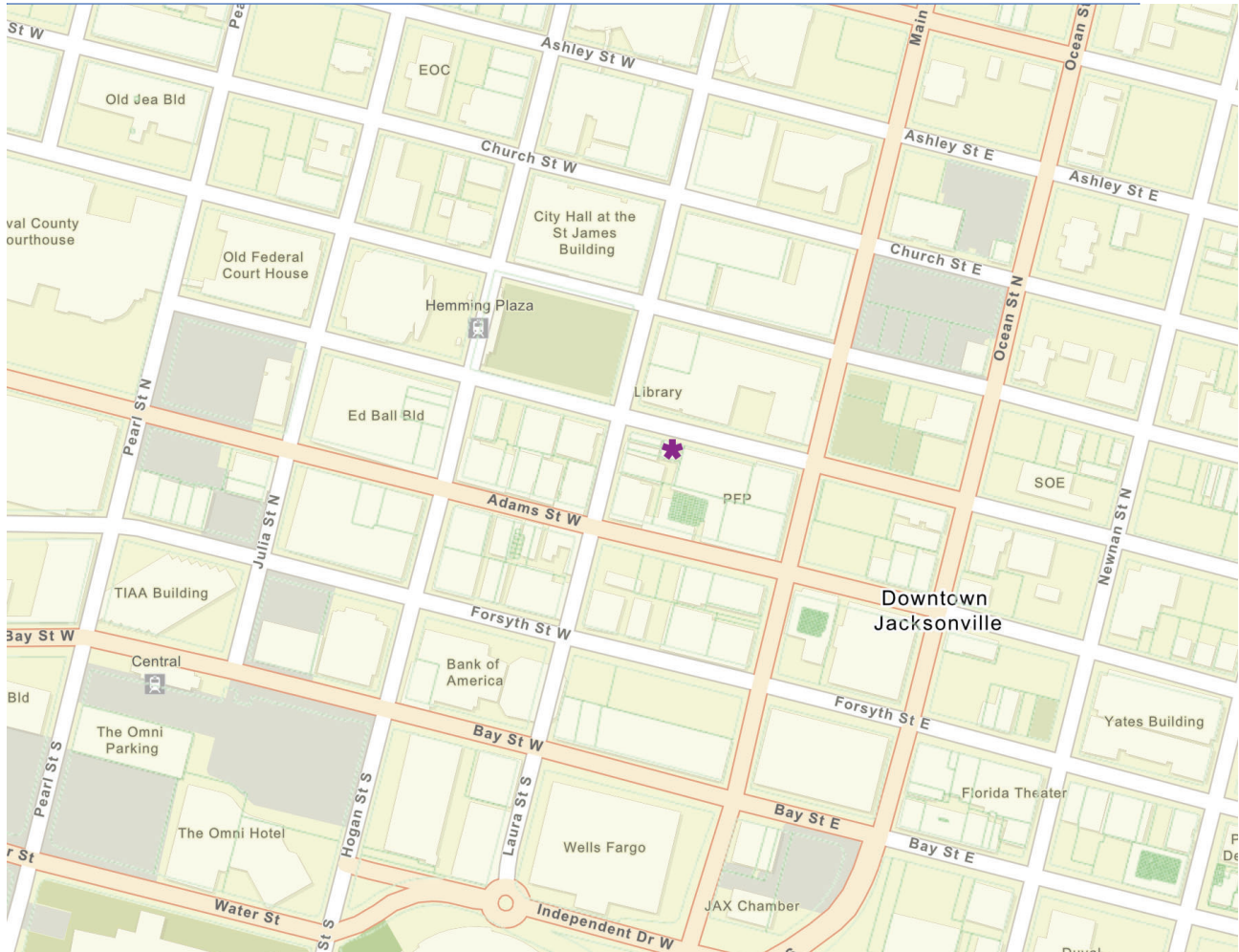


1978

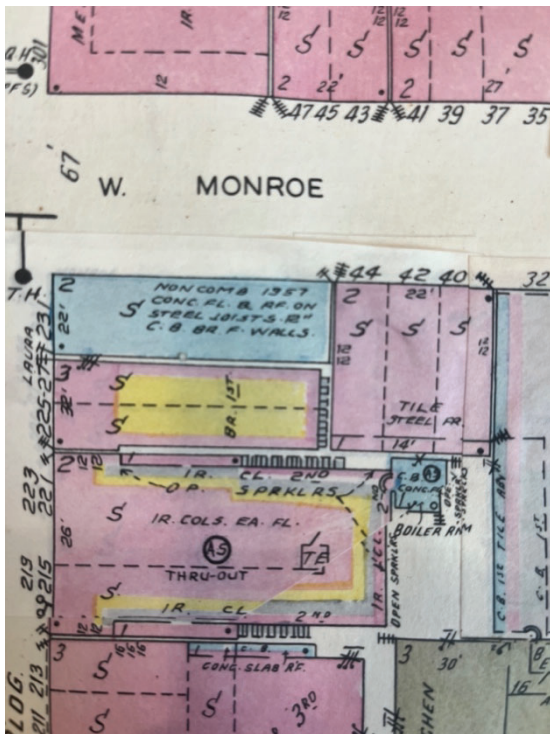
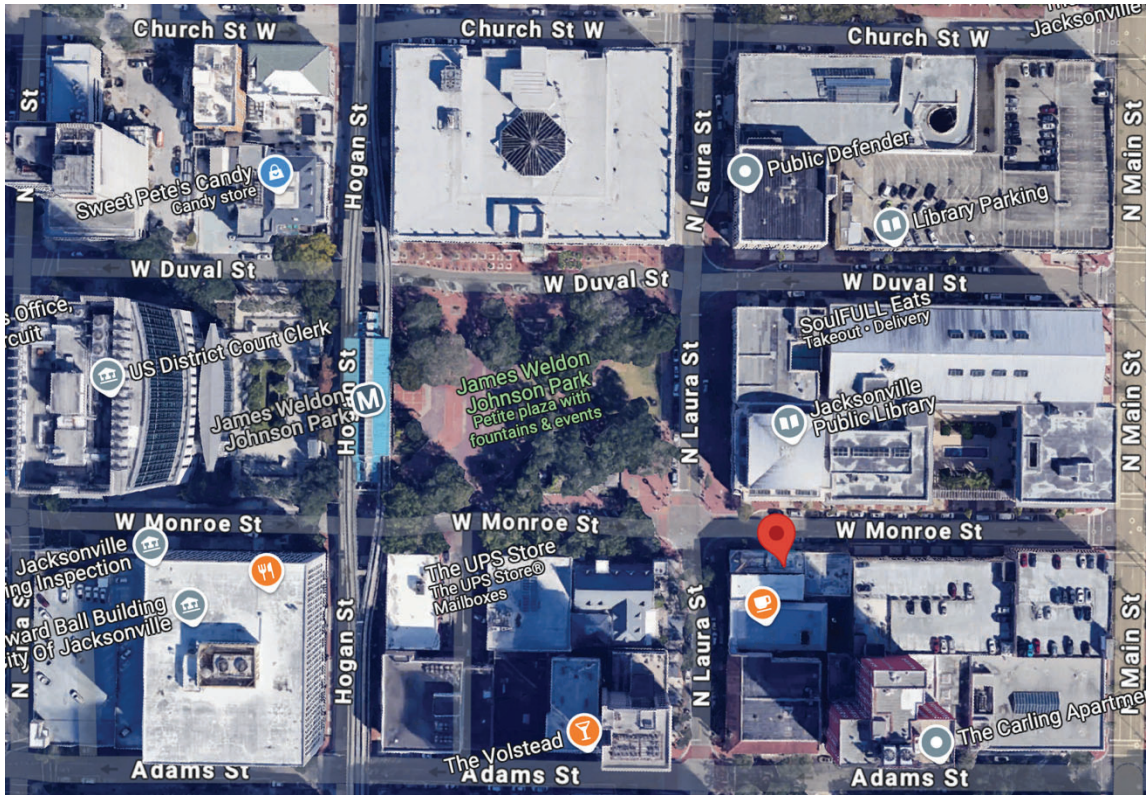




## AREA MAP

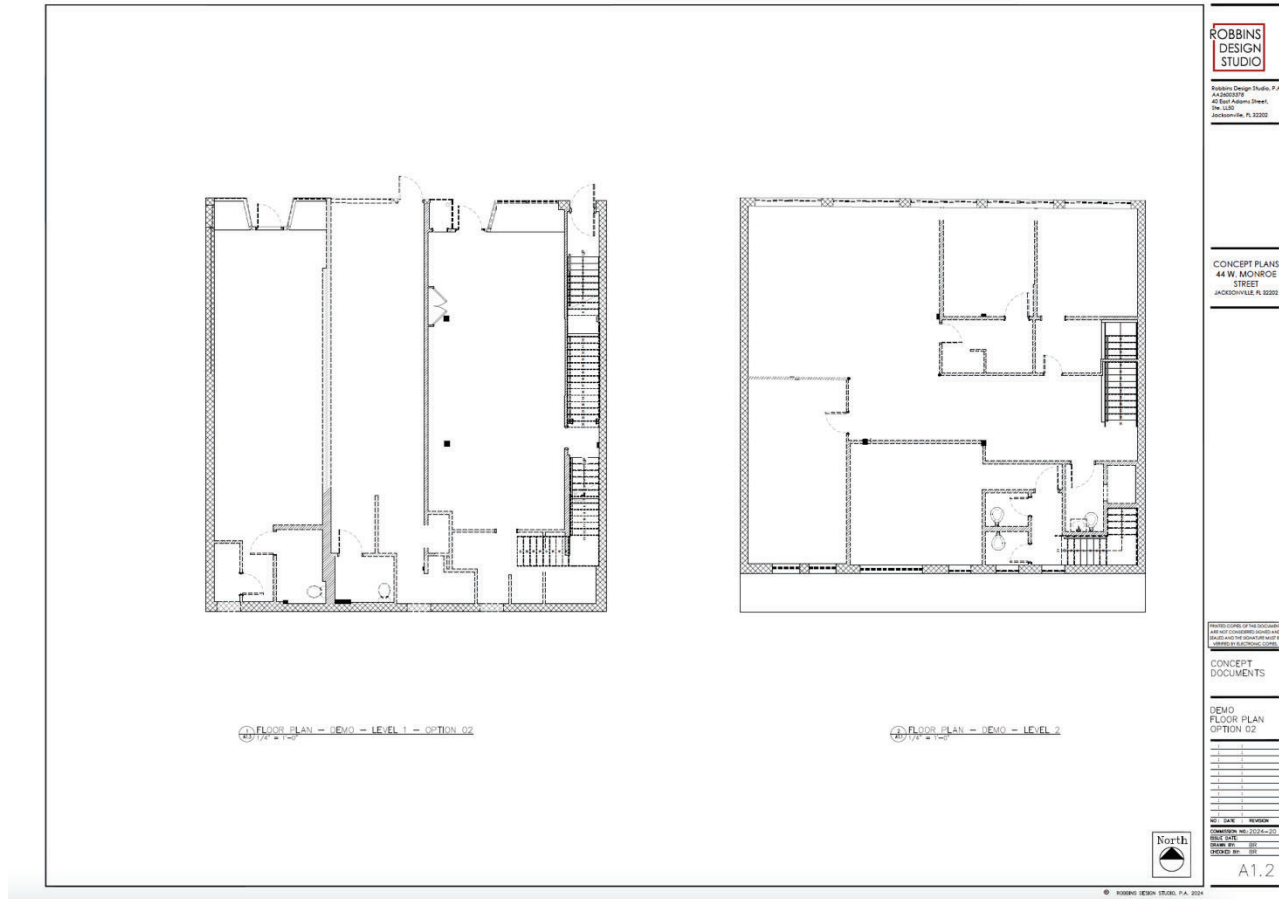








## DRAWINGS / FLOOR PLANS



## LEGAL DESCRIPTION

The North 53 feet of the West 30 feet of Lot 6 and the North 53 feet of the East 22 feet of Lot 5, Block 33, Hart's Map of Jacksonville.



















# Land Development Review



April 8, 2025

Parcels

1:1,128

0 0.01 0.01 0.03 0.03 mi

0 0.01 0.01 0.03 0.05 km  
 Esri Community Maps Contributors, City of Jacksonville, FDEP, ©  
 OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,









ONE CITY. ONE JACKSONVILLE.

## City of Jacksonville, Florida

### Planning Department

Community Planning Division  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7800  
www.coj.net

#### NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: May 5, 2025  
Address: 38 W. Monroe St  
Jacksonville, FL 32202

COA#: ~~LM-25-05~~ LM-25-05  
Owner: Carmen Godwin

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application LM-25-05 were posted on the property/site located at:

073698-0000

Real Estate Number(s)

38 W. Monroe St.

Street Address

Jacksonville, FL 32202

City, State Zip Code

Printed Name Carmen Godwin

Signature

Dated this

5 day of May, 2025





NO PARKING  
FREIGHT  
LOADING  
7AM-6PM  
ENCL 101.10

NOTICE  
THIS SPACE IS RESERVED FOR  
THE CITY OF CHICAGO  
AND IS NOT TO BE USED FOR  
ANY OTHER PURPOSES.  
VIOLATORS WILL BE  
CITED AND FINED.  
CHICAGO DEPARTMENT OF  
STREETS

42  
Plus Ten  
Phone  
708.718.4323

44



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

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

in the matter of LM-25-05 38 Monroe Street West

in the Court, was published in said newspaper by print in the issues of 5/8/25.

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

\*This notice was published on both  
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 8th day of May, 2025 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

**NOTICE OF PUBLIC  
HEARING ON  
APPLICATION TO  
DESIGNATE  
38 MONROE STREET WEST  
LM-25-05  
AS A CITY OF  
JACKSONVILLE HISTORIC  
LANDMARK**

**NOTICE IS HEREBY GIVEN** that on May 28, 2025 at 1:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of 38 Monroe Street West as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be on the 1st floor (Room 1002) of the Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida.

***Exhibit A***

**Legal Description**

**THE NORTH 53 FEET  
OF THE WEST 30 FEET  
OF LOT 6 AND THE  
NORTH 53 FEET OF THE  
EAST 22 FEET OF LOT 5,  
BLOCK 33,  
HART'S MAP OF  
JACKSONVILLE.**

**RE # 073698-0000**

This application (LM-25-05) is being sponsored by the owner, Carmen Godwin of Historic Urban Core, LLC. A copy of the application may be examined in the Offices of the Planning Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

**DATED** this 7th day of May, 2025.

**Michael Montoya  
Chairman**

**Jacksonville Historic  
Preservation Commission  
City of Jacksonville**

May 8 00 (25-02539D)



## Arsenault, Caleb - PDCM

---

**From:** Carmen Godwin <carmengodwinrealty@gmail.com>  
**Sent:** Tuesday, May 6, 2025 12:48 PM  
**To:** Arsenault, Caleb - PDCM  
**Cc:** McEachin, Joel - PWBZ; Wells, Arimus - PDCM  
**Subject:** Re: Landmark 231 Laura and 40 Monroe  
**Attachments:** Monroe.pdf; Laura.pdf

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Here you go! Thanks so much!  
Carmen

On Mon, May 5, 2025 at 9:47 AM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good morning,

Confirming receipt of the posted sign pictures and the notarized applications. The final documents that we need are completed sign affidavits that were attached to the signs. I attached copies to this email as well if you need them. In case you need it, 38 Monroes St W is LM-25-05 and 231 Laura St N is LM-25-06.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854





---

**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>  
**Sent:** Saturday, May 3, 2025 10:40 AM  
**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>  
**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>  
**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Please find photos showing the signs posted.

I dropped the notarized documents to Caleb this week as well.

Thank you!

Carmen

On Thu, Apr 24, 2025 at 4:19 PM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good afternoon,

Please be advised that the **Applications for Landmark Designation (LM-25-05 and LM-25-06)** have been deemed sufficient. In order to submit the necessary materials for filing, please complete the following items:

- The required public notice signs (**3, one for Monroe St. W and two for each street-facing side of 231 Laura St. N**) and affidavits are also ready for pick-up. The signs are located outside the elevators on the 3rd floor in the Ed Ball building (214 N. Hogan St). The signs will need to be



posted by **May 14, 2025** and must be placed along **all streets that the properties front**. Please post the signs on the corresponding properties (LM-25-05 is for 38 Monroe St. W and LM-25-06 is for 231 Laura St. N), complete the affidavit forms that are attached to the signs, and return copies of the completed affidavits along with pictures of the signs posted in the yard to this email.

So long as we receive the returned affidavit forms and pictures of the signs posted on the subject properties by the provided date, your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **May 28, 2025**.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904 – 255 – 7854**



---

**From:** Arsenault, Caleb - PDCM

**Sent:** Monday, April 21, 2025 11:56 AM

**To:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** RE: Landmark 231 Laura and 40 Monroe

Good morning,



That will be fine, thank you.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854



---

**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Sent:** Monday, April 21, 2025 11:54 AM

**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Sure thing. Would it be ok if I do that when I get back to Florida on April 29th? I am on the west coast setting my daughter up in her new place and getting her settled this week.

Carmen



On Mon, Apr 21, 2025 at 8:48 AM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good morning,

Excellent, thank you! One thing when you get a chance. Could you please sign the position affidavits for Monroe Street **AND** Laura Street and have them both notarized? I just noticed that both application affidavits are missing that bit of info.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854



---

**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Sent:** Monday, April 21, 2025 11:21 AM

**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Ok sounds great. Thanks, Caleb.



Since you think the narrative looks good, I have attached the application form page.

Please let me know if you need anything else.

Carmen

On Mon, Apr 21, 2025 at 8:02 AM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good morning,

There's no need to remove it from your application. Your document will be included in the book package for the landmark report and Staff will coordinate on our stance on the criterion. If we end up believing that this landmark doesn't qualify for Criterion B, your application can still recommend it and the commission can take that into consideration and possibly recommend that we add it to our report.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854





---

**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>  
**Sent:** Monday, April 21, 2025 10:52 AM  
**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>  
**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>  
**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Understood. It may not qualify on that point. I can adjust the application once I hear back from you.  
Thanks so much!

Carmen

Sent from my iPhone

On Apr 21, 2025, at 7:06 AM, Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good morning,

I am reading through the narrative now, it seems to be as well-written as the one for Monroe Street. I think that we are in agreement that this property appears to meet criteria A, E, and G. I am going to coordinate with the rest of Staff regarding criterion B because I am unsure if being pictured in a significant photo during a major event is enough to qualify. Typically, this criterion applies when structures play an important role in an event (in this case, if the structure was part of the sit-in or used as a shelter during the violence). I will let you know our stance on the criteria after our discussion at our weekly coordination meeting. In the meantime, please go ahead and submit the landmark designation application so that we can go ahead and place it on the **May 28** agenda along with Monroe Street.

Best regards,



**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.png>

---

**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Sent:** Sunday, April 20, 2025 12:18 PM

**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hi all! Please find the draft application for 231 N Laura Street. If you have any issues or questions let me know. Otherwise, I can submit the official full application.

Thanks!

Carmen

On Wed, Apr 9, 2025 at 6:09 PM Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)> wrote:

Thank you! Trying to get you 231 Laura draft soon to review as well.

Carmen



On Tue, Apr 8, 2025 at 2:10 PM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good afternoon,

Thank you for the submission, I will prepare the application for review at our **May 28 JHPC** meeting. I will reach out if I have any further questions as I prepare Staff's report.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904 – 255 – 7854**

<image001.png>

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**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Sent:** Tuesday, April 8, 2025 12:36 PM

**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Caleb and Joel,




Please find the completed Landmark Request Form and Application with Addenda attached for the 38-44 Monroe Street Landmark Application.


I've also attached a few of the directories showing Abner C. Hopkins offices at this address. I found my notes for dates after 1960 but I didn't take photos of the directories at the library. If you need me to go to the library and make some copies of the directories from later years please let me know.


Also, if anything stands out that you think needs to be altered just let me know.


Thanks so much!

Carmen

 1955 Directory.jpg

 1958 Directory.jpg

 1959 Directory.jpg

 1960 Directory.jpg

On Tue, Apr 8, 2025 at 10:23 AM Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)> wrote:

This is great! I was looking for that book and couldn't find it.

On Tue, Apr 8, 2025 at 9:42 AM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:



Good morning,

Joel identified some information on Abner C. Hopkins this morning and I have included them here for your review in case they help with Criterion C.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.png>

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**From:** Arsenault, Caleb - PDCM

**Sent:** Tuesday, April 1, 2025 8:49 AM

**To:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** RE: Landmark 231 Laura and 40 Monroe

Good morning,

Excellent, I will add this information to the file once this application is submitted. If you have a copy of the City Directory pages with dates, then that would be great. With this information, I believe that we have a case for Criterion C.

Best regards,



## Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.png>

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**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Sent:** Monday, March 31, 2025 6:40 PM

**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Thanks so much! That was quick and I appreciate the feedback.

I will remove Criterion F. I wasn't sure how to differentiate it from E to be honest so this is helpful.

Let me know if any of this is helpful information for Abner C. Hopkins:

1. I can document his office at 38 West Monroe beginning around 1954 in the city directories. Do you need copies of the directory page with dates?
2. Attached is a historic site survey from Fernandina showing he completed expansion projects on the Nassau County Courthouse and the Nassau County Jail in 1954. [The Courthouse Site](#) states there were two additions, one in 1953 and one in 1955, which he would have been on Monroe Street at that time.
3. [Sears & Roebuck Warehouse](#) was under construction in 1948.
4. Attached is an advertisement for the 1969 opening of The Citadel Condos in Fort Lauderdale



5. Attached is the NR App for the Nassau County Jail which has a bio for Abner C. Hopkins included
6. [Wolfsonian](#) has plans for Morrisons Cafeterias in Lakeland and Mobile I HAVE A FEELING HE HAD A CONTRACT WITH MORRISONS AND I WISH I COULD FIND OUT IF HE ALSO DESIGNED THE ONE IN JAX, SARASOTA, ETC....
7. Girls and Boys Homes -- I didn't mention this in my narrative but there are some city minutes about his design of these attached.
8. Lovett Grocery Chains -- I need to find my notes on this but I think he may have had a contract with them or Winn Dixie also but I can't confirm.

Carmen

On Mon, Mar 31, 2025 at 4:10 PM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good afternoon,

I have read through the draft that you provided and I believe that we are in agreement with Criteria A, E, and G. We will need to confirm C, if you could provide anything that could confirm that Abner Hopkins' office was in the building at the time. I couldn't find any reference in our archive, but with documentation, we could make an argument for that criterion as well. More information on buildings that he designed while his office was located at Monroe Street would be very beneficial as well. Regarding criterion F, we typically only apply that to structures that are significant examples of an architectural style, that employ indigenous materials in a unique way, and/or that employed a unique method of construction. While the building characterizes mid-century commercial construction and retains much of its integrity, it does not appear to meet this standard. That being said, this document will be part of your application, and if you believe that a case can be made for the criteria, please feel free to include it in the report, that way it remains documented.

We look forward to reviewing the applications for these two properties!

Best regards,



**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.png>

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**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Sent:** Sunday, March 30, 2025 10:09 PM

**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Cc:** McEachin, Joel - PWBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hi again!

Please find my draft landmark application for 38-44 West Monroe Street attached for your review. I will submit the complete application with the Landmark Request form after you've had a chance to review and provide comment/feedback.

I am hoping to have 231 N Laura completed in the next few days for review.

Thanks so much.

Carmen



On Thu, Mar 27, 2025 at 11:19 AM Carmen Godwin  
<[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)> wrote:

Ok thanks. Apparently, he contributed to a book called "Jacksonville, architecturally" that was supposedly published in the late 30s or early 40s. He designed the Sears and Roebuck warehouse, Lovett grocery stores (later Winn Dixie), the R C cola building in San Marco and much more. Just trying to get ahold of more info on him. Thank you! Carmen. .

Sent from my iPhone

On Mar 27, 2025, at 9:28 AM, Arsenault, Caleb - PDCM  
<[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good morning,

I took a look while I was in the archives and we do not have a biographical file for a Hopkins. Joel may be aware of something that I am not, so I will defer to him in case there is information elsewhere in another file that he is aware of.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.png>



**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>  
**Sent:** Wednesday, March 26, 2025 1:28 PM  
**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>  
**Cc:** McEachin, Joel - PDBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>  
**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or attachments unless you trust the sender and know the content is safe.

Hi Caleb, I'm sorry to bother you again, but I've gone down a rabbit hole on Abner C Hopkins. His office was in the MONROE Street building for about 20 years and it looks like he was a pretty prominent architect in the state. Do you have any vertical files on him?

Thanks so much! Carmen

Sent from my iPhone

On Mar 21, 2025, at 2:46 PM, Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)> wrote:

Thanks, Caleb. I appreciate it .

Hope you have a great weekend.

Carmen

On Fri, Mar 21, 2025 at 1:56 PM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good afternoon,



I sent over everything that we have in our hard file for the two properties. You can request a copy of the full form by emailing [Marissa.Miller@dos.fl.gov](mailto:Marissa.Miller@dos.fl.gov). It looks like the file is DU21677 – 231 North Laura Street.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.jpg>

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**From:** Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Sent:** Friday, March 21, 2025 1:43 PM

**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Cc:** McEachin, Joel - PDBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells, Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click on attachments unless you trust the sender and know the content is safe.

Caleb,

The FMSF for 231 Laura doesn't seem to contain the continuation sheets with the map and larger historic descriptions. Can you take a look and see if there are additional pages that just weren't scanned possibly?



I was so excited to find the Sanborn Map showing a vacant parcel and the new construction date for 231 Laura as 1957 -- so I have a date!

I also found an article with the opening of a bakery and event space at the Monroe Street building, along with the date the architect moved to the second floor, so I am fairly certain the date for that structure is 1947. Exciting stuff!

Carmen

On Tue, Mar 18, 2025 at 1:46 PM Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)> wrote:

Ok thanks so much.

Carmen

On Tue, Mar 18, 2025 at 1:06 PM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good afternoon,

That is correct. The sufficiency deadline for the April meeting is March 20 (two days) and that will not be adequate enough time to obtain and review the applications and affidavits and return our comments.

Best regards,

**Caleb Arsenault, MHP**



City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.jpg>

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**From:** Carmen Godwin

<[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Sent:** Tuesday, March 18, 2025 12:18 PM

**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Cc:** McEachin, Joel - PDBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>; Wells,  
Arimus - PDCM <[ArimusW@coj.net](mailto:ArimusW@coj.net)>

**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click on attachments unless you trust the sender and know the content is safe.

Thank you. So just to confirm I have missed the deadline for the April meeting?

Thanks!

Carmen

On Tue, Mar 18, 2025 at 11:54 AM Arsenault, Caleb  
- PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good afternoon,

The next meeting that we could make is on **May 28, 2025**. The deadline to have everything submitted and reviewed by us for both applications in order to make this meeting is April 24. I have attached the landmark request form



and the position declaration affidavit to this email in case you don't already have them. Please complete each form for each individual property and feel free to send the completed forms and any supplementary information to this email.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.jpg>

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**From:** Carmen Godwin

<[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Sent:** Tuesday, March 18, 2025 11:43 AM

**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Cc:** McEachin, Joel - PDBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>

**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not attachments unless you trust the sender and know the content is safe.

Thank you so much.

When is the next submittal deadline and which meeting would that be for?



I am hoping to have something to you by the end of the week to review for each property.

Carmen

On Wed, Mar 12, 2025 at 9:34 AM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good morning,

Attached is the requested FMSF Form.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.jpg>

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**From:** Carmen Godwin  
<[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>  
**Sent:** Sunday, March 9, 2025 9:33 PM  
**To:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>  
**Cc:** McEachin, Joel - PDBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>  
**Subject:** Re: Landmark 231 Laura and 40 Monroe



**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not open attachments unless you trust the sender and know the content is safe.

Caleb -- can you send me a copy of the Monroe FMSF you referenced above?

Thanks so much!

Carmen

On Fri, Jan 24, 2025 at 10:42 AM Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)> wrote:

Thank you so much, Caleb and Joel. I may go down to the library and see if I can find any notices in the paper about the new building. It will be tedious and they don't always do write ups but maybe there will be something if there isn't a permit.

Carmen

On Thu, Jan 23, 2025 at 4:10 PM Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)> wrote:

Good afternoon,

My name is Caleb Arsenault, and I conducted some preliminary research on these two properties a few months ago when interest in landmark designation was suggested. I will attempt to answer your questions as best as I can below:



### **38 Monroe St. W (40-44 Monroe St. W)**

Our records, including a Florida Master Site File form, indicate that the building was constructed around 1940 as it first appears in Sanborn Fire Insurance Maps in 1949 and its architecture matches that of many of the structures built in the 1940s around Jacksonville's downtown. Our permit records for the building only date back to 1959, but the building was obviously constructed before that.

### **231 Laura St. N**

The Florida Master Site File form for this property indicates that it was constructed in approximately 1951. I see that on the 1949 Sanborn Fire Insurance Map, there appears to be a three-story building which seems to have several inconsistencies with the existing building. I will need to check the permit records on this property again to confirm the changes that have taken place on this property over the decades. This property may be more difficult to designate depending on how much information is available on the structure.

1. Please fill out an application for each property rather than combining them.
  
1. We utilize language that matches that of the National Register of Historic Places listing for the downtown area. Depending on our findings, we would apply this language to whichever criteria that we believe the applications could meet.



1. Attached is the application from 128 West Adams Street (LM-21-07).

I have also attached the blank application form which should be completed and returned to us either through email or in person. Additionally attached are documents that describe the designation process and a visualization of the process in a chart form.

Best regards,

**Caleb Arsenault, MHP**

City Planner I

Historic Preservation Section | Planning and Development  
Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.jpg>

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**From:** McEachin, Joel - PDBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>

**Sent:** Thursday, January 23, 2025 11:51 AM

**To:** Carmen Godwin

<[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>

**Cc:** Arsenault, Caleb - PDCM <[CArsenault@coj.net](mailto:CArsenault@coj.net)>

**Subject:** RE: Landmark 231 Laura and 40 Monroe

Carmen,

Andrew is no longer with us. He resumed his army career. Caleb Arsenault will be handling both landmarks. If the two buildings have different legal



descriptions and Property Record Cards each building would require a separate application even if under the same ownership. We had to that with the Whetsonian building (801 N. Jefferson Street) nomination and the adjacent Atlanta Life Insurance company, 801 North Jefferson Street. Attached is the report for 211 West Ashley Street which includes a historical context statement for downtown during the 1940, 50s and 60s,

Thanks,

Joel

---

**From:** Carmen Godwin  
<[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)>  
**Sent:** Wednesday, January 22, 2025 10:25 PM  
**To:** Mueller, Andrew - PDCM <[AMueller@coj.net](mailto:AMueller@coj.net)>;  
McEachin, Joel - PDBZ <[MCEACHIN@coj.net](mailto:MCEACHIN@coj.net)>  
**Subject:** Re: Landmark 231 Laura and 40 Monroe

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not open attachments unless you trust the sender and know the content is safe.

Hi Joel and Andrew,

I am just checking back on this email to see if you had any thoughts.

I had some general historical info I could use help and direction with as well as a few questions at the bottom of my email and request for information.

Thanks for any help you can provide.



Carmen

On Wed, Dec 18, 2024 at 9:55 AM Carmen Godwin <[carmengodwinrealty@gmail.com](mailto:carmengodwinrealty@gmail.com)> wrote:

Hi Joel and Andrew,

Hope you both are doing well!

I've done some more research on these two buildings and I am at a bit of an impasse and was hoping for your help or thoughts.

## **MONROE**

For the **Monroe** building, I was able to confirm the addresses as 40, 42 and 44 Monroe -- these are the three storefront addresses and also the addresses that show up on the Sanborn Maps. I have found three storefront businesses located in these addresses as early as 1949. The 1928 Sanborn shows residential along much of this block. The 1953 Sanborn shows the building constructed at 40-44 Monroe. So, I am pretty certain based on this and the directories that the building was constructed in 1948 or 1949. Are there any permit records for this date range and these addresses? Or any additional information you may have or a direction you can point me in for more information?

## **LAURA**

For **231 Laura Street**, I am stumped to be honest and could use some help. The 1913,



1928 and 1953 Sanborn Maps show a three story building at this location. The 1961 Sanborn shows a 2 story building and has what appears to be a date written in of 1957. I haven't seen dates on Sanborn maps but this particular page had a couple other structures with what appeared to be dates written in as well. The confusion comes when I get to the directories. I was trying to narrow the date of construction down but from 1944 through 1965, there are three addresses listed, including two storefronts (231, 237) and residential 237 1/2 which is listed as Apartments, Huntley Apartments and later Hutto Apartments. I am assuming these are two storefronts since the 200 block ends at Monroe with the 12 apartments above on the second and third floors. National Shirt Shops takes over the 231 address from Marks Women's Furnishings in 1949 but there is still the bookstore and apartments listed through 1965 directories. I would think if the construction date is 1957 as shown on Sanborn, there would be a change in the directory that eliminates the 237 address as well as the 12 apartments. Am I looking at this wrong? Do you have any permit records or any additional info that may be of assistance in figuring this out?

Also, about the landmark application specifically,

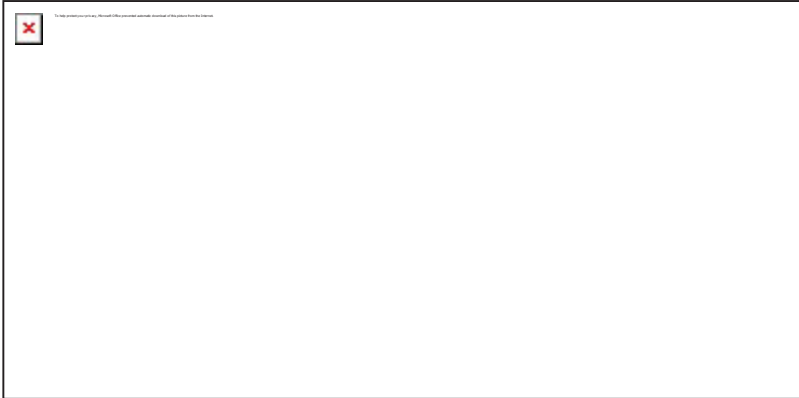
1. Can I apply for both of these buildings to be landmarked together? Or do I have to complete two separate applications?
2. Do you have a general statement of significance for the downtown area during this period of construction from the late 1940s through the 1960s (if we can confirm these dates of course).
3. Do you have any landmark applications for buildings constructed during this period that you could share with me?



Thanks so much for your help!

Carmen

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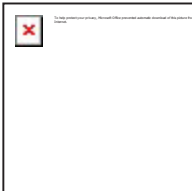


Carmen Godwin, REALTOR®

Cowford Realty & Design

[carmengodwin.com](http://carmengodwin.com)

904.708.0825



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