

# City of Jacksonville Landmark Designation Report

## Dr. Charles B. McIntosh Buildings *at* 1009 and 1015 Jessie Street

LM-23-08  
January 24, 2024



**Application Prepared By:**  
Noriko Floyd  
5127 Banshee Avenue  
Jacksonville, Florida, 32244

**Property Owner:**  
Fatima and Noriko Floyd  
5127 Banshee Avenue  
Jacksonville, Florida, 32244

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

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

**LM-23-08**

**Dr. Charles B. McIntosh Buildings  
1009 and 1015 Jessie Street  
Jacksonville, Florida 32206**

*GENERAL LOCATION:* Northeastern corner of A Phillip Randolph Boulevard and Jessie Street, between A Phillip Randolph Boulevard and Van Buren Street in the Eastside National Register Historic District

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its "Findings, Conclusions and Recommendations" on the Landmark Designation, **LM-23-08**. The owner of the property is:

Fatima and Noriko Floyd  
5127 Banshee Avenue  
Jacksonville, Florida 32244

**FINDINGS AND CONCLUSIONS**

- (A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the property at 1009 and 1015 Jessie Street as a Landmark was complete.
- (B) As required, the Planning and Development Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of the public hearing on the designation of the property at 1009 and 1015 Jessie Street as a Landmark 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 proposed landmark at 1009 and 1015 Jessie Street will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions, and

size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation Section (HPS) of the Jacksonville Planning and Development Department, but certain activities like alterations, additions, new construction, relocation, and demolition that would be visible from the public right-of-way, as well as any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to the two-story masonry building and the one-story masonry vernacular single-family residence at 1009 and 1015 Jessie Street and not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features, and materials of this significant structure, as well as ensure any future development of the site is compatible with and sensitive to this primary historic resource.

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

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

The two-story concrete block structure on the property was constructed in 1958 to be a doctor's office with two apartments. The one-story single-family masonry vernacular structure was constructed in 1955. Both structures are associated with Dr. Charles B. McIntosh, known to be the first Black pediatrician in Jacksonville. McIntosh used the two-story block structure as a research facility where he conducted his studies regarding Sickle-Cell disease (SCD). The one-story block structure has been identified as his place of residence during his time using the two-story structure.

Both structures are situated in the historically black Oakland community in East Jacksonville. Located to the north of East Jacksonville, the Oakland community was originally part of the property purchased by steamboat captain Charles Willey in 1842. This 278-acre tract was acquired by Captain Willey as the result of an execution sale based on a judgment against the owner, John Warren. In 1852, Captain Willey and his wife, Francis, deeded four acres to the City of Jacksonville for the purpose of a public cemetery. The cemetery, now known as the Old City Cemetery, was expanded by three acres, with one acre conveyed to the Roman Catholic Bishop of Florida. By 1869, the remaining portions of Captain Willey's properties had come under the ownership of Jesse D. Cole.<sup>1</sup> That same year, Cole filed a plat for the town of Oakland.<sup>2</sup>

The 1869 plat map of Oakland was divided into two major sections. The first section was composed of forty-three tracts divided into individual lots. This section also included the Old

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<sup>1</sup> Philip S. May, "The Old City Cemetery", *Papers of the Jacksonville Historical Society*, Vol. II, 1949, pp. 1-4.

<sup>2</sup> *Oakland*, Plat Book D, Page 13, 1869.



City Cemetery, as well as numerous individual lots to the west and south of the cemetery along Hogans Creek. The second section, north of Jessie Street, was composed of twenty-eight tracts not divided into individual lots. Historically, Hogans Creek bound Oakland on the west and south, Grant and East Union Streets on the south, Haines Street on the east, and East First Street on the north.

Like LaVilla, Brooklyn, and Hansontown, Oakland was settled by Freedmen who were attracted by inexpensive housing and employment opportunities in the docks and sawmills along the riverfront. To the south and east of Oakland, the white communities of East Jacksonville and Fairfield had developed and grown. In 1887, all three communities were incorporated into the City of Jacksonville along with LaVilla, Springfield, Brooklyn, and Riverside. The African American population in Oakland had begun also to move into the new residential community to the north known as Campbellton or Campbell's Addition to East Jacksonville.

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

It is the determination of the Planning and Development Department that the subject property at 1009 and 1015 Jessie Street does not meet this landmark criterion.

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

The subject property is associated with Dr. Charles B. McIntosh, a well-known medical legend who conducted a portion of his medical studies at the two-story structure and lived in the one-story single residence located on the site. Charles B. McIntosh graduated from Florida A&M University (FAMU) in the class of 1948. He then went on to obtain his master's degree in biology from New York University, and soon after received his M.D. at Meharry Medical College<sup>3</sup>. McIntosh made great strides during his career, being known as the first Black pediatrician in Jacksonville to open a private practice in 1958, a founding member and past president of Volunteers in Medicine, and the first African American to sit on the Florida Board of Medical Examiners. As stated in a Jacksonville Free Press article, Dr. Charles B. McIntosh spent seven decades providing quality healthcare to Jacksonville's underserved youth<sup>4</sup>. His main contribution to the nation is his Sickle-Cell research which heavily impacts African Americans. In 1969, he started the Sickle Cell Disease Association of Northeast Florida, to inform the community about the disease and its warning signs. Sickle-cell disease (SCD) is a group of inherited red blood cell disorders. According to the Centers for Disease Control and Prevention (CDC), red blood cells are traditionally round, however, someone who suffers from SCD has abnormal red blood cells which becomes hard and sticky and look like a C-shaped farm tool called a "sickle." The sickle cells die quickly which causes a continuous shortage of red blood cells which carry oxygen through the body. Additionally, as the sickle cells travel together

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<sup>3</sup> "Building a Legacy: Dr. Charles McIntosh, Jacksonville's first Black pediatrician", <https://www.firstcoastnews.com/article/life/holidays/black-history-month/jacksonvilles-first-black-pediatrician/77-6c859d7e-ef76-43f8-92c1-a6bd1d962a28>

<sup>4</sup> "Ground Broken on Center Honoring Medical Trailblazer Dr. C.B. McIntosh", <https://jacksonvillefreepress.com/ground-broken-on-center-honoring-medical-trailblazer-dr-c-b-mcintosh/>

through small blood vessels, they can get stuck and clog the blood flow which results in serious health complications such as infection, acute chest syndrome, and stroke<sup>5</sup>.

The Jacksonville Business Journal has honored McIntosh as one of its “Health Care Heroes” because of his astonishing community service. McIntosh’s contributions to the nation and community of Jacksonville have had a lasting impact. Recently, the doctor was awarded the Certificate of Merit, which is the highest honor given by the Florida Medical Association<sup>6</sup>. In addition to McIntosh’s numerous accolades, a facility within Northwest Jacksonville has been in development and will honor his legacy. According to an article published by Jax Today, the Charles B. McIntosh Community Achievement Center is planned to open in July 2024<sup>7</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.***

Based upon the limited information available, the Planning and Development Department determines that the subject property at 1009 and 1015 Jessie Street does not meet this landmark criterion.

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

Based upon the limited information available, it is the determination of the Planning and Development Department that the subject property at 1009 and 1015 Jessie Street does not meet this landmark criterion.

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

Based upon the limited information available, the Planning and Development Department determines that the subject property at 1009 and 1015 Jessie Street does not meet this landmark criterion.

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

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as represent alterations 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 ongoing neglect is also a factor in evaluating potential landmarks for their suitability for preservation or restoration. Not having any evidence of

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<sup>5</sup> “Sickle Cell Disease (SCD)”, <https://www.cdc.gov/ncbddd/sicklecell/facts.html>

<sup>6</sup> “Honoring Dr. McIntosh – a Local Health Care Hero”, <https://handsonjacksonvilleblog.wordpress.com/2011/04/20/honoring-dr-mcintosh-a-local-health-care-hero/>

<sup>7</sup> “Trailblazer Dr. Charles B. McIntosh paves path for clinic, community center in Northwest Jax”, <https://jaxtoday.org/2022/11/07/trailblazer-dr-charles-b-mcintosh-paves-path-for-clinic-community-center-in-northwest-jax/>

significant exterior deterioration, the structure has been well maintained over the years. According to archival records and permitting, the structures do not show any evidence of being significantly altered, thereby retaining their historical integrity and fabric.

### **RECOMMENDATION**

In reviewing the application, the Planning and Development Department has found the application to meet **three of the seven** criteria. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission **APPROVE** the designation of 1009 and 1015 Jessie Street (**LM-23-08**) as a City of Jacksonville Landmark.

## II. Designation Application

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

1. PROPERTY INFORMATION

Historic Name: Dr. Charles B. McIntosh Building

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

FMSF Number: \_\_\_\_\_  
(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: 1009 Jessie St

City or town: Jacksonville

Zip Code: 32206

State: Florida

County: Duval

Real estate number(s): 20708-01776

3. HISTORICAL INFORMATION

Date of construction and additions:

Year Built 1958 -QUADRUPLEX Building Type 0803

Significant historical associations:

The first Pediatric office with Jacksonville's first Black American pediatrician,  
and the first Black American to sit on the Florida Board of Medical Examiners.

Original use:

Children's Medical Services (CMS)/Pediatric healthcare

Present use:

Vacant

Physical description (basic design, construction and conditions):

Good condition the building has undergone periodic maintenance to preserve its  
original character and new roof to preserve the inside.



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

This building is a poignant testament to the cultural, historical, and medical heritage of Jacksonville. Dr. Charles B. McIntosh's groundbreaking contributions, both as the first African American pediatrician in the city, and a pioneer in Sickle Cell research.

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

The first Black American to sit on the Florida Board of Medical Examiners, this location holds historical importance, reflecting his groundbreaking achievements in the medical field.

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

Dr. Charles B. McIntosh, an influential figure who significantly contributed to the development of healthcare in Jacksonville and beyond.

Dr. McIntosh's legacy is deeply intertwined with the building, making it a place of historical and cultural importance.

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

The Historic CB McIntosh building is distinguished as a work of architectural significance, embodying the craftsmanship and design that has influenced the development of Jacksonville. As a testament to

the skill of its creators, the building stands as a tribute to masterful architecture and contributes to the rich heritage of the city.

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

The enduring features of the building showcase a commitment to architectural excellence, contributing to its recognition and value within the community.

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

CB McIntosh building possesses distinctive characteristics representative of an architectural style.

Its suitability for preservation or restoration

The Historic CB McIntosh building exhibits a remarkable suitability for preservation or restoration efforts. Its structural integrity and historical significance make it a prime candidate for initiatives aimed at

conserving and restoring this valuable cultural and architectural heritage.

**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: *Fatima Floyd* Date: 10/27/23  
Printed name: Fatima Floyd and Noriko Floyd Phone number: (305) 213-0463

Email: info@cbmcdntosh.com

Address: 1009 Jessie Street City: Jacksonville Zip: 32206

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

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

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

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

**Sponsorship other than the owner**

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

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

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

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

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**PROPERTY INFORMATION**

Historic Name: Dr. Charles B. McIntosh Building Other Names: \_\_\_\_\_  
Street Name and Number: 1009 Jessie St  
Zip Code: 32206 City: Jacksonville State: Florida  
Real Estate Number(s): 20708-01776

**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: \_\_\_\_\_

Printed Name of Property Owner: Fatima Floyd and Noriko Floyd

Date: 10/27/23

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

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 27 day of October 2023, by Fatima Floyd and Noriko Floyd who is personally known to me or who has produced Driver's License as identification and who took an oath.

\_\_\_\_\_  
*Nefertiti Webb*

(Signature of NOTARY PUBLIC)

\_\_\_\_\_  
*Nefertiti Webb*  
(Printed name of NOTARY PUBLIC)

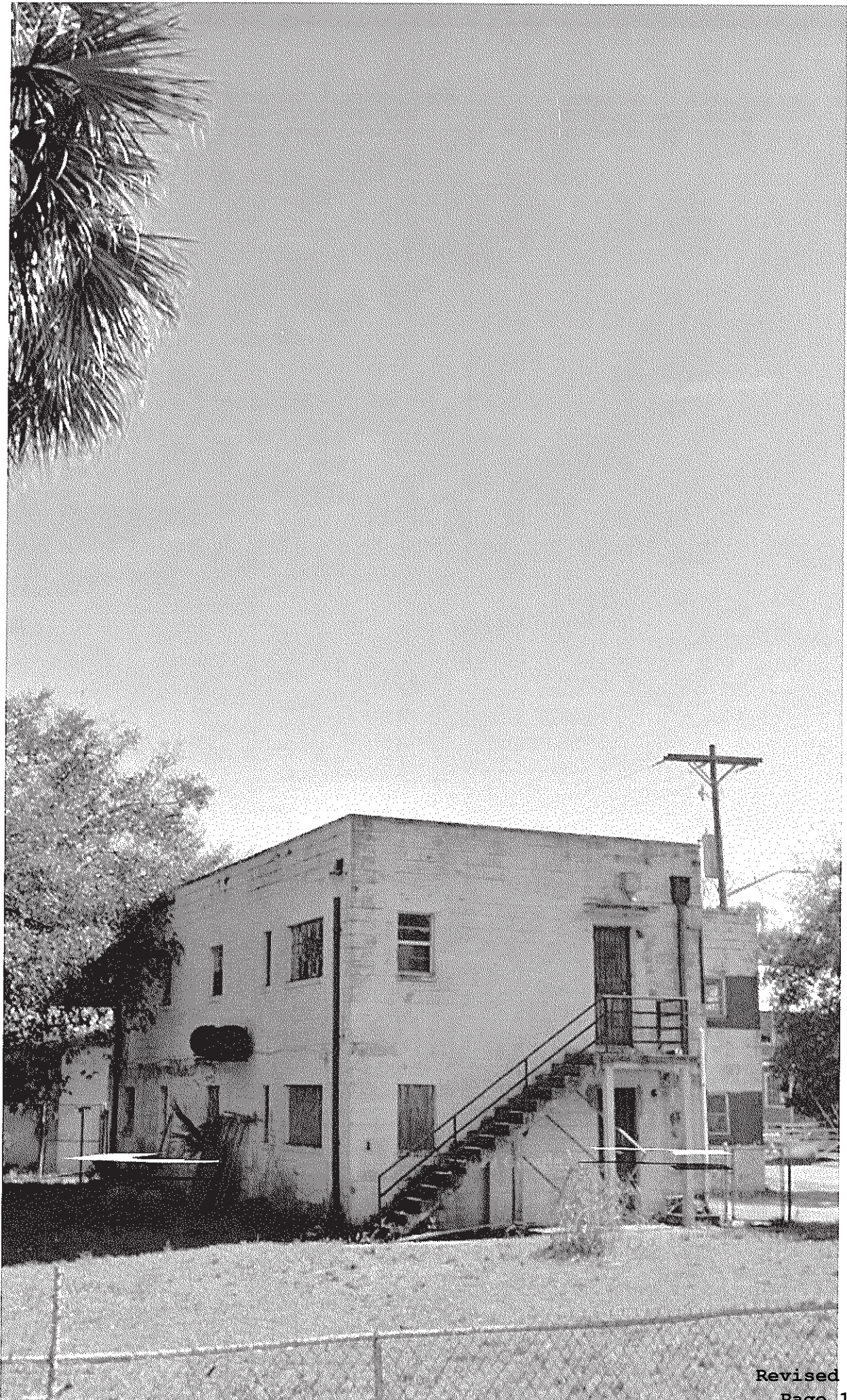
State of Florida at Large. September 27, 2026  
My commission expires:

















**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

The house adjacent to the CB McIntosh Building serves as a vital reminder of the cultural and historical fabric of our city. Built in 1955, it stands as an architectural relic, echoing the rich heritage of the Eastside community and contributing to the cultural tapestry of Jacksonville.

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

The house to the CB McIntosh Building is the site of a significant local historical living at this site, as it predates the construction of the CB McIntosh Building and holds historical value in its own right.

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

Dr. Charles B. McIntosh, an influential figure who significantly contributed to the development of healthcare in Jacksonville and beyond. Dr. McIntosh's legacy is deeply intertwined with the building. Lived with family and raised his daughter, making it a place of historical and cultural importance.

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

The house adjoining the CB McIntosh Building is recognized as the work of master builders from a bygone era, with its construction in 1955 showcasing the craftsmanship and architectural influence of its time. This dwelling contributes to the development of our city, adding a layer of historical significance to the architectural landscape of Jacksonville.

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

The house holds intrinsic value as a building of architectural excellence, embodying quality design elements that underscore its historical and cultural significance. These features, preserved over time, attest to the enduring architectural merit of the structure within our community.

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

The house possesses distinctive characteristics indicative of an architectural style that holds historical value. These features, including unique design elements, construction methods, and the use of indigenous materials, make it a valuable subject for the study of a specific period, architectural techniques, and the utilization of locally sourced materials.

Its suitability for preservation or restoration

The house exhibits notable suitability for preservation or restoration efforts. Its structural condition, historical significance, and architectural qualities make it a prime candidate for initiatives aimed at maintaining its cultural and historical integrity.



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

**1. PROPERTY INFORMATION**

|  |   |
|--|---|
| Historic Name: <u>Dr. Charles B. McIntosh Building and</u><br><u>House</u> | Designation: (check all applicable)<br><input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial<br><input type="checkbox"/> Institutional <input type="checkbox"/> Public<br><input type="checkbox"/> Industrial <input type="checkbox"/> Archaeologic<br><input type="checkbox"/> Cemetery <input type="checkbox"/> Other: _____ |
| Other Names: _____   |   |
| FMSF Number: _____<br>(if known)   |   |

**2. LOCATION**

Street name & number: 1009 and 1015 Jessie St

City or town: Jacksonville Zip Code: 32206

State: Florida County: Duval

Real estate number(s): 20708-01776

**3. HISTORICAL INFORMATION**

Date of construction and additions:  
Year Built 1955 -0101 - SFR 1 STORY

Significant historical associations:  
The house with Jacksonville's first Black American pediatrician, and the first  
Black American to sit on the Florida Board of Medical Examiners.

Original use:  
Living for the Family

Present use:  
In Use

Physical description (basic design, construction and conditions):  
Good condition the building has undergone periodic maintenance to preserve its  
original character and new roof to preserve the inside.

### III. Legal Description and Location Map

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Land & Legal

Land

| LN | Code | Use Description          | Zoning Assessment | Front | Depth  | Category | Land Units | Land Type      | Land Value  |
|----|------|--------------------------|-------------------|-------|--------|----------|------------|----------------|-------------|
| 1  | 1000 | COMMERCIAL               | CCG-2             | 51.00 | 107.00 | Common   | 5,457.00   | Square Footage | \$12,278.00 |
| 2  | 0101 | RES MD 8-19 UNITS PER AC | RMD-A             | 40.00 | 103.00 | Common   | 40.00      | Front Footage  | \$2,700.00  |

Legal

| LN | Legal Description     |
|----|-----------------------|
| 1  | Q-443 18-25-27E .22   |
| 2  | OAKLAND               |
| 3  | S 51.25FT LOT 108,    |
| 4  | W 40FT LOT 109 BLK 17 |

Buildings

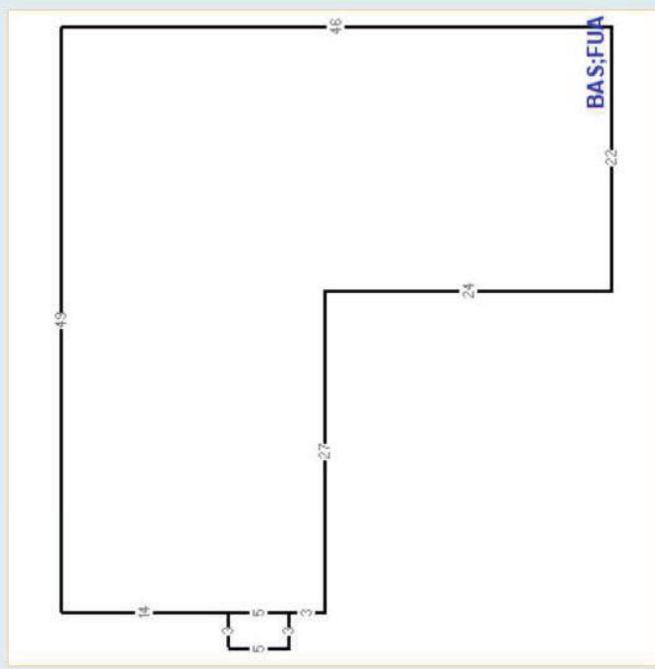
Building 1

Building 1 Site Address  
1009 JESSIE ST Unit  
Jacksonville FL 32206

|                |                   |
|----------------|-------------------|
| Building Type  | 0803 - QUADRUPLEX |
| Year Built     | 1958              |
| Building Value | \$38,941.00       |

| Type                   | Gross Area  | Heated Area | Effective Area |
|------------------------|-------------|-------------|----------------|
| Base Area              | 1606        | 1606        | 1606           |
| Finished upper story 1 | 1606        | 1606        | 1526           |
| Finished Open Porch    | 15          | 0           | 4              |
| <b>Total</b>           | <b>3227</b> | <b>3212</b> | <b>3136</b>    |

| Element        | Code        | Detail          |
|----------------|-------------|-----------------|
| Exterior Wall  | 15          | 15 Concrete Blk |
| Roof Struct    | 1           | 1 Flat          |
| Roofing Cover  | 4           | 4 Built Up/T&G  |
| Interior Wall  | 3           | 3 Plastered     |
| Int Flooring   | 14          | 14 Carpet       |
| Heating Fuel   | 1           | 1 None          |
| Heating Type   | 1           | 1 None          |
| Air Cond       | 1           | 1 None          |
| <b>Element</b> | <b>Code</b> | <b>Detail</b>   |
| Stories        | 2,000       |                 |
| Bedrooms       | 4,000       |                 |
| Baths          | 4,000       |                 |
| Rooms / Units  | 4,000       |                 |





# Land Development Review



January 19, 2024

Parcels

#### IV. Proof of Public Notice

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**PROOF OF PUBLICATION  
DUVAL COUNTY**

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-23-08 1009 Jessie Street

in the Court, was published in said newspaper by print in the issues of 1/4/24.

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

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



Nichol Stringer

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

RHONDA L. FISHER  
Notary Public, State of Florida  
My Comm. Expires 08/18/2024  
Commission No. HH43986



NOTICE OF PUBLIC  
HEARING ON  
APPLICATION TO  
DESIGNATE SUBJECT  
PROPERTY LOCATED AT  
1009 JESSIE STREET  
LM-23-08

AS A CITY OF  
JACKSONVILLE  
HISTORIC LANDMARK

NOTICE IS HEREBY GIVEN that on January 24, 2024, at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of the subject property, 1009 Jessie Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be in Conference Room #851, 8th floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida.

**Exhibit A**

Legal Description  
Q-443 18-2S-27E .22  
OAKLAND  
S 51.25FT LOT 108,  
W 40FT LOT 109 BLK 17  
RE #122356-0000

This application (LM-23-08) is being sponsored by the property owners, Fatima and Noriko Floyd. A copy of the application may be examined in the Offices of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

Please contact the Historic Preservation Section at [historicpreservation@coj.net](mailto:historicpreservation@coj.net) or by phone at (904) 255-7800.

**DATED** this 4th day of January 2024.

Jack C. Demetree, III  
Chairman

Jacksonville Historic  
Preservation Commission  
City of Jacksonville

Jan. 4 00 (24-00006D)

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

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| RE          | LNAME  | LNAM2             | MAIL_ADDR1                 | MAIL_ADDR2             | MAIL_ADDR3 | MAIL_CITY     | MAIL_STATE | MAIL_ZIP   |
|-------------|--|-------------------|----------------------------|------------------------|------------|---------------|------------|------------|
| 122943 0000 | 1024 PHELPS ST LLC                                 |                   | 3711 E EUGIE AVE           |                        |            | PHOENIX       | AZ         | 85032      |
| 122370 0000 | 365 DEVELOPMENT LLC                                |                   | 630 KINGSLEY AVE           |                        |            | ORANGE PARK   | FL         | 32073      |
| 122753 0000 | 511 W 17TH STREET LAND TRUST                       |                   | 1919 8 BLANDING BLVD       |                        |            | JACKSONVILLE  | FL         | 32210      |
| 122954 0000 | AGULLA SORAYA                                      |                   | 10960 BEACH BLVD 222       |                        |            | JACKSONVILLE  | FL         | 32246      |
| 122752 0000 | BCEL 8C LLC  |                   | 7563 PHILIPS HWY STE 208   |                        |            | JACKSONVILLE  | FL         | 32256      |
| 122887 0000 | CITY OF JACKSONVILLE                               |                   | C/O CITY REAL ESTATE DIV   | 214 N HOGAN ST 10TH FL |            | JACKSONVILLE  | FL         | 32202      |
| 122951 0000 | CREPEAU RONALD                                     |                   | 12209 SUNOWA SPRINGS TRL   |                        |            | BRYCEVILLE    | FL         | 32009-1551 |
| 122920 0000 | DALLAS MONIQUE M                                   |                   | 1030 TROYAN ST             |                        |            | JACKSONVILLE  | FL         | 32206-5743 |
| 122372 0010 | DANIELS JOE LET AL                                 |                   | 427 JAX ESTATES DR N       |                        |            | JACKSONVILLE  | FL         | 32218-2509 |
| 122368 0000 | EASTSIDE BROTHERHOOD CLUB INC ET AL                | CHRISTOPHER HINES | 915 A PHILIP RANDOLPH BLVD |                        |            | JACKSONVILLE  | FL         | 32206      |
|             | EASTSIDE BROTHERHOOD INC.                          | WYNETT WRIGHT     | 917 A PHILIP RANDOLPH BLVD |                        |            | JACKSONVILLE  | FL         | 32206      |
|             | EASTSIDE ENVIRONMENTAL COUNCIL                     | JANICE LOVE       | 1637 WALNUT STREET         |                        |            | JACKSONVILLE  | FL         | 32206      |
|             | EASTSIDE NEIGHBORHOOD ASSOCIATION                  |                   | 1611 ELIZABETH ST          |                        |            |               |            |            |
| 122284 0000 | EASY BUY PROPERTIES LLC                            |                   | P O BOX 450841             |                        |            | SUNRISE       | FL         | 33345      |
| 122944 0000 | EVANS KRISTEN                                      |                   | 1018 PHELPS ST             |                        |            | JACKSONVILLE  | FL         | 32206      |
| 122361 0000 | FIRST BAPTIST CHURCH OF OAKLAND INC                |                   | 1025 JESSIE ST             |                        |            | JACKSONVILLE  | FL         | 32206-5714 |
| 122271 0000 | FIT0Z BIZ LLC                                      |                   | 7563 PHILIPS HWY BLDG 500  |                        |            | JACKSONVILLE  | FL         | 32256      |
| 122266 0000 | FIT0Z BIZ LLC                                      |                   | 7563 PHILIPS HWY STE 208   |                        |            | JACKSONVILLE  | FL         | 32256      |
| 122356 0000 | FLOYD FATIMA ET AL                                 |                   | 5127 BANSHEE AVE           |                        |            | JACKSONVILLE  | FL         | 32244      |
| 122372 0000 | FORD B E   |                   | 1181 N DURKEE DR           |                        |            | JACKSONVILLE  | FL         | 32209-5645 |
| 122265 0000 | FOUNTAIN CHAPEL A M E                              |                   | 737 JESSIE ST              |                        |            | JACKSONVILLE  | FL         | 32206-5712 |
| 122367 0000 | FRAZIER RODERICK IRA                               |                   | 1722 E 24TH ST             |                        |            | JACKSONVILLE  | FL         | 32206      |
| 122375 0000 | GAY MARION CRAFTON                                 |                   | 1036 JESSIE ST             |                        |            | JACKSONVILLE  | FL         | 32206      |
| 122957 0000 | HARLEY LENWOOD                                     |                   | 2013 BRACKLAND ST          |                        |            | JACKSONVILLE  | FL         | 32206      |
| 122373 0000 | HARRELL ALISA K                                    |                   | 1032 JESSIE ST             |                        |            | JACKSONVILLE  | FL         | 32206-5715 |
|             | HISTORIC EASTSIDE COMMUNITY DEV CORP               | SUZANNE PICKETT   | 1105 PHELPS ST             |                        |            | JACKSONVILLE  | FL         | 32206      |
| 122949 0040 | HOARD DAVID D                                      |                   | 3559 LINCOLN RD UNIT 1     |                        |            | HAMILTON      | MI         | 49419      |
|             | JACKSONVILLE CULTURAL DEVL P CORP                  | SUZANNE PICKETT   | 648 UNION ST E             |                        |            | JACKSONVILLE  | FL         | 32206      |
| 122939 0000 | JACKSONVILLE ELECTRIC AUTHORITY                    |                   | 225 N PEARL ST             |                        |            | JACKSONVILLE  | FL         | 32202      |
| 122369 0000 | JOHNSON MARY A ET AL                               |                   | 40-20 W MOSHOLU PKWAY S    |                        |            | BRONX         | NY         | 10468-1150 |
| 122919 0020 | JOHNSON PHILANDER R                                |                   | 1019 TROYAN ST             |                        |            | JACKSONVILLE  | FL         | 32206-5790 |
| 122378 0000 | JONES DAVID M                                      |                   | PO BOX 371305              |                        |            | DECATUR       | GA         | 30037-1305 |
| 122377 0000 | KIMBROUGH ALICE M                                  |                   | 898 VAN BUREN ST           |                        |            | JACKSONVILLE  | FL         | 32206-5783 |
| 122267 0000 | KING REALITY LLC                                   |                   | 1029 CALIENTE DR           |                        |            | JACKSONVILLE  | FL         | 32211      |
| 122941 0000 | LEMMON AVA MARIE                                   |                   | 3909 BEVERLY AV            |                        |            | JACKSONVILLE  | FL         | 32208      |
| 122268 0000 | MEAD CARRINGTON MADISON                            |                   | PO BOX 7431                |                        |            | JACKSONVILLE  | FL         | 32238-0431 |
| 122748 0000 | MGG REAL ESTATE LLC                                |                   | 1431 POMPANO PKWY          |                        |            | POMPANO BEACH | FL         | 33069      |
| 122286 0010 | MT MORIAH HOUSE OF GOD SAINTS IN CHRIST OF JACKSON |                   | PO BOX 9962                |                        |            | JACKSONVILLE  | FL         | 32208      |
| 122749 0000 | NEW FOUNTAIN CHAPEL AFRICAN METHODIST EPISCOPAL CH | CARLA FOSTER      | 737 JESSIE ST              |                        |            | JACKSONVILLE  | FL         | 32206-5712 |
|             | OAKLAND TRACE COMMUNITY ASSOCIATION                |                   | 1233 E. UNION ST           |                        |            | JACKSONVILLE  | FL         | 32206      |
| 122959 0000 | PALAMORE AMON                                      |                   | 825 LEONIE CIR             |                        |            | JACKSONVILLE  | FL         | 32211      |
| 122282 0010 | PINKNEY TEREHAL                                    |                   | 727 ODESSA ST              |                        |            | JACKSONVILLE  | FL         | 32206-5719 |
| 122949 0020 | ROBINSON WILLIAM                                   |                   | 1057 PHELPS ST             |                        |            | JACKSONVILLE  | FL         | 32206-5727 |
| 122919 0000 | SIMON VICKIE SHEDRICK                              |                   | 1020 TROYAN ST             |                        |            | JACKSONVILLE  | FL         | 32206-5743 |
| 122371 0010 | SMITH GILBERT ABRAHAM                              |                   | 264 BELFORT ST             |                        |            | JACKSONVILLE  | FL         | 32206      |
| 122936 0000 | SMITH NAJEE JAMAL                                  |                   | 13941 BRADLEY COVE RD      |                        |            | JACKSONVILLE  | FL         | 32218      |
| 122949 0010 | STALLINGS REVA M                                   |                   | 1053 PHELPS ST             |                        |            | JACKSONVILLE  | FL         | 32206-5727 |
| 122949 0030 | SUN XIANG  |                   | 5420 SYLMAR AVE            |                        |            | LOS ANGELES   | CA         | 91401      |
| 122273 0000 | THOMAS MILTON VAN ET AL                            |                   | 313 E CHURCH ST            |                        |            | JACKSONVILLE  | FL         | 32202      |
|             | URBAN CORE   | BRYANT SHUMAKER   | 303 4TH ST W               |                        |            | JACKSONVILLE  | FL         | 32206      |



122751 0000 WE MAKE THE SHIRTS  
WILLIAMS JAMES JR

DAWN CURLING

822 A PHILLIP RANDOLPH BV  
738 PHELPS ST

JACKSONVILLE  
JACKSONVILLE

FL  
FL

32206  
32206-5726

## VI. Photographs and Images

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799 Jessie St  
Jacksonville, Florida





1012 Jessie St  
Jacksonville, Florida

