

City of Jacksonville Landmark Designation Report

841 Franklin Street

LM-23-01
May 24, 2023



Application Prepared By:
Historic Preservation Section
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

Property Owner:
Mount Olive A.M.E. Church
841 Franklin Street
Jacksonville, FL 32006

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

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

LM-23-01

**Mount Olive A.M.E. Church
841 Franklin Street
Jacksonville, Florida 32206**

GENERAL LOCATION: Northeast corner of Franklin Street and Pippin Street in the Oakland neighborhood of East Jacksonville

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-23-01**, sponsored by the property owner, Mount Olive A.M.E. Church.

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 841 Franklin 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 841 Franklin 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 841 Franklin 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 Mount Olive A.M.E. Church at 841 Franklin Street 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 and Development Department has found the application to meet **six of the seven** criteria. The six 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.

With the end of Reconstruction and the reign of Jim Crow that instituted state-sanctioned racial segregation, the church became one of the most integral parts of the African American community in the south. In many cases, churches were the most significant social and cultural institution in the community providing important social unity and community organization. Because of segregation, Black churches were forced to play a larger role in providing needed services, particularly in education and welfare, to their communities. Mount Olive A.M.E. Church has played such a role in the Oakland community in East Jacksonville for well over 150 years, making it one of the oldest A.M.E. churches in the city.

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.¹ That same year, Cole filed a plat for the town of Oakland.²

Additional information about Jesse D. Cole has not been found. From the census reports and city directories, Cole was not a resident of Duval County and may have purchased the property as an investment. Interestingly, 1869 was the same year that Riverside, Brooklyn, and LaVilla were first platted as residential communities. 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 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.

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

² *Oakland*, Plat Book D, Page 13, 1869.

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.

Over the years, Florida Avenue, which runs north from East Bay Street through the heart of Oakland, became a thriving business district serving the adjacent residential community. In addition to comfortable homes, Florida Avenue between Grant Street and East First Street became lined with one and two-story masonry buildings housing a variety of businesses and professions, many of them owned and operated by African Americans. Numerous churches were formed very soon after Oakland was established to serve the religious needs of the community. Some of these early congregations included the First Baptist Church of Oakland, Mount Olive A.M.E. Church, Pleasant Grove Primitive Baptist Church, as well as Triumph the Church and Mother Midway A.M.E. Church in Campbell's Addition.³

The historic African American communities of Oakland and Campbell's Addition are the cradle of the A.M.E. Church in Florida. The first formal religious organization established by Freedmen in Florida under the umbrella of a national denomination was in June of 1865 when ex-slave, William G. Steward, was appointed as Paster of Florida by the South Carolina Conference of the African Methodist Episcopal Church. The day after arriving in Jacksonville on June 9, 1865, Reverend Stewart met with a small group of worshipers under the leadership of John Thomas in a small settlement northeast of Jacksonville known as Midway. Under Reverend Stewart's guidance, the group of worshipers under Reverend Thomas organized the first A.M.E. Church in Florida. Still located in Jacksonville at 1456 Van Buren Street, Mother Midway A.M.E. Church is recognized as the "mother" church of both the Florida Conference of the A.M.E. Church organized in 1867 and the East Florida Conference established in 1877.⁴

The origin of Mount Olive A.M.E. Church dates to the Spring of 1868 when Pastor Henry Floyd started a house of prayer in his residence at Old Hardee's Mill Quarters along the St. Johns River. As the number of attendees grew, the worshipers at the house of prayer began meeting in a temporary structure known as a bush arbor constructed from tree branches and bushes. To provide better accommodation, they were invited to meet in the home of Celia Butler, which included early members Rachel Saunders, mother of Mrs. Butler, Mack Hayward, Rosa Eubanks, Frank Post, A.W. Walker, and John Rosemond. Later, Mrs. Butler's husband donated a parcel of land along East Monroe Street for the construction of a

³ Historic Property Associates, Inc., *Historic Building Survey – Jacksonville East Side*. (Jacksonville Planning and Development Department, 1993), pp 7 & 8.

⁴ The location of the Midway community was incorporated into Campbell's Addition to East Jacksonville. *Jacksonville's Legacy, African American Heritage Trail, Jacksonville Historic People & Places*, First Edition, 2013, Jacksonville Planning and Development Department, p. 39.
Larry Eugene Rivers and Canter Brown, Jr. *Laborers in the Vineyard of the Lord, The Beginnings of the AME Church in Florida, 1865 – 1895*. (Gainesville, Florida: University Press of Florida, 2001), pp. 16 & 17, 24 – 28.

permanent church. Soon a wood frame church was built on the lot and used until 1871. It was in this sanctuary that Mount Olive A.M.E. Church's first minister, the Reverend Abrams Grant (1870-1873), came to preach. A former slave born in 1848 in Lake City, Florida, Reverend Grant later rose within the hierarchy of the A.M.E. Church in Florida becoming the protégé of Florida Bishop T.M. D. Ward, D.D. With the death of Bishop Ward, Reverend Grant was appointed as the Bishop of Florida, a position he held from 1894 to 1896. During his tenure at Mount Olive A.M.E. Church, construction started on a new wooden church which was completed under the second minister, Reverend W.W. Sampson.⁵

With continued growth in membership, the church moved to the current location at the northeast corner of Franklin Street and Pippin Street in 1887 where a new wooden church was constructed. At the new location, the church grew rapidly, adding 175 new members in the fall of 1889. Serving two separate times as minister at Mount Olive, 1902 – 1904 and 1924 – 1927, Reverend R. B. Brooks was also active in the state organization of the denomination serving as head of the Live Oak District of the church, as well as being a strong advocate of higher education for A.M.E. ministers in Florida. Reverend Brooks' wife, Jeannie L. Brooks is recognized for starting the Women's Parent Mite Missionary Society, an early community outreach initiative. Referred to as "Jennie's Park," Reverend R.B. and Mrs. J.L. Brooks built a large two-story house at the corner of Tyler Street and West Fifth Street near the campus of Edward Waters College. After the deaths of Reverend and Mrs. Brooks, the house continued to be occupied by their daughter, Polly Dinkins Brooks. After her death in 1982, the house was purchased by Edward Waters College and renovated to become the Polly Brooks Music Building.⁶

Under the 12th minister of Mount Olive, Dr. R.B. Sutton, 1919 – 1924, the wood frame church was removed to accommodate the foundation and basement of a new masonry sanctuary (Building Permit, 885-w/1921). After meeting for several months in the Odd Fellows Hall on Florida Avenue (A. Philip Randolph Boulevard), the members were able to begin meeting in the basement of the new sanctuary. After the basement was dedicated in 1922, the walls and roof of the \$40,000 auditorium were completed in 1927 as the result of a major fundraising drive that also included finishing the interior and a new \$7,000 pipe organ. Many Black churches, as exemplified by Mount Olive A.M.E, were forced by financial circumstances to construct their sanctuaries over several years and in many cases requiring a new building permit due to change of design or passing the effective date of the permit.⁷

The mortgage for the new sanctuary was paid off during the administration of Reverend Peter

⁵ The exact location of Hardee's Mill Quarters has not been determined but according to one source (Jamison) may have been at Commodore's Point.

A Brief History of Mount Olive A.M.E. Church, undated, p. 2. Much of the early history was taken from the *Eighty-Second Booklet, May 15 – 21, 1950*. This material was updated by Betty Hoffman Moore.

Rivers & Brown, pp. 185, 186, 193.

⁶ *Proceedings – Quarto-Centennial Conference, A.M.E. Church of South Carolina*. Charleston, South Carolina, May 15, 16, & 17, 1889.

Brief History, p. 3

Rivers & Brown, p. 126

Designation Application and Report, *Proposed Designation of Edward Waters College as a City of Jacksonville Landmark, LM-99-14*, February 23, 2000, Jacksonville Planning and Development Department.

⁷ Brief History, p.3

Chappelle (1942 – 1946). Much of the credit for retiring the mortgage was the generous challenge of prominent member, Abraham Lincoln Lewis, to match dollar for dollar all the funds raised to clear the ownership. One of Florida’s most successful Black businessmen, A.L. Lewis, a native of East Jacksonville, was one of the founders and later president of the Afro-American Life Insurance Company. Joining the church in February of 1882, A.L. Lewis became Sunday School Superintendent for Mount Olive in 1884 and served in that position for over fifty years. When Gothic Celestial Windows were installed in the sanctuary during the long tenure of Reverend B. J. Williams (1956 – 1968), a portrait of A.L. Lewis was placed in one of the stained-glass windows.⁸

An old two-story wood frame parsonage behind the church was removed under the direction of Reverend W. F. Foster (1950 – 1954). A parcel directly across Franklin Street from the sanctuary was purchased where a one-story brick parsonage was constructed and dedicated on April 19, 1954. The longest serving minister of Mount Olive was Reverend B. J. Williams (1956 – 1968). During his twelve-year tenure which ended with his death in 1968, the sanctuary was rehabilitated, including the installation of the Gothic Celestial Windows and the addition of air conditioning.⁹

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 841 Franklin Street, Mount Olive A.M.E. Church, 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.

Mount Olive A.M.E. Church is directly connected to the life of Abraham Lincoln Lewis. Since 1882 until his death in 1946, A.L. Lewis has been an active member and strong financial supporter of the church including serving as Sunday School Superintendent for over fifty years. With the demolition of his residence in Sugar Hill and later the old section of the Afro-American Life Insurance Company building, Mount Olive A.M.E. Church is one of the most significant buildings and sites that represents the productive life of A.L. Lewis in Florida. Others include the Masonic Temple, Edward Waters College, Memorial, Sunset Memorial and Pinehurst Cemeteries, as well as American Beach. The most prominent member of the church, Abraham Lincoln Lewis was one of the founders and later president of the Afro-American Life Insurance Company. Born in Madison, Florida in 1865, Abraham Lincoln Lewis worked his way from water boy to foreman at a lumber mill in East Jacksonville. Responding to the need for health and burial insurance, Lewis joined with six other founders to form the Afro-American Industrial and Benefit Association in 1901 at Bethel Baptist Institutional Church. In addition to Lewis, the founders included Reverend J. Milton Waldron, D.D. pastor of Bethel Baptist Institutional

⁸ WPA Record for Mount Olive Church in Jacksonville, Florida, <https://www.FloridaMemory.com>. Included A *Short History of Mount Olive A.M.E. Church* by Mrs. M.E.M. Glymph, not dated but written during the administration of Reverend R.B. Sutton (1919 – 1924).

Brief History, p. 3.

⁹ Brief History, p. 3.

Church; Reverend E. J. Gregg, D.D.; E.W. Latson; A.W. Price; James Franklin Valentine; and Dr. Arthur Walls Smith. In addition to serving as treasurer of the company, Lewis also was the chief executive officer from 1919 to 1936.¹⁰

After surviving the fire of 1901, the company grew rapidly and soon had branch offices in Tampa, Fernandina Beach, and St. Augustine. By 1910, the Afro-American Industrial and Benefit Association constructed the first of its home offices at 105 East Union Street in Jacksonville. The company expanded its service to the community by establishing a savings department, pension bureau, as well as investment department in 1936. In 1937, with assets more than one million dollars, the name of the company was changed to the Afro-American Life Insurance Company. It was at that time Florida's only million-dollar Black business. The company expanded into other Florida cities, as well as into Alabama, Georgia, North Carolina, and Texas. When the new headquarters was constructed in 1956, the company had assets of eight million.

Elected president in 1919, A.L. Lewis directed the company until his death in 1947. At that time, Lewis owned more property and paid more property tax than any Black citizen in Florida. Lewis was also highly active in numerous civic and social organizations such as the masons and odd fellows. Working with Booker T. Washington, he helped found the Negro Business League, as well as the National Negro Insurance Association. Longtime member of Mount Olive A.M.E. Church, Lewis served as Sunday school superintendent for fifty-four years. He was also involved in the establishment of the Lincoln Golf and Country Club and served as a trustee and treasurer of Edward Waters College. A.L. Lewis and the Pension Bureau provided additional burial options for Jacksonville's African American community with the establishment of Memorial Cemetery, Sunset Memorial Cemetery, and Pinehurst Cemetery between 1911 and the 1920's. Lewis and the Pension Bureau were instrumental in the establishment of American Beach on Amelia Island in Nassau County, the largest and most successful ocean resort in the south specifically created to serve the African American Community before integration.¹¹

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.*

Jacksonville's segregation-era African American contractors, architects and designers played a pivotal role in the development and sustenance of their community. On the most basic level, they designed and often constructed the homes, churches, and businesses that formed the city's segregated neighborhoods. The works of these contractors, architects and designers included homes in the middle- and upper-class neighborhoods of Sugar Hill and Durkee Gardens. Representative nonresidential properties include the Lawton Pratt Funeral Home (Blodgett) and education facilities, including buildings on the campus of Cookman Institute (William Wilson Cooke) and Edward Waters College (Richard Lewis Brown and James E. Hutchins). They also designed numerous churches, the most important institution in the segregated African American community. The legacy of these contractors, architects and designers is not just in their buildings, but also in their mentorship and leadership. Most actively supported the interests and

¹¹ Jacksonville Planning and Development Department, *Designation Application and Report, Memorial Cemetery, Pinehurst Cemetery, & Sunset Memorial Cemetery, LS-92-2*, August 26, 1992, p 9.

uplifting of their community, which was besieged by inequality. Finally, they also represent the foundational professional class that emerged in Black communities in the segregated South.¹²

Mount Olive A.M.E. Church was designed and built by Richard Lewis Brown (1854 – 1948) recognized as the first Black architect in Jacksonville. The church represents the finest example of his architectural and construction skills. A true renaissance man, R.L. Brown was not only an architect and builder but was also an A.M.E. pastor, farmer, politician, and community leader. The son of James and Martha Brown, R.L. Brown was born in 1854 in Abbeville, South Carolina. First moving to Lake City, his family relocated to Jacksonville by 1870 where Brown attended Stanton Normal School. R.L. Brown and his wife, Louisa Certain, were living in East Jacksonville by 1880 where he purchased a parcel of land. On his property called “Brown’s Alley” Brown built his own residence and several other houses. After his death, his children donated most of the property to the Duval County School Board that constructed an elementary school named after him. In addition to being a pastor at Ward A.M.E. Chapel, Brown served as residing Elder of the West Jacksonville District of the African Methodist Episcopal Church. He was twice elected to the Florida House of Representatives serving in 1881 and 1884.¹³

A self-taught builder and designer, Brown was employed by the Duval County Public Schools for many years to build and repair schools. During this time, he may have been responsible but never credited for the design and construction of numerous schools built during the first two decades of the twentieth century. In 1916, Brown was contracted by Edward Waters College to build the center piece of their campus, Centennial Hall. Designed by Seattle architects, Howells & Stokes, the three-story brick building with classical detailing was built to commemorate the hundredth anniversary of the founding of the African Methodist Episcopal denomination. His involvement in the construction of Centennial Hall led to Brown being hired in 1919 as Superintendent of Industries at Edward Waters College where he assisted with the planning and expansion of the campus.¹⁴

Brown’s most recognizable work is the design and construction of Mount Olive A.M.E. Church at the northeast corner of Franklin Street and Pippin Street in the Oakland neighborhood. Brown was involved in all aspects of the design including the Neoclassical style of the exterior, interior finishes, and features, as well as engineering of structural framing. Significant design features giving the church a monumental appearance include the raised portico accessed by steps with decorative balustrades, the full height Doric columns supporting a pediment, and rusticated block walls. In his write up on Richard Lewis Brown in the *African American Architects, A*

¹² *African American Architects in Segregated Jacksonville, 1901 – 1965*. Multiple Property Listing, National Register of Historic Places, National Park Service, U.S. Department of the Interior, 2019.

¹³ Dreck Spurlock Wilson, Editor, *African American Architects, A Biographical Dictionary, 1865 – 1945*. (New York: Routledge Press, 2004), p. 81.

Mary F. Mungen Jameson, *Remembering Neighborhoods of Jacksonville, Florida - Oakland, Campbell’s Addition, East Jacksonville, Fairfield – The African American Influence*. (Jacksonville, Florida: Online Press, 2011), p. 211.

Ancestry.com – Richard Lewis Brown

Canter Brown, Jr. *Florida’s Public Officials, 1867 – 1924*. (Tuscaloosa, Alabama: University of Alabama Press, 1998), p. 77.

¹⁴ Wilson, p. 82.

Wayne W. Wood, *Jacksonville’s Architectural Heritage, Landmarks for the Future*. (Jacksonville, Florida: University of North Florida Press, 1989), p. 8.

Biographical Directory, 1865 -1945, Richard M. Standifer observed, “His project at Mount Olive African Methodist Episcopal Church spoke to the church’s function in the Black community as a source of spiritual nourishment, as well as a catalyst for educational advancement and economic improvement”.¹⁵

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

The quality of architecture in Mount Olive A.M.E. Church is recognized and reflected in its monumental Neoclassical design. With its rusticated concrete block exterior highlighted by full height Doric columns supporting a pediment, symmetrically balanced windows, central entryway, and smooth cast stone trim, the design of the church reflects an eclectic variation of the Neoclassical Revival style. Reflecting the architectural traditions of the ancient Greeks and Romans, interest in the Neoclassical Revival style was stimulated by the World’s Columbian Exposition held in Chicago in 1893 in which prominent architects from around the country designed numerous classical style buildings around a central court. Widely publicized throughout the country, the central buildings of the exposition tended to be monumental in scale and fused elements of a variety of earlier styles such as the Georgian, Adams, Early Classical Revival and Greek Revival. Popular between 1890 and 1940, the Neoclassical Revival Style which projects an intense sense of power and stability was especially appealing for the design of commercial, religious and government buildings.¹⁶

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

The design of Mount Olive A.M.E. Church represents an excellent example of the use of rusticated concrete block construction in Jacksonville. The use of rusticated concrete block to construct the sanctuary reflected a brief period during the first three decades of the 20th century when the use of ornamental molded concrete block was extremely popular, especially in the construction of commercial and institutional buildings, as well as for foundations, steps, and porch piers in residences. After the destructive 1901 fire, many contractors and lay builders began using more fire resistive materials such as brick and concrete block. Although the first use of rusticated concrete block in Jacksonville has not been determined, two of the earliest buildings in the city constructed of concrete block is the Plaza Hotel (353 East Forsyth Street) and Bethel Baptist Institutional Church, both constructed in 1904. Starting in 1906, rusticated concrete blocks were being used in residential construction. Two well-known examples, both constructed in 1909, are the Beerbower residence at 1776 Challen Avenue in Avondale and the Dr. Horace Drew residence at 245 West 3rd Street in Springfield.¹⁷

¹⁵ Wilson, p. 82

Jacksonville Building Permit, # 885 – 1921.

¹⁶ Virginia and Lee McAlester, *A Field Guide to American Houses*. (New York: Borzoi Book, Alfred A. Knopf, Inc., 1984), pp. 342 – 346.

Wood, p. 18

¹⁷ Wayne W. Wood, *Jacksonville’s Architectural Heritage, Landmarks for the Future*. (Jacksonville, Florida: University of Florida Press, 1989), p.p.54, 116, 182 & 188.

By 1906, manufactured hollow core concrete blocks were being used as evident by the residences at 127 & 137 West 7th Street in Springfield. Both houses were constructed of a product manufactured by McCarrel Compo Stone Company that also opened a manufacturing facility near Springfield. The blocks were also embellished with concrete belt courses, friezes, quoins, windowsills, and other ornamental stonework. In 1905, the *Architects' and Builders' Magazine* featured a dozen Jacksonville houses entirely or partially constructed with hollow core concrete block.

The popularity of ornamental blocks also grew from the availability of mailed ordered hand operated block making machines that could produce on average three hundred blocks per day. The machines had interchangeable mold plates to replicate the appearance of several types of dress stone, as well as create decorative designs for belt courses and friezes. Many times, the color and texture were enhanced by placing different color aggregates into the mortar mixture such as coquina rock and colored glass. Also available commercially, the use of a block making machine in the construction of Mount Olive A.M.E. Church has not been determined. By the 1930's, the popularity and widespread use of ornamental block had significantly declined and replaced by plain mass-produced concrete block many times enhanced with the application of an exterior finish or veneer.¹⁸

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 on-going neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration.

The church has not been significantly altered and still has most of its original character defining features such as the full height columns supporting a pediment, arched windows with stained glass, and rusticated concrete block finish on the exterior. Although appearing to be well maintained over the years, the sanctuary has evidence of deterioration from water penetration, as well as some of the lead framing in the stained glass windows becoming stressed causing them to bow. It is the stated intent of the church to seek a grant from the Division of Historical Resources, Florida Department of State to make necessary repairs to address these issues.

RECOMMENDATION

Since Mount Olive A.M.E. Church is the sponsor of the designation, at least two of the seven criteria must be met. In reviewing the application, the Planning and Development Department has found the application to meet **six 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 841 Franklin Street, Mount Olive A.M.E. Church, **(LM-23-01)** as a City of Jacksonville Landmark.

¹⁸ J. Randall Cotton, "Return to Concrete Block Houses", *Old House Journal*, March/April 1995, pp. 32-39.

II. Designation Application



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

1. PROPERTY INFORMATION

Historic Name: MT. OLIVE AME CHURCH

Other Names: _____

FMSF Number: _____
(if known)

Designation: (check all applicable)

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Residential | <input 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: 841 FRANKLIN STREET

City or town: JACKSONVILLE Zip Code: 32206

State: FLORIDA County: DUVAL

Real estate number(s): 122578-0000

3. HISTORICAL INFORMATION

Date of construction and additions:
Mt. Olive AME Church was built in 1922.

Significant historical associations: Mt. Olive AME Church is a member church of the historical African Methodist Episcopal Church founded in 1787 by former slave Richard Allen in Pennsylvania, Philadelphia.

Original use: Religious place of worship

Present use: Worship Service

Physical description (basic design, construction and conditions):
The design of the church seems to be a blend of is a unique blend of several architectural styles. The design includes three tapered columns on the portico at the main entrance. The exterior is concrete block, simulated quarry stone on the upper level.

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 emergence of black architects after the great fire in 1901 responsible for the building of churches, and neighborhoods for prominent African Americans.

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

The Church is in the Historic Eastside Community which is a member church of Mother Midway AME Church organized in 1865 as the oldest African American congregation in the state of Florida.

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

Asa Philip Randolph labor unionist and civil right activist and Joseph Edward Lee, first black attorney both influential men during Reconstruction

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.

Richard L. Brown known as Jacksonville's first black architect and for building Mt. Olive AME Church, Jacksonville School No. 8, and Edward Waters College Centennial Hall

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

The towering structure stands today as a physical testimonial of the role black churches played in providing needed services particularly in education and welfare.

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

5. REQUIRED ATTACHMENTS

- A minimum of five (5) labeled (keyed to the physical description) photographs of the building and 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: Elizabeth E. Yates Date: 3/15/2023

Printed name: Rev. Dr. Elizabeth E. Yates, Presiding Elder Phone number: (904) 386-6500

Email: eyates7455@aol.com

Address: 3003 Donna Drive 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: _____

MT OLIVE A M E CHURCH TRUSTEES
 841 FRANKLIN ST
 JACKSONVILLE, FL 32206-5952

Primary Site Address
 841 FRANKLIN ST
 Jacksonville FL 32206

Official Record Book/Page

File #
 7418

841 FRANKLIN ST

Property Detail

| | |
|-----------------------|---|
| RE # | 122578-0000 |
| Tax District | USD1 |
| Property Use | 7100 Church |
| # of Buildings | 1 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 02142 OAKLAND |
| Total Area | 10357 |

Value Summary

| Value Description | 2022 Certified | 2023 In Progress |
|---------------------------------|----------------------|------------------|
| Value Method | CAMA | CAMA |
| Total Building Value | \$335,945.00 | \$335,945.00 |
| Extra Feature Value | \$1,894.00 | \$1,710.00 |
| Land Value (Market) | \$7,088.00 | \$7,088.00 |
| Land Value (Agric.) | \$0.00 | \$0.00 |
| Just (Market) Value | \$344,927.00 | \$344,743.00 |
| Assessed Value | \$313,464.00 | \$344,743.00 |
| Cap Diff/Portability Amt | \$31,463.00 / \$0.00 | \$0.00 / \$0.00 |
| Exemptions | \$313,464.00 | See below |
| Taxable Value | \$0.00 | See below |

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Sales History

No data found for this section

Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|----|--------------|---------------------|-------|--------|-------|-------------|----------|
| 1 | FCLC1 | Fence Chain Link | 1 | 0 | 0 | 166.00 | \$762.00 |
| 2 | FCBC1 | Fence Chain Barbed | 1 | 0 | 0 | 10.00 | \$60.00 |
| 3 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 596.00 | \$888.00 |

Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|----|------|--------------------------|-------------------|--------|--------|----------|------------|---------------|------------|
| 1 | 0101 | RES MD 8-19 UNITS PER AC | RMD-A | 105.00 | 105.00 | Common | 105.00 | Front Footage | \$7,088.00 |

Legal

| LN | Legal Description |
|----|-------------------|
| 1 | Q-443 18-2S-27E |
| 2 | OAKLAND |
| 3 | LOT 211 BLOCK 32 |

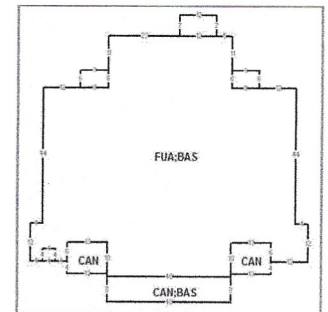
Buildings

Building 1

Building 1 Site Address
 841 FRANKLIN ST Unit
 Jacksonville FL 32206

| | |
|-----------------------|---------------|
| Building Type | 7101 - CHURCH |
| Year Built | 1924 |
| Building Value | \$335,945.00 |

| Element | Code | Detail |
|---------------------|------|-------------------|
| Exterior Wall | 15 | 15 Concrete Blk |
| Roof Struct | 4 | 4 Wood Truss |
| Roofing Cover | 3 | 3 Asph/Comp Shng |
| Interior Wall | 6 | 6 Wood Custom |
| Interior Wall | 4 | 4 Plywood panel |
| Int Flooring | 14 | 14 Carpet |
| Int Flooring | 3 | 3 Concrete Fin |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |
| Ceiling Wall Finish | 5 | 5 S Ceil Wall Fin |
| Comm Htg & AC | 1 | 1 Not Zoned |
| Comm Frame | 3 | 3 C-Masonry |



| Type | Gross Area | Heated Area | Effective Area |
|------------------------|--------------|--------------|----------------|
| Canopy | 54 | 0 | 14 |
| Finished upper story 1 | 5396 | 5396 | 5396 |
| Base Area | 5396 | 5396 | 5396 |
| Canopy | 320 | 0 | 80 |
| Base Area | 320 | 320 | 320 |
| Canopy | 130 | 0 | 32 |
| Canopy | 130 | 0 | 32 |
| Canopy | 84 | 0 | 21 |
| Canopy | 54 | 0 | 14 |
| Canopy | 16 | 0 | 4 |
| Finished upper story 1 | 16 | 16 | 16 |
| Total | 11916 | 11128 | 11325 |

| Element | Code | Detail |
|------------------|--------|--------|
| Stories | 2.000 | |
| Baths | 12.000 | |
| Rooms / Units | 9.000 | |
| Avg Story Height | 18.000 | |

III. Legal Description and Location Map

MT OLIVE A M E CHURCH TRUSTEES 
 841 FRANKLIN ST
 JACKSONVILLE, FL 32206-5952

Primary Site Address
 841 FRANKLIN ST
 Jacksonville FL 32206

Official Record Book/Page

Title #
 7418

841 FRANKLIN ST

Property Detail

| | |
|-----------------------|---|
| RE # | 122578-0000 |
| Tax District | USD1 |
| Property Use | 7100 Church |
| # of Buildings | 1 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 02142 OAKLAND |
| Total Area | 10357 |

Value Summary

| Value Description | 2022 Certified | 2023 In Progress |
|---------------------------------|----------------------|----------------------|
| Value Method | CAMA | CAMA |
| Total Building Value | \$335,945.00 | \$382,015.00 |
| Extra Feature Value | \$1,894.00 | \$1,725.00 |
| Land Value (Market) | \$7,088.00 | \$7,088.00 |
| Land Value (Agric.) | \$0.00 | \$0.00 |
| Just (Market) Value | \$344,927.00 | \$390,828.00 |
| Assessed Value | \$313,464.00 | \$344,782.00 |
| Cap Diff/Portability Amt | \$31,463.00 / \$0.00 | \$46,046.00 / \$0.00 |
| Exemptions | \$313,464.00 | See below |
| Taxable Value | \$0.00 | See below |

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress 

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value

| | |
|----------------------|----------------|
| Assessed Value | \$344,782.00 |
| Church (503) | - \$344,782.00 |
| Taxable Value | \$0.00 |

SJRWMD/FIND Taxable Value

| | |
|----------------------|----------------|
| Assessed Value | \$344,782.00 |
| Church (503) | - \$344,782.00 |
| Taxable Value | \$0.00 |

School Taxable Value

| | |
|----------------------|----------------------|
| Assessed Value | \$344,782.00 |
| Church (503) | - \$390,828.00 |
| Taxable Value | (\$46,046.00) |

Sales History 

No data found for this section

Extra Features 

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|----|--------------|---------------------|-------|--------|-------|-------------|------------|
| 1 | FCLC1 | Fence Chain Link | 1 | 0 | 0 | 166.00 | \$655.00 |
| 2 | FCBC1 | Fence Chain Barbed | 1 | 0 | 0 | 10.00 | \$53.00 |
| 3 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 596.00 | \$1,017.00 |

Land & Legal 

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|----|------|--------------------------|-------------------|--------|--------|----------|------------|---------------|------------|
| 1 | 0101 | RES MD 8-19 UNITS PER AC | RMD-A | 105.00 | 105.00 | Common | 105.00 | Front Footage | \$7,088.00 |

Legal

| LN | Legal Description |
|----|-------------------|
| 1 | Q-443 18-2S-27E |
| 2 | OAKLAND |
| 3 | LOT 211 BLOCK 32 |

Buildings 

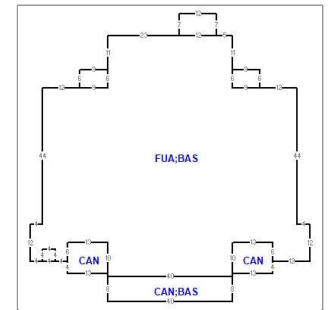
Building 1
 Building 1 Site Address
 841 FRANKLIN ST Unit
 Jacksonville FL 32206

| | |
|-----------------------|---------------|
| Building Type | 7101 - CHURCH |
| Year Built | 1924 |
| Building Value | \$382,015.00 |

| Type | Gross Area | Heated Area | Effective Area |
|------------------------|------------|-------------|----------------|
| Canopy | 54 | 0 | 14 |
| Finished upper story 1 | 5396 | 5396 | 5396 |
| Base Area | 5396 | 5396 | 5396 |
| Canopy | 320 | 0 | 80 |
| Base Area | 320 | 320 | 320 |
| Canopy | 130 | 0 | 32 |
| Canopy | 130 | 0 | 32 |
| Canopy | 84 | 0 | 21 |
| Canopy | 54 | 0 | 14 |

| Element | Code | Detail |
|---------------------|------|-------------------|
| Exterior Wall | 15 | 15 Concrete Blk |
| Roof Struct | 4 | 4 Wood Truss |
| Roofing Cover | 3 | 3 Asph/Comp Shng |
| Interior Wall | 6 | 6 Wood Custom |
| Interior Wall | 4 | 4 Plywood panel |
| Int Flooring | 14 | 14 Carpet |
| Int Flooring | 3 | 3 Concrete Fin |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |
| Ceiling Wall Finish | 5 | 5 S Ceil Wall Fin |
| Comm Htg & AC | 1 | 1 Not Zoned |
| Comm Frame | 3 | 3 C-Masonry |

| Element | Code | Detail |
|---------|--------|--------|
| Stories | 2.000 | |
| Baths | 12.000 | |



| | | | |
|------------------------|-------|-------|-------|
| Canopy | 16 | 0 | 4 |
| Finished upper story 1 | 16 | 16 | 16 |
| Total | 11916 | 11128 | 11325 |

| | | |
|------------------|--------|--|
| Rooms / Units | 9.000 | |
| Avg Story Height | 18.000 | |

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|------------------------------|----------------|--------------|---------------|-----------|----------|-------------|
| Gen Govt Ex B & B | \$313,464.00 | \$313,464.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Urban Service Dist1 | \$313,464.00 | \$313,464.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Public Schools: By State Law | \$344,927.00 | \$344,927.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| By Local Board | \$344,927.00 | \$344,927.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| FL Inland Navigation Dist. | \$313,464.00 | \$313,464.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Water Mgmt Dist. SJRWMD | \$313,464.00 | \$313,464.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Urb Ser Dist1 Voted | \$313,464.00 | \$313,464.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | Totals | \$0.00 | \$0.00 | \$0.00 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---------------------|--------------|----------------|--------------|---------------|
| Last Year | \$284,968.00 | \$284,968.00 | \$284,968.00 | \$0.00 |
| Current Year | \$344,927.00 | \$313,464.00 | \$313,464.00 | \$0.00 |

2022 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

[2022](#)

[2021](#)

[2020](#)

[2019](#)

[2018](#)

[2017](#)

[2016](#)

[2015](#)

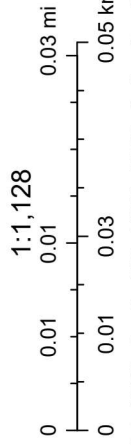
[2014](#)

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

More Information

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

Land Development Review



On File
 May 19, 2023
 1:1,128
 0 0.01 0.03 0.03 mi
 0 0.01 0.03 0.05 km
 Parcels

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

IV. Proof of Public Notice

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

May 4, 2023

Date

Attn:

Reverend Dr. Elizabeth E. Yates
3003 DONNA DRIVE
JACKSONVILLE FL 32206

| | | | | |
|-------------------|---|-----------|-------|--|
| Serial # | <u>23-02818D</u> | PO/File # | _____ | \$86.38 |
| | | | | Payment Due |
| | Notice of Public Hearing on Application to Designate a City of Jacksonville Historic Landmark | | | |
| | | | | \$86.38 |
| | LM-23-01 Mt. Olive A.M.E. Church | | | Publication Fee |
| | | | | |
| Case Number | _____ | | | Amount Paid |
| | | | | |
| Publication Dates | <u>5/4</u> | | | Payment Due Upon Receipt |
| | | | | For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment . |
| County | <u>Duval</u> | | | |

NOTICE

This application will not be heard by the City of Jacksonville until Proof of Publication is filed.

Upon receipt of payment, your Proof of Publication will be filed directly with the City of Jacksonville on your behalf.

If your payment is being mailed, please reference **Serial # 23-02818D** on your check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter. Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF
PUBLIC HEARING ON
APPLICATION TO
DESIGNATE
MT. OLIVE A.M.E. CHURCH
841 FRANKLIN STREET
LM-23-01
AS A CITY OF
JACKSONVILLE HISTORIC
LANDMARK**

NOTICE IS HEREBY GIVEN that on May 24, 2023 at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of Mt. Olive A.M.E. Church, 841 Franklin Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be in the Don Davis Room, 1st floor of City Hall, 117 West Duval Street, Jacksonville, Florida.

Exhibit A

Legal Description

Q-443 18-2S-27E

OAKLAND

LOT 211 BLOCK 32

RE # 122578-0000

This application (LM-23-01) is being sponsored by Mt. Olive AME Church, 841 Franklin Street, Jacksonville, Florida 32206. 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 or by phone at (904) 255-7800.

DATED this 3rd day of May, 2023.

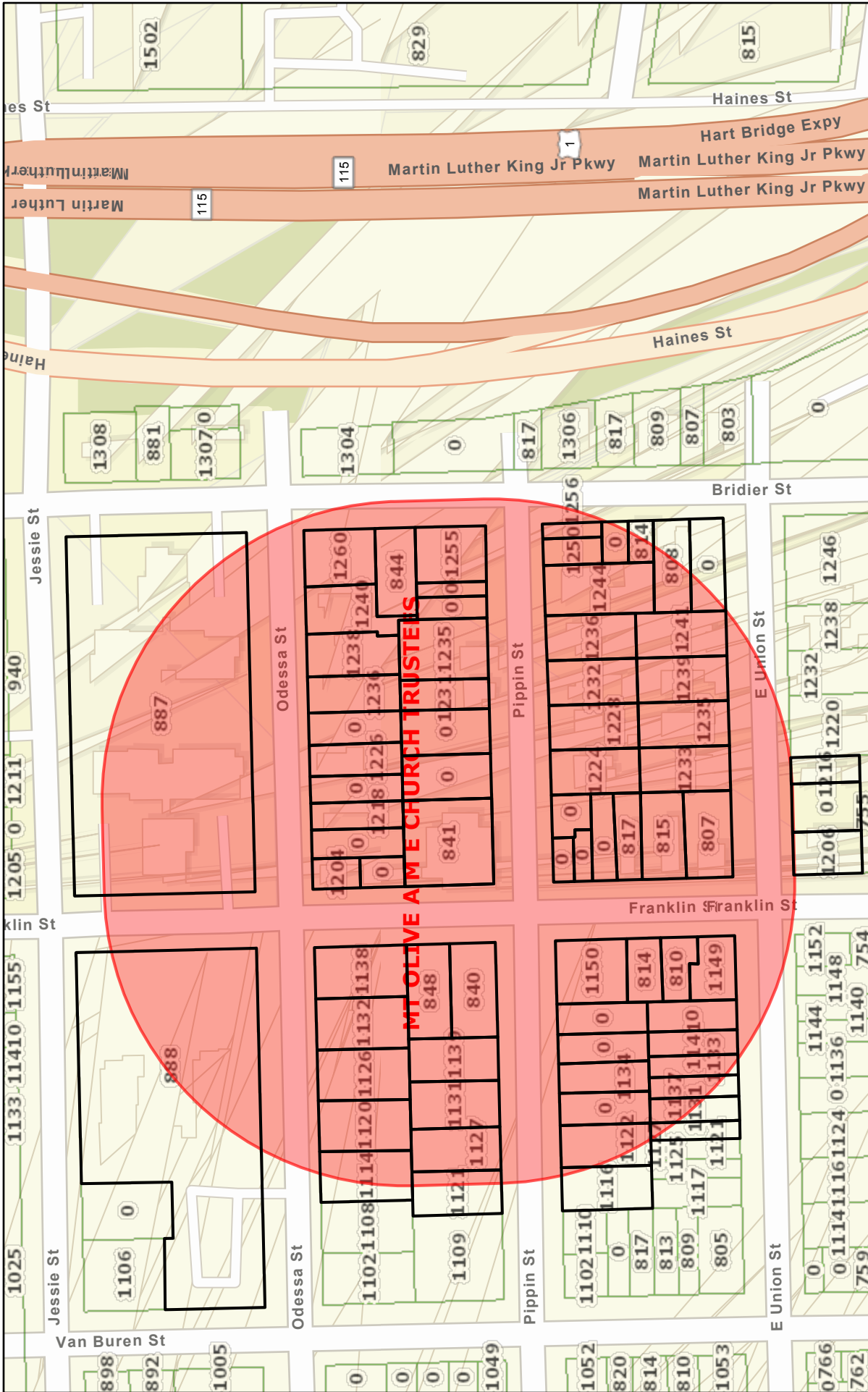
Jack C. Demetree, III
Chairman

**Jacksonville Historic
Preservation Commission
City of Jacksonville**

May 4 00 (23-02818D)

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

Land Development Review



May 1, 2023

Parcels

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

| RE | LNAME | LNAMEZ | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|-------------|--------------------------------------|-----------------|----------------------------|----------------------|------------|--------------------|------------|------------|
| 122568 0000 | ABILITY OAKLAND II LLC | | 3740 BEACH BLVD SUITE 304 | | | JACKSONVILLE | FL | 32207 |
| 122524 0000 | ALEXANDER RUFUS E ET AL | | C/O JOSEPH ALEXANDER JR | 11318 LAMBORGHINI CT | | JACKSONVILLE | FL | 32246-9372 |
| 122600 0000 | ALLEY SAM | | 3829 ELOISE ST | | | JACKSONVILLE | FL | 32205-8943 |
| 122594 0000 | ARNOLD FALSARIO A | | 2281 MASERATI CT | | | JACKSONVILLE | FL | 32246-0569 |
| 122598 0000 | BEAN ANNIE L LIFE ESTATE | | C/O SELINA R LEE | 1235 PIPPIN ST | | JACKSONVILLE | FL | 32206 |
| 122495 0000 | BOWLES THERESHAN RECHELLE | | 1127 PIPPIN ST | | | JACKSONVILLE | FL | 32206 |
| 122569 1000 | BROWN RHONDA E | | 1240 ODESSA ST | | | JACKSONVILLE | FL | 32206-5912 |
| 122515 0000 | CANELO DANIEL | | 7531 NW 6TH CT | | | MIAMI | FL | 33150 |
| 122490 0000 | COLLIER DALE ANTHONY | | 1132 ODESSA ST | | | JACKSONVILLE | FL | 32206 |
| 122576 0000 | CUARTAS VERNA K | | 1635 BEACH PKWY S | | | JACKSONVILLE BEACH | FL | 32250 |
| 122592 0000 | DANEHY KATELYN | | 1236 PIPPIN ST | | | JACKSONVILLE | FL | 32206 |
| 122592 0050 | DARROW GWENDOLYN | | 1232 PIPPIN ST | | | JACKSONVILLE | FL | 32206-5918 |
| | EASTSIDE ENVIRONMENTAL COUNCIL | WYNETT WRIGHT | 1637 WALNUT STREET | | | JACKSONVILLE | FL | 32206 |
| | EASTSIDE NEIGHBORHOOD ASSOCIATION | JANICE LOVE | 1611 ELIZABETH ST | | | | | |
| 122607 0200 | EMANUEL MICHAEL | | 849 E 226TH ST | | | BRONX | NY | 10466 |
| 122599 2000 | FIT0Z BIZ 2 LLC | | 7563 PHILIPS HWY STE 208 | | | JACKSONVILLE | FL | 32256 |
| 122586 0000 | FIT0Z BIZ LLC | | 7563 PHILIPS HWY BLDG 500 | | | JACKSONVILLE | FL | 32256 |
| 122496 0000 | FIT0Z BIZ LLC | | 7563 PHILIPS HWY STE 208 | | | JACKSONVILLE | FL | 32256 |
| 122486 0000 | FLKNARRS LLC | | 301 SANTALUZ LN | | | AUSTIN | TX | 78732 |
| 122599 0500 | FOSTER CARLA L | | 1233 E UNION ST | | | JACKSONVILLE | FL | 32206-5923 |
| 122572 0000 | FRANCIS DORRIA | | 2611 LONE OAK TRL NW | | | KENNESAW | GA | 30144 |
| 122502 0000 | FRIALL LOTTIE S ESTATE | | 9126 BARNSTAPLE LN | | | JACKSONVILLE | FL | 32257-5077 |
| 122569 0000 | GAMBLE MICHELLE L | | 1260 ODESSA ST | | | JACKSONVILLE | FL | 32206-5912 |
| 122592 0100 | GLOVER PAUL S | | 1224 PIPPIN ST | | | JACKSONVILLE | FL | 32206 |
| 122573 0000 | GLOVER SAMUEL J | | 1218 ODESSA ST | | | JACKSONVILLE | FL | 32206-5912 |
| 122585 0100 | HALL ALBERT ET AL | | 1255 PIPPIN ST | | | JACKSONVILLE | FL | 32206 |
| 122494 0000 | HANNAH HENRY ESTATE | | C/O MARISA YVETTE PHILLIPS | 1121 PIPPIN ST | | JACKSONVILLE | FL | 32206-5915 |
| 122522 0000 | HARRIS CHISOLM MICHELLE | | 1131 E UNION ST | | | JACKSONVILLE | FL | 32206 |
| | HISTORIC EASTSIDE COMMUNITY DEV CORP | SUZANNE PICKETT | 1105 PHELPS ST | | | JACKSONVILLE | FL | 32206 |
| 122525 0000 | HUTCHERSON LARRY W SR | | PO BOX 825 | | | BELMONT | CA | 94002 |
| | JACKSONVILLE CULTURAL DEVL P CORP | SUZANNE PICKETT | 648 UNION ST E | | | JACKSONVILLE | FL | 32206 |
| 122583 0500 | JONES BARBARA A | | 844 BRIDIER ST | | | JACKSONVILLE | FL | 32206-5955 |
| 122599 3000 | JORDAN KIMBERLY D | | 1241 E UNION ST | | | JACKSONVILLE | FL | 32206-5923 |
| 122607 0010 | KHOURY ENAS | | 19042 SKYRIDGE CIR | | | BOCA RATON | FL | 33498 |
| 122582 0000 | LEE SELINA R ET AL | | C/O SELINA R LEE | 1235 PIPPIN ST | | JACKSONVILLE | FL | 32206 |
| 122523 0000 | LEONARD JAMES JR | | 5811 ATLANTIC BLVD UNIT 43 | | | JACKSONVILLE | FL | 32207 |
| 122505 0000 | M2S REALTY LLC | | 3610 BEACH BLVD | | | JACKSONVILLE | FL | 32207 |
| 122501 0000 | MBO INVESTMENTS LLC | | 10300 SUNSET DR STE 161 | | | MIAMI | FL | 33173 |
| 122587 0000 | MCCORMICK CHARLIE JR | | 814 BRIDIER ST | | | JACKSONVILLE | FL | 32206 |
| 122521 0000 | MILITELLO SARA | | 6182 LUCERNE AVE | | | JACKSONVILLE | FL | 32256 |
| 122507 0000 | MITCHELL ALVIN E | | 1116 PIPPIN ST | | | JACKSONVILLE | FL | 32206 |
| 122577 0000 | MOUNT OLIVE AME CHURCH | | 841 FRANKLIN ST | | | JACKSONVILLE | FL | 32206-5952 |
| 122596 0000 | MT OLIVE A M E CHURCH | | 841 FRANKLIN ST | | | JACKSONVILLE | FL | 32206-5952 |
| 122578 0000 | MT OLIVE A M E CHURCH TRUSTEES | | 841 FRANKLIN ST | | | JACKSONVILLE | FL | 32206-5952 |
| 122489 0000 | NELSON ALICE SERENA | | 1138 ODESSA ST | | | JACKSONVILLE | FL | 32206-5910 |
| 122490 0010 | NEXGEN LEGACIES REI LLC | | 266 MAGNOLIA ST STE A | | | ATLANTIC BEACH | FL | 32233 |
| | OAKLAND TRACE COMMUNITY ASSOCIATION | CARLA FOSTER | 1233 E. UNION ST | | | JACKSONVILLE | FL | 32206 |
| 122500 0000 | OAKLAND TRACE REDEVELOPMENT LC | | PO BOX 3213 | | | JACKSONVILLE | FL | 32206-0213 |
| 122588 0000 | OUATTARA JEANNINE | | 1250 PIPPIN ST | | | JACKSONVILLE | FL | 32206 |
| 122601 0000 | PALMER JOHN HENRY | | 808 BRIDIER ST | | | JACKSONVILLE | FL | 32206-5902 |

| | | | | | |
|-------------|---------------------------------|---------------------------|--------------|----|------------|
| 122592 0200 | PERSON BETTY A | 1228 PIPPIN ST | JACKSONVILLE | FL | 32206-5918 |
| 122607 0100 | PIGEON KEY LAND TRUST ET AL | P O BOX 351835 | JACKSONVILLE | FL | 32235 |
| 122504 0000 | RIVERA ED JUNIOR ABRAHAM GARCIA | 1134 PIPPIN ST | JACKSONVILLE | FL | 32206 |
| 122490 0020 | ROSS BETTY M ET AL | 1120 ODESSA ST | JACKSONVILLE | FL | 32206-5910 |
| 122599 1000 | SAMPSON DEBORAH A ET AL | 1235 E UNION ST | JACKSONVILLE | FL | 32206-5923 |
| 122491 0000 | SANABRIA FRANK E II | 1114 ODESSA ST | JACKSONVILLE | FL | 32206 |
| 122498 0000 | SAPP DONNA M | 848 FRANKLIN ST | JACKSONVILLE | FL | 32206-5951 |
| 122599 0000 | SINGLETON EDDIE | 807 FRANKLIN ST | JACKSONVILLE | FL | 32206-5905 |
| 122506 0000 | SUMLAR BILLY ET AL | C/O BILLY L SUMLAR | JACKSONVILLE | FL | 32206 |
| 122520 0000 | TI PREMIUM HOLDINGS LLC | PO BOX 40128 | JACKSONVILLE | FL | 32203 |
| | URBAN CORE | 1122 PIPPIN ST | JACKSONVILLE | FL | 32206 |
| 122581 0000 | WALLACE CLYDE W ET AL | 303 4TH ST W | JACKSONVILLE | FL | 32206-5917 |
| 122589 0010 | WAY JAMALE | 1231 PIPPIN ST | JACKSONVILLE | FL | 32206 |
| | WE MAKE THE SHIRTS | 1244 PIPPIN ST | JACKSONVILLE | FL | 32206 |
| 122570 0100 | WHITE DONNIE | 822 A PHILLIP RANDOLPH BV | JACKSONVILLE | FL | 32220 |
| 122570 0000 | WHITEHEAD KIZZIE J | 7818 STUART AVE | JACKSONVILLE | FL | 32218 |
| 122497 0000 | WHOLESALE PROPERTY DEPOT LLC | 581 AMBER CREEK DR | JACKSONVILLE | FL | 32205 |
| 122571 0000 | WILLIAMS RUSSELL R | 1080 EDGEWOOD AVE S | JACKSONVILLE | FL | 32219-2180 |
| 122579 0000 | WILSON DEXTER L | 11456 ROLLING RIVER BLVD | JACKSONVILLE | FL | 32206-5917 |
| 122580 0000 | WILSON JOSEPH | 1225 PIPPIN ST | JACKSONVILLE | FL | 32206-5917 |
| | | 6241 HIDDEN CLEARING | COLUMBIA | MD | 21045-4205 |

VI. Photographs and Images

