

City of Jacksonville Landmark Designation Report

Duval County Public School # 8 (J. Allen Axson Elementary School) *at* 1220 East 16th Street

**LM-24-07
October 23, 2024**



Application Prepared By:
Roberto Rudy Alegre
Jack Sun Villas, LLC
1228 Evergreen Avenue
Jacksonville, Florida, 32206

Property Owner:
Roberto Rudy Alegre
Jack Sun Villas, LLC
1228 Evergreen Avenue
Jacksonville, Florida, 32206

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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-24-07

GENERAL LOCATION:

**Duval County Public School # 8
J. Allen Axson Elementary School
1220 East 16th Street
Jacksonville, Florida 32206**

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-24-07**, sponsored by agent for the property owner.

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 1220 East 16th 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 1220 East 16th 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 1220 East 16th 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 J. Allen Axson Elementary School at 1220 East 16th 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 **three of the seven** criteria. The 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.

J. Allen Axson Elementary School is a product of the rapid residential growth of Jacksonville following the 1901 fire and represents a significant institution in the East Springfield/Phoenix neighborhood. After the Great Fire of May 3, 1901, suburban growth began to accelerate following the extension of the streetcar lines along with the opening of new businesses and industries. With the expansion of the Main Street line, the Jacksonville Street Railway Company opened Phoenix Park, originally spelled Phenix Park, along the St. Johns River just north of Long Branch Creek. Opened in September of 1901 and known as a “trolley Park”, the purpose of the park was to encourage weekend use of streetcars. The name for the park was coined by Mrs. F.O. Brown, wife of the President of the streetcar company, to commemorate Jacksonville's rise from the Great Fire of 1901. The park was reached by streetcar along North Main Street, east on Eighth Street and north on Fisher Avenue, now Phoenix Avenue, across Long Branch Creek to the river front site. Phoenix Park was expanded over the years to include an amusement park, dance pavilion, grandstand, and baseball diamond. In 1903, Connie Mack's Philadelphia Athletics had their spring training at Phoenix Park. The popular Florida Ostrich Farm, which was in Fairfield, moved to Phoenix Park and expanded its animal collection to become the Florida Ostrich and Alligator Farm. After the Florida Ostrich and Alligator Farm moved to South Jacksonville and later to St. Augustine, Phoenix Park began to decline as a recreational destination and was sold to an oil company for industrial storage.¹

By the late 1890s and early 1900s, the industrial character of the area particularly along Talleyrand Avenue was being established. In 1912, the City of Jacksonville, after acquiring control of the electric light franchise in 1911, constructed a new \$635,000 municipal power plant along the St. Johns River off Talleyrand Avenue north of East Eighth Street. The

¹ T. Frederick Davis, *History of Jacksonville, Florida and Vicinity, 1513 to 1924*. (St. Augustine, Florida: The Record Company, 1925), P. 229.

James B. Crooks, *Jacksonville After The Fire, 1901 – 1919: A New South City*. (Gainesville, Florida: University Presses of Florida, 1991), p. 105.

The Florida Times Union, “Jacksonville was too Distracting to be Rube’s Spring Training Site”, March 13, 1994, B-5

River City News, Florida Times Union, “Ostriches in their Own Fairyland”, January 5, 2000, 2-W.

Robert W. Mann, *Street Cars of Florida’s First Coast*. (Charleston, South Carolina: History Press, 2014), pp. 49 & 202.

original 1894 electric plant at Waterworks Park was converted into a substation.² With most of the docks along Downtown Jacksonville being in private ownership, which jeopardized continued federal support for port improvements, the Board of Trade was able to petition the State Legislature to pass an enabling act for a bond issue to construct municipally owned docks and terminals. In January of 1913, a \$1,500,000 bond issue was approved by the voters that established a Port Commission.³ The Port Commission acquired 144 acres along Talleyrand Avenue near the present intersection with East Eighth Street. Starting in 1914, a mile of swampy river front property was filled to prepare for the construction of two 260' wide piers that extended 1000 feet into the river. A City owned and operated terminal railroad connected the new docks with the existing lines located east of Springfield. Completed in 1916, the municipal docks proved to be successful, and were being expanded by the 1920's.⁴

During this period several large industrial uses developed in the area. Two of the largest were the Wilson & Toomer Fertilizer Company and the Armour Company Packing House. Located on a thirty-one-acre site just north of Deer Creek at 1611 Talleyrand Avenue, the Wilson & Toomer Fertilizer Company was founded in 1893 and became one of the largest fertilizer companies in the country. In the 1950s, the company was owned by Plymouth Cordage Company and in 1970 became part of the Kerr, McGee Chemical Company which progressively phased out all operations. The buildings were demolished in 1989 leaving a Superfund Site due to toxic uses.⁵

The Chicago based Armour & Company Packing House came to Jacksonville in 1912 and established a plant just north of the intersection of East 8th Street and Talleyrand Avenue. In 1916, the company opened the Interstate Stockyard to hold animals coming in by ship. Each day the company butchered 500 cows, 1,500 hogs and pigs, and 300 sheep, as well as produced over 15,000 pounds of sausage. The company closed the Jacksonville facility with the buildings being demolished. Today, the Southeast Toyota Distributor's port facility is located on the former site of the Armour packing house.⁶

With the success of the Springfield Subdivision to the west, the establishment of major employers, and extension of streetcar lines north of East Eighth Street, the area, called East Springfield or Phoenix, began to grow as a residential neighborhood. Even before the extension of the streetcar line in 1901, numerous subdivisions had been platted in the area north of East 8th Street and east of the railroad tracks. These pre-1901 subdivisions of East Springfield included Richardson's Subdivision, Corwin's Addition to Campbell's Addition, and Campbellton – Pacetti's Addition.⁷ However, subdivision growth in East Springfield

² Davis, 324.

³ Ibid, p.290.

⁴ Crooks, pp. 66-67.

George E. Buker, Jacksonville, *Riverport – Seaport*. (Columbia: University of South Carolina Press, 1992), pp. 153-154.

⁵ Ennis Davis, Glen Myra: The Neighborhood Industry Built, <https://www.thejacksonmag.com>. Published April 12, 2018.

⁶ Ibid.

⁷ *Duval County Courthouse, Platbooks*; Corwin's Addition, 1-17 (1893); Campbellton-Pacetti's Addition, 1-43 (1897); East Lewisville; & Richardson's Subdivision, 2-55 (1887).

exploded after the opening of Phoenix Park and the associated streetcar line in 1901. Some of the subdivisions developed between 1901 and 1910 included Clarkson's Addition to East Springfield (1902), Fisher's Addition (1902), Hartridge's Addition to East Springfield (1902), Dyal-Upchurch Subdivision (1904), Cumming's Subdivision (1906), Knight & Shipman Subdivision (1907), Central Springfield Subdivision (1908), Snell's Subdivision (1908), Talleyrand Heights (1908), and Sutherland Place (1910).⁸

East Springfield/Phoenix and Long Branch were served by two elementary schools, both currently closed. J. Allen Axson Elementary School, 1220 East 16th Street, originally served whites with Long Branch Elementary School, 3723 Franklin Street, opening for black students. Originally called Graded Springfield School # 8, J. Allen Axson was built in three parts. The original building was built in 1910 from a design by Roy Benjamin with construction by O.P. Woodcock. The original part of the school has the same basic design and floor plans as two other schools, Lackawanna Elementary School and Fairfield Public School both built in 1910. J. Allen Axson Elementary School was one of five schools constructed between 1910 and 1911. Funded as part of a bond issue, an eight-classroom addition was added in 1915, also designed by Roy Benjamin. The school was expanded again in 1926 by contractor, O.P. Woodcock using designs by Roy Benjamin. The school was renamed in 1956 after J. Allen Axson (1894 – 1970), principal from 1938 – 1952.⁹

J. Allen Axson Elementary School also reflects the continued change in school design that started in the 19th century with an emphasis on fresh air, light, space, and sanitation. Continuing to be used well into the 20th century, schools following this philosophy became larger and more substantial in construction. Common was the use of large windows, high ceilings, broad hallways, standard classroom size, individual student seating and sufficient recreational space with playgrounds and athletic fields. Added later were special use rooms such as science labs, home economics, art rooms, along with auditoriums, lunchrooms and libraries. Usually constructed under the auspices of local school boards, the buildings reflected popular architectural trends such as Colonial Revival, Neo-Classical, Prairie, Mediterranean Revival, Late Gothic Revival, Art Deco, as well as many not reflecting any particular style. Many times, the schools are enhanced with the use of cast stone and terra cotta decorative elements that usually accentuated doors and windows. In addition, they were usually designed and built by local or regional architects and contractors sometimes under the supervision of nationally recognized school designers such as architect, William B. Ittner.¹⁰

⁸ *Duval County Courthouse, Platbooks*: Clarkson's Addition to East Springfield 2-8, 1902; Fisher's Addition 3-23, 1902; Hartridge's Addition to East Springfield, 2-87, 1902; Dyal-Upchurch's Subdivision 2-36, 1904; Cumming's Subdivision, 2-54, 1906; Knight & Shipman's Subdivision, 2-84, 1907; Central Springfield Subdivision, 3-17, 1908; Snell's Subdivision, 4-95, 1908; Talleyrand Heights, 3-5; 1908; and Sutherland Place, 4-10, 1910.

⁹ Proposed National Register of Historic Places application for J. Allen Axson Elementary School. # 8, February 1999.

E-Mail: J. Tyler Loehnert, Director-Real Estate, Duval County Public Schools to Joel McEachin, Jacksonville Planning and Development Department, September 21, 2016.

Wayne W. Wood, *Jacksonville's Architectural Heritage, Landmarks for the Future, Bicentennial Edition*. Jacksonville, Florida: (Jacksonville Historical Society, 2022), p. 214.

¹⁰ Diane Maddex, Editor, *Built in the U.S.A., American Buildings From Airports to Zoos*. (Washington, D.C.: (The Preservation Press, National Trust for Historic Preservation, 1985), pp. 150 – 153.

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 1220 East 16th Street, the J. Allen Axson Elementary School, does not meet this landmark criterion.

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 1220 East 16th Street, J. Allen Axson Elementary School, does not meet this landmark criterion.

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.

Both the original building and additions for J. Allen Axson Elementary School at 1220 East 16th Street were designed by noted Jacksonville architect, Roy A. Benjamin (1888 - 1963). The school represents the earliest documented project in Benjamin's long career. Moving from Ocala to Jacksonville in 1902, Roy A. Benjamin is credited with the design of many notable buildings, particularly theaters, in Jacksonville and throughout the southeast. In Jacksonville, Benjamin was the architect for the Imperial Theatre (demolished), the Palace Theatre (demolished), the San Marco Theatre, the Arcade Theater (demolished), the Riverside Theatre, as well as serving as associate architect for the Florida Theatre. Responsible for the design of over 200 theaters throughout the South, Benjamin served for over twenty years as the chief architectural consultant for the Paramount-Publix theatre chain, which included the Florida State Theatres as a subsidiary. In addition, he served as a member of the National Board of the American Institute of Architects as a theatre specialist.

Being one of Jacksonville's most prolific and talented architects, Benjamin designed many other significant buildings in Jacksonville. These landmarks include the Otis Elevator Building, Fire Station # 14, Leon Cheek Residence, San Juline Apartments, Memorial Park in association with the Olmsted Brothers, Park Lane Apartments, Fenimore Apartments, Hartimore Apartments, Lauderdale Apartments, Avondale Apartments, Scottish Rite Masonic Temple, the Jacksonville Jewish Center, and the Elephant House at the Jacksonville Zoo (demolished). Several of these buildings and Memorial Park were designed in association with other architects, particularly Mellen C. Greeley who was Benjamin's partner from 1919 to 1924. When he retired after World War II, Benjamin sold his practice to William D. Kemp, Franklin S. Bunch, and William K. Jackson. The firm continues today as KBJ Architects, Inc.¹¹

¹¹ Wood, p. 8.
The Florida Times Union, 1/29/1963.

One of Jacksonville's most prolific builders during the first half of the twentieth century, Owen Preston Woodcock constructed all the buildings and residences that were part of the original San Jose Estates Development, including the San Jose Country Club, the San Jose Hotel (Bolles School), and the San Jose Estates Administration building (San Jose Episcopal Church). In the construction business since 1897, the O.P. Woodcock Company built numerous landmark structures in Jacksonville including the Professional Building, 126 West Adams Street (1914); 1907 addition to the Seminole Club, 400 North Hogan Street; Buckman and Ulmer Building, 29-33 West Monroe Street (1925, demolished); the Masonic Temple, 410 Broad Street (1912-16); the commercial building at 643 Edison Avenue (1924); John Gorrie Junior High School, 2525 College Street (1923-24); the Lane Drug Company Building, 2665 Park Street (1942); Willow Branch Library, 2875 Park Street (1929-30); the commercial building at 3556-3560 St. Johns Avenue (1927); Kirby-Smith Junior High School, 2034 Hubbard Street (1923-24); 1926 addition to the Ford Motor Company Assembly Plant, Wambolt Street at the St. Johns River, (1924, demolished); Elizabeth Swain Memorial Methodist Church, 1620 Naldo Avenue (1925); 1917-1918 addition to Lackawanna School, #10, 3108 Lenox Avenue; and the concrete section of the original Gator Bowl. After his death in April of 1953, the O.P. Woodcock Company continued to be operated by a relative, Ira Kroger.

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 1220 East 16th Street, J. Allen Axson Elementary School, 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.

It is the determination of the Jacksonville Planning and Development Department that the subject property at 1220 East 16th Street, J. Allen Axson Elementary School, 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 on-going neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration. Quoting from the Landmark Application regarding J. Allen Axson Elementary School suitability for preservation or restoration:

The building is suitable for preservation and restoration. Efforts have already begun to save the school building's integrity. Debris removal and clean up, security measures, and more have improved the building from further degradation. The current owner is an architect, urban designer, general contractor and developer. They have reestablished a connection to JEA electric power and water, and they conduct weekly maintenance of landscape, fences, and removal of graffiti.

The owners have already created concept plans for new uses on the structure and are working with engineers and other experts to ensure the building is not only renovated and adaptively reused, but also that significant architectural elements are preserved. The intent is to preserve the large, open hallways, the sizeable windows openings; to restore historic features like the ornamental concrete lintels that are beginning to fragment in areas; and, to remove added elements that deter from the historic architecture, such as the dropped ceiling that block portions of the windows and trim, and vinyl flooring that covers the original wood floors. They have a plan to restore all of the mail structures and historical elements damaged by intruders, repair of all of the windows and staircases, remove graffiti, restore or replace the entry doors, and to reset all electrical and plumbing throughout the structure. This significant building is worthy and suitable for restoration and important to the preservation of Jacksonville's history.

Based on the application, it is the opinion of the Planning and Development Department that J. Allen Axson Elementary School is suitable for preservation or restoration.

RECOMMENDATION

Since an agent of the property owner 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 **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 1220 East 16th Street, J. Allen Axson Elementary School **(LM-24-07)** as a City of Jacksonville Landmark.

II. Designation Application

LANDMARK APPLICATION



Duval County Public School #8
1220 East 16th Street
Jacksonville, FL 32206

City of Jacksonville Landmark Application Form



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

1. PROPERTY INFORMATION

Historic Name: Duval County Public School #8

Other Names: Northeast Springfield, J. Allen Axson

FMSF Number: FMSF 714
(if known)

Designation: (check all applicable)

- | | |
|---|--|
| ☐ Residential | ☐ Commercial |
| ☒ Institutional | ☒ Public |
| ☐ Industrial | ☐ Archaeologic |
| ☐ Cemetery | ☐ Other: _____ |

2. LOCATION

Street name & number: 1220 East 16th Street

City or town: Jacksonville

Zip Code: 32206

State: FL County: Duval

Real estate number(s): 113567 0010

3. HISTORICAL INFORMATION

Date of construction and additions:

See Continuation Sheets, Appendix A

Significant historical associations:

See Continuation Sheets, Appendix A

Original use:

See Continuation Sheets, Appendix A

Present use:

See Continuation Sheets, Appendix A

Physical description (basic design, construction and conditions):

See Continuation Sheets, Appendix A

4. STATEMENT OF SIGNIFICANCE

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

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

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

See Continuation Sheets, Appendix A

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

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

☒ 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.

See Continuation Sheets, Appendix A

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

See Continuation Sheets, Appendix A

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

☒ Its suitability for preservation or restoration

See Continuation Sheets, Appendix A

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: _____

Date: 7/30/24

Printed name: Roberto Rudy Alegre

Phone number: (310) 487-6114

Email: rudyalagre@gmail.com

Address: Jack Sun Villas, LLC, 1228 Evergreen Ave 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: _____



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

Jack Son Villas, LLC
Owner Name
1221 E 16th Street, Jacksonville, FL 32206
Address(es) for Subject Property
113567-0010
Real Estate Parcel Number(s) for Subject Property
CARMEN GODWIN
Appointed or Authorized Agent(s)
Landmark Designation
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

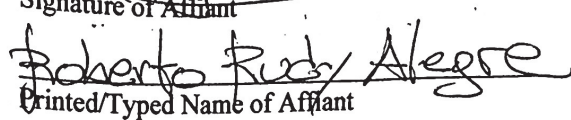
BEFORE ME, the undersigned authority, this day personally appeared Roberto Alegre
hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Owner of Jack Son Villas, a LLC
(the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

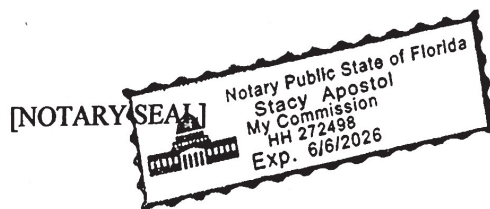

Signature of Affiant

Printed/Typed Name of Affiant

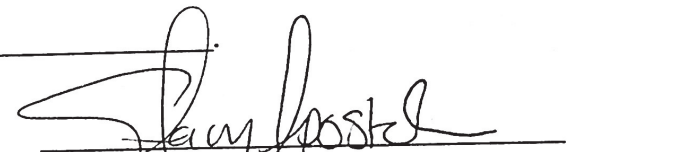
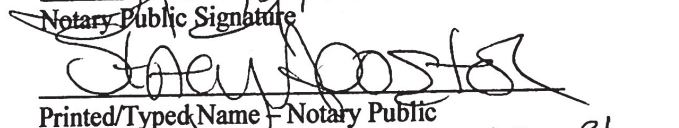
* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 3rd day of Sept, 2024, by Roberto Alegre, as owner for Jacksonville, FL, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced Florida




Notary Public Signature

Printed/Typed Name - Notary Public
My commission expires: 06/06/2026

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

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

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

Date: 10-14-24

COA#: LM-24-06

Address: 1220 East 16th St
Jacksonville, FL 32206

Owner: JACKSON VILLAS, LLC

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

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

provided to me for application LM-24-06 were posted on the property/site located at:

1135670010 → on 10/8/24
Real Estate Number(s)

1220 East 16th St
Street Address
Jacksonville, FL 32206
City, State Zip Code

Printed Name Carmen Godwin

Signature Carmen Godwin

Dated this 14 day of October, 2024

JHPC Landmark Designation Application

Duval County Public School #8

1220 East 16th Street, Jacksonville, FL 32206

Appendix A

Continuation Sheets for Section 3 & 4

Section 3: Historical Information

DATE OF CONSTRUCTION AND ADDITIONS

1910 – 63 x 36 original school house constructed. Roy Benjamin architect and O.P. Woodcock contractor.

c. 1915 – Addition of auditorium and a north-south block attached to the east side of the original section.

1926 – Addition of two additional rectangular blocks, set on an east-west axis, and attached to the north and south sides of the building, Roy Benjamin architect and O.P. Woodcock contractor.

SIGNIFICANT HISTORICAL ASSOCIATIONS

This structure holds historical significance under several of the criteria through various historical associations. It is a significant reminder of our city's cultural, historic, and institutional heritage as it was an important educational institution operated by Duval County Schools for ninety-five (95) years and continued to operate as a Head Start Center until 2013. Further, it is identified as the work of a master architect, Roy Benjamin, a versatile designer of Jacksonville theatres, and a master builder, O.P. Woodcock, one of Jacksonville's most prolific builders during the first half of the twentieth century. It retains sufficient elements of its architectural significance and is suitable for preservation.

ORIGINAL USE

1910 -2005 – Duval County Public School #8 (school names included Graded Springfield School, Northeast Springfield Public School, East Jacksonville School, J. Allen Axson Elementary School and J. Allen Axson Montessori School)

2005 - 2013 – Northeast Springfield Head Start Center
2013 – Present -- Vacant, Uninhabitable.

PRESENT USE

Vacant, Uninhabitable.

PHYSICAL DESCRIPTION (basic design, construction and conditions)

Summary

Duval County Public School #8 is located at 1220 East 16th Street in the East Springfield section of Jacksonville, Florida, also referred to as Phoenix. Constructed in three stages, 1910, 1915, and 1926, the building rises two stories and consists of a union of rectangular blocks that occupies the majority of one block. All parts of the building are finished in red brick. A pyramidal hip roof covers the original and northernmost section of the school. The other rectangular blocks or wings rise to a flat roof. The windows, which are symmetrically aligned on the two floors, are metal replacement. The architectural design of the building and its ornamentation are characteristic of educational buildings constructed in Jacksonville during the early part of the twentieth century. The original building and subsequent additions were designed by famed Jacksonville Architect, Roy Benjamin and constructed by O.P. Woodcock, Jacksonville's most prolific builder of the era.

Setting

The East Springfield section of Jacksonville (also known as Phoenix) is located west of the St. Johns River, north of the Historic Springfield neighborhood and Jacksonville's downtown central business district, and south of East 21st Street. The Duval County Public School #8 building and its adjacent playground occupy one block of urban property situated immediately west of the 20th Street Expressway and one mile west of the river. The school building itself is situated on the western half of the block. The eastern half is vacant except for older playground equipment. The East Springfield/Phoenix neighborhood includes residential and businesses, as well as River port facilities and storage areas that fill much of the area between the school and the river on the east side of the Expressway. A residential neighborhood surrounds the west and south sides of the school's location. The houses in this part of the city date from the early part of the twentieth century and are small to mid-size. The south entrance to the school faces a historic Baptist Church building across 16th Street. The existing site is approximately 2.2 acres or 104,638 square feet.

Description

Duval County Public School #8 consists of a series of generally rectangular blocks, reflecting its different stages of construction. The original portion of the building is that section which occupies its west central part. The original portion is only slightly rectangular and is oriented in a north-south alignment. The addition to the building completed c1915 includes an auditorium and a north-south block attached to the east side of the original section. Two additional rectangular blocks, set on an east-west axis, were attached to the north and south sides of the building in 1926. The original main entrance is situated centrally within the westernmost block of Franklin Street.

The building is throughout two stories in height and is an example of Masonry Vernacular architecture. The building with the additions has an irregular plan and a flat, built-up roof and a cross-hip extension. The exterior wall fabric is brick and the fenestration consists of double-hung sash windows with 1/1 lights. Other notable architectural features include masonry lintels and sills, a corbelled stringcourse, a center ridge chimney, and a continuous concrete block foundation.

A pyramidal roof and composition shingles cover the original 1910 section. A flat roof covers the remaining parts of the building. The structural system is composed of brick masonry utilizing a double width, load-bearing, brick-stem walls that rest upon reinforced continuous concrete footings. Floor joists, ceiling joists and roof framing on the oldest section are constructed of wood. The structural roof system on the additions consists of steel cross members and concrete, covered by an asphalt built-up surface. All parts of the building are finished in red brick, common bond with sixth course Flemish headers. The additions to the building made in c1915 and 1926 incorporated the same color and type of brick, though differentiation in the shading and texture of the brick surfaces throughout the interconnected parts of the building reveals the various stages of construction. Floor joists, ceiling joists and roof framing are all constructed of wood. Floor systems consist of diagonal tongue and groove planking.

The windows are aligned horizontally in two rows along the first and second stories of the building, though their pattern of repetition varies. In the oldest part of the building the windows on both stories are organized in identical single units with the exception of one group of four on the north and south elevations. On the later additions, the windows are larger in size and grouped in units of four each. The windows in the original section of the building are metal sash and undoubtedly replaced the original wood sash. The windows in the additions are fixed metal and likewise replaced original sash.

The building boasts several distinctive ornamental features. Brilliant concrete lintels and sills frame the windows on the oldest section of the building. Although the windows on the newer sections are decoratively sparse, those parts of the building feature a continuous cornice surround placed about three feet below the parapet. Doorways provide the most notable ornamentation, however. The primary doorways in the building have doors with a molded concrete classical surround that includes engaged pilasters and a flat, projecting cornice. A fanlight rests above the paired metal doors. The less elaborate entrances restrict ornamentation to the projecting cornice.

Original interior construction consisted of painted plaster applied to brick load bearing walls as well as plaster wood lathe at wood stud partitions and ceiling joists. Acoustical drop ceilings were added to the corridors and most rooms. Vinyl composition floor tile was applied over the original wood flooring throughout the building, which has been removed in areas.

The c1915 and 1926 additions to the building were made during its historic period and must therefore be considered a part of the historic fabric. Changes made to the building since the end of the Historic Period included the installation of HVAC units (much of which has been destroyed or removed due to vandalism) and installation of metal windows and doors.

Masonry Vernacular is defined as the common masonry construction techniques of lay or self-taught builders. Prior to the Civil War vernacular designs were local in nature, transmitted by word of mouth or by demonstration, and relying heavily upon native building materials. With the coming of the American Industrial Revolution mass manufacturers became the pervasive influence over vernacular house design. Popular magazines featuring standardized manufactured building components, house plans, and house decorating tips flooded consumer markets and helped to make building trends universal throughout the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which he could pick and choose to create a design of his own.

Masonry Vernacular is more commonly associated with commercial building types than with residential architecture where wood frame houses dominate. In Florida, most examples predating 1920 were brick, but a number of older examples feature the rough-faced cast concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late nineteenth century. The Masonry Vernacular designs of the 1920s

were most often influenced by popular Spanish designs of the period. The main masonry building materials during the period were hollow tile and brick. During the 1930s Masonry Vernacular buildings, influenced by the International and Modernistic styles and the increased use of reinforced concrete construction techniques, took on an increasing variety of forms. Since World War II concrete block construction has been the leading masonry building material used in Florida.

Section 4: Statement of Significance

SUMMARY

Duval County Public School #8 holds significance in several areas of interest related to the Landmark criteria. First, the school building is a significant reminder of the cultural and historic heritage of our city. As an educational institution, it not only shows the growth of our city and need for expansion by the school board, but also the importance of quality architectural construction to represent our city schools. Next, the school building is identified as the work of a master architect and master builder who influenced the development of the city and state. The original building and the additions were all designed by Roy Benjamin, known as Jacksonville's theatre architect and a prominent architect in the first decade of the century. They were also constructed by O.P. Woodcock who built hundreds of residential, commercial and institutional buildings in Jacksonville. Another factor highlighting the school building's significance is that it is recognized for the quality of its architecture and it retains significant elements showing its architectural significance, such as the ornamental concrete lintels and sills that frame the windows, a continuous cornice surround under the parapet, and a molded concrete classical surround on the doorways that includes engaged pilasters and a flat, projecting cornice. Finally, while the building is in need of restoration, it is certainly suitable for preservation.

GENERAL HISTORIC CONTEXT

Phoenix/East Springfield is defined as East 8th Street to the south; East 21st Street to the north, Evergreen Avenue to the west and the St. Johns River to the east. This context places Phoenix/East Springfield north of Campbell's Addition to East Jacksonville; south of Panama Park and Long branch; east of Brentwood and west of the St. Johns River. Some of the larger subdivisions within Phoenix/East Springfield include Hartridge's Addition to East Springfield (Plat Book 2, Page 8) and Thompson's Addition to East Springfield (Plat Book 6, Page 48), both north of East 13th Street. Phoenix is related to a major portion of Phoenix Avenue running north from East 8th Street to East 21st Street.

Northeast Florida throughout the prehistoric and early historic period was a place where Native Americans, Spanish explorers, and British colonists traversed for it provided convenient places to cross the St. Johns River. Early settlement of what became Duval County was greatly influenced by the issuing of large land grants to encourage both settlement and economic development, a practice started by the British and continued by the Spanish during their second occupation of East Florida (1783 – 1821). Consistent with the Royal Order of 1790, grants were not transferred fee simple, but allowed the grantee the right to occupy and develop the property for ten years. After ten years if the grantee occupied and successfully developed the property, the Governor

could transfer it fee simple to the grantee. In 1813, Daniel K. Barton settled on 550 acres at "Smith" northeast of downtown. He did not obtain title of the property from the Spanish government. Instead, he was awarded title by the United States since he was able to prove that he was settled on the property until 1822. The neighborhood of Phoenix/East Springfield are located within Barton's Donation.

Isaiah D. Hart, who emigrated from the St. Marys River area, surveyed and laid out the town of Jacksonville in 1822. The city became a major shipping port during the century and eventually a center for the insurance industry. Rail and steamship service to northern markets transformed the city at the end of the nineteenth century into the gateway to the Florida peninsula. Jacksonville expanded at an astounding rate, with numerous subdivisions springing up at all points of the compass, radiating out from the downtown business center. Springfield to the north, Phoenix and East Springfield to the northeast and East Jacksonville, Oakland, and Fairfield to the southeast became major residential areas before the end of the nineteenth century.

The physical character of much of the areas north and northeast of Downtown Jacksonville was also shaped during the nineteenth century by railroad construction. In 1874, the Fernandina & Jacksonville Railroad was incorporated and started construction of a line in 1880 from Hart's Road (Yulee) in Nassau County to Jacksonville. At Hart's Road, the line connected with the Atlantic, Gulf, & West India Transit Company which operated a line between Fernandina Beach and Cedar Key on the Gulf Coast. Once over the Trout River, the railroad continued south to the east of Springfield before reaching the waterfront near the mouth of Hogans Creek. After being under different owners and going into receivership, the Fernandina & Jacksonville Railroad became part of the extensive Seaboard Airline Railroad in 1903. After crossing the Trout River, the Fernandina & Jacksonville Railroad had a passenger and freight stop in the Panama community, also called Panama Mills. In 1881, the company was allowed by the City of Jacksonville to extend their lines south to cross Bay Street on the eastside of McCoy's Creek. Although extended to mainly haul logs to Henry Clark's large sawmill located between Hogan's Creek and Water Street, the line provided daily passenger service from its station near Hogans Creek in Downtown Jacksonville. In 1899, the St. Johns Terminal Company was established under the ownership of Walter Ferguson of New York who was also a partner in the Atlantic, Valdosta & Western Railroad. Later becoming part of the Southern Railway Company, this line was allowed to operate along the waterfront between Catherine Street west to Bay Street in association with the Atlantic, Valdosta, & Western Railroad and later expanded to connect with the short line that served the new municipal docks along Talleyrand Avenue. Another line associated with the Phoenix/East Springfield and Long Branch communities was the Jacksonville and Southwest Railroad that opened in 1899 connecting Newberry in Alachua County with the Cummer Sawmill at Sand Fly Point at the mouth of Trout River and the St. Johns River.

Another significant institution to develop in the area during the 1880s was Evergreen Cemetery just to the north of the Phoenix/East Springfield area. With the Old City Cemetery in Oakland near Downtown not able to serve the growing community, the Jacksonville Cemetery Association was founded in 1880 for the purpose of establishing a new cemetery. Under the leadership of its president, James Jaquelin Daniel, the association purchased two hundred acres of high ground immediately north of Long Branch Creek between the fashionable Springfield neighborhood and the new subdivision to the north called Panama Park. With additional property donated by the Daniel family, Evergreen Cemetery began accommodating burials in 1881 that later included the relocation of the graves of some of Jacksonville's pioneer families such as that of Isaiah D. Hart, recognized as the founder of Jacksonville. In addition to containing a significant collection of monuments, crypts, and gravestones, Evergreen Cemetery, which currently has approximately 70,000 graves, is the final resting places for four U.S. Senators, four Governors, as well as other noted individuals in government, commerce, military, and community service.

In 1888, the Florida Soldier's Home Association was formed under the leadership of Major Albert J. Russell for the purpose of establishing such a home for indigent and disabled Confederate veterans. With state legislative and private support, the Florida Confederate Soldiers and Sailors Home opened in 1893 on a ten-acre parcel at 2336 Talleyrand Avenue as a refuge for aged and disabled Confederate Veterans. Using the existing nine room residence on the "Old Whitney Place", the veterans could sit on the front porch and see ships traveling up and down the St. Johns River. During the 1920s and 30s, the number of veterans at the Confederate Home began to significantly decline with 36 deaths between 1922 and 1932. After the Home closed in 1936 the property was sold with the proceeds transferred to an endowment fund for scholarships at the University of Florida and the Florida State College for Women. Today the site of the old Florida Confederate Soldiers and Sailors Home is occupied by the Buckman Sewage Treatment Plant.

Twentieth Century:

In 1901, a devastating fire swept through downtown Jacksonville and its immediate surrounding residential neighborhoods, destroying over 2,000 buildings and leaving more than 8,000 people homeless. After the Great Fire of May 3, 1901, city leadership made great efforts to recruit architects and builders from all over the country to help rebuild the city. Further, suburban growth began to accelerate following the extension of the streetcar lines. With the expansion of the Main Street line, the Jacksonville Street Railway Company opened Phoenix Park, originally spelled Phenix Park, along the St. Johns River just north of Long Branch Creek. Opened in September of 1901 and known as a "trolley Park", the purpose of the park was to encourage weekend use of streetcars. The name for the park was coined by Mrs. F.O. Brown, wife of the

President of the streetcar company, to commemorate Jacksonville's rise from the Great Fire of 1901. The park was reached by streetcar along North Main Street, east on Eighth Street and north on Fisher Avenue, now Phoenix Avenue, cross Long Branch Creek to the river front site. Phoenix Park was expanded over the years to include an amusement park, dance pavilion, grandstand, and baseball diamond. In 1903, Connie Mack's Philadelphia Athletics had their spring training at Phoenix Park. The popular Florida Ostrich Farm, which was in Fairfield, moved to Phoenix Park and expanded its animal collection to become the Florida Ostrich and Alligator Farm. After the Florida Ostrich and Alligator Farm moved to South Jacksonville and later to St. Augustine, Phoenix Park began to decline as a recreational destination, and was sold to an oil company for industrial storage.

By the late 1890s and early 1900s, the industrial character of the area particularly along Talleyrand Avenue was being established. In 1912, the City of Jacksonville, after acquiring control of the electric light franchise in 1911, constructed a new \$635,000 municipal power plant along the St. Johns River off Talleyrand Avenue north of East Eighth Street. The original 1894 electric plant at Waterworks Park was converted into a substation. With most of the docks along Downtown Jacksonville being in private ownership, which jeopardized continued federal support for port improvements, the Board of Trade was able to petition the State Legislature to pass an enabling act for a bond issue to construct municipally owned docks and terminals.

In January of 1913, a \$1,500,000 bond issue was approved by the voters that established a Port Commission. The Port Commission acquired 144 acres along Talleyrand Avenue near the present intersection with East Eighth Street. Starting in 1914, a mile of swampy river front property was filled to prepare for the construction of two 260' wide piers that extended 1000 feet into the river. A City owned and operated terminal railroad connected the new docks with the existing lines located east of Springfield. Completed in 1916, the municipal docks proved to be successful, and were being expanded by the 1920's. The Chicago based Armour & Company Packing House came to Jacksonville in 1912 and established a plant just north of the intersection of East 8th Street and Talleyrand Avenue. In 1916, the company opened the Interstate Stockyard to hold animals coming in by ship. Daily, the company butchered 500 cows, 1,500 hogs and pigs, and 300 sheep, as well as over 15,000 pounds of sausage. The company closed the Jacksonville facility with the buildings being demolished. Today, the Southeast Toyota Distributor's port facility is located on the former site of Armour packing house.

With the success of the Springfield Subdivision to the west and extension of streetcar lines north of East Eighth Street, the area, called East Springfield or Phoenix, began to grow as a residential neighborhood. Even before the extension of the streetcar line in 1901, numerous subdivisions had been platted in the area north of East 8th Street and east of the railroad tracks. These pre-

1901 subdivisions of East Springfield included Richardson's Subdivision, Corwin's Addition to Campbell's Addition, and Campbellton – Pacetti's Addition. However, subdivision growth in East Springfield exploded after the opening of Phoenix Park and the associated streetcar line in 1901. Some of the subdivisions developed between 1901 and 1910 included Clarkson's Addition to East Springfield (1902), Fisher's Addition (1902), Hartridge's Addition to East Springfield (1902), Dyal-Upchurch Subdivision (1904), Cumming's Subdivision (1906), Knight & Shipman Subdivision (1907), Central Springfield Subdivision (1908), Snell's Subdivision (1908), Talleyrand Heights (1908), and Sutherland Place (1910).

Phoenix/East Springfield and Long Branch were served by two elementary schools, both currently closed. Duval County Public School #8 (Northeast Springfield School/J. Allen Axson Elementary School), located at 1220 East 16th Street, originally served white students with Long Branch Elementary School, 3723 Franklin Street, opening for black students. Originally called Northeast Springfield School, Duval County Public School #8 was built in three parts. The original building was built in 1910 from a design by Roy Benjamin with construction by O.P. Woodcock. The original part of the school has the same basic design and floor plans as two other schools, Lackawanna Elementary School and Fairfield Public School. both built in 1910. Funded as part of a bond issue, an eight-classroom addition was added c.1915, also designed by Roy Benjamin. The school was expanded again in 1926 by contractor, O.P. Woodcock using designs by Roy Benjamin. The school was later renamed after J. Allen Axson, principal from 1938 – 1952.

The original building for Long Branch Elementary School #106 at 3723 Franklin Street was constructed in 1917 from a design by Mark & Sheftall who also provided plans for a 1922 addition. In 1952, Charles Frederick Irish designed a masonry auditorium and cafeteria addition. The contrast between white and black schools before integration is exemplified in a 1945 study of Duval County schools. Long Branch School had no facilities for a health clinic, teachers' lounge, library, water fountains or adequate fire escapes. With the end of school desegregation in the 1960s, Long Branch Elementary School began a decline in enrollment resulting in its closure.

Other public facilities in Phoenix/East Springfield & Long Branch are a fire station and parks. Serving the area is Fire Station # 11 at 2732 Tallyrand Avenue. Designed by Mark & Sheftall, the fire station is constructed of concrete block with a smooth stucco finish. Located off Winthrop Street just east of Haines Street, the 3.5 acre Glen Myra Park resulted from four property purchases between June 1922 and 1982. In 1922, the Whitehouse Land and Lumber Company sold 12 lots to the city for \$5,800; the Nassau Realty Company sold four more lots for \$10.00 with the Blackstone Holding Company selling an additional 4 lots also for \$10.00. A small parcel was deeded to the city in 1982 by Mr. & Mrs. J. Steward. A community center was added to the park in the early 1990s. Further to the north is Kooker Park, now called Henry L. Brown-Kooker Park,

located south of East 20th Street to East 17th Street and from Haines Street east to Bennett Street. Property for the 5.7-acre park was acquired by the city for \$19,000 in 1922 from Samuel & Ida Kooker. By 1965, the park had a baseball field, shelter house, playground, Basketball court, shuffle boards and horseshoes, and expanded in 2004 to include a football/baseball field, restrooms, cooking grills and 22 parking spaces. In 1972, a Boys and Girls Club facility was opened in Kooker Park. The club was under the direction of Henry L. Brown, area director for the Boys & Girls Clubs. Also a popular recreational leader, the park was renamed in his honor to the Henry L. Brown-Kooker Park in 2003.

Dozens of churches were organized or moved to Phoenix/East Springfield during the first half of the twentieth century. However, only a sampling of churches is discussed below. Perhaps, the oldest in the area is Springhill Baptist Church along Buckman Street that was formed in 1871 by a black congregation. The Westminster Presbyterian Church at 1041 East 13th Street dates to 1912 with the Clarksville C.M.E. Church, 2950 Buckman Street formed the same year. The New Payne Memorial A.M.E. Church was founded in 1913 building a new sanctuary at 3224 Plateau Street in 1958. The Franklin Street Baptist Church at 2500 Franklin Street was founded in 1916 and sits directly across the street from Duval County Public School #8. It was preceded by the Grace Missionary Baptist Church at 1608 East 21st Street in 1914. Originally located at 1830 Phoenix Avenue, the Berea Baptist Church was formed in 1920 and had moved to a large complex at 5000 North Main Street by 1962. Organized in 1921, the Springfield Church of God at 1028 East 10th Street built their most recent sanctuary in 1937 from a design by Jacksonville architect, Abner C. Hopkins. The Glenn-Myra Methodist Church at 1655 East 9th Street organized in 1935, built its Colonial Revival style church in 1936 which was designed by Jacksonville architect, Russell Seymore.

War related industrial jobs caused a boom in residential construction in the area during the 1940s. In 1942, the St. Johns River Shipbuilding Company, which was formed as a cooperative effort between the U.S. Maritime Commission and the Merrill-Stevens yard, established a large shipbuilding facility along the river in East Jacksonville. The St. Johns River Shipbuilding Company was located on 140 acres and contained 38 separate buildings. The more than 10,000 workers at the shipyard constructed over one hundred Liberty ships and tankers in support of the war effort. The St. Johns River Shipbuilding Company was dissolved after the war, with the property being acquired by Merrill-Stevens, which sold it in 1960 to the Commodores Point Terminal Company.

In 1943, over seventy-five houses were constructed along just four streets in Phoenix and East Springfield including Brackland Street, Jones Street, Lambert Street and Fairfield Place. Between 1940 and 1947, nearly three hundred houses were constructed in East Jacksonville. These residences, built for white citizens, tended to be small one-story wood frame houses, some in the

Minimal Traditional style. They were also the product of housing companies using the same builder and architect. For example, nearly all the sixteen houses built in 1943 along Brackland Street were owned by New Homes, Inc., built by Orlando Home Company from designs by Jacksonville architect, Bernard Close. To accommodate the growth in population, John Love Elementary School was constructed in 1951 at 1531 Winthrop Street. Built by the Thomas H. Radford Construction Company, the school was designed by noted Jacksonville architect, Henry John Klutho, towards the end of professional career.

Significance of Duval County Public School #8

Plans for construction of Duval County Public School # 8 (also referred to as Graded Springfield School, East Springfield Public School, East Jacksonville School, J. Allen Axson Elementary School and J. Allen Axson Montessori School) were approved by the City of Jacksonville in 1910. Located in the Phoenix/East Springfield neighborhood of Jacksonville, less than one mile from the St. Johns River, the school was designed to serve a rapidly expanding part of the city. Springfield's growth was fed by an influx of residents seeking housing in a neighborhood removed from the downtown section, which had less than a decade before suffered a disastrous fire. The completed school facility, two stories in height and slightly rectangular in shape, occupied a small part of the west portion of Block 14 in Hartridge's Addition to East Springfield, its front entrance facing Franklin Street to the west.

Controversy enveloped Jacksonville's educational system at the time the school was built. The chairman of the Duval County Board of Education at the time was William M. Stockton, a member of a prominent Jacksonville family that was notably associated with the real estate development business. Stockton publicly blamed perceived difficulties in the school system on the lack of adequate facilities and cited a need to improve the educational infrastructure. One of his counterparts in the business community, the president of the Board of Trade, went a step further, calling the schools in the city "appalling." Dr. M. Souveille, a noted local educational figure, proposed a \$400,000 bond issue to construct new school buildings.

The school system in Jacksonville had apparently recovered only slowly after the great 1901. An inherent public opposition to bond issues retarded their replacement. In the meantime, the school population had been redistributed to surviving facilities on the periphery of the downtown area, including buildings located in Springfield, Riverside, and East Jacksonville, or Fairfield. Four buildings were erected in a two-year period from 1910 to 1911. Of them, Duval County Public School #8, was the first. It was one of eight school buildings in the county built partially or entirely of brick. Hardly was the school placed in use before it experienced further expansion. In 1915, buoyed by a successful bond issue, the School Board issued a new contract to expand the

facility. An eight-room addition was attached to the school, at a cost of \$50,000.

The post-World War I real estate boom caused even more intensive population growth in Jacksonville, resulting in renewed pressures upon the educational system. A study of the county's school system, undertaken about mid-decade, found much fault with the existing infrastructure at the school. The building, according to the report's authors, offered no "unity of architecture but rather a decidedly unharmonious development." They decried the lack of a lunch room, crowded corridors, and absence of a cloakroom or locker facilities. Furthermore, they called for purchase of additional property within the block to expand playground facilities. Still another expansion to the school building appeared in order. In 1926, the City issued another building permit for the addition.

No further physical expansion of the school building itself subsequently occurred. In 1966, a portable classroom was moved to the property. In 1969 interior repairs were made to walls, ceiling, and corridors. Sometime during the same decade, a new heating system was installed and, apparently about the same time, air conditioning added to the facility.

In 1991, J. Allen Axson Elementary School was the county's oldest operating educational facility. One building then in use, Lackawanna Elementary, had been constructed before J. Allen Axson, but it had not been placed in operation until 1911. The school was once again that year cited for deficiencies, one of five in the county described as "unsatisfactory in one or more major respects." The updates needed to the school were estimated to be as much as \$10 million, and the decision was made to abandon the neighborhood in favor of a new \$10.4 million, 23.7 acre suburban site.

American Schoolhouses

The characteristic form of American schoolhouses was established in the early part of the nineteenth century with the publication of a treatise on school architecture that stresses the importance of fresh air, light and space. It prescribed large windows, classrooms with separate desks for students, and open surroundings for recreation. Until the mid-twentieth century the prescription prevailed: a basic classroom size of 25 to 35 feet, expansive windows, high ceilings, and an open setting. Exteriors tended to mirror prevailing architectural tastes and trends.

The American tradition of local district control dictated selection of local architects to design urban schools or the use of city staff architects. From the 1880's on urban schools were often monumental in scale with fine detailing. The schools built in Jacksonville in the first two decades of the twentieth century reveal many similar characteristics: brick walls, hip roofs, large windows that originally held wood sash, elaborate entryways, and tasteful use of brickwork to achieve an

ornamental effect. In the 1920's the influence of Mediterranean designs became noticeable in Jacksonville, as throughout much of Florida. Yet, the additions to Duval County Public School #8 remained faithful to the original building.

Architect

Famed architect Roy A. Benjamin designed the original building and both additions to the school structure. He was born in 1888, moved with his family from Ocala to Jacksonville in 1902 and, at the age of nineteen, began a long and successful career as an architect. Not formally educated in an era when architects acquired their skills through apprenticeship, Benjamin became one of the city's most prolific and successful architects. He performed many commissions in other cities throughout the southeastern part of the country and was especially recognized as a designer of movie theaters. He designed over two hundred such facilities. One example in Jacksonville was the Arcade Theater at 32 West Adams Street, completed in 1912. Among other noteworthy designs of Benjamin's in Jacksonville are the Park Lane Apartments in Riverside (1926), the Lauderdale Apartments at 201 East Second Street (1912), and Fire Station #14 at 4242 Herschel Street. He drafted plans for many fine residences in the city as well, notably including the Leon Cheeks House at 2263 River Boulevard (1928). From 1919 to 1924 he was associated with Melvin Greeley. Upon retirement after World War II, Benjamin sold his firm to three young architects, who created KBJ Architects, Inc., one of the city's largest firms and now its oldest continuing practice.

Builder

Builder, Owen P. Woodcock was one of Jacksonville's most prolific builders during the first half of the twentieth century. Woodcock constructed all of the buildings and residences that were part of the original San Jose Estates Development, including the San Jose Country Club, the San Jose Hotel (Bolles School), and the San Jose Estates Administration building (San Jose Episcopal Church). In the construction business since 1897, the O.P. Woodcock Company built numerous landmark structures in Jacksonville including the Professional Building, 126 West Adams Street (1914); 1907 addition to the Seminole Club, 400 North Hogan Street; Buckman and Ulmer Building, 29-33 West Monroe Street (1925); the Masonic Temple, 410 Broad Street (1912-16); the commercial building at 643 Edison Avenue (1924); John Gorrie Junior High School, 2525 College Street (1923-24); the Lane Drug Company Building, 2665 Park Street (1942); Willow Branch Library, 2875 Park Street (1929-30); Springfield Middle School, 2034 Hubbard Street (1923-24); Elizabeth Swain Memorial Methodist Church, 1620 Naldo Avenue (1925); 1917-1918 addition to Lackawanna School, #10, 3108 Lenox Avenue; and the concrete section of the original Gator Bowl. After his death in April of 1953, the O.P. Woodcock Company continued to be operated by a relative, Ira Kroger.

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

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

Duval County Pubic School #8 has value as a significant reminder of the cultural and historical heritage of the City of Jacksonville.

The school's construction and additions exemplify the growth and expansion of the city and its educational institutions during the first quarter of the twentieth century. After the Great Fire of 1901, the city's growth created a need for northward development of neighborhoods, made possible in part by the expansion of the streetcar lines into downtown. The school's construction also exemplifies the importance the City of Jacksonville placed on architecture in its public buildings. These buildings were meant to be monuments to the City's dedication to education. They hired master architects and builders, and used quality materials in the construction of public buildings.

The school is also important at the state level in the category of Education. Increasing population and importance placed on education in the State of Florida led to larger elementary school enrollments in the 1920s. The number of students enrolled in secondary schools and institutions of higher learning also rose dramatically. All this expansion caused a building boom in public school districts throughout the State of Florida

Constructed in three stages from 1910 to 1926, the building was the oldest original Duval County school building still in use when it closed in 2013 and characterizes in its design and physical composition the type of education facility employed in Jacksonville in the early twentieth century. The relatively quick expansion of the building in two additional stages in the first fifteen years of its life attest, generally, to the rapid growth of Jacksonville at the time of World War I and, specifically, to the expansion of the East Springfield neighborhood in which the facility is located. The building also represents the history of the Phoenix area as a working-class neighborhood, largely built out prior to the start of World War II.

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

Unknown

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

Unknown

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.

Duval County Public School #8 is identified as the work of a master builder and a master architect, whose individual work has influenced the development of the city and state.

The original structure and both additions were designed by master architect, Roy A. Benjamin. Benjamin (1888-1963), one of Jacksonville's most prolific and talented architects, began his career about 1910. Between 1919 and 1924 he operated a partnership with Mellen Greeley, often regarded as the "Dean of Jacksonville Architects." Benjamin specialized in theater architecture, and is credited with producing nearly 200 movie theaters throughout the southeastern United States. Some of his Jacksonville theatres include the Arcade Theatre, the Palace Theatre, Florida Theatre, Imperial Theatre, Riverside Theatre, and the San Marco Theatre. He also designed many theaters throughout the state, including the Sarasota Opera House, the Arcade Theatre in Fort Myers, and the Lake Theatre in Lake Worth. He also designed theatres throughout the southeast, such as the Pal Theater in Valdosta, Georgia, the Miller and Imperial Theatres in Augusta, Georgia and the Saenger Theater in Biloxi, Mississippi.

Roy Benjamin also assisted on the design of Riverside's Memorial Park, alongside the Olmsted Brothers and designed the San Juline Apartments directly across from Memorial Park which were designed to work in concert with the park design. Adjacent the park, he also designed the Park Lane Apartments, one of the first high-rises in the State of Florida. Other major apartment buildings designed by Benjamin in Jacksonville include the Fenimore Apartments, the Hartimore Apartments, the Lauderdale Apartments, and the Avondale Apartments. Benjamin also designed several of the city's institutional buildings, including the Elks Club Building, the Otis Elevator Building, Fire Station #4, the Scottish Rite Masonic Temple and the Elephant House at the Jacksonville Zoo (demolished). He

also designed the personal home of Leon Cheek at 2263 River Blvd, which is one of the most notable riverfront mansions in Jacksonville's historic Riverside Avondale neighborhood.

The original school building and both additions were constructed by master builder, O.P. Woodcock, who constructed hundreds of major buildings in Jacksonville's urban core. Owen Preston Woodcock constructed all of the buildings and residences that were part of the original San Jose Estates Development, including the San Jose Country Club, the San Jose Hotel (Bolles School), and the San Jose Estates Administration building (San Jose Episcopal Church). In the construction business since 1897, the O.P. Woodcock Company built numerous landmark structures in Jacksonville including the Professional Building, 126 West Adams Street (1914); 1907 addition to the Seminole Club, 400 North Hogan Street; Buckman and Ulmer Building, 29-33 West Monroe Street (1925); the Masonic Temple, 410 Broad Street (1912-16); the commercial building at 643 Edison Avenue (1924); John Gorrie Junior High School, 2525 College Street (1923-24); the Lane Drug Company Building, 2665 Park Street (1942); Willow Branch Library, 2875 Park Street (1929-30); the commercial building at 3556-3560 St. Johns Avenue (1927); Springfield Middle School, 2034 Hubbard Street (1923-24); 1926 addition to the Ford Motor Company Assembly Plant, Wambolt Street at the St. Johns River, 1924; Elizabeth Swain Memorial Methodist Church, 1620 Naldo Avenue (1925); 1917-1918 addition to Lackawanna School, #10, 3108 Lenox Avenue; and the concrete section of the original Gator Bowl. After his death in April of 1953, the O.P. Woodcock Company continued to be operated by a relative, Ira Kroger

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

Duval County Public School #8 is recognized for the quality of its architecture and retains sufficient elements showing its architectural significance.

Architect Roy A. Benjamin designed this school building as a monument to the City of Jacksonville's dedication to education. All parts of the building are finished in red brick, common bond with sixth course Flemish headers. The additions to the building made in c1915 and 1926 incorporated the same color and type of brick. Ornamental concrete lintels and sills frame the windows on the oldest section of the building with other parts of the building featuring a continuous cornice surround placed about three feet below the parapet. Doorways provide the most notable ornamentation with the primary doorways in the building having doors with a molded concrete classical surround that includes

engaged pilasters and a flat, projecting cornice. A fanlight rests above the paired metal doors.

The building flow relies on multiple entrances all around the structure and six main staircases that are connected to the ends of each corridor. There are also multiple double doors facing inward, towards the North and South open spaces and leading to covered galleries, as well as those leading to the large open space towards the Southwest side of the site. The large double doors towards the North side also lead to symmetrical large covered galleries and the interior courtyards with landscape, entrance ramps and outdoor stairs. The existing building has large setbacks all around, having raised planters with continuous landscape, which brings excellent visuals from all public areas.

The building is designed with extremely tall window openings throughout, designed to provide a great deal of natural light into the building. Large window transoms above the classroom doorways extend that natural light into the hallways. The corridors are exceptionally wide with tall ceilings that create a sense of openness and stateliness. The Auditorium has a very tall structure with large spans. On the Northwest part of the building is the original cafeteria with large spans and several windows to the North side viewing the train line and to the South side open to the interior courtyards.

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

Unknown

G. Its suitability for preservation or restoration.

The building is suitable for preservation and restoration. Efforts have already begun to save the school building's historic integrity. Debris removal and clean up, security measures, and more have improved the building from further degradation. The current owner is an architect, urban designer, general contractor and developer. They have reestablished a connection to JEA electric power and water and they conduct weekly maintenance of landscape, fences, and removal of graffiti.

The owners have already created concept plans for new uses on the structure and are working with engineers and other experts to ensure the building is not only

renovated and adaptively reused, but also that significant architectural elements are preserved. The intent is to preserve the large, open hallways, the sizeable window openings; to restore historic features like the ornamental concrete lintels that are beginning to fragment in areas; and, to remove added elements that detract from the historic architecture, such as the dropped ceilings that block portions of the windows and trim, and vinyl flooring that covers the original wood floors. They have a plan to restore all of the mail structures and historical elements damaged by intruders, repair all of the windows and staircases, remove graffiti, restore and or replace the entry doors, and to reset all electrical and plumbing throughout the structure. This significant building is worthy and suitable for restoration and is important to the preservation of Jacksonville's history.

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JHPC Landmark Designation Application

Duval County Public School #8

1220 East 16th Street, Jacksonville, FL 32206

Appendix B

Photographs, Maps, Drawings and Legal Description



Front of Building – West Entrance



West Entrance Close up



Northwest Corner



Southwest Corner



Southwest Corner Closeup



East side (rear) of Building



Exterior of building facing southeast



Exterior of building facing southwest



Brick detail of building with children's names carved in brick



Interior Auditorium



Interior Stairway of original building

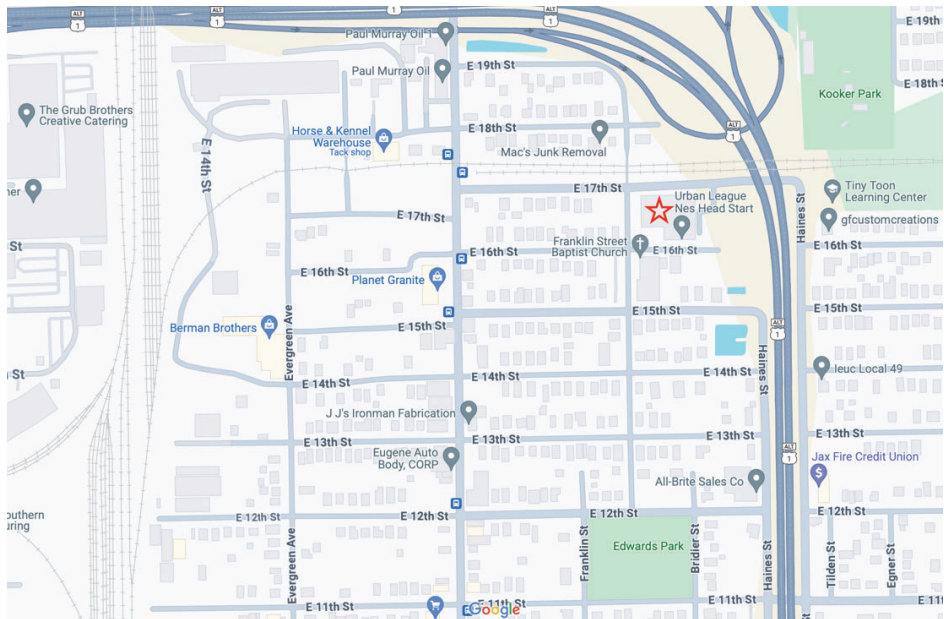
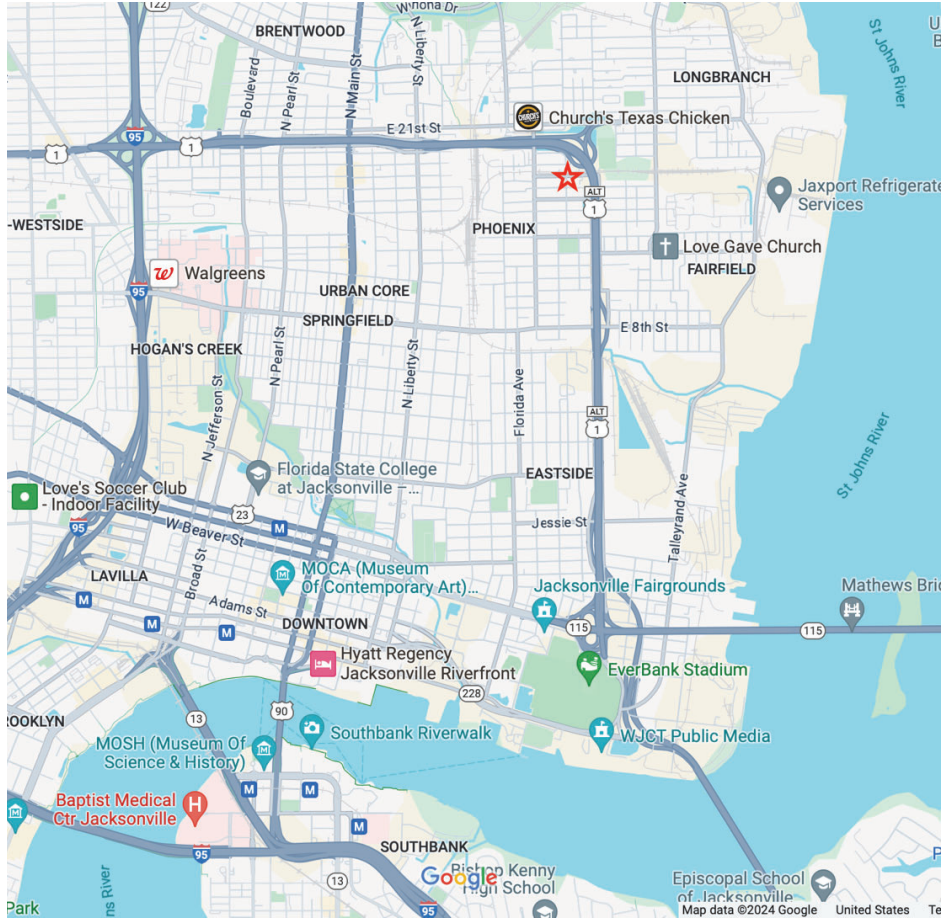


Interior Hallway



Exterior Breezeway

Area Maps showing property location



Sanborn Maps

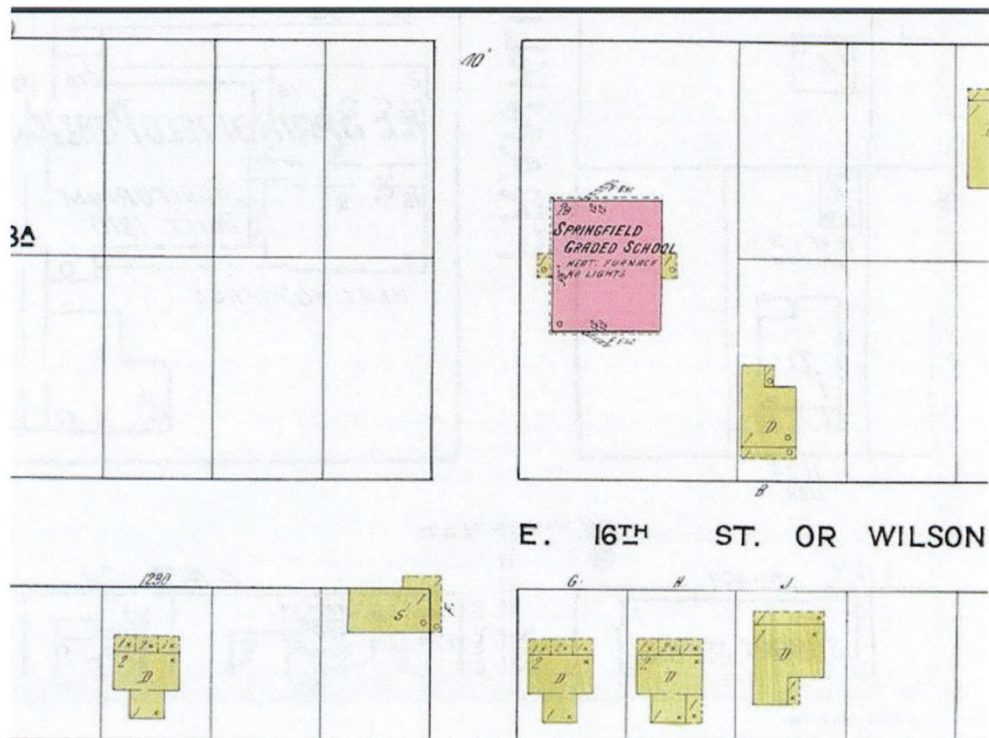
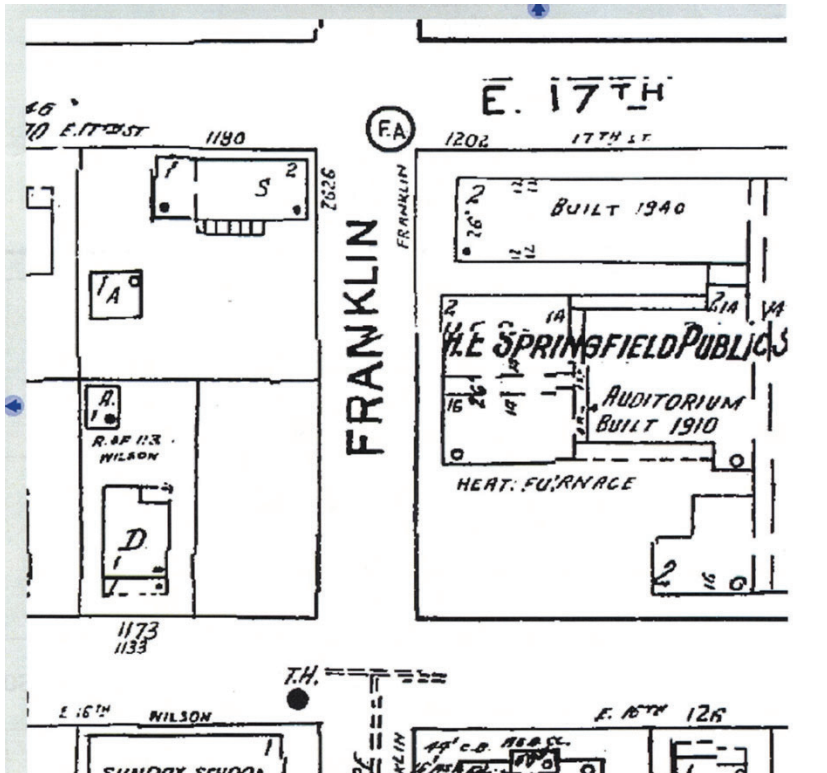
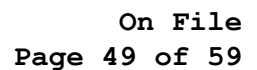


Figure 1: 1913 Sanborn Map

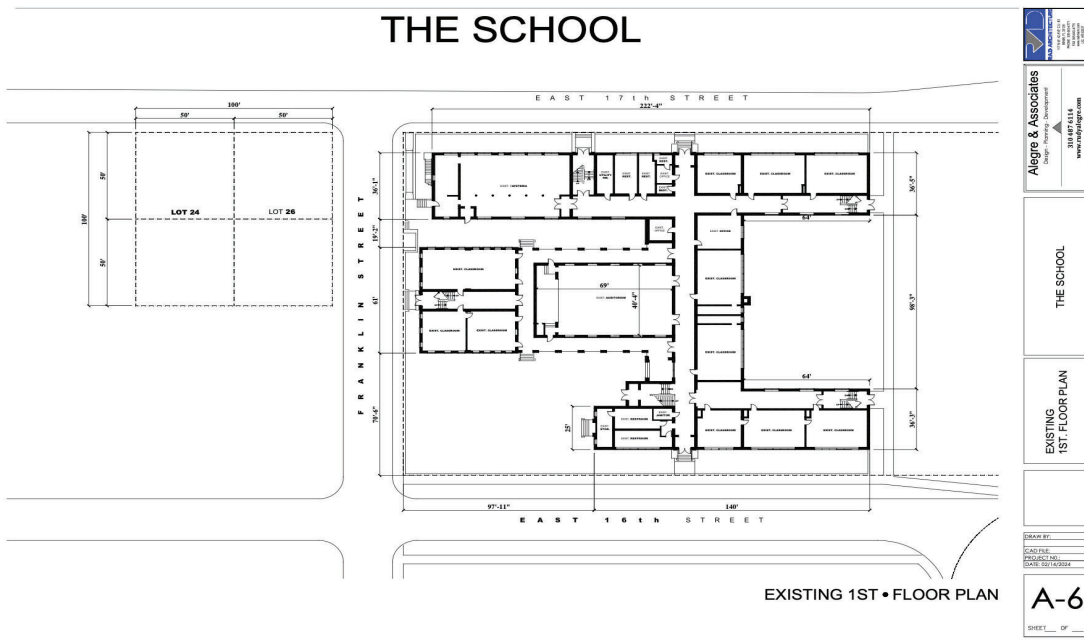


1950s Sanborn Map

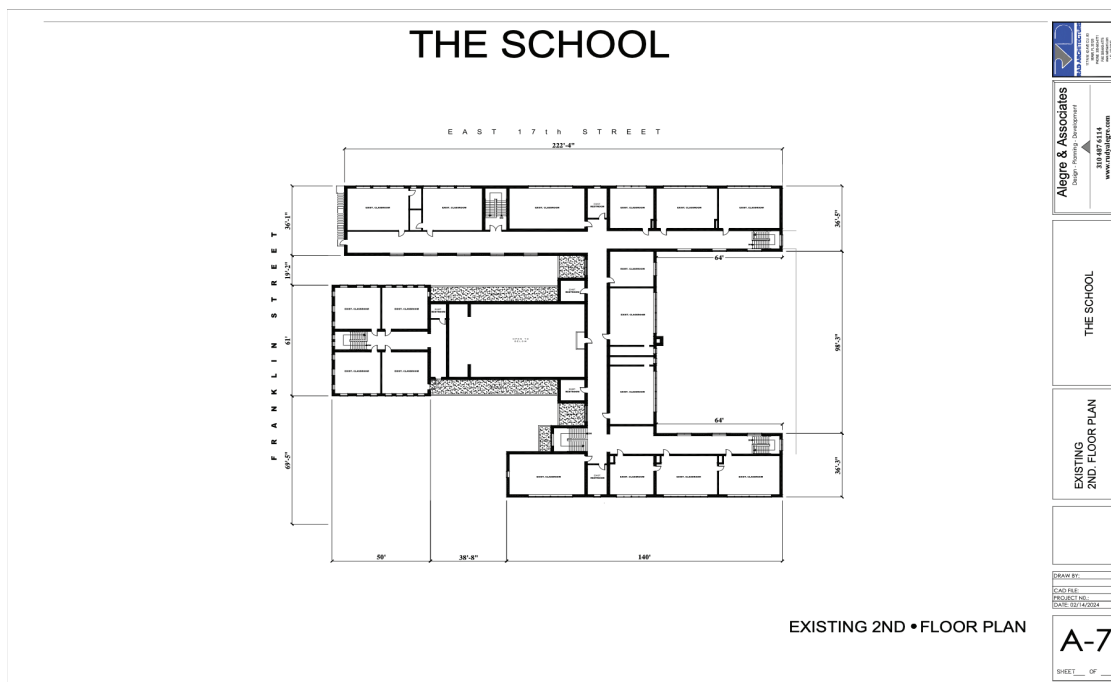
Boundary Survey



Floor Plans



Existing 1st Floor Plan



Existing 2nd Floor Plan

Legal Description

Lots 1 through 20, inclusive, Block 8, Hartridge's Addition to East Springfield, according to plat thereof as recorded in Plat Book 2, page 8 of the current public records of Duval County, Florida; EXCEPTING any portion conveyed to the State of Florida Department of Transportation in that certain Quit Claim Deed recorded in Official Records Book 12310, page 1081, of said public records.

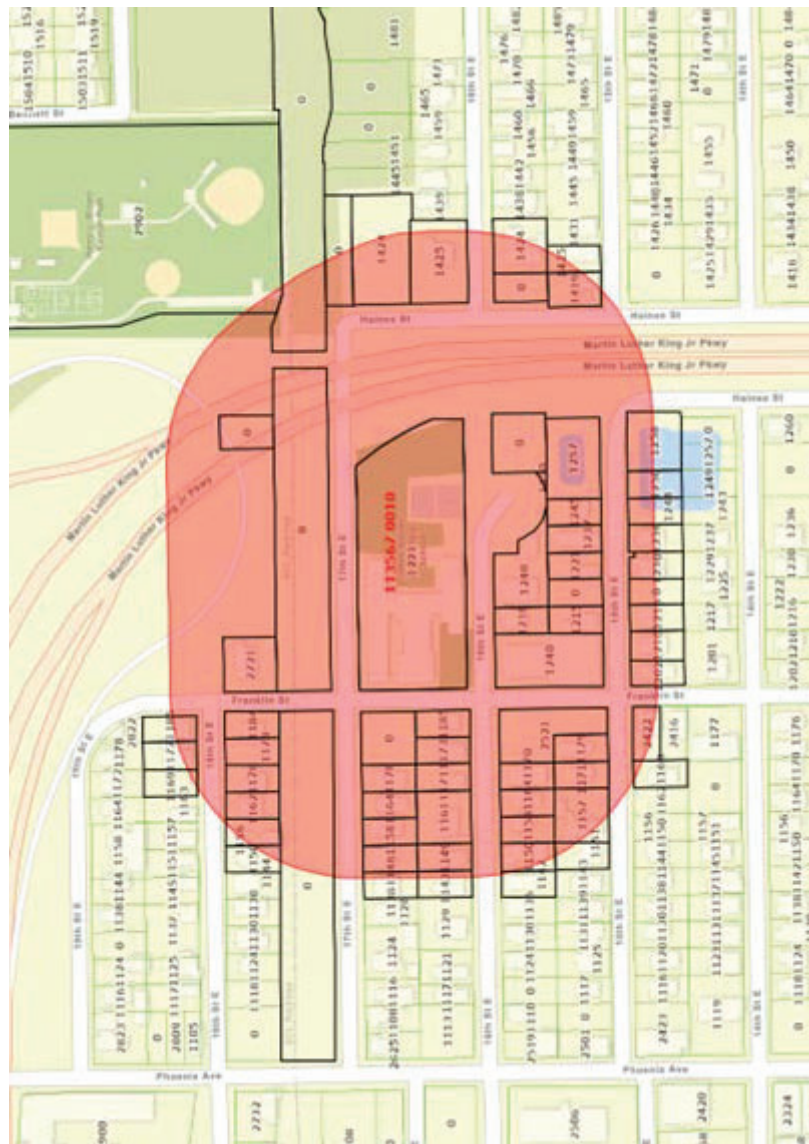
Real Estate Parcel Number 113567-0010

III. Legal Description and Location Map

LEGAL DESCRIPTION

**2-8 06-2S-27E 2.173
HARTRIDGES ADDITION TO EAST SPRINGFIELD
LOTS 1 TO 20(EX PT R/W RECD
O/R 12310-1081) BLK 8**

RE # 113567-0010



IV. Proof of Public Notice

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, 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-24-07 Duval County Public School #8 (J. Allen Axson Elementary School) at 1220 East 16th Street

in the Court, was published in said newspaper by print in the issues of 10/3/24.

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.



Rhonda Fisher

Sworn to and subscribed before me this 3rd day of October, 2024 by Rhonda Fisher who is personally known to me.



Seal

Notary Public, State of Florida

PROOF OF PUBLICATION
DUVAL COUNTY

NOTICE OF
PUBLIC HEARING ON
APPLICATION TO
DESIGNATE DUVAL COUNTY
PUBLIC SCHOOL # 8
(J. ALLEN AXSON
ELEMENTARY SCHOOL) AT
1220 EAST 16TH STREET
LM-24-07
AS A CITY OF
JACKSONVILLE HISTORIC
LANDMARK

NOTICE IS HEREBY GIVEN
that on October 23, 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 Duval County Public School # 8 (J. Allen Axson Elementary School) at 1220 East 16th Street as a City of Jacksonville Historic Landmark, pursuant to Jacksonville Ordinance Code 307.104. The public hearing will be on the 1st floor (Room 1002) of the Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida.

Exhibit A

Legal Description
2-8 06-2S-27E 2.173
HARTRIDGES
ADDITION TO
EAST SPRINGFIELD
LOTS 1 TO 20
(EX PT R/W RECD
O/R 12310-1081) BLK 8
RE # 113567-0010

This application (LM-24-07) is being sponsored by Jack Sun Villas, LLC. 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.

DATED this 2nd day of October, 2024.

Michael Montoya
Chairman
Jacksonville Historic
Preservation Commission
City of Jacksonville
Oct. 3 00 (24-06463D)

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

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
113611 0000	1169 E 18TH STREET LLC		P O BOX 350802			JACKSONVILLE	FL	32235
113585 0000	1184 EAST 18TH ST LLC		1645 UTICA AVE			BROOKLYN	NY	11234
113615 0000	AO PROPCO 1 LLC		32 MERCER ST 4TH FL			NEW YORK	NY	10013
113580 0000	BAPTISTE JOHN ERITTA IRA		C/O HORIZON TRUST COMPANY	6301 INDIAN SCHOOL RD NE SUITE 200		ALBUQUERQUE	NM	87110
113529 0000	BARRANES GAI		9741 NW 18TH MNR			PLANTATION	FL	33322
113529 0000	BELUE EMMA KATE		1151 15TH ST E			JACKSONVILLE	FL	32206
113557 0000	BHKN III LLC		13361 ATLANTIC BLVD			JACKSONVILLE	FL	32225
113563 0000	BHKN III LLC		1164 17TH ST E			JACKSONVILLE	FL	32225
113561 0000	BOSSARD MARIO R		2721 FRANKLIN ST			JACKSONVILLE	FL	32206
113587 0000	BROOKS AUDREY M		150 11TH ST E			JACKSONVILLE	FL	32206-3232
113543 0000	BRUNKE ELIZABETH ET AL		2537 RANDY RD			JACKSONVILLE	FL	32206
113583 0000	BURCH DEBORAH S		1618 GERALDINE DR			JACKSONVILLE	FL	32216
113613 0000	BURCH KENITH		11464 DAYTONA CT			JACKSONVILLE	FL	32205
113539 0000	BURKS JESSIE III ET AL		1130 VAN BUREN ST			JACKSONVILLE	FL	32218
113566 0000	CAMECOMMUNITY LLC		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32206
132028 0000	CITY OF JACKSONVILLE		1424 E 16TH ST			JACKSONVILLE	FL	32202
132026 0000	DRAY RONALD C		P O BOX 450841			SUNRISE	FL	33345
113531 0000	EASY BUY PROPERTIES LLC		5110 SANTA CRUZ LN			JACKSONVILLE	FL	32210
113581 0000	FETZER CHARLES EDWARD ET AL		1029 IYELL AVE UNIT 179			ROCHESTER	NY	14606
113530 0000	FIRSTROW PROPERTY LLC		1173 E 16TH ST			JACKSONVILLE	FL	32206-3210
113564 0000	FUET NAPOLEON E		2521 FRANKLIN ST			JACKSONVILLE	FL	32206-3228
113537 0000	FRANKLIN ST BAPTIST CHURCH		2521 FRANKLIN ST			JACKSONVILLE	FL	32206-3228
113536 0000	FRANKLIN STREET BAPTIST CHURCH		1158 E 17TH ST			JACKSONVILLE	FL	32206-3215
113560 0000	HINES BERTHA L		1105 PHELPS ST			JACKSONVILLE	FL	32206
	HISTORIC EASTSIDE COMMUNITY DEV CORP	SUZANNE PICKETT	1228 EVERGREEN AVE			JACKSONVILLE	FL	32206
113541 0000	JACK 1ST EVERGREEN LLC		1228 EVERGREEN AVE			JACKSONVILLE	FL	32206
113566 0500	JACK SUN VILLAS LLC		4 VANDERFORD RD E			ORANGE PARK	FL	32073-5944
113562 0000	JACKSON JOHN		648 UNION ST E			JACKSONVILLE	FL	32206
	JACKSONVILLE CULTURAL DEVLP CORP	SUZANNE PICKETT	1300 BROAD ST			JACKSONVILLE	FL	32206
113535 0000	JACKSONVILLE HOUSING AUTHORITY		2831 TALLEYRAND AVE			JACKSONVILLE	FL	32202-3996
113572 0000	JACKSONVILLE PORT AUTHORITY		1168 E 15TH ST			JACKSONVILLE	FL	32206-3417
113493 0000	JAMES DIONNE C		1179 E 15TH ST			JACKSONVILLE	FL	32206-3207
113535 0100	JERIDO SHANTELL		342 CANYON FALLS DR			FOLSOM	CA	95630
113504 0000	JESSICA COUCH REVOCABLE TRUST		1013 CENTRE RD STE 403 B			WILMINGTON	DE	19805
113542 0000	JKV WORKFORCE I LLC		1425 E 16TH ST			JACKSONVILLE	FL	32206
132037 0000	JONES GUSSIE ET AL		1202 E 15TH ST			JACKSONVILLE	FL	32206
113498 0000	JORDAN MELISSA T		2324 PHOENIX AVE			JACKSONVILLE	FL	32206
113584 0000	KENITH BURCH WELDING INC		7950 CONCORD BLVD W			JACKSONVILLE	FL	32208-2719
132027 0000	LEE WILLIE THOMAS II		3859 SE 7TH PL			CAPE CORAL	FL	33904
113556 0000	M&R SUPPLY LLC		1210 E 15TH ST			JACKSONVILLE	FL	32206
113499 0000	MCNALLY RACHEL		4016 S 3RD ST UNIT 1063			JACKSONVILLE BEACH	FL	32250
113533 0000	MOTHER OF PEARL PROPERTIES LLC		908 W FRANCIS ST			ASPEN	CO	81611
113582 0000	OPPORTUNITY ZONE AMERICA LLC		C/O SELENE FINANCE LLC	9990 RICHMOND AVE STE 400		HOUSTON	TX	77042-4546
113538 0000	RCF 2 ACQUISITION TRUST		1625 79TH ST CAUSEWAY APT 504D			NORTH BAY VILLAGE	FL	33141
113528 0000	RIVAS NESTOR		1148 E 17TH ST			JACKSONVILLE	FL	32206
113558 0010	RODRIGUEZ ALFREDO		1425 E 15TH ST			JACKSONVILLE	FL	32206
132009 0000	RODRIGUEZ JAIME		58 E 58 ST			BROOKLYN	NY	11203
113501 0005	SEVEN LS PROPERTIES LLC		1171 15TH ST E			JACKSONVILLE	FL	32206
113534 0000	SINCLAIR SONNY L		6550 ST AUGUSTINE RD #104			JACKSONVILLE	FL	32217
113592 0000	SLG INVESTMENT PARTNERSHIP LLLP		1161 E 16TH ST			JACKSONVILLE	FL	32206
113559 0000	SPARKS JAMES ET AL		1109 S MARION AVE			LAKE CITY	FL	32025-5874
113508 0000	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		10225 ULMERTON RD	SUITE 9C		LARGO	FL	33771
132008 0000	STONE PROGRESS LLC		1236 E 15TH ST			JACKSONVILLE	FL	32206-3209
113506 0000	TYNER TRAVIS B							

132034 0000	URBAN CORE	BRYANT SHUMAKER	303 4TH ST W	JACKSONVILLE	FL	32206
	VOGEL GREGORY		1411 CRIMSON CREEK DR	DURHAM	NC	27713-8219
113532 0000	WE MAKE THE SHIRTS	DAWN CURLING	822 A PHILLIP RANDOLPH BV	JACKSONVILLE	FL	32206
	WILLIAM'S REGINIA D		1158 E 16TH ST	JACKSONVILLE	FL	32206-3211
113495 0000	WILSON PECK CALIFORNIA TRUST NO 2422		9823 TAPESTRY PARK CIR	JACKSONVILLE	FL	32246
			UNIT 118			