

2015

**Designation Application and Report  
Planning and Development Department of the City of  
Jacksonville  
Regarding:**



**Proposed Designation of  
605 North Ocean Street  
“Old Duval High School”**

**Submitted by Joel McEachin  
Prepared in accordance with Chapter 307, City of Jacksonville Ordinance Code  
July 22, 2015**

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**I.**

**PLANNING AND DEVELOPMENT  
DEPARTMENT - FINDINGS,  
CONCLUSIONS AND RECOMMENDATIONS**

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

**LM-15-02**

**122 East Duval Street**

*GENERAL LOCATION:* East side of North Ocean Street between East Ashley Street and East Beaver Street in the northeast part of downtown.

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-15-02**, sponsored by Southport Financial Services, Inc..

**FINDINGS AND CONCLUSIONS**

- (A) At the request of the property owner, Southport Financial Services, Inc. the Jacksonville Planning and Development Department began preparing a designation application for the property located at 605 North Ocean Street, Duval High School.
  
- (B) 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 605 North Ocean Street, as a Landmark was complete. 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 site. Notice of the public hearing on the designation of the property at 605 North Ocean Street as a Landmark was published in the *Financial News and Daily Record*. Proof of publication is attached to this report.
  
- (C) If designated, any activity affecting the exterior of the property at 605 North Ocean Street will require a Certificate of Appropriateness (COA) from the Jacksonville Historic Preservation Commission. Before issuing the Certificate of Appropriateness, the Commission will review the proposed activity for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Routine repairs and maintenance, alterations, and new construction not seen from the public right-of-way and other projects consistent with the Secretary's Standards can be pre-approved by the Jacksonville Planning and Development Department. However, the following activities will require a review by the Jacksonville Historic

Preservation Commission.

1. Additions to historic buildings or structures.
  2. Window replacement or major changes to or addition of door and window openings.
  3. Demolition of all or part of historic buildings.
  4. New construction and additions.
  5. Enclosure of porch, porte-cochere, or garage.
  6. Porch replacement.
  7. Relocation of historic buildings.
  8. Roof replacement with material different from existing or change in roof form.
  9. Storefront restoration or replacement.
  10. Other work the Planning and Development Department has determined to be in conflict or potentially in conflict with the Secretary's Standards.
- (D) In preparing the application, the Planning and Development Department has found the application to meet four of the seven criteria. The four criteria include the following;
- (A) *Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.*

Founded in 1875, Duval High School is considered the pioneer of Florida public high schools, and was the model for other such schools around the state.<sup>1</sup> Before the Civil War most schools in Jacksonville were private, however during Reconstruction, the new State Constitution of 1868 provided for a free public education system for all children. Still recovering economically from the war and feeling overburden with taxes, the citizens of Jacksonville declined to enact an additional three to five mil tax in support of schools. As a result only one public school opened in 1871 along East Church Street near North Liberty Street. Although called the Duval Graded and High School, only elementary classes were offered. Duval High School opened in 1875 as the first school in Florida to offer high school courses going from two to four grades by 1886. For the first two

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<sup>1</sup> Stanton Institute, the predecessor of Stanton High School, the first high school for blacks in Florida, opened in 1869, but did not become a full high school until Principal James Weldon Johnson began quietly adding a grade each year during the late 1890s and early 1900s.

years, classes were held at the Trinity Methodist Church, later renamed Snyder Memorial Methodist Church, under Reverend M. F. Swaim.<sup>2</sup>

Under the leadership of Albert J. Russell, Duval County Superintendent for Public Instruction and school board chairman, Louis I. Fleming, a new small two-story brick high school was constructed in 1877 at the northwest corner of East Church Street and North Liberty Street immediately adjacent to the Jacksonville Grammar School.<sup>3</sup>

After becoming State Superintendent in 1885, Albert J. Russell used the success of Duval High School as a model for organizing and constructing secondary schools in other parts state.<sup>4</sup> Recognized as the “*Father of the Graded School*”, as well as the “*father of the Florida Education Association (FEA)*” Russell’s most significant contribution as State Superintendent was to greatly increase support for public education, at a time when many Floridians, including many elected officials, viewed education more as a luxury for the wealth. As a result the resistance to funding public education was strong among many of the state’s tax payers.<sup>5</sup> Albert J. Russell raised awareness and support for public education by connecting a well-educated populace as critical for maintaining a strong democracy and building a robust and diverse economy.<sup>6</sup>

With the destruction of both schools in the 1901 fire, Duval High School held classes at the LaVilla Grammar School until the new Central Grammar School was completed in 1902. A new high school was not constructed at the time due to concerns of taxing local citizens who were still reeling from the financial impact of the fire. Instead five rooms on the second floor of the new grammar school were dedicated for high school classes, an arrangement which quickly proved to be inadequate. In response, the Duval High School Association, formed by alumni, took the leadership in having a new high school constructed. Two lots fronting North Ocean Street between East Ashley Street and East Beaver Street were acquired and a building permit application was submitted in January of 1907 for the construction of a brick and stone school having three stories and a basement. The application was signed by architect, Wilbur B. Camp on behalf of the Board of Public Instruction. The cornerstone was laid in January of 1907 and construction started under J.A.

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2 James C. Craig, “Florida’s First High School”, *Papers of the Jacksonville Historical Society*. Volume III, 1954, pp. 99 – 102.

T. Frederick Davis, *History of Jacksonville, Florida and Vicinity, 1513 – 1924*. (St. Augustine, Florida: The Record Company, 1925), pp. 416 – 418, 420 – 422.

3 With an increase in local support for education, new grammar schools were constructed in 1885 in Brooklyn, LaVilla, East Jacksonville, Springfield, and Riverside. The Jacksonville Grammar School was renamed Central Grammar School.

4 pp. 83 & 84, 86 – 87, pp. 209 & 210.

5 PP. X & 183.

Buried in the Old City Cemetery, Albert J. Russell has been credited by one scholar of having, “*more drastically change the education of Florida than any other person, before or since*” (Fred C. Reynolds, 1989).

6 Fred C. Reynolds, *Albert J. Russell, His Life & Contribution to Florida Public Education*. Dissertation Presented to the Graduate School of the University of Florida in Partial Fulfillment of the Requirements for Degree of Doctor of Philosophy, 1989, p. 183.

McDonald who completed two-thirds of the building before abandoning the project which was completed under the direction of the Board of Public Instruction.<sup>7</sup>

Opening in the fall of 1908 under principal, W.E. Knibloe, the 123' x 82' building, which cost \$64,000 for construction and equipment, featured Indiana limestone, walls of light pressed brick, and rusticated cast stone detailing. The basement in the first floor of the building housed a gymnasium, manual and domestic science training, along with two showers, a boiler and ventilation room. Eight classrooms, the library, cloakrooms, office and reception room were located on the second floor with the third housing three classrooms in addition to chemical and physical laboratories. The auditorium with stage and dressing rooms was located on the fourth floor. To meet the continuing growth in the number of students, two annexes were constructed on each side of the original 1907 building. The north annex was completed in 1920 from a design by Benjamin & Greeley and constructed by Basil P. Kennard. Using the same design, the south annex was completed in 1922 by O.P. Woodcock.<sup>8</sup>

With the opening of John Gorrie Junior High School and Kirby-Smith Junior High School in 1924, only sophomore, junior, and senior classes were held at Duval High School. To accommodate the tremendous growth in enrollment during the first quarter of the twentieth century, three new high schools were constructed and opened in 1927. Once classes started at Robert E. Lee High School, Andrew Jackson High School and Landon Junior and Senior High School, Duval High School closed with the graduation of the 1927 class that included over 250 students. The Duval High School building housed offices of the Duval County Board of Public Instruction until 1972. After being declared surplus, the building was purchased for \$85,000 by the Ida M. Stevens Charitable Foundation for the purpose of providing senior citizen housing. The foundation was formed by Duval High School alumni, Virgil A. Stevens, who was a pioneer aviator that served with the Royal Air Force during World War I. He later was instrumental in the founding of the Florida Military Academy in Green Cove Springs which was relocated to the old San Jose Hotel in Jacksonville eventually becoming the Bolles School. Funded predominately by the sale of extensive family land holdings in the Regency area, the foundation was named in honor of Virgil Stevens' mother, Ida Stevens. Virgil Stevens envisioned converting the school into elderly housing<sup>9</sup>, but died in 1976 the year before the property was acquired by the foundation<sup>9</sup>

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<sup>7</sup> *Jacksonville Building Permit Application*, #4377. January 27, 1907. Site File – 605 North Ocean Street, Jacksonville Planning and Development Department.

Wayne W. Wood, *Jacksonville's Architectural Heritage, Landmarks for the Future*. (Jacksonville, Florida: University of North Florida Press, 1989), p. 83.

<sup>8</sup> *Ibid*, p. 83

Craig, pp. 102 & 103.

Davis, pp. 421 & 422

<sup>9</sup> Craig, pp. 103.

Davis, p. 422.

Wood, p. 83.

*Jacksonville Journal*, September 20, 1979, p. 20; November 17, 1980, p. 1.

Combining funds from the U.S. Department of Housing and Urban Development, municipal bonds, the Ida M. Stevens Charitable Foundation and private investors, the 1.7 million dollar project turned the windowless, gutted, and vandalized school into 41 one-bed room apartments, 4 two-bedrooms, and 8 efficiency. The renovation was under the direction of architect, Ted Pappas, and contractor, Dan Cheatwood. The renovation required modifying the basement floor in order to provide access directly from the street without the need of ramps or steps. The apartments on each level encircle a central mall area which has a vertical shaft providing light to all the floors. The only original interior features remaining are two sets of stairs. In an ironic twist, some of the residents that lived in the apartments were alumni of Duval High School.<sup>10</sup>

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

Wilbur Bacon Camp (1861-1918) was one of a number of out-of-town architects and builders attracted to Jacksonville by the construction opportunities created by the disastrous 1901 Fire. Wilbur B. Camp was born July 29, 1860 in Herrick, Bradford County, Pennsylvania where he spent most of his early years. The sources of his architectural training have not been determined, but had established a practice by 1890 advertising in an Athens, Pennsylvania newspaper as an architect, contractor and builder.<sup>11</sup> However by 1898, Wilbur Camp was reported as moving to Geneva, New York where he remained until relocating to Jacksonville in October or November of 1901.<sup>12</sup> Camp appeared to have a successful practice in Athens with many of his residential designs being featured in the *American Homes* magazine where he also advertised his business.<sup>13</sup> In some of his ads, Wilbur Camp promoted his plan book which had available for purchase twenty different plans for houses costing \$600 to \$10,000. One of his noted designs before coming to Jacksonville was the First Methodist Episcopal Church in Towanda, Pennsylvania constructed in 1895.<sup>14</sup>

Continuing his business practice of selling stock plans, one of his contemporaries in Jacksonville criticized Camp for, “*coming to town like a patent medicine man, with a suitcase full of plans for sale*”. This description was also reflected in a short ad

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*Florida Times Union*, September 7, 1976.

Vertical File – Ida & Virgil Stevens, Jacksonville Planning and Development Department.

<sup>10</sup> Ibid.

*Florida Times Union*, October 15, 1995, B-5.

<sup>11</sup> *The Daily News*, May 9, 1890, p. 7, Athens, Pennsylvania.

<sup>12</sup> *The Bradford Star*, March 3, 1898, p. 3.

<sup>13</sup> *American Homes*, (Knoxville, Tennessee: American Homes Publishing Co.)February, 1901, pp. 113 – 115; April, 1901, pp. 223, 226, 227, 252, 255, & 256; June, 1901, pp. 337 – 341.

<sup>14</sup> *Official Minutes of the Central New York Conference* – Newark, New York, 28<sup>th</sup> Annual Session – Central New York Conference of the Methodist Episcopal Church, October, 1895,



placed by Camp in the 1902 city directory in which he stated, “*I have over 600 sets of plans on file of nearly all classes of buildings that I shall be pleased to show anyone that is contemplating to build.*” Camp went on to state that he had spent the last five months working with Jacksonville architect, Henry John Klutho, in the design of the City Hall, the Dyal-Upchurch Building, the T.V. Porter residence, and the Congregational Church.<sup>15</sup>

Initially opening an office with John K. Bliven in 1902, Camp went on to design several landmark structures during his two decades in Jacksonville. Camp is also recognized as one of the first architects in Jacksonville outside of Henry John Klutho that was utilizing the avant-garde Prairie Style architecture for residential design. Two noted Prairie Style residential designs by Camp include the Thurston Roberts Residence at 1804 Elizabeth Place (c. 1913), and the R.H. McMillan residence at 2317 Oak Street (1913). The source of his Prairie Style influence is not known, but may have resulted from national publications featuring the style or was exposed to it while working with Klutho.<sup>16</sup>

In addition to Duval High School (1907-1908), other more revival style buildings designed by Camp include the 1905 -06 addition to the Florida National Bank Building, Fire Station # 2 (1909), and the Springfield Methodist Church. He also designed the Jones Brothers Furniture Store (1913, demolished) which was a six story reinforced concrete building reflecting the Chicago Style of high rise architecture. Residing in Springfield, Camp designed his own residence at 1824 North Pearl Street. During his time in Jacksonville from the fall of 1901 to his death in 1918, Camp designed a variety of houses, apartments, stores, warehouses, and schools in different parts of Florida and Georgia, as well as in other states. Some of these designs include the Bradford County Courthouse in Tawonda, Pennsylvania, St. Lucie High School in Fort Pierce, Florida, Methodist Episcopal Churches in Millen and Bainbridge, Georgia, and schools in St. Mary’s, Thomasville, and Waycross, Georgia.<sup>17</sup>

Although maintaining his residence and practice in Jacksonville, Wilbur B. Camp opened an office in Charlestown, West Virginia during the early part of 1918. At the time he was designing the five-story St. Albans Hotel and First National Bank in Charleston.<sup>18</sup> While in West Virginia, Wilbur B. Camp died at the age of 57 on

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15 Wood, p. 9.

Jacksonville City Directory, 1902, p.

16 Broward, p. 328

Other early Jacksonville architects and designers using the Prairie Style included Mark & Sheftall, Ransom Buffalow, Mulford Marsh, and Henry Taylor.

17 Although his obituary in *Troy Gazette-Register*, April 4, 1918 credits him with the design of the Bradford County Courthouse, another source attributed the 1896 courthouse to architects, Israel Lehman and Theodore Schmitt of Cleveland Ohio, ([www.livingplaces.com/pa/bradford\\_county/towanda\\_borough\\_historic-district](http://www.livingplaces.com/pa/bradford_county/towanda_borough_historic-district)).

St. Lucie County High School – *The American Architect*, Index to Volume CIII, January to June, 1913, p.8. [https://en.wikipedia.org/wiki/st.\\_lucie\\_high\\_school](https://en.wikipedia.org/wiki/st._lucie_high_school).

18 *Bridgemen’s Magazine*, Vol. XVIII, # 1, January, 1918, pp. 145 & 201, International Association of Bridge, Structural & Ornamental Iron Workers

March 24, 1918, and was interred in Woodlawn Cemetery (Evergreen Cemetery) in Jacksonville.<sup>19</sup>

- (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 Duval High School reflects the influences of the Renaissance Revival style, popular from approximately 1845 to 1920. General characteristics of this style evident on Duval High School include the division of the ground floor and upper stories of the building into distinct horizontal sections by string or belt courses with each floor articulated differently usually by varying window types and sizes. Three different window types are found on the four stories of the original 1907 school, including rectangular openings on first story, arched windows with decorative brick tympanums, and two fix light oval windows on the second, arched windows on the third, and two large arched windows on the fourth surrounded by two oversized rectangular windows. Consistent with the Renaissance Revival style, the first story has a rusticated stone treatment with pressed brick used on the upper stories. Single light sashes, the original style on the building and additions, are also characteristic of the Renaissance Revival style. The 1907 building has a prominent copper cornice visually supported by consoles with the additions having a cast stone cornice resting on modillions. Above the arched entryways of the two additions are an entablature topped with a balustrade.<sup>20</sup>

Development of the Renaissance Revival style in England during the first quarter of the nineteenth century resulted from a renewed interest in the studied formalism of Italian Renaissance architecture which has been characterized as finely detailed windows, cornices, and entablatures applied to symmetrical square or rectangular buildings. Although found in the United States as early as the 1840's, the style was popularized during the 1880's and 90's through the work of the prominent New York architectural firm of McKim, Mead, & White who successfully applied design elements of the Renaissance Revival style to larger and taller buildings. Because of the state's late development, the Renaissance Revival style is not common in Florida with very limited examples in Jacksonville. Three other buildings in downtown Jacksonville that reflect elements of the Renaissance Revival style are the Dyal-Upchurch Building (1901 – 02, 4 East Bay Street), the Guaranty Trust and Savings Bank (1902 & 1919, 101 East Bay Street), and the H. & W.B. Drew Building (1901, 1909 – 10 third story, 45 – 47 West Bay Street). The style was also evident in the Christopher Building (1902, 420 East Bay Street) that was demolished in 1999.

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<sup>19</sup> *The Florida Times Union*, March 30, 1918, p. 18.

<sup>20</sup> John J.-G. Blumenson, *Identifying American Architecture, A Pictorial Guide to Style & Terms, 1600 – 1945*. (Nashville, Tennessee: American Association for State and Local History, 1977), pp. 40 & 41. Wood, p. 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 most significant alterations to Duval High School have been made to the interior in order to accommodate fifty-two senior citizen apartments. At the time of the conversion, the building was described as gutted, vandalized, windowless and home to vagrants. Although the amount of original interior fabric remaining at the time of the renovation is not known, the only historic elements found in the building are the two sets of stairs. The original interior configuration of the building in the 1907 section was composed of open corridors forming an H-shape. However, the original floor plan was modified in order to accommodate the number of units on each floor and to maximize the use of the windows, the apartments on each floor encircle an open mall area that is illuminated on each floor by a skylight.

To provide a street level access into the building, the basement floor was raised, and a set of steps leading to the original entryway on the first floor were removed to accommodate double doors for the new basement entrance. The arched entryways and steps on the 1920 and 1922 additions were made non-functional. Another major exterior alteration was the installation of new anodized aluminum windows predominately sash or fixed glass. The original windows were wooden double-hung windows with equal sized one over one sashes, as well as fixed fanlights over arched entryways and fourth story arched windows. The 1907 building originally had multiple chimneys that have been removed except the one centered on the rear elevation. However, the predominate character defining features of the exterior of the building have been preserved including, pressed brick, rusticated Indiana limestone, a variety of cast stone trim, copper soffits, consoles, and fascia.

### **RECOMMENDATION**

Based on the findings of this report, the Jacksonville Historic Preservation Commission recommends that the Jacksonville City Council **APPROVE** the designation of 605 North Ocean Street, **(LM-15-02)** as a City of Jacksonville Landmark.

**II.**

**DESIGNATION APPLICATION FOR  
605 NORTH OCEAN STREET  
AS A LANDMARK**

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**City of Jacksonville Landmark, Landmark Site,  
or Historic District Nomination Form**



Grayed Areas for Use by Staff

**1. Name of Property**

historic name DUVAL HIGH SCHOOL Designation Number LM-15-2  
other names \_\_\_\_\_ FMSF Number 00151

**2. Location**

street & number 605 NORTH OCEAN STREET  
city or town JACKSONVILLE  
state FLORIDA code FL county DUVAL code \_\_\_\_\_ zip code 32202

Real estate assessment number(s) 073986-0000  
(Attach continuation sheet if necessary)

**3. Sponsorship Statement**

As the owner, or official representative of the owner, I am aware of the proposal for designation of the subject property or properties listed above as a city of Jacksonville landmark, landmark site, or historic district. I have been advised 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 also agree to sponsor the application and pay for all notification costs. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a review for consistency with the appropriate standards.

Signature of property owner or representative	Date
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Representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.

**Please see attached letter from the property owner, Southport Financial Services, Inc. dated April 15, 2015 requesting the landmark designation.**

Signature of sponsor	Title	Date
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**4. Legal Description of Property** (according to county property appraiser's office)

**39-2S-26E, JAX HARTS MAP, LOTS 1 & 4 , BLK 73.**

Attach continuation sheet if necessary

# Southport Financial Services, Inc.

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April 15, 2015

John Allmand, Chairman  
Jacksonville Historic Preservation  
Planning and Development Department  
214 North Hogan Street, suite 300  
Jacksonville, FL 32202

Re: Historic Preservation Property Tax Exemption – Stevens Duval Apartments

Dear Mr. Allmand:

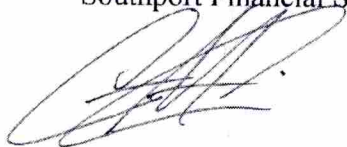
We are writing to request that the property know as Stevens Duval Apartments (located at 601 North Ocean Street Jacksonville, FL 32202) be considered as a local landmark.

The building is located in downtown Jacksonville. It was built in 1907 and served as Duval High School until the late 1920's. It was later converted in to an apartment building in the late 1970's. The property has served as an apartment building providing affordable housing to seniors ever since. Our intentions are to preserve this building and the housing it provides for the next 20 years.

We appreciate your consideration of this matter and look forward to hearing your response

Regards,

Gavin Guinan  
Southport Financial Services, Inc.



5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing
	buildings
1	Sites
	structures
	objects
1	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously designated

6. Function or Use

Historic Functions

Education - School

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Current Functions

Domestic: Multiple

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7. Description

Architectural Classification

Renaissance I Revival

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Materials

foundation Raised - Continuous

Walls Brick

roof Composition Shingles & Flat, Built up

other Rusticated Indiana limestone block

Cast Stone Trim, Copper

Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

SEE ATTACHED CONTINUATION SHEETS

**Landmark, Landmark Site, or Historic District Nomination  
Form Continuation Sheet**

**7-1 PHYSICAL DESCRIPTION**

**Duval High School, 605 North Ocean Street**

**PRESENT AND ORIGINAL APPEARANCE**

**Summary: Duval High School, 605 North Ocean Street**

Facing West along the east side of North Ocean Street, Duval High School was constructed in three sections, the larger original section, constructed in 1907, flanked on each side by an annex constructed in the early 1920s (**Photos 1, 2, & 3**). The two additions are internally linked to the original section by centrally placed short connectors which created two narrow but deep courtyards in the front and back of the building. Although all three sections are constructed on a raised continuous foundation, the original building had a full basement that currently functions as the first story. The larger part of the original 1907 building is composed of four stories flanked on each side by three story projections. The larger and taller central mass of the 1907 building is covered by a hipped roof currently sheathed with composition shingles and has a copper cornice and consoles. The projections have a flat, built-up roof behind a raised parapet wall defined by a copper cornice of the same design as found on the central building mass. Both the connectors and annex buildings also have a flat-built up roof behind a raised parapet wall. The central section has copper soffits and consoles with the annexes having a row of cast stone modillions (**Photos 4 & 5**). All three sections of the school have a masonry structural system sheathed in a tan pressed brick that is trimmed out in cast stone, as well as rusticated limestone block on the first story of the 1907 section.

**Setting: Duval High School, 605 North Ocean Street**

Having approximately 54,063 square feet on a 210' x 105' parcel, Duval High School occupies a third of the block which is bounded by North Ocean Street, North Newnan Street, East Ashley Street and East Beaver Street in the northeast part of downtown Jacksonville. The primary or west façade of the building fronts North Ocean Street, with the side of the south annex fronting East Ashley Street and the north fronting East Beaver Street. The remaining part of the block to the rear or east of the building is vacant and used for surface parking. This part of the block was never included in the school campus. To the north and south of the subject property are high rise apartments for senior citizens with a large surface parking lot across North Ocean Street. The building has zero side setbacks, and a very narrow front and rear setback. The narrow space in the front of the building is defined by a masonry knee wall with a capstone that is broken with pilasters delineating the entryways and corners. Based on historic photographs, the knee walls in their current design appear to be original or very early to the building (**Photo 6**).



## Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

**Description of the Front or West Elevation:**      **Duval High School, 605 North Ocean Street:**

The primary or west elevation is broken into distinct parts reflective of its original construction and expansions. The front façade of the larger original four-story section is broken vertically into four sections by slightly projecting pilasters resting on the rusticated stone block of the basement or first floor level (**Photos 7, 8, & 9**). Horizontally, the four stories are delineated by differences in window types, wall treatment, and sill bands. The basement level or first story is distinguished by its rusticated Indiana limestone blocks, with the second floor having two pairs of arched windows placed between two oval windows; the third floor has the same arched window treatment, and the fourth has two large arched windows surrounded on each side by oversized vertically oriented rectangular windows that provide light into the stairwells. The first, second and most of the third story of the central building mass are framed on each end by a slight projection from the wall plane that define the entryways. Centered in the projections, the large rectangular openings that accommodated a pair of doors were originally accessed with steps leading from the sidewalk (**Photos 10 & 11**). Immediately above the entryways are rectangular brick spandrels that set under two large arched windows crowned with a brick hoodmold or drip stone featuring a central console and two decorative cast stone bases at each end. The arched windows are filled with two aluminum bronze color sash-style windows with one over one lights with the arches having fixed glass divided vertically that replaced a wooden fan light (**Photo 12**). Immediately above the hoodmolds are rows of brick corbelling that visually support a narrow overhang that is protected by a copper cornice. Above the cornice are the paneled brick spandrels of the two large rectangular windows on the fourth story.

Between the projecting entryways on the first story of the building mass are a single window on the north end, followed by two window pairs and another single window on the south end. All of the original wooden double-hung sash windows with one over one lights were previously replaced and currently have bronze color anodized aluminum sash style windows. The fenestration of the second and third stories of the central building mass includes two pairs of arched windows that line up vertically. The rusticated stone sills of the arched windows extend between the pilasters. This horizontal treatment is replicated on the band dividing the window and the upper arch but with a combination of stone and brick. The tympanum of the upper arches is textured with brick in which the headers have been placed at an angle creating a three-dimensional herringbone pattern (**Photo 13**). The arches are defined by a hoodmold composed of receding rows of header brick topped with a keystone. On the second story the arched windows are framed by a fixed glass oval window with a keystone on both the top and bottom (**Photo 14**). The lower three-story sections that flank the central building mass have three evenly spaced vertically oriented rectangular windows on the first story with three arched windows on the second story of the same design as the ones on the second and third stories of the central building mass, including the continuous sills and upper band under the arches. The third story windows of the two lower sections are composed of a row of three equally placed vertically oriented rectangular single windows

## Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

setting on a continuous sill and separated by brick mullions. Above the three windows, which had one over one light sashes, is a band of brick corbelling that runs along the front and side elevations. **(Photos 15 & 16)**. Above the corbelling is eaves composed of copper soffits, fascia, and consoles.

The fourth story of the central building mass is composed of two large arched windows that have the same basic treatment as the large arches in the projections that define the two entryways. The two large arched windows are crowned with a brick hoodmold or drip stone featuring a central console and two decorative cast stone bases at each end. The sills of the arched windows run continuously between the pilasters. The arched openings are filled with two bronze sash-style windows with one over one lights with the upper arches having fixed glass divided vertically that replaced a wooden fan light. On each side of the arched windows are two large rectangular windows between the two pilasters forming the outer bays. Providing light to the stair cases, these openings originally had a pair of double-hung sash windows with one over one lights above which were fixed or transoms windows **(Photo 17)**.

Constructed only two years apart, the north and south annexes match each other in basic design and materials. Broken vertically into two unequally sized bays by slightly projecting pilasters, the front facades of the annexes have an arched entryway centered in the smaller bay which is placed closest to the original building. The entryways project slightly forward of the adjacent pilasters, and were originally accessed from the sidewalk by a set of concrete steps with curvilinear cheek walls **(Photos 18, 19, 20 & 21)**. Outlined in cast stone with a central console, the arch accommodated a pair of doors above which was a wooden fan light **(Photo 22)**. Based on a historic photograph, the original doors appear to have been wooden French doors. On each side of the arch near the crown are cast stone medallions **(Photo 23)**.

Immediately above the arch is a wide cast stone frieze with the word annex and date of construction which was 1920 on the north annex and 1922 on the south one **(Photos 24 & 25)**. Above the frieze is a cast stone cornice that supports two short paneled piers of cast stone that frame a row of balustrades **(Photos 26 & 27)**. On the first story of the south annex are two vertically oriented rectangular windows above which is a soldier course under a cast stone band that wraps the corners continuing along the side elevation. On the north annex, the first story has no fenestration which appears to reflect the original design based on historic photographs. The second floor of both annexes is composed of a grouping of three vertically oriented rectangular windows separated by wooden mullions. The original windows appear to have been double-hung sash style windows with one over one lights that are topped with a transom window. The windows have a continuous sill running between the pilasters **(Photo 28)**.

The third story of both annexes has a grouping of four windows that included a window pair divided by wood mullions and separated from the single window on each side by brick mullions. On the third story above the arched entryway is a single rectangular window

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centered between two pilasters. Below the cast stone sills of the single windows on the third story is a decorative design created by slightly projecting masonry. On top of the third floor windows is a cast stone belt course that continues around to the side elevations. The belt course acts as the capital for the pilasters found on the front and side elevations of the annexes. The parapet wall is defined by a belt course of cast stone modillions that run along the front and side elevations (**Photos 29, 30, & 31**). The parapet wall has slightly projecting pilasters that lineup vertically with the ones below. This same treatment is replicated on the side elevations.

Another architectural feature of the primary elevation is the two courtyards created by the addition of the annexes. As originally constructed the north and south walls of the 1907 building were broken vertically into three bays separated by the slightly projecting pilasters. The fenestration pattern included twelve rectangular windows on the first story evenly divided by the bays. The second story has the same basic pattern with the twelve evenly spaced windows replicating the arched design found on the primary elevation. Those on the third story replicates the twelve rectangular windows found on the first story. The windows on all three stories have continuous stone sills running between the bays. The rusticated treatment of the ground floor on the North Ocean Street elevation wraps around the two sides before continuing along the rear elevation (**Photo 32**).

With the construction of the annexes, most of the middle bay of the side elevations was hidden by a three story masonry connector leaving only five original windows on each story visible on the front and rear courtyards. The windows of the original side elevations visible in the courtyards include five rectangular windows on the first story, five arched windows on the second and five rectangular windows on the third story. The connectors have three vertically oriented rectangular windows on the second and third stories with the first having a pair of metal doors. The design of the annexes visible from the interior of the courtyards include a cement foundation ledge, two vertically oriented rectangular windows on the first story, four on the second, and three on the third. Except for the ones immediately adjacent to the connectors, the remaining windows on each floor are located between two slightly projecting pilasters. Above the first story windows is a band created by four rows of brick with the ones on the third story capped by brick corbelling. The masonry band on the first story continues along the wall of the connector while corbelling above the third story was mimicked on the connector by two brick bands. All of the windows, including those found on the connectors, have cast stone sills (**Photos 33, 34, 35, 36 & 37**).

### **Description of the North and South Elevations of the Annexes: Duval High School 605 North Ocean Street**

The side elevation of the north annex, which parallels East Beaver Street and the south which parallels East Ashley Street, are duplicates. Broken into three vertical bays by slightly projecting pilasters, the fenestration is duplicated on the second and third stories with the first having the same pattern but shorter windows (**Photos 38, 39 & 40**). Horizontally within

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each bay, the pattern on each story is a centrally placed window pair with a single window on each side. All of the windows were rectangular, and originally had one over one sashes with an upper transom which has been replaced with the bronze anodized aluminum windows with unequal sized sashes. All of the windows on each story have cast stone sills. Immediately above the first story windows is a soldier course below the cast stone belt course that wraps from the front elevation (**Photos 41, 42, 43, 44, & 45**). The belt course visually supports the pilasters that rest on a cast stone base. Above the third story windows is another cast stone belt course, a row of cast stone modillions, and parapet wall capped with cast stone coping, all continuing from the front elevation (**Photos 46 & 47**). However, small rectangular vents are evenly spaced between the upper belt course and the row of modillions.

**Description of the Rear or East Elevation:** **Duval High School**  
**605 North Ocean Street**

Although having no street frontage, the rear elevation which faces east has the same basic design and much of the architectural treatment as found on the front and side elevations (**Photos 48 & 49**). The rear wall of the north annex is vertically divided into two bays by three slightly projecting pilasters, but with a brick cornice defining the parapet wall. This elevation of the north annex has very limited fenestration which includes a full size window on the second story and a shorter window on the first clustered in the lower south corner of the wall. This same pattern is found on the rear wall of the south annex but with an additional opening centered on the second story that probably accommodated a window pair, but currently is divided fixed lights (**Photos 50 & 51**). The two courtyards on the rear elevation duplicates the design found on the front of the building. The two lower sections of the 1907 building that flank the larger building mass has the same window pattern on each story with each having three evenly spaced single windows. The ones on the first story, which has the same rusticated block treatment as the front, are rectangular windows with the second and third having a slight arch (**Photo 52**).

The main mass of the original building is broken into four bays by five slightly projecting pilasters with the third one being incorporated into the exterior chimney. The windows on all four stories lines-up vertically. The windows of the first, second and third floors include a grouping of four windows and another of two located on both sides of the centrally placed chimney. These windows also have a slight arch. Instead of the large arched windows found on the fourth story of the North Ocean Street elevation, the rear elevation has a short horizontally oriented rectangular window pair, a vertically oriented single rectangular window and another matching pair located on each side of the chimney. The same roof treatment of copper soffits and consoles evident on the front continues around the sides and along the rear (**Photos 53, 54, 55, 56, 57, & 58**).

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**Alterations:**

**Duval High School 605 North Ocean Street**

The most significant alterations to Duval High School have been made to the interior in order to accommodate fifty-two senior citizen apartments. At the time of the conversion, the building was described as gutted, vandalized, windowless and home to vagrants. Although the amount of original interior fabric remaining at the time of the renovation is not known, the only historic element still in the building is the two sets of stairs. The original interior configuration of the building in the 1907 section was composed of open corridors forming an H-shape. However, the original floor plan was modified in order to accommodate the number of units on each floor and to maximize the use of the windows, the apartments on each level encircle an open mall area that is illuminated on each floor by a skylight.

To provide a street level access into the building, the basement floor was raised, and a set of steps leading to the entryways on the original first floor were removed to accommodate double doors for the new basement entrance (**Photos 59, 60, 61, 62, 63, 64, & 65**). The arched entryways on the 1920 and 1922 additions were made non-operational with the set of steps from the street modified to be non-functional. Another major exterior alteration was the installation of new anodized aluminum windows predominately sash or fixed glass. The original windows were wooden double-hung windows with equal sized one over one sashes, as well as fixed fanlights over arched entryways and the fourth story arched windows. The central building mass of the 1907 section originally had multiple chimneys that since have been removed except the one centered on the east or rear elevation. However, the predominate character defining features of the exterior of the building have been preserved including, pressed brick, rusticated Indiana limestone, a variety of cast stone trim, copper soffits, fascia, and consoles.

## Duval High School, 605 North Ocean Street, Photos # 1 & 2



**Duval High School, 605 North Ocean Street, Photos # 3 & 4**



**Duval High School, 605 North Ocean Street, Photos # 5 & 6**





**Duval High School, 605 North Ocean Street, Photos # 7 & 8**



## Duval High School, 605 North Ocean Street, Photos # 9 & 10



**Duval High School, 605 North Ocean Street, Photos # 11 & 12**



**Duval High School, 605 North Ocean Street, Photos # 13 & 14**



## Duval High School, 605 North Ocean Street, Photos # 15 & 16



**Duval High School, 605 North Ocean Street, Photos # 17 & 18**



## Duval High School, 605 North Ocean Street, Photos # 19 & 20



## Duval High School, 605 North Ocean Street, Photos # 23 & 24





## Duval High School, 605 North Ocean Street, Photos # 21 & 22



**Duval High School, 605 North Ocean Street, Photos # 25 & 26**



**Duval High School, 605 North Ocean Street, Photos # 27 & 28**



**Duval High School, 605 North Ocean Street, Photos # 29 & 30**



**Duval High School, 605 North Ocean Street, Photos # 31 & 32**



**Duval High School, 605 North Ocean Street, Photos # 33 & 34**



**Duval High School, 605 North Ocean Street, Photos # 35 & 36**



**Duval High School, 605 North Ocean Street, Photos # 37 & 38**





## Duval High School, 605 North Ocean Street, Photos # 39 & 40



**Duval High School, 605 North Ocean Street, Photos # 41 & 42**



**Duval High School, 605 North Ocean Street, Photos # 43 & 44**



**Duval High School, 605 North Ocean Street, Photos # 45 & 46**



**Duval High School, 605 North Ocean Street, Photos # 47 & 48**



## Duval High School, 605 North Ocean Street, Photos # 49 & 50



## Duval High School, 605 North Ocean Street, Photos # 51 & 52



## Duval High School, 605 North Ocean Street, Photos # 53 & 54





## Duval High School, 605 North Ocean Street, Photos # 55 & 56



**Duval High School, 605 North Ocean Street, Photos # 57 & 58**



## Duval High School, 605 North Ocean Street, Photos # 59 & 60



## Duval High School, 605 North Ocean Street, Photos # 61 & 62



**Duval High School, 605 North Ocean Street, Photos # 63 & 64**



## Duval High School, 605 North Ocean Street, Photos # 65



8. Statement of Significance

Applicable Landmark Designation Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for Landmark Designation.)

- X A Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.
B Its location is the site of a significant local, state or national event.
C It is identified with a person or persons who significantly contributed to the development of the City, state or nation.
X 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.
E Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
X F It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
X G Its suitability for preservation or restoration

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

- Agriculture
X Architecture
Archaeology
Community Planning
Commerce
X Education
Early Settlement
Health/Medicine
Industry
Maritime History
Military
Politics/Government
Recreation
Social History
Transportation
Other:

Period of Significance

1907 - 1965

Significant Dates

1907, 1920 & 1922

Significant Person

Cultural Affiliation

Architect/Builder

Wilbur B. Camp - Architect

J.A. McDonald - Contractor

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Please See Attached Continuation Sheets

## **City of Jacksonville**

# **Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet**

### **8-1: NARRATIVE STATEMENT OF SIGNIFICANCE – 605 North Ocean Street Duval High School**

#### **SUMMARY:**

Duval High School is considered the pioneer of Florida public high schools, and was the model for other such schools around the state. Duval High School opened in 1875 as the first school in Florida to offer high school courses going from two to four grades by 1886. Appointed State Superintendent of Public Instruction in 1885, Albert J. Russell, former Duval County Superintendent, used the success of Duval High School as a model for organizing and constructing secondary schools in other parts state. After the original building was destroyed in the Great Fire of 1901, a new brick and stone school was built in 1907 fronting North Ocean Street between East Ashley Street and East Beaver Street. The new school was designed by Wilbur Bacon Camp (1861-1918) who was one of a number of out-of-town architects and builders attracted to Jacksonville by the construction opportunities created by the disastrous 1901 Fire. He was known for designing buildings in a variety of styles including the modernistic Prairie Style. The design of the Duval High School building reflects the influences of the Renaissance Revival Style, popular from approximately 1845 to 1920. Therefore, Duval High School is being considered for local landmark designation under criteria A, D, F & G.

#### **HISTORIC CONTEXT – DOWNTOWN JACKSONVILLE**

##### **Summary:**

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

##### **Colonial Period:**

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

During their first occupation of Florida (1565 – 1763), the Spanish colonial government at St. Augustine made very few attempts to settle and exploit the vast territories of East Florida. Except for a chain of Franciscan missions along the Atlantic Coast and west to Apalachee, as



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well as a few large land grants for cattle ranching, most of their activities centered around St. Augustine which served primarily as a military outpost protecting the Spanish fleet. Eleven land grants for cattle ranching were made along the St. Johns River. Being located on the narrowest point of the St. Johns River, the area later developed as Jacksonville was known by Native Americans as *Wacca Pilatka*, meaning the place of the cows crossing, later translated by the British as Cowford.<sup>1</sup>

During their occupation of Florida (1763 – 1783), the British started a policy of granting large parcels of land for the purpose of developing plantations and settlements. Although a total of 114 land grants representing 1.4 million acres had been awarded by 1776, only sixteen were actually settled as exemplified by the 2,000-acre grant made in 1765 to Marquis of Hastings that included the present area of Downtown Jacksonville. A significant development made in East Florida by the British was the completion of the Kings Road that connected New Smyrna south of St. Augustine with the Georgia Colony. Cutting through the southeast part of present day Duval County, the Kings Road crossed the St. Johns River at Cowford. A small settlement, called St. Nicholas, developed during this period on the south side of the river at Cowford to serve travelers along the Kings Road.<sup>2</sup>

With the transfer of Florida back to Spain in 1784, the Spanish government continued the liberal land policy started by the British. Contrary to official policy elsewhere in the Spanish Empire, the crown allowed non-Catholics to settle in Florida in order to populate and develop the vast territories of East and West Florida. In 1791, a grant for 451 acres in the present day Downtown area was made to Robert Pritchard who lived on the property for a short period. 200 acres of Pritchard's grant were later awarded to Maria Taylor in 1816 to compensate for military service provided to the Spanish government by her late husband. Most of Taylor's property later came under the ownership of Isaiah Hart who moved to the area in 1821 from St. Marys, Georgia. Also in 1816, a fifty-acre land grant east of present day Market Street was issued to Juan Le Maestro who sold the property to John Brady in 1817. Another early land grants recipient was Daniel Hogans who received in 1817 a concession of 255 acres located east of Hogans Creek (East Jacksonville). The LaVilla area west of Downtown was the result of a 350-acre land grant made to John Jones in 1801, and re-ceded in 1804 to Isaac Hendricks.<sup>3</sup>

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<sup>1</sup> Historic Property Associates, *Historic Building Survey of Downtown Jacksonville* (Jacksonville Downtown Development Authority, November, 1991), p. 2.

T. Frederick Davis, *History of Jacksonville, Florida and Vicinity, 1513-1924*. (St. Augustine: Florida Historical Society, 1925, 1990 Reprint), p.25.

<sup>2</sup> James Robertson Ward, *Old Hickory's Town, An Illustrated History of Jacksonville*. (Jacksonville, Florida: Old Hickory's Town, Inc., 1985), pp. 63-64.

Historic Property Associates, pp. 2-3.

Davis, pp. 26-28.

<sup>3</sup> Works Projects Administration, Historical Records Survey. *Spanish Land Grants in Florida, Volume V, Confirmed Claims, S-V*. (Tallahassee, Florida: State Library Board, May, 1941),

Historic Property Associates, pp. 3-4.

Davis, pp. 39-50.

## City of Jacksonville

# Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

### Territorial and Antebellum Period:

To remove the threat of Spanish Florida as a haven for run-away slaves and to satisfy the growing desire for new lands, the United States Government acquired Florida by the Adams - Onis Treaty in 1819. By the time Florida was finally transferred to the United States in 1821, a small settlement had developed along the Kings Road on the north side of the St. Johns River. Prominent landowner, Isaiah D. Hart led the successful effort to have a town platted in 1822. Composed of twenty square blocks, the town was named in honor of popular military leader and later U.S. President, Andrew Jackson. The original north-south streets surveyed by Daniel H. Miller included Newnan Street, Market Street, Liberty Street, and Washington Street with the east - west streets being Bay Street, Forsyth Street, Adams Street, Monroe Street, and Duval Street. At the time, Jacksonville had a store, a hotel, and tavern to serve the travelers crossing the St. Johns River in John Brady's ferry located at the foot of Liberty Street. On August 12, 1822, Duval County was created by the legislative council with Jacksonville serving as the county seat. In 1832, with a population of about 100, Jacksonville became the ninth Florida town to incorporate.<sup>4</sup>

The town's population grew as its economy strengthened with the processing and shipping of lumber and agricultural products from the interior. However, the increased settlement of the territory caused tension and friction with the Seminole Indians that resulted in warfare between 1835 and 1842. Although trade was disrupted, Jacksonville did benefit from serving as a staging area for Federal troops, as well as being a safe haven for planters and settlers displaced by the conflicts in the interior. To provide a sanctuary against attacks, a log blockhouse was constructed in 1836 at the northeast corner of Ocean Street and East Monroe Street. With the end of the Second Seminole War, the territory attracted additional settlers and land speculators resulting in Jacksonville's continued population growth. Surviving the financial panic of 1836, the city experienced a 67 percent increase in population between 1842 (450) and 1847 (750). By this time the Florida Territory was admitted to the Union as a slave state in 1845, Jacksonville importance in the region was well established by its port, which was the major center in the area for shipping cotton and lumber.<sup>5</sup>

During the 1850's, Jacksonville suffered numerous calamities including scarlet fever, small pox epidemics, and yellow fever quarantine, as well as a fire in 1854 that destroyed seventy buildings causing an estimated three million dollars in property damage. Nevertheless, the city continued to grow and by the end of the decade had twelve steam driven sawmills producing 40 million board feet of lumber per year, a tannery, bakery, two foundries and

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<sup>4</sup> Dena Snodgrass, "The Birth of a City", *Jacksonville Historical Society Papers*, Vol. 5, 1969, pp. 37-41. Davis, pp. 54-56.

Historic Property Associates, p. 5

Ward, pp. 121-123.

<sup>5</sup> Davis, pp. 76-77, & 82.

Historic Property Associates, p.p. 5-7.

Ward, pp. 135-136.

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machine shops, as well as five restaurants, two large hotels, and numerous boarding houses. Recognized as the founder of Jacksonville, Isaiah D. Hart owned much of the property in downtown Jacksonville particularly to the north and west of the 1822 original plat. In developing what is now called Hart's Map of Jacksonville (1859), he set aside a "blackjack oak ridge" for use as a public square (Block 39). Envisioning this block as a market place and general meeting area, Hart platted smaller half lots facing the park for new shops and businesses. Executors of Hart's estate donated the block to the City in January of 1866 for a consideration of \$10.00. However, interest in improving the park, at that time called the City Park, did not develop until the St. James Hotel was built immediately to the north in 1869.<sup>6</sup> In 1859, Jacksonville's long association with the railroad industry began with the completion of the Florida Atlantic & Gulf Central Railroad to Alligator (Lake City). By 1860, the city was the third largest in Florida with a population of 2,118.<sup>7</sup>

### **Civil War to the Twentieth Century: (Reconstruction, Tourist Era, & Spanish American War)**

During the Civil War, Jacksonville was occupied four times by Union forces resulting in the city being for the most part abandoned and significantly destroyed. During the first and second occupations of Jacksonville by Union forces, April and again in October of 1862, fighting was mainly limited to small skirmishes and isolated attacks on federal pickets in the west part of LaVilla by Confederates working out of Camp Finegan. In March of 1863, Jacksonville was occupied again, this time by black troops under Higginson's Expeditionary Corps. Most of the military action during the third occupation involved clashes with federal pickets encamped in the LaVilla area, as well as some Union raids on local plantations and farms in search of provisions and to free slaves. During the third occupation, the Confederate Army used the railroad to move a flat car with a 64 pound gun to bombard Union positions in the city. However, a fiery response by Union gunboats forced the Confederates to retreat.<sup>8</sup>

Motivated by a political plan to use strong Union sentiment in East Florida to bring this part of the state back into the Union, a fourth and final occupation was planned. A Federal invasion force of 6,000 soldiers, including infantry, cavalry, artillery and engineers, all under the leadership of Brigadier General Truman Seymour, met light resistance in their occupation of Jacksonville in February of 1864. This force included the 54<sup>th</sup> Massachusetts Colored Troop, the first all black regiment organized in the north and sent south. Leaving their base at Jacksonville, the Federal forces began advancing towards the interior, but were ultimately stopped at the Battle of Olustee on March 1, 1864. The Union soldiers retreated back to Jacksonville where they constructed a

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<sup>6</sup> *The Florida Times Union*, June 22, 1924.

Davis, p.p. 115, 332-333.

<sup>7</sup> *Ibid*, pp. 97-99, 341-42.

Historic Property Associates, p. 7.

<sup>8</sup> *Ibid*, pp 84-87, 113, 116, 137, 146, 158 & 159.

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defensive wall with redoubts around the city connecting McCoys Creek to Hogans Creek. Both sides dug in with the Union forces behind the defensive wall at Jacksonville, and the Confederates concentrated at Camp Milton. During this standoff, the Union military strength had swelled to 12,000 men with the Confederates having 8,000 troops in the general area.<sup>9</sup> Over time both the Federal and Confederate forces were being systemically drawn down as the demand for additional soldiers increased in other parts of the South. The Confederates soon abandoned Camp Milton which was occupied and then destroyed in August of 1864 by the Union.<sup>10</sup> Following the war, the west part of LaVilla continued to be occupied by Federal troops, many who were freedmen that stayed in the area after being mustered out of military service.<sup>11</sup>

Like the rest of Florida, Jacksonville was slow to recover from the war that had drained manpower while leaving the economy in shambles. In addition, the city became home to numerous freedmen attracted to urban areas such as Jacksonville because of potential jobs and housing, as well as the protection and welfare services provided by the Freedmen's Bureau. However, by the end of the 1860's Jacksonville began to draw new settlers and visitors who were attracted by Florida's subtropical climate. With its superior rail and steamship connections, the city soon became a popular tourist destination. Billed as the "The Winter City in a Summer Land", the number of winter visitors in the city grew from 14,000 in 1870 to 100,000 by 1885. The thriving city by 1886 featured numerous churches and a synagogue, a high school, a hospital, a theatre, and a library association, as well as numerous banks, shops, railroads, wharves, and elegant hotels such as the St. James and the Windsor fronting the city park (Hemming Plaza) along with the Everett (Grand National) and the Carleton facing Bay Street.<sup>12</sup>

As the city grew following the Civil War, new towns and neighborhoods developed around the Downtown area such as LaVilla, Oakland, East Jacksonville, Fairfield, Springfield, Hansontown, Riverside, and Brooklyn. In 1887, these towns and unincorporated neighborhoods were annexed into the city limits, thereby doubling the land area while increasing Jacksonville's population from 11,545 to 21,589. Jacksonville's popularity as a winter destination had begun to decline with the extension of the railroad further south along Florida's Atlantic coast, as well as to the Tampa Bay area, which resulted in the development

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<sup>9</sup> Summary of the 4<sup>th</sup> occupation from Martin's Ordeal by Fire and Jones's Camp Finegan.

<sup>10</sup> Martin, pp. 214-216.

<sup>11</sup> For more on Jacksonville during the Civil War see: Richard A. Martin & Daniel L. Schafer, *Jacksonville's Ordeal by Fire, A Civil War History*. (Jacksonville, Florida: Florida Publishing Company, 1984).

Daniel L. Schafer, *Thunder on the River, The Civil War in Northeast Florida*, (Gainesville, Florida: University Press of Florida, ),

Davis, pp. 116-137.

Historic Property Associates, p. 8.

Ward, pp. 139-151.

<sup>12</sup> Davis, pp. 138-148, 487-490.

Historic Property Associates, pp. 9-11.

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of new resorts.<sup>13</sup> While in the midst of celebrating the annual Sub-Tropical Exhibition at Waterworks Park, Jacksonville suffered from a major yellow fever epidemic in the summer of 1888 that virtually shut the city down and resulted in 430 deaths by the end of the epidemic in November of that year.<sup>14</sup>

Another blow to the local economy occurred as a result of a severe freeze during the winter of 1894 –1895 that destroyed the vast citrus groves located along the St. Johns River. With the shift of the citrus production further south after 1895, Jacksonville lost its prosperous citrus shipping industry. However, during the 1890's, lumber, naval stores, and cigar manufacturing played an important role in compensating for the loss of tourism and citrus trade. By 1895, Jacksonville was one of the first cities in the nation to build and maintain a municipal electric power plant. Also, the first electric trolley service connecting downtown with the adjacent neighborhoods started in that same year.<sup>15</sup> In 1898 with the outbreak of the Spanish American War, the city received an additional economic boost when it hosted over 29,000 soldiers assigned to Camp Cuba Libre which was located in Springfield.<sup>16</sup>

### **First Half of the Twentieth Century (1901 Fire, Jacksonville Renaissance, Florida Land Boom, Depression & World War II)**

By 1900, Jacksonville was the largest city in Florida in terms of population, which had reached 28,430. The signature event in the history of Downtown Jacksonville that defined the architectural character of the city during the first half of the twentieth century was the “Great Fire of 1901”. Starting in the LaVilla area west of Downtown at noon on May 3, 1901, the fire destroyed within an eight-hour period over 2,300 buildings located on 148 city blocks causing an estimated 15 million in property damage. Although only seven people lost their lives as a result of the fire, 8,677 people were left homeless. Destroying the oldest and most densely populated area of the city, the fire consumed twenty-three churches, ten hotels including the grand St James and Windsor, as well as almost all public buildings such as the courthouse and city hall.<sup>17</sup>

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<sup>13</sup> Ibid, pp. 9-11.

<sup>14</sup> For more about Jacksonville's experience during the 1888 Yellow Fever Epidemic see: Richard A. Martin, *The City Makers*. (Jacksonville, Florida: Convention Press, 1972).  
Davis, pp. 180-186.

Richard A. Martin, *A Century of Service, St. Luke's Hospital, 1873-1973*. (Jacksonville, Florida, 1973), pp. 69-96.

<sup>15</sup> Historic Property Associates, pp. 10-11.

<sup>16</sup> Davis, pp. 205-215.

Martin, pp. 110-121.

<sup>17</sup> For more on the 1901 fire see: Bill Foley and Wayne W. Wood, *The Great Fire of 1901*. (Jacksonville Historical Society, 2001).

Davis, pp. 219-228.

Historic Property Associates, pp. 11-13

Ward, pp. 175-186.

## Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

The destruction caused by the 1901 fire ushered in a new era of growth in Downtown Jacksonville referred to as the Jacksonville Renaissance (1901 – 1920). The business opportunities caused by the fire had attracted numerous architects, builders, and investors from different parts of the country. New construction in the Downtown area began to reflect a variety of architectural styles popular during the first quarter of the twentieth century such as the traditional Colonial, Neoclassical, and Gothic Revivals interspersed with the more modernistic designs of the Prairie School and the Chicago School of commercial architecture. These latter styles were particularly evident in the work of noted architect, Henry John Klutho (1873 – 1964), who came to Jacksonville after reading about the 1901 fire in the *New York Times*.<sup>18</sup>

The buildings constructed in Downtown Jacksonville during the Jacksonville Renaissance also reflected new construction techniques and materials such as steel and reinforced concrete structural systems that accommodated the first true skyscrapers in Florida. Some of these pioneer high rise buildings, all constructed along West Forsyth Street during the Jacksonville Renaissance, include the Bisbee Building (1908 – 1909), the Atlantic National Bank Building (1908 – 1909), and the Heard National Bank Building (1911 – 1913) demolished in 1981. In addition, many of the major denominations built new sanctuaries in Downtown Jacksonville during this period immediately following the 1901 fire including Mount Zion A.M.E. Church (1901 – 1905), First Baptist Church (1903), Immaculate Conception Catholic Church (1907 – 1910), St. Johns Episcopal Cathedral (1903 – 1906), Bethel Baptist Institutional Church (1904), Snyder Memorial Methodist Church (1902 – 1903), and First Presbyterian Church (1901 – 1902). Other noted downtown buildings from this period included the Dyal-Upchurch Building (1901 – 1902), the St. James Building (1911 – 1912), the Old Florida National Bank (1902 & 1906), the Florida Life Building (1911 – 1912), the Old Y.M.C.A. Building (1908 – 1909), Rhodes-Futch-Collins Building (1913 – 1914), the Morocco Temple (1910 – 1911) and the Guaranty Trust & Savings Bank (1903 & 1919).<sup>19</sup>

The second period of significant new construction in Downtown Jacksonville following the 1901 fire coincided with the Great Florida Land Boom; a period of frenzied speculative development during the 1920's that forever changed the landscape of Florida. Although South Florida received the lion's share of development, virtually every section of the state experienced significant growth during the boom. Jacksonville became a primary departure

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<sup>18</sup> For more on the development of Jacksonville during the two decades after the 1901 fire see: James B. Crooks. *Jacksonville After the Fire, 1901-1919: A New South City*. (Jacksonville, Florida: University of North Florida Presses, 1991).

For more on the life and works of Henry John Klutho see: Robert C. Broward, *The Architecture of Henry John Klutho: The Prairie School in Jacksonville*. (Jacksonville, Florida: University of North Florida Presses, 1983). Historic Property Associates, pp. 13-17  
Foley & Wood, pp. 212-219.

<sup>19</sup> Wood, pp. 28, 30-85.

Historic Property Associates, pp. 13-17.

## Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

point for visitors entering Florida. In early 1925 some 20-25 trains were arriving at the city each day. The Chamber of Commerce reported that over 150,000 automobiles had passed over the St. Johns River Bridge (Acosta Bridge) during the spring of 1925. In July of that year alone, building permits issued totaled \$1,177,383, ranking Jacksonville sixth in the state in new construction behind the major cities of the southern peninsula. Construction of numerous new high rise buildings such as the Carling Hotel (1925 - 1926), the Barnett National Bank Building (1926), the Atlantic National Bank Annex (1925 - 1926), the Greenleaf & Crosby Building (1927), and the Hildebrandt Building (1926 - 1927) reflected a shift in Jacksonville's financial center from West Forsyth Street to West Adams Street. Stimulated by the Florida Land Boom, construction of these buildings also reflected Jacksonville's role as Florida's dominant commercial and financial center during the first quarter of the century.<sup>20</sup>

The collapse of the Florida Land Boom in the 1920s followed by the onset of the Great Depression during the 1930's did slow the growth and development of Jacksonville. For example, during the height of the Florida Land Boom in 1926, building permits were valued at \$13,051,074. By 1931, building permit value had fallen to a low in Jacksonville of \$1,728,200, with most of it attributed to alterations and expansion, or from residential construction in the newer suburbs outside Downtown and adjacent urban neighborhoods. Building permit activity did significantly increase following the annexation of growing South Jacksonville to the city in 1932. During the 1930's, only a few significant new buildings were added to the downtown area. The two most significant being the United States Post Office and Courthouse at 310 West Duval Street (1932 - 1933), and the Western Union Company Building at 333 North Laura Street (1930 - 1931). The Great Depression followed by World War II resulted in the built environment of Downtown Jacksonville remaining much as it was at the end of the Florida Land Boom in 1929.<sup>21</sup>

Following World War II, Downtown continued to serve as the financial, commercial, and social heart of the city. Although residential uses had become less a component of Downtown, a variety of offices and businesses continued to thrive well into the 1950s. At the same time, the core city was facing more competition from suburban shopping centers and commercial strips. However, between 1955 and 1965, Jacksonville's Downtown entered its greatest period of growth and redevelopment since the building boom following the Great Fire of 1901.<sup>22</sup> Under the leadership of Haydon Burns, a five-term mayor and later Governor of Florida, the City launched perhaps its most extensive civic improvement program. This initiative to improve downtown started in 1955 when Mayor Burns used four million dollars in Parking Lot Certified Bonds to clean-up the

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<sup>20</sup> Wood, pp. 28, 33.

Historic Property Associates, pp. 17-19.

<sup>21</sup> Wood, pp. 28, 71, & 81.

Historic Property Associates, pp. 20-21.

<sup>22</sup> James B. Crooks, Jacksonville, *The Consolidation Story, From Civil Rights to the Jaguars*. Gainesville, University Presses of Florida, 2004, pp. 1-2.

## Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

north bank by acquiring and removing old docks and warehouses in order to accommodate a new bulkhead. During that same year, the Jacksonville Expressway Authority was organized for the purpose of designing and funding a new highway system that would enhance traffic flow between downtown and the growing suburbs.

“Jacksonville’s Decade of Progress” continued with the passage in 1958 of a thirty million-bond issue, financed through revenue certificates, that funded the construction of a new city hall, courthouse, coliseum, and civic auditorium, as well as the Buckman Sewage Treatment Plant.<sup>23</sup> These new public amenities, along with the new Wolfson Baseball Park, expanded Gator Bowl, and new correctional facilities, were capped by the 1962 bond issue that funded the new main library, the south bank park and marina, as well as the parking lot and river front boulevard behind the new city hall and courthouse. However, the other half of the “Jacksonville Story” was the significant amount of private development stimulated by these major municipal investments in Downtown Jacksonville.

In 1953, the Florida Legislature passed the Regional Home Office Law that provided attractive tax benefits to out-of-state insurance companies that relocated to Florida. As a result of this legislation, Jacksonville soon became known as the “Insurance Center of the Southeast” becoming home for the central office of seventeen companies, five regional offices, and headquarters for twenty major general insurance agencies. Starting with the Southeast regional office of Prudential Insurance Company in 1954, other major companies making a presence in the city included Independent Life, Peninsular Life, Gulf Life, Florida Blue Cross & Blue Shield and the Afro-American Life Insurance Company. Most of these companies constructed new office buildings in Downtown Jacksonville during the 1950s and 60s. Other major private developments that changed the skyline of Jacksonville included the national headquarters of the Atlantic Coast Line Railroad (CSX) housed in a new fifteen story office building, a new four-story Sears Roebuck retail store that covered two city blocks, and the 550 room Robert Meyer Hotel<sup>24</sup>

However, this period was also a very troubling time for the city. Issues related to race relations, discredited local schools, political corruption, as well as concerns about air and water quality did much to tarnish the legacy of “Jacksonville’s Decade of Progress”.<sup>25</sup> Changes in Downtown Jacksonville during the last forty years have erased much of the architectural legacy of this significant period in the City’s history. The municipal baseball field, stadium, coliseum, and jail have been replaced by new facilities. The Jacksonville Civic Auditorium, as well as the south bank park and marina (Friendship Park) have been significantly remodeled from their original design. Currently, only the

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<sup>23</sup> Ibid

<sup>24</sup> Ibid, pp. 6 & 7.

*Florida Times Union*, January 4, 1959, p. 64.

<sup>25</sup> Crooks, pp. 11 & 12.



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City Hall Annex, Duval County Courthouse, and Haydon Burns Public Library still have most of their architectural integrity purpose. The riverfront sites of the old city hall and courthouse, both architecturally less distinctive than the library, are slated for eventual redeveloped, probably for private use. The Haydon Burns Library was sold to Jessie Ball duPont Foundation that rehabilitated the building for office use.

### SIGNIFICANCE OF PROPOSED LANDMARK AS RELATED TO DESIGNATION CRITERIA:

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

Founded in 1875, Duval High School is considered the pioneer of Florida public high schools, and was the model for other such schools around the state.<sup>26</sup> Before the Civil War most schools in Jacksonville were private, however during Reconstruction, the new State Constitution of 1868 provided for a free public education system for all children. Still recovering economically from the war and feeling overburden with taxes, the citizens of Jacksonville declined to enact an additional three to five mil tax in support of schools. As a result only one public school opened in 1871 along East Church Street near North Liberty Street. Although called the Duval Graded and High School, only elementary classes were offered. Duval High School opened in 1875 as the first school in Florida to offer high school courses going from two to four grades by 1886. For the first two years, classes were held at the Trinity Methodist Church, later renamed Snyder Memorial Methodist Church, under Reverend M. F. Swaim.<sup>27</sup>

Under the leadership of Albert J. Russell, Duval County Superintendent for Public Instruction and school board chairman, Louis I. Fleming, a new small two-story brick high school was constructed in 1877 at the northwest corner of East Church Street and North Liberty Street immediately adjacent to the Jacksonville Grammar School.<sup>28</sup> After becoming State Superintendent in 1885, Albert J. Russell used

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<sup>26</sup> Stanton Institute, the predecessor of Stanton High School, the first high school for blacks in Florida, opened in 1869, but did not become a full high school until Principal James Weldon Johnson began quietly adding a grade each year during the late 1890s and early 1900s.

<sup>27</sup> James C. Craig, "Florida's First High School", *Papers of the Jacksonville Historical Society*. Volume III, 1954, pp. 99 – 102.

T. Frederick Davis, *History of Jacksonville, Florida and Vicinity, 1513 – 1924*. (St. Augustine, Florida: The Record Company, 1925), pp. 416 – 418, 420 – 422.

<sup>28</sup> With an increase in local support for education, new grammar schools were constructed in 1885 in Brooklyn, LaVilla, East Jacksonville, Springfield, and Riverside. The Jacksonville Grammar School was renamed Central Grammar School.

## Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

the success of Duval High School as a model for organizing and constructing secondary schools in other parts state.<sup>29</sup> Recognized as the “*Father of the Graded School*”, as well as the “*father of the Florida Education Association (FEA)*” Russell’s most significant contribution as State Superintendent was to greatly increase support for public education, at a time when many Floridians, including many elected officials, viewed education more as a luxury for the wealth. As a result the resistance to funding public education was strong among many of the state’s tax payers.<sup>30</sup> Albert J. Russell raised awareness and support for public education by connecting a well-educated populace as critical for maintaining a strong democracy and building a robust and diverse economy.<sup>31</sup>

With the destruction of both schools in the 1901 fire, Duval High School held classes at the LaVilla Grammar School until the new Central Grammar School was completed in 1902. A new high school was not constructed at the time due to concerns of taxing local citizens who were still reeling from the financial impact of the fire. Instead five rooms on the second floor of the new grammar school were dedicated for high school classes, an arrangement which quickly proved to be inadequate. In response, the Duval High School Association, formed by alumni, took the leadership in having a new high school constructed. Two lots fronting North Ocean Street between East Ashley Street and East Beaver Street were acquired and a building permit application was submitted in January of 1907 for the construction of a brick and stone school having three stories and a basement. The application was signed by architect, Wilbur B. Camp on behalf of the Board of Public Instruction. The cornerstone was laid in January of 1907 and construction started under J.A. McDonald who completed two-thirds of the building before abandoning the project which was completed under the direction of the Board of Public Instruction.<sup>32</sup>

Opening in the fall of 1908 under principal, W.E. Knibloe, the 123’ x 82’ building, which cost \$64,000 for construction and equipment, featured Indiana limestone, walls of light pressed brick, and rusticated cast stone detailing. The basement in the first floor of the building housed a gymnasium, manual and domestic science training, along with two showers, a boiler and ventilation room.

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<sup>29</sup> pp. 83 & 84, 86 – 87, pp. 209 & 210.

<sup>30</sup> PP. X & 183.

Buried in the Old City Cemetery, Albert J. Russell has been credited by one scholar of having, “*more drastically change the education of Florida than any other person, before or since*” (Fred C. Reynolds, 1989).

<sup>31</sup> Fred C. Reynolds, *Albert J. Russell, His Life & Contribution to Florida Public Education*. Dissertation Presented to the Graduate School of the University of Florida in Partial Fulfillment of the Requirements for Degree of Doctor of Philosophy, 1989, p. 183.

<sup>32</sup> *Jacksonville Building Permit Application, #4377*. January 27, 1907. Site File – 605 North Ocean Street, Jacksonville Planning and Development Department.

Wayne W. Wood, *Jacksonville’s Architectural Heritage, Landmarks for the Future*. (Jacksonville, Florida: University of North Florida Press, 1989), p. 83.

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Eight classrooms, the library, cloakrooms, office and reception room were located on the second floor with the third housing three classrooms in addition to chemical and physical laboratories. The auditorium with stage and dressing rooms was located on the fourth floor. To meet the continuing growth in the number of students, two annexes were constructed on each side of the original 1907 building. The north annex was completed in 1920 from a design by Benjamin & Greeley and constructed by Basil P. Kennard. Using the same design, the south annex was completed in 1922 by O.P. Woodcock.<sup>33</sup>

With the opening of John Gorrie Junior High School and Kirby-Smith Junior High School in 1924, only sophomore, junior, and senior classes were held at Duval High School. To accommodate the tremendous growth in enrollment during the first quarter of the twentieth century, three new high schools were constructed and opened in 1927. Once classes started at Robert E. Lee High School, Andrew Jackson High School and Landon Junior and Senior High School, Duval High School closed with the graduation of the 1927 class that included over 250 students. The Duval High School building housed offices of the Duval County Board of Public Instruction until 1972. After being declared surplus, the building was purchased for \$85,000 by the Ida M. Stevens Charitable Foundation for the purpose of providing senior citizen housing. The foundation was formed by Duval High School alumni, Virgil A. Stevens, who was a pioneer aviator that served with the Royal Air Force during World War I. He later was instrumental in the founding of the Florida Military Academy in Green Cove Springs which was relocated to the old San Jose Hotel in Jacksonville eventually becoming the Bolles School. Funded predominately by the sale of extensive family land holdings in the Regency area, the foundation was named in honor of Virgil Stevens' mother, Ida Stevens. Virgil Stevens envisioned converting the school into elderly housing, but died in 1976 the year before the property was acquired by the foundation<sup>34</sup>

Combining funds from the U.S. Department of Housing and Urban Development, municipal bonds, the Ida M. Stevens Charitable Foundation and private investors, the 1.7 million dollar project turned the windowless, gutted, and vandalized school into 41 one-bed room apartments, 4 two-bedrooms, and 8 efficiency. The

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<sup>33</sup> Ibid, p. 83

Craig, pp. 102 & 103.

Davis, pp. 421 & 422

<sup>34</sup> Craig, pp. 103.

Davis, p. 422.

Wood, p. 83.

*Jacksonville Journal*, September 20, 1979, p. 20; November 17, 1980, p. 1.

*Florida Times Union*, September 7, 1976.

Vertical File – Ida & Virgil Stevens, Jacksonville Planning and Development Department.

## Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

renovation was under the direction of architect, Ted Pappas, and contractor, Dan Cheatwood. The renovation required modifying the basement floor in order to provide access directly from the street without the need of ramps or steps. The apartments on each level encircle a central mall area which has a vertical shaft providing light to all the floors. The only original interior features remaining are two sets of stairs. In an ironic twist, some of the residents that lived in the apartments were alumni of Duval High School.<sup>35</sup>

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

Wilbur Bacon Camp (1861-1918) was one of a number of out-of-town architects and builders attracted to Jacksonville by the construction opportunities created by the disastrous 1901 Fire. Wilbur B. Camp was born July 29, 1860 in Herrick, Bradford County, Pennsylvania where he spent most of his early years. The sources of his architectural training have not been determined, but had established a practice by 1890 advertising in an Athens, Pennsylvania newspaper as an architect, contractor and builder.<sup>36</sup> However by 1898, Wilbur Camp was reported as moving to Geneva, New York where he remained until relocating to Jacksonville in October or November of 1901.<sup>37</sup> Camp appeared to have a successful practice in Athens with many of his residential designs being featured in the *American Homes* magazine where he also advertised his business.<sup>38</sup> In some of his ads, Wilbur Camp promoted his plan book which had available for purchase twenty different plans for houses costing \$600 to \$10,000. One of his noted designs before coming to Jacksonville was the First Methodist Episcopal Church in Towanda, Pennsylvania constructed in 1895.<sup>39</sup>

Continuing his business practice of selling stock plans, one of his contemporaries in Jacksonville criticized Camp for, “*coming to town like a patent medicine man, with a suitcase full of plans for sale*”. This description was also reflected in a short ad placed by Camp in the 1902 city directory in which he stated, “*I have over 600 sets of plans on file of nearly all classes of buildings that I shall be pleased to show anyone that is contemplating to build.*” Camp went on to state that he had spent the last five months working with Jacksonville architect, Henry

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<sup>35</sup> Ibid.

*Florida Times Union*, October 15, 1995, B-5.

<sup>36</sup> *The Daily News*, May 9, 1890, p. 7, Athens, Pennsylvania.

<sup>37</sup> *The Bradford Star*, March 3, 1898, p. 3.

<sup>38</sup> *American Homes*, (Knoxville, Tennessee: American Homes Publishing Co.)February, 1901, pp. 113 – 115; April, 1901, pp. 223, 226, 227, 252, 255, & 256; June, 1901, pp. 337 – 341.

<sup>39</sup> *Official Minutes of the Central New York Conference* – Newark, New York, 28<sup>th</sup> Annual Session – Central New York Conference of the Methodist Episcopal Church, October, 1895,

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John Klutho, in the design of the City Hall, the Dyal-Upchurch Building, the T.V. Porter residence, and the Congregational Church.<sup>40</sup>

Initially opening an office with John K. Bliven in 1902, Camp went on to design several landmark structures during his two decades in Jacksonville. Camp is also recognized as one of the first architects in Jacksonville outside of Henry John Klutho that was utilizing the avant-garde Prairie Style architecture for residential design. Two noted Prairie Style residential designs by Camp include the Thurston Roberts Residence at 1804 Elizabeth Place (c. 1913), and the R.H. McMillan residence at 2317 Oak Street (1913). The source of his Prairie Style influence is not known, but may have resulted from national publications featuring the style or was exposed to it while working with Klutho.<sup>41</sup>

In addition to Duval High School (1907-1908), other more revival style buildings designed by Camp include the 1905 -06 addition to the Florida National Bank Building, Fire Station # 2 (1909), and the Springfield Methodist Church. He also designed the Jones Brothers Furniture Store (1913, demolished) which was a six story reinforced concrete building reflecting the Chicago Style of high rise architecture. Residing in Springfield, Camp designed his own residence at 1824 North Pearl Street. During his time in Jacksonville from the fall of 1901 to his death in 1918, Camp designed a variety of houses, apartments, stores, warehouses, and schools in different parts of Florida and Georgia, as well as in other states. Some of these designs include the Bradford County Courthouse in Tawonda, Pennsylvania, St. Lucie High School in Fort Pierce, Florida, Methodist Episcopal Churches in Millen and Bainbridge, Georgia, and schools in St. Mary's, Thomasville, and Waycross, Georgia.<sup>42</sup>

Although maintaining his residence and practice in Jacksonville, Wilbur B. Camp opened an office in Charlestown, West Virginia during the early part of 1918. At the time he was designing the five-story St. Albans Hotel and First National Bank in Charleston.<sup>43</sup> While in West Virginia, Wilbur B. Camp died at the age of 57 on

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<sup>40</sup> Wood, p. 9.

Jacksonville City Directory, 1902, p.

<sup>41</sup> Broward, p. 328

Other early Jacksonville architects and designers using the Prairie Style included Mark & Sheftall, Ransom Buffalow, Mulford Marsh, and Henry Taylor.

<sup>42</sup> Although his obituary in *Troy Gazette-Register*, April 4, 1918 credits him with the design of the Bradford County Courthouse, another source attributed the 1896 courthouse to architects, Israel Lehman and Theodore Schmitt of Cleveland Ohio, ([www.livingplaces.com/pa/bradford\\_county/towanda\\_borough\\_historic-district..](http://www.livingplaces.com/pa/bradford_county/towanda_borough_historic-district..)). St. Lucie County High School – *The American Architect*, Index to Volume CIII, January to June, 1913, p.8. [https://en.wikipedia.org/wiki/st.\\_lucie\\_high\\_school](https://en.wikipedia.org/wiki/st._lucie_high_school).

<sup>43</sup> *Bridgemen's Magazine*, Vol. XVIII, # 1, January, 1918, pp. 145 & 201, International Association of Bridge, Structural & Ornamental Iron Workers

## Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

March 24, 1918, and was interned in Woodlawn Cemetery (Evergreen Cemetery) in Jacksonville.<sup>44</sup>

- (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 Duval High School reflects the influences of the Renaissance Revival style, popular from approximately 1845 to 1920. General characteristics of this style evident on Duval High School include the division of the ground floor and upper stories of the building into distinct horizontal sections by string or belt courses with each floor articulated differently usually by varying window types and sizes. Three different window types are found on the four stories of the original 1907 school, including rectangular openings on first story, arched windows with decorative brick tympanums, and two fix light oval windows on the second, arched windows on the third, and two large arched windows on the fourth surrounded by two oversized rectangular windows. Consistent with the Renaissance Revival style, the first story has a rusticated stone treatment with pressed brick used on the upper stories. Single light sashes, the original style on the building and additions, are also characteristic of the Renaissance Revival style. The 1907 building has a prominent copper cornice visually supported by consoles with the additions having a cast stone cornice resting on modillions. Above the arched entryways of the two additions are an entablature topped with a balustrade.<sup>45</sup>

Development of the Renaissance Revival style in England during the first quarter of the nineteenth century resulted from a renewed interest in the studied formalism of Italian Renaissance architecture which has been characterized as finely detailed windows, cornices, and entablatures applied to symmetrical square or rectangular buildings. Although found in the United States as early as the 1840's, the style was popularized during the 1880's and 90's through the work of the prominent New York architectural firm of McKim, Mead, & White who successfully applied design elements of the Renaissance Revival style to larger and taller buildings. Because of the state's late development, the Renaissance Revival style is not common in Florida with very limited examples in Jacksonville. Two other buildings in downtown Jacksonville that reflect elements of the Renaissance Revival style are the Dyal-Upchurch Building (1901 – 02, 4 East Bay Street), and the Guaranty Trust and Savings Bank (1902 & 1919, 101 East Bay Street). The style was

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<sup>44</sup> *The Florida Times Union*, March 30, 1918, p. 18.

<sup>45</sup> John J.-G. Blumenson, *Identifying American Architecture, A Pictorial Guide to Style & Terms, 1600 – 1945*. (Nashville, Tennessee: American Association for State and Local History, 1977), pp. 40 & 41. Wood, p. 18.

## Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

also evident in the Christopher Building (1902, 420 East Bay Street) that was demolished in 1999.

(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 most significant alterations to Duval High School have been made to the interior in order to accommodate fifty-two senior citizen apartments. At the time of the conversion, the building was described as gutted, vandalized, windowless and home to vagrants. Although the amount of original interior fabric remaining at the time of the renovation is not known, the only historic elements found in the building are the two sets of stairs. The original interior configuration of the building in the 1907 section was composed of open corridors forming an H-shape. However, the original floor plan was modified in order to accommodate the number of units on each floor and to maximize the use of the windows, the apartments on each floor encircle an open mall area that is illuminated on each floor by a skylight.

To provide a street level access into the building, the basement floor was raised, and a set of steps leading to the original entryway on the first floor were removed to accommodate double doors for the new basement entrance. The arched entryways and steps on the 1920 and 1922 additions were made non-functional. Another major exterior alteration was the installation of new anodized aluminum windows predominately sash or fixed glass. The original windows were wooden double-hung windows with equal sized one over one sashes, as well as fixed fanlights over arched entryways and fourth story arched windows. The 1907 building originally had multiple chimneys that have been removed except the one centered on the rear elevation. However, the predominate character defining features of the exterior of the building have been preserved including, pressed brick, rusticated Indiana limestone, a variety of cast stone trim, copper soffits, consoles, and fascia.

Duval High School

Name of Property

605 North Ocean Street

Address

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheet

Please see Attached Continuation Sheets

10. Geographical Data

Acreage of Property .59

UTM References

(Place additional references on a continuation sheet.)

UTM reference grid with 4 rows and columns for Zone, Easting, and Northing. Includes a checkbox for 'See continuation sheet'.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

39-2S-26E, JAX HARTS MAP, LOTS 1, 4, BLK 73.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

Property identified in the public records as constituting JAX HARTS MAP LOTS 1, 4, BLK 73.

11. Form Prepared By

name/title Joel McEachin, City Planner Supervisor, Historic Preservation

organization Jacksonville Planning and Development Department date August 26 2015,

street & number 3rd Floor, Ed Ball Building, 214 North Hogan Street. telephone (904) 255-7835

city or town Jacksonville state Florida zip code 32202

12. Property Owner

Name Southport Financial Services, Inc..

street & number 5403 West Gray Street telephone (813) 288-6988

city or town Tampa state Florida zip code 33609



## City of Jacksonville

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### 9-1 - Major Bibliographical References –

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Sanborn Maps of Jacksonville, 1913 & 1969.

Vertical File – Ida & Virgil Stevens, Jacksonville Planning and Development Department.

Works Projects Administration, *Historical Records Survey. Spanish Land Grants in Florida, Volume V, Confirmed Claims, S-V*. Tallahassee, Florida: State Library Board, May, 1941.

## City of Jacksonville

# Landmark, Landmark Site, or Historic District Nomination Form Continuation Sheet

### Newspapers

*Florida Times Union,*

January 26, 1906

February 28, 1906

March 30, 1918, p. 18.

June 22, 1924

January 4, 1959, p. 64.

September 7, 1976.

October 15, 1995, B-5.

*Jacksonville Journal,*

September 20, 1979, p. 20

November 17, 1980, p. 1.

*The Bradford Star,*

March 3, 1898, p. 3.

*The Daily News,* Athens, Pennsylvania

May 9, 1890, p. 7.

*Troy Gazette-Register,*

April 4, 1918.

### Web Sites

([www.livingplaces.com/pa/bradford\\_county/towanda\\_borough\\_historic-district](http://www.livingplaces.com/pa/bradford_county/towanda_borough_historic-district)).

([https://en.wikipedia.org/wiki/st.\\_lucie\\_high\\_school](https://en.wikipedia.org/wiki/st._lucie_high_school)).

**Duval High School**

**605 North Ocean Street**

Name of Property

Address

---

### **13. Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets** (All information on continuation sheets must be typed. Sheets should have the name and address of property at top, be labeled with the appropriate application heading, and be numbered)

#### **Maps**

A copy of a **USGS map** (7.5 or 15 minute series) Do not write upon or attach labels to this map.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### **Drawings** (If available)

Current elevations, floorplans, etc.

Historic elevations floorplans, etc.

#### **Photographs**

Representative **black and white photographs** of the property.

(Do not write upon or attach permanent labels to the photographs.)

**List all property owners within 350' of the proposed landmark or landmark site.**

**List all contributing and non-contributing properties in the proposed historic district.**

**Attach proof of publication for the JHPC public hearing.**

**III.**

**LEGAL DESCRIPTION AND MAP**

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# JACKSONVILLE HISTORIC PRESERVATION COMMISSION

## NOTICE OF PUBLIC HEARING

LM-15-01

*The Jacksonville Historic Preservation Commission* will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-15-01** regarding the proposed designation of 122 East Duval Street, Real Estate # 073568-0000, as a City of Jacksonville Landmark as noted below:

**Date:** Wednesday, January 28, 2015

**Time;** 3:00 P. M.

**Place:** Room 851  
8<sup>th</sup> Floor  
Ed Ball Building  
214 North Hogan Street  
Jacksonville, Florida

Information concerning the proposed designation is on file with the Jacksonville Historic Preservation Commission and available for inspection from 8:00 A. M. until 5:00 P. M. Monday through Friday at the Offices of the Planning and Development Department, Suite 300, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7835.

**ALL PERSONS INTERESTED ARE NOTIFIED TO BE PRESENT AT SAID TIME AND PLACE, AND THEY MAY BE HEARD WITH RESPECT TO THE PROPOSED DESIGNATION.**

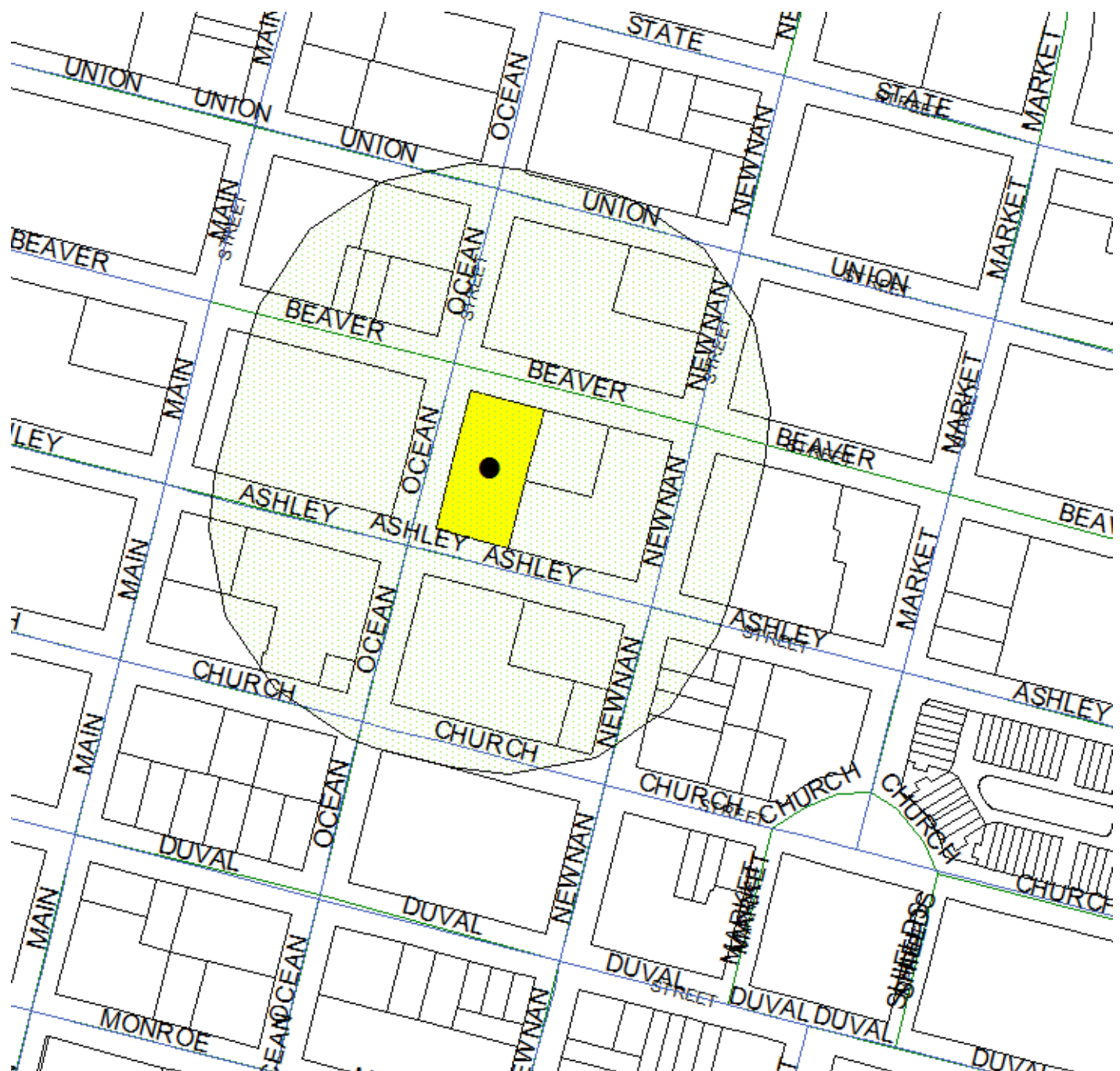
The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

*If a person decides to appeal a decision of the Jacksonville Historic Preservation Commission with respect to any matter considered at such meeting, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. § 286.0106, Florida Statutes*

***Exhibit A***  
***BOUNDARY DESCRIPTION***

Real Estate Assessment Numbers: 073568-0000

Legal Description: 39-2S-26E JAX HARTS MAP, E ½ LOT  
5, BLOCK 20, RECD O/R BOOK  
03208, PAGE 00181



LM-15-02  
605 North Ocean St.



**IV.**

**PROOF OF PUBLICATION OF PUBLIC NOTICE**

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# Daily Record

## PROOF OF PUBLICATION

(Published Daily Except Saturday and Sunday)

Jacksonville, Duval County, Florida

STATE OF FLORIDA, }  
                                  } SS:  
COUNTY OF DUVAL, }

Before the undersigned authority personally appeared James F. Bailey, Jr., who on oath says that he is the Publisher of FINANCIAL NEWS and DAILY RECORD, a daily (except Saturday and Sunday) newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a

Notice of Public Hearing on Application to Designate

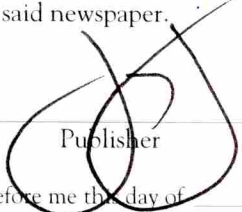
A City of Jacksonville Historic Landmark

in the matter of Application No. LM-15-02: 605 North Ocean Street

in the Court, of Duval County, Florida, was published

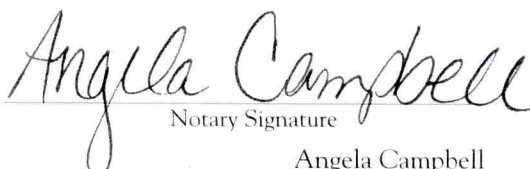
in said newspaper in the issues of July 8, 2015

Affiant further says that the said FINANCIAL NEWS and DAILY RECORD is a newspaper at Jacksonville, in said Duval County, Florida, and that the said newspaper has heretofore been continuously published in said Duval County, Florida, each day (except Saturday and Sunday) and has been entered as periodicals matter at the post office in Jacksonville, in said Duval County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

  
\_\_\_\_\_  
Publisher

Sworn to and subscribed before me this day of July 8, 2015

ANGELA CAMPBELL  
Notary Public, State of Florida  
My Comm. Expires April 10, 2017  
Commission No. EE 871981

  
\_\_\_\_\_  
Notary Signature

Angela Campbell  
Notary Public  
EE871981

seal James F. Bailey, Jr. personally known to me

**NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE 605 North Ocean Street AS A CITY OF JACKSONVILLE HISTORIC LANDMARK**

**NOTICE IS HEREBY GIVEN** that on the 22th day of July, 2015 A.D. at 3:00 P. M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a *Public Hearing* in Room 851, Eighth Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, for the consideration of 605 North Ocean Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104.*

*Exhibit A*  
**BOUNDARY DESCRIPTION**  
Real Estate Appraiser's Number: **RE# 073986-0000**  
**Legal Description**  
39-2S-26E. JAX HARTS MAP  
LOTS 1 & 4, BLOCK 73

This application (LM-15-02) is being sponsored by Southport Financial Services, Inc., 5403 West Gray Street, Tampa, Florida 33609. 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) 255-7834. All interested parties are notified to be present and will be heard at the *Public Hearing.*

**DATED** this 8th day of July, 2015 A.D.  
**Barry B. Underwood**  
Chairman  
**Jacksonville Historic Preservation Commission**  
City of Jacksonville

July 8 00 (15-8360)

V.

**LIST OF PROPERTY OWNERS LOCATED  
WITHIN THREE HUNDRED AND FIFTY FEET  
OF THE PROPOSED LANDMARK SITE**

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073887 0000  
205 CHURCH STREET LLC  
1868 VAN WERT AVE  
JACKSONVILLE, FL 32205

074069 0000  
FEIDMAN STUART D  
224 S HAMPTON CLUB WAY  
ST AUGUSTINE, FL 32092-1028

074065 0000  
MACLEAN C DONALD JR  
3636 JULINGTON CREEK RD  
JACKSONVILLE, FL 32223-3713

073988 0000  
CATHEDRAL FOUNDATION OF  
JACKSONVILLE INC  
4250 LAKESIDE DR  
JACKSONVILLE, FL 32210-3358

073872 0000  
DEZERN ROY E  
500 N OCEAN ST  
JACKSONVILLE, FL 32202-3126

074167 0000  
ELEVENTH EPISCOPAL DISTRICT OF  
THE AFRICAN METHODIST  
101 E UNION ST SUITE 301  
JACKSONVILLE, FL 32202-3065

074081 0000  
MOUNT ZION A M E CHURCH  
201 E. BEAVER ST  
JACKSONVILLE, FL 32202-3024

073986 0000  
MULLIGAN HOUSING GROUP LLC  
49 WALL ST  
WORCESTER, MA 01604

073879 0000  
CATHEDRAL FOUNDATION OF JAX  
4250 LAKESIDE DR STE 204  
JACKSONVILLE, FL 32210-3369

073876 0000  
CATHEDRAL FOUNDATION OF  
JACKSONVILLE INC  
CATHEDRAL TOWNHOUSE 4250  
LAKESIDE DR SUITE 300  
JACKSONVILLE, FL 32210-3370

073865 0000  
SALVATION ARMY  
328 N OCEAN ST  
JACKSONVILLE, FL 32202-3220

073989 0000  
CATHEDRAL FOUNDATION OF JAX INC  
CATHEDRAL TOWERS 4250 LAKESIDE  
DR SUITE 300  
JACKSONVILLE, FL 32210-3370

073987 0000  
CATHEDRAL FOUNDATION OF  
JACKSONVILLE INC  
4250 LAKESIDE DR  
JACKSONVILLE, FL 32210-3358

073874 0000  
KALIL FARAH INC  
6817 SOUTHPOINT PKWY STE 1402  
JACKSONVILLE, FL 32216

073896 0000  
FC22 LLC  
525 NEWMAN ST  
JACKSONVILLE, FL 32202

073895 0000  
SMITH A RUSSELL  
519 N NEWMAN ST  
JACKSONVILLE, FL 32202-3121

074061 0000  
FIRST COAST ENERGY  
7014 A C SKINNER PKWY STE 290  
JACKSONVILLE, FL 32256-6940

074062 0000  
FIRST COAST ENERGY LLP  
7014 A C SKINNER PARKWAY STE 290  
JACKSONVILLE, FL 32256

073888 0000  
205 CHURCH STREET LLC  
1868 VAN WERT AVENUE  
JACKSONVILLE, FL 32205

074063 0000  
HARTLEY MICHAEL A  
1375 MALLARD LANDING BLVD N  
ST JOHNS, FL 32259

073868 0000  
JACKSONVILLE ELECTRIC AUTHORITY  
233 W DUVAL ST  
JACKSONVILLE, FL 32202-4232

073983 0010  
COMMUNITY FIRST CREDIT UNION OF  
FLORIDA  
P O BOX 40178  
JACKSONVILLE, FL 32203-

073882 0002  
LARMOYEUX CLINIC PROPERTY LLC  
124 E ASHLEY ST  
JACKSONVILLE, FL 32202

074079 0000  
CLARA SIMON COMPANY LC  
4400 JIGGERMAST AVE  
JACKSONVILLE, FL 32277-1053

074070 0000  
CATHEDRAL TERRACE INC  
4250 LAKESIDE DR STE 306  
JACKSONVILLE, FL 32210-3358