

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



*Proposed Designation
of*

*725 Edison Avenue-
Sam's Sub Shop*

LM-16-002



Submitted by Joel McEachin
Prepared in accordance with Chapter 307, City of Jacksonville Ordinance Code
January 27, 2016

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I.

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

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

LM-16-02

725 Edison Avenue

GENERAL LOCATION: Northeast corner of Edison Avenue and Magnolia Street in the area immediately north of I-95 and South of Forest Street between the Riverside and Brooklyn subdivisions.

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-16-02**, sponsored by the property owners, George & Hala Al Hasan, 668 Hampton Downs Court, Jacksonville, Florida 32259.

FINDINGS AND CONCLUSIONS

- (A) Consistent with action of the Jacksonville Historic Preservation Commission at the August 27, 2015 meeting, the Jacksonville Planning and Development Department began preparing a designation application for the property located at 725 Edison Avenue.
- (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 725 Edison Avenue, 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 725 Edison Avenue as a Landmark was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.
- (C) If designated, any activity affecting the exterior of the property at 725 Edison Avenue 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 two of the seven criteria. The two 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.*

Constructed in c. 1906, the two-story wood frame building at 725 Edison Avenue was designed and built as a boarding house accommodating five bedrooms on each floor. In later years, part of the first floor was converted to house Sam & Son's Sandwich Shop.¹ The building occupies a distinctive triangular parcel that was first part of the pre-1900 Supplementary Plat of Riverside and later incorporated as part of the Forest and Date Street Addition platted in 1908. On the 1908 plat, the lot is identified as sold.² 725 Edison Avenue has significance as being the only original remaining historic multi-family building constructed in this part of Riverside and Brooklyn. The historical context of the immediate area is for the most part gone due to abandonment, disinvestment, growth of non-residential uses, and more recently re-development pressures leaving only isolated historic building..

¹ At different times Edison Avenue has been known as Date Street, Lackawanna Avenue and the Highway.

² *Supplementary Plat of Riverside and Forest and Date Street Addition*, recorded December of 1908.

Designed specifically to fit the entire triangular lot at the intersection of Edison Avenue and Magnolia Street, the building reflects the era in Jacksonville when inter-city transportation was predominately by street cars that connected the outlying neighborhoods with downtown.

The boarding house at 725 Edison Avenue was at a very convenient location at the time for using the street car system since Lackawanna Avenue, later Edison Avenue, accommodated dual tracks that connected with routes going south into Riverside and Avondale, as well as west into Lackawanna and Murray Hill.

The construction date of the building at 725 Edison Avenue has not been determined, but identified as 1906 on the Property Appraiser Record Card. The building was depicted on the 1913 Sanborn map as 125 Date Street but not indicated on the 1903 map. In 1911, the triangular lot was part of a larger parcel sold by C.F. Smith to Walter Warrington.³ Coming to Jacksonville in 1885 from Ohio, Warrington's father owned and operated a planing mill. By 1900 Walter Warrington was in the real estate business and organized the Highway Development Company to sale 200 lots in the Highway Subdivision. Located further west along Lackawanna Avenue, also called the Highway in earlier times, the subdivision was one of many that opened to provide housing sites for the hundreds of workers employed at the new extensive Seaboard Airline Railroad shops and round houses off McDuff Avenue. Warrington was also active politically and served on the Jacksonville City Council.⁴ The property sold twice in 1913 going from Walter Warrington to Cecil Wilcox who in turn sold to M.M. Marcus.

Architecturally, the original design of the subject property at 725 Edison Avenue reflects no particular style and is commonly referred to as Frame Vernacular because of its construction. However what makes Frame Vernacular buildings important is that they represent vanishing examples of how rural and lay builders utilized simple and time tested construction principles, as well as local building materials such as Southern Yellow Pine and cypress to construct solid and functional spaces that worked well in the Southern environment. These indigenous construction materials were combined with manufactured products made locally or shipped by railroad such as sash windows, doors, and hardware. Surrounded by outlying sawmills at the time, the subject property like so many other buildings of the era were constructed of old-growth Southern Yellow Pine that had been so heavily timbered as to be almost non-existent by the 1930's. Today, this quality pinewood is only available from re-milled timbers salvaged from demolitions or from original logs preserved in the muddy bottom of Florida creeks and rivers.

(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

3 Duval County Courthouse, *Deed Book 86*, p. 322.

4 Sidney P. Johnston, *The Historic Architectural Resources of the North Riverside Neighborhood in Jacksonville, Duval County, Florida*. (Jacksonville, Florida: Environmental Services, Inc., 2004), pp. 39 & 41.

potential landmarks for their suitability for preservation or restoration. The residential building at 725 Edison Avenue still has much of its original fabric such as the wood siding, columns, piers, and decorative entryways on both stories.

The primary alterations were made to the two story porch on the south or front elevation. The symmetry and openness of the porch was greatly impacted by the infilling of one bay on first story and two on the second story. However, the original piers and columns are still evident, thus requiring only the removal of the infill and construction of porch rails. The original exterior walls exposed by removal of the infill may also require some restoration depending on how much original fabric remains. The other major alteration was reducing the original window openings to accommodate stock windows. Proper rehabilitation of the subject property would involve returning the openings to their original size, install a new product that fits the entire opening both horizontally and vertically, and repair or replicate any missing trim. Overall, the original siding appears to be in good shape but would require repairs and selective replacement with a matching product. Although functional, the rear porch will involve repairs and selective replacement of deteriorated or inappropriate materials. Once designated a landmark, the building at 725 Edison Avenue could also be officially mothballed per Chapter 307.301.

RECOMMENDATION

Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission **APPROVE** the designation of 725 Edison Avenue, **(LM-16-02)** as a City of Jacksonville Landmark.

II.

**DESIGNATION APPLICATION FOR
725 EDISON AVENUE
AS A LANDMARK**

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



Grayed Areas for Use by Staff

1. Name of Property

historic name 725 Edison Avenue Designation Number LM-16-2
 other names _____ FMSF Number 414B

2. Location

street & number 725 EDISON AVENUE
 city or town JACKSONVILLE
 state FLORIDA code FL county DUVAL code _____ zip code 32204

Real estate assessment number(s) 090058-0000
 (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 dated August 6, 2015 from the property owners George & Hala Al Hasan 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)

56-2S-26E, SUPPLEMENTARY PLAT TO RIVERSIDE, FRACL. W 67FT. LOT 8, RECD.O/R 9524-322

Attach continuation sheet if necessary

George & Hala Al Hasan
725 Edison Avenue
Jacksonville, FL

August 6, 2015

Barry Underwood
Chair Historic Preservation Commission
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

Dear Mr. Underwood:

Please accept this letter as our formal request to have the property located at 725 Edison Avenue, Jacksonville, FL, designated as a landmark.

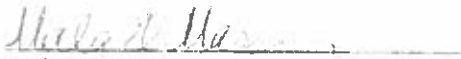
This property was built in 1906. It has been in our family since 1973. The building was built as a hotel with ten rooms, five on each floor. This building was also the site of our restaurant, Sam's Sandwich Shop, which was a favorite eating place of downtown residents and workers for decades.

The building was recently condemned by the city of Jacksonville. It is our intention to have the building saved through the mothball process and to offer it for sale once it is protected.

We will be contracting with Glory Homes, Inc. throughout this process. Any questions may be directed to Gloria DeVall at 904-449-4340.

Thank you for your consideration. We look forward to participating in this process.

Sincerely,


Hala Al Hasan

cc: Glory Homes, Inc.
CBC059741
7027 Alpine Street
Jacksonville, FL 32208
904-449-4340

RECEIVED

AUG 07 2015

PLANNING AND DEVELOPMENT
Historic Preservation

COMPOSITE EXHIBIT 1
ON FILE
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725 Edison avenue

Name of Property

Address

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

Domestic : Multi-family

Current Functions

Domestic: Multi-family

7. Description

Architectural Classification

Frame Vernacular

Materials

foundation Raised - Continuous

Walls Wood Siding

roof Flat, Built up

other

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 – 725 Edison Avenue

PRESENT AND ORIGINAL APPEARANCE

Summary:

The wood frame two-story building at 725 Edison Avenue rests on a continuous rusticated block foundation and is covered by flat built-up or torch down roll roofing behind a parapet. The building is sheathed in a false bevel wood siding, also called double ogee siding which is a single board milled to present the shadow lines of two boards. The west side elevation is clipped in order to fit and maximize the use of the triangular shaped lot. The primary elevation, which faces south along Edison Avenue, has two-story full width porches that have been partially enclosed with vertical siding. Both the upper and lower porches are divided into three bays by piers and columns with the primary entryway centered in the middle bay of the first story.

Setting:

The multi-family building at 725 Edison Avenue is located at the northeast corner of Edison Avenue and Magnolia Street in the area immediately north of I-95 and south of Forest Street between the Brooklyn and Riverside subdivisions. Magnolia Street runs diagonally in a northeast - southwest direction intersecting both Edison Avenue and Oak Street. The triangular lot occupied by the structure was created as part of the nineteenth century era Supplementary Plat of Riverside. Although the point of the triangular lot had been cut off, the parcel was incorporated as part of the Forest and Date Street Addition which was a turn-of-the-century replat of part of the older Supplementary Plat of Riverside. Originally the area was predominately residential but has changed to have more commercial, light-industrial, warehouse and office uses, as well as numerous vacant parcels. Immediately to the southeast across Edison Avenue is the high-rise office complex associated with Blue Cross & Blue Shield of Florida which fronts Riverside Avenue.

Description of the South Elevation:

Facing Edison Avenue, the primary or south elevation has two full width front porches (**Photo 1**). Each porch is visually divided into three bays by four square wood columns. On the first story the four paneled columns rest on rusticated concrete block piers with the two central columns extending into the second story to serve as piers for rounded Tuscan columns (**Photo 2**). The central bay of the first story provides access to the main doorway which includes a single door with sidelights and transoms. The central bay of the second story porch also has a doorway with sidelights and transoms (**Photo 3**). The east bay of the first story porch frames a centrally placed window with the west bay being enclosed with vertical wood siding to accommodate a sandwich shop that has since closed. On the west side, the enclosed bay for the sandwich shop has a single vertically oriented aluminum window which

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

is offset to the east. Both the main entryway and the single cottage style door to the sandwich shop are accessed by cement steps. Between the columns of the east bay on the first story is a wooden porch rail of more recent construction.

The central bay of the second story is defined on each end by a Tuscan style rounded wood column that rests on wooden piers created by raising the square columns of the first story into the second (**Photo 4**). On each end of the porches, square paneled columns run the entire height of the porches. On the second story of the porch, both the east and west bays have been enclosed with vertical siding to create additional living space. Each of the enclosures has a small square aluminum window centered on the front and on the sides (**Photo 5**). The central open bay on the second story has a more contemporary porch rail running between the east and west bays. Paneled fascia boards running between the columns visually separate the first and second stories. The second story is covered by a flat or a slightly pitched roof with open eaves and purlins. Stepping back from the porches, only a small part of the building mass is evident from the south elevation. This small section is divided into three bays by four decorative brackets that line-up vertically with the columns of the front porches (**Photo 6**). Centered in the outer bays are rectangular louvered vents framed by the brackets.

Description of the West Elevation:

The other prominent elevation is the west side of the building which parallels Magnolia Street. This elevation is divided into two distinct sections in order to take advantage of the triangular lot. The first section, which intersects with the front or south elevation, is composed of three window openings on each story that lines up vertically (**Photo 7**). The openings have been reduced in order to accommodate more contemporary aluminum sash style windows. The first window on the first story has been completely enclosed with a plywood panel. The slightly wider second section is differentiated by a vertical corner board, as well as located under a lower parapet wall (**Photo 8**). The fenestration pattern is composed of two tall vertical windows, two square windows, and two smaller vertical windows on both the first and second stories. The openings of the taller windows have been reduced to accommodate contemporary aluminum windows. The two smaller square windows have also been modified for a more contemporary replacement product. The two smaller windows to the north of the square ones have a fixed light on the first story with the one on the second story enclosed with plywood pierced by a small rectangular louvered vent.

Description of the Rear and East Side Elevations.

Because of the triangular lot, the rear or north elevation of the residence is significantly narrower than the south elevation (**Photo 9**). A covered two-story porch extends across the entire rear elevation and is differentiated by another step down in the parapet wall. The first story of the porch, which is accessed by wood steps coming off Magnolia Street, is divided into two sections (**Photo 10**). On the west end of the porch, the first section is open and provides a covered access to the rear door with transom. The second section is enclosed to

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

create a separate room accessed by a panel style door from the open section. A small rectangular window is centered in the north or rear wall of the enclosed section. Behind the room, running parallel to the rear wall is a set of wood steps leading to the second story of the rear porch which is entirely open. A single door with transom lines up vertically with the one on the first story. A square window opening on the second story has been enclosed with plywood panels. Both stories of the rear porch are supported by square wood poles connected by wooden rails with spindles or lattice panels. Running along the property line, the east side elevation is defined by six full height vertical sash style windows with two over two horizontal lights (Photo 11). Although lining up vertically, the windows are not evenly spaced on each story and each has been modified to accommodate a contemporary replacement product.

Description of Alterations:

The residential building at 725 Edison Avenue still has much of its original fabric such as the wood siding, columns, piers, and decorative entryways on both stories. The primary alterations were made to the two story porch on the south or front elevation. The symmetry and openness of the porch were greatly impacted by the infilling of one bay on the first story and two on the second story. However, the original piers and columns are still evident, thus requiring only the removal of the infill and construction of porch rails. The original exterior walls exposed by removal of the infill may also require some restoration depending on how much original fabric remains. The other major alteration was reducing the original openings to accommodate stock windows. Proper rehabilitation of the subject property would involve returning the openings to their original size, install a new product that fits the entire opening both horizontally and vertically, and repair or replicate any missing trim. Overall, the original siding appears to be in good shape but would require repairs and selective replacement with a matching product. Although functional, the rear porch will involve repairs and selective replacement of deteriorated or inappropriate materials.

PHOTO #1



PHOTO #2





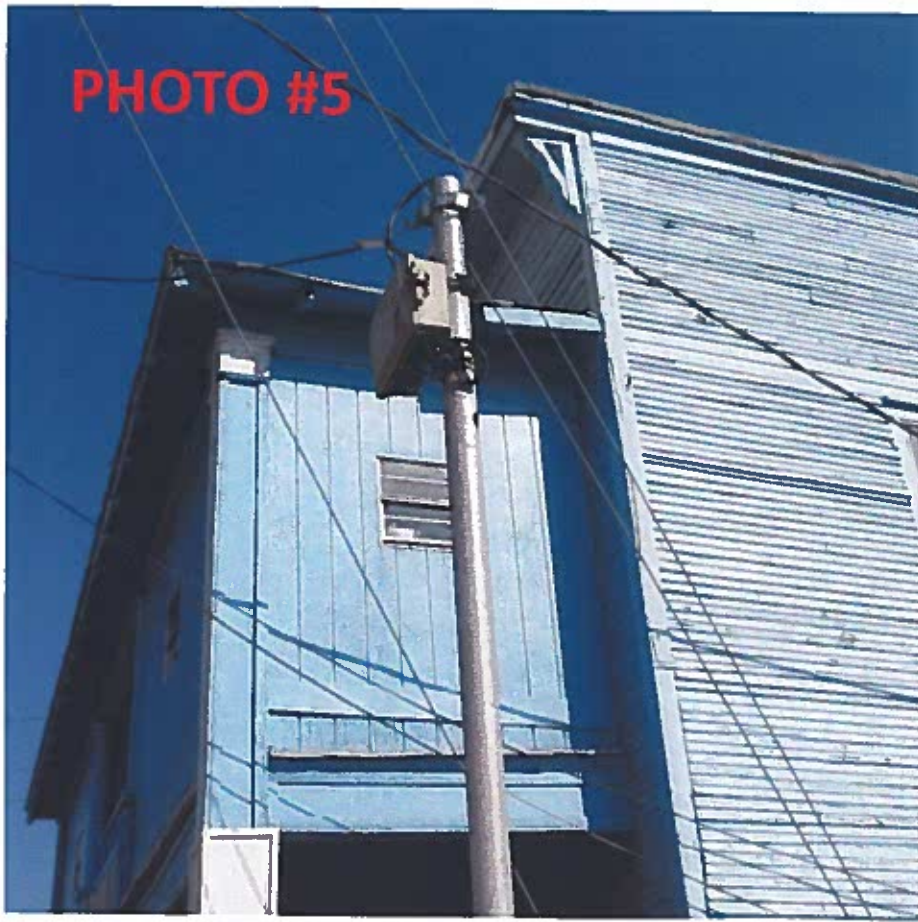


PHOTO #7



PHOTO #8



PHOTO #9

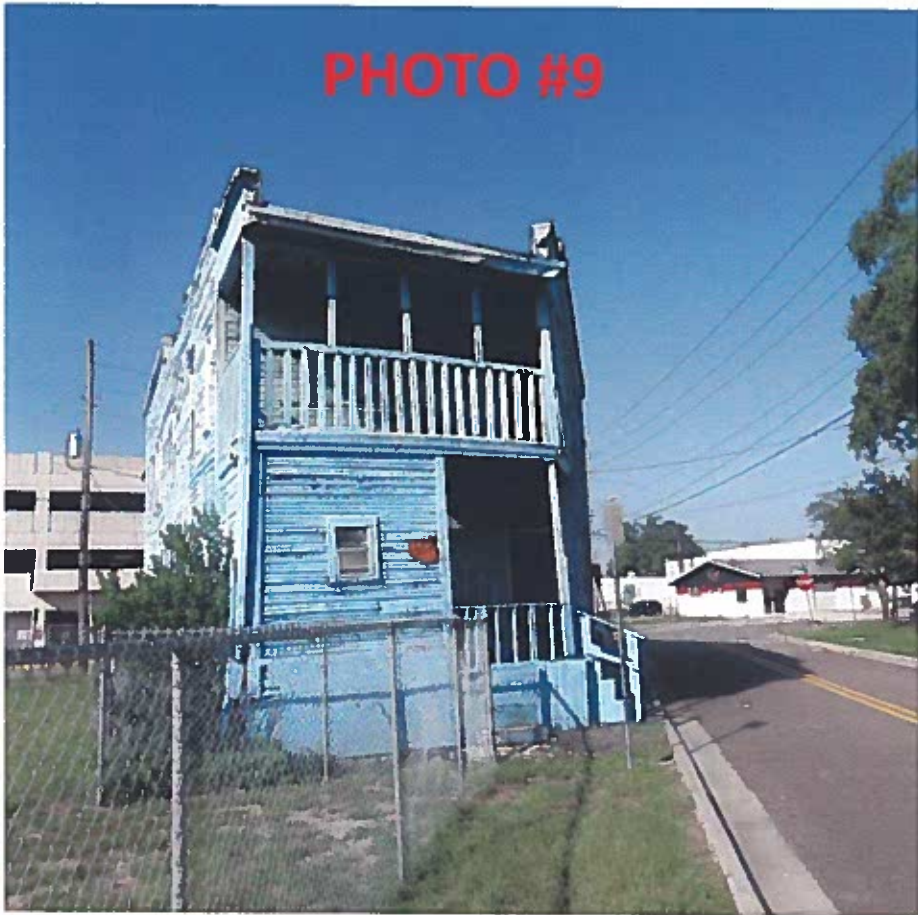


PHOTO #10



PHOTO #11



Name of Property

Address

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.
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.
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 Architecture
Archaeology
Community Planning
Commerce
Education Early Settlement
Health/Medicine
Industry
Maritime History
Military
Politics/Government
Recreation Social History
Transportation
Other: Urban Housing

Period of Significance

1906 - 1966

Significant Dates

1906

Significant Person

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

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

Please See Attached Continuation Sheets

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

8-1: NARRATIVE STATEMENT OF SIGNIFICANCE – 725 Edison Avenue

SUMMARY:

The two-story multi-family building at 725 Edison Avenue was constructed in c. 1906 per the Property Appraiser Record Card on a triangular parcel that was originally part of the Supplementary Plat to Riverside. Split off from the Riverside neighborhood with the construction of the Fuller Warren Bridge and I-95, the properties constituting the Supplementary Plat of Riverside have become more closely associated with the adjacent Brooklyn neighborhood immediately to the north. As a result, most of the area has changed from residential to office, commercial and warehouse uses. The design of the wooden building is basically a Frame Vernacular style with Colonial Revival influences evident by the symmetry of the front elevation. Although the architect and builder of the subject property has not been determined, the first occupant listed in the city directories was Mrs. M.F. Gorham who was identified as residing there in 1913. The widow of Henry Gorham, Mrs. M.F. Gorham was associated with the apartments from 1913 into the early 1920s. In 1914, the city directories identified multiply owners at that address. Therefore, the residential building at 725 Edison Avenue is being considered for local landmark designation under criteria A & G.

Historical Context – Riverside & Brooklyn

After being physically and visually cut-off from the Riverside neighborhood by the construction of the Fuller Warren Bridge and I-95, the area located south of Forest Street to Rosselle Street is often associated with Brooklyn. However, the general area around 725 Edison Avenue was not originally platted as part of Riverside or Brooklyn, but was separately platted under different subdivisions, primarily Supplementary Plat to Riverside, (Q-434), and Brooklyn Extension, both dating from the nineteenth century.

Until they were separately platted in 1869, the Brooklyn and Riverside Subdivisions were part of the same 800-acre land grant originally made to Philip Dell during the Second Spanish Period. Immediately after the war, the owner of the 800 acres, Miles Price, sold the south 500 acres, to Boston millionaire, John Murray Forbes, who platted it as Riverside, while Price platted the remaining 300 acres as Brooklyn. During the 1880's and 90's, Brooklyn developed primarily as a residential neighborhood. Middle and upper class white families constructed substantial homes along Commercial Avenue, later renamed Riverside Avenue. However, the majority of houses were small wood frame structures occupied by African-Americans, many whom migrated to Jacksonville after the Civil War to take advantage of employment and housing opportunities. After the fire of 1901, the rapid growth of downtown resulted in the gradually replacement of these large homes and mansions by commercial and light industrial and warehouse uses along Riverside Avenue and Park Street.

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

Within the boundaries of the Riverside Historic District as listed on the National Register of Historic Places are located over thirty different subdivisions. However most of these subdivisions are incorporated as part of the larger subdivisions known as Riverside, Riverside Annex, and New Riverside, which developed during the first decades of the twentieth century. Except for the large water lots, the original Riverside Subdivision has remained intact as originally platted in 1869. The majority of buildings in Riverside reflect middle and upper income taste in residential architecture during the late nineteenth and early twentieth centuries. Although the area is composed primarily of private residences, it contains a number of other types of buildings that contribute to the neighborhood feeling of Riverside. These include apartments, schools, churches, civic buildings, and small-scale commercial buildings. Most buildings in the district reflect late nineteenth and early twentieth century revival styles such as the Colonial Revival, Spanish Eclectic and Tudor, or the early twentieth century modernistic styles, such as the Prairie Style or Craftsman Style. Vernacular architecture and Victorian period styles such as the Queen Anne are found in lesser numbers and associated primarily with buildings constructed prior to the Great Jacksonville Fire of 1901.

Colonial Period to the End of the Nineteenth Century:

Located southwest of Downtown Jacksonville on the west side of the St. Johns River, both Brooklyn and Riverside share a common history dating back to colonial times. Although land grants were being made during the First Spanish Period (1564-1763), it was during the British Period, 1763 – 1783, that large land grants were used aggressively as a method to stimulate private investment, economic development, and settlement in Florida. With those objectives in mind, Governor James Grant of East Florida issued a proclamation announcing land grants of 100 to 1000 acres for Protestant families who would settle in the new province. In addition, large tracts of land were granted to absentee landowners in England who were predominately from the nobility class, most who never developed their Florida properties. According to earlier secondary sources, three such large grants were issued that included much of Duval County. Reportedly the Marquis of Hastings received twenty thousand acres on the north side of the St. Johns River between the Trout River and McGirts Creek (Ortega River).¹

Thomas Philpot, an English merchant, received ten thousand acres on the St. Johns River that included the Cowford, the current site of Downtown Jacksonville.² Visited by noted naturalist, William Bartram in 1764, Philpot had constructed a ferry house and store, as well as large indigo plantation, on his property. David Courvoisier, who previously had a seven hundred acre grant at Newcastle on the lower St. Johns River, received a grant at

¹ Pleasant Daniel Gold, *History of Duval County, Florida*. (St. Augustine, Florida: The Record Company, 1929) p. 52.

² Ibid

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

Winter Point in the Riverside area where he constructed a house at the end of present day Lancaster Street.³ Between 1765 and 1775, a total of 690 separate land grants had been made in East Florida that totaled over 1,653,672 acres.⁴

With the return of the territory of East Florida back to Spanish control in 1784, the colonial government in St. Augustine continued the British practice of making generous land grants in order to stimulate economic development and encourage settlement. Contrary to official policy elsewhere in the Spanish Empire, the crown allowed non-Catholics to settle in the colony in order to populate and develop the vast territories of East and West Florida. Records of these grants were created as part of the confirmation process for determining ownership with the end of Spanish control after 1819.⁵

The area that includes the Brooklyn and Riverside Subdivisions was part of a Second Spanish Period land grant to Francis Richard. Eight Hundred acres of Richard's grant were taken over by Philip Dell in 1801. Dell developed a plantation on his property that stretched for two miles along the St. Johns River southwest from McCoy's Creek. Called "Dell's Bluff" because of the sixteen-foot high elevation along the river, the plantation was transferred to John H. McIntosh in 1805 that in turn sold it to Francis Ross in 1813. "Dell's Bluff" changed hands several more times before being purchased by James Winter in 1847. Winter developed a plantation producing cotton, corn and sugar cane, as well as constructed a home near the present intersection of Riverside Avenue and Stonewall Street.⁶

More to the south and west, additional land grants were made including a 550-acre grant to George Atkinson lying along but mostly north of Fishweir Creek. Granted in 1816, this large parcel was held by the estate of George Atkinson until 1881 when it was deeded to Fannie L. Fehrenback who sold the property in large separate tracts later developed as the Shadowlawn, Arden, and Fishweir Park Subdivisions. Lying between the Dell grant and Atkinson's property was a 350 acre grant made to Robert Hutcheson in 1815. This roughly square parcel had river frontage running from a point between James and Cherry Streets to Donald Street.⁷ After the death of Hutcheson, the property was sold to Dr. Whipple Aldrich in 1830 that in turn conveyed it to William McKay in 1836 that developed the property as the Magnolia Plantation. With the death of McKay, the 550-acre Magnolia Plantation was

³ James Robertson Ward, *Old Hickory's Town, An Illustrated History of Jacksonville*. (Jacksonville, Florida: Old Hickory's Town, Inc., 1985), p. 125.

⁴ Charles Loch Mowat, *East Florida as a British Province, 1763-1784*. (Gainesville, Florida: University of Florida Press, 1964), p. 62

⁵ T. Frederick Davis, *History of Jacksonville, Florida, and Vicinity, 1513 to 1924*. (St. Augustine, Florida: Florida Historical Society, 1925), pp. 26-28.
Ward, pp. 63-64.

⁶ Work Projects Administration, *Historical Records Survey, Spanish Land Grants in Florida, Confirmed Claims, Volumes I-V*, 1941.

⁷ *Abstract of Title to Riverside Property of the Indian River Association*. Drew Company, Undated (c. 1902).

⁷ Davis, pp. 44-45.
Gold, p. 87.

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

deeded to Francis D. Scarlett in 1850 that sold it that year to Elias G. Jaudon, who came to the area in 1838 from Hilton Head, South Carolina.

Farming the property for many years, which had been expanded to one thousand acres, Elias G. Jaudon sold a significant piece of the tract to Ewell Jamison, and deeded the remainder to family members including his son Elias "Gabriel" Jaudon and his daughter Sarah McKinley who along with her husband developed the property into a large dairy farm. Initially dedicated to agricultural pursuits such as the growing of cotton, corn, rice, sugarcane and cattle production, these large tracts eventually were sold and subdivided to accommodate increased residential growth that accompanied the extension of the streetcar system. For example, Ewell Jamison subdivided his 65 acres into large farming tracts of fifteen and twenty acres. One of these tracts was sold to Robert Lightbody in 1878 that subdivided the parcel into residential lots located between St. Johns Avenue and Sydney Street and from Powell Place to Cherry Street.⁸

During the Civil War, Jacksonville was occupied four times by Union troops resulting in the city being for the most part abandoned and significantly destroyed. Much of the military action near Jacksonville during the war occurred in the west part of LaVilla that was strategically connected to the interior of the State by the Old Plank Road, the Alligator Road and the Florida, Atlantic & Gulf Central railroad that opened in 1860 connecting Jacksonville with Lake City.⁹ During the fourth occupation, Union troops attempted to cut the critical Confederate food supply coming from central and southern Florida, but were stopped at the Battle of Olustee in February of 1864. After Olustee, defensive preparation became more urgent and extensive, turning LaVilla into an armed camp for the rest of the war and on into the period of military occupation that ended in 1868.

After clearing a firing range of 1,000 feet in LaVilla, the troops began constructing an extensive stockade composed of logs sharpened at the top. In front of the stockade was a 12 foot moat fronted with rifle pits. Beyond the moat was entanglements of telegraph wire to stop cavalry attacks. The defensive wall, which stretched from the marshes of McCoys Creek east to Hogans Creek, was fortified with twenty to forty guns including heavy artillery located in several redoubts. Five entryways into the city were protected by three additional fortifications located outside of the defensive wall. These additional defensive works included Fort John P. Hatch, Fort General John Foster, and Fort Colonel Charles Fribley, as well as the Sammons Redoubt and Battery Myrick. One of these defensive works, Fort Foster, was located in Brooklyn near the present intersection of Magnolia and Jackson Streets. These fortifications protected the railroad, Black Creek

⁸ Historic Property Associates, *A Resurvey of the Riverside Historic District*. (Jacksonville, Florida: Riverside Avondale Preservation, 1992), p. 2.

Wayne W. Wood, *Jacksonville's Architectural Heritage: Landmarks for the Future*. (Jacksonville, Florida: University of North Florida Press, 1989), pp. 130 & 133.

⁹ Davis, pp. 341-342.

City of Jacksonville

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

Road (Alligator), the Plank Road, and the Old Kings Road. The main gate was at present day North Davis Street and West Adams Street.¹⁰

Several years before the war, the Winter estate was sold to Miles Price who already had a plantation called "Gravelly Hill", six miles west of Jacksonville. A native of Screven, Georgia, Price purchased the property at a Commissioner's sale in 1858 for \$1,528. In 1868, Price sold the south five hundred acres to New England railroad magnate, John Murray Forbes for \$10,000 in gold. Forbes had the property platted and named Riverside. That same year, Price platted the remaining three hundred acres as Brooklyn. Ironically, it is assumed that Price, a Confederate veteran, gave it the unlikely name of Brooklyn. In the *Abstract of Title to Riverside Property of the Indian River Association*, page 15, a reference was made in 1868 that the five hundred acres sold by Miles Price to E.M. Cheney was located, "south and west of the encampment and adjacent the garden cultivated by the soldiers". This statement refers to Union soldiers, predominately African Americans that occupied Jacksonville for several years after the war.

During the 1880's and 90's, Brooklyn developed primarily as a residential neighborhood. Middle and upper class white families constructed substantial homes along Commercial Avenue, later renamed Riverside Avenue. However, the majority of houses were small wood frame structures occupied by African-Americans, many whom migrated to the Jacksonville after the Civil War to take advantage of employment and housing opportunities. Located to the west of Riverside Avenue towards Myrtle Avenue and McCoy's Creek, these structures reflected the simple Frame Vernacular styles of traditional worker houses.

Some of the prominent citizens that built and occupied substantial homes along Riverside Avenue in Brooklyn included Francis Elias Spinner, former Secretary of the Treasury under Presidents Lincoln, Johnson and Grant, industrialist, Frederick M. Robinson, lumberman, J.K. Russell and publisher, Horace Drew. Another noted Brooklyn resident was Jacksonville mayor, J.C. Greeley, father of architect Mellen C. Greeley. In the 1890's, Brooklyn experienced a residential boom along Riverside Avenue with the construction of seventy-four structures having a total value of \$200,000. After the fire of 1901, the demand for new houses shifted this residential growth further west along Riverside Avenue into the Riverside Subdivision.

After the fire of 1901, the rapid growth of downtown resulted in the gradual replacement of these large homes and mansions by commercial and industrial uses. Some of the early commercial and light industrial buildings constructed in Brooklyn along Riverside Avenue included the Jacksonville Electrical Company car barn and power plant (1903), Delcher Brothers warehouse (1910), the Yale Steam Laundry, the Jacksonville Concrete Company, and the Lubin Manufacturing Company (film studio). Some of Jacksonville's

¹⁰Schafer, p. 304.

City of Jacksonville

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

early automobile dealerships were originally located along Riverside Avenue such as the Chrysler and Royal Motors constructed in 1916 at the site of the Greeley house.

Subdivision development in Riverside dates from 1868 when Edward M. Cheney, editor of the main Jacksonville newspaper, the *Florida Union*, purchased the southern 500 acres of Dell's Bluff from Miles Price. Cheney acted as agent for John Murray Forbes, a Boston millionaire, who subdivided the land and named it Riverside. The original Riverside Subdivision extended along the river from just east of Rosselle Street to a point west of Barrs Street. Residential development was slow in Riverside from 1869 until after the Great Fire of 1901. Most of the early residential construction occurred along both sides of Riverside Avenue from Forest Street in Brooklyn to Barrs Street.

Part of the original Riverside subdivision included a fourteen-acre tract set aside for a public park. In 1893, the Land Mortgage Bank of England, who had purchased the remaining unsold tracts of the Riverside Subdivision, deeded this property to the City of Jacksonville, which developed it as Riverside Park. Originally bounded by Park Street, Post Street, Margaret Street, College Street, and Gilmore Street, Riverside Park at one time featured a carriage road, as well as five spring-fed lakes. Immediately to the north of Riverside Park across Gilmore Street was located Public School Number Four (Annie Lytle Elementary School) which first opened in 1891. The Land Mortgage Bank of England was one of several British-owned companies active in Florida real estate, forestry, citrus farming and phosphate mining around the turn of the century. The Land Mortgage Bank of Florida, Ltd. along with the Indian River Association and the Florida Syndicate, Ltd. were represented by Riverside resident, William Moore Angas. Moving to Jacksonville in 1895 from Darlington, England, Angus constructed a residence at 1650 Goodwin Street in 1902.

Development and population growth in Brooklyn and Riverside had grown sufficiently that the subdivisions were incorporated into the Jacksonville city limits in 1887 along with Springfield, LaVilla, Fairfield, Oakland, and East Jacksonville. A streetcar line was extended connecting Riverside to the Downtown and other parts of the City that greatly facilitated development of the area, which by 1895 had an estimated population of 2,500. Prior to 1901, development in Riverside was concentrated along the river and streetcar line. The Great Fire of 1901 that destroyed most of the downtown business and residential district caused a surge in residential construction in Riverside. During the first decade of the century, at least fifty elegant mansions were constructed along Riverside Avenue. These were the homes of such noted citizens as Mayor J.E.T. Bowden, Colonel Raymond Cay, Bishop Edwin G. Weed, Charles Garner, Edward Lane, Wellington W. Cummer, John E. Hartridge, Edward A. Champlain, and Samuel B. Hubbard.¹¹

¹¹ George Hallam, *Riverside Remembered*. (Jacksonville, Florida: Riverside Avondale Preservation, 1976), pp. 46-80.

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

When Riverside was originally platted in 1869, the subdivision included 118 blocks, most with ten lots. Twelve blocks along the St. Johns River, called water lots, between Rosselle Street and Barrs Street were identified each containing five lots. These deep lots ran from Commercial Street (Riverside Avenue) to the river. Before the turn of the century, these lots were not intensively developed, and contained one to two large residential structures. Because of a strong population growth in Jacksonville creating the need for additional housing, many owners of the water lots began to replat them into smaller parcels.

Twentieth Century:

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.¹²

The destruction caused by the 1901 fire ushered in a new era of growth in Downtown Jacksonville. The business opportunities caused by the fire had attracted numerous architects, builders, and investors from different parts of the country. New construction in the Downtown area began to reflect a variety of architectural styles popular during the first quarter of the twentieth century such as the traditional Colonial, Neoclassical, and Gothic Revivals interspersed with the more modernistic designs of the Prairie School and the Chicago school of commercial architecture. 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*.¹³

¹² 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.

¹³ 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.

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During the first quarter of the twentieth century, Jacksonville experienced its greatest period of growth prior to the post-World War II era. Becoming a major port and rail center, it became Florida's largest and in many ways its most important city. Its population numbered over 28,000, the leading total in the state. Over the next decade it grew phenomenally, totaling 57,699 residents by 1920. Its population was 20,000 more than that of Tampa, the second largest city. Commercial development and building construction in the downtown area was unprecedented. In residential neighborhoods, the rapidly expanding population stimulated a tremendous demand for housing, most notably in the Riverside and Springfield subdivisions. Riverside was the focus of much of the housing construction in Jacksonville and its development was inextricably woven with that of the city during this significant period of growth.

Prior to 1901, only four subdivisions had been platted in the area including Andrew J. Hedrick's Riverside Annex, which included 150 lots with graded streets and water from seven artisan wells. However, between 1901 and 1939, over twenty new subdivisions were platted, most reflecting speculative development in response to the growing demand for new houses. Companies involved in these new subdivisions included the Riverside Improvement Company, New Riverside Company, Better Homes Company, Riverside Corporation, Haldemar Corporation, Pipes Investment Company, and Riverfront Company.

Leading the way in 1909 was Albert Fendig & Company, which opened New Riverside by offering lots with 10% down and 10% every month. The company sold over one hundred residential lots during the first week the subdivision was on the market. Stimulated by employment opportunities at the large complex of shops and yards opened in 1908 by Seaboard Airline Railroad off McDuff Avenue, residential growth continued to expand west and north. Some developers actually constructed on the lots and sold both the house and property. For example, starting in 1914, developer, J.G. Heagy, built numerous one-story homes on his lots located west of King Street between Green and Ernest Streets.¹⁴

The majority of Riverside was incorporated into the City of Jacksonville by 1887 with the remaining residential sections to the west and south being brought into the city with annexations in 1919 and 1925. As the Riverside neighborhood grew and expanded during the first quarter of the twentieth century, it soon acquired the trappings of a fully development community with its own churches, schools, and shopping districts. Riverside soon became home to several dominations with most starting in the late nineteenth or early twentieth centuries as missions of established downtown churches. Some of these noted churches included Riverside Presbyterian Church, Riverside Park Methodist Church, Riverside Baptist Church, Riverside Christian Church, Trinity Lutheran Church, St. Paul's Catholic Church, and the Church of the Good Shepherd (Episcopal).

¹⁴ *Resurvey of Riverside*, p. 3.

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By the late 1920's, the neighborhood was home to three elementary schools, as well as a junior and senior high school. The schools included Annie Lytle Public School (opened in 1891 and rebuilt in 1917), Central Riverside School (1916), West Riverside Elementary School (1911), John Gorrie Junior High School (1923-24), and Robert E. Lee High School (1926-27). These schools were joined by other public facilities including the Willow Branch Library (1929-30), Fire Station No. 10, and the Riverside Police Substation, both on McDuff Avenue. Starting in the 1920's, shops were soon clustered around the Five Points area where Park Street, Lomax Street, and Margaret Street intersected, as well as radiating out from the intersection of King Street and Park Street. In addition to Riverside Park, other public green spaces to open in Riverside included Memorial Park, with its distinctive "Winged Victory" statue unveiled in 1924 to honor Florida soldiers who died in World War I, as well as the wooded Willow Branch Park that opened in 1916.

Following World War II, the Riverside neighborhood began to decline as original owners died or moved. During this period, institutional and commercial expansion resulted in the demolition or relocation of historic homes. In June of 1954, the new Gilmore Street Bridge, later renamed the Fuller Warren Bridge, was opened. Connecting Riverside with South Jacksonville, this bridge was incorporated into the Jacksonville Expressway system completed in the late 1950's and early 1960's. The construction of the expressway significantly impacted the eastern side of the Riverside neighborhood. During the mid-1970s, new investors and homeowners began purchasing and renovating buildings in the district. In 1985 most of the original Riverside Subdivision, together with the Riverside Annex and New Riverside Subdivisions, constituted the first historic district in Jacksonville listed on the National Register of Historic Places. Today, Riverside is one of the largest historic districts in Florida.

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.*

Constructed in c. 1906, the two-story wood frame building at 725 Edison Avenue was designed and built as a boarding house accommodating five bedrooms on each floor. In later years, part of the first floor was converted to house Sam & Son's Sandwich Shop.¹⁵ The building occupies a distinctive triangular parcel that was first part of the pre-1900 Supplementary Plat of Riverside and later incorporated as part of the Forest and Date Street Addition platted in 1908. On the 1908 plat, the lot is identified as sold.¹⁶ 725 Edison Avenue has significance as being the only original remaining historic multi-

¹⁵ At different times Edison Avenue has been known as Date Street, Lackawanna Avenue and the Highway.

¹⁶ *Supplementary Plat of Riverside and Forest and Date Street Addition*, recorded December of 1908.

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family building constructed in this part of Riverside and Brooklyn. The historical context of the immediate area is for the most part gone due to abandonment, disinvestment, growth of non-residential uses, and more recently re-development pressures leaving only isolated historic building..

Designed specifically to fit the entire triangular lot at the intersection of Edison Avenue and Magnolia Street, the building reflects the era in Jacksonville when inter-city transportation was predominately by street cars that connected the outlying neighborhoods with downtown. The boarding house at 725 Edison Avenue was at a very convenient location at the time for using the street car system since Lackawanna Avenue, later Edison Avenue, accommodated dual tracks that connected with routes going south into Riverside and Avondale, as well as west into Lackawanna and Murray Hill.

The construction date of the building at 725 Edison Avenue has not been determined, but identified as 1906 on the Property Appraiser Record Card. The building was depicted on the 1913 Sanborn map as 125 Date Street but not indicated on the 1903 map. In 1911, the triangular lot was part of a larger parcel sold by C.F. Smith to Walter Warrington.¹⁷ Coming to Jacksonville in 1885 from Ohio, Warrington's father owned and operated a planning mill. By 1900 Walter Warrington was in the real estate business and organized the Highway Development Company to sale 200 lots in the Highway Subdivision. Located further west along Lackawanna Avenue, also called the Highway in earlier times, the subdivision was one of many that opened to provide housing sites for the hundreds of workers employed at the new extensive Seaboard Airline Railroad shops and round houses off McDuff Avenue. Warrington was also active politically and served on the Jacksonville City Council.¹⁸ The property sold twice in 1913 going from Walter Warrington to Cecil Wilcox who in turn sold to M.M. Marcus.

Architecturally, the original design of the subject property at 725 Edison Avenue reflects no particular style and is commonly referred to as Frame Vernacular because of its construction. However what makes Frame Vernacular buildings important is that they represent vanishing examples of how rural and lay builders utilized simple and time tested construction principles, as well as local building materials such as Southern Yellow Pine and cypress to construct solid and functional spaces that worked well in the Southern environment. These indigenous construction materials were combined with manufactured products made locally or shipped by railroad such as sash windows, doors, and hardware. Surrounded by outlying sawmills at the time, the subject property like so many other buildings of the era were constructed of old-growth Southern Yellow Pine that had been so heavily timbered as to be almost non-exist by the 1930's. Today, this quality pinewood is only available from re-

¹⁷ Duval County Courthouse, *Deed Book 86*, p. 322.

¹⁸ Sidney P. Johnston, *The Historic Architectural Resources of the North Riverside Neighborhood in Jacksonville, Duval County, Florida*. (Jacksonville, Florida: Environmental Services, Inc., 2004), pp. 39 & 41.

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

milled timbers salvaged from demolitions or from original logs preserved in the muddy bottom of Florida creeks and rivers.

(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 residential building at 725 Edison Avenue still has much of its original fabric such as the wood siding, columns, piers, and decorative entryways on both stories.

The primary alterations were made to the two story porch on the south or front elevation. The symmetry and openness of the porch was greatly impacted by the infilling of one bay on first story and two on the second story. However, the original piers and columns are still evident, thus requiring only the removal of the infill and construction of porch rails. The original exterior walls exposed by removal of the infill may also require some restoration depending on how much original fabric remains. The other major alteration was reducing the original window openings to accommodate stock windows. Proper rehabilitation of the subject property would involve returning the openings to their original size, install a new product that fits the entire opening both horizontally and vertically, and repair or replicate any missing trim. Overall, the original siding appears to be in good shape but would require repairs and selective replacement with a matching product. Although functional, the rear porch will involve repairs and selective replacement of deteriorated or inappropriate materials. Once designated a landmark, the building at 725 Edison Avenue could also be officially mothballed per Chapter 307.301.

725 Edison Avenue

Name of Property

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

Acree of Property 4,032 Square Feet

UTM References

(Place additional references on a continuation sheet.)

UTM grid boxes for Zone, Easting, and Northing for entries 1, 2, 3, and 4. Includes a checkbox for 'See continuation sheet'.

Verbal Boundary Description

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

56-2S-26E, SUPPLEMENTARY PLAT TO RIVERSIDE, FRACL. W 67FT. LOT 8, RECD.O/R 9524-322

Boundary Justification

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

Property identified in the public records as constituting SUPPLEMENTARY PLAT TO RIVERSIDE, FRACL. W 67FT. LOT 8, RECD.O/R 9524-322

11. Form Prepared By

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

organization Jacksonville Planning and Development Department date January 27, 2016

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 George & Hala El Hasan

street & number 668 Hampton Downs Court telephone

city or town Jacksonville state Florida zip code 32259

City of Jacksonville

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

9-1 - Major Bibliographical References – 725 Edison Avenue

Books and Articles

Broward, Robert C. *The Architecture of Henry John Klutho*. Jacksonville: University of North Florida Press, 1983.

Crooks, James B. *Jacksonville After the Fire, 1901-1919, A New South City*. Jacksonville, Florida, University of North Florida Press, 1991.

Crooks, James B. *Jacksonville, The Consolidation Story, From Civil Rights to the Jaguars*. Gainesville, Florida, University Presses of Florida, 2004.

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Foley, Bill and Wayne W. Wood. *The Great Fire of 1901*. Jacksonville Historical Society, 2001.

Gold, Pleasant Daniel. *History of Duval County*. St. Augustine, FL: The Record Company, 1928.

Hallam, George. *Riverside Remembered*. Jacksonville, Florida: Riverside Avondale Preservation, 1976.

Martin, Richard A. *A Century of Service, St. Luke's Hospital, 1873-1973*. Jacksonville, Florida, 1973.

Martin, Richard A. *The City Makers*. Jacksonville, Florida: Convention Press, 1972.

Martin, Richard A. & Daniel L. Schafer. *Jacksonville's Ordeal by Fire, A Civil War History*. Jacksonville, Florida: Florida Publishing Company, 1984.

McAlester, Virginia & Lee. *A Field Guide to American Homes*. New York, Alfred A. Knopf, 1984.

Mowat, Charles Loch. *East Florida as a British Province, 1763-1784*. Gainesville, Florida: University of Florida Press, 1964.

Snodgrass, Dena. "The Birth of a City", *Jacksonville Historical Society Papers*, Vol. 5, 1969.

City of Jacksonville

**Landmark, Landmark Site, or Historic District Nomination
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Ward, James Robertson. *Old Hickory's Town, An Illustrated History of Jacksonville*. Jacksonville: Old Hickory's Town, Inc., 1985.

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

Miscellaneous Sources:

Abstract of Title to Riverside Property of the Indian River Association. Drew Company, Undated (c. 1902).

Duval County Courthouse, *Deed Books* 86, p. 322; 110, p. 199; 110, p. 296; 110, p. 358.

Duval County Courthouse, *Supplementary Plat of Riverside (Q-434) and Forest and Date Street Addition* (Plat book 3, p. 20).

Historic Property Associates. *Historic Building Survey of Downtown Jacksonville*, Jacksonville: Downtown Development Authority, 1991.

Historic Property Associates, *A Resurvey of the Riverside Historic District*. Jacksonville, Florida: Riverside Avondale Preservation, 1992.

Johnston, Sidney P. *The Historic Architectural Resources of the North Riverside Neighborhood in Jacksonville, Duval County, Florida*. Jacksonville, Florida: Environmental Services, Inc., 2004.

Sanborn Maps of Jacksonville, 1903 & 1913.

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

Name of Property

Address

13. Additional Documentation

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

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

NOTICE OF PUBLIC HEARING

LM-16-02

The Jacksonville Historic Preservation Commission will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-16-02** regarding the proposed designation of 725 Edison Avenue, Real Estate # 090058-0000, as a City of Jacksonville Landmark as noted below:

Date: Wednesday, January 27, 2016

Time; 3:00 P. M.

Place: Room 851
8th 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.

PLEASE NOTE: You have received this notice as owner of real property located within 350 feet of the proposed landmark per Section 307.104(f). Only the property associated with the proposed landmark as identified above is impacted by the historic designation.

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

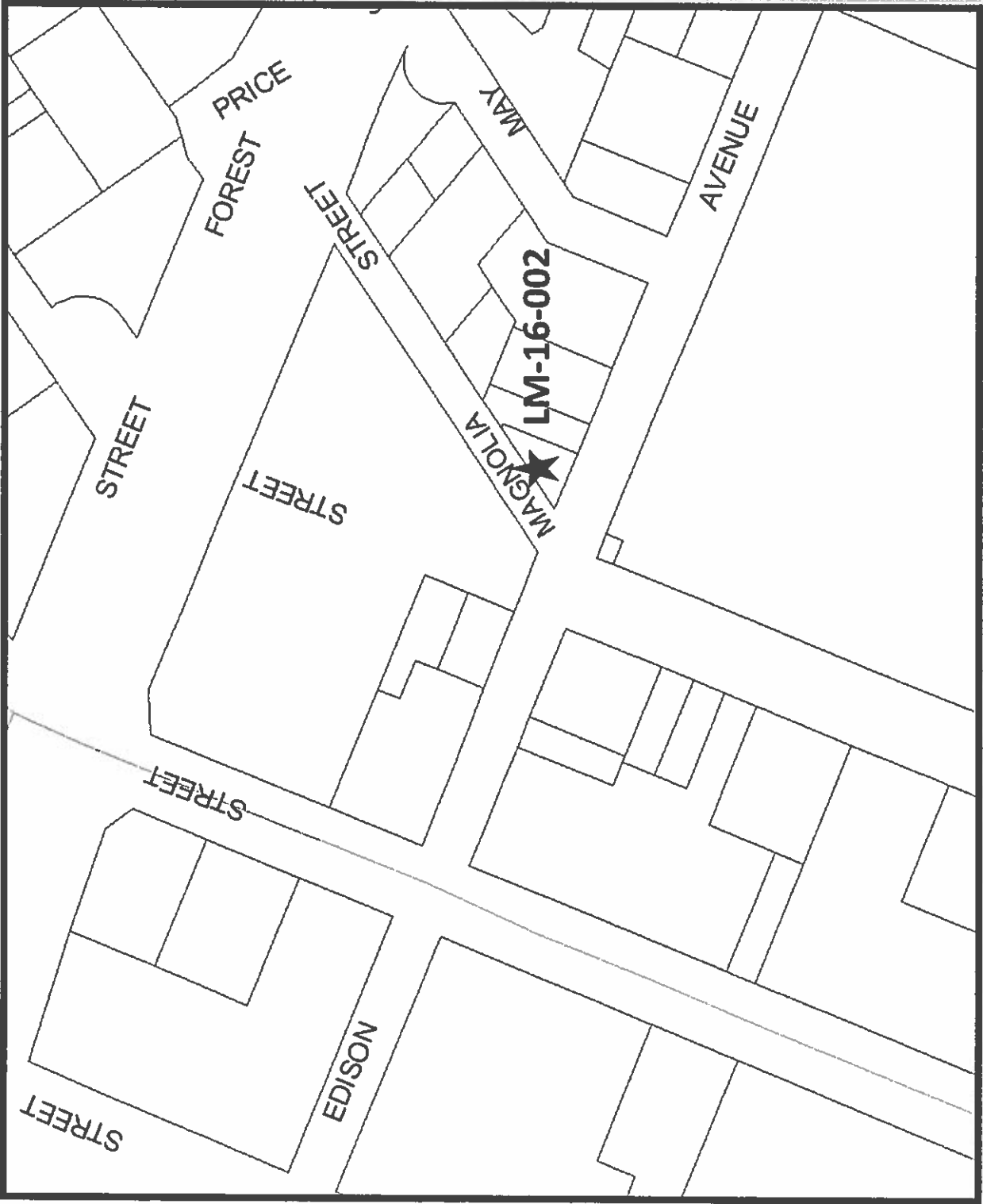
The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

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: 090058-0000

Legal Description: 56-2S-26E SUPPLEMENTARY PLAT
TO RIVERSIDE, FRACL. W 67FT LOT
8 RECD O/R 9524-322



LM-16-002
725 Edison Avenue



COMPOSITE EXHIBIT 1

IV.

PROOF OF PUBLICATION OF PUBLIC NOTICE

FINANCIAL NEWS &

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

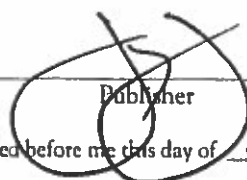
Notice of Public Hearing on Application to Designate

A City of Jacksonville Historic Landmark

in the matter of Application No. LM-16-02: 725 Edison Avenue

in the _____ Court, of Duval County, Florida, was published
in said newspaper in the issues of January 13, 2016


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 January 13, 2016

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 725 Edison Avenue AS A CITY OF JACKSONVILLE HISTORIC LANDMARK

NOTICE IS HEREBY GIVEN that on the 27th day of January, 2016 A.D. at 8:00 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 725 Edison Avenue as a City of Jacksonville Historic Landmark pursuant to Jacksonville Ordinance Code 307.104.

Exhibit A

BOUNDARY DESCRIPTION
Real Estate Appraiser's Number: EE8 090058-0000
Legal Description:
66-AS-26E, SUPPLEMENTARY PLAT TO RIVERSIDE FRAC W, 87 FT. LOT 8 RECD O/R 9624-322

This application (LM-16-02) is being sponsored by George & Hala El Hasan, 688 Hampton Downs Court, Jacksonville, Florida 32258. A copy of the application may be examined in the Office 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 18th day of January, 2016 A.D.

Berry B. Underwood
Chairman
Jacksonville Historic Preservation Commission
City of Jacksonville
Jan. 13 00(16-0800)

V.

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

090110 0000
PEOPLES GAS SYSTEM INC
ATTN: TAX DEPT P O BOX 2562
TAMPA, FL 33601-2562

090069 0000
EL HASAN GEORGE S
668 HAMPTON DOWNS CT
JACKSONVILLE, FL 32259

090100 0000
EL HASAN GEORGE S
668 HAMPTON DOWNS CT
JACKSONVILLE, FL 32259

090104 0000
EL HASAN GEORGE S
668 HAMPTON DOWNS CT
JACKSONVILLE, FL 32259

090026 0000
DEALERS EQUIPMENT COMPANY
476 MAY ST
JACKSONVILLE, FL 32204-2917

090028 0000
BREMER ROSS L
1502 BEACH AVE
ATLANTIC BEACH, FL 32233-5736

090032 0000
BREMER ROSS L
1502 BEACH AVE
ATLANTIC BEACH, FL 32233

090038 0000
BUNN DARYL J
639-643 EDISON AV
JACKSONVILLE, FL 32204

Brooklyn Neighborhood Association
202 Spruce Street
JACKSONVILLE, FL 32204

090107 0000
BLUE CROSS AND BLUE SHIELD OF
FLORIDA INC
4800 DEERWOOD CAMPUS PKWY ATTN:
CORPORATE REAL ESTATE
JACKSONVILLE FL 32246

090071 0000
TRAMMELL AND DEYLE LLC
1238 TIBER AVE
JACKSONVILLE, FL 32207

090099 0000
EL HASAN GEORGE S
668 HAMPTON DOWNS CT
JACKSONVILLE, FL 32259

090097 0000
LEWIS PAUL A II
11974 BRADY RD
JACKSONVILLE, FL 32223

090027 0000
FOODONICS EQUITIES II LLC
5139 EDGEWOOD CT
JACKSONVILLE, FL 32254

090029 0000
BREMER ROSS L
1502 BEACH AVE
ATLANTIC BEACH, FL 32233

090058 0000
EL HASAN GEORGE
668 HAMPTON DOWNS CT
JACKSONVILLE, FL 32259

090039 0000
HECHT RUBBER CORP
6161 PHILLIPS HIGHWAY
JACKSONVILLE, FL 32216-5982

Stand Your Ground, Inc.
1218 Homard By E
JACKSONVILLE, FL 32225

090070 0000
EL HASAN GEORGE
668 HAMPTON DOWNS CT
JACKSONVILLE, FL 32259

090059 0000
CITY OF JACKSONVILLE
C/O CITY REAL ESTATE DIV 214 N
HOGAN ST 10TH FL
JACKSONVILLE, FL 32202

090103 0000
EL HASAN GEORGE S
668 HAMPTON DOWNS CT
JACKSONVILLE, FL 32259

090094 0000
HARDAGE LAKESHORE CORP
SCI MGMT CORP PROP TAX DEPT 8TH
FL PO BOX 130548
HOUSTON, TX 77219-0548

090035 0900
FOODONICS EQUITIES II LLC
5139 EDGEWOOD CT
JACKSONVILLE, FL 32254

090035 0000
ALAMO PARTNERS LLC
2650-2 ROSSELLE ST
JACKSONVILLE, FL 32204

090031 0000
BREMER ROSS L
1502 BEACH AVE
ATLANTIC BEACH, FL 32233

090036 0000
L O PROPERTIES
C/O CURTIS LOFTIN 2970 ST JOHNS AV
#9A
JACKSONVILLE, FL 32205-8729

URBAN CORE CPAC 0
454 E 3rd Street
JACKSONVILLE, FL 32206