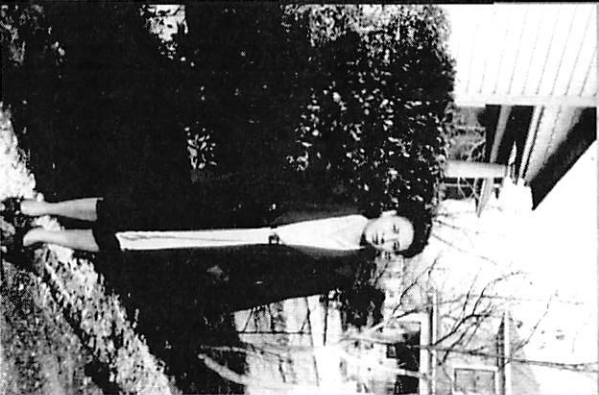
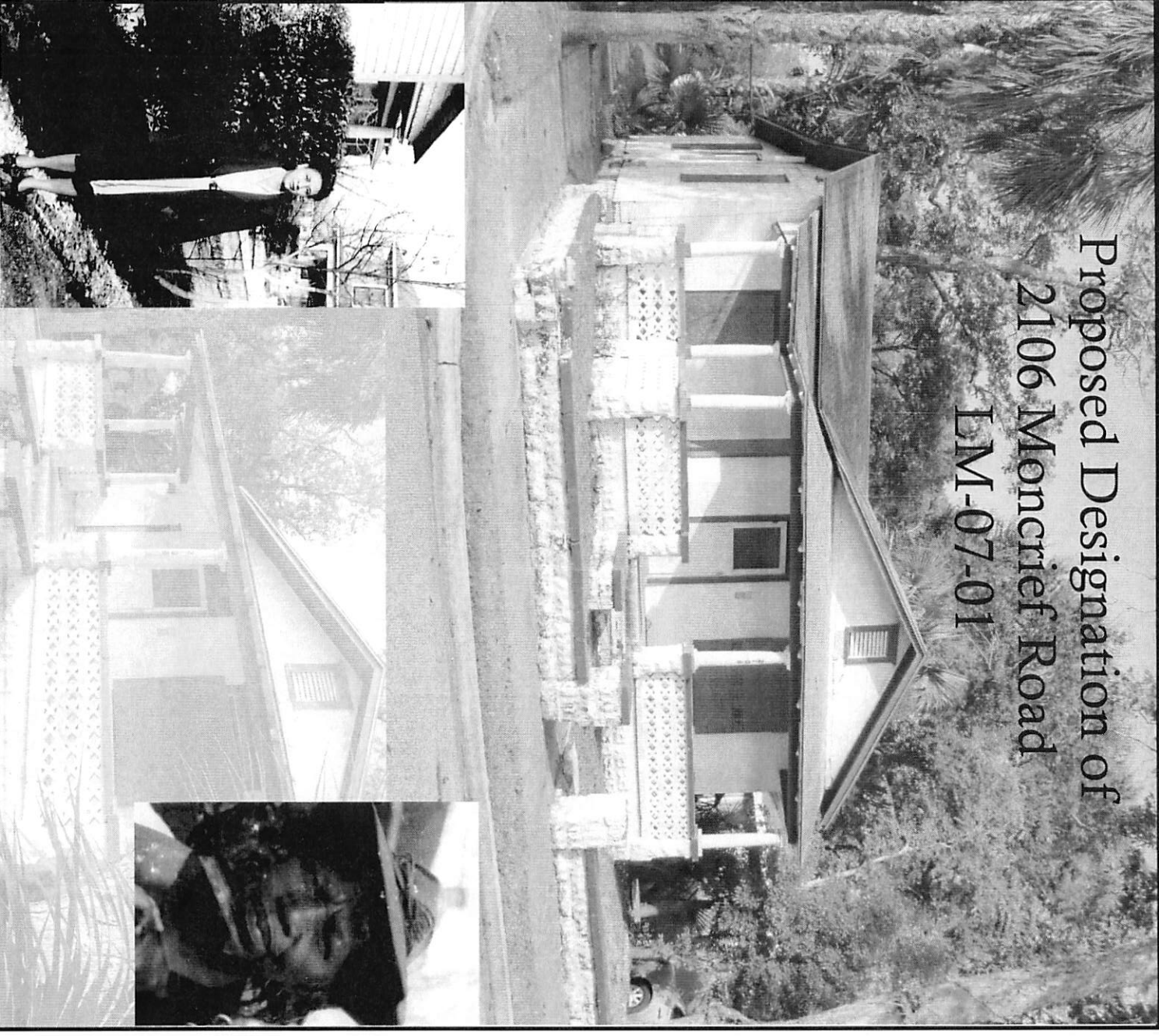

Designation Application and Report Planning and Development Department
of the City of Jacksonville regarding:

Proposed Designation of 2106 Moncrief Road IM-07-01



Submitted by Joel McEachin
Prepared in accordance with Chapter 307,
City of Jacksonville Ordinance Code
February 22, 2017

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-17-01

2106 Moncrief Road

GENERAL LOCATION: Northwest corner of Moncrief Road and Frazier Street in the Durkeeville neighborhood.

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-17-01**, sponsored by the property owner, Joyce H. Pinkney, P.O. Box 1074, Kenbridge, Virginia, 23944.

FINDINGS AND CONCLUSIONS

- (A) Consistent with action of the Jacksonville Historic Preservation Commission at the June 22, 2016 meeting, the Jacksonville Planning and Development Department began preparing a designation application for the property located at 2106 Moncrief Road.
- (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 2106 Moncrief Road, 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 2106 Moncrief Road 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 2109 Moncrief Road 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. Mothballing the building per Chapter 307.303
11. 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;

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

Constructed in 1922, the subject property at 2106 Moncrief Road is one of the early residential structures built in Hendersonville, one of the many early twentieth century plats that make up the Durkeeville/Mid-West Side neighborhood. Platted in 1912, Hendersonville is roughly defined as West 8th Street and Herman Street north to West 13th Street and Davis Street west to Payne Street. Immediately to the east of Hendersonville are the Map of Jordan's Addition to Jacksonville (1903) and College Heights Subdivision (1911). The establishment of these new subdivisions reflected the continued growth of employment opportunities resulting from industrial and railroad expansion west from Downtown Jacksonville. Because segregation had limited housing options, these new neighborhoods such as Hendersonville were created to provide additional residential opportunities for Jacksonville's African American community as it expanded north and west out of the

historical confines of Downtown, LaVilla, Brooklyn, Hansontown, Campbell's Addition to East Jacksonville and Oakland.¹

Hendersonville is divided on the east side by Moncrief Road that dates back to the early 1870s with the establishment of the Moncrief Springs resort by Peter Jones. Originally called the Shell Road or the Moncrief Shell Road, it also served as a route for streetcars. On July 1, 1902, the Jacksonville City Council granted a streetcar franchise to the North Jacksonville Street Railway, Town, and Improvement Company to construct, operate, and maintain a streetcar line starting at Clay Street and West Bay Street northwest to Moncrief Springs. The franchise was awarded to a streetcar company chartered by a group of prominent black businessmen that included D.W. Eschidge, R.R. Robinson, J.C. Myatt, William Young, George R. Ross, S.P. Pratt, D.G. Adgers, F.D. Robbs, Walter P. Mucklow, H. Mason, F.C. Eleve, and Frank H. McDermott. With a capital stock of \$150,000, the company was organized and incorporated under the laws of New Jersey. The franchise was for thirty years at which time the City had the option of buying the line.² The Duval County Commission allowed the franchise to continue outside the city limits to Moncrief Springs. The establishment of the black-owned and operated company and the awarding of the streetcar franchise, generated national attention, particularly since it was accomplished in the South.

The line ran approximately four miles from West Bay Street, up Clay Street, along Kings Road to Durkee Shell Road (Myrtle Avenue). The line ran north up Myrtle Avenue and turned east at West 13th Street where it turned south on Moncrief Shell Road, passing the Rebecca Turner residence before continuing along North Davis Street back to West Bay Street. At the city limits near the northwest corner of Myrtle Avenue and West 13th Street, the company opened North Jacksonville Park that was later renamed Mason Park probably after one of the investors, H. Mason.³ In addition to a dance and concert hall, the park also included the general office and car barn.⁴ The company also planned to lay-out a city near the springs to be called Moncrief Park. The development included business parcels, as well as 50' x 150' residential lots.

Unfortunately, black ownership of the North Jacksonville Street Railway, Town, and Improvement went into receivership in 1905 and came under the control of successful businessman and real estate investor, Telfair Stockton who continued to operate the line in association with his new North Jacksonville Street Railway.⁵ Under Stockton's ownership,

1 Summarized from the Historic Context – Durkeeville/Mid-Westside Neighborhood, Landmark Report - *Proposed Designation of 1504 North Myrtle Avenue, LM-02-5, August 22, 2002.*

Map of Jordan's Addition to Jacksonville, Plat Book 2, Page 16 (1903), *Plan of Hendersonville*, Plat Book 4, Page 77 (1912) and *College Heights Subdivision* Plat Book 4, Page 21 (1911).

2 The *Florida Times Union*, July 2, 1902, p. 5. George R. Ross represented District 6 on the Jacksonville City Council at the time the franchise was awarded.

Florida Times Union, July 28, 1902, p. 5.

3 Mason Park is now the site of Stanton College Preparatory School.

4 Robert W. Mann, *Streetcars of Florida's North Coast*. (Charleston, South Carolina: The History Press, 2014), pp. 52 & 53.

5 Mann, pp. 53 & 54.

Because of its troubled financial condition, the company could not meet the condition of the franchise to have four cars in operation. By the time it went into receivership, it was operating only one car and couldn't maintain the

Mason Park was renamed Roosevelt Park, and the 6.4 mile eastside extension was completed serving the communities of Oakland, East Jacksonville, and Fairfield.⁶

Served by the streetcar line, Hendersonville became an attractive and vibrant neighborhood for many black families in Jacksonville. One of the more noted residents of Hendersonville was Bishop Henry Y. Tookes who along with his wife, Maggie Tookes, lived at the stately house at 1101 West 8th Street.⁷ Henry Y. Tookes served as the Bishop of the A.M.E. Church and was also president of Edward Waters College. Another early resident of Hendersonville was Wyatt J. Geter who in 1895 opened the first African American funeral home in Florida.⁸ Geter's funeral home continued under his nephew, Japhus Baker, the first licensed black embalmer in Florida. Japhus Baker also resided in the Hendersonville neighborhood.

Located along the streetcar route at the corner of Moncrief Road and Frazier Street, the residence at 2106 Moncrief Road was constructed in 1922 by builder, Forest Crockett for Rebecca Turner.⁹ Born c. 1881 in South Carolina, Rebecca Turner left her home in South Carolina and moved to Jacksonville some time before 1910. Reportedly she moved to Jacksonville in order to escape threats made against her and her unborn child (Mary Lou Turner or Lillie Wilder). Working as a railroad Pullman, Rebecca Turner was eventually able to open dry cleaners and owned two rental properties. According to a written statement provided by her great granddaughter, Rebecca Turner was a devoted member of the Bethel Baptist Institutional Church that was reportedly instrumental in having her house constructed on Moncrief Road.¹⁰

After the death of Rebecca Turner, the family home at 2106 Moncrief Road was occupied by her daughter, Mary Lou Turner Pinkney Dicks (1903 – 1980). Living at the residence with her was her husband, Herbert Pinkney (1902 – 1940) and their five children. One of their children, Thelma Pinkney Geiger (1924 – 2010) continued to occupy the residence that is currently under the ownership of Joyce H. Pinkney, the great granddaughter of Rebecca Turner. For forty years, Thelma Pinkney Geiger was a respected teacher and administrator with the Duval County Public Schools, and was twice voted, "Teacher of the Year".¹¹

The residence was constructed in 1922 by local contractor and carpenter, Forest F. Crockett (1864 – 1936) who came to Jacksonville in 1874 at the age of 10. Forest Crockett married Jacksonville native, Sarah J. White (1869 – 1930), in 1886. Forest and Sarah Crockett and their three children were residents of Hansontown immediately to the north of downtown. In addition

established schedule. The company attributed their financial losses to the cost of electricity and insufficient funding from the City, but there were also charges of mismanagement.

6 Mann, pp. 53, 54 & 55.

7 The Bishop Henry Y. Tookes residence has been designated a City of Jacksonville landmark (LM-95-31).

8 Joined by his brothers, Jacob and Madison, Wyatt Geter opened a blacksmith and wheelwright shop on West Forsyth Street in LaVilla (Patricia Drozd Kenney, *LaVilla, Florida, 1866-1887: Reconstruction Dreams and the Formation of a Black Community*. (A Thesis Presented to the Graduate School of the University of Florida, 1990), p.35

9 Jacksonville Building Permit Record, # 405, May 20, 1922.

10 Letter to Jacksonville Historic Preservation Commission from Joyce Pinkney, June 21, 2016.

11 Ibid.

to owning numerous properties, Crockett was active in local politics and served as chairman of his ward. Not uncommon at the time, it is possible that Forest Crockett, as a skilled and experienced contractor, also designed the residence as well, but was not verified in the building permit record.¹² Architecturally, the original design of the subject property at 2106 Moncrief Road reflects no particular high style and is commonly referred to as Frame Vernacular because of its construction. Notwithstanding their simple design, Frame Vernacular style buildings are important since 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.

These local materials were supplemented with manufactured products shipped by railroad such as sash windows, doors, and hardware to construct solid and functional spaces that worked well in the southern environment. Structures of this period also reflected the use of rare building materials such as superior old-growth pine that had been so heavily timbered as to be almost non-existent by the 1930's. Old growth pine is now only available from recycled lumber or sunken logs rescued from the oxygen deprived environment of muddy river bottoms. Traditional variations of the Frame Vernacular style survived well into the twentieth century, particularly in the rural South, but have been progressively disappearing from the built environment.

7. 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.

Although vacant for several years, the residence is fundamentally sound and has much of its original fabric. The most obvious exterior alteration is the application of asbestos shingles over the original wooden drop siding. This material can be removed usually with little impact to the historic fabric. Although boarded, it appears that the original window and door trim remain. The other significant alteration is the construction of a more contemporary decorative concrete screen wall between rusticated block piers of the front porch. The raised concrete slab on the front porch floor is also a latter addition, but has limited visibility and does not impact any character defining features. All of the original or early porch columns are still present except one that flanked the left side of the front steps.

There is evidence of some deterioration of the sill beam along part of the north side elevation. In addition to open sections, the foundation skirting is damaged in some locations or just has unsecured concrete blocks placed between the piers. The Florida Master Site File for the subject

¹² *Negro Blue Book*. (Florida Blue Book Publishing Company, The National Negro Blue Book, North Florida Edition, 1926), p. 6.

Ancestry.com – Forest F. and Sarah J. White Crockett.

property completed June 1, 1997 identified the windows as being double-hung wooden sashes with one over one lights. The current condition of these windows and whether any have been replaced, it not known since boarded. One of the two doors on the front, as well as the rear door, is a contemporary flush door with no lights. The condition of the interior and amount of original fabric remaining has not been determined.

If designated a local landmark, it is the stated intent of the property owner to rehabilitate the subject property or have it officially mothballed. Based on a general evaluation, mothballing of the subject property will need to address any water penetration, secure the raised foundation, properly secure the windows and doors, cut back vegetation around the house and remove any debris found in the yard and under the house. Interior mothballing will require making the house broom clean, patch and strengthen any weak spots in the floors. Although currently covered with plywood, the window openings will need to be properly boarded per the administrative rules for mothballing. Other requirements would include the preparation of an engineer/architect's report on its structural condition, as well as installing motion detection security lights on both the front and back of the house. The garage structure will need to be stabilized or removed.

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 2106 Moncrief Road, **LM-17-01** as a City of Jacksonville Landmark.

II.

DESIGNATION APPLICATION

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



Grayed Areas for Use by Staff

1. Name of Property

historic name Rebecca Turner Residence Designation Number LM-17-1
other names _____ FMSF Number 12968

2. Location

street & number 2106 Moncrief Road
city or town JACKSONVILLE
state FLORIDA code FL county DUVAL code _____ zip code 32209
Real estate assessment number(s) 053114-0000
(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 _____

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 June 21, 2016 from the property owner, Joyce H. Pinkney.

Signature of sponsor _____ Title _____ Date _____

4. Legal Description of Property (according to county property appraiser's office)

11-2S-26E, HENDERSONVILLE, LOTS 13 & 18, BLOCK 5.

Attach continuation sheet if necessary

Rebecca Turner Residence
Name of Property

2106 Moncrief Road
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 : Single-family

Current Functions

Domestic: Single-family

7. Description

Architectural Classification

Frame Vernacular

Materials

foundation Raised - Continuous
Walls Wood Siding
roof Cross Gables
other _____

Narrative Description

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

SEE ATTACHED CONTINUATION SHEETS

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

1922 - 1966

Significant Dates

1922

Significant Person

Cultural Affiliation

Architect/Builder

Forest Crockett, Builder

Narrative Statement of Significance

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

Please See Attached Continuation Sheets

Rebecca Turner Residence

2106 Moncrief Road

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

Acreeage of Property 4,000 Sq Ft, 40'x100'

UTM References

(Place additional references on a continuation sheet.)

UTM grid 1: Zone, Easting, Northing

UTM grid 3: Zone, Easting, Northing

See continuation sheet

Verbal Boundary Description

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

11-2S-26E, HENDERSONVILLE, LOTS 13 & 18, BLOCK 5.

Boundary Justification: Property historical associated with 2106 Moncrief Road.

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

11. Form Prepared By

name/title Joel McEachin, City Planner Supervisor, Historic Preservation
organization Jacksonville Planning and Development Department date February 22, 2017
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 Joyce H. Pinkney
street & number P.O. Box 1074 telephone
city or town Kenbridge state Virginia zip code 23944

Rebecca Turner Residence
Name of Property

2106 Moncrief Road
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.

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

7-1 PHYSICAL DESCRIPTION – 2106 Moncrief Road

SUMMARY: Built in 1922, the one-story wood frame residence at 2106 Moncrief Road is located on a L-shape lot at the northwest corner of Moncrief Road and Frazier Street in the Durkeeville area. **(Photo 1)** Fronting Moncrief Road, the residence has an ell created by the intersection of the front gable end facing Moncrief Road and a side gable extension facing Frazier Street. The two gable ends are also attached by the shed roof of the front porch. Covered with composition shingles, the gable roof has exposed rafter tails. The original wooden drop siding on the exterior has been covered with asbestos shingles. The design of the residence reflects the Frame Vernacular style with some Colonial Revival influences. The house appears to have two additions made to the rear which are identified by their shed roof and pier treatment. **(Photo 2)**

The residence sets on a raised foundation with brick piers and rusticated concrete block skirting between the piers. The rusticated block skirting also continues around the front porch, as well as used on porch piers that support Tuscan style columns. **(Photo 3)** The windows are currently board, but the Florida Master Site File (1997) identified them as having one over one sashes. Along the front property line and along the south side of the porch is a rusticated block retaining wall that runs parallel to the sidewalk. The wall is topped with a concrete cap and defined at the ends of the front property line by short raised piers capped with the same treatment. **(Photos 4 & 5)** The centrally placed sidewalk leading to the entryway is framed on each side by a higher pier with ledge. **(Photo 6)** In the rear yard is located a detached deteriorated one-car garage constructed of concrete blocks with a stucco finish. The flat roof of the garage is missing. **(Photo 7)**

Exterior Description – Front or East Elevation. **(Photos 1, 2, & 3)**

The one-story front porch is covered by the L-shape low pitched hip roof supported by five Tuscan style columns. **(Photos 8 & 9)** A sixth column is missing but was located on the south pier of the centrally placed entryway, which is accessed by three concrete steps framed by rusticated concrete block ledge walls with a concrete cap. The corners of the rusticated porch piers are fluted creating a smooth concave indentation. **(Photos 10, 11, & 12)** The original porch rails running between the piers have been replaced with a more contemporary decorative concrete screen wall with an X-pattern. The screen wall rests on the concrete floor of the front porch. **(Photos 13 & 14)** The dominant part of the front elevation, which is located under the gable end, includes a single entry door to the south that lines up with the steps and sidewalk. To the north of the door, the window is boarded but appears to be a pair based on the width of the opening. The section of the front elevation that swings to the west as part of the ell has a single boarded window facing Frazier Street. The section of the ell fronting Moncrief Road has a single boarded door opening. Centered in the gable end facing Moncrief Road is a rectangular louvered attic vent. **(Photos 15 & 16)**

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

Exterior Description - Left or South Side Elevation

The left or south side elevation which faces Frazier Street is composed of a single gable end joined by a shed roof addition. **(Photo 17)** The gable end covers the south elevation of the original building and includes a single boarded window and a rectangular louvered attic vent. **(Photo 18)** On the side of the front porch roof facing Frazier Street are rows of fish scale shingles. **(Photos 19 & 20)** Towards the rear of the original building west of the gable end is a shed roof addition that has one tall and one shorter window also boarded. Between the two brick piers is rusticated concrete block foundation skirting. A small section of the foundation skirting has been removed along with a small section of the upper asbestos shingles revealing the original wooden drop siding. **(Photo 21)**

Exterior Description – Rear Elevation

The rear or west elevation has an ell created by the wider flat roof addition coming off the original gable end, and the more narrow west wall of the shed roof addition that connects to the original gable end of the south elevation. **(Photos 22 & 23)** The narrow west wall of the shed roof addition has a single centrally placed boarded window with another one on the south elevation of the wider addition. **(Photo 24)** This wider flat roof addition with exposed rafter tails has a single boarded window on the south end and a covered doorway on the north. **(Photo 25)** Covered by a shed roof porch with two 4” x 4” square wooden columns, the doorway leads to a concrete landing supported by block piers, as well as cement steps providing access to the rear yard. **(Photos 26, 27 & 28)** The north foundation of the porch and part of the west have brick filigree skirting. **(Photo 29)** The rear addition is supported by brick piers with a mixture of concrete block and brick foundation skirting. **(Photo 30)** Many parts of the foundation are open with no skirting.

Exterior Description – Right or North Side Elevation

The rear addition is defined on the north side elevation by a recessed roof line. The fenestration pattern of the north elevation includes two shorter windows on each end that frame a taller window pair and a single window, again all boarded. **(Photos 31, 32, & 33)** The brick piers of the north elevation are partially enclosed with concrete block foundation skirting with other sections having an open crawl space. **(Photo 34)** Located on the front facing gable roof of the original building, the brick chimney is more visible on the north elevation.

Alterations & Condition

The most obvious exterior alteration is the application of asbestos shingles over the original wooden drop siding. Although boarded, it appears that the original window and

City of Jacksonville

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

door trim remain. The other significant alteration is the construction of a decorative concrete screen wall between rusticated block piers of the front porch. There is evidence of some deterioration of the sill beam along part of the north side elevation. In addition to being open, the foundation skirting is damaged in some locations or just has unsecured concrete blocks placed between the piers. The Florida Master Site File for the subject property completed June 1, 1997 identified the windows as being double-hung wooden sashes with one over one lights. Since boarded, the current condition of these windows and whether any have been replaced, it not known. One of the two doors on the front, as well as the rear door, is a contemporary flush door with no lights. The condition of the interior and amount of original fabric remaining has not been determined.

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

8-1 STATEMENT OF SIGNIFICANCE – 1481 WEST 6TH STREET

Summary

The subject property at 2106 Moncrief Road is one of the early residential structures built in the Hendersonville subdivision, one of the early twentieth century plats that make up the Durkeeville/Mid-West Side neighborhood. During the first quarter of the twentieth century, the new neighborhoods of Durkeeville/Mid-Westside began to attract members of Jacksonville's growing African American middle class that included educators, doctors, dentists, ministers, business owners, as well as those having stable blue-collar jobs such as industrial and railroad workers and skilled craftsmen. This historical pattern is reflected in the early occupancy and ownership of the subject property. The residence at 2106 Moncrief Road was constructed in 1922 by builder, Forest Crockett for Rebecca Turner.¹

GENERAL HISTORY OF THE DURKEEVILLE (MID-WESTSIDE), GRAND PARK, ROYAL TERRACE, CHASE & 29TH STREET, AND 45TH & MONCRIEF NEIGHBORHOODS

Colonial Period

A significant development in East Florida during the British Period (1763-1789) that has influenced the early settlement of Jacksonville was the completion of the Kings Road that connected New Smyrna and 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 continuing in a northwest direction towards the St Marys River. The right-of-way of the present Old Kings Road as it transverses the subject area follows the route of the original British highway. Early settlement of what became Duval County was also influenced by the issuing of large land grants to encourage both settlement and economic development, a practice started by the British and continued by the Spanish during their second occupation of East Florida (1789 – 1821).²

Contrary to the general practice elsewhere in the Spanish empire, these land grants were made to residents of the former English colonies of Georgia and South Carolina, most who were not practicing members of the Catholic faith. Much of the area northwest of Downtown Jacksonville was originally part of a Spanish land grant to

¹ Jacksonville Building Permit Record #405, 1922.

Ancestry.com – Forest F. and Sarah J. White Crockett.

² T. Frederick Davis, *History of Jacksonville, Florida and Vicinity*. (St. Augustine, Florida: The Florida Historical Society, 1925), pp. 26-28.

James Robertson Ward, *Old Hickory's Town, An Illustrated History of Jacksonville*. (Jacksonville, Florida: Old Hickory's Town, Incorporated, 1985), pp. 63-64.

City of Jacksonville

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

Charles F. Sibbald of Philadelphia. In 1816, Jose Coppinger, Governor of East Florida, granted Sibbald a tract composed of 16,000 acres of timberland between the Trout River and Six Mile Creek. In exchange for the grant, Sibbald, who resided in Fernandina, was required to construct a sawmill on the property. Due to political unrest in East Florida, Sibbald was not able to start construction of his sawmill until 1819. Constructed by John Seymour Pickett, this first sawmill was destroyed by fire before being completed. However, in 1828, Sibbald established the first steam powered-sawmill in Florida at Panama, which was located at the mouth of the Trout River. Reflecting an investment of approximately \$30,000, Sibbald's mill had thirty saws able to cut ten to fifteen thousand feet of lumber in a twelve-hour period. Timber for the mill came from trees cut from Sibbald's large tract.³ Although the vast properties of Sibbald were eventually subdivided and sold, most of the area stayed rural and undeveloped until after the turn of the twentieth century.

Residential growth in Northwest Duval County was also stimulated by the development of an earlier resort and racetrack located at the Moncrief Springs. After the Civil War, Peter Jones, Republican Mayor of Jacksonville during much of the 1870's, acquired property around Moncrief Springs, located off Moncrief Road near the intersection of present-day West 45th Street, with the intent of developing a resort for the many tourists visiting Jacksonville during the winter. According to legend, the spring was named after a French pawnbroker, Eugene Moncrief, who had accumulated much wealth in the form of jewelry and precious gems. In June of 1793, when the ship he was on sailed up the St. Johns River, Moncrief took his nine chests of loot and buried them near the springs. The legend continues that Moncrief removed one of the chest; however, was later murdered by Indians before recovering the remaining eight chests. This legend was first written up in the *Tri-weekly Florida Union* in 1874 around the time Jones was developing the resort.⁴

The Moncrief Park resort included a baseball field, bathhouses, restaurant, bowling alley, dancing pavilion, and mile long racetrack. Described by noted Poet, Sidney Lanier, in his 1874 visit to Jacksonville, the Moncrief Resort drew over 3,000 spectators for the first game at its new baseball field. Jones established the Shell Road Company to extend Pine or Main Street out to the resort via West Eighth Street and Moncrief Road. Later called Moncrief Shell Road, this toll road was the third paved road in Jacksonville after the Plank Road (Highway 90 West) and East Shell Road (Talleyrand Avenue). The development of the Moncrief Shell Road and the

³ Work Projects Administration, Historical Records Survey, *Spanish Land Grants in Florida, Volume V, Confirmed Claims, S-V*. Tallahassee, Florida: State Library Board, May, 1941), pp. 75-81.

⁴ James C. Craig, "Moncrief Springs", *Papers of the Jacksonville Historical Society*. (Jacksonville, Florida, Vol. III, 1954), pp. 74-76.

Florida Times Union, Southside/Mandarin Community News, January 31, 1990, p.4.
Florida Times Union, River City News-Westside, May 9, 1998, w-5.

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opening of the streetcar line also stimulated residential growth adjacent to Moncrief Road.⁵

In the summer of 1889, Jacksonville was paralyzed with an outbreak of yellow fever that crippled the economy and resulted in the death of 427 people. With a rigid quarantine established against Jacksonville, many citizens who had left the city had to be housed in refugee camps located in the outlying areas. These refugee camps included Camp Perry along the St. Marys River at Boulogne, Camp Mitchell located seven miles west of the city, Camp Howard located two miles north of the city limits, and the “Sands Hills Hospital” just beyond Camp Howard. Reportedly located near the current site of the Gateway Mall, the “Sands Hills Hospital” was actually constructed earlier to serve as an emergency medical facility after a smallpox scare in 1883. Reportedly many of the casualties from the 1889 yellow fever epidemic were buried in graves located near the “Sands Hills Hospital”. Although there is no physical presence of these graves, it has been reported through oral sources over the years that construction in the Gateway Mall area has resulted in the discovery of human remains associated with the yellow fever epidemic.⁶

The large open tract between Moncrief Creek to the north and Golfair Boulevard to the south and east to Springfield Boulevard, which once included the “Sands Hills Hospital” and later the site of the Gateway Mall, was partially utilized as fairgrounds, racetrack, and prison farm before being converted to other uses. The old Brentwood Golf course, which was the namesake for Golfair Boulevard, was carved from a major portion of this tract, which was later divided into two sections by the construction of Interstate 95. Originally opened by the City of Jacksonville in 1923, and designed by the famed Scottish golf architect, Donald Ross, the eighteen-hole Brentwood Course was sold to private interest in the 1960’s to avoid integrating the public facility. Closed by the late 1970’s, the property was sold to the Duval County School Board for the construction of the A. Philip Randolph Academy of Technology with the remaining property reopening in 2000 as a nine-hole course with driving range under the direction of the First Tee of Jacksonville, Inc.⁷

⁵ Ibid.

Sidney Lanier, *Florida: Its Scenery, Climate, and History. A facsimile Reproduction of the 1875 Edition with Introduction and Index by Jerrell H. Shofner*. (Gainesville, Florida: University of Florida Press, 1973), pp. 84-86.

⁶ Richard A. Martin, *The City Makers* (Jacksonville, Florida: Convention Press, 1972), p. 145
Davis, pp. 180-186.

⁷ *The Jacksonville Advocate*, Vol. 22, #26, July 5 – July 11, 1999, p.1.

Jacksonville Business Journal, December 15 – 21, 2000, p. 4.

Florida Times Union/Jacksonville Journal, March 23, 1986, M-14.

Florida Times Union, March 17, 1999, A-2.

Florida Times Union, November 15, 1995, B-7.

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In 1909, a new horseracing track was constructed on the west side of Moncrief Road approximately between West 21st Street and West 26th Street. Moncrief Park had a short but illustrious history and was favorably compared to the races at Saratoga, New York. During the racing season, there were up to six races each day except Sunday featuring nationally known racehorses. The races were so popular that a streetcar line was extended up to the track. April 1, 1911 was the last day of racing at Moncrief Park since the Florida Legislature had passed a law prohibiting professional horse racing. In May of 1911, a fire thought to be arson, destroyed the grandstand, paddock and jockey's quarters. However, the track continued to be used for harness horse racing and later auto and motorcycle races.⁸

The site of Jones's resort at Moncrief Springs was later developed as a swimming pool for Jacksonville's African American community. In the mid-1940's, Eartha M. White acquired the Moncrief Springs property from the Afro-American Life Insurance Company. The Afro-American Life Insurance Company, which owned and developed Memorial, Sunset Memorial and Pinehurst Cemeteries near the intersection of Moncrief Road and Edgewood Avenue, acquired the property in the 1920's from the Moncrief Company. Eartha White renovated the spring fed swimming pool and constructed large bathhouses. The resort was used for numerous special outings organized by Eartha White, as well as the site of religious camp meetings and baptisms. In the early 1960's, the last of the old bathhouses were demolished and the springs diverted by the City as part of drainage improvements in the area.⁹

Around the same time, Eartha White deeded property adjacent to the old springs for the construction of the Eartha M.M. White Nursing Home. The area around Moncrief Road and West 45th Street also became noted for the presence of several jazz and dance clubs that opened and operated during the 1930's, 40's and 50's. Christmas Day, 1940, James (Charlie Edd) Craddock opened the famous Two Spot nightclub at Moncrief Road and West 45th Street. The hardwood floor of the Two Spot could accommodate 2,000 dancers with another 1,000 seated on the main floor and mezzanine. The Havana Club, which was opened at 5606 Avenue B by Alberto Guinart, Desiderio Guinart and Juan Machin, preceded the Two Spot in 1934.¹⁰

⁸ Ibid, pp. 240-41.

Florida Times Union, August 11, 1958

Florida Times Union, November 13, 1957,

⁹ Craig, p. 76.

Designation Application & Report – Youth Recreation Center, 4850 Moncrief Road, LM-93-3.

(Jacksonville Planning and Development Department, September 22, 1993), p. 5.

¹⁰ Ibid, p. 5.

The Crisis Magazine. (New York, Crisis Publishing Company, January, 1942), pp. 14-15.

Correspondence from Dolores M. Guinart-Torriente, M.D. to Joel McEachin, Dated December 8, 1993.

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A significant cluster of historic cemeteries, predominately African-American, developed in the general area surrounding the intersection of Moncrief Road and Edgewood Avenue. Developed between 1909 and 1967, these cemeteries, particularly Memorial, Pinehurst and Sunset Memorial Cemeteries, were the first large cemeteries established specifically for Jacksonville's African-American community. Because of segregation, burial options for African-Americans were limited. To meet this need, the Memorial Cemetery Association was formed under Afro-American Life Insurance Company founder, A.L. Lewis. The Association purchased the original Memorial Cemetery at the northeast corner of Moncrief Road and Edgewood Avenue and expanded it to meet the growing needs of Jacksonville's African-American community. By 1917, burials were being recorded at Sunset Memorial Cemetery located across the street at the northwest corner of Moncrief Road and Edgewood Avenue. In 1928, the Memorial Cemetery Association greatly expanded Memorial Cemetery, as well as opened Pinehurst Cemetery further to the north along the east side of Moncrief Road.¹¹

Over the years, the cemeteries have served many local families and individuals. Many noted Jacksonville citizens are interred in Memorial, Pinehurst and Sunset Memorial Cemeteries including A.L. Lewis and other members of the Lewis family who were instrumental in the growth of the Afro-American Life Insurance Company, James Craddock, successful businessman, and Capers Michael Vaught, Sr., City Councilman (1887 - 1888). These individuals and numerous others buried in the cemeteries represented a significant part of the early professional, business and political leadership in Jacksonville's African-American community. The burials of numerous war veterans are also located at Memorial, Pinehurst and Sunset Memorial Cemeteries.¹²

In addition to the three cemeteries owned by the Memorial Cemetery Association, there are several other historic burial grounds in the general area. Immediately north of Memorial Cemetery near the intersection of Moncrief Road and Restlawn Drive is the small New Mount Herman Cemetery that has graves dating back to 1917. Further north down Moncrief Road just past Pinehurst Cemetery is Greenwood Cemetery that was being used as early as 1934. At the end of Owen Road off Moncrief Road is Hillside or the Duval County Paupers Cemetery, which recorded its first burial in October of 1920. Composed of 10 acres, Mount Olive Cemetery, which was platted in

¹¹ *Designation Application & Report – Memorial, Sunset Memorial & Pinehurst Cemeteries, LS-92-2.* (Jacksonville Planning and Development Department, August 26, 1992).

¹² *Ibid.*

Environmental Services, Inc. *The Moncrief Cemetery Evaluation Project. Volume VI-Recommendations for the Preservation of Memorial, Sunset Memorial, Pinehurst, and Mount Olive Cemeteries.* (City of Jacksonville, October, 1997), pp. 3-19.

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six sections between 1946 and 1967 by George D. Wood, is located on the north side of West 45th Street just east of Moncrief Road.¹³

Depicted on the 1885 LeBaron Map of Jacksonville, one of the earliest institutions in the Mid-Westside neighborhood was Mount Herman Cemetery, now the site of the Emmett Reed Community Center. Originally defined by West Eighth Street to the north, the railroad (now abandoned) to the west, Johnson Avenue to the east, and West Sixth Street on the south, only a small number of graves are marked. Most of the markers have deteriorated or been disturbed by the construction of Mount Herman School and the Emmett Reed Community Center. In 1941, E.J. & Mary E. L'Engle conveyed the cemetery property to the City of Jacksonville.¹⁴

Construction of railroads also opened the northwest part of the county for development with one of the early lines being opened in the 1880's by railroad magnate Henry Plant to provide a more direct rail link with Waycross and Savannah, Georgia. Now abandoned and partially developed as a pedestrian trail, this line, which in later years became part of the Seaboard Airline Railroad, was called the "S" line as it snaked its way north and east from the trunk lines feeding the Jacksonville Terminal. Other lines that crisscross the area included the Atlantic Coast Line Railroad that crossed Moncrief Road just south of the creek, as well as the Jacksonville Terminal Company railroad that roughly parallels West 18th Street east to the docks along Talleyrand Avenue.¹⁵

Further to the north and west of Moncrief Road, the properties that later included the Royal Terrace subdivisions were originally part of the old Sibbald land grant that was later subdivided by the Cleveland Improvement Company in 1908. In 1911 and again in 1919, the Monant Investment Company under Marcus Conant filed two replats, titled Royal Terrace, of the Cleveland Improvement Company's property. The neighborhood was expanded on both the north and south side of West 45th Street with the platting of Royal Terrace Additions One and Two filed in 1944 by the Royal Terrace Properties, Inc under President Bernard Lewis and Vice President, Louis Polakow.¹⁶ Immediately to the south of the Royal Terrace Neighborhood near the intersection of West 33rd Street and

¹³ Florida Master Sites-8Du14289, New Mount Herman Cemetery; 8Du14275, Greenwood Cemetery; and 8Du14318, Duval County Paupers Cemetery (Hillside).

Designation Application and Report: Mount Olive Cemetery, LS-93-3. (Jacksonville Planning and Development Department,)

¹⁴ Florida Master Site File, 8Du13271, Mount Herman Cemetery.

LeBaron, J. Frances, Map of the City of Jacksonville and Suburbs. 1885.

Duval County Court House, Deed Book 913, p. 78, May, 1941.

¹⁵ Davis, pp. 343-348.

¹⁶ *Ibid*, Royal Terrace, 4-70 (1911); Royal Terrace Addition I, 18-17 (1944); & Addition II, 18-26 (1944).

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Spires Avenue is the old Roberts/Spires Cemetery. Members of the Brown and Spires families were using this small burial ground as early as 1897.¹⁷

The greater majority of the Durkeeville neighborhood is located within the boundaries of Barnett's Subdivision. Platted between 1905 and 1908, Barnett's Subdivision is roughly defined as Kings Road north to West Seventh Street running along the east and west sides of Myrtle Avenue and from the railroad right-of-way west to Whitner Street. Barnett's Subdivision had been preceded to the west by Miller's Addition to Jacksonville (1887), Mimsberg's Subdivision, North LaVilla (1894), Payne's Subdivision (1888), Duval Investment Company (1887), and Griffin's Subdivision filed in 1882. The property constituting Griffin's Subdivision was purchased by Edwards Water College and later became the site of Centennial Hall. During the first quarter of the twentieth century, the Durkeeville/Mid-Westside neighborhood was expanded by several major new subdivisions such as Replat of West Jacksonville Annex (1911), Jackson's Subdivision (1914), and Lincoln Place (1926). Establishment of these new subdivisions reflected the continued growth of employment opportunities resulting from industrial and railroad expansion west from Downtown Jacksonville. Because segregation had limited housing options, these new neighborhoods such as Barnett's Subdivision were created to provide additional residential opportunities for Jacksonville's African American community as it expanded north and west out of the historical confines of Downtown, LaVilla, Brooklyn, and Oakland.¹⁸

Known at different times as Barrs Field, the Myrtle Avenue Ball Park, Joseph H. Durkee Athletic Field, and currently James P. Small Memorial Stadium, the block of property at the southeast corner of West Eighth Street and North Myrtle Avenue has been the site of organized professional, semi-professional, and amateur baseball since 1911. The current steel and brick grandstand basically has the same appearance as originally designed and constructed in 1935 and as expanded in 1937, which makes the field and grandstand the oldest such sports facility in Jacksonville, and one of the oldest in the State of Florida. James P. Small Memorial Stadium, A.K.A. Durkee Field, has served as the epicenter of organized baseball in Jacksonville from the spring training and exhibition games of the major league teams to the minor league teams such as the Jacksonville Tars (Jacksonville Braves) and the Jacksonville Red Caps of the Negro League that played out of Durkee Field.

Immediately to the north of West Fourth Street and to the west of the Mount Herman Cemetery was a large vacant twenty-acre parcel that became the site of the Durkeeville Housing Project in 1937. As a result of city lobbying efforts under the

¹⁷ *Florida Master Site File, 8Du14301, Roberts/Spires Cemetery.*

¹⁸ Summarized from the Historic Context – Durkeeville/Mid-Westside Neighborhood, Landmark Report - Proposed Designation of 1504 North Myrtle Avenue, LM-02-5, August 22, 2002.

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leadership of Mayor John T. Alsop, the Emergency Housing Division of the Public Works Administration awarded one million dollars to the City of Jacksonville for the construction of a housing project northwest of Downtown. Composed of 215 housing units on twenty acres, the Durkeeville Housing project, which was one of the earliest public housing for African Americans constructed in Florida, resulted from a collaborative design of six Jacksonville architects, Mellen C. Greeley, Ivan Smith, Lee Roy Sheftall, Olaf E. Segerberg, W. Kenyon Drake, and S. Ralph Fetner with construction by the H.S. Braid Company. IN 1953, the Durkeeville Housing Project was expanded by an additional sixty-three units. These early housing projects such as Durkeeville, Brentwood and Blodgett Homes in Jacksonville, Liberty Square in Miami, and Griffin Park in Orlando, resulted from Federal housing programs initiated during the Great Depression to address the problem of substandard housing and urban decay. Durkeeville was named in honor of Joseph H. Durkee who had previously owned the property.¹⁹

Between 1934 and 1944, the large parcel of land north of McConihe Street and along both sides of North Myrtle Avenue up to West Twelfth Street was platted into seven units commonly referred today as Durkee Gardens. The neighborhood was named after the Durkee family who had a long association with the area as reflected in Durkee Avenue, now North Myrtle Avenue, and Durkee Field (James P. Small Park), as well as the Durkeeville Housing Complex. A native of Oneida County, New York, Captain Joseph Harvey Durkee (1837-1905), a decorated veteran who was awarded a Congressional Medal of Honor for his action and injuries received at the battle of Chancellorsville, moved to Jacksonville in December of 1865 to serve as disbursing officer and superintendent of schools under the Freedmen's Bureau. Eventually settling in the St. Nicholas area of South Jacksonville, Joseph H. Durkee, who was admitted to the Florida Bar in 1879, went on to hold several political offices including Duval County Sheriff, State Senator, United States Marshall for the northern district of Florida, as well as master of chancery of the United States courts. Joseph H. Durkee also became a successful business leader serving as receiver of the Florida Central Railroad and the Jacksonville, Tampa & Key West Railway, as well as serving as first vice president of the National Bank of Jacksonville (later Barnett National Bank).²⁰

The property for Unit I of Durkeeville was platted in 1934 by Lawrence K. Tucker, Jr. acting as agent for Dr. Jay H. and Sarah Durkee. Born in 1870, Dr. Jay Harvey Durkee, the son of Joseph H. Durkee, received his medical degree from Columbia College, and returned to Jacksonville in 1898 where he established a successful

¹⁹ The Jacksonville Housing Authority and Historic Property Associates, Inc. *Historical Documentation Report for the Durkeeville Federal Housing Project, Jacksonville, Florida*. (Jacksonville, Florida, 1997), pp. 10-13.

²⁰ *History of Florida Past and Present, Historical and Biographical*. New York: The Lewis Publishing Company, 1923), pp. 253-54.

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practice. Four of the remaining units of Durkeeville were platted by the Andover Investment Company under Lawrence K. Tucker Jr. with two others platted by Cordelia D. Tucker and Margaret D. McCarthy, both daughters of Dr. Jay and Sarah Durkee.²¹ A native of Palatka, Florida Lawrence Kitt Tucker, Jr. and his brother Finley Tucker had formed a partnership in 1905 that moved to Jacksonville in 1914 and incorporated as Tucker Brothers, Inc. Later expanding statewide, Tucker Brothers, Inc. went on to become a major general insurance, real estate, and mortgage business.²²

With the creation of the Jacksonville Expressway Authority by the state legislature in 1955, a seventy million dollar bond program was initiated in 1957 for the purposes of extending I-95 south from Dunn Avenue across the Fuller Warren Bridge to the south side. In addition to the construction of the Trout River Bridge and the development of the 20th Street Expressway from U.S. I to Haines Street, the bond program also included extending I-10 from I-95 west to Lane Avenue. The entire bond project required the acquisition of approximately 2,594 parcels located in and along the right-of-way. In addition to the acquisition and demolition of houses along the east boundary of Durkeeville and the west boundary of Hansontown and Sugar Hill, the construction of I-95 eventually resulted in the destruction of Wilder Park, the third and largest public park developed specifically for the African American community. In 1930, the descendants of Charles B. Wilder donated thirty acres at the intersection of Lee Street and West Third Street for recreational purposes. Wilder Park was large enough to accommodate a football field, baseball diamond, track, playground, and branch library.²³

SIGNIFANCE OF PROPOSED LANDMARK SITE AS RELATED TO DESIGNATION CRITERIA:

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

Constructed in 1922, the subject property at 2106 Moncrief Road is one of the early residential structures built in Hendersonville, one of the many early twentieth century plats that make up the Durkeeville/Mid-West Side neighborhood. Platted in 1912, Hendersonville is roughly defined as West 8th Street and Herman Street north to West 13th Street and Davis Street west to Payne Street. Immediately to the east of Hendersonville are the Map of Jordan's Addition to Jacksonville (1903) and College

²¹ Ibid, p. 254.

Duval County Courthouse, Plat Books, Durkee Gardens Unit 1, 15-23 (1934); Unit 2, 16-29 (1938); Unit 3, 16-63 (1939); Unit 4, 17-4 (1940); Unit 5, 17-90 (1942); Unit 6, 18-21 (1943), & Unit 7, 18-42 (1944).

²² Julius E. Dovell, *Florida, Historic, Dramatic, Contemporary*. (New York: Lewis Historical Publishing Company, Inc. 1954, Volume III), p. 218-219.

²³ Arthur Neyle Sollee, Sr. *The Engineer Speaks, Memoirs Covering Five Decades of Highway Problems in Duval County*. Printed by the author and undated, pp. 95, 101-102.

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Heights Subdivision (1911). The establishment of these new subdivisions reflected the continued growth of employment opportunities resulting from industrial and railroad expansion west from Downtown Jacksonville. Because segregation had limited housing options, these new neighborhoods such as Hendersonville were created to provide additional residential opportunities for Jacksonville's African American community as it expanded north and west out of the historical confines of Downtown, LaVilla, Brooklyn, Hansontown, Campbell's Addition to East Jacksonville and Oakland.²⁴

Hendersonville is divided on the east side by Moncrief Road that dates back to the early 1870s with the establishment of the Moncrief Springs resort by Peter Jones. Originally called the Shell Road or the Moncrief Shell Road, it also served as a route for streetcars. On July 1, 1902, the Jacksonville City Council granted a streetcar franchise to the North Jacksonville Street Railway, Town, and Improvement Company to construct, operate, and maintain a streetcar line starting at Clay Street and West Bay Street northwest to Moncrief Springs. The franchise was awarded to a streetcar company chartered by a group of prominent black businessmen that included D.W. Eschidge, R.R. Robinson, J.C. Myatt, William Young, George R. Ross, S.P. Pratt, D.G. Adgers, F.D. Robbs, Walter P. Mucklow, H. Mason, F.C. Eleve, and Frank H. McDermott. With a capital stock of \$150,000, the company was organized and incorporated under the laws of New Jersey. The franchise was for thirty years at which time the City had the option of buying the line.²⁵ The Duval County Commission allowed the franchise to continue outside the city limits to Moncrief Springs. The establishment of the black-owned and operated company and the awarding of the streetcar franchise, generated national attention, particularly since it was accomplished in the South.

The line ran approximately four miles from West Bay Street, up Clay Street, along Kings Road to Durkee Shell Road (Myrtle Avenue). The line ran north up Myrtle Avenue and turned east at West 13th Street where it turned south on Moncrief Shell Road, passing the Rebecca Turner residence before continuing along North Davis Street back to West Bay Street. At the city limits near the northwest corner of Myrtle Avenue and West 13th Street, the company opened North Jacksonville Park that was later renamed Mason Park probably after one of the investors, H. Mason.²⁶ In addition to a dance and concert hall,

²⁴ Summarized from the Historic Context – Durkeeville/Mid-Westside Neighborhood, Landmark Report - *Proposed Designation of 1504 North Myrtle Avenue, LM-02-5, August 22, 2002.* Map of Jordan's Addition to Jacksonville, Plat Book 2, Page 16 (1903), *Plan of Hendersonville*, Plat Book 4, Page 77 (1912) and *College Heights Subdivision* Plat Book 4, Page 21 (1911).

²⁵ The *Florida Times Union*, July 2, 1902, p. 5. George R. Ross represented District 6 on the Jacksonville City Council at the time the franchise was awarded.

Florida Times Union, July 28, 1902, p. 5.

²⁶ Mason Park is now the site of Stanton College Preparatory School.

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the park also included the general office and car barn.²⁷ The company also planned to lay-out a city near the springs to be called Moncrief Park. The development included business parcels, as well as 50' x 150' residential lots.

Unfortunately, black ownership of the North Jacksonville Street Railway, Town, and Improvement went into receivership in 1905 and came under the control of successful businessman and real estate investor, Telfair Stockton who continued to operate the line in association with his new North Jacksonville Street Railway.²⁸ Under Stockton's ownership, Mason Park was renamed Roosevelt Park, and the 6.4 mile eastside extension was completed serving the communities of Oakland, East Jacksonville, and Fairfield.²⁹

Served by the streetcar line, Hendersonville became an attractive and vibrant neighborhood for many black families in Jacksonville. One of the more noted residents of Hendersonville was Bishop Henry Y. Tookes who along with his wife, Maggie Tookes, lived at the stately house at 1101 West 8th Street.³⁰ Henry Y. Tookes served as the Bishop of the A.M.E. Church and was also president of Edward Waters College. Another early resident of Hendersonville was Wyatt J. Geter who in 1895 opened the first African American funeral home in Florida.³¹ Geter's funeral home continued under his nephew, Japhus Baker, the first licensed black embalmer in Florida. Japhus Baker also resided in the Hendersonville neighborhood.

Located along the streetcar route at the corner of Moncrief Road and Frazier Street, the residence at 2106 Moncrief Road was constructed in 1922 by builder, Forest Crockett for Rebecca Turner.³² Born c. 1881 in South Carolina, Rebecca Turner left her home in South Carolina and moved to Jacksonville some time before 1910. Reportedly she moved to Jacksonville in order to escape threats made against her and her unborn child (Mary Lou Turner or Lillie Wilder). Working as a railroad Pullman, Rebecca Turner was eventually able to open dry cleaners and owned two rental properties. According to a written statement provided by her great granddaughter,

²⁷ Robert W. Mann, *Streetcars of Florida's North Coast*. (Charleston, South Carolina: The History Press, 2014), pp. 52 & 53.

²⁸ Mann, pp. 53 & 54.

Because of its troubled financial condition, the company could not meet the condition of the franchise to have four cars in operation. By the time it went into receivership, it was operating only one car and couldn't maintain the established schedule. The company attributed their financial losses to the cost of electricity and insufficient funding from the City, but there were also charges of mismanagement.

²⁹ Mann, pp. 53, 54 & 55.

³⁰ The Bishop Henry Y. Tookes residence has been designated a City of Jacksonville landmark (LM-95-31).

³¹ Joined by his brothers, Jacob and Madison, Wyatt Geter opened a blacksmith and wheelwright shop on West Forsyth Street in LaVilla (Patricia Drozd Kenney, *LaVilla, Florida, 1866-1887: Reconstruction Dreams and the Formation of a Black Community*. (A Thesis Presented to the Graduate School of the University of Florida, 1990), p.35

³² Jacksonville Building Permit Record, # 405, May 20, 1922.

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Rebecca Turner was a devoted member of the Bethel Baptist Institutional Church that was reportedly instrumental in having her house constructed on Moncrief Road.³³

After the death of Rebecca Turner, the family home at 2106 Moncrief Road was occupied by her daughter, Mary Lou Turner Pinkney Dicks (1903 – 1980). Living at the residence with her was her husband, Herbert Pinkney (1902 – 1940) and their five children. One of their children, Thelma Pinkney Geiger (1924 – 2010) continued to occupy the residence that is currently under the ownership of Joyce H. Pinkney, the great granddaughter of Rebecca Turner. For forty years, Thelma Pinkney Geiger was a respected teacher and administrator with the Duval County Public Schools, and was twice voted, “Teacher of the Year”.³⁴

The residence was constructed in 1922 by local contractor and carpenter, Forest F. Crockett (1864 – 1936) who came to Jacksonville in 1874 at the age of 10. Forest Crockett married Jacksonville native, Sarah J. White (1869 – 1930), in 1886. Forest and Sarah Crockett and their three children were residents of Hansontown immediately to the north of downtown. In addition to owning numerous properties, Crockett was active in local politics and served as chairman of his ward. Not uncommon at the time, it is possible that Forest Crockett, as a skilled and experienced contractor, also designed the residence as well, but was not verified in the building permit record.³⁵ Architecturally, the original design of the subject property at 2106 Moncrief Road reflects no particular high style and is commonly referred to as Frame Vernacular because of its construction. Notwithstanding their simple design, Frame Vernacular style buildings are important since 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.

These local materials were supplemented with manufactured products shipped by railroad such as sash windows, doors, and hardware to construct solid and functional spaces that worked well in the southern environment. Structures of this period also reflected the use of rare building materials such as superior old-growth pine that had been so heavily timbered as to be almost non-existent by the 1930's. Old growth pine is now only available from recycled lumber or sunken logs rescued from the oxygen deprived environment of muddy river bottoms. Traditional variations of the Frame Vernacular style survived well into the twentieth century, particularly in the rural South, but have been progressively disappearing from the built environment.

7. *Its suitability for preservation or restoration.*

³³ Letter to Jacksonville Historic Preservation Commission from Joyce Pinkney, June 21, 2016.

³⁴ Ibid.

³⁵ *Negro Blue Book*. (Florida Blue Book Publishing Company, The National Negro Blue Book, North Florida Edition, 1926), p. 6.

Ancestry.com – Forest F. and Sarah J. White Crockett.

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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.

Although vacant for several years, the residence is fundamentally sound and has much of its original fabric. The most obvious exterior alteration is the application of asbestos shingles over the original wooden drop siding. This material can be removed usually with little impact to the historic fabric. Although boarded, it appears that the original window and door trim remain. The other significant alteration is the construction of a more contemporary decorative concrete screen wall between rusticated block piers of the front porch. The raised concrete slab on the front porch floor is also a latter addition, but has limited visibility and does not impact any character defining features. All of the original or early porch columns are still present except one that flanked the left side of the front steps.

There is evidence of some deterioration of the sill beam along part of the north side elevation. In addition to open sections, the foundation skirting is damaged in some locations or just has unsecured concrete blocks placed between the piers. The Florida Master Site File for the subject property completed June 1, 1997 identified the windows as being double-hung wooden sashes with one over one lights. The current condition of these windows and whether any have been replaced, it not known since boarded. One of the two doors on the front, as well as the rear door, is a contemporary flush door with no lights. The condition of the interior and amount of original fabric remaining has not been determined.

If designated a local landmark, it is the stated intent of the property owner to rehabilitate the subject property or have it officially mothballed. Based on a general evaluation, mothballing of the subject property will need to address any water penetration, secure the raised foundation, properly secure the windows and doors, cut back vegetation around the house and remove any debris found in the yard and under the house. Interior mothballing will require making the house broom clean, patch and strengthen any weak spots in the floors. Although currently covered with plywood, the window openings will need to be properly boarded per the administrative rules for mothballing. Other requirements would include the preparation of an engineer/architect's report on its structural condition, as well as installing motion detection security lights on both the front and back of the house. The garage structure will need to be stabilized or removed.

City of Jacksonville

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

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Durkee Gardens Unit 1, 15-23(1934); Unit 2, 16-29(1938); Unit 3, 16-63(1939); Unit 4, 17-4(1940); Unit 5, 17-90 (1942), Unit 6, 18-21, & Unit 7, 18-42(1944),

Grand Park, 2-59 (1906), & East Grand Park, 2-51 (1907)

Moncrief Park, 6-8(1914) and Speedway Park, 3-32 (1990)

Royal Terrace, 4-70 (1911); Royal Terrace Addition I, 18-17(1944); Addition II, 18-26 (1944).

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Florida Master Site, 8Du14289, *New Mount Herman Cemetery*;

Florida Master Site File, 8Du14275, *Greenwood Cemetery*

Florida Master Site File, 8Du14318, *Duval County Paupers Cemetery (Hillside)*.

Florida Master Site File, 8Du13271, *Mount Herman Cemetery*

Florida master Site File, 8Du14301, *Roberts/Spires Cemetery*

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

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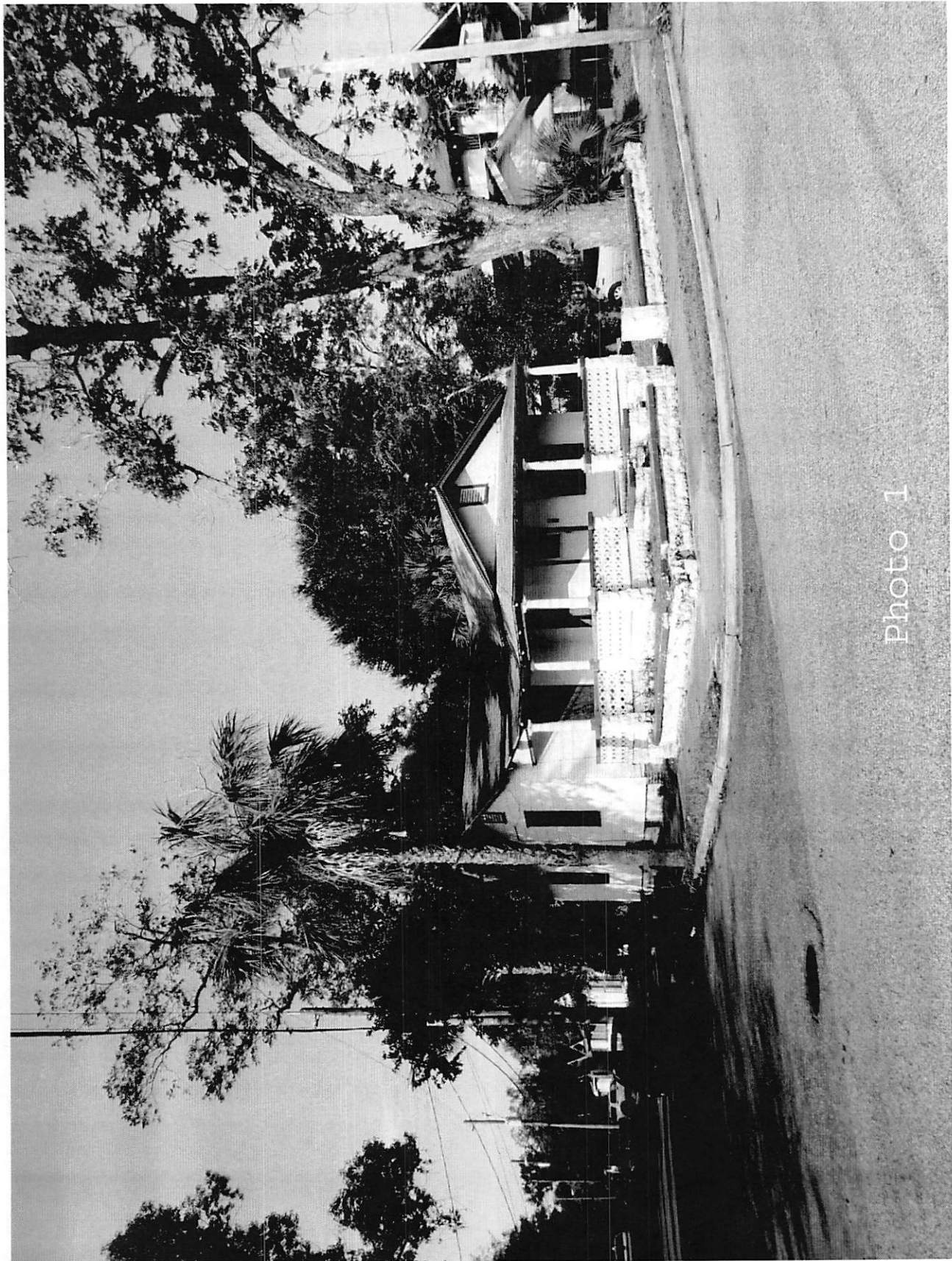


Photo 1



Photo 3



Photo 3

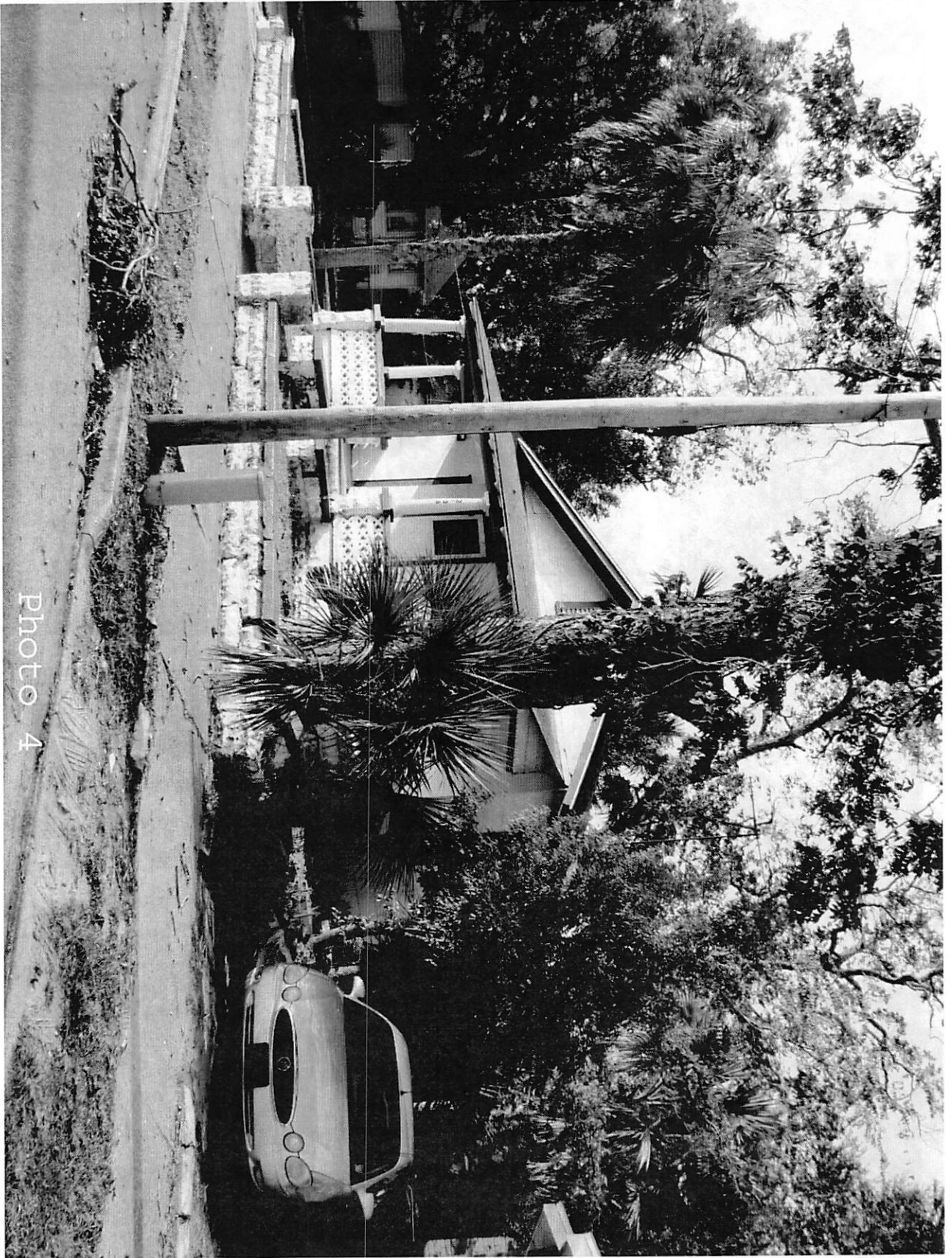


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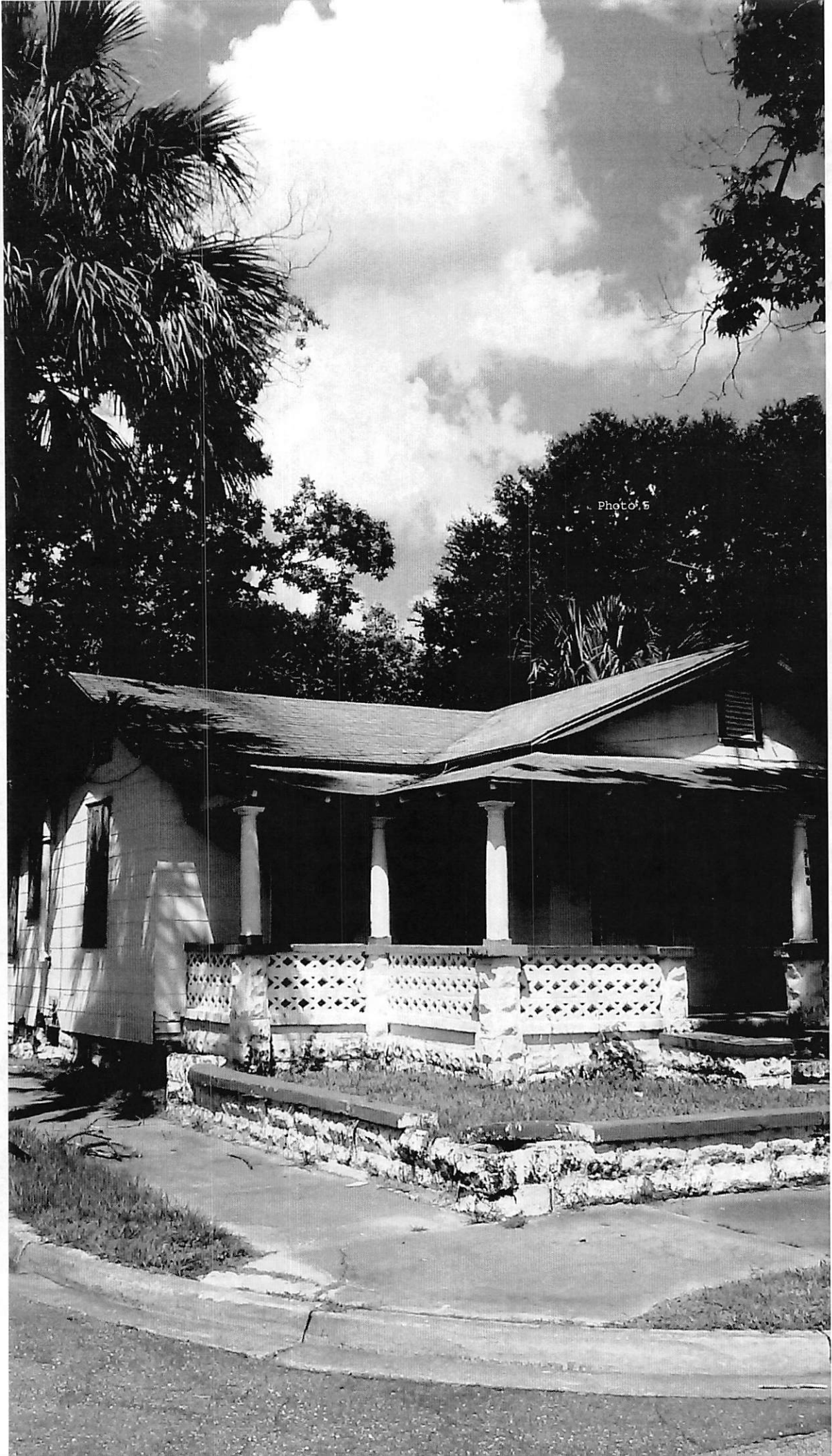


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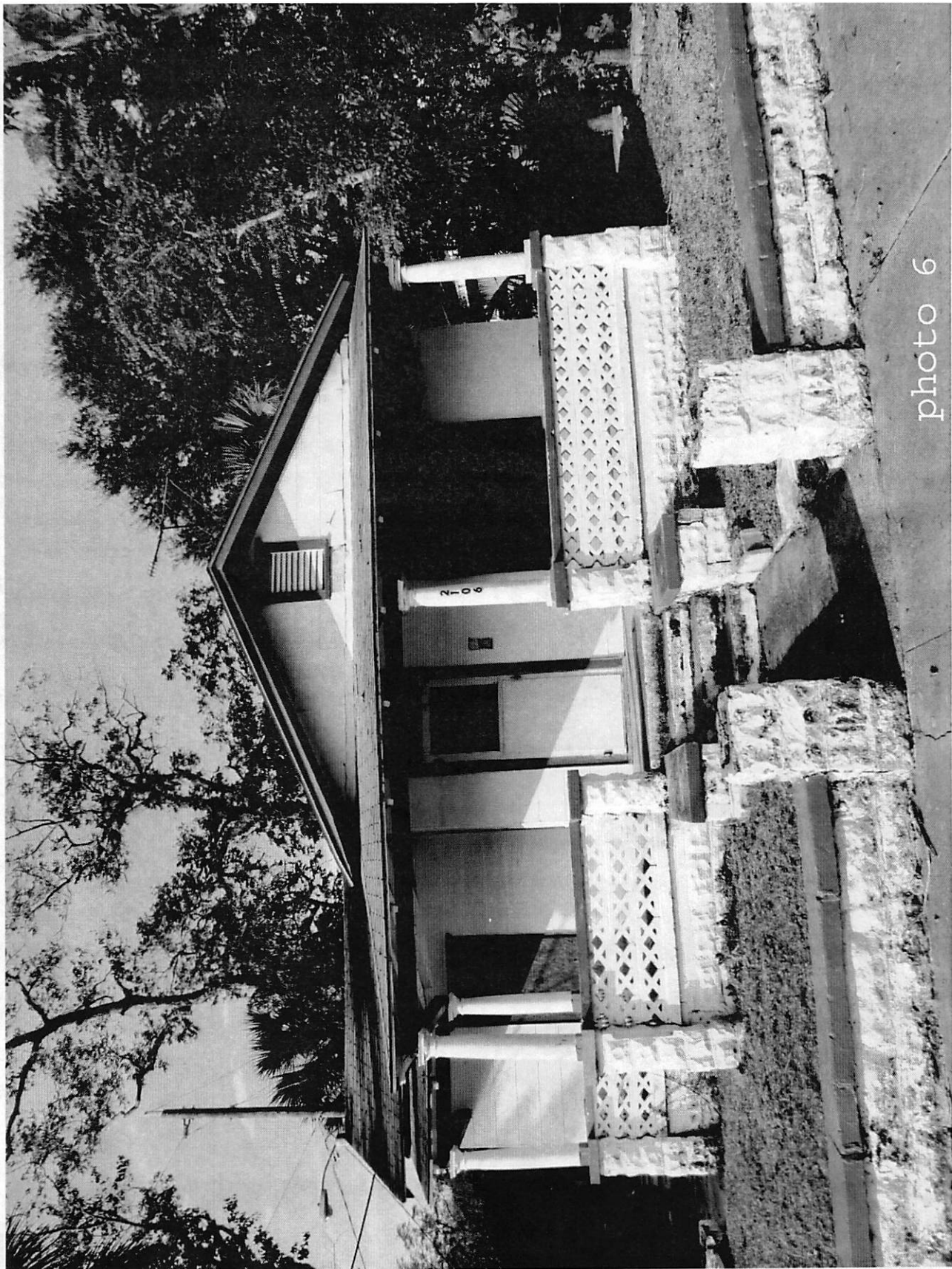


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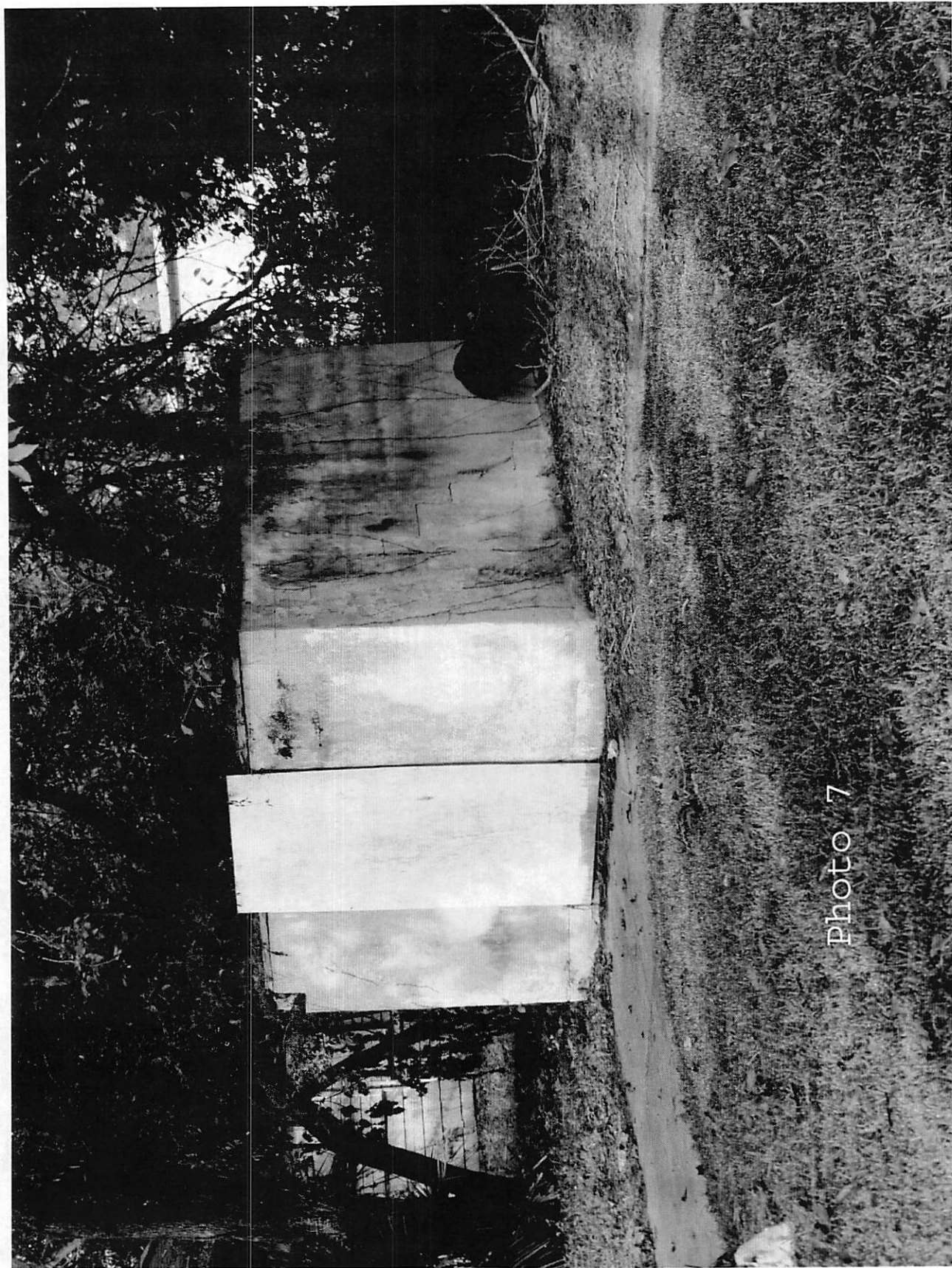


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Photo 8



PHOTO 9

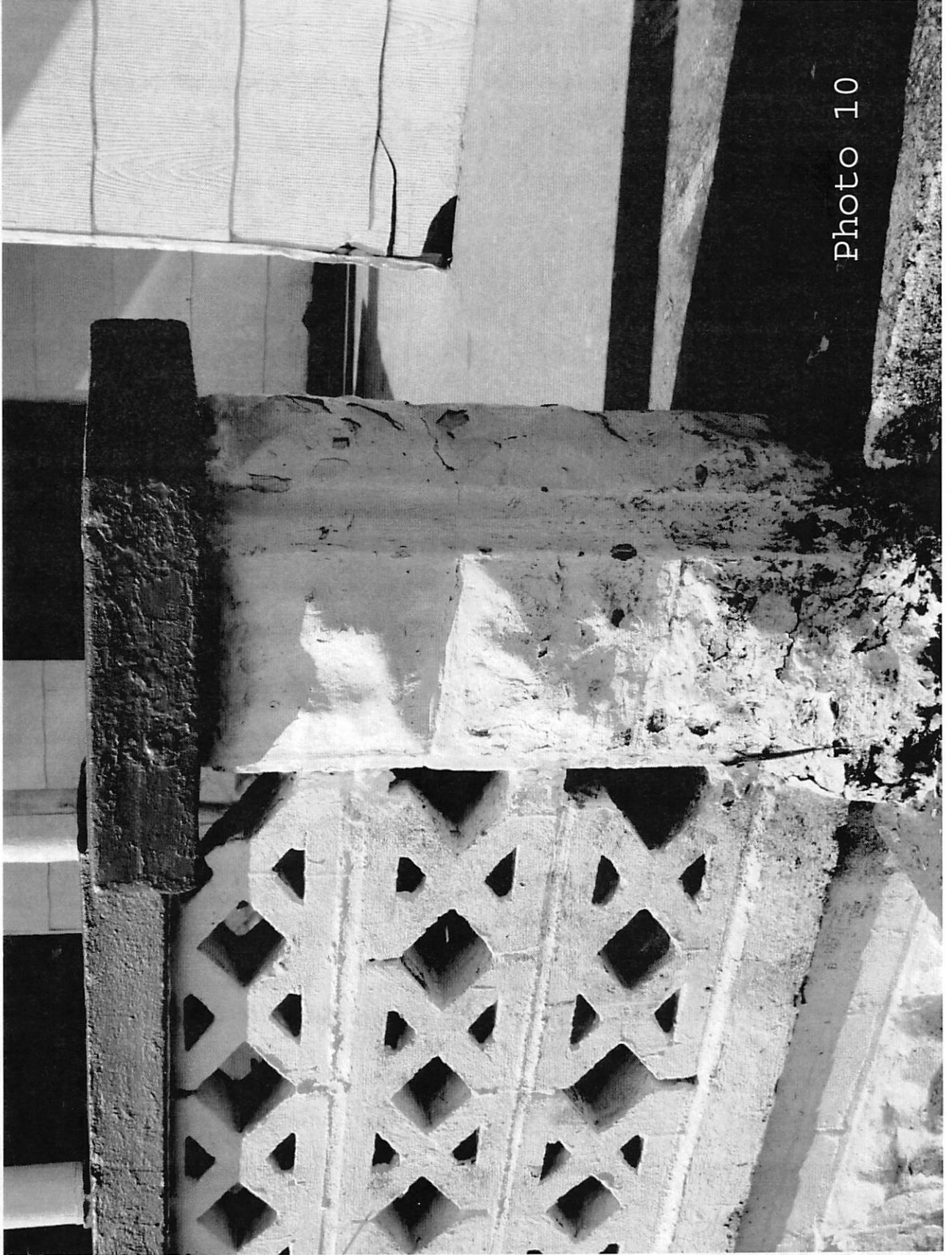


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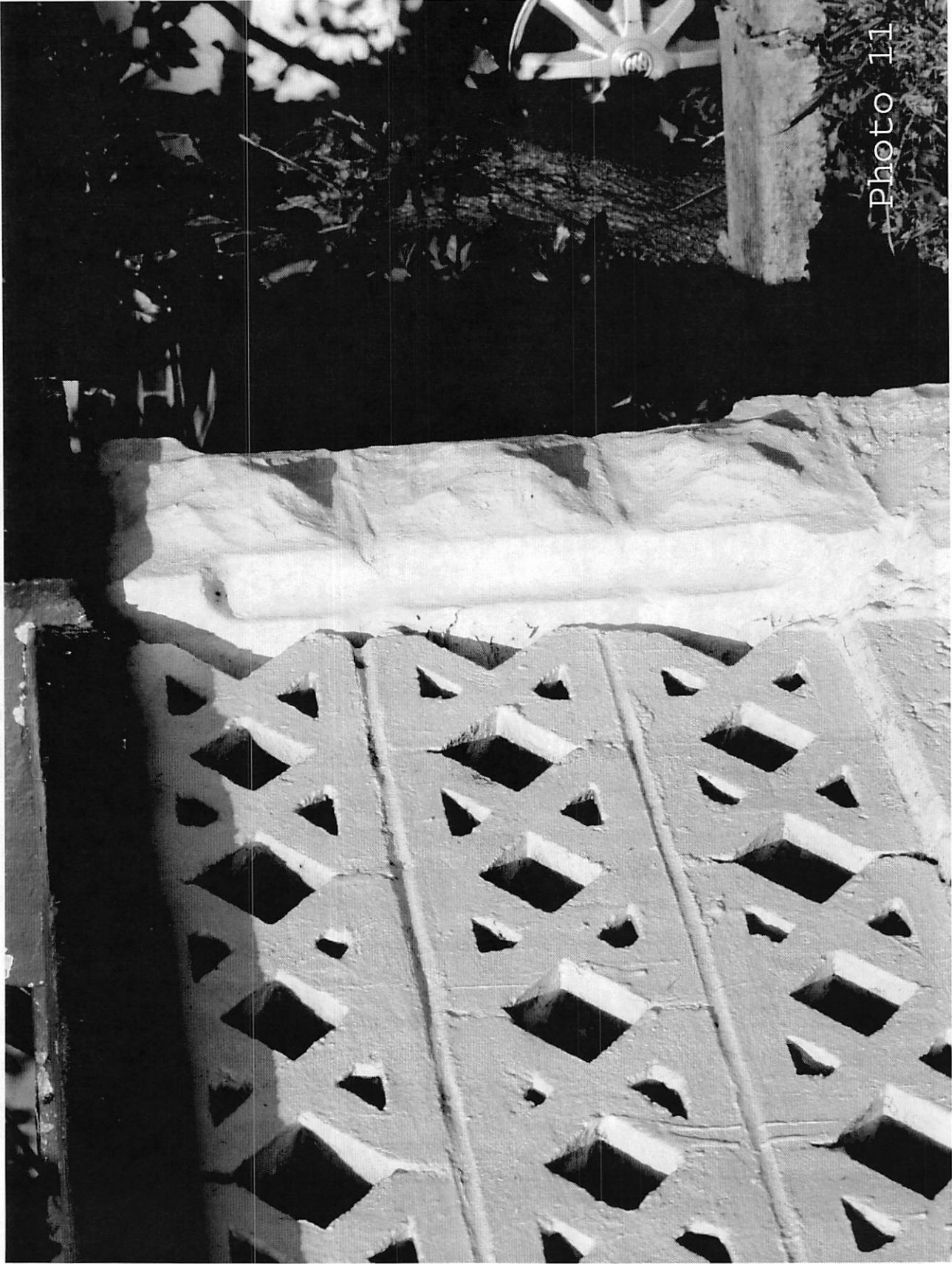


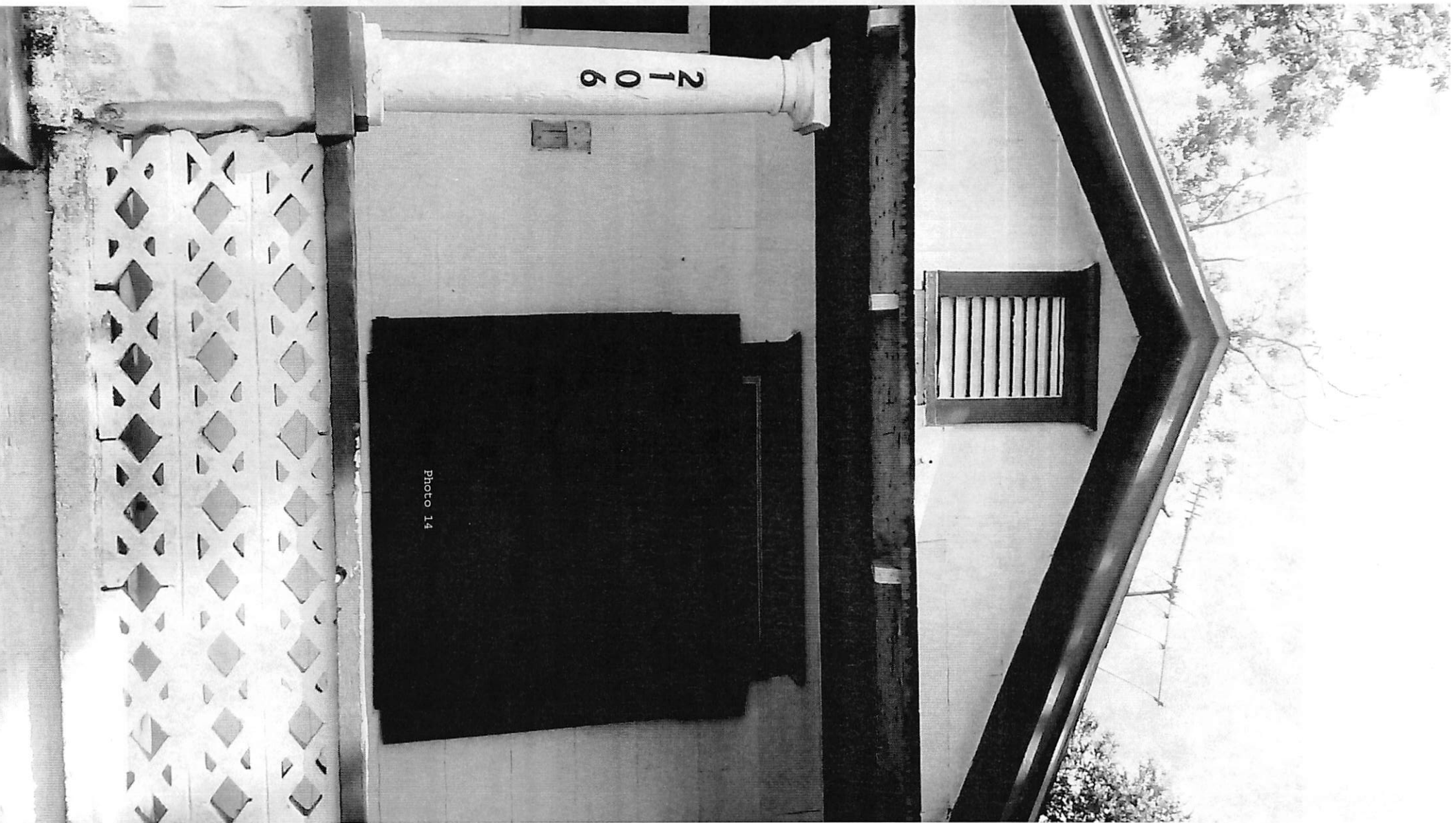
Photo 11



Photo 12



Photo 13



2106

Photo 14

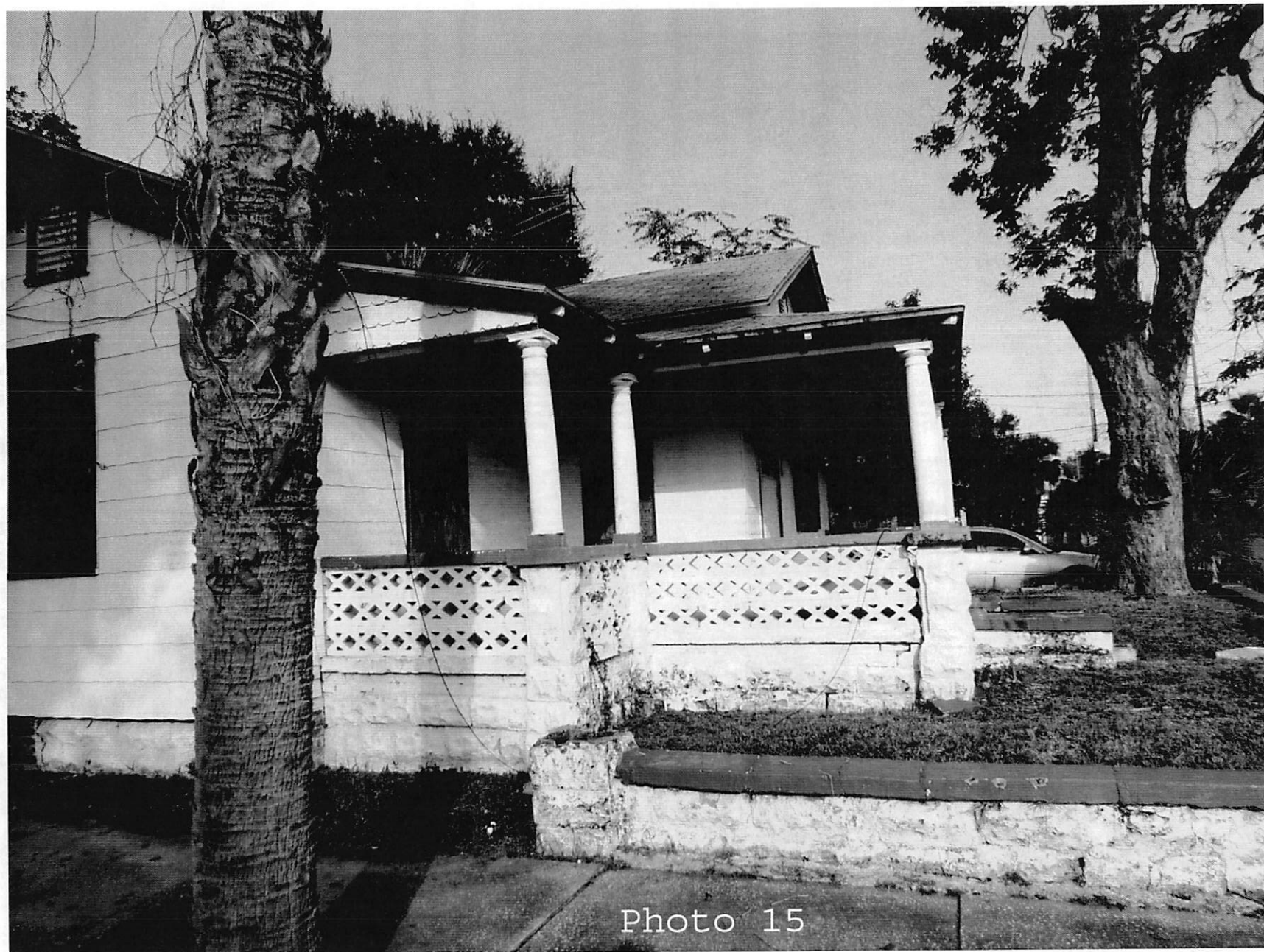
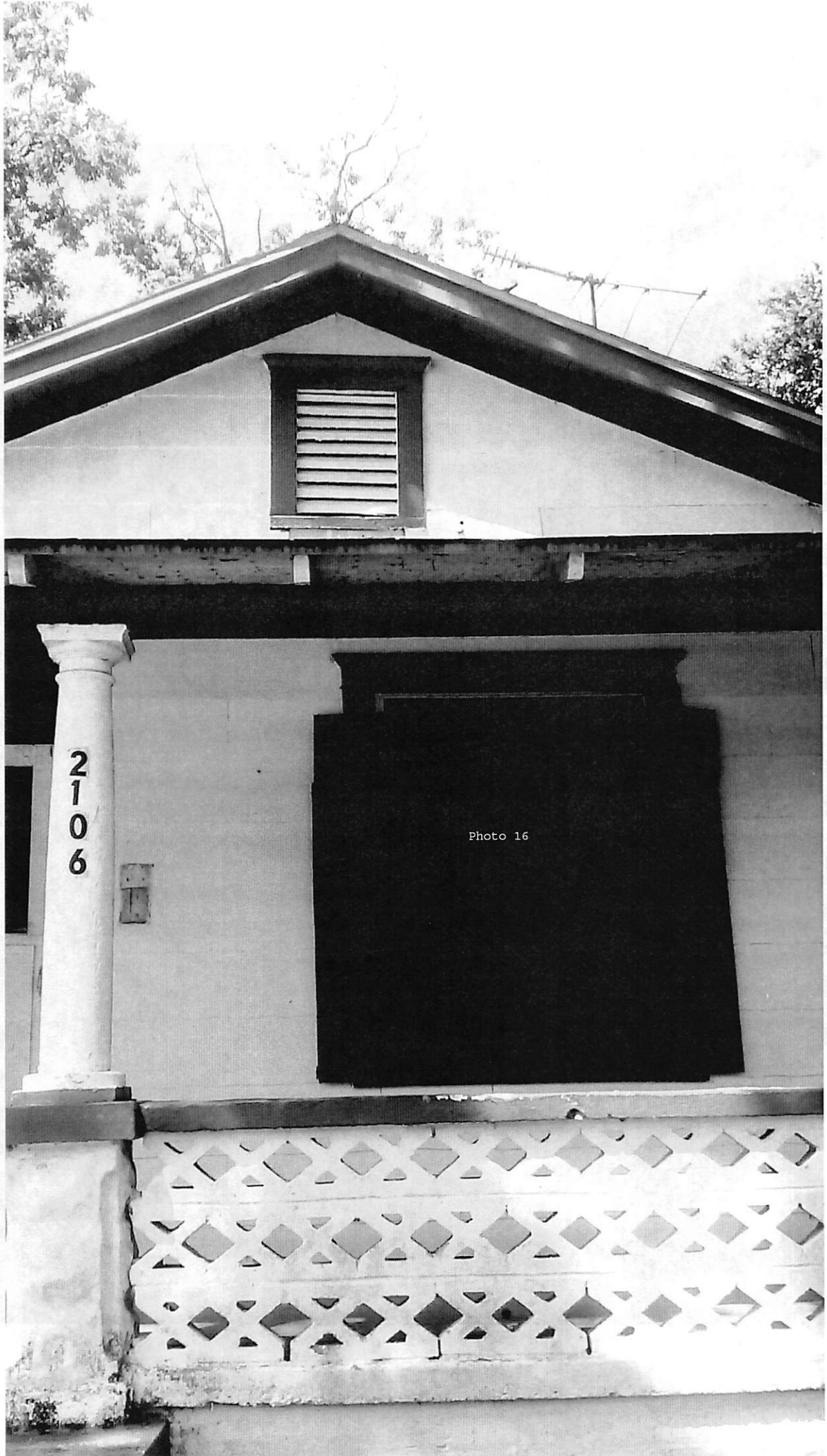


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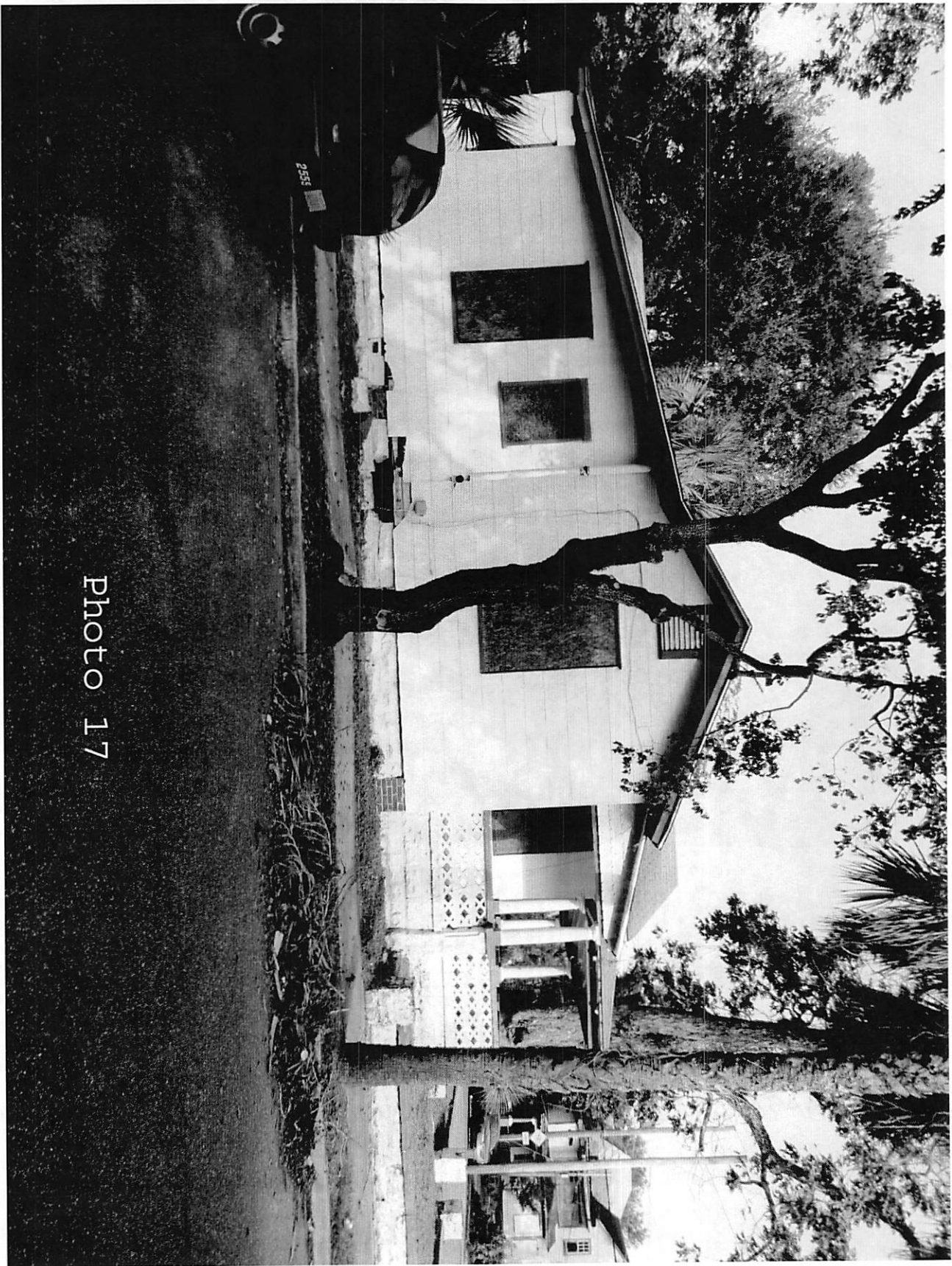


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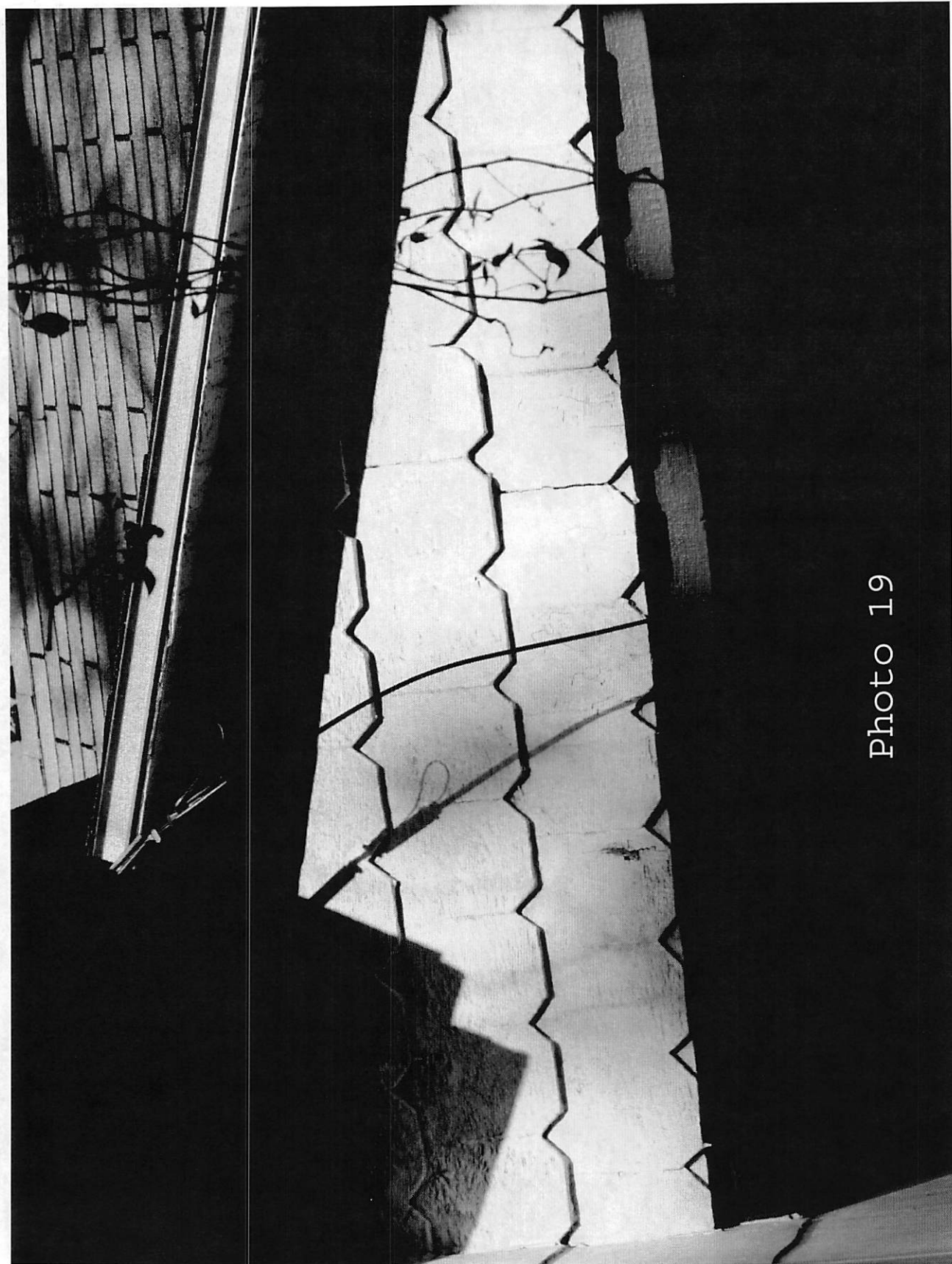


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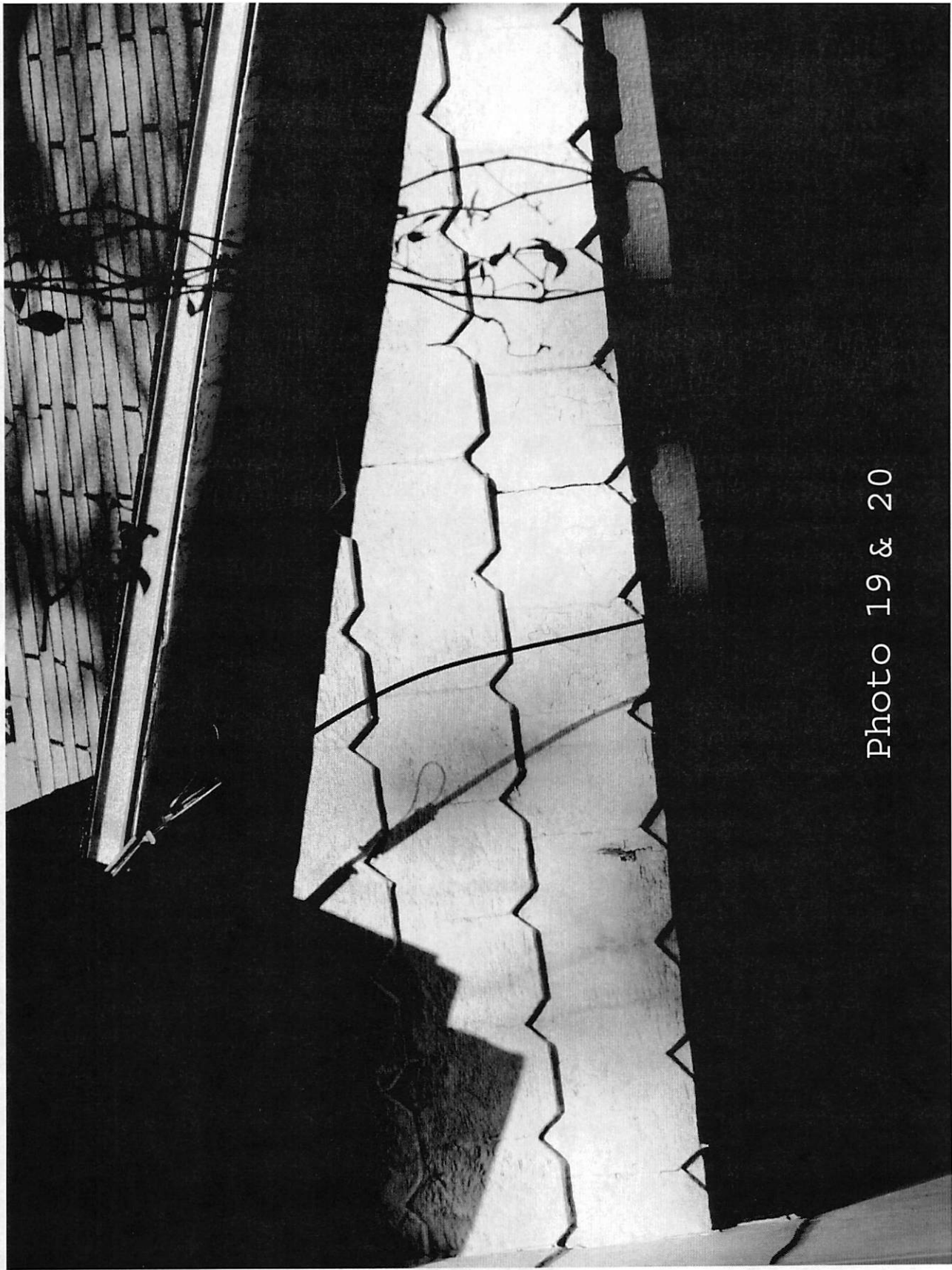


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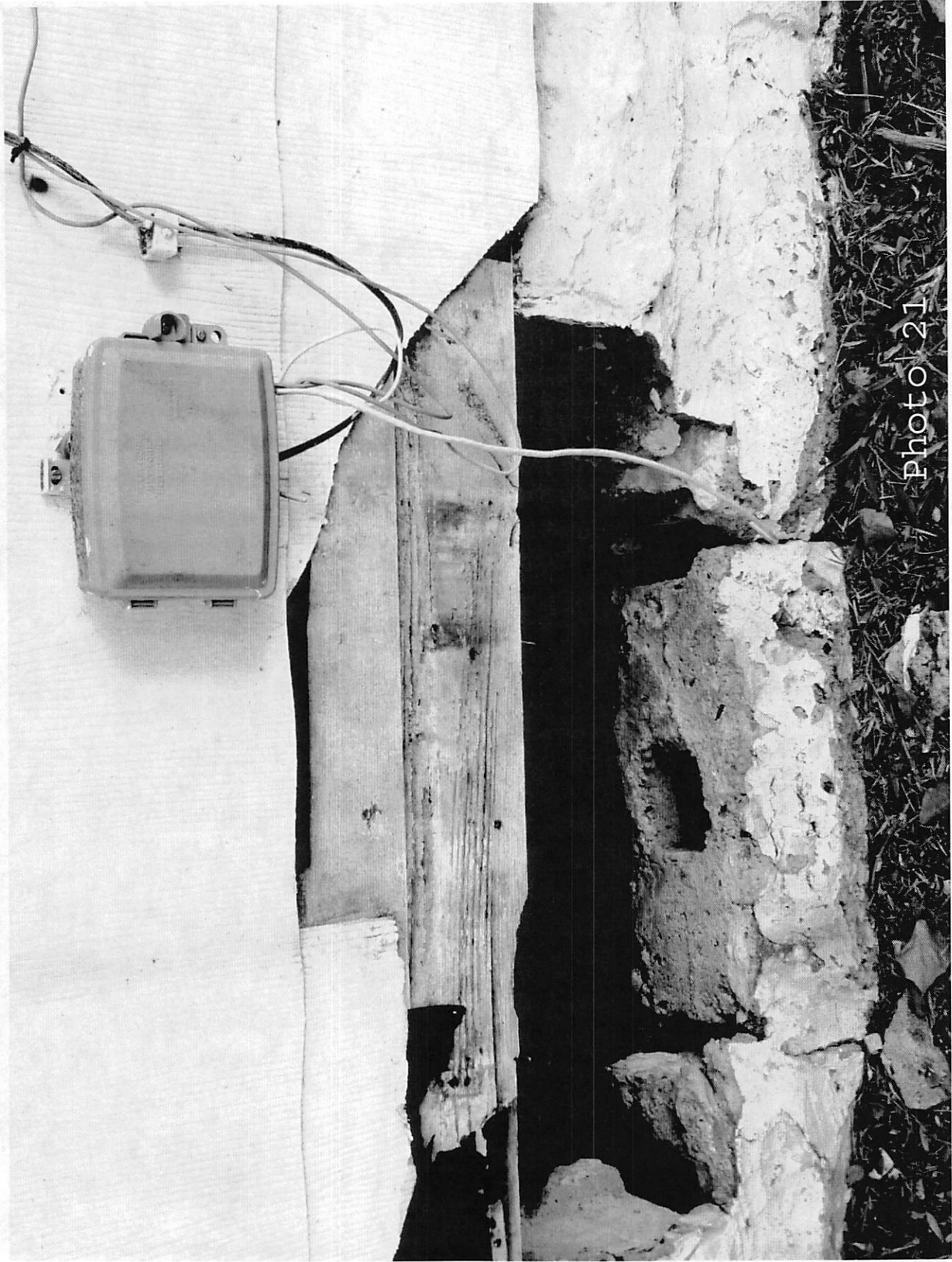


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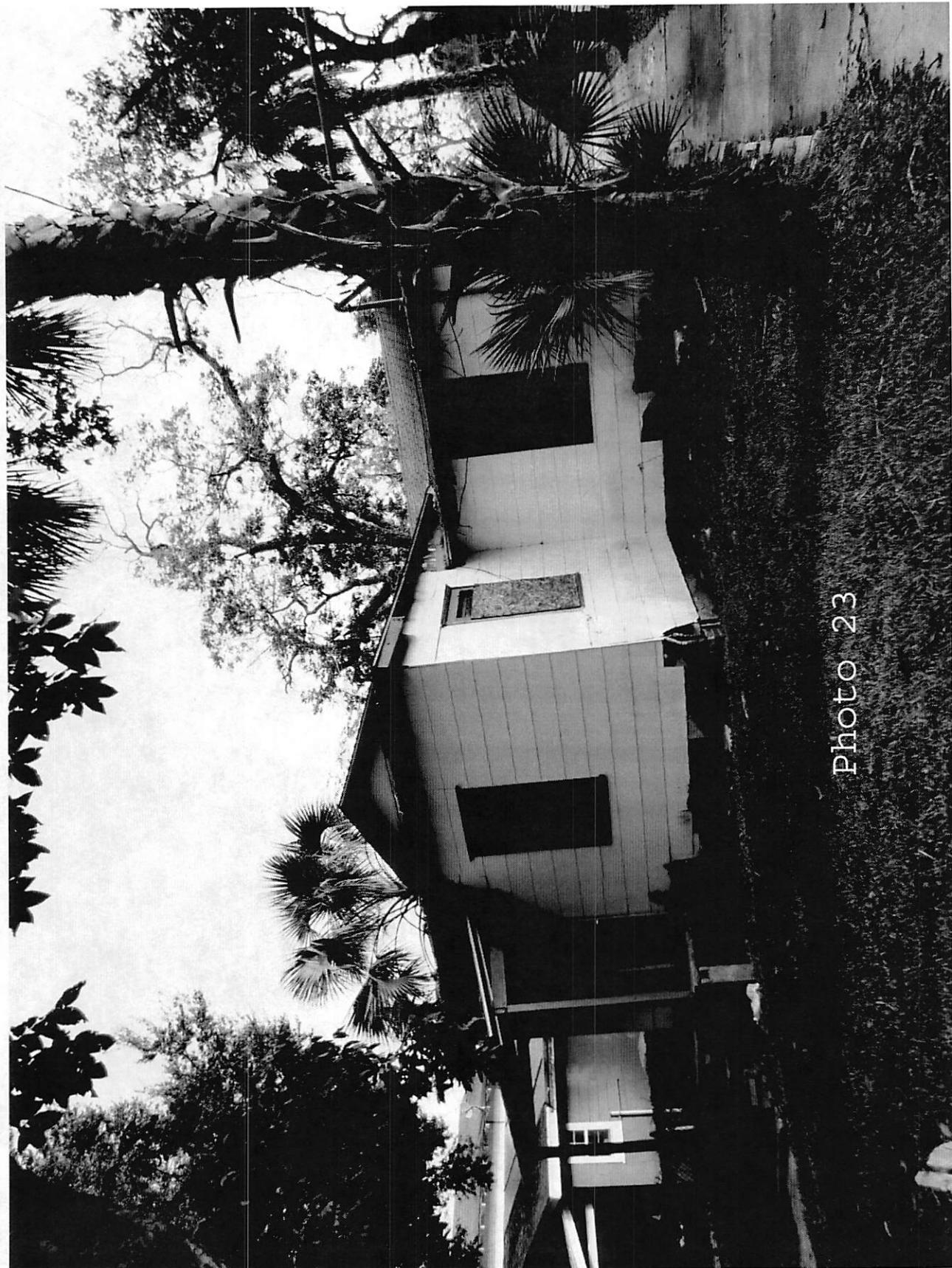


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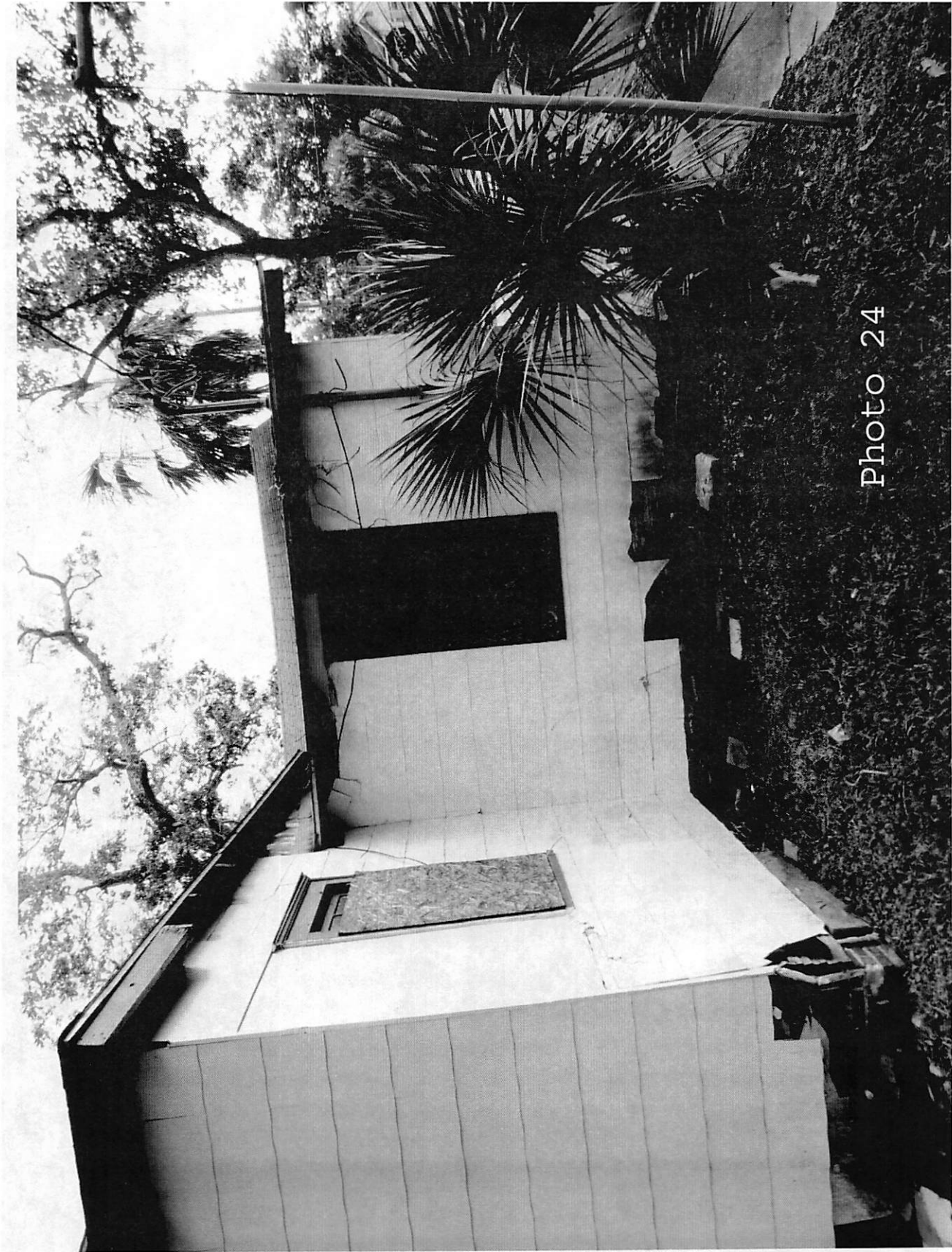


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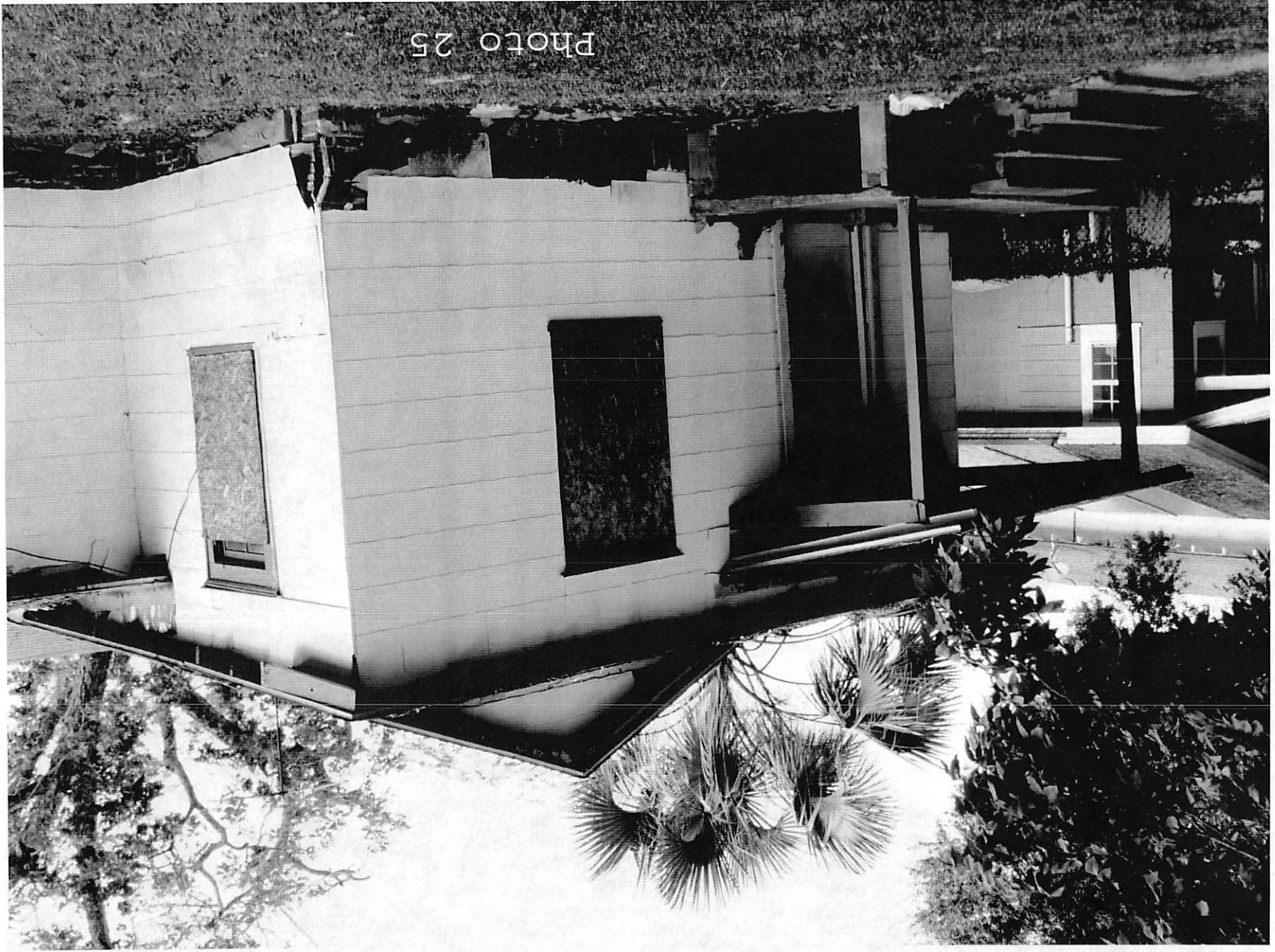




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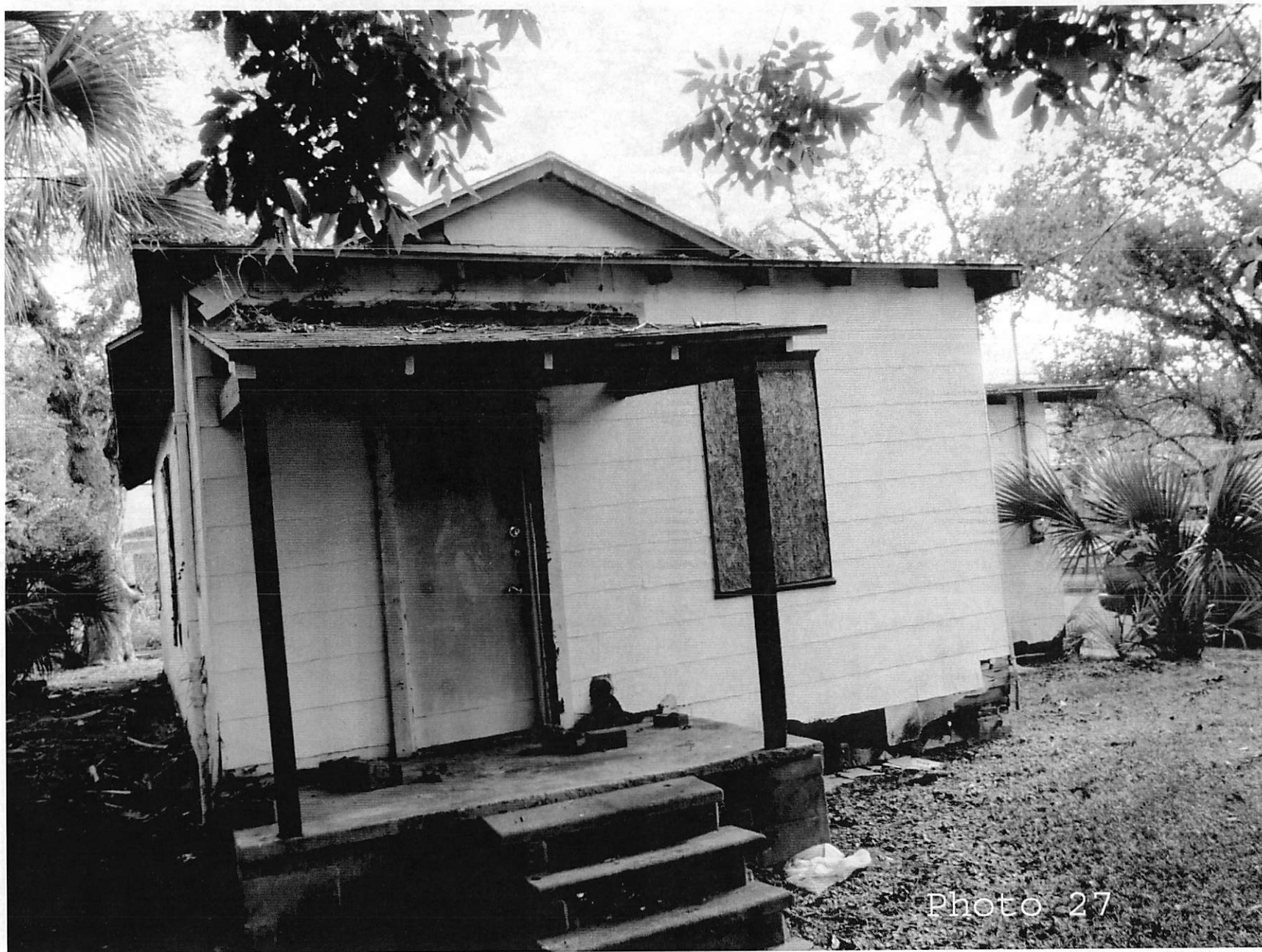


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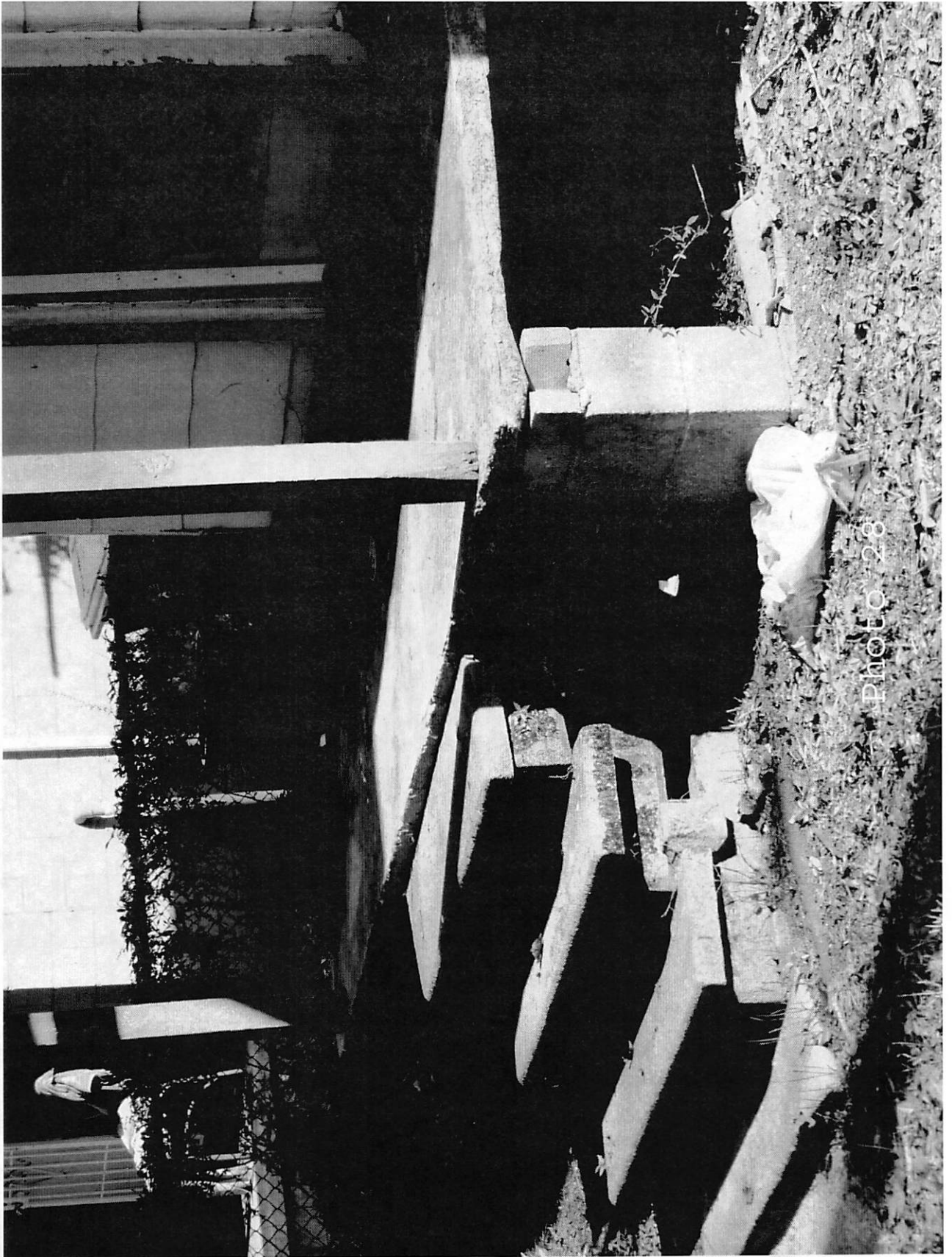




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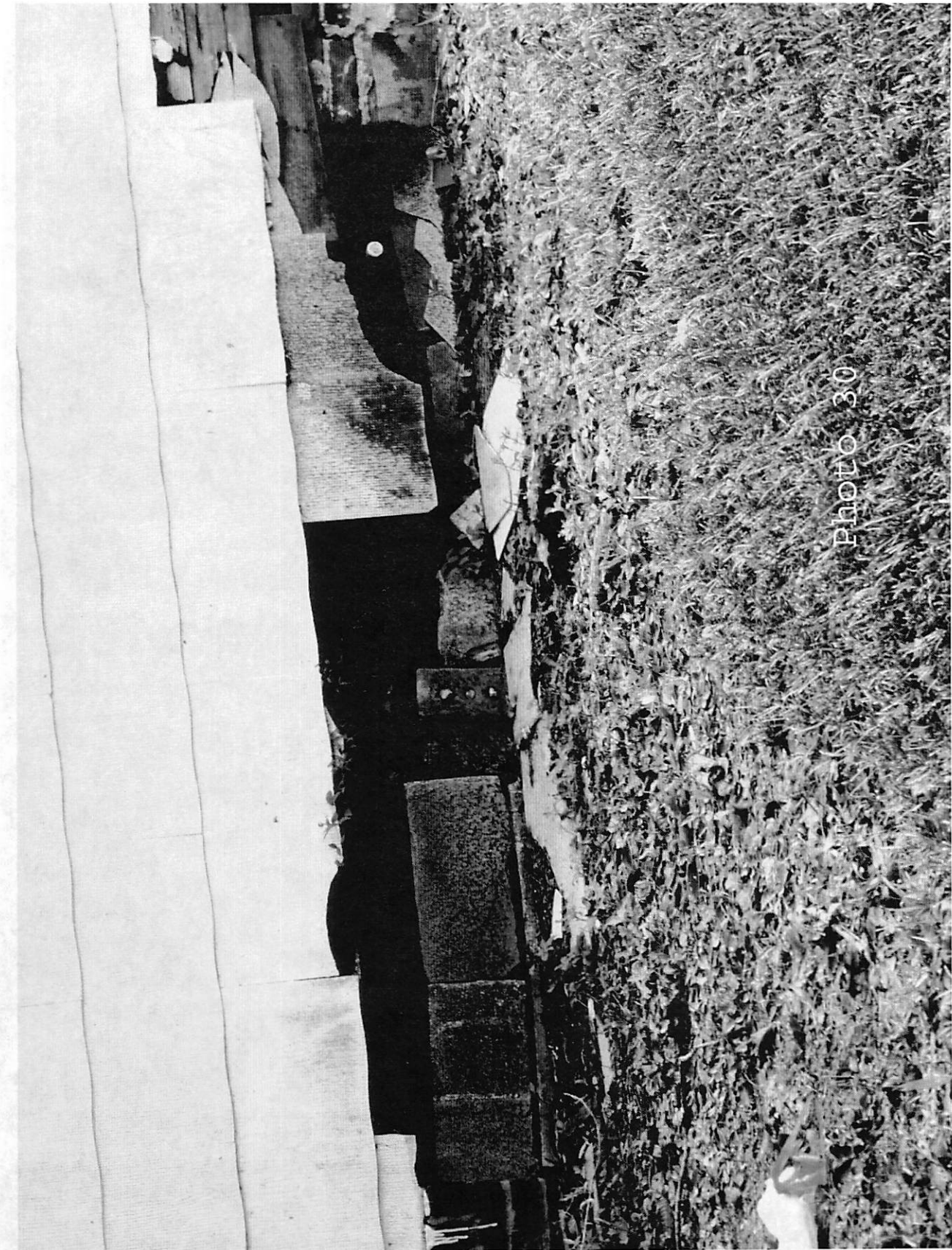


PHOTO 30



Photo 31



Photo 32

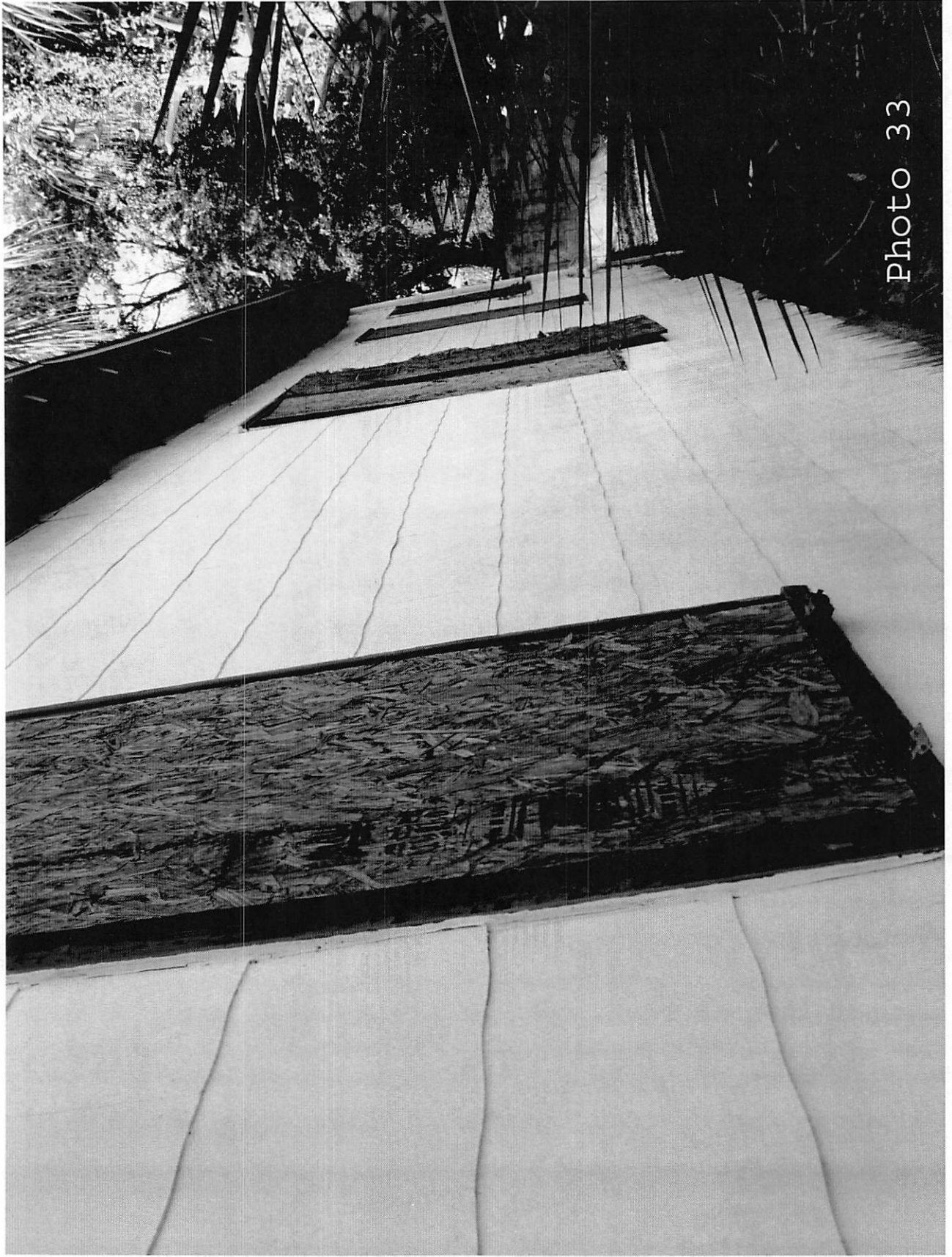


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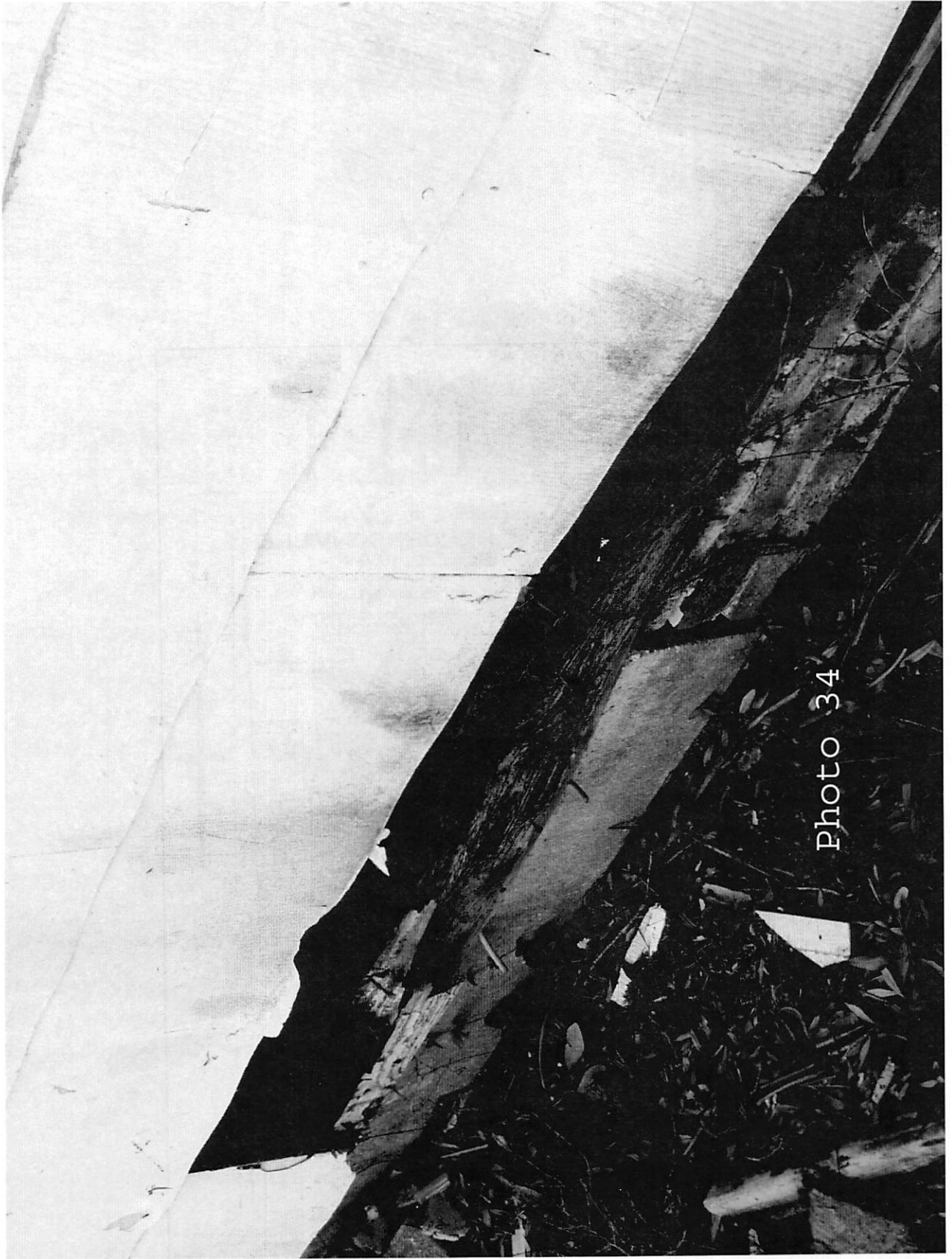
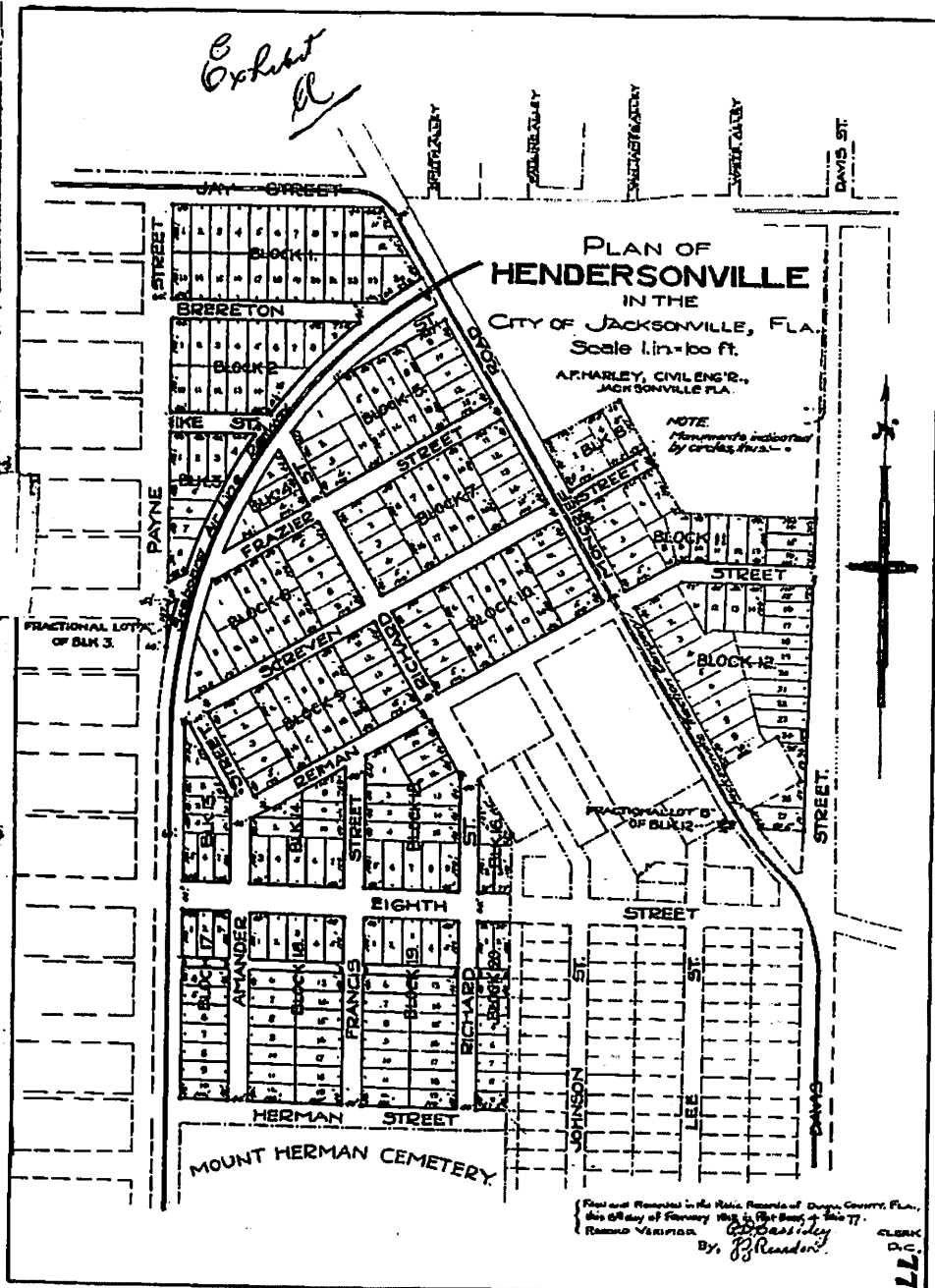
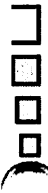


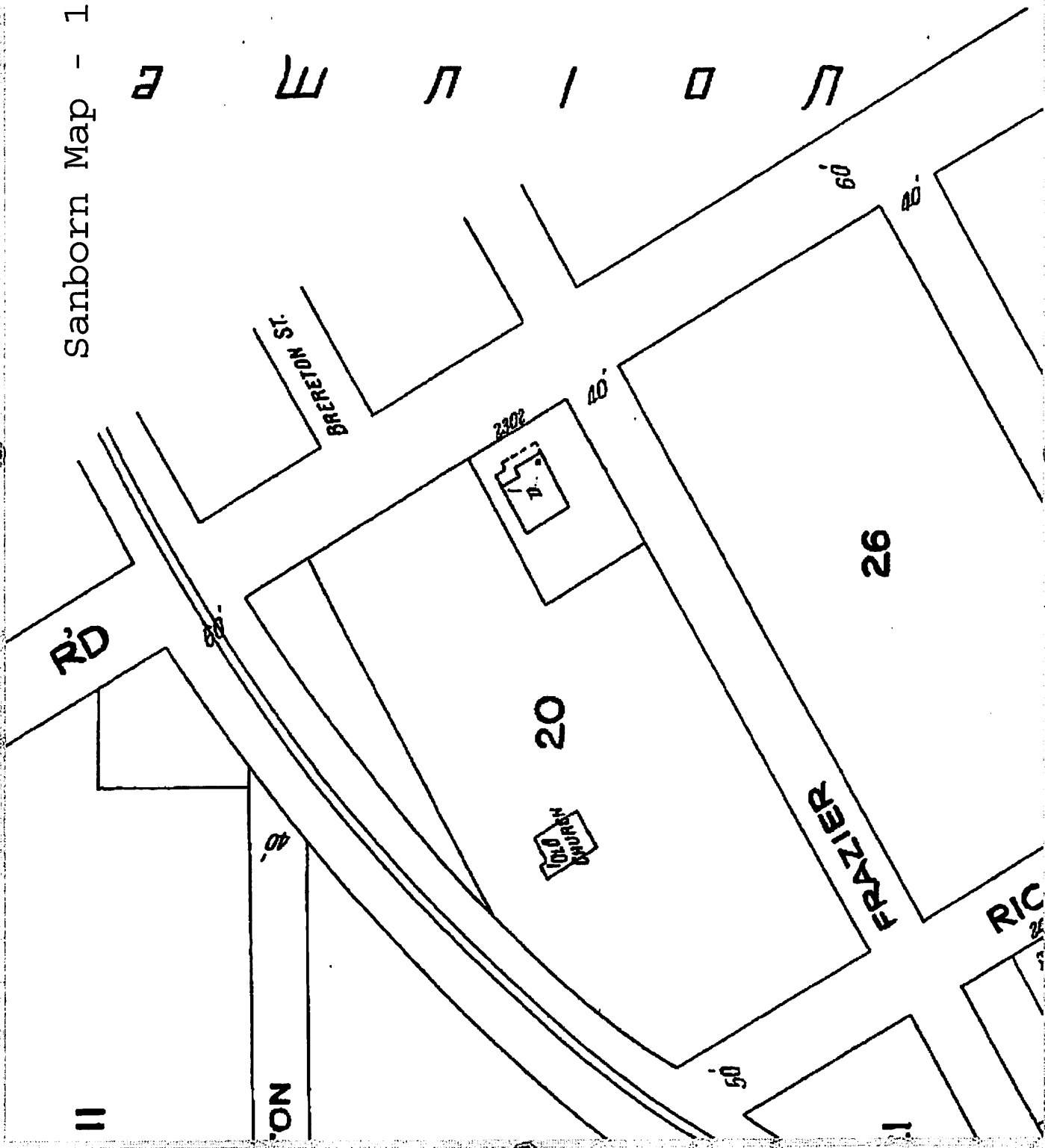
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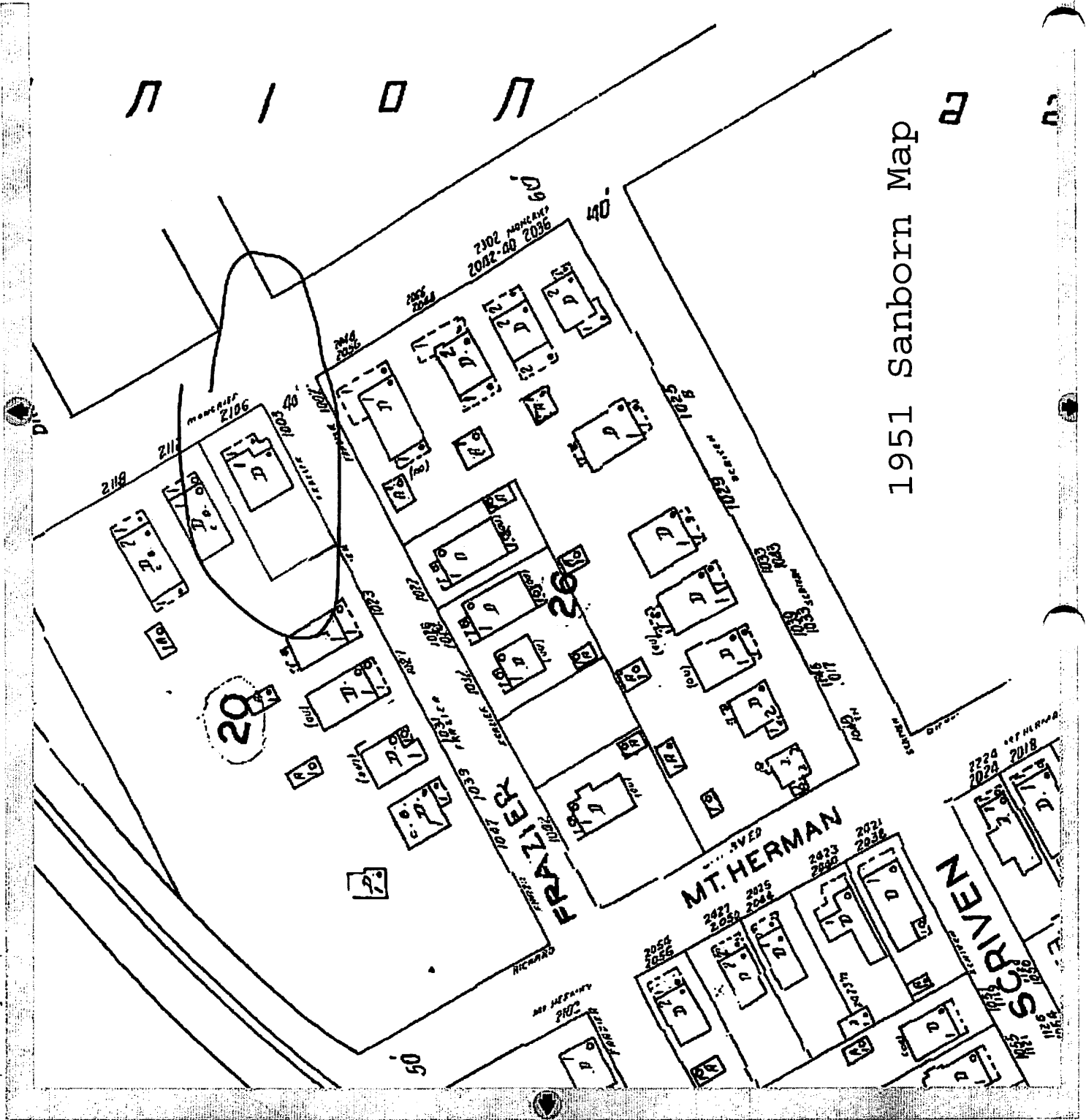
Exhibit
A



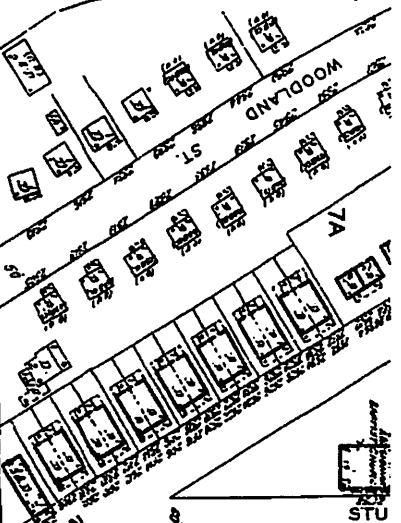
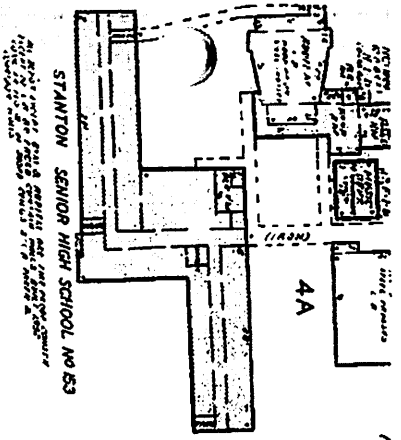


Sanborn Map - 1924

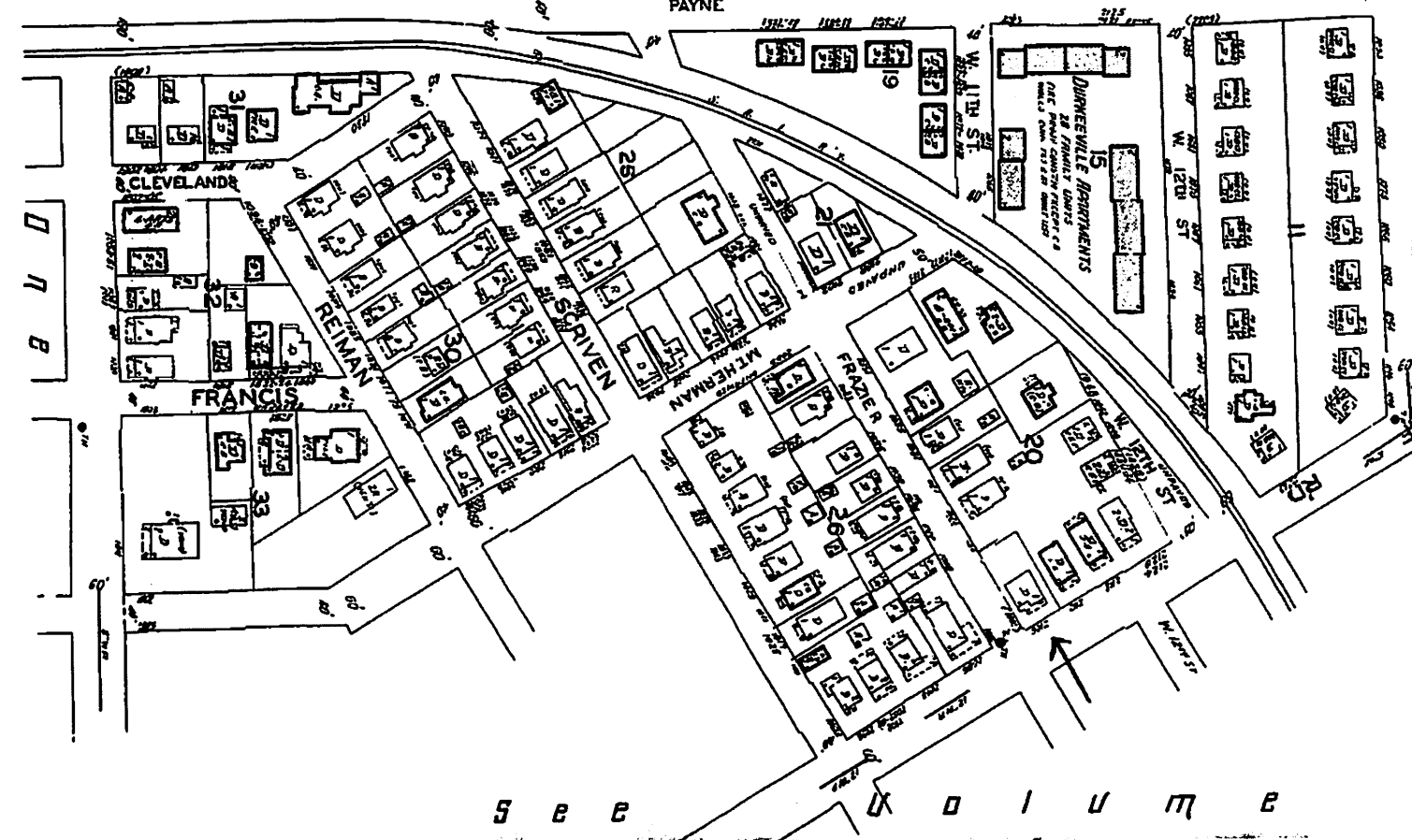
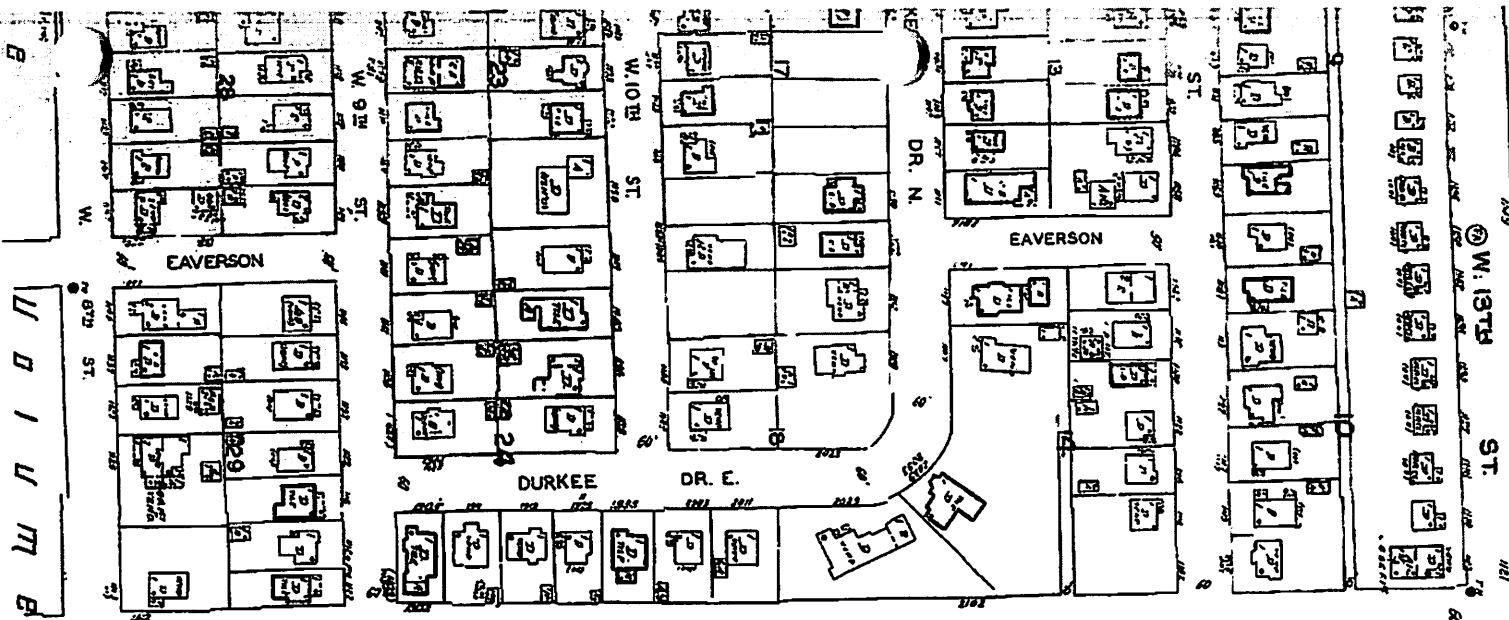




1951 Sanborn Map



S E E X O I U M E T W O





Rebecca Turner



Mary Lou (Pinkney) Dicks

III.

LEGAL DESCRIPTION AND MAP

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

NOTICE OF PUBLIC HEARING

LM-17-01

The Jacksonville Historic Preservation Commission will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-17-01** regarding the proposed designation of 2106 Moncrief Road, Real Estate # 053114-0000, as a City of Jacksonville Landmark as noted below:

Date: Wednesday, February 22, 2017

Time; 3:00 P. M.

Place: Conference Room 1002
1st 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.

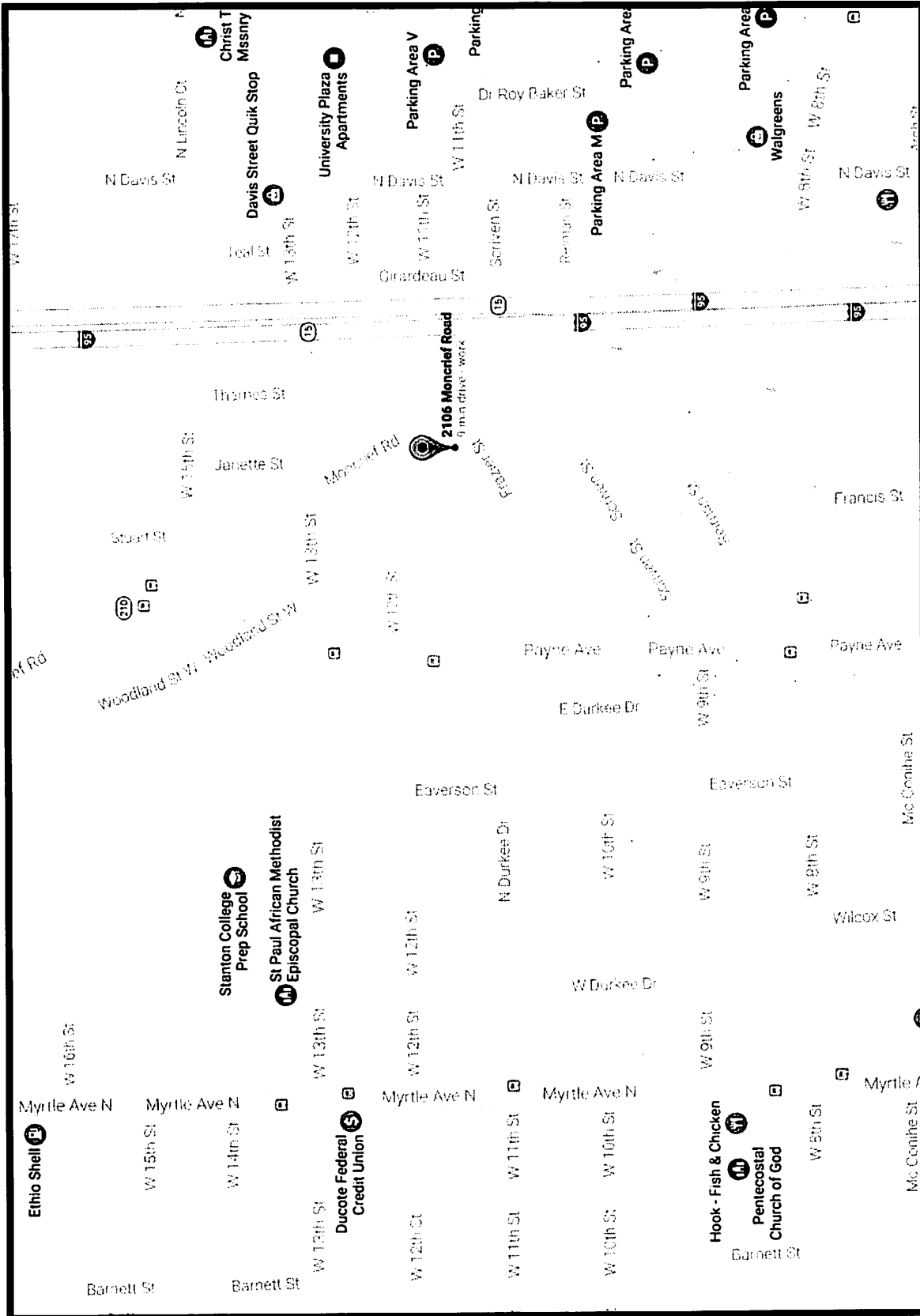
The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

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: 053114-0000

Legal Description: 11-2S-26E, HENDERSONVILLE, LOTS
13 & 18, BLOCK 5.



100 m

LM-17-01 2106 Moncrief Road

IV.

PROOF OF PUBLICATION OF PUBLIC NOTICE

V.

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

RE	LNAME
053115 0000	1035 FRAZIER STREET TRUST
053144 0000	ALOME REAL ESTATE INC
053059 0000	BAKER MARGUERITE F
053107 0000	BARRA MICHAEL J JR
053106 0500	BARRA MICHAEL J JR
053077 0000	BASS AUDREY
053111 0000	BROOKS MARY
053112 0000	BROOKS MARY J
053138 0000	BROWN MARSHALL L JR
053149 0000	BUDERY ALFRED
053140 0000	BURNS HAROLD W ET AL
053117 0000	CAPRIDAN LLC
053100 0000	CAPRIDAN LLC
052880 0000	CITY OF JACKSONVILLE
052884 0050	CITY OF JACKSONVILLE
053090 0000	CLARK LATONYA BENNETT
053116 0000	CLS GROUP USA INC CPAC Alison Good
053054 0010	DAVIS FAY ANDERSON
053147 0000	DIVERSE ASSET REALTY TEAM LLC
053134 0000	DUKES THOMAS A SR ET AL
053079 0000	ECCO PROPERTIES INC
053176 0000	EDWARDS DAWAYNE ET AL
053178 0000	ELBON & COMPANY INC
053143 0000	ELBON & COMPOANY INC
053150 0000	ELBON ESPERANDIEU
053142 0000	FREMONT HOME LOAN TRUST
053132 0000	FRIN K PROPERTY MANAGEMENT GROUP LLC
053133 0000	GOLDTREE HOLDINGS LLC
529380 0005	Good Neighbor MANIA c/o Miller Celia
053146 0000	HARRIS GEORGE W ET AL
053051 0000	HUGHES SCOTT ET AL
053141 0000	IRA SERVICE TRUST COMPANY CFBO BELINDA A SMITH IRA
053108 0000	KEEL JOSEPH
053136 0000	LAND TRUST HM1008
053145 0000	MCNAIR MARY E
053052 0000	MILLER ROSA LEE ET AL
053099 0000	MITCHELL BERNICE
053098 0000	MITCHELL BERNICE M
053113 0000	MTAG CUST FOR HARTFORD NORTHWEST JACKSONVILLE COMMUNITY DEVELOPMENT CORP
053101 0000	CORP
053078 0000	PARSONS GLORIA ET AL
053177 0000	PAYNE SADIE M ESTATE
053080 0000	PHOENIX LAND TRUST

053114 0000 PINKNEY JOYCE H
053053 0000 PURSLEY JESSICA
053139 0000 RIVERS TERRANCE D
053110 0000 ROLAND BILLY JR
053148 0000 SCRIVEN ST TRUST #1021A
053075 0000 SHAUGHNESSY GROUP INC

053180 0000 STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
053054 0000 STEWART BARBARA
053118 0000 TAX RECEIVABLES CORPORATION
053135 0000 THOMAS JOHNNIE J
053137 0000 TTLREO 2 LLC
053097 0000 TURTLE BAY LAND COMPANY 2 LLC
053109 0000 WATSON WILLIAM ET AL
053179 0000 WITSELL GWENDOLYN H ET AL
053076 0000 WRINN DENNIS

MAIL_ADDR1

PO BOX 61604
601-14881-103A AVE
1405 HARRISON CT
PO BOX 319
PO BOX 319
985 W 12TH ST
2118 MONCRIEF RD
2118 MONCRIEF RD
1024 FRAZIER ST
10 ALLEE ANDREA PALLADIO
15750 U S HWY 33
5405 SEALINE BLVD
5405 SEALINE BLVD
C/O REAL ESTATE DIVISION
C/O REAL ESTATE DIVISION
1925 DURKEE DR
2005 MARIPOSA VISTA LN #121
454 E 3rd St
PO BOX 169
9378 ARLINGTON EXP #332
9332 THOMAS DUKES CT
11340 V C JOHNSON RD
1032 SCRIVEN ST
1315-5 S LANE AVE
840 EDGEWOOD AVE S STE 217
2045 MONCRIEF RD
C/O OCWEN VAULT DEPT
120 SCARLETT OAK WAY
6600 STATE RD 16
1440 N. Myrtle Ave
1033 SCRIVEN ST
PO BOX 57302

PO BOX 7080
1594 MAJESTIC VIEW LN
3837 NORTHDAL BLVD STE 233
1039 SCRIVEN ST
980 W 12TH ST
1047 W 12TH ST
1047 W 12TH ST
8614 WESTWOOD CENTER DR #510

3416 MONCRIEF RD
2055 MOUNT HERMAN ST
8463 HUNSTON MILL LN E
1420 CELEBRATION BLVD STE 200

MAIL_ADDR2

214 N HOGAN ST 10TH FL
214 N HOGAN ST 10TH FL

2600 6TH ST N

5720 PREMIER PARK DR

STE 200

MAIL_CITY

JACKSONVILLE
SURREY BC V3R-OM5 CANADA
JACKSONVILLE
ISLIP TERRACE
ISLIP TERRACE
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
VILLIERS-SUR-MARNE FRANCE 94350
NELSONVILLE
GREENACRES
GREENACRES
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
ST AUGUSTINE
JACKSONVILLE
ST AUGUSTINE
JACKSONVILLE
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JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
WEST PALM BEACH
FAYETTEVILLE
ST AUGUSTINE
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE

SAN CARLOS
ORANGE PARK
TAMPA
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
VIENNA

JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
CELEBRATION

13017 WISTERIA DR #251
7410 WARNER DR
1034 FANTASY DR
6636 GENTLE OAKS DR S
P O BOX 56272
PO BOX 600335

1901 S MARION ST
2109 MONCRIEF RD
P O BOX 17101
1049 SCRIVEN ST
4747 EXECUTIVE DR STE 510
9378 ARLINGTON EXPY #322
C/O WILLIAM WATSON
1016 SCRIVEN ST
9821 SW 106 CT

P O BOX 1089

P O BOX 41493

GERMANTOWN
JACKSONVILLE
ATLANTIC BEACH
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE

LAKE CITY
JACKSONVILLE
CHAPEL HILL
JACKSONVILLE
SAN DIEGO
JACKSONVILLE
JACKSONVILLE
JACKSONVILLE
MIAMI

MAIL_S MAIL_ZIP

FL 32236

FL 32208

NY 11752

NY 11752

FL 32209-5757

FL 32209-5729

FL 32209-5729

FL 32209-5723

OH 45764-9033

FL 33463

FL 33463

FL 32202

FL 32202

FL 32209

FL 32084

FL 32206

FL 32084

FL 32225

FL 32219-3060

FL 32218

FL 32209-5746

FL 32205-6888

FL 32205

FL 32209-5762

FL 33407

GA 30214

FL 32092

FL 32209

FL 32209-5745

FL 32241

CA 94070

FL 32003

FL 33624

FL 32209-5745

FL 32209-5758

FL 32209-5734

FL 32209-5734

VA 22182

FL 32209

FL 32209-5777

FL 32244

FL 34747

MD 20874
FL 32244
FL 32233
FL 32244-3658
FL 32241
FL 32260

FL 32056-1089
FL 32209-5728
NC 27516-7101
FL 32209-5745
CA 92122
FL 32225
FL 32203-1493
FL 32209-5746
FL 33176