

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received DEC 12 1986

date entered

JAN 22 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SPRINGFIELD HISTORIC DISTRICT

and/or common SPRINGFIELD SUBDIVISION

2. Location

street & number VARIOUS

not for publication

city, town JACKSONVILLE

N/Avicinity of

state FLORIDA

code 012

county DUVAL

code 031

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name VARIOUS

street & number N/A

city, town N/A

N/Avicinity of

state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. DUVAL COUNTY COURTHOUSE

street & number 330 EAST BAY STREET

city, town JACKSONVILLE

state FLORIDA

6. Representation in Existing Surveys

HISTORIC PROPERTIES SURVEY
title OF SPRINGFIELD

has this property been determined eligible? yes no

date SEPTEMBER, 1985

federal state county local

depository for survey records FLORIDA DIVISION OF HISTORICAL RESOURCES

city, town TALLAHASSEE

state FLORIDA

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Springfield Historic District is located just north of downtown Jacksonville, Florida, a city of over half a million people located on the Atlantic seaboard in northeast Florida. The district is composed mainly of wood frame residential buildings and a much smaller number of masonry commercial, religious, educational, and civic structures. Its concentrated physical development began about 1882 with the formation of the Springfield Development Company and accelerated after the fire that destroyed much of downtown Jacksonville in 1901. Contributing buildings in the district date from ca. 1885 to approximately 1930. The majority of the houses are wood frame vernacular structures, but there are some examples of late nineteenth century revival and romantic styles, including Queen Anne, Colonial Revival, and the Stick Style. twentieth century types include Prairie School, Bungalow, and Mediterranean Revival. While the district has lost some of its integrity due to the deterioration, alteration, and demolition of a number of structures, it still retains to a remarkable degree the physical characteristics and concentration of buildings which convey embody its historic period of development.

The boundaries of Springfield are well defined. Hogans Creek lies along its south edge, and railroad lines are found on the north and east. Boulevard defines the western limit of the district where a later commercial strip abuts the earlier residential area. Contemporary with the overall residential area are two commercial strips along Main and Eighth streets which join at the very heart of the district. The district contains 119 city blocks in an area of approximately 500 acres, or slightly less than one square mile. Hogans Creek separates the residences of Springfield from the downtown business district, and the transition from one to another is abrupt. The downtown area is defined by tall commercial buildings, while north of the creek few buildings rise above two stories.

The blocks of the historic district are layed out in a regular grid, with named streets running north/south and numbered streets east/west. Most of the blocks have alleys, usually arranged in an "H" pattern, although other configurations are found. A few streets retain their original brick pavers and granite cubstones, but the majority are now covered with asphalt and have concrete curbs. Sidewalks feature both the earlier hexagonal pavers and modern poured concrete sections. Trees lend considerable distinction to the neighborhood. Oaks predominate, but they are usually found at the side or rear of buildings, rather than in the front or lining the street. The streets are illuminated by modern light standards, and electric and telephone lines attached to wooden poles create visual intrusions. Scattered throughout the neighborhood are such decorative elements as hitching posts, cast iron fences, rusticated concrete block walls and carriage stepping stones, testimony to the area's turn of the century origins. There is, however, no great concentration of these elements.

Many of the residences in Springfield occupy rather narrow lots, some no more than thirty-five feet wide. Many houses, therefore, are quite close to one another. Setbacks are usually shallow, many buildings being sited no more

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ten feet from the sidewalk. Along the two commercial corridors, the facades of buildings are usually continuous and structures abut the sidewalk. Vacant lots are found throughout the district, many of them the result of demolition. However, no discernible pattern for the removal of structures appears evident except along Main and Eight streets.

Some additional commercial and industrial buildings are found along the northern and eastern boundaries of the district in conjunction with the railroad lines, and isolated commercial structures are found within the neighborhood. Schools, churches, multi-family residences and parks occur randomly. Although there are a number of modern intrusions along Springfield's main commercial arteries, these have not proved so numerous as to be overwhelming. Also, except for demolitions, the residential area remains largely unchanged, with relatively little post-1930 construction.

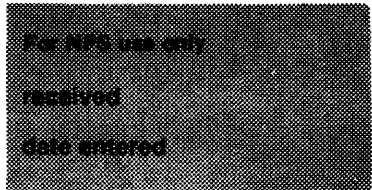
The district contains 1,784 buildings fifty years old or older that contribute to its historical character. Of that number 1,686 were classified as residential, of which 1,089 are now multi-family residences. Only 48 buildings were designated as commercial. The remaining structures were either vacant or represented mixed usage. The great majority of buildings, 1,595, were wood frame, and 201 were masonry. There were 1,294 buildings of two stories in height and 10 three-story structures. The remainder were all one-story structures.

Contributing buildings were all fifty years old or older and retained enough of their original physical character to adequately embody the sense of time, place, and historic association normally required in establishing a historic district. These comprised 95 percent of all of the buildings in the district. The non-contributing buildings were either less than fifty years old and lacked exceptional significance or were more than fifty years old but retained little, if any, of their original physical integrity. These numbered 98, or five percent of the total. Based on documentary research and architectural field survey, the year 1930 was chosen as the terminal point of the period of significant historic development for the district. By that time, the Hogans Creek improvements, the last major construction project in Springfield was complete. Furthermore, the collapse of the Florida real estate boom in 1926 and the onset of the Great Depression in 1929 signaled the end of significant construction activity not only in Springfield, but the rest of Jacksonville as well.

Although the origins of Springfield lie in the nineteenth century, only thirty buildings have been conclusively identified as having been constructed before 1900. Many of the buildings constructed in the late 1800s gave way to later development of the area, fell into disrepair and were demolished, or became victims of the urban renewal programs of the 1950s and '60s. Springfield's greatest era of expansion occurred between 1900 and 1910, resulting in some degree from the fire in 1901 in which numerous residences, as well as commercial structures, south of Hogans Creek were destroyed. The blaze provided newly vacant land for commercial expansion, and it proved too valuable for rebuilding as a residential area. The former residents, therefore, began to move

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into the nearby Springfield area outside the city's downtown "fire zone." There remain in Springfield 673 buildings constructed during that first exuberant decade of the twentieth century.

The period of feverish construction continued both for Springfield and the city of Jacksonville up until 1917, when the First World War brought it to an end. The neighborhood did not experience a resurgence of construction during the 1920s, as did other residential sections of the city, the "boom" bypassing the area since much of the land was already occupied, except in the area north of Eighth Street. Construction was, therefore, limited to the occasional vacant lot or those sites where older structures had been lost or required replacement. Of the 951 buildings dating after 1911, only 286 were constructed during the 1920s. The collapse of the Florida boom after 1926 produced little effect in Springfield, for there were few lots to build upon.

Although there are few "pure" examples of definitive architectural styles in Springfield, many of the buildings at least reveal traces of the styles contemporary with the development of the district. The majority of the buildings are vernacular, but the influence of the Colonial Revival, Queen Anne, Bungalow, and Prairie styles is particularly evident. Other styles are, to some degree, represented as well. The numbers of the various types are listed below.

Bungalow	74
Queen Anne	20
Colonial Revival	19
Dutch Colonial Revival	12
Classical Revival	7
Mediterranean Revival	6
Prairie	6
Eastlake	3
Collegiate Gothic	2
Carpenter Gothic	2
Mission	2
Egyptian Revival	1
Georgian Revival	1
Second Empire	1

Even frame vernacular buildings in the district often exhibit at least some stylistic details. There are 160 with some Colonial Revival features, followed by 84 showing the influence of the Queen Anne style. Almost as many buildings possess elements of the Bungalow style. Buildings showing traces of the Prairie Style number 17. Among masonry vernacular buildings, the greatest influence has been the Prairie Style, there being 20 such buildings in the neighborhood, with only 14 of all other types.

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There were 1,038 buildings in the historic district that possessed no discernible stylistic features, though in certain cases the decorative details may have been removed in later remodelings. Most of these "non-influenced" buildings are two stories in height with a gable or hip roof. The wood frame buildings that retain their original fabric are generally covered with weatherboard or novelty siding or, in a few cases, wood shingles. In many cases, aluminum, vinyl, or asbestos siding have been applied to the exterior of houses. One-story porches and verandas are common, and there are some porches with upper galleries. There are a variety of window types.

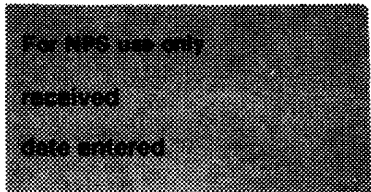
Masonry vernacular buildings are generally brick or stuccoed and are either one or two stories in height. Most of these are commercial buildings with fixed glass storefronts. Few exhibit any ornamentation. Their roofs are usually the flat built-up variety with stepped parapets on the street facade.

Bungalows are the most numerous of the "pure" style buildings found in Springfield. There are 74 buildings classified as bungalows and an additional 88 structures exhibiting the influence of the Bungalow style, such as typical porch features, accentuation of horizontal design, overhanging eaves, and exposed rafters. The earliest American Bungalows appeared in the 1890s, but they only became widespread after the turn of the century when plans began to appear in such publications as Bungalow Magazine and The Craftsman. Bungalows came in various shapes and forms, but small size, simplicity and economy generally characterized the style. The bungalows in Springfield invariably have gently sloping gable roofs that face the street. A variety of sidings are employed including weatherboard, board and batten, shingles, and stucco. There are often lattice roof vents in the gable ends. The porches are dominated by short, oversize tapered or square columns which rest on heavy brick piers connected by a balustrade. Rafter ends are usually exposed and often carved in decorative patterns to combine structure and ornament. Wood sash windows usually have three lights in the upper unit and one in the lower, although there are some houses with multi-light casement windows.

The Colonial Revival Style, which became popular around the turn of the century, is prevalent throughout Springfield both in its pure form and in its many vernacular variations. While there are only 19 true Colonial Revival style buildings, another 167 display at least some characteristics of the style. This style traces its roots to the 1876 Philadelphia Centennial Exposition, where many of the exhibit buildings sought to revive and interpret historical "colonial" types. These structures were rich in borrowed details, based largely on the classical tradition that produced the styles now known as "Georgian," "Federal," and "Jeffersonian." The major elements of these styles were symmetrical facades, prominent porticos, molded details in bas-relief, rectangular windows with small panes, and fanlights over the front door.

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The Colonial Revival style buildings in Springfield are generally two to two and one-half stories in height. Most are symmetrically massed and exhibit a tall hip roof and hip dormers, as well as a one-story veranda on two sides of the building. Decorative elements include columns of various orders, balustrades, modillions and dentils. The entrances often feature transoms and sidelights. Windows are usually double hung sashes 1/1 or 3/1 lights, although there are some with lattice upper sashes. Bays and oriels appear throughout the area. Exterior fabrics include brick, weatherboard, drop siding, novelty siding, and shingles.

Queen Anne is also present in Springfield, both in its pure form and through its influence on vernacular buildings. There are 105 buildings in the neighborhood that reflect the style to some degree. The basis for the Queen Anne style can be traced to England, but it developed its own distinctive character in America. Like Colonial Revival, it was introduced to the general public at the 1876 Centennial Exposition in Philadelphia and was well received. It was widely publicized in illustrations and press reports, and American architects began to employ the style which reached its zenith of popularity in the 1880s and '90s. Queen Anne houses in Springfield are wood frame structures sided with weatherboard or novelty siding. Irregular massing is a hallmark of the style and it makes extensive use of verandas and wood trim. Roof types include gable, hip, pyramid, and cone (for towers), and most roofs feature details such as dormers, tall brick chimneys and roof cresting. The windows are usually irregularly placed, and although double hung sashes are typical, there may be many light configurations, particularly in the upper sashes.

Another important style associated with a number of buildings in Springfield is Prairie. The Prairie style house, which developed in the American midwest at the beginning of the twentieth century, owed much of its inspiration to the English arts and crafts movement. Strongly emphasized were horizontal lines, low-pitched roofs, bands of windows and unity between house and landscape. The most direct link between English design and American development was Studio magazine. The earliest examples of the Prairie style were carried in such domestic publications as Ladies Home Journal, which featured some of the early designs of Frank Lloyd Wright. Cement Homes and Craftsman Homes also illustrated simple and inexpensive Prairie designs.

Springfield was for a time the home of Henry John Klutho, Jacksonville's most influential architect during the first years of the twentieth century and its leading proponent of the Prairie School. The house he designed as his own residence in Springfield was said to be the first in Florida to draw on the "modernist" architectural movements in America. Altogether, there are six buildings in the district clearly identifiable as being in the Prairie style and 37 others that show Prairie influences. Klutho arrived in Jacksonville shortly after the Great Fire, and the intensive building activity that followed the disaster allowed him to design a number of significant commercial buildings with Prairie details as well as houses in the nearby subdivisions.

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Scattered throughout Springfield are seventeen buildings that can be classified as Dutch Colonial, the most recognizable feature of which is its gambrel roof. The gambrel roof was devised to provide ample headroom in the attic story and, like the mansard, created a full additional story. The Springfield examples include both wood frame and masonry construction. Often the upper story is covered with wood shingles while the lower is finished with stucco or various wood sidings. In fenestration and decorative details, it is often similar to other "classical" forms of the Colonial Revival.

Among the nineteenth century styles found in the neighborhood is Eastlake, which takes its name from Charles Locke Eastlake who developed it. It features intricate wood details: porch posts, balustrades, verge boards, pendants, and other decorative elements characterized by a massive and robust quality. Members were products of the power lathe and saw. Less elaborate examples of such buildings can be classified as Stick style.

There are two examples in Springfield of the Carpenter Gothic style. This style was popularized in the United States, beginning in the 1830s, with publications based on the designs of Andrew Jackson Downing, Alexander Jackson Davis, and, somewhat later, Richard Upjohn. The major identifying characteristic of the style is the extensive use of sawn wood details based on "Gothic" prototypes. The style was, naturally, closely associated with the designs of churches, but it was widely used for houses as well. Both of the Springfield examples are churches, the best being St. Mary's Episcopal Church, erected in 1913.

The Collegiate Gothic style traces its origin to early twentieth century. Buildings of this style are quieter and smoother than the busy patterns of the earlier movement and concerned itself less with intricate detail. Two buildings in the district embody the characteristics of this style. They are the Springfield Methodist Church Sunday school building at 1615 Market Street and the Corinne Scott Elementary School at 1951 Market Street. Both are brick buildings with concrete detailing.

The Georgian Revival has one representative. The Solomon Lodge, (formerly the Barnett Mansion) at 25 East First Street is a two and one-half story building of brick construction. Typical of the style, the building is symmetrical in plan and decorated with classical details. The tiered veranda has paired and tripled columns and wood balustrades. Cornices and dormers also show classical influences. Georgian Revival recalls a style prevailing in America in the later eighteenth century.

One example of a rare type of building style in Florida is the Egyptian Revival Scottish Rite Masonic Temple at 965 Hubbard Street. Typically it exhibits a smooth, plain exterior finish. The walls incline and the windows are tall and straight-headed. Ancient Egyptian designs are inscribed in the

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stone at the entrance and massive stone eagles stand guard at the corners of the roof.

Another style of which there is only one surviving example in Springfield is Second Empire, embodied in the city waterworks building on Main Street. The style takes its name from the reign of Emperor Louis Napoleon in France and was popularized by the urban renewal plans in Paris conducted by Baron Georges-Eugene Haussmann during the 1850s and '60s. Its major feature is the mansard roof, usually combined with great variety of classical and baroque decorative motifs.

Classical Revival is an adaptation of classical Greek temple front and other details to a variety of structures. Its popularity in America can be traced back as far as 1798 with the designs of William Strickland and, somewhat later, those of his pupil, Robert Mills. Its popularity survived until the Civil War and has seen numerous revivals since that time. The seven examples of the style in Springfield feature two-story porticos with monumental columns that support a full entablature. A centrally placed balcony appears at the second floor and cornices are decorated with dentils or modillions. Windows are generally 1/1 wood double hung sashes and the main entrance has a transom. Exterior fabric is either weatherboard or novelty siding.

The last new style to appear in Florida before end of the real estate boom was Mediterranean Revival. Based loosely on Renaissance and baroque building designs from Spain and Italy, the style was popularized by a number of architects who promoted it as "most suitable to Florida's climate" and advertised the state as the "Mediterranean of the United States." The use of the style was also spread by the success of the designs of one of its earliest proponents, Addison Mizner, who built houses for rich patrons in Palm Beach. Mediterranean Revival buildings were characterized by stuccoed walls, arched windows, terra cotta tile roofs, and low relief stucco details. Iron grillwork sculptured wood balconies were also common, as were casement windows.

Beyond its architecture, the Springfield Historic District has other attractive physical features. The most prominent of these is the historic parks and structures which define the southern boundary of the neighborhood along Hogans Creek. Recreational facilities and parks constitute 30.91 acres of Springfield or approximately five percent of the total land area. The parks along Hogans Creek account for most of this acreage. Klutho (Springfield) Park comprises 17.47 acres and Confederate Park another 8.3 acres. Along the creek, itself, are the balustrades and bridges designed by Klutho in 1929. The remainder of the greenspaces in the district is constituted by small neighborhood parks and playgrounds.

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates 1882-1930 **Builder/Architect** Various

Statement of Significance (in one paragraph)

The Springfield Historic District, Jacksonville, Florida, fulfills criteria A, B, and C for listing in the National Register of Historic Places. It has local significance in the areas of architecture and theatre. Its extant historic buildings and structures date from c. 1885 until 1930. The buildings embody the period when Springfield was one of Jacksonville's most prominent and densely settled residential neighborhoods. They are associated with a number of important individuals who resided there and several significant events, particularly the great Jacksonville fire of 1901 which served as a catalyst for the development of the neighborhood. Both individually and collectively they represent the work of a number of important architects and builders and an important period in the architectural history of Jacksonville. While the district has lost some of its physical integrity, it retains to a remarkable degree the appearance and concentration of buildings it exhibited during its period of significance.

Springfield is one of the oldest residential subdivisions in the city of Jacksonville, Florida. Its period of significant development extends from the early 1880's through the 1920's. It is associated with events and individuals important to the historic development of Jacksonville. Furthermore, it contains one of the largest concentrations of historic residential buildings in Florida. It includes all the components of a fully developed, residential neighborhood: schools, churches, civic buildings and parks.

Springfield, like many other subdivisions and land organizations in northeast Florida, has its origins in the second Spanish period (1784-1821). Referred to originally as the Hogans Donation, the area was surveyed as early as 1824 when it was claimed by John R. Hogans as a grant conferred to him by the Spanish government.¹ Hogans, whose brother, Lewis Z. Hogans, was one of the founders of Jacksonville, did not receive clear title to the area until 1825. Nevertheless, he sold it in 1823 to W. G. Dawson, who helped start the first trading store in Jacksonville and who served as the first justice of the county court. After Dawson's death in 1829, it became the property of John Warren, who is credited with naming Jacksonville for General Andrew Jackson. Eight months later, on October 25, 1829, Warren sold the Hogans Donation to Isaiah D. Hart, another Jacksonville pioneer. In 1847 Hart deeded the property to Thomas G. Saunders who, the following year, re-sold it to Thomas W. Jones and his wife Adeline. Except for two parcels of 50 acres and 4 acres which later became Hansontown and Franklin-town, respectively, the Hogans Donation was passed down intact to

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 506 apprx.

Quadrangle name Jacksonville

Quadrangle scale 1:24,000

UTM References

A	<u>1 1 7</u>	<u>4 3 1 6 9 1 6 1 0</u>	<u>3 1 3 5 1 5 7 4 1 0</u>
	Zone	Easting	Northing

B	<u>1 1 7</u>	<u>4 3 1 6 3 1 8 1 0</u>	<u>3 1 3 5 1 6 7 1 0 1 0</u>
	Zone	Easting	Northing

C	<u>1 1 7</u>	<u>4 3 1 6 4 1 2 1 0</u>	<u>3 1 3 5 1 7 7 1 2 1 0</u>
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D	<u>1 1 7</u>	<u>4 3 7 7 6 1 0</u>	<u>3 1 3 5 1 7 7 1 0 1 0</u>
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E	<u>1 1 7</u>	<u>4 3 1 7 9 1 0 1 0</u>	<u>3 1 3 5 1 7 4 1 6 1 0</u>
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F	<u>1 1 7</u>	<u>4 3 7 9 6 1 0</u>	<u>3 1 3 5 1 5 9 1 4 1 0</u>
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G	<u> </u>	<u> </u>	<u> </u>
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H	<u> </u>	<u> </u>	<u> </u>
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Verbal boundary description and justification

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List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
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state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
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11. Form Prepared By

name/title Paul L. Weaver/Consultant

organization Historic Property Associates

date December 1, 1986

street & number P.O. Box 1002

telephone (904) 824-5178

city or town St. Augustine

state Florida 32085

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title State Historic Preservation Officer

date December 1, 1986

For NPS use only

I hereby certify that this property is included in the National Register



date 1/22/87

Keeper of the National Register

Attest:

date

Chief of Registration

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SIGNIFICANCE

to Jones's daughter, Eliza, in 1867. In 1882 Eliza Jones sold the land to the Springfield Company.²

A map drawn in 1865, during the latter stages of the Civil War, provides one of the first graphic views of the geographic area which became Springfield. It shows defense works around Jacksonville. In Springfield there appears to be little development with the exception of roads, the Old City Cemetery, and a stockade enclosing a redoubt southwest of the cemetery. The redoubt has a feature which appears to be described as a covered way. Several roads crisscross Springfield including the Panama Road which appears generally to follow the present course of Main Street.³

One name identified closely with the northern cause in Jacksonville during the Civil War and with the naming of Springfield is that of C. L. Robinson. The historian, T. Frederick Davis, suggested that it was Robinson who named the area Springfield after a spring of good water in a field through which W. 4th Street now passes.⁴

Although as yet undocumented, it is probable that the Springfield area was farmed and sparsely settled prior to the Civil War. The first evidence of real estate development in Springfield appeared in an 1871 trade circular published by J. H. Norton, a land developer. Norton advertised the "Springfield Suburb" as including 300 acres of high, level land, one-half mile from the river and containing four-acre blocks which could be subdivided. The circular mentioned that streets were being opened and graded, and eight or ten houses were being built. It provides the first documentary evidence of real estate development in Springfield.⁵

A map of Jacksonville and environs from c. 1877 shows streets laid out in Springfield. Not until the early 1880's, however, does it appear that intensive real estate sales and construction activity began there. Nonetheless, many of the physical features that define the area were already in place. The Jacksonville & Fernandina Railroad, built in 1881, marked the eastern extent of Springfield and forms the eastern boundary of the district. By 1880 Waterworks Park, which still serves the City of Jacksonville, was built. A yellow fever epidemic in 1877 had increased public awareness of the need for an adequate sanitation system. The city bought 5.5 acres of land north of Hogan's Creek and west of Pine (Main) Street and contracted J. A. Cloud of Philadelphia to construct the facility. Work began in July, 1879 and was completed a year later.⁶

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By 1882, Springfield was ripe for development. It was located near the expanding downtown area. Furthermore, the waterworks plant was in operation with the potential for providing an essential service to a large residential population. The Springfield Company was formed in that year as a result of these developments. Incorporated in 1882, its officers were Samuel B. Hubbard, President, J. M. Schumacher, Vice-President, Henry S. Ely, Secretary, and J. C. Greeley, Treasurer. It was the major force behind the promotion and sale of real estate in Springfield during its period of significant development.

The principal behind the Springfield Company, Samuel Birdsey Hubbard, was born to a wealthy Connecticut family and settled in Jacksonville in 1866. He subsequently opened the S. B. Hubbard Company, which became a successful merchandise outlet. Hubbard was active in the first Jacksonville Board of Trade, founded February 7, 1884, which later became the Jacksonville Chamber of Commerce. In 1888, he organized the Southern Savings and Trust Company which became the Mercantile Exchange Bank in 1900, and eventually part of the Florida National Bank system. In September, 1882 the Springfield Company platted the area between Phelps on the south and 10th Street on the north, with the Jacksonville & Fernandina Railroad forming the eastern boundary.

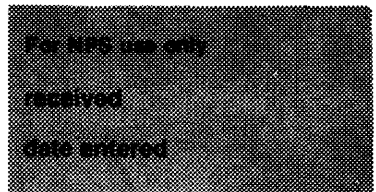
By 1884, real estate development in Springfield was beginning to receive public notice. In November of that year, the Florida Times-Union, reported a list of eighty-three new buildings constructed south of Hogans Creek since the preceding June. But the article went on to say that if the suburbs, including Springfield, were added the list would be almost double. Springfield, as can be seen in the 1884 Bird's Eye View Map of Jacksonville, was indeed growing. One of the earliest extant buildings in Springfield, the Robert Naughton Ellis House at 24 East 2nd Street, had been constructed by the following year.

By 1887 real estate development in Springfield had reached a significant scale. During that year the city limits of Jacksonville were extended north to 13th Street, thus incorporating the subdivision. In the same ordinance the towns of LaVilla and Fairfield were abolished and incorporated into the city.¹⁰

Real estate development in Springfield was linked to the economic growth experienced by the city of Jacksonville during the period. During the early 1880's Jacksonville was prospering economically as a result of its reputation as a winter resort. Henry M. Flagler and Henry B. Plant had not begun their railroad and hotel developments in more southerly areas of the state, meaning Jacksonville controlled a

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a good percentage of the Florida tourist trade. The completion of the Jacksonville & Fernandina Railroad in 1881 and the numerous steamship lines which operated from the city waterfront provided a transportation system conducive to the development of tourism. The high point of Jacksonville's tourist boom was the construction of the Florida Sub-Tropical Exposition in Springfield, an important event in the historical development of both the neighborhood and the city.¹¹

Conceived by the Jacksonville Board of Trade, the Sub-Tropical Exposition was designed to promote the products and resources of Florida. Florida, by the 1880's, was a thriving tourist center, but was beginning to feel competition from California. The Sub-Tropical Exposition was one of the first organized attempts to promote Florida and draw more visitors into the Sunshine State. The City of Jacksonville raised \$100,000 and erected a massive exposition building in Springfield at Waterworks Park, near the corner of Pine (Main) and 1st Streets. The building, like the Exposition itself, was a huge undertaking for the time. It had six observation towers and was built of stuccoed native stone and coral. The Exposition opened on January 12, 1888 and displayed various products produced in Florida as well as a Seminole Indian camp, alligators and other attractions. President Grover Cleveland visited the Exposition on Washington's Birthday, 1888.¹²

The Second Sub-Tropical Exposition was much smaller but still managed to open on schedule February 20, 1889. President Cleveland again visited the Exposition as well as the distinguished black leader, Frederick Douglass, who was there as a guest of the "colored branch of the Sub-Tropical Association. Despite a yellow fever epidemic the Exposition opened again in 1890 and for the fourth and last time in 1891. Between then and 1897 the Exposition building was used as a convention center before being demolished to make room for the waterworks reservoir. Its destruction is perhaps the single most regrettable loss to the Springfield area.¹³

In 1898, the Spanish-American War broke out. Florida became the training ground and embarkation point for American soldiers. The United States Army chose Jacksonville as the site of a training camp. On May 21, 1898 Brigadier General H. W. Lawton selected Springfield as the specific site. The camp was located along the east side of the Jacksonville-Fernandina railroad tracks, between 3rd and 8th Streets on the north and south, and west of Ionia Street. The first troops to arrive were the 2nd Illinois and the 1st Wisconsin Regiments on May 22. On June 4 General Fitzhugh Lee, son of Robert E. Lee,

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named the camp "Cuba Libre." Twenty-five regiments, or almost 29,000 men, were stationed there for several months before embarking for the war. In July, typhoid fever broke out at the camp, due mainly to the low ground it occupied. On July 29, the Wisconsin Regiment moved to higher ground near 5th and Silver Streets and other regiments moved to the Phoenix Park or Panama areas. Springfield continued to serve as a camp, however, until it was finally closed on January 11, 1899. Among those stationed at the camp was William Jennings Bryan, three-time Democratic Party candidate for president, who at that time was Commander of the 3rd Nebraska Regiment.¹⁴

Meanwhile, in 1898, the Springfield Company was involved in developing the west side of the subdivision. The company deeded forty acres to the city along Hogans Creek between Boulevard and Laura and north to 5th Street on the condition that the city build a park there. The city agreed and completed Springfield Park (now Klutho Park) by 1901.¹⁵

In 1901 the Great Jacksonville Fire, a pivotal event in the history of the city of Jacksonville and Springfield, occurred. For a few hours on May 3, 1901, it appeared that all of Jacksonville would be destroyed by the fire. Just before noon on that date, sparks from a small fire in LaVilla ignited particles of fibre laid out to dry at the Cleveland Fibre Factory on Beaver and Davis Streets. Eight hours later the fire had left downtown Jacksonville in ashes. It had consumed 466 acres, including 146 city blocks and 2,368 buildings, left 9,000 people homeless, and killed 7 people. The major escape route from the burning city was the Market Street Bridge which crossed Hogans Creek into Springfield. Due to the natural firebreak formed by the creek Springfield was spared, though many families packed their belongings into wagons in case the fire spread. In fact, the fire did cross Hogans Creek at one point immediately east of Main Street where it burned Hammatt's Wood Yard. Fortunately, it was contained there, and Springfield escaped its ravages¹⁶

Following the fire, many of the homeless symbolically followed the escape route to Springfield. An unprecedented building boom began in Jacksonville after 1901, and not all of it was done in the burned section. A newspaper report of December 1902 claimed that Springfield was leading the way in the amount of new building done in the suburbs.¹⁷

After the devastating 1901 fire, many architects and builders

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moved to Jacksonville as the city attempted to rebuild. One was a New York architect who arrived in Jacksonville with hopes of gaining the many new design commissions which would be forthcoming. Within a few years Henry John Klutho became the most prestigious architect in Jacksonville. His commissions included the Dyal-Upchurch Building on Bay and Main Streets, the old City Hall and the Carnegie Library. His early designs, particularly those of commercial buildings, were eclectic. They reflected a number of stylistic influences, including Classical and Gothic Revival and Beaux-Art Classicism. But by 1909, Klutho had become increasingly influenced by the Prairie School designs of Frank Lloyd Wright. He had also become associated with the development of Springfield. His influence on the development and the architecture of the neighborhood were significant.¹⁸

Klutho's relationship with Springfield began in 1905 when he bought two lots in Springfield for \$200. Although his wife felt she had been "moved out into the country," Klutho saw Springfield as the logical area of growth for the re-building city. Not until 1909, however, did Klutho begin building his residence in Springfield. His house was built by contractor Frank M. Richardson, who worked with Klutho on several other projects in Springfield. Richardson's own house, designed by Klutho, stood at 1430 Main Street until it was demolished.¹⁹

Klutho's house resembled Frank Lloyd Wright's masterpiece, the Ward W. Willits house in Highland Park, Illinois. It was a two-story wood frame building, sheathed with a white stucco exterior up to a projecting sill lined with large double-hung windows on the second floor. It was one of the first home in Jacksonville to use fire-proofed asbestos shingles. In 1925 Klutho moved his house from 2018 Main Street to 30 E. 9th Street where it stands today.²⁰

In 1911 Klutho designed the Florence Court Apartments at the southeast corner of Main and 8th Streets for Frank Richardson. Named for Richardson's wife Florence, the building served commercial establishments on the first floor, while the two upper floors each contained four luxury three-bedroom apartments. The design of Florence Court was also heavily influenced by the Prairie Style. The two vertical stucco piers with abstract stucco designs are reminiscent of Wright's Larkin building in Buffalo (1903).²¹

One year after the completion of Florence Court, Klutho designed his own apartment complex, located next door to his residence. The Klutho Apartments were completed in 1913 at 2030 Main Street and were

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very much in keeping with the Prairie architecture of his residence. Also in 1913, Klutho proposed a plan for a Civic Center which would have occupied the Hogans Creek area between Laura, Main and 1st Streets. His plan was rejected, however, thus beginning Klutho's long frustration with the city concerning the role of Springfield in the future development of Jacksonville. Klutho did, however, remain involved in the private development of Springfield. In 1913, he became president of Lakeside Development Company, a real estate firm which owned land in Riverside, Pablo Beach and Springfield.²²

An important addition to Springfield during the period when H. J. Klutho was active in the development of the neighborhood was Dignan (Confederate) Park. In 1907 the City of Jacksonville acquired twenty acres of low land along Hogans Creek and began improving it. In August of that year it officially opened the park. The park together with Waterworks and Springfield Parks formed a continuous green space along the southern perimeter of Springfield. The three parks provided major recreational areas for the neighborhood and served as the location for numerous public gatherings.²³

In October, 1914 the name of Dignan Park was changed to Confederate Park prior to the erection of a monument to commemorate the Women of the Confederacy. The granite and bronze monument was unveiled on October 26, 1915 before a crowd of between 5,000 and 7,000 people. Senator Duncan U. Fletcher, among the many dignitaries present, gave the invocation.²⁴

An important event occurred in Springfield during the second decade of the twentieth century. By 1912 Jacksonville had become known as the "World's Winter Film Capital." During the decade no less than three studios were built in the neighborhood. One, Thanouser Studios, opened at 27 and 35-37 E. 8th Street in December, 1915. But within two years personal losses forced the studio to close. The glass and steel studio was subsequently torn down.²⁵

A former vaudeville performer, Victor Moore, opened "Klever Komedies" studios at 32 E. 9th Street during the same period as Thanouser was in production. The last studio opened in Springfield was that of Henry John Klutho, constructed in 1916. Klutho's studios were located at 22 W. 9th Street, near the site where his home was re-located during the 1920's. The movie industry failed in Jacksonville, and in 1922 Klutho sold his studios to Berg Productions. However, they too were forced to close later that year. Though the motion picture industry was short-lived, it was a fascinating episode in the

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history of Springfield when moving pictures were made in the neighborhood and itinerant actors boarded there. Among them were a young Oliver Hardy and lesser known ones such as Billy West and Moore. Several buildings, including Victor Moore's house and part of the Klutho Studios, survive as testimony to this short, but significant period in the history of the neighborhood and the city of Jacksonville.²⁶

By 1914, the building boom in Jacksonville had created a glutted real estate market and a downturn in the local economy. Most of the building in southern blocks of Springfield was completed at that time. Over-construction not only in Springfield and Jacksonville, but around the country, contributed to the slow-down. Development continued in Springfield, but not at the brisk pace of the years following the Jacksonville fire.²⁷

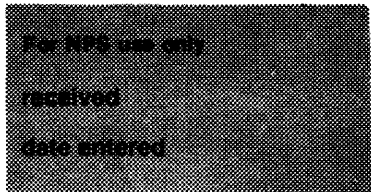
During the period from 1917 until 1926 Jacksonville experienced another intense period of economic growth. The local shipyards prospered during the war years and had a carryover effect on other sectors of the local economy. After the War, Jacksonville and other areas of the state experienced the growth associated with the "Florida Land Boom." Intensive building construction occurred in undeveloped areas of Riverside, New Riverside, Avondale and San Marco Subdivisions. In Springfield commercial development on a significant scale began along Main and 8th Streets. Former private residences began being displaced or converted to business usage. The relocation of a building as important as the Klutho residence was symptomatic of this trend. New construction continued in Springfield but appears to have been concentrated in the northern limits of the neighborhood beyond 8th Street and in small undeveloped parcels in areas already developed. Despite the growth of commercial areas, Springfield remained, nonetheless, predominantly a single-family residential neighborhood throughout the 1920's.²⁸

The most important addition to Springfield during the twenties was the Hogans Creek Improvement Project. Hogans Creek had become an eyesore and health hazard. The city of Jacksonville decided to remedy the problem in 1928 by voting \$500,000 in bonds and hiring Henry J. Klutho as the architect and C.V. Imeson as the engineer. In June 1928, a construction contract was approved with Robert G. Lassiter to begin construction of the decorative balustrades and bridges.

Sanborn maps and other documentary sources show that Springfield had fully developed as a residential neighborhood by the late 1920s, and although it experienced a severe decline beginning in the 1950s, it remains one of Florida's most significant

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neighborhoods. It compares favorably in both architectural content and historical associations with Riverside in Jacksonville, Lake Cherokee in Orlando, Hyde Park in Tampa, and North Hill in Pensacola.

Its architectural significance is enhanced by its association with architects of local significance. In addition to Henry J. Klutho, there was Robert N. Ellis, who, like Klutho, resided in Springfield. Ellis and his brother-in-law, Alfred McClure, established a firm that designed many landmark buildings in Jacksonville, including the city waterworks in Springfield. They also designed the Clay County Courthouse in Green Cove Springs, Florida, which was listed on the National Register of Historic Places in 1975.³⁰

Another prominent architect whose work is represented in Springfield is Roy Benjamin, who moved to Jacksonville after the 1901 fire. In addition to residences in Springfield, Benjamin designed the Chamber of Commerce building, the Elks' Club, and the Park Lane Apartments. Among the non-residential buildings in Springfield were the Scottish Rite Temple, the Jewish Center, and the State Board of Health Building.³¹

Other prominent architects associated with Springfield included C.E. Hillyer, Henrieta Dozier, and the firm of Mark and Sheftall. Hillyer came to Jacksonville, like a number of other architects, immediately after the 1901 fire. His most famous work, however, was not in Jacksonville but in St. Augustine. This was the Bridge of Lions which was listed in the National Register in November, 1982. Hillyer's home was located at 154 W. 6th Street in Springfield. Henrieta Dozier was one of the first women architects in Florida. Her major contribution to Springfield was the design of the Lampru Court Apartments, a Mediterranean Revival style building completed in 1924. She was also responsible for the design of a number of houses in the Riverside-Avondale section of Jacksonville. Earl Mark and LeeRoy Sheftall were members of an important local architectural firm which counted among its designs the Robert E. Lee High School, the Riverside Presbyterian Church, and the Jacksonville Masonic Temple, the latter of which is listed in the National Register. Like the above architects, their major contribution to Springfield was to the residential fabric.³²

Beyond its architecture, the significance of Springfield is based on its association with individuals and groups who lived in the neighborhood. Many professionals, political leaders, and businessmen make their homes there. Among them were William B. Barnett, the founder of the Barnett Bank, one of the state's largest financial institutions. One of the city's mayors, Frank Whitehead, had a home there, as did Victor Moore, one of the founders of the city's short-lived film industry, who later became a character actor in Hollywood and on Broadway.

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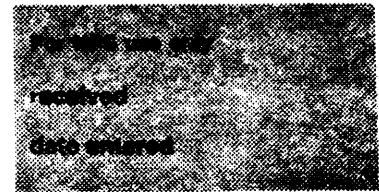
Springfield is, therefore, associated with events and persons significant to the history of the city of Jacksonville. The formation of the Springfield Company in 1882, the incorporation of the area into the city in 1887, and its selection as the site of the Sub-Tropical Exposition which lasted from 1888 to 1891 symbolized its importance even before the 1901 fire. During the Spanish-American War in 1898, Springfield was selected as the site of Cuba Libre, the principal military base in Jacksonville. It survived the 1901 fire and became the focal point of rebuilding after the disaster. It was closely associated with the "Jacksonville Renaissance" when the community grew into the largest and most economically important city in the state. It was associated with prominent architects, who made contributions to the architectural resources of Springfield, greater Jacksonville, and other parts of the state. The neighborhood is also associated with other persons, residing in the area who made important contributions to the development of Jacksonville. Finally, Springfield was associated with the brief development of Jacksonville's film industry in the second decade of the twentieth century.

FOOTNOTES

1. Spanish Land Grants in Florida. Vol. III, Confirmed Claims, Work Projects Administration, p. 284.
2. Pleasant Daniel Gold. History of Duval County, Florida, p. 122.
3. Map of Jacksonville and Vicinity, 1865.
4. T. Frederick Davis. History of Jacksonville, Florida, p. 49.
5. J.H. Norton. Jacksonville Trade Circular and Real Estate Advertiser, p. 7.
6. James Esgate. Jacksonville, the Metropolis of Florida: A Description of of Its History, Industries, and Other Institutions with Sketches of Some of Its Business and Professional Men, pp. 33-34,
7. Webb's Jacksonville Directory, 1887.
8. Duval County Public Records, Plat Book I, Pages 22, 77.
9. Davis, p. 33.
10. S. Paul Brown. The Book of Jacksonville, p. 14.
11. Jacksonville Board of Trade. The Industries and Advantages of Jacksonville, Florida, 1887.

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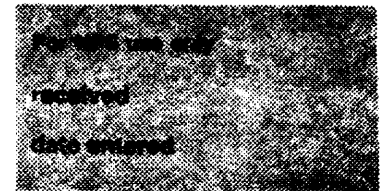
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12. Craig. Papers: The Jacksonville Historical Society, p. 19.
13. Davis, p. 191.
14. James Robertson Ward. Old Hickory's Town, p. 172.
15. Florida Times-Union 22 May 1899.
16. Davis, pp. 219-230.
17. Florida Times-Union 15 December 1902.
18. Robert C. Broward. The Architecture of Henry John Klutho, p. 10.
19. Ibid., pp. 85-93.
20. Ibid.
21. Ibid., p. 116.
22. Ibid., pp. 182-237.
23. Florida Times-Union 27 October 1915.
24. Davis, p. 253.
25. Nelson, Florida and the American Motion Picture Industry 1898-1980, pp. 165-166.
26. Ibid., pp. 527, 599.
27. Davis, p. 246.
28. Weaver, Sketches of Jacksonville, pp. 70, 100.
29. Sidran, "Hogan's Creek Improvement Project at Jacksonville," p. 20.
30. Chapin, Florida, Past, Present and Future, p. 16.
31. Florida Times-Union 29 January 1963; 10 October 1982.
32. Files of the Jacksonville Historic Landmarks Commission.

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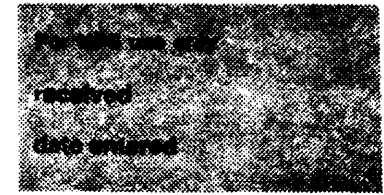
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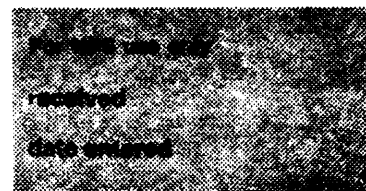
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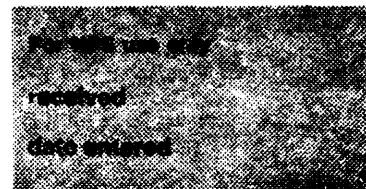
"Thanhouser Will Open a Studio in Early December," Florida Metropolis 5 November 1915.

"Thanhousers Here to Work at Studio on Eight Street," Florida Times-Union 21 December 1915.

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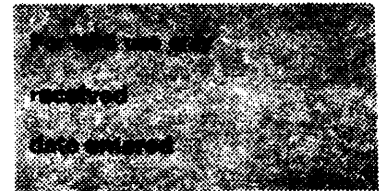
VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

The rough boundaries of the Springfield Historic District are Hogans Creek and E. 1st Street on the south, Ionia and Clark streets on the east, 11th and 12th streets on the north, and Boulevard Street on the west. The specific boundaries are justified by the historic platting of the Springfield subdivision, the boundaries created by Hogans Creek and the railroad lines, and by the visual continuity and concentration of buildings within the district. The specific boundaries are as follows:

Beginning at a point at the northeast corner of Liberty Street and Hogans Creek, proceed west along the north side of Hogans Creek to the west side of Market Street; then run north along Market Street to the southwest corner of Phelps and Market streets; then run west along the south side of Phelps Street past Hubbard Street to a point due south of the east property line of Jenkins Bar-B-Q (1001 Main Street); then run along the east property line of said property to its northeast corner; then run west to the west side of Main Street, then north to the northwest corner of Main and 1st streets, then east along the north side of 1st Street to the southeast corner of the property line of 25 E. 1st Street; then run north along the east property line of said property to a point parallel with the south property line of 1120 Hubbard Street; then run east along the south property line of said property to a point at the east side of Hubbard Street; then run north along the east side of Hubbard Street to a point at the southeast corner of Hubbard and E. 2nd streets; then run east along the south side of E. 2nd Street to a point at the northwest corner of the west property line of the buildings fronting on the west side of the 1100 block of Market Street; then run south to a point parallel with the north property line of 145 E. 1st Street; then run east along the north property line of 145 E. 1st Street to the northwest corner of said property; then run south along the property line to the north side of E. 1st Street; then run east along E. 1st Street to a point at the southwest corner of the property line of Springfield Baptist Church (1106 Liberty Street); then run north along said property line to its northwest corner; then run east along said property line to the west side of Liberty Street; then run south along Liberty Street to a point parallel to the north property line of Bridges Signs (305 E. 1st Street); then run east across Liberty Street along the north property line of said property to its northeast corner; then run south along the east property line of 318 E. 1st Street to the north property line of 1045 Liberty Street; then run west along the north property line of 1045 Liberty Street to a point along the east side of said street; then run south along said street to the southwest corner of the property line of 1039 Liberty Street; then run east along the south property line of said property to the northwest corner of the property line of 344 Goodnor Street; then run south along the said property line to its southwest corner; then run east along the south property line of said property to a point on the west side of Walnut Street; then run north along Walnut Street to a point parallel with the south property line of 1053 Walnut Street; then run east across Walnut

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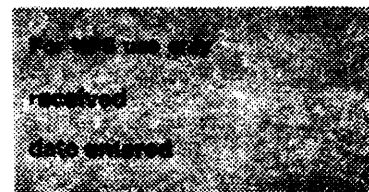
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VERBAL BOUNDARY DESCRIPTION (cont.)

Street along the south side of the said property line to its southeast corner; then run north along the east boundary of said property to the north side of E. 1st Street; then run east along E. 1st Street to the northwest corner of Ionia Street; then run north along the west side of Ionia past E. 2nd Street to a point parallel with the north property line of 501 Ionia Street; then run east along the said property line to the northwest corner of the property line of 507 E. 2nd Street; then run south along the said property line to the north side of E. 2nd Street; then run east along 2nd Street to the southeast corner of the property line of 507 E. 2nd Street; then run north along the east property line of said property to its northeast corner; then run east to the west side of Clark Street; then run north along Clark Street to the northwest corner of the property line of 1536 Clark Street; then run west along the north property line of 1536 Clark Street to the east property line of the buildings fronting on the east side of the 1500 block of Ionia Street; then run north along the property line past E. 6th and 7th streets to the northeast corner of the property line of 1721 Ionia Street to the west side of Ionia Street; then run north along Ionia Street to the southeast corner of the property line of 452 E. 8th Street; then run west along the south property line of the buildings and lots on E. 8th Street, excluding them from the district, to the east side of Liberty Street; then run north along the east side of Liberty Street to the north side of E. 8th Street; then run west along E. 8th Street to the northeast corner of E. 8th and Market streets; then run north to the north property line of the non-contributing building located at the aforesaid corner; then run east along the north property line of the non-contributing building, excluding it from the district, and continuing along 8th Street, excluding all buildings and lots fronting on E. 8th Street, until reaching the west property line of 347-351 E. 8th Street; then run south along the west property line of said property to the north side of 8th Street; then run east along the north side of said street to the northwest corner of 8th and Walnut streets; then run north along the west side of Walnut Street to a point parallel with the south property line of 1813 Walnut Street; then run east across Walnut Street to the southeast corner of the property line of the aforesaid building; then run north along the east property line of the buildings fronting along the east side of the 1800 block of Walnut Street to a point on the north side of E. 9th Street; then run east along E. 9th Street to the east property line of the Duval Laundry Building (1905 Walnut Street); then run north along the east property line of the said building; then run west along the north property line of said building to the west side of Walnut Street; then run north along Walnut Street to the northwest corner of Walnut and E. 10th streets; then run east across Walnut Street to the southeast corner of the property line of 2009-11 Walnut Street; then run north along the east property line of the buildings fronting on the east side of the 2000 block of Walnut Street to the south side of Carmen Street; then run west along Carmen Street to the southwest corner of Walnut and Carmen streets; then

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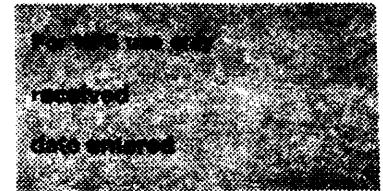
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VERBAL BOUNDARY DESCRIPTION (cont.)

run north along the west side of Walnut Street to the southwest corner of Walnut and E. 11th streets; then run west along the south side of E. 11th Street to the northwest corner of the property line of 348 E. 11th Street; then run south to the southwest corner of the property line of 348 E. 11th Street; then run west along the south property line of the remaining buildings and lots fronting on the south side of the 300 block of E. 11th Street to the northwest corner of the property line of 2055 Liberty Street; then south along the east property line of 2055 Liberty Street to Carmen Street; then run west along the north side of Carmen Street to the west side of Liberty Street; then run north along Liberty Street to the northeast corner of the property line of 2062 Liberty Street; then run west to the northwest corner of the property line of 2062 Liberty Street; then run north along the back property line of the buildings along the west side of the 2000 block of Liberty Street to the south side of E. 11th Street; then run west along the south side of Liberty Street to a point opposite the east property line of 223 E. 11th Street; then run north across E. 11th Street, following the said property line to its northeast corner; then run west along the said property line to its northwest corner; then run south along the said property line to the south side of E. 11th Street; then run west along the south side of E. 11th Street to a point parallel with the east property line of 155 E. 11th Street; then run north across E. 11th Street, following the said property line to its northeast corner; then run west along the north property line of the buildings fronting on the north side of the 100 block of E. 11th Street to a point on the west side of Hubbard Street; then run north along the west side of Hubbard Street past Warren Street to the north property line of the Duval County Book Depository (22 Warren Street); then run west along the said property line to the east side of Main Street; then run south along Main Street to Warren Street; then run east along Warren Street to a point parallel with the east property line of the building and lots fronting on the east side of the 1900, 2000, and 2100 blocks of Main Street; then run south along the said property line to the northeast corner of the contributing building at 1921 Main Street; then run east to Main Street; then run south to the southwest corner of the property line of 1921 Main Street; then run east to the southeast corner of the property line of said building; then run south to the north property line of 1801-07 Main Street; then run east to the east property of said building; then run south to the south property line of said building; then run east to the west side of Main Street; then run north to the northeast corner of the property line of the Klutho Apartments (1830 Main Street); then run west along the north property line of the Klutho Apartments to its northwest corner; then run north along the back property line of the buildings fronting on the west side of the 1800 block of Main Street, crossing 9th Street to the southwest corner of the property line of 1920 Main Street; then run east along the said property line to the west side of Main Street; then run north along Main Street to the northeast corner of the property line of 1924 Main Street; then run west along the said

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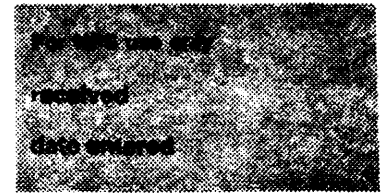
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VERBAL BOUNDARY DESCRIPTION (cont.)

property line to its northwest corner; then run north along the west property line of the buildings and lots fronting on the west side of the 1900 block of Main Street to the north side of W. 10th Street; then run along the north side of W. 10th Street to the west side of Main Street; then run north along the west side of Main Street to the northeast corner of the property line of 2020 Main Street; then run west along said property line to the southeast corner of the property line of 24-30 Cottage Avenue; then run north along the said property line to the north side of Cottage Avenue; then run west to a point parallel with the east property line of 17 Cottage Avenue; then run north along the said property line, excluding the buildings and lots fronting on the 2000 and 2100 blocks of Main Street, crossing 11th Street to a point on the south side of W. 12th Street; then run east along W. 12th Street to the west side of Main Street; then run north along the west side of Main Street to the north property line of the building at 2202 Main Street; then run west along said property line to its northwest corner; then south to the north side of W. 12th Street; then run west along the north side of W. 12th Street to the northwest corner of W. 12th and Laura streets; then run north along the west side of Laura Street to the northeast corner of the property line of 101 W. 12th Street; then run west along the north property line of the buildings fronting on the north side of the 100 and 200 blocks of W. 12th Street to the east side of Pearl Street; then run south along the east side of Pearl Street to the southeast corner of Pearl and W. 12th streets; then run west along the south side of W. 12th Street to the northwest corner of the property line of 338 W. 12th Street; then run south to the southwest corner of the property line of 338 W. 12th Street; then run west along the south property line of the buildings and lots fronting on the south side of the 300 block of W. 12th Street to the east side of Perry Street; then run south along Perry Street to the southeast corner of Perry and 11th streets; then run west along the south side of W. 11th Street to the east side of Boulevard Street; then run south along Boulevard Street to the southwest corner of the property line of 2011 Boulevard Street; then run east along the south property line of 2011 Boulevard Street to its southeast corner; then run south to the north side of W. 10th Street; then run east along the north side of W. 10th Street to the southwest corner of the property line of 413 W. 10th Street; then run south across 10th Street to the southwest corner of the property line of 1942-44 Perry Street; then run east along the south property line of 1942-44 Perry Street to the west side of Perry Street; then run south along Perry Street to the northeast corner of the property line of 1926 Perry Street; then run west along the north property line of 1926 Perry Street to its northwest corner; then run south along the said property line to its southwest corner; then run east along the said property line to the west side of Perry Street; then run south along the west side of Perry Street to the southwest corner of Perry Street and W. 9th Street; then run west along the north property line of 1854 Perry Street to its northwest corner; then run south along the west property line of 1854 Perry Street to its southwest corner; then run east along

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VERBAL BOUNDARY DESCRIPTION (cont.)

the south property line of 1854 Perry Street to the west side of said street; then run south along the west side of Perry Street to the northwest corner of Perry and W. 8th streets; then run east along the north side of W. 8th Street to the northwest corner of W. 8th and Pearl streets; then run south along the west side of Pearl Street to the northeast corner of the property line of 1746 Pearl Street; then run west along the north property line of 1746 Pearl Street to the northwest corner of the property; then run south along the west property line of the buildings fronting on the west side of the 1700 block of Pearl Street to the northwest corner of 1724 Pearl Street; then run west along the south Property line of the Atlantic Bank (320 W. 8th Street) to the east property line of the buildings fronting on the east side of the 1700 block of Perry Street; then run north to the northeast corner of the property line of 1743 Perry Street; then run west along the north property line of 1743 Perry Street to the east side of said street; then run south to the northwest corner of the property line of 1719-25 Perry Street; then run west across Perry following the north property line of 1722 Perry Street and 1721-25 Boulevard Street to the east side of Boulevard; then run south along the east side of Boulevard to the south side of Hogans Creek; then follow the course of Hogans Creek to the east side of the Liberty Street Bridge; then run north to the point of beginning.

EAST 1ST STREET

EAST 2ND STREET (cont.)

25	129
205	201
217	211
317	221-223
318	222
325-327	225
329	229
330	232
336-338	233
341-343	238
342-348	241
355	247
356	253
423	302
431	303
439-441	306-308
445-447	312-314
449-451	320
<u>WEST 1ST STREET</u>	321
101	326
<u>EAST 2ND STREET</u>	329
24	330
26	333
103-109	334
117-119	342

EAST 2ND STREET (cont.)

EAST 3RD STREET (cont.)

427

122

428-430

124-126

429-431

125

432-434

130-132

433

145-147

434

203-207

441

211

446

214

448

215

449

221

453

224

507

229-231

WEST 2ND STREET

230

44

235-237

50-56

236

51

243

115

252

123

300-306

125

301-307

EAST 3RD STREET

310-312

36-40

311

48

314-316

51

324

55

326-328

115

335-337

<u>EAST 3RD STREET</u> (cont.)	<u>WEST 3RD STREET</u> (cont.)
346-352	28
347-353	32
403-405	36
409-411	133
410	149
414	205
415-417	245
419	<u>EAST 4TH STREET</u>
422	24
426	30
427	36
429	41-43
436	51
437	112
439	115
442	117
443	118-120
449	128
453	135
454	139-141
456	151
<u>WEST 3RD STREET</u>	152
15-19	209-211
20-24	212-214
21-23	217-219

<u>EAST 4TH STREET</u> (cont.)	<u>EAST 4TH STREET</u> (cont.)
224	430
229	505
235	508
244-246	517
245	518
302-304	520
305	522
308-310	529
309	<u>WEST 4TH STREET</u>
311	18-22
314-316	30
318-320	34
321	39-41
322-324	40-42
325	46-48
328-332	47
329	52-54
336	55
338-340	111-113
339-341	121
350-352	133
400	137
406-408	144
410-412	155-157
425	220

WEST 4TH STREET (cont.)

EAST 5THE STREET (cont.)

222-226

125-127

223

126

227-229

129

230-232

130

231-233

140

234

141

236

144

237

211

311

225

317-319

230

321-323

233

333-337

236

343

242

EAST 5TH STREET

249

23

301

26

304

27

309-311

30

314

36-38

317-319

44

320

49-51

321-323

100-104

330

114

336

119

342

123

345

<u>EAST 5TH STREET (cont.)</u>	<u>WEST 5TH STREET (cont.)</u>
349	225
355	230
412	235-239
420-422	236
421	245
428	257
434	316
436	320
443	327
444	330-332
447	334-336
450	338
502	343
506	349-355
512	<u>EAST 6TH STREET</u>
521	38-44
527	46
<u>WEST 5TH STREET</u>	111-115
45	114
126-128	119
133	122
140	124
146-148	128
152-154	130
212-214	132
224	133-135

EAST 6TH STREET (cont.)

EAST 6TH STREET (cont.)

134

402-404

136

414

147

428-430

212-214

434

215

435

220

440

223

441

226

445

228-230

450-452

229-231

454-456

233-235

WEST 6TH STREET

236-238

26-28

239

36

253-255

44

305

48-50

306-308

49

311

55

315-321

117

316

119-123

320

126-128

324

130-132

332

133

333

136

336

143

353

146-150

<u>WEST 6TH STREET</u> (cont.)	<u>EAST 7TH STREET</u> (cont.)
153	109
154	113
207	116-120
229-231	201-203
234	202
235	205
236	206
244	209
245	210
248	214
311-313	215
321	220
329	221
335	225
340	226
348-350	230-232
352-354	231
355	236
401-403	240
404-407	241
410	247
412-414	251
424	304
<u>EAST 7TH STREET</u>	305
101-103	310

<u>EAST 7TH STREET (cont.)</u>	<u>WEST 7TH STREET (cont.)</u>
312	47
315	114-116
320	115-117
324	120
330	127
333	134
340-342	137
415	141-143
419	146-148
421-423	147
432-434	150
435-441	210
445	215
447-449	223
451	224
455	228-230
503	235
507	240
<u>WEST 7TH STREET</u>	243
17-19	314
22	316
25-27	320-322
40-46	321
45	324

<u>WEST 7TH STREET (cont.)</u>	<u>WEST 8TH STREET</u>	<u>EAST 9TH STREET (cont.)</u>
328	101-103	143
331	115-117	210
337	125	214
344-346	205	215-215½
347	222	219-221
350-352	223	245-247
354	231-233	307
355	232	309-311
402-404	234-236	322
406-408	241	325
412-414	301-315	331
416-418	335	332
422	339	333-335
423	347-349	334
427	353	341-343
428	<u>EAST 9TH STREET</u>	342
433	44-50	346
436	45	347
<u>EAST 8TH STREET</u>	101-103	350
47-53	105	354
107	119-121	414
120	124-128	<u>WEST 9TH STREET</u>
141-157	125	22-24
208-218	135	25
509	140-142	28-30

<u>WEST 9TH STREET (cont.)</u>	<u>WEST 9TH STREET (cont.)</u>	<u>WEST 10TH STREET</u>
41	251	17
47	303	22
55	309	24
120-122	317-319	27-29
128-130	321	33
129	323-325	37
132-134	335	38
133	342	41
135-137	348	42
140	354	45-47
141-143	<u>EAST 10TH STREET</u>	53
147-149	21	105
154	25-27	114
207	112	115
215	138	122
221	141	123
223-225	225	130
224	227	136
226	326	141
230-232	332-336	142
233	342	144-146
236	345	145
239	348	151
240	354	152
250		215

<u>WEST 10TH STREET (cont.)</u>	<u>EAST 11TH STREET</u>	<u>WEST 11TH STREET (cont.)</u>
224	21	46
225	27-31	53
231	43	105
238	49	111
241	101	118-120
242	111	121
251-253	117	122
310	119	123-125
314	121	126-128
317	124	132
319	150	140
321	155	145
322	223	147
328	348	149
336-338	352	153
339	<u>WEST 11TH STREET</u>	201-213
342-344	14	214-216
365	17	217
367	20	220
403	21	225
411	29-31	226
413	32	228
414	37	238-240
415	40	253
425	45	317-319

<u>WEST 11TH STREET</u> (cont.)	<u>WEST 12TH STREET</u> (cont.)	BOULEVARD (cont.)
318	110-112	1243
322	145	1247
325	146	1251
328	147	1405
333-335	149	1415-1419
334	211	1425
337	215	1431
338	216	1437
342	220	1443
343-347	221	1147-1451
344	224	1453
352	227	1515
353	228	1521
408	232	1531
412	237	1535
416	239	1541
<u>WEST 12TH STREET</u>	243	1545
16-16½	251	1551
24	316	1615
30	338	1621
42	<u>BOULEVARD</u>	1625
44-46	1215	1635
101	1217	1639
107	1229	1645
109	1235	1715

<u>BOULEVARD (cont.)</u>	<u>CLARK STREET (cont.)</u>	<u>COTTAGE AVENUE (cont.)</u>
1721-1725	1530	341-345
2011	1534	347-349
2015	1536	351
2023-2025	<u>COTTAGE AVENUE</u>	<u>DANCY TERRACE</u>
2037-3039	17	1901
<u>CARMEN STREET</u>	24-30	1902
324	25	1907
327	34-36	1908
335	40	1913
348	44	1914
<u>CLARK STREET</u>	117-119	1917
1216-1218	118-120	1918
1226-1228	123-125	1921
1240	124	1922
1246	131	1927
1338	139	1928
1342	140	1929
1348	144	1930
1416	159	1935
1420	230	1936
1434	303	1941
1438	307-311	1942
1440	317	1945
1442	333	1946
1446	339	1949

<u>DANCY TERRACE</u>	<u>HUBBARD STREET</u> (cont.)	<u>HUBBARD STREET</u> (cont.)
1950	1206	1432
1955	1214	1433
1956	1222	1438-1442
<u>DRYSDALE STREET</u>	1231	1441-1445
129-131	1239-1241	1446
135-137	1246	1454
141	1251	1507-1511
142	1252	1514
<u>GOODNOR STREET</u>	1314	1517-1519
341	1333	1521
344	1334-1336	1525
347	1337-1339	1531
350	1344-1346	1535
<u>HOYT TERRACE</u>	1345	1548-1550
30	1352-1354	1553
31	1353-1355	1554
35	1401-1495	1609-1611
37	1402	1613-1615
41	1407-1409	1617-1619
<u>HUBBARD STREET</u>	1412	1621-1623
956	1416	1627
965	1417	1631
1120	1419-1421	1635
1136	1423	1639-1641
1138-1144	1424	1643-1645

<u>HUBBARD STREET</u> (cont.)	<u>HUBBARD STREET</u> (cont.)	<u>IONIA STREET</u> (cont.)
1649	1935	1317
1653-1655	1937-1939	1322
1808-1810	1938-1940	1323
1811	1941-1943	1326
1814	1946	1340
1819	1949	1343
1820	1952	1344
1823-1825	1953	1401
1824	1954	1411-1413
1828-1830	2034	1417-1419
1832-1836	<u>HUBBARD TERRACE</u>	1422-1424
1835	1932	1429-1431
1842-1846	1939	1430
1843	1942	1434
1849-1851	1948	1437-1439
1853	1954	1445
1903	<u>IONIA STREET</u>	1447
1911	1228	1503
1915-1917	1231	1507
1918	1232	1513
1919	1239	1516
1924	1240	1523-1525
1925	1244	1524
1926	1245	1526
1930-1932	1316	1530-1532

<u>IONIA STREET</u> (cont.)	<u>IONIA STREET</u> (cont.)	<u>LAURA STREET</u> (cont.)
1531	1732	1326
1535	1736	1331
1539	1740	1332-1336
1540-1542	<u>KEMP STREET</u>	1341-1343
1541	1040	1345-1347
1544-1546	1046	1402-1408
1551	<u>LAURA STREET</u>	1412-1414
1553	1139	1416-1418
1601	1152	1424
1609-1611	1206	1425-1427
1615	1217	1426-1430
1616	1231	1434-1436
1623	1232-1234	1437-1439
1626	1235-1237	1441-1443
1627	1243	1442-1444
1631	1248	1453
1634-1636	1252	1507
1635	1255	1511
1638	1303	1515
1639-1641	1306-1308	1523
1645-1647	1310	1524
1655	1311	1527
1713-1715	1315	1530-1532
1716	1321	1531
1721	1325	1536

<u>LAURA STREET</u> (cont.)	<u>LAURA STREET</u> (cont.)	<u>LAURA STREET</u> (cont.)
1540	1721-1723	1925
1543-1545	1724	1930
1544	1725	1934-1936
1547-1549	1729	1935-1937
1548-1550	1734	1938-1940
1554-1556	1735	1939
1606-1608	1740	1944
1611	1741	1945
1614	1743-1745	1950
1615-1617	1744-1746	1951
1618	1816	2014
1619-1621	1817	2017
1622-1628	1824	2018
1627-1629	1828-1832	2026
1635	1831	2040-2042
1636	1834	2048
1639-1641	1835-1837	2056
1644	1838-1842	2060-2062
1645-1647	1844	2116
1649-1651	1848	2120-2122
1650-1652	1912	2124
1655	1916	2125
1700-1704	1917	<u>LIBERTY STREET</u>
1708	1921	1035
1710-1712	1924	1039

<u>LIBERTY STREET</u> (cont.)	<u>LIBERTY STREET</u> (cont.)	<u>LIBERTY STREET</u> (cont.)
1045	1334-1336	1544
1106	1339-1341	1548-1550
1115	1340-1342	1604-1606
1117-1119	1346-1348	1605
1123-1125	1352	1617
1126	1402	1623-1635
1127-1127½	1411-1415	1626
1129-1135	1414-1414½	1642
1137-1139	1417-1419	1643-1645
1141	1418	1648
1142-1144	1421-1423	1650
1150	1422	1714
1204	1428-1430	1717
1209	1432	1721
1215	1441	1724
1222	1448-1456	1729
1228	1511	1730
1230-1236	1514	1735
1315-1317	1518-1520	1736
1320	1519	1740
1323	1525	1741-1743
1325	1531	1744
1327	1533	1814
1329-1331	1534-1536	1817
1330-1332	1541	1821-1823

<u>LIBERTY STREET</u> (cont.)	<u>LIBERTY STREET</u> (cont.)	<u>MAIN STREET</u> (cont.)
1827	2054	1610-1612
1831	2078	1637-1643
1835	2111	1700-1708
1839	2137	1703-1707
1843	<u>MAIN STREET</u>	1713-1717
1850	937	1714
1851	940	1719
1900-1906	980	1720
1903	1000	1724-1728
1914	1001	1729-1731
1918	1101	1730-1738
1925	1214-1216	1735-1737
1927	1222	1750-1754
1931-1937	1302-1310	1751
2002	1355	1800
2008	1401	1801-1807
2012-2014	1415-1417	1830
2020	1441-1443	1839
2026	1444	1920
2031	1501	1924
2032	1513	1935
2038	1534	2002-2008
2044	1544	2020
2045	1551	2014
2050	1602-1606	2020

<u>MAIN STREET</u> (cont.)	<u>MARKET STREET</u> (cont.)	<u>MARKET STREET</u> (cont.)
2034-2046	1246	1504
2119-2121	1249	1510-1512
2202	1314-1316	1517
2245	1309+1317	1518
<u>MARKET STREET</u>	1320	1521
1104	1321-1323	1524
1117	1329	1525-1527
1125	1334-1336	1528
1131-1133	1338-1340	1532
1132	1341	1533
1139	1344	1535
1140-1142	1346-1348	1536
1143-1145	1409-1415	1543
1153-1155	1410	1544
1205	1414-1416	1548
1206	1417	1553
1210	1420	1554
1214	1421-1423	1612
1221-1223	1424	1614
1224-1228	1429	1615
1227	1434	1623-1625
1231-1233	1437	1631
1232-1236	1440-1442	1635
1235-1237	1443-1445	1637
1240-1242	1451	1712-1714
1241	1453	1713

<u>MARKET STREET</u> (cont.)	<u>MARKET STREET</u> (cont.)	<u>PEARL PLACE</u> (cont.)
1716	1946	1933
1717-1719	1950	1934
1720	1951	1939
1721-1723	2000-2008	1940
1725-1727	2007	1944
1729-1731	2011	<u>PEARL STREET</u>
1735-1737	2016-2018	1006
1812-1818	2017-2019	1217
1817	2027	1343-1345
1819-1823	2033	1349-1351
1827-1829	2039-2043	1353-1355
1831	2040	1414
1835	2047	1420-1422
1836	2050	1424
1843	2058	1425-1429
1844-1846	2060-2062	1431-1437
1849	2069	1440-1442
1853-1855	2120	1445
1903	2135	1448
1912-1914	<u>PEARL PLACE</u>	1500-1504
1915	1915	1506-1508
1923	1916	1519
1924-1926	1922	1523-1525
1932	1927	1524
1936	1928	1528

<u>PEARL STREET (cont.)</u>	<u>PEARL STREET (cont.)</u>	<u>PEARL STREET (cont.)</u>
1529-1531	1654-1656	1916
1532-1534	1700-1704	1922
1533	1701-1705	1923
1536	1706	1929
1541-1543	1712	1935
1542	1715	1938-1940
1544-1546	1721	1941
1545-1547	1724	1942
1552	1725-1727	1947
1555	1729-1731	1948-1956
1556	1733-1735	2003
1612	1737-1739	2004
1615	1740	2010
1616-1618	1746	2050
1620	1747-1755	2105
1624-1626	1800-1814	2115
1625	1811-1819	2118
1631	1824	2121
1632	1825-1827	2124
1635-1637	1830	<u>PERRY STREET</u>
1636	1839-1845	1504-1516
1639	1846	1511-1514
1643	1854-1858	1515-1517
1644	1910-1912	1519-1521
1647	1913-1915	1525-1527

<u>PERRY STREET (cont.)</u>	<u>PERRY STREET (cont.)</u>	<u>REDWING STREET (cont.)</u>
1531	1815-1817	2023
1532	1825	2024
1535-1537	1829	2027
1536-1538	1835-1837	2030
1540	1841	2032
1544	1843	2034-2036
1610-1612	1909-1911	2039
1611-1613	1913-1915	2043
1615-1617	1917-1919	2048
1618	1925-1927	2051
1619	1926	2054-2056
1624	1929-1931	2055-2057
1625	1935	2058
1632	1942-1944	2061
1633	1943	2064
1636-1638	1946	2065
1641	2016	2068
1642-1644	2022-2024	2071
1645	2026	<u>SILVER STREET</u>
1712	<u>REDWING STREET</u>	1321-1323
1715	2004	1325
1719-1725	2008	1333-1335
1722	2010	1336-1338
1733	2017	1339
1743	2018	1343

<u>SILVER STREET</u> (cont.)	<u>SILVER STREET</u> (cont.)	<u>SILVER STREET</u> (cont.)
1344-1346	1536-1538	1727
1350-1352	1537-1539	1730
1351	1541-1543	1731-1733
1354-1356	1545	1735
1404-1410	1546	1736
1411	1552-1554	1739
1412-1414	1560	1740-1742
1416-1418	1616	1744
1419	1617	1748-1750
1421	1622-1626	1756
1424-1426	1623	1815
1425-1427	1627	1819-1821
1430-1432	1631	1822
1431	1633-1637	1826
1435	1634	1827
1438-1440	1640	1830
1441	1641	1831
1506	1644	1834
1509-1513	1645	1835-1837
1514-1516	1702-1704	1838
1515	1706-1708	1839
1518-1520	1712	1845
1521	1714	1846
1524	1720	1850
1527	1721	1908-1914
1531-1533	1724-1726	1918

<u>SILVER STREET</u> (cont.)	<u>WALNUT STREET</u>	<u>WALNUT STREET</u> (cont.)
1921	1043-1051	1324
1922	1114-1116	1325-1327
1925	1117	1332
1926	1123	1333
1931	1127	1334-1338
1934	1130-1132	1339-1341
1935-1937	1135-1137	1404
1939-1941	1138-1140	1407
1950	1142-1144	1408
2049	1143	1412
2055	1146-1148	1415
2112	1152	1416
2120	1153	1420
2126	1154	1426
<u>WALNUT COURT</u>	1204	1430
409	1210	1437
410	1215	1438-1440
417	1218	1443
423-425	1224-1226	1444-1446
424	1233	1514
427	1245-1247	1515
429	1249	1520
434	1315-1317	1521
436	1318	1522
439	1321-1323	1528

<u>WALNUT STREET (cont.)</u>	<u>WALNUT STREET (cont.)</u>	<u>WALNUT STREET (cont.)</u>
1530	1740	2050
1531-1533	1813	2062
1537	1817-1819	2066
1543	1818-1820	2070
1554	1822	2074
1600-1608	1825-1827	2081
1614-1616	1826-1828	(ADDENDUM)
1618	1831	<u>EAST 2ND STREET</u>
1625	1832	304
1628	1837	<u>WEST 6TH STREET</u>
1629	1838	341
1636	1841	<u>EAST 8TH STREET</u>
1637	1842	252
1642	1845	341
1643	1912-1914	345
1651	1918-1920	347-349
1706	1926	351
1716	2009-2011	<u>WEST 8TH STREET</u>
1717-1719	2015-2017	142
1721-1723	2019-2021	<u>EAST 9TH STREET</u>
1726	2030	107
1730-1732	2034-2036	<u>EAST 10TH STREET</u>
1734-1736	2035	130-134
1735	2043	<u>EAST 11TH STREET</u>
1739	2049	51

<u>WEST 1ST STREET</u>	<u>EAST 8TH STREET</u>	<u>WEST 12TH STREET</u>
28	40	124-126
<u>EAST 2ND STREET</u>	101	<u>HUBBARD STREET</u>
50	111	1215
220	121	2122
442-448	150	<u>IONIA STREET</u>
447	<u>WEST 8TH STREET</u>	1253
<u>WEST 3RD STREET</u>	20-26	1517
235	50	<u>LAURA STREET</u>
<u>EAST 4TH STREET</u>	119	1128
225	122	1242
<u>WEST 4TH STREET</u>	130	1417
144	142-150	1750
329	205	1916
<u>EAST 5TH STREET</u>	222	2059-2063
514	251	<u>LIBERTY STREET</u>
<u>EAST 6TH STREET</u>	<u>EAST 10TH STREET</u>	1335
129	313	1524
240-242	331	1949
<u>WEST 6TH STREET</u>	<u>WEST 10TH STREET</u>	
29	403	
<u>EAST 7TH STREET</u>	<u>EAST 11TH STREET</u>	
27	21	
505	124	
<u>WEST 7TH STREET</u>	<u>WEST 11TH STREET</u>	
156	231	
343		

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Springfield Historic District Duval County, FLORIDA

ADDITIONAL DOCUMENTATION APPROVAL

Keeper

Patrick Ardus 8/16/91

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PHYSICAL DESCRIPTION

stone at the entrance and massive stone eagles stand guard at the corners of the roof.

Another style of which there is only one surviving example in Springfield is Second Empire, embodied in the city waterworks building on Main Street. The style takes its name from the reign of Emperor Louis Napoleon in France and was popularized by the urban renewal plans in Paris conducted by Baron Georges-Eugene Haussmann during the 1850s and 60s. Its major feature is the mansard roof, usually combined with great variety of classical and baroque decorative motifs.

Classical Revival is an adaptation of classical Greek temple front and other details to a variety of structures. Its popularity in America can be traced back as far as 1798 with the designs of William Strickland and, somewhat later, those of his pupil, Robert Mills. Its popularity survived until the Civil War and has seen numerous revivals since that time. The seven examples of the style in Springfield feature two-story porticos with monumental columns that support a full entablature. A centrally placed balcony appears at the second floor and cornices are decorated with dentils or modillions. Windows are generally 1/1 wood double hung sashes and the main entrance has a transom. Exterior fabric is either weatherboard or novelty siding.

The last new style to appear in Florida before end of the real estate boom was Mediterranean Revival. Based loosely on Renaissance and baroque building designs from Spain and Italy, the style was popularized by a number of architects who promoted it as "most suitable to Florida's climate" and advertised the state as the "Mediterranean of the United States." The use of the style was also spread by the success of the designs of one of its earliest proponents, Addison Mizner, who built houses for rich patrons in Palm Beach. Mediterranean Revival buildings were characterized by stuccoed walls, arched windows, terra cotta tile roofs, and low relief stucco details. Iron grillwork sculptured wood balconies were also common, as were casement windows.

Beyond its architecture, the Springfield Historic District has significant landscaped historic green spaces. The most prominent of these are the parks, including monuments and structures, which define the southern boundary of the district along Hogans Creek. Recreational facilities and parks constitute

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30.91 acres of Springfield, approximately five percent of the total land area. The parks along Hogans Creek account for most of this acreage. Springfield Park covers 17.47 acres, Confederate Park another 8.3 acres, and Waterworks Park, 5.5 acres. Along the creek itself, between Newnan and Boulevard, are the Hogans Creek Improvements which include turned balustrades and bridges designed by Henry J. Klutho in 1929. The bridges reflect features of the Beaux Arts style, such as cartouches and obelisks. The remainder of the greenspaces in the district consists of small neighborhood parks and playgrounds.

Contributing resources along Hogans Creek include: 3 sites (the parks), 11 structures (the balustrades, bridges, and Monument to the Women of the Confederacy), 9 objects (small monuments, sculptures, and artillery pieces), and 3 buildings. There are 5 noncontributing resources. These resources are detailed in the Supplemental Lists of contributing and noncontributing resources in Section 7, and are represented on a supplemental map.

The integrity of the parks and the Hogans Creek area is good, even though the Hogans Creeks Improvements have suffered some deterioration and alteration, particularly along the west end. There, a floodwater retention lake has been filled in, and portions of the balustrade and one of the bridges have been removed. In the parks, alteration has been limited to the construction of several scattered buildings and recreational facilities.

CLASSIFICATION OF RESOURCES

	Contributing	Non-contributing
Buildings	1,787	102
Sites	3	0
Structures	11	0
Objects	9	1
Total	1,810	103

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input checked="" type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1882-1930 **Builder/Architect** Various

Statement of Significance (in one paragraph)

The Springfield Historic District is locally significant under Criteria A, B, and C in the areas of architecture, theater, and landscape architecture. Its extant historic buildings and structures date from c1885 until 1930. The buildings embody the period when Springfield was one of Jacksonville's most prominent and densely settled residential neighborhoods. They are associated with a number of important individuals who resided there and several significant events, particularly the great Jacksonville fire of 1901 which served as a catalyst for the development of the neighborhood. Both individually and collectively they represent the work of a number of important architects and builders, and an important period in the architectural history of Jacksonville. While the district has lost some of its physical integrity, it retains to a remarkable degree the appearance and concentration of buildings it exhibited during its period of significance.

Springfield is one of the oldest residential subdivisions in Jacksonville, Florida. Its period of significant development extends from the early 1880s through the 1920s. It is associated with events and individuals important to the historic development of Jacksonville. Furthermore, it contains one of the largest concentrations of historic residential buildings in Florida. It includes all the components of a fully developed, residential neighborhood: schools, churches, civic buildings, and parks.

Springfield has its origins in the Second Spanish Period (1784-1821). Referred to originally as the Hogans Donation, the area was surveyed as early as 1824 when it was claimed by John R. Hogans as a grant conferred to him by the Spanish government.¹ Hogans, whose brother, Lewis Z. Hogans, was one of the founders of Jacksonville, did not receive clear title to the area until 1825. Nevertheless, he sold it in 1823 to W.O. Dawson, who helped start the first trading store in Jacksonville, and who served as the first justice of the county court. After Dawson's death in 1829, it became the property of John Warren, who is credited with naming Jacksonville for General Andrew Jackson. Eight months later, on October 25, 1829, Warren sold the Hogans Donation to Isaiah D. Hart, another Jacksonville pioneer. In 1847, Hart deeded the property to Thomas G. Saunders, who resold it to Thomas W. Jones and his wife Adeline the following year. Except for two parcels of fifty and four acres which later became Hansontown and Franklinton, respectively, the Hogans Donation was passed down intact

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PARKS

The concept of town squares or parks in America dates from the colonial period when the first settlers incorporated such features in their towns and villages. Historically, the town square or greenspace has served a number of functions. Among these were its use as a fenced, open, communal space for grazing and keeping cattle, an area for drilling the militia, a village "Green" around which public and religious buildings were constructed, a purely ornamental feature of a town plan, or a fire break. In many instances open squares were included in town plans with no assigned uses; they were simply blocks upon which no development was to take place.

This colonial idea was expanded in the nineteenth century with the City Beautiful Movement, which gained strong support nationwide during the Progressive Era. Using the new science of city planning, adherents of the movement sought to mitigate the evils of overcrowding, unsanitary conditions, and general ugliness which had developed in American cities. Among other things, the movement was concerned over the extensive and unimaginative application of grid street patterns in the nation's urban centers. Land developers had long realized that rigid orthogonal grid street patterns and the rectangular blocks and lots maximized the area where buildings could be placed. Little regard, however, was given to natural features of the land. This type of city layout, while convenient for the speculator, often resulted in crowded, unattractive, and boring urban landscapes.

During the second half of the nineteenth century, landscape architects, including Frederick Law Olmstead, took the lead in introducing greenspaces and original platting techniques to urban areas. Olmstead's Central Park in New York City and the Boston Park system won wide national acclaim for providing residents of those cities the opportunity to escape hectic city life without travelling to the country. The contribution of the landscape architects was significant in promoting active interest in the prospects of better urban management. It was not until the World's Columbian Exposition in 1893, however, that Americans on a large scale became cognizant of the possibilities of city planning. The Exposition, held in Chicago, featured a fully planned and unified collection of public and residential buildings. Designed with mostly classical precedents, the "White City," as it was dubbed, showed the hundreds of thousands of people who attended the Exposition that there were alternatives

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to their drab and overcrowded cities. The wide publicity that the Exposition received changed the architectural tastes of the nation and led to a new direction in city planning.

One of the most significant subjects of redesign was the nation's capital, Washington, D.C. In a revision of L'Enfant's original plan for the city, a group of architects led by D.H. Burnham introduced a number of innovative circular intersections, and curvilinear streets in residential neighborhoods. The cohesive blending of these platting techniques combined to provide attractive vistas of the public buildings and monuments, and a seemingly peaceful and healthy environment within the city. After 1901, with the redesigned plan of Washington, D.C., city planning became an accepted science on a wide scale. In the wake of acclaim afforded the Washington plan, local chapters of the City Beautiful Movement sprang up throughout the country.

Beyond its buildings, the Springfield Historic District has other properties which contribute to its historical significance, and reflect the concepts of the City Beautiful Movement. The most important of these are the historic parks, structures, and monuments which define the southern and western boundaries of the district along Hogans Creek. Springfield and Confederate Parks encompass approximately 30.91 acres. They contain several significant structures and objects, among them the bandstand at Springfield Park and the monument to Women of the Confederacy at Confederate Park. Along the southern edge of the parks are the Hogans Creek Improvements, composed of bridges and a balustrade which display a Beaux Arts design influence. Designed by H.J. Klutho, Jacksonville's most renowned architect, the Hogans Creek Improvements define the southern perimeter of Springfield and form an attractive entry vista to the neighborhood, separating it from the central-city portion of Jacksonville.

Waterworks Park is the oldest of the three parks located along the southern perimeter of the Springfield neighborhood, dating from the 1870s when the city began searching for a suitable source of water. The site selected was in Springfield, on the north side of Hogans Creeks, west of Main Street (then called Pine Street). The City purchased 5.5 acres, and a series of pumping stations and other waterworks components were constructed during the subsequent decades. Principal among these were the 1896 waterworks building and the waterworks pumphouse and electrical sub-station. The address of both buildings is 1000 Main Street. Although established as a site for utilities

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before the time of the City Beautiful Movement, Waterworks Park became part of the efforts to enhance this part of Jacksonville.

Springfield Park (renamed Klutho Park in 1984) dates from 1898, when the Springfield Company was involved in the development of the west side of the Springfield Subdivision. Perhaps showing the influence of the City Beautiful Movement, the company deeded forty acres to the city along Hogans Creek between Boulevard and Laura, north to 10th Street, on the condition that the city build a park there. The city agreed and completed Springfield Park in 1901. In 1904, the Springfield Improvement Association built a bandstand in the park (photo 23 of 48) and began a tradition of weekly concerts. An artificial lake (now filled in) was created there, and plans for dredging Hogans Creek were begun.

Confederate Park dates to 1907 when the City of Jacksonville acquired twenty acres of low land along Hogans Creek and began improving it. The City opened the park in August of that year and named it Dignan Park. This park, together with Waterworks and Springfield Parks, formed a continuous greenbelt along the southern perimeter of Springfield, and separated it from the downtown area.

The parks served as the location of numerous public gatherings. The most important event in the parks adjoining Hogans Creek, however, was the Confederate Veterans Reunion which occurred between May 6 and May 8, 1914. The reunion attracted approximately 48,000 veterans from around the South. So large was the turn-out that all the city's hotels were filled, and a camp ground was set up in Dignan and Springfield Parks. Because of the age of the veterans, four field hospitals were erected at the camp ground. In Dignan Park, a lighted fountain was built in the middle of the lake, and a bridge was extended to the artificial island. On May 6, the parade began at Market Street near Dignan Park and moved north to 8th Street, then to Pearl, south on Boulevard, then to 1st and Main, before entering the downtown commercial section. Several distinguished speakers graced the occasion, including Richard P. Daniel of Jacksonville, and Champ Clark, Congressman from Missouri. On closing night, an outdoor ball was held in Dignan Park. In a town which had been bitterly divided during the Civil War, southern sentiment prevailed for a few days in 1914. To that date it was the largest convention ever held in Jacksonville.

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In October 1914, the name of Dignan Park was changed to Confederate Park, and on October 26, 1915, a granite and bronze monument to commemorate the Women of the Confederacy (photo 22 of 48) was unveiled before a crowd of between 5,000 and 7,000 people. United States Senator Duncan U. Fletcher, one of the many dignitaries present, gave the invocation.

The Hogans Creek Improvements, completed in 1929, were the most important addition to the Springfield area during the 1920s. By that time, the creek had become an eyesore and health hazard. In 1928, due to the efforts of Mrs. W.S. Jennings, President of the Springfield Improvement Association, the City of Jacksonville decided to remedy the problem. It voted \$500,000 in bonds for the improvements. H.J. Klutho, Florida's first board certified architect, was selected as the architect for the project, and C.V. Imeson was chosen as the consulting engineer. In June 1928, a construction contract was let with Robert G. Lassiter and Company of Oxford, North Carolina. When completed in 1929, the Hogans Creek Improvements, with their decorative balustrade and bridges, formed a major entrance vista to Springfield and defined the southern limits of the neighborhood (photos 12 & 13 of 48).

Springfield is, therefore, associated with events and persons significant to the history of Jacksonville. The formation of the Springfield Company in 1882, the incorporation of the area into the city in 1887, and its selection as the site of the Sub-Tropical Exposition, which lasted from 1888 to 1891, demonstrated its importance even before the 1901 fire. During the Spanish-American War in 1898, Springfield was the site of Cuba Libre, the principal military base in Jacksonville.

Springfield survived the 1901 fire and became the focal point of rebuilding after the disaster. It was closely associated with the "Jacksonville Renaissance", the period when the community became the largest and most economically important city in the state. It was associated with prominent architects who contributed to the architectural resources of Springfield, greater Jacksonville, and other parts of the state. Many of its residents were important in the development of Jacksonville.

Springfield was also associated with the brief development of Jacksonville's film industry in the second decade of the twentieth century.

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Finally, the parks along Hogans Creek, with their monuments and Klutho-designed bridges and balustrade, are the most outstanding examples of landscape architecture in the city, and reflect the influence of the national City Beautiful Movement on Jacksonville in the early part of the twentieth century.

NOTES

¹Spanish Land Grants in Florida. Vol. III, Confirmed Claims, Works Projects Administration, p. 284.

²Pleasant Daniel Gold. History of Duval County, Florida, p. 122.

³Map of Jacksonville and Vicinity, 1865.

⁴T. Frederick Davis. History of Jacksonville, Florida, p. 49.

⁵J.H. Norton. Jacksonville Trade Circular and Real Estate Advertiser, p. 7.

⁶James Esgate. Jacksonville, the Metropolis of Florida: A Description of Its History, Industries, and Other Institutions with Sketches of Some of Its Business and Professional Men, pp. 33-34.

⁷Webb's Jacksonville Directory, 1887.

⁸Duval County Public Records, Plat Book I, Pp. 22, 77.

⁹Davis, p. 33.

¹⁰S. Paul Brown. The Book of Jacksonville, p. 14.

¹¹Jacksonville Board of Trade. The Industries and Advantages of Jacksonville, Florida, 1887.

¹²Craig. Papers: The Jacksonville Historical Society, p. 19.

¹³Davis, p. 191.

¹⁴James Robertson Ward. Old Hickory's Town, p. 172.

¹⁵Florida Times-Union, 22 May 1899.

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¹⁶Davis, pp. 219-230.

¹⁷Florida Times-Union, 15 December 1902.

¹⁸Robert C. Broward. The Architecture of Henry John Klutho,
p. 10.

¹⁹Ibid., pp. 85-93.

²⁰Ibid.

²¹Ibid, p. 116.

²²Ibid., pp. 182-237.

²³Florida Times-Union, 27 October 1915.

²⁴Davis, p. 253.

²⁵Nelson, Florida and the American Motion Picture Industry
1898-1980, pp. 165-166.

²⁶Ibid., pp. 527, 599.

²⁷Davis, p. 246.

²⁸Weaver, Sketches of Jacksonville, pp. 70, 100.

²⁹Sidran, "Hogan's Creek Improvement Project at Jacksonville,"
p. 20.

³⁰Chapin, Florida Past, Present and Future, p. 16.

³¹Florida Times-Union, 29 January 1963 and 10 October 1982.

³²Files of the Jacksonville Historic Landmarks Commission.

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**SUPPLEMENTARY LIST, CONTRIBUTING PROPERTIES
SPRINGFIELD HISTORIC DISTRICT**

Note: Numbers correspond to locations indicated on the attached map.

HOGANS CREEK IMPROVEMENT PROJECT

The Hogans Creek Improvement Project, designed by H.J. Klutho, and built in 1929 by Robert G. Lassiter Co. and Charles V. Imeson, Engineer, included the following resources which are in the Springfield Historic District:

NAME	LOCATION	DATE
1 Liberty Street Bridge	Liberty St. at Hogans Creek	1929
2 Market Street Bridge	Market St. at Hogans Creek	1929
3 Newnan/Hubbard Street Bridge	Newnan/Hubbard Streets at Hogans Creek	1929
4 Foot bridge	between Newnan and Main Streets at Hogans Creek	1929
5 Main Street Bridge	Main Street at Hogans Creek	1929
6 East foot bridge	vicinity of Waterworks Park and Hogans Creek	1929
7 West foot bridge	vicinity of Waterworks Park and Hogans Creek	1929
8 Laura Street Bridge	Laura St. and Hogans Creek	1929
9 Julia Street Bridge (closed)	Julia Street at Hogans Creek	1929

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10	Hogans Creek Balustrade	Between Hubbard and Boulevard	1929
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CONFEDERATE PARK

11	Confederate Park	Hogans Creek vicinity between Main and Liberty Streets	1907
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12 & 13	Eagles	Confederate Park entrance at Main Street	1929
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14	Robert Burns Memorial	Confederate Park corner of Main and Phelps streets	1930
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15	Monument to Women of the Confederacy	Confederate Park near Phelps Street	1915
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16 & 17	Cannons (1846)	vicinity of #15	n.d. for placement
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18	44th Regiment, Iowa Volunteer Inf. Camp Site Marker	Confederate Park at Main Street	pre 1930
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19	Comfort Station	Next to 956 Hubbard St.	c1930
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WATERWORKS PARK

- | | | | |
|----|--|--|-------|
| 20 | Waterworks Park | | |
| 21 | Waterworks Pumphouse
and Electrical
Substation | 1000 North Main
Street | 1915 |
| 22 | Napoleon Bonaparte
Broward Monument | near Public Health
Department Building
962 Main Street | c1930 |

SPRINGFIELD PARK

- | | | | |
|------------|------------------------------|--|------|
| 23 | Springfield Park | Hogans Creek
vicinity south
and west of
Boulevard | 1898 |
| 24 | Bandstand/Comfort
Station | vicinity W. 3rd
and Boulevard | 1925 |
| 25 &
26 | Artillery
pieces | vicinity of
Bandstand | n.d. |

**SUPPLEMENTARY LIST, NON-CONTRIBUTING PROPERTIES
SPRINGFIELD HISTORIC DISTRICT**

- | | | | |
|---|------------------------------|-----------------|--------------------|
| 1 | Public Works
Dept. Bldg. | 956 Hubbard St. | (Confederate Park) |
| 2 | Public Health
Dept. Bldg. | 962 Main St. | (Waterworks Park) |
| 3 | Recreation Dept.
Blg. | 980 Main St. | (Waterworks Park) |
| 4 | outbuilding | 980 Main St. | (Waterworks Park) |
| 5 | Odd Fellows Marker
(1941) | Main St. | (Confederate Park) |



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- ① Buildings, structures & objects
- 23 Sites (parks)
- △ Non-contributing resources

SPRINGFIELD HISTORIC DISTRICT
 Supplementary Map for Parks on Hogans Creek