

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	DEC 19 1975
DATE ENTERED	MAY 13 1976

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

** * ** 915 West Monroe Street

AND/OR COMMON

Use this
Brewster Hospital (1901-1910)

2 LOCATION

STREET & NUMBER

915 West Monroe Street.

__NOT FOR PUBLICATION

CITY, TOWN

Jacksonville

__ VICINITY OF

CONGRESSIONAL DISTRICT

Third

STATE

Florida

CODE

12

COUNTY

Duval

CODE

031

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER:

4 OWNER OF PROPERTY

NAME

Emmett Walker

STREET & NUMBER

1134 West Sixth Street

CITY, TOWN

Jacksonville

__ VICINITY OF

STATE

Florida

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Duval County Courthouse

STREET & NUMBER

CITY, TOWN

Jacksonville

STATE

Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Building Survey

DATE

Summer, 1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington

STATE

D.C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input 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 type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The structure at 915 West Monroe Street is a rectangular house of two stories whose overall dimensions are 40'8" by 79'9". The house is of wood frame construction with a brick veneer and rests on a foundation of brick piers. The focal point of the main facade (south elevation) is an elaborate three-bay, two-story gallerie. This gallerie includes turned, incised and jigsaw scroll work. The balustrade at the second level was originally repeated between the brick piers at the first level, where decorative concrete blocks now exist. The bays of the gallerie are defined by paired square posts with the numerals 1885 incised into the capitals at both levels. Springing from these posts are brackets with pendils and originally there was a pendil in the midpoint of each bay. First floor columns rise to a plain cornice and eave, whereas second floor columns rise to a cornice with a delicately incised running floral motif which has brackets with pendils occurring at regular intervals. The entire gallerie, including floors and ceilings, is of wood. The main entrance to the house is located in the center of the middle bay and leads directly into a central hall. The two-story frontispiece includes a single door with transom at the second level leading onto the balcony. Both doors are of wood in simple surrounds. Fenestration is regular on the south facade of the house and irregular on the side and rear elevations. All windows are double-hung sash headed with brick jack arches, decorative keystones and imposts. The roof is a low hip, appearing flat from the street, and covered with a modern roofing material which could not be viewed by this researcher. There are no secondary roof structures or chimneys.

On the interior of the house, which is now in use as a ~~boarding house~~ ^{boarding} house, numbered rooms lead off a long central hall on the ground floor. Three quarters of the distance from the front wall of the house, there is a central room indicating the beginning point of a rear addition. Interior walls are painted plaster and all interior doors are panelled and numbered. There are wood spindle corner guards, but no notable hardware or interior decoration. Access could not be gained to the individual rooms.

With regard to additions and alterations, a one-story brick outbuilding which was probably detached at the time the main house was constructed appears attached to the southwest corner of the house in a 1903 Sanborn Fire Insurance Map. The date of its attachment has not been determined. Sometime prior to 1929, this brick section became the base of an extension of the second story which was done in wood. In 1974, the paling between the first floor porch posts was removed due to rotting and replaced with cinderblock.

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 type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input 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 type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) ethnic history
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1885 BUILDER/ARCHITECT _____

STATEMENT OF SIGNIFICANCE

The structure at 915 West Monroe Street played an important part in the history of medicine in Jacksonville as it related to the black community through its use as the Brewster Hospital and Nurse Training School for blacks.

The Brewster Hospital had its beginnings in the Boylan-Haven School, a private establishment for black girls. We do not know the exact date that the school was established; nor do we know the location of the first school building. We do know that around the turn of the century the school began to get involved in medical service to the black community. One of Boylan-Haven's superintendents, a Miss Hattie Emerson, "discovered the ability and desire of some of the girls in the Home for nurse training through the regular instruction given in hygiene and general care of the sick, and through the many calls that were made by teachers and older pupils on the sick and needy" (Methodist Hospital, Annual Report, 1973, p. 2). With the help of the Women's Home Missionary Society of the Methodist Church, Miss Emerson prepared to start formal nurse training at Boylan-Haven. In 1901 the school hired Miss Iowa Benson, a graduate of the nursing school of Bellevue Hospital in New York City, and nursing classes soon began (Brewster Hospital Nurse Training School Catalogue, n.d.). From this time the Boylan-Haven teachers and students made calls on the sick and also provided hospital service on the school premises. When the fire of May 3, 1901, destroyed much of Jacksonville, Boylan-Haven became crowded with the sick and homeless (Methodist Hospital, Annual Report, 1973, p. 3). Need for more space was critical and the hospital and nurses training school began to look for larger quarters.

A gift of \$1,000 rescued the hospital by making possible the purchase of 915 West Monroe Street. The money was donated by Mrs. George A. Brewster, widow of a minister of Danielson, Connecticut (Methodist Hospital, Annual Report, 1973, p. 3). In appreciation of this gift, the new hospital was named "Brewster Hospital and Nurse Training School." The brick structure at 915 West Monroe Street, which is being nominated to the National Register, was built in 1885. It was deeded in September of 1901 to the Women's Home Society of the Methodist Church, and served

9 MAJOR BIBLIOGRAPHICAL REFERENCES

see continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A	17	43	5	70	0	33	55	4	80
	ZONE	EASTING			NORTHING				
C									

B									
	ZONE	EASTING			NORTHING				
D									

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Diane D. Greer, Historic Sites Specialist

ORGANIZATION

Div. of Archives, History & Records Mgmt.

DATE

October, 1975

STREET & NUMBER

Dept. of State, The Capitol

TELEPHONE

904-488-7365

CITY OR TOWN

Tallahassee

STATE

Florida

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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.

FEDERAL REPRESENTATIVE SIGNATURE

Robert Williams

TITLE

Florida State Historic Preservation Officer

DATE

12/10/75

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

01/13/76

ATTEST:

DATE

5.12.76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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915 West Monroe Street

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

as the Brewster Hospital and Nurse Training School until 1910, when it was sold by the Women's Home Society (Duval County Deed Book 4, p. 432; Duval County Deed Book 67, p. 660).

✓ By 1903 the Boylan-Haven School had split from the Brewster Hospital (although the hospital seems to have continued to operate its own nurse training program) and was located in several large buildings on W. Duval Street directly behind 915 W. Monroe (1903 Sanborn Map). In 1910, Boylan-Haven built a new facility at the corner of Jessie and Bradier Streets. The new three-story brick school (which is no longer standing) was designed by the local architect W. B. Camp (City Building and Zoning Permit Office, original specifications).

A number of other buildings served the Brewster Hospital from 1910 until it finally closed in 1966. None of these later sites are under nomination, but they are of interest here because they show the evolution of the institution which used the structure at 915 West Monroe Street. We are not sure of the location of the hospital for the next ten years. But by 1921, and probably earlier, the hospital was housed in a building on the corner of Lee and Union Streets. This building is still standing and is commonly referred to as the Brewster Hospital. The facility remained on this site until funds were raised in 1930 for the construction of a 95 bed hospital on the corner of Seventh and Jefferson Streets. Ground was broken for the new building on May 31, 1930 and the completed building was dedicated on March 29, 1931. With the rising costs of providing medical care, Brewster suffered continuous financial hardships. With the passage of the 1964 Civil Rights Act, hospitals were opened to the black community and its patients fled to larger, more modern facilities. Brewster Hospital closed in September, 1966.

The Brewster Hospital was vital to Jacksonville's black community because it was the first and only medical facility available to blacks until the passage of the 1964 Civil Rights Act. While other buildings were used by the hospital, the structure at 915 West Monroe Street was chosen for nomination because it is the oldest of the remaining structures, and because it served the black community during the critical years after the 1901 fire.

UNITED STATES DEPARTMENT OF THE INTERIOR
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915 West Monroe Street

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Brewster Hospital Nurse Training School. Catalogue of the Brewster Hospital Nurse Training School. Jacksonville, Florida: no publisher, no date. A copy is on file in the Division of Archives, History and Records Management, Tallahassee, Florida.

City Hall, Jacksonville, Florida. Office of Building and Zoning Permits. City of Jacksonville Records (Subgroup: original specifications for 1910 Boylan-Haven School).

Duval County Courthouse, Jacksonville, Florida. Office of the Clerk of the Circuit Court. Duval County Records (Subgroup: Deed Book 4, p. 432; Deed Book 67, p. 660).

Methodist Hospital, Jacksonville, Florida. Annual Report, 1973. Jacksonville, Florida: Methodist Hospital, Inc., 1973.

_____. Office of the Registrar. Brewster Hospital Historical Files. This file contains old photographs of both the Lee and Jefferson Street buildings, a guest register from 1920 and a list of hospital equipment and its value dating from 1929.

Sanborn Insurance Maps. Sanborn Map and Publishing Company. Jacksonville, 1903. New York: Sanborn Map and Publishing Company, 1903.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: PROPOSED MOVE

PROPERTY NAME: Brewster Hospital

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, Duval

DATE RECEIVED: 4/30/04 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/13/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 76000588

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

The proposed move of the Brewster Hospital is hereby approved. The building will be moved from its original location at 915 W. Monroe Street in Jacksonville, Florida, to a site two blocks east at the northwest corner of Monroe and Jefferson Streets. The proposed move is necessary to ensure the preservation of the building, which is locally significant in the social history of Jacksonville, and will not adversely affect its integrity. The setting at the proposed site is appropriate. The proposed move thus meets the requirements of Section 60.14 of the National Register regulations (36 CFR 60). Brewster Hospital will remain listed in the National Register during and after the move.

RECOM./CRITERIA Approve move
REVIEWER Daniel Vivian DISCIPLINE Historian
TELEPHONE (202) 354-2252 DATE 6/10/04

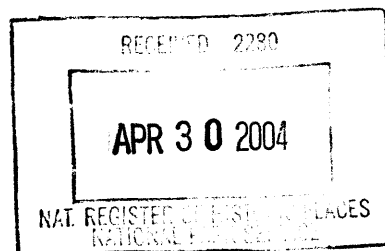
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

76000588



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES



April 27, 2004

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W. 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed is a request from the City of Jacksonville, for the Brewster Hospital, now located at 915 W. Monroe Street in Jacksonville, Florida, to retain its National Register listing during and after its relocation. The building, constructed in 1885 as a residence, became a hospital and nursing school for African Americans in 1901, after the Great Fire of 1901 destroyed much of downtown Jacksonville. It was used as such until 1910. Brewster Hospital was individually listed in the National Register of Historic Places on May 13, 1976 for its local significance in Jacksonville's social and ethnic history. The building is located in the LaVilla neighborhood, a historically black area that is now the focus of intense redevelopment by the City.

The Florida National Register Review Board reviewed the request on November 16, 2001, in accordance with 36 CFR 16.14(b). At that time, the City proposed three possible sites for the relocation: Site A, the proposed "LaVilla Experience" at the block encompassed by Jefferson, Ashley, Broad, and Church streets; Site B, at the northwest corner of Monroe and Jefferson streets, two blocks to the east of the present site; and Site C, at the northwest corner of Monroe and Madison streets, one block east of the present site. The City's first choice was the "LaVilla Experience," one that would have placed the Brewster Hospital among a collection of other buildings assembled from various parts of LaVilla. The Board rejected this as an appropriate site and recommended Site B as the one most similar to the original site (see enclosed copy of the letter to the Mayor of Jacksonville, November 30, 2001). This request is for prior approval of a proposal to relocate the building to Site B.

The enclosed documents include: 1) the City of Jacksonville's original request (including a proposal from Hygema House Movers, Inc.), dated October 8, 2001; 2) the letter from the Division of Historical Resources notifying the Mayor of Jacksonville of the Florida National Register Review Board's recommendation, dated November 30, 2001; 3) digital photographs of

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
(850) 245-6300 • FAX: 245-6435

Archaeological Research
(850) 245-6444 • FAX: 245-6436

Historic Preservation
(850) 245-6333 • FAX: 245-6437

Historical Museums
(850) 245-6400 • FAX: 245-6433

Palm Beach Regional Office
(561) 279-1475 • FAX: 279-1476

St. Augustine Regional Office
(904) 825-5045 • FAX: 825-5044

Tampa Regional Office
(813) 272-3843 • FAX: 272-2340

Ms. Carol Shull

April 27, 2004

Page Two

the building on its current site and of all of the originally proposed sites; 4) a letter from Structural Engineers Group, Incorporated, describing the current feasibility of moving the building without incurring undue damage (April 21, 2004); 5) site plans that show the dimensions of the building on its current site and at Site B; 6) a report from Florida Archeological Services, Inc., that concludes there is little potential for negatively impacting important historical resources at Site B (April 19, 2004); and 7) a letter from the City of Jacksonville to Florida Secretary of State Glenda E. Hood that confirms its desire to request prior approval of Site B for the relocation, thus enabling Brewster Hospital to retain its listing in the National Register before and after the move (April 21, 2004).

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Barbara E. Mattick".

Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey & Registration

Enclosures

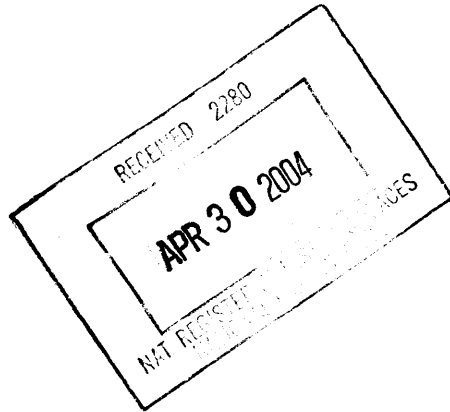


**DOWNTOWN
DEVELOPMENT**

1

October 8, 2001

Dr. Janet Matthews, Director
Division of Historical Resources
Florida Department of State
R.A. Gray Building
500 Bronough Street, South
Tallahassee, Florida 32399-0250



RECEIVED
BUREAU OF
HISTORIC PRESERVATION
01 OCT 10 AM 9:48

Re: Old Brewster Hospital

Dear Dr. Matthews:

On behalf of the City of Jacksonville, we are requesting a review by the Division of Historical Resources and the Florida National Register Review Board of our plans to relocate the Old Brewster Hospital at 915 West Monroe Street to another site within the LaVilla District of downtown Jacksonville. Specifically, we are requesting a determination of continued eligibility for the Brewster structure to be listed on the National Register of Historic Places if moved to either of the new locations described herein this letter.

A brief history on the structure includes the facts that the building was constructed in 1885, and opened as the Old Brewster Hospital opened with an initial \$1500 gift from Mrs. George A. Brewster, the Missionary Society established a hospital and nurse training facility for African-American girls who attended the Boylan-Haven School. The Brewster Hospital and Nurse Training building became the first hospital for African-American in Jacksonville. According to its description in local historian Wayne Wood's book Jacksonville's Architectural Heritage the building's "architectural significance is best attributed to its Victorian "gingerbread" porches and its two-tiered veranda that includes some intricate jigsaw scroll work and detailed trim carpentry."

In 1993, Mayor Ed Austin and the Jacksonville City Council adopted the River City Renaissance Program that publicly financed several capital improvement projects, including the acquisition of several parcels of land in the LaVilla District. Under the River City Renaissance initiative land parcels were purchased then land-banked and subsequently offered as development sites. Since 1993, this process has leveraged more than \$70 million in public and private investment resulting in the development of new professional office buildings, retail and entertainment space, the construction of facilities for light industrial users and a new 850-student performing arts middle school.

The Brewster building and other parcels consisting of an entire city block were acquired by the City of Jacksonville in early 2001. The reason relocation is necessary for the hospital is twofold. First, the continued deterioration and vandalism of the building demonstrate the need to execute a concept to handle the extensive rehabilitation needed to save the building. We believe relocation would enhance the community's visibility and awareness of the structure while leveraging additional investment in the LaVilla area by relocating the building to an alternative site. Second, the Brewster building needs to be relocated due to legislative approval that authorizes for its current site to be conveyed as a part of a large, multi-phased professional office complex project. The City of Jacksonville is committed to the preservation of this landmark building and the valuable architectural and cultural significance that it will preserve. However, due to the loss of the surrounding historic context and limited opportunities to develop the structure at the current location the City of Jacksonville proposes to relocate this building to City-owned property in the LaVilla District and develop and execute a renovation program to preserve this structure. In summary, the relocation process will involve moving the building intact by placing it on I-beams, lifting the building from its foundation with jacks and placing it on hydraulic dollies for transport to its new location.

In order to facilitate efforts to rehabilitate, preserve and maintain this building it is our opinion that by moving the structure it will be relocated to a site that will preserve its historical heritage and enhance the historical significance of remaining cultural and architecturally significant structures in the area. To achieve this objective the City of Jacksonville proposes three (3) locations for consideration. Each site is owned by the City of Jacksonville and is located within the LaVilla District. Site A is located northeast of the existing location, known as LaVilla Block 21, Site B is two blocks west on Monroe Street, known as LaVilla Block 33, and Site C is located one block east on Monroe Street on LaVilla Block 32. Once relocated the building will be rehabilitated following the Secretary of Interior standards for historic preservation. In addition, all locations will benefit from several public improvements including the installation of street scape improvements familiar to the area, which include brick paver sidewalks, historic street lights, and palm trees duplicating the City's adopted downtown streetscape standard.

The relocation of this building will compliment efforts to rehabilitate and preserve other existing LaVilla structures that are being targeted for development. The alternative sites suggested benefit from similar but convenient vehicular access and maintains public visibility for visitors who travel through the area. At any one of the new locations the Brewster building will be oriented in a manner to address some of the primary travel corridors through the LaVilla District. At either site, the hospital building will be situated to replicate the building's original southern orientation, as found at the current 915 W. Monroe Street address.

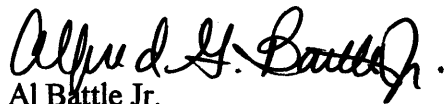
To further demonstrate our commitment to the preservation of this structure, City Councilman Reggie Fullwood - District 9 has sponsored legislation (2001-649), currently under consideration, to appropriate funds needed to complete the renovation of the building, as well as, the relocation and renovation of several other historically significant structures and the construction of an outdoor recreational and entertainment area on the site identified as Block 21. The supporting legislation has been popularly nicknamed "The LaVilla Experience" because of its dedication of funding to recreate a lasting monument to the community on behalf of the historical role that the

LaVilla District has played in the development of downtown Jacksonville.

If properly relocated and rehabilitated, we believe that the financial, community and political commitments will be leveraged to insure that this building is properly preserved while enhancing the public use and appreciation for this landmark building and its contribution to LaVilla and downtown Jacksonville.

I have included several exhibits, consisting of a letter from the house moving contractor, maps of downtown Jacksonville and the LaVilla District, photographs of the sites under consideration, a copy of the downtown streetscape standard and a copy of the current legislation supporting the renovation project. I have also included a brief visual presentation to provide an overview of this request and to offer more background on development in the LaVilla area. Your consideration of this request is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Al Battle Jr.", written in a cursive style.

Al Battle Jr.

Chief, Project Development

AGB/

Exhibits and Enclosure

LIST OF EXHIBITS

- I. Letter from Hygema House Movers Inc.
- II. Map of Downtown Jacksonville
- III. Map of LaVilla District
- IV. Map of Brewster Site Options
- V. Map of Site A
- VI. Map of Site B
- VII. Map of Site C
- VIII. Downtown Jacksonville Streetscape Standard Guidelines
- IX. Ordinance 2001-375 - "The LaVilla Experience"

Exhibit

I. Letter from Hygema House Movers Inc.

630-1485 Linda Armstrong

HYGEMA HOUSE MOVERS, INC.**BONDED HOUSE MOVERS**

Richard Mark Boyles
President
Albert J. Boyles, Jr.
Secretary / Treasurer
Albert J. Boyles, Sr.
Consultant

Where Skill and Experience Count
CALL US FOR FREE ESTIMATES
P.O. BOX 2655 • JACKSONVILLE, FLORIDA 32203

PHONES
(904) 764-9501
(904) 282-4211
FAX (904) 282-0591

CB C056929
CRCO49210

August 8, 2001

City of Jacksonville
Department of Public Works
Engineering Division
Attn: Morris Napier

RE: Brewster's Hospital Relocation

This letter is in regards to moving the building located at 915 W. Monroe Street, known as the Brewster's Hospital building. The building is being contemplated for relocation to one of two locations within the LaVilla District of downtown Jacksonville. The building is proposed to be moved to the north west corner of the intersection of Church and Broad Streets (Site A) or to the north west corner of the intersection of Monroe and Jefferson Streets (Site B).

Both sites are accessible for the relocation, however transport of the building to Site A would require coordination with the various overhead utilities and responsible agencies in the area. This would include the removal and replacement of overhead utilities, signalization structures and other structures in the right of way area. In addition, the removal and replacement of the building caves for transport along the roadway would be required.

Site B would require the removal and replacement of a number of palm trees and street lights in order to access the site from the roadway.

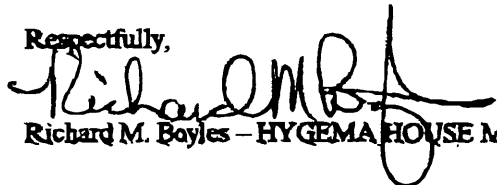
In general, the building would be moved intact to the new location. The building has a brick veneer structure with an off grade wood floor system. The front porch is an off grade slab floor.

The process will start by cleaning debris and dirt from around the building and underneath to enable the placement of I-beams. Holes will be cut into the foundation walls below the existing wood floor system. The I-beams will be placed consisting of (2) main I-beams running the overall length of the building and crossbeams placed in the opposite direction. Once the I-beams are in place, jacks will be positioned underneath the beams to raise the building. Some additional bracing will be added as needed for the porch and walls sections.

The building is to be raised and placed on hydraulic dollies and a truck to permit transport to the new location.

After transporting the building to the new location, it will remain on the moving equipment and the new foundation will be prepared for the placement of the structure (foundation per engineering plans). After placement of the foundation, the building will be lowered onto the site and the moving equipment will be removed.

Respectfully,


Richard M. Boyles - HYGEMA HOUSE MOVERS, INC.

Exhibit

II. Map of Downtown Jacksonville

Downtown Base Map

June 2001



**AREA
OF
INTEREST**

MAIN STREET
BRIDGE

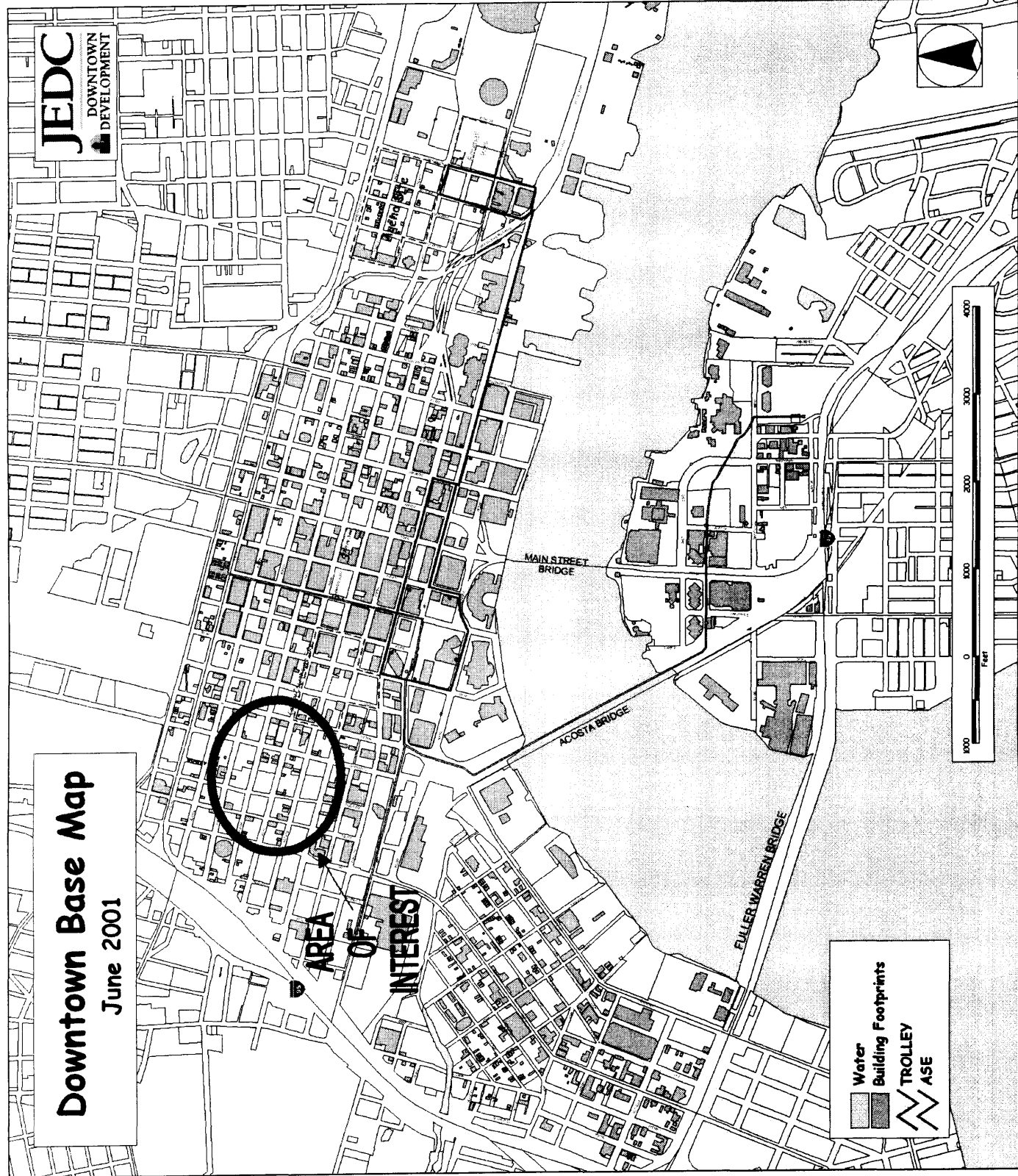
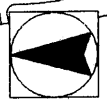
ACOSTA BRIDGE

FULLER WARREN BRIDGE

Water

Building Footprints

TROLLEY
ASE



Exhibit

III. Map of LaVilla District

Exhibit

IV. Map of Brewster Site Options

**BREXSTER HOSPITAL
SITE OPTIONS**

ASHLEY

THE
LAVILLA
EXPERIENCE
Site A

JEFFERSON

DUVAL

ST

BROAD

STREE



**NEW 34
SIKES & STOWE**

VOLUNTEERS
OF
AMERICA

MONROE (470')

SOUTHERN

LAVILLA PERFORMING
ARTS MIDDLE
SCHOOL

Inner City
Ministries

33

ELKINS
CONSTRUCTORS
INC.

Abdullah, M.
(V)

**CURRENT
LOCATION**

1st. Born
Church

COFFMAN-COLEMAN
LAW FIRM

Salvation
Army

**Lee &
Cates**

18
4
1
Gilbe
Walke
(N)
(TAX)

(215')

(290')

(450')

(210')

(215')

(275')

18

4

1

418

Exhibit

V. Map of Site A



CHURCH

BROAD

ASHLEY

**THE
LAVILLA
EXPERIENCE**

Site A

Clara Wild Mission

Gov't's Hall

Deloach Parking (Masonic Lodge)

Masonic Lodge

Fire Station

JEFFERSON

FORMING
DDLE
DL

VIA

Exhibit

VI. Map of Site B

VOA

Delos
Detach
Parking
(Masonic
Lodge)
**Fire
Station**
**Mason
Lodge**

DUVAL

Site B

**NEW
34
SIKES & STOWE**

MONROE

Parking
Lot

Worman's

Parking
Lot

33
Kemp, H
New Trinity
Bapt. Church
Febles, F. 3
Padma
Mendez
Elks
Lodge

(470')

**ELKINS
CONSTRUCTORS
INC.**

(210')

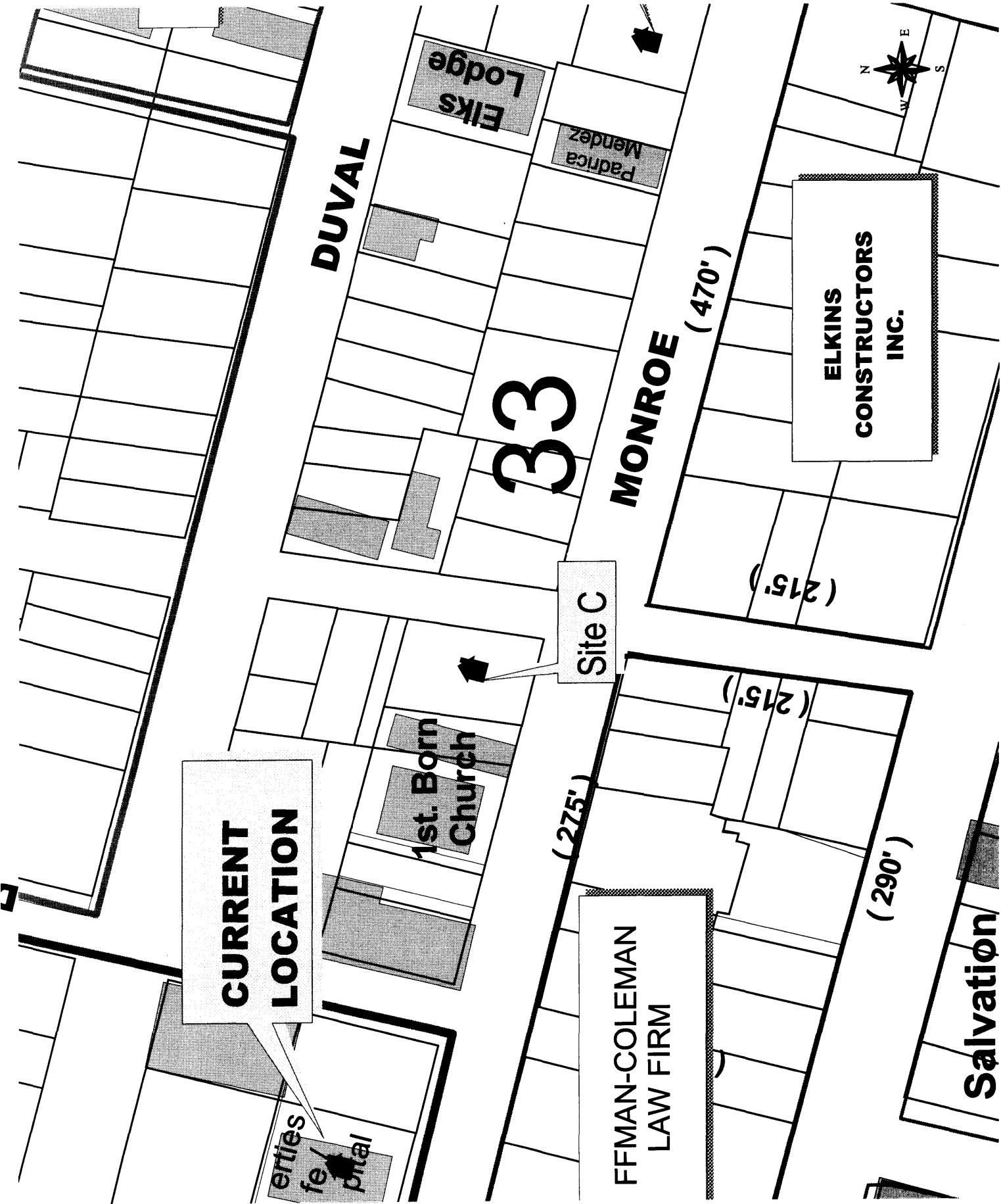
(450')

(215')



Exhibit

VII. Map of Site C



DUVAL

33

MONROE (470')



**ELKINS
CONSTRUCTORS
INC.**

(215')

Site C

**1st. Born
Church**

(275')

**FFMAN-COLEMAN
LAW FIRM**

(215')

(290')

Salvation

**CURRENT
LOCATION**

erties
fe
pital

**Elks
Lodge**

**Padrica
Mendez**

Exhibit

VIII. Downtown Jacksonville Streetscape Standard Guidelines

Downtown Jacksonville Streetscaping Standards

Street - Type	Light Fixture	Tree Type	Sidewalk	Furniture (Bench and Trash Can)	
Gateway (State, Union, Ocean, Main, Riverside, Forsyth, Bay, Prudential)	Pole and associated material by Thomas and Betts (Emery Fixtures)	Phoenix Palms Plant Phoenix palms 60' O.C. in straight rows. Same type on each side of street per block. A more mature tree height will be specified over meeting the Landscape Code minimum requirements. All streetscape landscaping will meet all other applicable Landscape Code minimum requirements.	16' wide (minimum) concrete sidewalk which includes a 4' amenity zone, scored with 5'x7' grid, 2 ft. brick paver bands along back of curb and perpendicular to curb, 5'x7' planters with w/brick edging, running bond brick at corners with ADA ramp, & 10' wide interlocking paver crosswalks w/ 1' concrete band border each side, at appropriate intersections. Select commercial/retail (Hemming Plaza, Jax Landing, Sidewalk Café's) require 22' wide (minimum) sidewalk. If in residential area sidewalk will be 5' wide (minimum) with no grid and brick. Brick pavers used in sidewalk shall be Medium Ironspot #46 paver manufactured by Endicott Clay Product Co. Crosswalks concrete pavers shall be Uni-Stone Interlocking pavers "Three Color" manufactured by Paver Systems. Sidewalk design will meet all ADA requirements.	Cascade Columbia Benches (Model-Restoration Series 2119-8, black frames, purple heart wood slats) and Black Canterbury Trash Cans (Model-"Pennsylvania").	
	<u>Desc.</u> <u>Qty.</u> <u>Catalog #</u> 14' Black 1 Wilman 14F/AOCABKRL Wilman Pole				
	Sunflower Arm 1 SunflowerCA/BK/RL				
	Gold Balls 4 Ball/GD				
	Breakaway Fitter 4 BAF58				
	Banner Rod 4 BR/RL				
	Fitter Plate W/ Ring & Bolts 4 BRFPWR				
	Light fixture by Holophane (Unique Solutions)				
	<u>Desc.</u> <u>Qty.</u> <u>Catalog #</u> Utility Acorn Fixture 2 GUV175MH12B3RSGH				

Downtown Jacksonville Streetscaping Standards

<p>Business (Water, Independent, Laura, Hogan, Liberty)</p>	<p>Pole and associated material by Thomas and Betts (Emery Fixtures)</p> <table border="1"> <thead> <tr> <th><u>Desc.</u></th> <th><u>Qty.</u></th> <th><u>Catalog #</u></th> </tr> </thead> <tbody> <tr> <td>14' Black Wilman Pole</td> <td>1</td> <td>Wilman 14F/AOCABKRL</td> </tr> <tr> <td>Sunflower Arm</td> <td>1</td> <td>SunflowerCA/BK/RL</td> </tr> <tr> <td>Gold Balls</td> <td>4</td> <td>Ball/GD</td> </tr> <tr> <td>Breakaway Fitter</td> <td>4</td> <td>BAF58</td> </tr> <tr> <td>Banner Rod</td> <td>4</td> <td>BR/RL</td> </tr> <tr> <td>Fitter Plate W/ Ring & Bolts</td> <td>4</td> <td>BRFPWR</td> </tr> <tr> <td>Light fixture by Holophane (Unique Solutions)</td> <td></td> <td></td> </tr> <tr> <th><u>Desc.</u></th> <th><u>Qty.</u></th> <th><u>Catalog #</u></th> </tr> <tr> <td>Utility Acorn Fixture</td> <td>2</td> <td>GVU175MH12B3RS5GH</td> </tr> </tbody> </table>	<u>Desc.</u>	<u>Qty.</u>	<u>Catalog #</u>	14' Black Wilman Pole	1	Wilman 14F/AOCABKRL	Sunflower Arm	1	SunflowerCA/BK/RL	Gold Balls	4	Ball/GD	Breakaway Fitter	4	BAF58	Banner Rod	4	BR/RL	Fitter Plate W/ Ring & Bolts	4	BRFPWR	Light fixture by Holophane (Unique Solutions)			<u>Desc.</u>	<u>Qty.</u>	<u>Catalog #</u>	Utility Acorn Fixture	2	GVU175MH12B3RS5GH	<p>Phoenix palms or alternative tree types such as Washingtonia or Sabal palms, Live Oak, Southern Magnolia, Sycamore, Tulip, or other acceptable tree types. Plant Phoenix palms 60' O.C. in straight rows. Other palm and tree spacing will vary between 25'-60' O.C. Same type on each side of street per block. A more mature tree height will be specified over meeting the Landscape Code minimum requirements. All streetscape landscaping will meet all other applicable Landscape Code minimum requirements.</p>	<p>12' wide (minimum) concrete sidewalk which includes a 4' amenity zone, scored with 5'x7' grid, 2 ft. brick paver bands along back of curb and perpendicular to curb, 5'x7' planters with w/brick edging, running bond brick at corners with ADA ramp, & 10' wide interlocking paver crosswalks w/ 1' concrete band border each side, at appropriate intersections. Select commercial/retail (Hemming Plaza, Jax Landing, Sidewalk Café's) require 22' wide (minimum) sidewalk. If in residential area sidewalk will be 5' wide (minimum) with no grid and brick. Brick pavers used in sidewalk shall be Medium Ironspot #46 paver manufactured by Endicott Clay Product Co. Crosswalks concrete pavers shall be Uni-Stone Interlocking pavers "Three Color" manufactured by Paver Systems. Sidewalk design will meet all ADA requirements.</p>	<p>Cascade Columbia Benches (Model-Restoration Series 2119-8, black frames, purple heart wood slats) and Black Canterbury Trash Cans (Model-"Pennsylvania"), where appropriate.</p>
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Downtown Jacksonville Streetscaping Standards

<p>Inter-district (Park, Lee, Jefferson, Broad, Monroe, Adams, Riverplace, Louisa, A.Phillip Randolph)</p>	<p>Pole and associated material by Thomas and Betts (Emery Fixtures)</p> <table border="1"> <thead> <tr> <th><u>Desc.</u></th> <th><u>Qty.</u></th> <th><u>Catalog #</u></th> </tr> </thead> <tbody> <tr> <td>14' Black Wilman Pole</td> <td>1</td> <td>Wilman 14F/AOCABKRL</td> </tr> <tr> <td>Sunflower Arm</td> <td>1</td> <td>SunflowerCA/BK/RL</td> </tr> <tr> <td>Gold Balls</td> <td>4</td> <td>Ball/GD</td> </tr> <tr> <td>Breakaway Fitter</td> <td>4</td> <td>BAF58</td> </tr> <tr> <td>Banner Rod</td> <td>4</td> <td>BR/RL</td> </tr> <tr> <td>Fitter Plate W/ Ring & Bolts</td> <td>4</td> <td>BRFPWR</td> </tr> </tbody> </table> <p>Light fixture by Holophane (Unique Solutions)</p> <table border="1"> <thead> <tr> <th><u>Desc.</u></th> <th><u>Qty.</u></th> <th><u>Catalog #</u></th> </tr> </thead> <tbody> <tr> <td>Utility Acorn Fixture</td> <td>2</td> <td>GVU175MH12B3RSGH</td> </tr> </tbody> </table>	<u>Desc.</u>	<u>Qty.</u>	<u>Catalog #</u>	14' Black Wilman Pole	1	Wilman 14F/AOCABKRL	Sunflower Arm	1	SunflowerCA/BK/RL	Gold Balls	4	Ball/GD	Breakaway Fitter	4	BAF58	Banner Rod	4	BR/RL	Fitter Plate W/ Ring & Bolts	4	BRFPWR	<u>Desc.</u>	<u>Qty.</u>	<u>Catalog #</u>	Utility Acorn Fixture	2	GVU175MH12B3RSGH	<p>Phoenix palms or alternative tree types such as Washingtonia or Sabal palms, Live Oak, Southern Magnolia, Sycamore, Tulip, or other acceptable tree types. Plant Phoenix palms 60' O.C. in straight rows. Other palm and tree spacing will vary between 25'-60' O.C. Same type on each side of street per block. A more mature tree height will be specified over meeting the Landscape Code minimum requirements. All streetscape landscaping will meet all other applicable Landscape Code minimum requirements.</p>	<p>12' wide (minimum) concrete sidewalk which includes a 4' amenity zone, scored with 5'x7' grid, 2 ft. brick paver bands along back of curb and perpendicular to curb, 5'x7' planters with w/brick edging, running bond brick at corners with ADA ramp, & 10' wide interlocking paver crosswalks w/ 1' concrete band border each side, at appropriate intersections. Select commercial/retail (Hemming Plaza, Jax Landing, Sidewalk Café's) require 22' wide (minimum) sidewalk. If in residential area sidewalk will be 5' wide (minimum) with no grid and brick. Brick pavers used in sidewalk shall be Medium Ironspot #46 paver manufactured by Endicott Clay Product Co. Crosswalks concrete pavers shall be Uni-Stone Interlocking pavers "Three Color" manufactured by Paver Systems. Sidewalk design will meet all ADA requirements.</p>	<p>Cascade Columbia Benches (Model-Restoration Series 2119-8, black frames, purple heart wood slats) and Black Canterbury Trash Cans (Model-"Pennsylvania").</p>
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Utility Acorn Fixture	2	GVU175MH12B3RSGH																													

Downtown Jacksonville Streetscaping Standards

<p>Intra-district (The remaining downtown district streets)</p>	<p>Pole by Thomas and Betts (Emery Fixtures, Inc.)</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"><u>Desc.</u></td> <td style="width: 10%;"><u>Qty.</u></td> <td style="width: 60%;"><u>Catalog #</u></td> </tr> <tr> <td>12' or 14' Black Wilman Pole</td> <td style="text-align: center;">1</td> <td>WL12F/17.OCA/BK WL14F/17.OCA/BK</td> </tr> </table> <p>Light fixture by Holophane (Unique Solution)</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"><u>Desc.</u></td> <td style="width: 10%;"><u>Qty.</u></td> <td style="width: 60%;"><u>Catalog #</u></td> </tr> <tr> <td>Utility Acorn</td> <td style="text-align: center;">1</td> <td>GVU175MH12B3RS GH</td> </tr> </table>	<u>Desc.</u>	<u>Qty.</u>	<u>Catalog #</u>	12' or 14' Black Wilman Pole	1	WL12F/17.OCA/BK WL14F/17.OCA/BK	<u>Desc.</u>	<u>Qty.</u>	<u>Catalog #</u>	Utility Acorn	1	GVU175MH12B3RS GH	<p>Match or coordinate compatible District tree type. Spacing of trees shall be 25'-60' O.C. determined by existing conditions and desired look. A more mature tree height will be specified over meeting the Landscape Code minimum requirements. All streetscape landscaping will meet all other applicable Landscape Code minimum requirements.</p>	<p>10' wide (minimum) concrete sidewalk, which includes a 4' wide (minimum) amenity zone, scored with 5'x7' grid, 5'x7' planters, ADA ramps at corners of intersections. If in residential zone, sidewalk will be 5' wide (minimum) with no grid and brick. Sidewalk design will meet all ADA requirements.</p>	<p>Cascade Columbia Benches (Model-Restoration Series 2119-8, black frames, purple heart wood slats) and Black Canterbury Trash Cans (Model-"Pennsylvania").</p>
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Exhibit

IX. Ordinance 2001-375 - “The LaVilla Experience”

C-40

1 Introduced by Council Member Fullwood:

4 **ORDINANCE 2001-**

5 AN ORDINANCE MAKING CERTAIN FINDINGS AND
6 AUTHORIZING THE EXECUTION OF A REDEVELOPMENT
7 AGREEMENT BETWEEN THE CITY OF JACKSONVILLE,
8 THE JACKSONVILLE ECONOMIC DEVELOPMENT
9 COMMISSION AND A NON-PROFIT ORGANIZATION
10 (ANTICIPATED TO BE THE NU BETA CHAPTER OF THE
11 PHI BETA SIGMA FRATERNITY, INC., HEREIN
12 "DEVELOPER"); APPROPRIATING \$ _____ FROM
13 THE _____ FUND RELATING TO ALL
14 NECESSARY FUNDING (INCLUDING: PROPERTY
15 ACQUISITION, RELOCATION OF CERTAIN HISTORICAL
16 STRUCTURES, ETC.) FOR A NEW PARK SITE ("THE
17 LAVILLA EXPERIENCE PROJECT") TO BE LOCATED ON
18 LAVILLA BLOCKS 16 AND 21 (SAID AREA GENERALLY
19 DESCRIBED AS: THAT PARCEL BOUNDED ON THE NORTH
20 BY BEAVER STREET, ON THE EAST BY BROAD STREET,
21 ON THE SOUTH BY CHURCH STREET, AND ON THE WEST
22 BY JEFFERSON STREET), WITH "THE LAVILLA
23 EXPERIENCE PROJECT" FOR THE PUBLIC'S
24 HISTORICAL EDUCATION TO INCLUDE USE OF THE
25 RELOCATED AND EXISTING BUILDINGS ON THE SITE
26 AS MUSEUMS HONORING RAY CHARLES, JAMES WELDON
27 JOHNSON AND A. PHILIP RANDOLPH, AND AS
28 ADDITIONAL COMMUNITY SERVICE TYPE OFFICE
29 SPACE; PROVIDING AN EFFECTIVE DATE.

31 **BE IT ORDAINED** by the Council of the City of Jacksonville:

1 **Section 1. Findings; Redevelopment Agreement.** It is
2 hereby determined, found and declared that COMPOSITE EXHIBIT A (as
3 hereinafter described) and the PROJECT SUMMARY (attached hereto)
4 set forth public purposes for the expenditures and Redevelopment
5 Agreement authorized in this Ordinance. The Mayor and Corporation
6 Secretary are authorized to enter into a Redevelopment Agreement
7 between the City of Jacksonville, the Jacksonville Economic
8 Development Commission (JEDC) and Developer, substantially in the
9 form dated __-__01 which is on file with the Council Secretary
10 (with such "technical" changes as are set forth below), for the
11 purpose of implementing both COMPOSITE EXHIBIT A (as same is
12 hereinafter described) and the Redevelopment Agreement. The JEDC
13 shall administer the Redevelopment Agreement. Such Redevelopment
14 Agreement may include such additions, deletions and changes as may
15 be reasonable, necessary and incidental for carrying out the
16 purposes thereof, as may be acceptable to the Mayor, or his
17 designee, with such inclusion and acceptance being evidenced by
18 execution of the Redevelopment Agreement by the Mayor or his
19 designee. No modification to the Redevelopment Agreement may
20 increase the financial obligations or the liability to the City and
21 any such modification shall be technical only and shall be subject
22 to appropriate legal review and approval of the General Counsel, or
23 his designee, and all other appropriate action required by law
24 ("technical" is herein defined as including, but not limited to,
25 legal descriptions and surveys, ingress and egress, easements and
26 rights of way, schedule and scope of performance and development,
27 design standards, access and site plan).

28 **Section 2. Appropriation.** For the 2000-2001 fiscal
29 year, within the City's budget, there are hereby appropriated the
30 indicated sum(s) from the account(s) listed in subsection (a) to
31 the account(s) listed in subsection (b):

1 (a) Appropriated from:

2 Account Name & Number: To Be Determined \$ _____

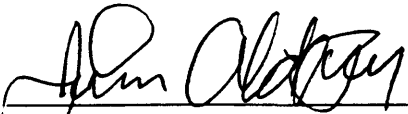
3 (b) Appropriated to:

4 Account Name & Number: To Be Determined \$ _____

5 (c) The purpose of this appropriation is to provide funding
6 for certain property costs regarding the acquisition of real
7 estate, relocation of certain historical structures, conveyance to
8 certain non-profit Developers, and all other actions necessary for
9 the establishment of "The LaVilla Experience Project" as further
10 described in COMPOSITE EXHIBIT A attached hereto and made part
11 hereof.

12 **Section 3. Effective Date.** This ordinance shall
13 become effective upon signature by the Mayor or upon becoming
14 effective without the Mayor's signature.

15
16 Form Approved:

17 
18 _____

19 Office of General Counsel

20 Legislation Prepared by: John T. Alderson, Jr.

21 4/4/01 G:\shared\ALDERSON\LaVilla Experience\Ordinance-Revised.doc

BREWSTER HOSPITAL—PHOTOGRAPHS



PHOTO #1, Brewster Hospital—Front, Existing Condition at Original Site



PHOTO #2, Brewster Hospital—Angle Shot, Existing Condition at Original Site



PHOTO #3, Site A, LaVilla Experience, View of Southeast Corner of Site



PHOTO #4, Site A, LaVilla Experience, View form Intersection, Looking West across Site



PHOTO #5, Site A, LaVilla Experience, View from Site Looking South (Richmond Hotel and Masonic Temple)



PHOTO #6, Site A, LaVilla Experience, View of Southwest Corner of Site (Genovar's Hall in Background)



PHOTO #7, Site A, LaVilla Experience, View from Site Looking North (Clara White Mission)

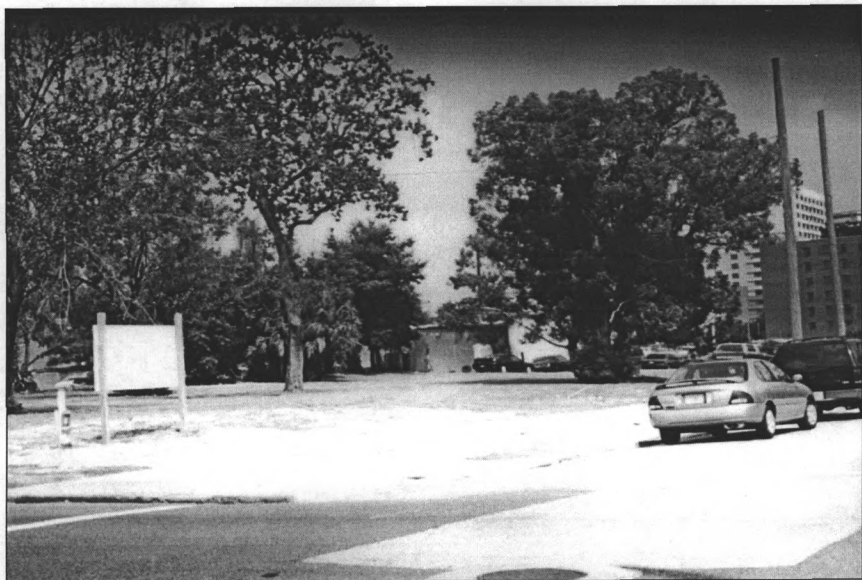


PHOTO #8, Site A, LaVilla Experience, View from Southwest Corner of Site



PHOTO #9, Site B, View of Site from Intersection of Jefferson & Monroe Streets (Owner Occupied Residence in Background)

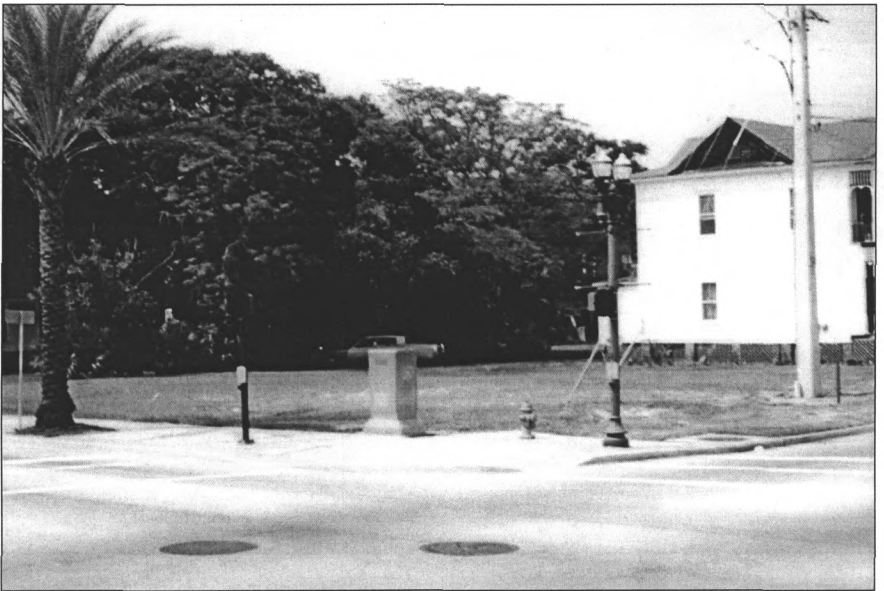


PHOTO #10, Site B, View of site from intersection Jefferson and Monroe Streets (Mills Smith Properties on right)

BREWSTER HOSPITAL—PHOTOGRAPHS



PHOTO #11. Site B. View looking directly west across site.



PHOTO #12, Site B, View Looking South at Intersection of Jefferson & Monroe Streets (Elkins Constructors Building)



PHOTO #13, Shotgun Houses, Houses Ready to Be Moved to La Villa Experience Site.

2

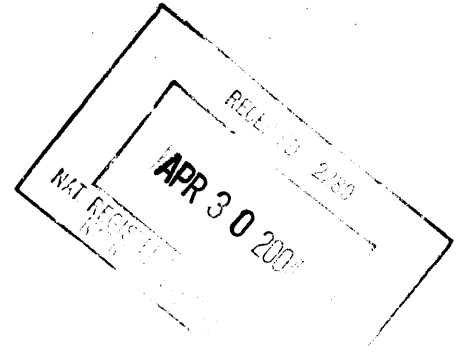
DIVISIONS OF FLORIDA DEPARTMENT OF STATE
 Office of the Secretary
 Office of International Relations
 Division of Elections
 Division of Corporations
 Division of Cultural Affairs
 Division of Historical Resources
 Division of Library and Information Services
 Division of Licensing
 Division of Administrative Services



MEMBER OF THE FLORIDA CABINET
 State Board of Education
 Trustees of the Internal Improvement Trust Fund
 Administration Commission
 Florida Land and Water Adjudicatory Commission
 Siting Board
 Division of Bond Finance
 Department of Revenue
 Department of Law Enforcement
 Department of Highway Safety and Motor Vehicles
 Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
 Katherine Harris
 Secretary of State
 DIVISION OF HISTORICAL RESOURCES

November 30, 2001



The Honorable John A. Delaney, Mayor
 Duval County Council
 117 W. Duval Street, Suite 425
 Jacksonville, Florida 32202
 Re: Old Brewster Hospital, Proposed Relocation

Dear Mayor Delaney:

The Old Brewster Hospital, located at 915 West Monroe Street, in the LaVilla area of Jacksonville, Florida, was listed in the National Register of Historic Places on May 13, 1976. The hospital, built in 1885, served as Jacksonville's first hospital for African Americans and was also a nurse training facility for African Americans. On November 16, 2001, the Florida National Register Review Board reviewed the City of Jacksonville's plan to move the Old Brewster Hospital to another location in the LaVilla area of the city. The relocation of a listed building normally renders it ineligible for continued listing in the National Register unless prior approval of the move has been obtained from the Keeper of the National Register of Historic Places.

The Board considered three sites proposed by the City: Site A at the southeast corner of the block defined by Jefferson, Ashley, Broad, and Church (within the proposed "LaVilla Experience"), Site B at the southeast corner of Jefferson and Monroe, two blocks east of the present site; and Site C located on Monroe, one block east of the present site. Site A, the "LaVilla Experience," was rejected because artificial groupings of historic resources that have been created for purposes of interpretation, protection, or maintenance are not in accordance with National Register guidelines. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development. Site C was rejected because the hospital would have to be placed at the corner, giving it a setting that is unlike its original setting. Site B, however, was approved because it would allow the hospital to continue to face Monroe. Furthermore, although it is a corner lot, it is large enough to allow the hospital to be placed toward the west side of the lot to recreate the historically correct interior, rather than

COPY

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

- Director's Office (850) 245-6300 • FAX: 245-6435
- Archaeological Research (850) 245-6444 • FAX: 245-6436
- Historic Preservation (850) 245-6333 • FAX: 245-6437
- Historical Museums (850) 245-6400 • FAX: 245-6433
- Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
- St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
- Tampa Regional Office (813) 272-3843 • FAX: 272-2340

The Honorable John A. Delaney

Page Two

November 30, 2001

corner, siting of the building. Because extensive demolition has destroyed the sense of community that once existed in LaVilla as a whole, and because relocation of the Old Brewster Hospital is certain, the Review Board reluctantly approved the proposed plan to relocate the building to Site B.

Before the request can be submitted, however, the City must provide an evaluation of potential damage to archaeological resources at Site B that might be incurred by the relocation to that site. The entire LaVilla area is potentially rich in archaeological information. The area, one of the few areas of Jacksonville to survive the Great Fire of 1901, was once a thriving community unto itself and one of the city's most important African American neighborhoods. If the building is moved, the relocation process should be closely monitored by archaeologists.

If you have any questions, please do not hesitate to call me at 1-800-847-7278.

Sincerely,

A handwritten signature in cursive script that reads "Barbara E. Mattick".

Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey & Registration

Brewster Hospital Existing Conditions



April 2004

Brewster Hospital Existing Conditions



April 2004

EXISTING
ADJACENT
HOME

AT THE
PROPOSED SITE



EXISTING
ADJACENT
HOME



AT THE
PROPOSED
SITE B



HARMONY
DENTAL



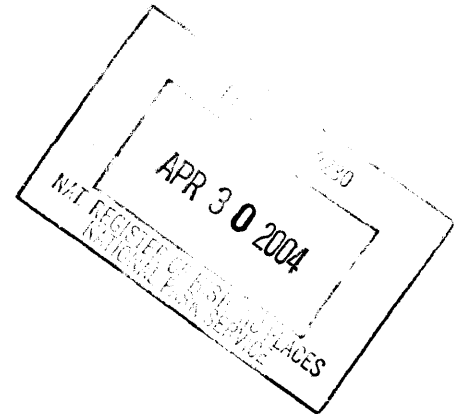


Structural Engineers Group
Incorporated

4

April 21, 2004

Mr. Al Battle, Director
JEDC
Downtown Development Authority
220 East Bay Street
14th Floor
Jacksonville, Florida 32202



Re: 2-Story Structure @ 915 Monroe St., Jacksonville, FL
SEG Project No. 04021

Dear Mr. Battle:

Pursuant to your request on this date to Mr. Ted Pappas, AIA of PBV Architects, two structural engineers from our office visited the above referenced structure. The purpose of our visit was to ascertain whether the structure appears suitable for relocation from the current location to a nearby location.

The engineers, Mr. Richard Givens, P.E. and Mr. Robert Givens, P.E. of our office, found the structure to be in a current state of general deterioration. This deterioration appears to have occurred over an extended period of time during which the structure has remained unoccupied.

The structure is a combination of masonry and wood framing and shows some signs of distress in the floor and in the plaster walls. This could have occurred over time or possibly when the structure was lifted off the foundation in the recent past. The structure currently requires a considerable amount of rehabilitation prior to use of any sort. If the structure is properly moved, the amount of work required to rehabilitate the building should not increase significantly.

While there were no calculations made in relation to the code acceptability of the structure as it currently stands, it is our opinion that with proper methodology by an experienced, qualified house/building moving company that the structure can be relocated to the nearby site with little or no additional damage to the structural components.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Robert W. Givens, P.E.
Senior Vice President

Cc: Mr. Ted Pappas, AIA

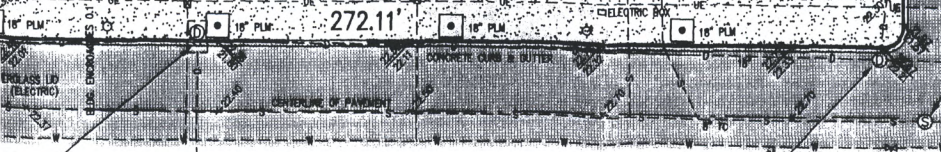
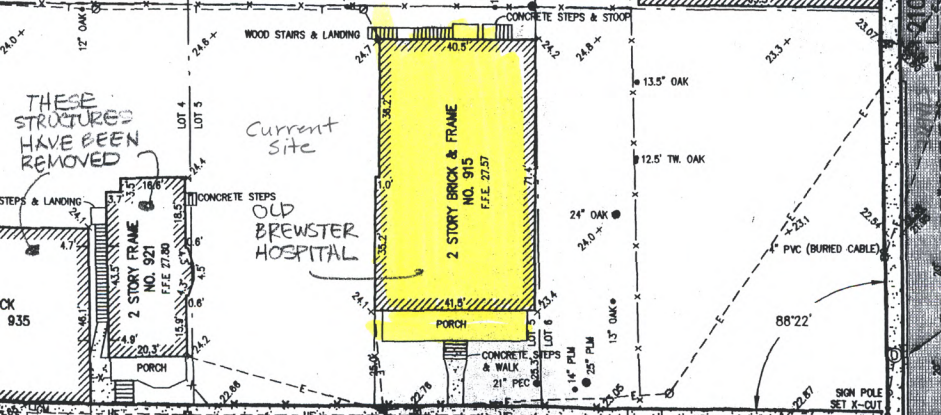
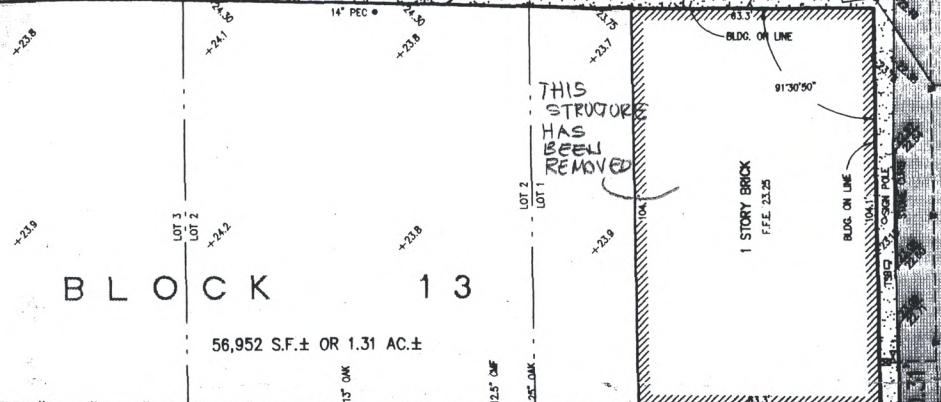
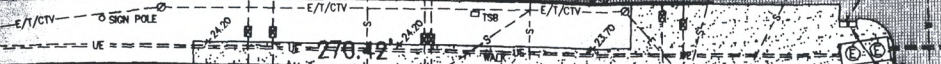
04 APR 27 AM 2:37

RECEIVED
BUREAU OF
CONSERVATION

Structural Engineers Group, Inc.

WEST DUVAL STREET

18,127 S.F. ± OR 0.37 AC. (SEE ACREAGE NOTES)



WEST MONROE STREET (60' R/W) STREET

STORM MANHOLE
TOP EL. 22.31
N. INV. 15.81
E. INV. 18.61
W. INV. 15.41

APPROX. OF WATER NOT FUL

SITE B

JAXGIS Property Information



Total Value	Acres	Plat Book	Map Panel	Legal Descriptions	Flood Zone	LandUse	Zoning	ENT
222232	0.51	0013	226 3	S-746 40-2S-26E LAVILLA DIV E	Not in Flood	CBD	CRO	ENT

ST

DUVAL STREET WEST

MADISON STREET

JEFFERSON STREET N.



BREWSTER HOSPITAL (NEW LOCATION)

FENCE

39.0' 44.0' 100.0'

55.2

71.4'

8.8

15.0'

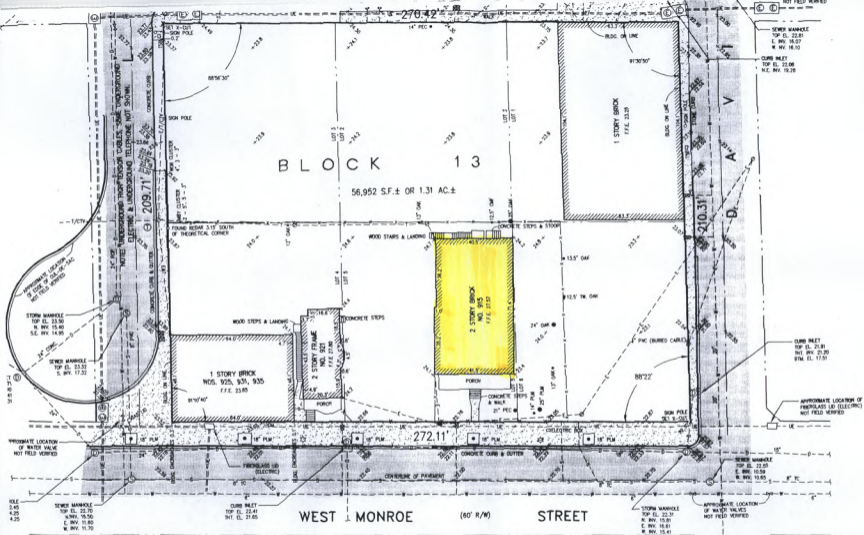
MONROE STREET WEST



(SITE B)

PROPOSED NEW SITE FOR BREWSTER HOSPITAL

SCALE: 1"=30.0'



EXISTING SITE OF BREWSTER HOSPITAL

STORM MANHOLE
TOP EL. 22.81
E. INV. 18.07
N. INV. 18.07

CURB INLET
TOP EL. 22.08
M.E. INV. 19.28

CURB INLET
TOP EL. 21.81
N.I. INV. 21.20
S.I.M. EL. 17.50

APPROXIMATE LOCATION OF
FIBERGLASS LID (ELECTRIC)
NOT FIELD VERIFIED

SEWER MANHOLE
TOP EL. 22.95
E. INV. 15.58
N. INV. 15.85

APPROXIMATE LOCATION
OF WATER VALVES
NOT FIELD VERIFIED

STORM MANHOLE
TOP EL. 22.39
E. INV. 15.81
N. INV. 15.81

SOLE
2.45
4.25
4.25

SEWER MANHOLE
TOP EL. 22.70
N. INV. 18.50
E. INV. 15.85
N. INV. 11.70

CURB INLET
TOP EL. 22.41
S.I. EL. 21.65



BREWSTER
HOSPITAL
NOW

NEW LOCATION BREWSTER
HOSPITAL

6

FLORIDA ARCHEOLOGICAL SERVICES, INC.

4250 MELROSE AVENUE
JACKSONVILLE, FL 32210

(904) 389-1976
(904) 388-2919 FAX

April 19, 2004

Mr. Al Battle
Director
Jacksonville Economic Development Commission
Downtown Development Authority
City Hall Annex 14th Floor
220 East Bay Street
Jacksonville, Florida 32202

RECEIVED
OFFICE OF
CITY CLERK
04 APR 27 AM 2:36

**RE: Preliminary Report
Phase I Archeological Field Study
Project: Brewster Hospital Relocation Project
For the JEDC/DDA Site at Jefferson and Monroe Streets
City of Jacksonville, Duval County, Florida**

Dear Mr. Battle:

Please consider the following information as the preliminary report of Florida Archeological Services, Inc. (FAS) of Jacksonville, for our Phase I archeological survey of the proposed relocation site for the Brewster Hospital. Located at the northwest corner of Jefferson and Monroe Streets in downtown Jacksonville, this archeological investigation was recommended by the Florida Division of Historical Resources (DHR) following its formal review of the City's proposal to relocate this structure which dates to 1885.

As you know, this work required both fieldwork, consisting of the excavation of a number of subsurface shovel tests using currently acceptable archeological procedures, as well as laboratory analysis and final report preparation. These procedures are required to meet current historic preservation mandates of the SHPO's correspondence of November 30, 2001 (see Appendix A). While the project's final report will be completed during the last phase of the project, the following information should be considered as our preliminary view of the findings of this study. Once finalized, the project's final report will be completed in accordance with the additional DHR requirements contained in Chapter 1A-46 *Florida Administrative Code*.

In order to complete this project, I have examined the maps and other information on file at FAS including the 1897, 1903, and 1913 Sanborn Insurance Maps in order to document what structures were present just before and just after the turn of the century. This review indicated that most of the property appears to rank as a medium-to-high probability area for containing regionally significant archeological resources (hence the DHR recommendation for survey).

Mr. Al Battle
April 19, 2004
Page Two

Following my preliminary review and prior to the initiation of fieldwork, I coordinated the field investigation with Ms. Laura Kammerer, Section Administrator of the Florida Division of Historical Resources (DHR) Bureau of Historic Preservation. During our discussion, I outlined our planned field effort and asked her opinion regarding same. Ms. Kammerer was very helpful and offered her views of our project's planned approach. Her insights regarding the area planned for relocation of the hospital were very useful and greatly appreciated.

To be brief, we conducted field testing according to the distribution of the tract's past structural components as an attempt to discover any intact footers, privies, wells, etc or other evidence of past site utilization. As such, we oriented a line of shovel tests along the anticipated front and rear portions of the structures, especially those depicted on the 1913 version of the Sanborn Insurance Maps. In addition, we conducted judgmental testing along the tract's rear (northern) property line as a means by which to discover privies, wells, and other elements known to exist at similar domestic occupations during the late 19th and early 20th centuries.

See Figure 1 for the project's location and Figure 2 for the resulting archeological field map showing the location of our subsurface shovel testing efforts. In addition to this strategy, we also conducted intensive ground surface reconnaissance, and conducted a neighbor informant interview. Of the 13 shovel tests excavated on the tract's approximately 1500 square meters (0.15 ha.), or slightly over 1/3 rd. acre area, only four (4) contained historic period artifacts. In accordance with arrangements made with DHR, we kept only those artifacts that we felt to be occupational-period related. As such and while we observed and recorded the presence of brick and mortar fragments, we did not recover these items nor others that were felt to be mostly modern. The latter includes rusted metal fragments (often modern nails and other items), as well as clear, brown, and green bottle glass considered to be of the modern era.

While our final analysis is not yet completed, we did recover historic period ceramic artifacts such as transfer-printed whiteware, dark green bottle glass, and other items that appeared to be historic in nature. It is interesting to note that upon laboratory processing, washing, and preliminary analysis, most of the ceramic artifacts brought to the lab showed evidence of burning - suggesting that these items were likely deposited in the tract's archeological record after the 1901 fire. As you know, we must complete all laboratory analysis before we can document the procedures and findings to DHR standards and guidelines.

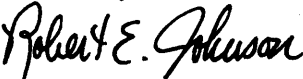
Regarding the tract's significance, none of the 13 subsurface shovel testing procedures documented the presence of intact cultural features or other deposits that would suggest that the tract maintains any level of significance. As such, it is our preliminary view that site preparation for the planned relocation of the Brewster Hospital, a National Register structure, will have no effect upon

Mr. Al Battle
April 19, 2004
Page Three

sites listed in or eligible for listing in the *National Register of Historic Places*, or otherwise of architectural, historical, or archeological significance. Please note that this view pertains to the site chosen by your agency as the new location for the Brewster Hospital, and not the hospital itself. In view of these findings, it is my opinion, based upon our preliminary analysis that the site location chosen for the relocation project has no archeological or historical sites that would require additional work. However, I must caution that in the event that such materials and/or intact deposits are discovered during the monitoring effort that work efforts should have a contingency plan that would allow for the recording and possible excavation of such deposits. Such work is why the DHR recommended archeological monitoring for the site preparation and move - as outlined in their correspondence of November 30, 2001.

As stated, the resulting final report will comply with Chapter 1A-46 *Florida Administrative Code*; and as I have on past projects for the City, I will be glad to provide SHPO (State Historic Preservation Officer) coordination on this project, following the receipt of your approval. Prior to submittal, however, we must complete additional artifact and information analysis in order to complete all project requirements.

Thank you for the opportunity to work with you, as well as the staff of the JEDC again on this important project. Please call if you have questions or comments.

Sincerely,

Robert E. Johnson, RPA*
President

REJ/bj

* Registered Professional Archeologist

Attachments (2 Figures, SHPO letter)

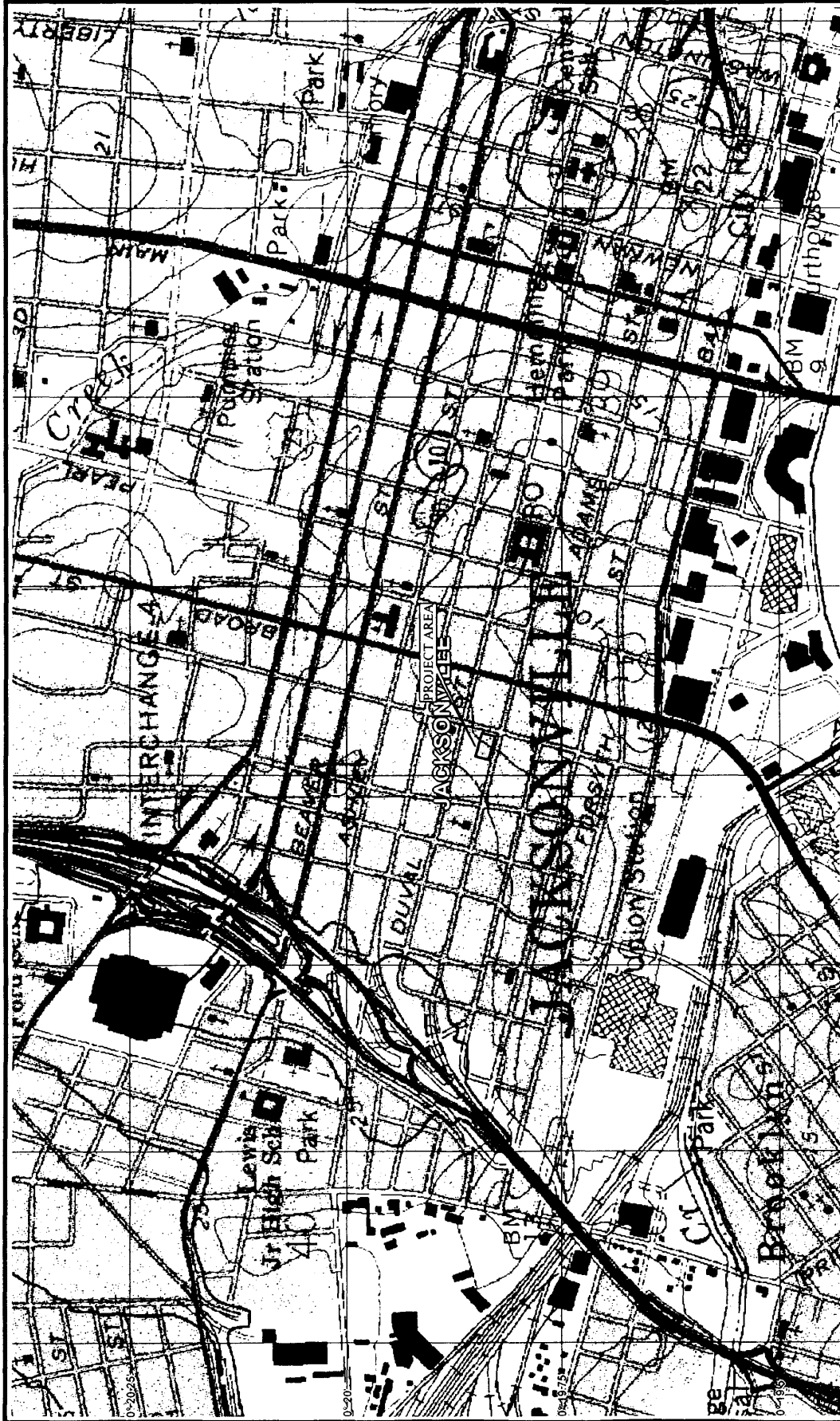


Figure 1. Portion of the Jacksonville, Fla. USGS Topographic Quadrangle Map showing the Location of the Brewster Hospital Relocation Project Area.



Florida
Archeological
Services, Inc.

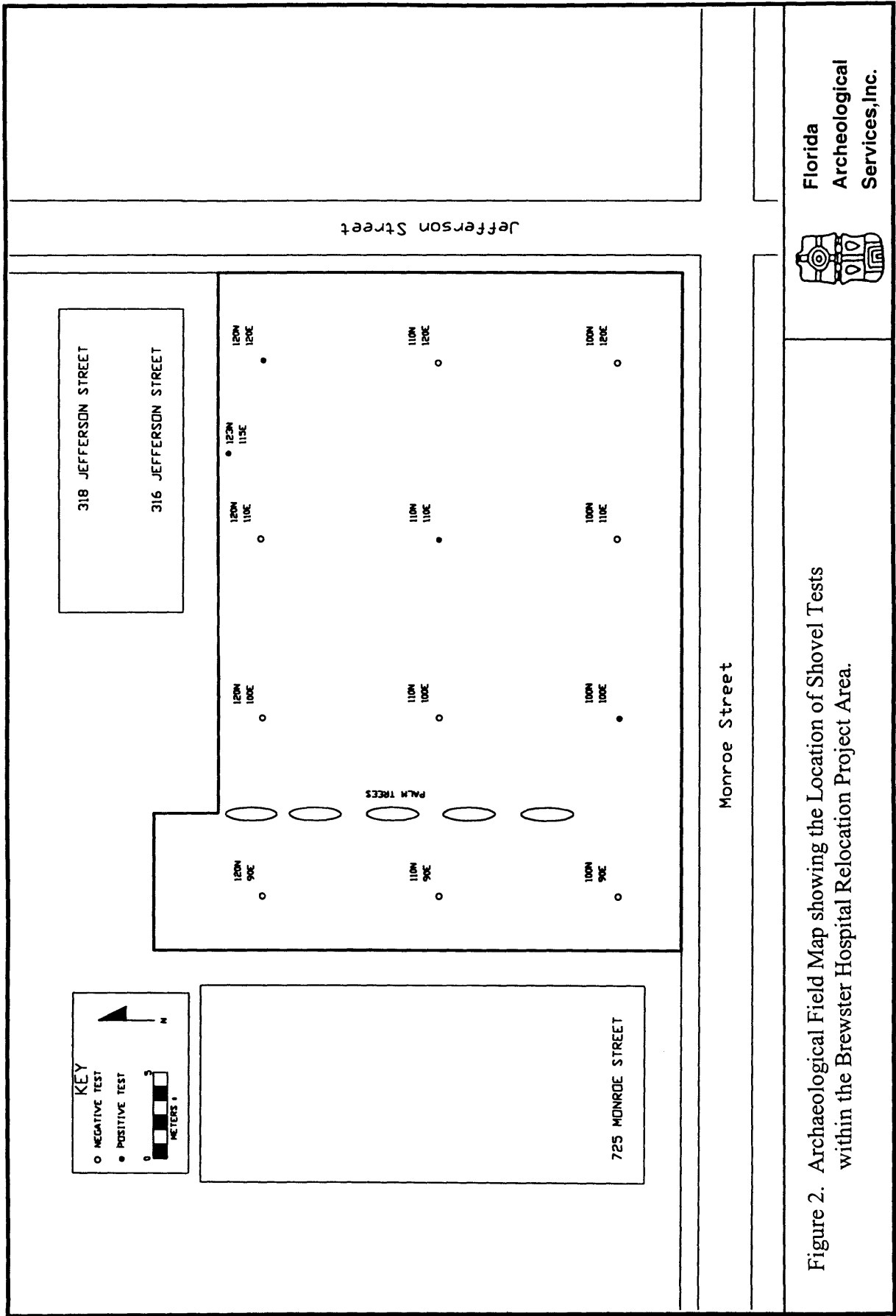


Figure 2. Archaeological Field Map showing the Location of Shovel Tests within the Brewster Hospital Relocation Project Area.

Appendix A:

DHR Survey Request Letter

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
 Office of the Secretary
 Office of International Relations
 Division of Elections
 Division of Corporations
 Division of Cultural Affairs
 Division of Historical Resources
 Division of Library and Information Services
 Division of Licensing
 Division of Administrative Services



FLORIDA DEPARTMENT OF STATE
 Katherine Harris
 Secretary of State
 DIVISION OF HISTORICAL RESOURCES

MEMBER OF THE FLORIDA CABINET
 State Board of Education
 Trustees of the Internal Improvement Trust Fund
 Administration Commission
 Florida Land and Water Adjudicatory Commission
 Siting Board
 Division of Bond Finance
 Department of Revenue
 Department of Law Enforcement
 Department of Highway Safety and Motor Vehicles
 Department of Veterans Affairs

November 30, 2001

TO: BOB JOHNSON

FROM: KE BASTIE

RE: BREWSTER
 RELO

388-2919

The Honorable John A. Delaney, Mayor
 Duval County Council
 117 W. Duval Street, Suite 425
 Jacksonville, Florida 32202
 Re: Old Brewster Hospital, Proposed Relocation

Dear Mayor Delaney:

The Old Brewster Hospital, located at 915 West Monroe Street, in the LaVilla area of Jacksonville, Florida, was listed in the National Register of Historic Places on May 13, 1976. The hospital, built in 1885, served as Jacksonville's first hospital for African Americans and was also a nurse training facility for African Americans. On November 16, 2001, the Florida National Register Review Board reviewed the City of Jacksonville's plan to move the Old Brewster Hospital to another location in the LaVilla area of the city. The relocation of a listed building normally renders it ineligible for continued listing in the National Register unless prior approval of the move has been obtained from the Keeper of the National Register of Historic Places.

The Board considered three sites proposed by the City: Site A at the southeast corner of the block defined by Jefferson, Ashley, Broad, and Church (within the proposed "LaVilla Experience"), Site B at the southeast corner of Jefferson and Monroe, two blocks east of the present site; and Site C located on Monroe, one block east of the present site. Site A, the "LaVilla Experience," was rejected because artificial groupings of historic resources that have been created for purposes of interpretation, protection, or maintenance are not in accordance with National Register guidelines. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development. Site C was rejected because the hospital would have to be placed at the corner, giving it a setting that is unlike its original setting. Site B, however, was approved because it would allow the hospital to continue to face Monroe. Furthermore, although it is a corner lot, it is large enough to allow the hospital to be placed toward the west side of the lot to recreate the historically correct interior, rather than

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
 (850) 245-6300 • FAX: 245-6435

Archaeological Research
 (850) 245-6444 • FAX: 245-6436

Historic Preservation
 (850) 245-6333 • FAX: 245-6437

Historical Museums
 (850) 245-6400 • FAX: 245-6433

Palm Beach Regional Office
 (561) 279-1475 • FAX: 279-1476

St. Augustine Regional Office
 (904) 825-5045 • FAX: 825-5044

Tampa Regional Office
 (813) 272-3843 • FAX: 272-2340

COPY


The Honorable John A. Delaney
Page Two
November 30, 2001

corner, siting of the building. Because extensive demolition has destroyed the sense of community that once existed in LaVilla as a whole, and because relocation of the Old Brewster Hospital is certain, the Review Board reluctantly approved the proposed plan to relocate the building to Site B.

Before the request can be submitted, however, the City must provide an evaluation of potential damage to archaeological resources at Site B that might be incurred by the relocation to that site. The entire LaVilla area is potentially rich in archaeological information. The area, one of the few areas of Jacksonville to survive the Great Fire of 1901, was once a thriving community unto itself and one of the city's most important African American neighborhoods. If the building is moved, the relocation process should be closely monitored by archaeologists.

If you have any questions, please do not hesitate to call me at 1-800-847-7278.

Sincerely,



Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey & Registration



 DOWNTOWN
DEVELOPMENT

#7

April 21, 2004

The Honorable Glenda Hood
Secretary of State
Florida Department of State, Division of Historical Resources
500 S. Bronough Street
Tallahassee, Florida 32399-0250

RE: Old Brewster Hospital

Dear Secretary Hood:

On November 16, 2001, the Florida National Register Review Board reviewed the City of Jacksonville's plan to relocate the Old Brewster Hospital another location in the LaVilla District of downtown Jacksonville. At that meeting, we asked the Board to consider three sites for possible relocation. Of the three sites presented, the Board approved the relocation to "Site B" (near the intersection of Monroe Street and Jefferson) pending the completion of an evaluation of potential archaeological resources that might be present at the proposed site. While this was not the City's preferred site in 2001, our preference has changed.

In March 2004, in accordance with the previous approval, we reached out to the State Preservation Office to inform them of the City's relocation plan to "Site B". Subsequently, we received written communication from their office that restated the Board's previous action in 2001 and the need for the archeological report for the proposed site. The required archeological report was completed during the week of April 12th; a preliminary draft of the report has been forwarded to historical resources division while the final report is being completed.

Recently, local interests have raised concerns regarding the condition of the building, its ability to survive the move and whether the dimensions of new site would allow the structure to maintain its historic orientation. I offer the following in response to those concerns with the expectation that several key questions will be answered.

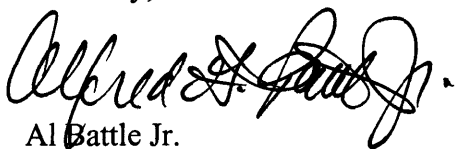
First, the building has been vacant for at least four years after the City purchased it from the previous owner. Shortly thereafter, the City entered into a contractual obligation to sell the underlying property that requires the building to be relocated. Subsequently the City secured the building and placed a fence around the structure. Second, the proposed relocation will result in additional local funding to facilitate renovation of the structure. Third, the structure should survive the move to the modified location. The new site is only two blocks east of the present location. In addition, it is the opinion of the City's Engineering Division, confirmed by two independent professional engineers, that the structure should survive the move. Fourth, "Site B" is large enough to accept the building. The evidence demonstrating this point is supported by a recently prepared

The Honorable Glenda Hood
April 22, 2004
Page 2

site plan that illustrates the contemplated orientation on the new site. Finally, the National Register Review Board's previous action was supportive of the chosen site and the preliminary results of the archeological survey found no "archeologically significant" evidence to prevent immediate relocation to the preferred site.

The City of Jacksonville is committed to the relocation and preservation of the Old Brewster Hospital and stands prepared to address any and all concerns to support the original request for relocation to "Site B" in the LaVilla District of downtown Jacksonville. Please call me if you have any questions at (904) 630-7117.

Sincerely,

A handwritten signature in black ink, appearing to read "Alfred S. Battle Jr.", written in a cursive style.

Al Battle Jr.

Managing Director, Downtown Development Authority

cc: Steve Diebenow, Chief of Policy and Governmental Affairs