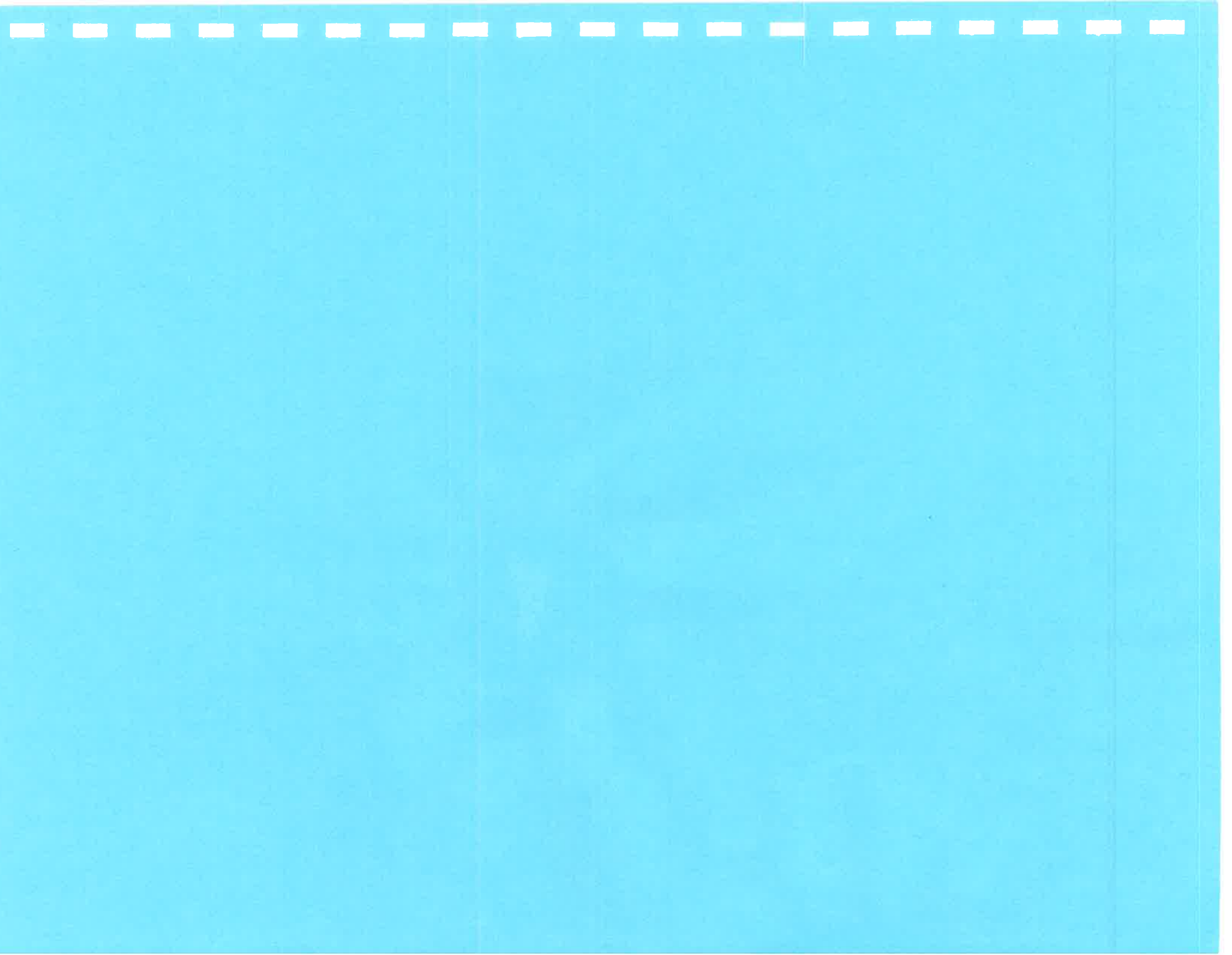


# **Appendix A**

## **Directory of Architectural Styles**



## DIRECTORY OF ARCHITECTURAL STYLES - RIVERSIDE - AVONDALE HISTORIC DISTRICT

The Riverside - Avondale Historic District contains a variety of architectural styles popular between the 1880's and the 1930's. Although the range of styles varied from the formal to the more vernacular, most of the buildings have exterior features reflective of one or more architectural styles. For example, over 60% of the houses in Riverside are bungalows or show influence of that style. Other styles and architectural influences found in Riverside include the Prairie School, Mediterranean Revival, Colonial Revival, Queen Anne, Neo-Classical, Shingle Style, Tudor Revival and Art Moderne. Being developed later than Riverside, Avondale contains houses designed in the revival styles popular during the first quarter of the twentieth century. In particular, these styles include the Mediterranean Revival, Tudor Revival, Colonial Revival, Georgian Revival, Prairie School and Bungalow.

The directory of styles, which immediately follows this page, is a general description of the major architectural styles found in Riverside and Avondale. The glossary in the appendices define many of the architectural terms used in the description of styles. There are several factors that may affect the dating of houses or buildings based on style. First many styles have persisted over a long period of time or lingered beyond their period of popularity. Second, many older houses have been "modernized", resulting in a change of style. As noted above, during the first quarter of the century, there has been a mixing of stylistic elements resulting in fewer "pure styles".

Therefore, care should be taken when trying to date or attach a specific style of architecture to an older house or building. A good architectural style book such as A Field Guide to American Houses, by Virginia and Lee McAlester (New York, 1984) is valuable in providing an explanation of the characteristics of each style, as well as the period of popularity of that style.

## **FRAME VERNACULAR (1880-1930)**

Frame vernacular is the common wood frame construction of self-taught builders. This type of architecture is the product of the builder's experience, available resources, and responses to the local environment. Vernacular architecture is common in Riverside, but rare in Avondale, where design standards, model homes, and professionally trained architects exerted a strong influence.

Frame vernacular architecture in the districts exhibits common features. The ground plan of buildings is generally regular, rectangular in form, with the narrow side frequently facing the street. Prior to 1920 height was two stories, but afterwards often diminished to one story. Framing rests on pier foundations, commonly brick or concrete block. Exterior sheathing is usually horizontal wood siding, either weatherboard or drop type. Roof types are gable or hip covered with V-crimp or embossed sheet metal or composition or asbestos shingles. Brick chimneys are common features. Windows are double-hung sash, either 1/1 or 2/2 light. Doors are panel type, and entrances are unadorned. One-story full facade width, entrance porches and verandas are common. Some porches have upper galleries, and frequently contain decorative features such as jig-sawn brackets, spindles, and other woodwork. Many frame vernacular buildings in the three districts often exhibit at least some stylistic details. The most common influences are the Colonial Revival and the Bungalow.

### **Characteristics:**

1. *Plan: regular, rectangular.*
2. *Foundation: Pier, brick or concrete.*
3. *Height: two stories; post-1920 one story.*
4. *Primary exterior material: horizontal wood siding; less common wood shingles.*
5. *Roof type: gable, hip.*
6. *Roof surfacing: sheet metal, composition shingles.*
7. *Ornamentation: simple; usually jig-sawn woodwork on porches or around eaves; corbeling on chimneys.*

## MASONRY VERNACULAR (1900-1940)

Masonry vernacular buildings are generally brick or stucco and are either one or two stories in height. In Avondale masonry vernacular buildings are predominately residences and in Riverside most are small apartments or commercial buildings with fixed glass storefronts, dating from the 1910-1920 period. Ornamentation is simple, usually cast concrete detailing or decorative brick work such as corbeling. Roofs are usually hip or flat built-up types with parapet on commercial buildings.

*ornamental brick such as corbelling.*

### Characteristics:

1. *Plan: regular, rectangular.*
2. *Foundation: continuous or slab (commercial), brick or concrete.*
3. *Height: two stories (apartments); one story (commercial).*
4. *Primary exterior material: brick, common or running bond; stucco, rough texture.*
5. *Roof type: hip; flat with parapet (commercial).*
6. *Roof surfacing: composition shingles; built-up, commercial.*
7. *Ornamentation: simple; usually cast-concrete or*

## BUNGALOW (1910 - 1930)

The Bungalow is the domestic building style most common to Riverside and Avondale. It is most numerous in Riverside, but is also found in significant numbers in Avondale. 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 Riverside and Avondale generally have a rectangular ground plan, with the narrowest side oriented toward the street. They have gently sloping gable over gable roofs that face the street. A variety of exterior materials are employed including weatherboard, shingles, and stucco. There are often lattice roof vents in the gable ends. The porches are dominated by short, oversized, 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 many examples of multi-light sash or casement windows.

### *Characteristics:*

1. *Plan: regular, rectangular, usually oriented with the narrow side facing the street.*

2. *Foundation: brick pier or continuous brick or concrete block.*
3. *Height: one story; belvedere, two stories.*
4. *Primary exterior material: horizontal wood siding, shingles; less frequent stucco.*
5. *Roof type: gable main roof over gable porch roof; shed dormers frequent secondary roof type; less frequent multiple gable, belvedere.*
6. *Roof surfacing: composition, asbestos shingles.*
7. *Ornamentation: simple; exposed structural elements (ridge beams, truss work, rafters, purlins); knees braces; battered porch piers; tapered chimneys.*

## COLONIAL REVIVAL (1900-1940)

The Colonial Revival style, which became popular around the turn of the century, is prevalent throughout Riverside and Avondale. The Colonial Revival 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.

Colonial Revival style buildings in Riverside and Avondale 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 full facade entrance porch or verandah. One variant, the Dutch Colonial Revival, features a gambrel roof. Decorative elements include columns of various orders, balustrades, modillions and dentils. Entrances often feature transoms, fanlights, sidelights, plinth, fluted pilasters, hoods, pediments, and other detailing. Windows are usually double-hung sash with 1/1 or 3/1 lites, although there are some with lattice upper sash. Bays and oriels are frequent. Exterior fabrics include brick, particularly in Avondale and west Riverside; weatherboard; drop siding; and shingles.

### *Characteristics:*

- 1. Plan: regular, rectangular or nearly square.*
- 2. Foundation: brick piers or continuous brick.*
- 3. Height: two to two-and-one-half stories.*
- 4. Primary exterior material: horizontal wood siding, shingles; less frequent brick.*
- 5. Roof type: hip; hip dormers frequent secondary roof type; gambrel roof on Dutch Colonial Revival.*
- 6. Roof surfacing: embossed sheet metal or shingles; composition, asbestos shingles.*
- 7. Ornamentation: classically derived--columns, balustrades, modillions, dentils. Entrance detailing--transom, sidelights, fanlights, ornamental woodwork--common.*

## QUEEN ANNE (1880-1910)

The Queen Anne, the most picturesque of late nineteenth century American domestic styles, is present in Riverside both in its pure form and through its influence on vernacular buildings. The Avondale and West Avondale Districts post-dates the period during which the Queen Anne was popular and contains few examples of the style. The Queen Anne style is characterized by a variety of forms, textures, colors, and materials. The basis for the Queen Anne style can be traced to England, but it developed its own distinctive character in America. Like the Colonial Revival style, 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 1890s.

Queen Anne style houses in Riverside are wood frame structures sided with a variety of wooden materials, principally shingles, weatherboard and novelty siding. Irregular massing of building and roof forms are hallmarks of the style as are extensive use of verandas and wood trim. Roof types include gable, hip, pyramid, and cone (for towers), and 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. Art glass is a common window and door material.

### *Characteristics:*

- 1. Plan: irregular.*
- 2. Foundation: piers, brick.*
- 3. Height: two to two-and-one-half stories.*
- 4. Primary exterior material: various: horizontal wood siding, shingles.*
- 5. Roof type: multi-planed, gable most common; towers, gables, turrets common secondary roof structures.*
- 6. Roof surfacing: sheet metal, embossed; composition, asbestos shingles.*
- 7. Ornamentation: A variety of woodwork, including finial, pendants, brackets, scrollwork, trusses, verge boards, panels; a variety of textures, fish scale, other shingles; and variety of color.*



## SHINGLE STYLE (1880-1914)

The Shingle Style originated in the seacoast towns of New England towards the end of the Victorian Era and became a popular alternative to the exuberance of the Queen Anne vocabulary. This style emphasized the exterior surface of the building which was usually uniformly covered with stained shingles. The porch posts and roof dormers were sometimes covered with shingles as well. The usage of brick or rough-cut stone along the base of the house or at piers and chimneys complimented the shingles and added to the overall texture of the design. Various roof formats included long sloping gables, circular turrets, hip configurations, gambrel types and multi-planed ridges. The roofs eaves found in the Shingle Style were usually abbreviated, however, some examples found in Riverside and Avondale contain broad overhangs in response to the Florida sun. The windows are usually subdivided into a multitude of small panes in the Victorian manner and are often grouped to form horizontal bands.

### Characteristics:

1. *Plan: irregular and open*
2. *Foundation: continuous*
3. *Height: usually two stories or more*

4. *Primary exterior material: stained shingles with brick and stone accents*
5. *Roof type: high pitched in various forms*
6. *Roof surfacing: originally covered with shingles to match the walls*
7. *Ornamentation: leaded or multi-paned wood windows, bands of wood trim to connect the windows, shingles with simple geometric inserts applied to porch columns, exposed roof framing sometimes found along eaves.*

## PRAIRIE (1909-1930)

The Prairie Style is associated with a number of buildings in Riverside and Avondale. Jacksonville probably has more Prairie Style influenced architecture than any city outside the Midwest. 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. Horizontal lines, low-pitched roofs, bands of windows, and unity between house and landscape were strongly emphasized. The architect most closely associated with the Prairie style in Jacksonville is Henry John Klutho, a native of Illinois, who moved to the city after the great fire of 1901. Klutho introduced the style locally and designed the highest quality examples. Other local architects borrowed the style and applied it well into the 1920s.

### Characteristics:

1. *Plan: irregular.*
2. *Foundation: continuous.*
3. *Height: two stories.*
4. *Primary exterior material: stucco.*
5. *Roof type: low-pitched hip roof with wide, projecting eaves.*

6. *Roof surfacing: composition shingles.*

7. *Ornamentation: geometric detailing; leaded panes or lights in windows; wrought-iron railings, grills; column capitals and cornices; pediments; fascia; cast-metal brackets.*

## MEDITERRANEAN INFLUENCE (1915-1940)

The roots of Mediterranean influenced architecture in Florida can be traced to the Spanish, Spanish Colonial, and Moorish Revival hotels in St. Augustine developed by Henry Flagler and others during the 1880s. Spanish and other Mediterranean influenced styles were popularized during the Panama-California International Exposition at San Diego in 1915, and by the 1920s had swept California and the southwest. The most important early twentieth century Mediterranean building in Florida was Villa Vizcaya in Miami, which was drawn from Italian precedents. One of the most significant architects associated with Mediterranean influenced architecture was Addison Mizner, who designed a number of Spanish Colonial Revival buildings in Palm Beach, Boca Raton, and other Florida cities.

The Spanish Colonial Revival, Mission, and other Mediterranean influenced styles were among the most common in Florida during the Boom of the 1920s. As a result, these styles are quite common in Avondale and West Riverside. Identifying features include red tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low-relief carving highlighting arches, columns, window surrounds, cornices, and parapets.

### *Characteristics:*

- 1. Plan: irregular.*
- 2. Foundation: continuous.*
- 3. Height: two stories.*
- 4. Primary exterior material: stucco.*
- 5. Roof type: hip roof; flat with curvilinear parapet (Mission).*
- 6. Roof surfacing: barrel, French interlocking tile.*
- 7. Ornamentation: plaster and terra cotta detailing highlighting arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies, and balconets.*

## CLASSICAL REVIVAL (1900 - 1930)

Classical Revival is an adaptation of classical Greek temple front and other details of either the Doric, Ionic or Corinthian order. 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. Examples of the style in Riverside and Avondale feature two story porticos with monumental columns that support a full entablature. A centrally placed balcony frequently 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 is centrally placed with a transom. Exterior fabric is either weatherboard or drop siding.

### *Characteristics:*

- 1. Plan: regular, rectangular or nearly square*
- 2. Foundation: piers or continuous, brick.*
- 3. Height: two to two-and-one-half stories*
- 4. Primary exterior material: horizontal wood siding*
- 5. Roof type: low-pitched hip.*
- 6. Roof surfacing: embossed sheet metal or metal shingles;*

*composition, asbestos shingles.*

- 7. Ornamentation: classically derived; full-facade height ionic columns, balustrades, medallions, dentulous. Entrance detailing--transom, sidelights, ornamental woodwork-- common.*

## TUDOR (1915-1940)

The Tudor Style is loosely based on a variety of late Medieval English prototypes. The American expression of the Tudor emphasized steeply pitched, front-facing gables which are almost universally present as a dominant facade element. Many Tudor style buildings have ornamental half-timbering, executed in stucco, masonry, or masonry veneered walls. Uncommon before World War I, the Tudor became widely popular after World War I as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. There are numerous examples of the style in Avondale and west Riverside, but few in older sections of Riverside. The examples range from simple to extremely high-styled. The presence of Harold Saxlebye, an English-born architect who designed many residences in Avondale, was a contributing factor to the prevalence of the style there.

### *Characteristics:*

- 1. Plan: regular, rectangular.*
- 2. Foundation: continuous brick.*
- 3. Height: two to two-and-one-half stories.*
- 4. Primary exterior material: brick, first story; stucco and wood, second story (half-timbering).*

- 5. Roof type: gable.*
- 6. Roof surfacing: composition shingles.*
- 7. Ornamentation: prominent gables, oriel windows, massive chimneys, pointed elliptical arch.*

## APPENDIX B: GLOSSARY

Architrave - the molding around a door or window opening; also in classical architecture, the lowest member of the entablature resting on the capital of the column.

Balconets - a false balcony with a railing but little floor space.

Balloon framing - A method of wood-frame construction, referring to the skeletal framework of a building. Studs or uprights run from sills to eaves, and horizontal bracing members are nailed to them.

Balustrade - A series of balusters with a top and bottom rail.

Batter - The receding upward slope of a wall or other inclined structure.

Bay Window - A window or series of windows that project outward from a wall and from the ground upward.

Belvedere - An open pavilion built to command a view, usually on top of a building.

Bracket - A decorative support feature located under eaves or overhangs.

Canopy - An ornamental roof-like structure used on commercial buildings which provide advertisement space, shade, and protection for the storefront and pedestrian traffic.

Casement Window - A hinged window which opens out from a building.

Composition shingles - A modern roofing material composed of asphalt, fiberglass fiber, or asbestos.

Contributing Structure - Buildings, structures or sites that add to the historical association, architectural quality or archaeological value of a property or district because; (a) they were present during the period of significance and possess historical integrity reflecting their character at the time or potential for yielding historical information; or (b) their potential to qualify independently for the National Register of Historic Places.

Coping - The top layer of a masonry wall, usually sloped to carry off water.

Corbeling - Successive courses of wood or masonry which are stepped upward and outward from a wall surface.

Cornice - A projecting ornamental molding along the top of a wall; in classical architecture, the upper projecting member of an entablature.

Corona - The vertically faced projection in the upper part of a cornice.

Dentil - One of a series of small projecting blocks forming a molding, often under a cornice.

**Dormer** - A secondary feature of a building housing a window or vent, which is set upon the slope of a roof surface. Dormers may provide ventilation, lighting, or auxiliary living space.

**Eave** - The projecting overhang at the bottom edge of a roof surface.

**Entablature** - In classic architecture, the horizontal group of elements immediately above the columns or pilasters and consisting of an architrave, frieze, and cornice.

**Exposed beams** - A decorative wooden beam that appears to support eaves, prevalent on Bungalow-style residences.

**Facade** - The elevation or face of a building.

**Fascia** - A flat horizontal band usually found in combination with moldings, such as the corona of a classical cornice, or a face board covering rafter ends.

**Fenestration** - The arrangement of windows in a building.

**Finial** - A crowing ornament at the top of a spire, gable or post.

**Footprint** - The outline of a building's ground plan from a top view.

**Frieze** - A wide facing board located at the junction of the exterior wall and roof eaves.

**Frieze molding** - Decorative wooden molding located at the point where the eave meets the exterior wall.

**Gable roof** - A triangular section at the end of a pitched roof.

**Gambrel roof** - A double-sloped gable roof, which allows additional living or storage space.

**Hip roof** - A roof with sloping sides and ends.

**Jacksonville Historic Preservation Commission (JHPC)** - A seven-member board of residents of Jacksonville appointed by the Mayor and approved by the City Council who exercise defined historic preservation responsibilities.

**Jalousie** - A type of window comprised of a series of horizontal slats connected to a mechanical device operated by a crank.

**Jerkinhead or Clip Gable** - A gable cut off by a secondary slope forming a hip.

**Knee brace** - A wooden triangular brace that supports the eaves of a building. Knee braces were frequently utilized in the construction of Bungalow style residences.

Lattice - A panel of criss-crossed diagonal or perpendicular slats often utilized as decorative infill between masonry foundation piers.

Light - A single pane of glass.

Lintel - A horizontal beam located above a window or door.

Louver - A door or window comprised of overlapping downward sloping slats, which shed rain while admitting light and air.

Masonry - Brick, block, or stone which is secured with mortar.

Massing - A term used to define the over all volume or size of a building.

Modillion - An ornamental bracket used in series under the corona of a cornice, usually found in buildings of the Corinthian order.

Molding - A continuous decorative strip of material applied to a surface.

Oriel - A projecting window supported by a corbel or brackets, usually on an upper story.

Parapet - A solid protective or decorative wall located along the outside edge of a roof.

Pediment - The low pitched triangular gable above a portico or entrance porch with columns.

Pendant - An ornamental knob suspended from above.

Pent roof - A sloping roof structure located above a window line, which serves as secondary protection or ornamentation.

Piers - A masonry structure, usually made of brick or concrete block, which elevates and supports a building or part of a building.

Pilaster - A shallow rectangular pier projecting only slightly from a wall and treated as a classic column with a base and cap.

Pitch - A term which refers to the steepness of roof slope.

Pivot window - A hinged window which opens out with the aid of a mechanical crank.

Plinth - The square block at the base of a column or pedestal.

Purlins - A piece of timber laid horizontally to support the common rafters of a roof.

Rafter - A wooden member of a roof frame which slopes downward from the ridge line.



Recessed panel - A recessed area usually located in the frieze band of residential buildings. Recessed panels decorative elements that often function as an area for signage.

Rehabilitation - The process of returning a building to a state of usefulness through repair or alteration which preserves those features that are historically or architecturally significant.

Relocation - Any change in the location of a building from its present setting to another setting.

Restoration - The process of accurately recovering the form and details of a building as it may have appeared at an earlier time.

Ridge - The highest part of a roof.

Sash - A frame that encloses the panes of a window.

Scale - A term used to define the proportions of a building in relation to its surroundings.

Scrollwork - Wooden cut-out ornamentation accomplished by a jigsaw or a scroll saw.

Setback - A term used to define the distance a building is located from a street or sidewalk.

Shed roof - A roof with a single sloping pitch.

Sidelight - A glass window pane located at the side of a main entrance way.

Soffit - The underside of an overhang, arch, lintel, or other spanning member.

Stucco - A masonry material applied as exterior wall fabric.

Transom window - A glass pane, usually rectangular, which is located above a window or door.

Truss - An assemblage of beams forming a framework, that serves as a bracket to support other members or to bridge a span.

Vergeboard or bargeboard - A vertical board that is set under and follows the line of a gable, often decorated by carving.

Window sign - A sign which is painted on or attached to a window and is visible to pedestrian or vehicular traffic.

Wood shingles - A type of wooden siding comprised of milled shingles which overlap each other. The bottoms of wood shingles when cut diagonally, round, or triangularly, create a decorative feature.

## APPENDIX C: RESOURCES FOR RESEARCHING OLDER HOUSES AND BUILDINGS IN JACKSONVILLE

The following information is a brief overview of some of the major resources utilized to research and document historic houses and buildings in Jacksonville. The resources that can be used will vary to each situation; however, researching an older house will usually involve using a variety of resources.

### 1. Jacksonville's Architectural Heritage, Landmarks for the Future

The first place to start in researching an older house or building in Jacksonville is the publication, Jacksonville's Architectural Heritage: Landmarks for the Future, Revised Edition (1989). Produced by the Historic Landmarks Commission of Jacksonville and written by Dr. Wayne Wood, this significant publication highlights over 600 landmark sites in Jacksonville, as well as neighborhood histories, a discussion on early Jacksonville architects and architectural styles. Organized by areas and neighborhoods, the publication has an inventory and extensive bibliography of local resources. Even though only a small percent of historic houses and buildings are discussed in the book, it provides an excellent

context for initiating the research on an older house or building.

### 2. The Florida Master Site File and Historic Resources Listing, City of Jacksonville:

The Florida Master Site File is a listing of historic resources recorded in the State. A combination of paper and computer files, the system is maintained by the Division of Historical Resources, Florida Department of State. Thousands of historic, architectural and archaeological sites in Jacksonville and Duval County are listed on the Florida Master Site File with most resulting from the surveys of Avondale, Riverside, Springfield and Downtown. A historic survey usually involves researching the development history of the area or neighborhood, as well as the completion of a site file on each older structure in the neighborhood. The completed site file form contains basic information on the architecture and history of the site. Many of the local neighborhood organizations that sponsored the surveys have copies of the site files. Copies of site files can also be requested from the Division of Historical Resources, Florida Department of State, R. A. Gray Building, 500 South Bronough, Tallahassee, Florida 32399-0250, (904) 487-2299.

The Jacksonville Planning and Development Department maintains a historic resource data file based on the Florida Master Site file, survey reports, as well as individual files. The data base contains basic information on each site such as Florida Master Site File Number, National Register status, and if known, date of construction, architect and builder. Contact the Planning and Development Department at (904) 630-1904, Florida Theatre Building, 128 East Forsyth Street, Suite 700, Jacksonville, Florida 32202.

### 3. Building Permits:

The Building and Zoning Inspection Division, City of Jacksonville, located on the first floor, City Hall has building permit records going back to 1904 on microfilm. These rolled microfilm records are organized by year and building permit number. The building permit numbers are taken from the card file which lists each address and gives the permit history. Unfortunately, in many cases, the permit history listed on the card is incomplete, especially in the identification of older permitted activity. The building permits and building permit applications list the year issued, the applicant's name, general location, legal description, general physical description, and in later years, the builder and architect. Please note that the city's boundaries changed over the years; thus many older buildings were originally located outside the city limits. Regrettably, the county building records that

existed before consolidation in 1968, have been lost.

### 4. Maps:

The Sanborn Map Company has produced detailed street maps of cities and towns for fire insurance underwriting purposes since the mid-1800's. These large maps depicted the configuration of buildings and houses and indicate the type of construction, number of floors, and use. Sanborn maps were produced for Jacksonville in 1884, 1887, 1891, 1897, 1903, 1913, 1924, 1949 and later. The earlier maps covered the core area of downtown; however, each subsequent edition covered a broader area of the city. In many cases the maps were not replaced with new editions but updated with paste-overs. In researching an older house or building, it is best to start with the uncorrected maps to determine the original footprint and use the corrected versions or later editions to verify changes over time. Sanborn maps were also produced for Jacksonville Beach (Pablo and Mayport) in 1903, 1909, 1917, 1924 and 1931. The Planning and Development Department has black and white prints of the uncorrected maps from 1884, 1887, 1891, 1897, 1903 and 1913, as well as selected Jacksonville Beach maps. The Florida collection, Haydon Burns Public Library has microfilmed copies of the Sanborn maps, as well as several original volumes which have been corrected.

*"United States Geological Survey Topographic Maps, Duval County,"* edition of 1918-1919 (12 sheets) depicted the location of structures, as well as identifying older communities and roadways. These maps can be used to determine if a structure was located on a parcel before 1918. These maps have been particularly important in locating and dating structures outside the old city limits. Another important county map valuable for the same reason is the *"General Highway and Transportation Map, Duval County, Florida,"* prepared by the Florida State Road Department (FDOT), 1936. This map depicts the presence of structures outside of the incorporated areas.

Over the years, there have been a variety of maps produced which illustrate various locations in the city, usually in the downtown area. Noted maps include "Bird's Eye View of Jacksonville, Florida (1876 and 1886)" and the "Francis J. LeBaron Maps of Jacksonville, (1885 and 1887)." These are just a few of the historic maps of the Jacksonville area. For a more complete list please refer to the bibliography found in Jacksonville's Architectural Heritage: Landmarks for the Future.

#### 5. City Directories:

A full collection of city directories going back to 1870 are located in the Florida Collection, Haydon Burns

Public Library. The directories list residents alphabetically, noting their address and usually their occupation. Another very important research tool in the directories is an alphabetized listing of streets identifying occupants at each street address. The city directories cannot only indicate when an address was first occupied, but also contain the names of the original occupants. By tracking an address over the years, the directories can provide information about the different occupants of a house, as well as indicate when a house was subdivided or demolished. Other useful information found in the directories include a listing of churches, schools, clubs, as well as business and companies. Please note that address numbers for certain streets have changed. In many cases, the directories at the time of the change will list both the old and new numbers. Other times it is necessary to track the address by noting the occupants before and after the address number change.

#### 6. Newspapers:

Much of Jacksonville's building and construction activity was recorded in the local newspapers such as The Florida Times-Union, Jacksonville Journal and the Metropolis. The Florida Times-Union has been extensively indexed by year and organized alphabetically by subject heading, except for several years in the early 1930's. The Jacksonville Journal is also indexed for the years from 1925 to 1938. Both

newspaper indexes are located in the Florida Collection, Haydon Burns Public Library. Using the indexes for researching older houses and buildings will require a general idea of the original construction date.

Most construction activity is listed under the subject heading of building permits; however, relevant articles about new subdivisions may also be located by subject in the indexes.

#### 7. Original Blueprints and Plans:

Many older houses were not designed by an architect, and may not have had any drawn plans or blueprints. The Building and Zoning Inspection Division has microfilmed building plans going back to the early 1900's. However, the plans are usually for commercial or institutional buildings and are incomplete. Some property owners have been fortunate to locate the original plans within the house or have obtained copies from previous owners. Some more established architectural firms have maintained plans and records of houses and buildings designed by their firm over the years.

#### 8. Oral Sources:

Oral sources such as previous owners or long-term residents can provide valuable information in researching an older house or building. In many cases, oral sources will be the starting point for

document research or can reinforce written documentation on a house.

#### 9. Property Records:

The Property appraiser's Record Cards contain valuable information about a structure and lot. These cards are located in the Property Appraiser's office, Claude Yates City Hall Annex. The cards can be accessed by address, real estate number or legal description. In addition to building and lot size, most of the cards have a construction date and may have a basic footprint of the structure and adjacent outbuildings. From the Deed Books, Official Records and plat books at the Office of the Circuit Court, Duval County Courthouse, property transactions can be traced. Although documenting change of property ownership over time, these records will not necessarily confirm a construction date.

#### 10. Architectural Style, Materials and Methods of Construction:

Many times the general date and origin of a house can be determined within a broad range by the architectural style, materials and method of construction. There are several factors that may affect the dating of houses or buildings based on style. First, many styles have persisted over a long period of time or lingered beyond their period of popularity. Second,

many older houses have been "modernized" resulting in a change of style. Also during the first quarter of the century, there has been a mixing of stylistic elements resulting in fewer "pure" styles. Therefore, be careful when trying to attach a specific style of architecture to an older house or building. A good architectural style book such as A Field Guide to American Houses by Virginia and Lee McAlester (New York, 1984) is valuable in providing an explanation of the characteristics of each style, as well as the period of popularity.

The type of materials and methods of construction can provide some useful clues in dating older houses and buildings. For example, the type of nails used, the way structural members were sawed, finished and framed, the type of roofing and the type of mortar and bricks can all be telltale signs about the age and origin of the house or building. The type of materials and methods of construction can usually provide only broad ranges of time for dating houses and buildings, since many products were used over a long period of time. A good example is the presence of cut nails used in Florida from 1830's to the early 1900's at which point they were replaced by the more contemporary wire cut nail. Many times these early materials have been covered by more contemporary products, making it difficult to determine the period of construction.

## APPENDIX D: TAX INCENTIVES FOR REHABILITATION OF QUALIFIED HISTORIC BUILDINGS

### Federal Tax Credit

The federal government encourages the rehabilitation of historic buildings through a tax incentive program. Beginning with the 1976 Tax Reform Act and the 1978 Revenue Act, federal tax law has contained provisions that favored the retention of older buildings. In 1981, Congress further encouraged preservation with a change in the tax code that allowed taxpayers a credit equal to twenty-five percent of qualified expenditures for certified and substantial rehabilitation of qualified buildings. The 1986 Tax Reform Act retained the credits, though at a reduced rate. Current (1991) law provides for a twenty percent credit upon the expenses incurred in rehabilitating a certified historic building and a ten percent credit for buildings more than fifty years old. The current law applies only to income-producing properties.

The tax law also permits a charitable deduction for federal estate and income tax purposes to a landowner who makes a "qualified conservation contribution" of land. The code defines that contribution as a "qualified real property interest" to a qualified organization exclusively for conservation purposes. Among such purposes are the preservation of a certified historic structure. A further provision in the federal tax code favoring historic preservation is one that exempts the

interest on Industrial Revenue Bonds employed for historic preservation purposes from federal taxation under Section 103 (b) of the Internal Revenue Code of 1954. While each state has a precise limitation upon the amount that can be exempted, the quota is generous. This federal incentive for historic preservation will probably remain substantial.

For more information regarding these incentives please contact *The Division of Historical Resources, Florida Department of State, 500 South Bronough, Tallahassee, Florida, 32399-0250 (904-487-2333)*.

### Local Property Tax Exemption

In November of 1992, Florida voters overwhelmingly approved by referendum an amendment to the Florida State Constitution authorizing units of local governments to provide a partial ad valorem property tax exemption to owners who rehabilitate historic properties. In April of 1994, the Jacksonville City Council approved Ordinance 94-308-168 which provided for a ten year, one hundred (100) percent property tax exemption for the value of improvements to historic properties designated under Jacksonville's historic preservation ordinance. The Jacksonville Historic Preservation Commission approved the use of the model tax exemption application prepared by the Florida Division of Historical Resources. Information and application for the local property tax exemption are available from the Jacksonville Planning and Development Department.

**APPENDIX E: HISTORIC PRESERVATION AND  
NEIGHBORHOOD ORGANIZATIONS**

**National Trust for Historic Preservation**  
1785 Massachusetts Avenue, N.W.  
Washington, D.C. 20036  
1-800-944-6847

**Southeast Regional Office, National Trust for Historic  
Preservation**  
456 King Street  
Charleston, South Carolina 29403  
(803) 722-8552

**Florida Trust for Historic Preservation**  
Post Office Box 11206  
Tallahassee, Florida 32302  
(904) 224-8128

**Division of Historical Resources**  
Florida Department of State  
R.A. Gray Building  
500 South Bronough  
Tallahassee, Florida 32399-0250  
(904) 487-2333

**The Jacksonville Historic Preservation Commission**  
Suite 700, Florida Theatre Building  
128 East Forsyth Street  
Jacksonville, Florida 32202-3325  
(904) 630-1904

**The Jacksonville Historical Society**  
100-B Wharfside Way  
Jacksonville, Florida 32207  
(904) 396-6307

**Riverside Avondale Preservation**  
2623 Herschel Street  
Jacksonville, Florida 32205  
(904) 389-2449

**San Marco Preservation Society**  
1652 Atlantic Blvd.  
Jacksonville, Florida 32207  
(904) 396-4734

**Springfield Preservation and Restoration**  
Post Office Box 3192  
1321 North Main Street  
Jacksonville, Florida 32206  
(904) 353-7727



**Historic Springfield Community Council**

210 West Seventh Street  
Jacksonville, Florida 32206  
(904) 355-5012

**Mandarin Community Club**

**Mandarin Historical Society**

Post Office Box 23171  
12447 Mandarin Road  
Jacksonville, Florida 32241-3172  
(904) 268-1622

## APPENDIX F: LOCAL HISTORIC PRESERVATION RESOURCES AND SUPPLIERS

The Jacksonville Planning and Development Department maintains and updates a list of suppliers and products useful in rehabilitation projects. These suppliers and products are organized by particular features such as roofing products, windows, doors and architectural salvage. Although all are consistent with the recommendations of the design guidelines, these suppliers and products represent a wide range of costs and quality. More detailed information on proper rehabilitation techniques is also available from the Planning and Development Department. Particularly helpful is the series of *Technical Preservation Briefs* published by the U.S. Department of Interior, National Park Service.

Many neighborhood preservation organizations maintain and distribute craftsmen referral list which identify contractors and craftsmen who have proven to be skillful and trustworthy in rehabilitation and remodeling projects. In addition to the craftsmen referral list, Riverside Avondale Preservation also maintains a tool lending program for its members.

A great source of "how to" information on proper rehabilitation is available from *The Old House Journal*, a monthly magazine published by the Old House Corporation. The magazine is full of ads from numerous suppliers of rehabilitation products. Each year *The Old House Journal* publishes *The Old House Journal Catalog* which is a comprehensive list of preservation suppliers and products.

Home offices of these suppliers can identify any local companies carrying their products. *Historic Preservation*, published by the National Trust for Historic Preservation has numerous articles on significant preservation projects and initiatives from around the country, as well as highlights of different organizations and individuals. The quarterly magazine also has numerous ads promoting rehabilitation suppliers and products. Back issues of both *The Old House Journal* and *Historic Preservation* can be ordered. Copies are also available from Willow Branch Library, 2875 Park Street. The local neighborhood preservation organizations may also have back issues of these publications for review. A list of national, state and local historic preservation and neighborhood organizations, as well as selected references are included in the appendices.

## APPENDIX G: SELECTED REFERENCES

### Historic Preservation and Architecture:

Blumenson, John J.-G. *Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600 - 1945*. American Association for State and Local History, Nashville, 1977.

Hunt, E.L. Roy, John K. McPherson, and Caryl A. Brinson. *Historic Preservation in Florida*. Clearwater, 1988.

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York, 1984.

Moss, Roger. *A Century of Color*.

U.S. Department of Interior. National Park Service. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Washington, D.C., 1990.

U.S. Department of Interior. National Park Service. *Technical Preservation Briefs, 1 - 20*. Washington, D.C., 1975 - 1989.

### Magazines and Periodicals:

Florida Trust for Historic Preservation. *Florida Preservation News*. Tallahassee.

National Trust for Historic Preservation. *Forum Magazine*. Washington, D.C.

National Trust for Historic Preservation. *Historic Preservation Magazine*. Washington, D.C.

The Old House Journal Corporation. *The Old House Journal*. Massachusetts.

### Jacksonville History and Architecture.

Broward, Robert C. *The Architecture of Henry John Klutho: The Prairie School in Jacksonville*. Jacksonville, Florida, 1983.

Crooks, James B. *Jacksonville After The Fire, 1901 - 1919: A New South City*. Jacksonville, 1991.

Davis, T. Frederick. *History of Jacksonville, Florida and Vicinity 1513 - 1924*. St. Augustine, 1925.

Gold, Pleasant Daniel. *History of Duval County, Florida*. St. Augustine, 1929.

Martin, Richard A. and Daniel Schafer. *Jacksonville's Ordeal by Fire, A Civil War History.* Jacksonville, 1984.

Ward, James Robertson and Dena Snodgrass. *Old Hickory's Town: An Illustrated History of Jacksonville.* Jacksonville, 1982.

Wood, Wayne W. *Jacksonville's Architectural Heritage, Landmarks For The Future, Revised Edition.* Jacksonville, 1996.

# Riverside Avondale Historic District







Prepared by:  
Planning and Development Department  
GIS Section  
City of Jacksonville  
June, 1997



Scale 1:4500

## LEGEND

-  Riverside Avondale Historic District Boundary
-  Parcels
-  Water
-  St Johns Quarter Historic District







