

# Beulah Beal Schoolhouse

## Historic Education Facility

Jacksonville, FL



**GNP**  
DEVELOPMENT

# AREA MAP

## EXECUTIVE SUMMARY

### 330 West 9th Street

- Main +30,000 square foot school building

### 1824 and 1834 North Pearl

- Two early 1900's buildings for office or mixed-use

### 0 West 8th Street

- Undeveloped lot for redevelopment

330 WEST 9<sup>TH</sup> STREET

1830 NORTH PEARL

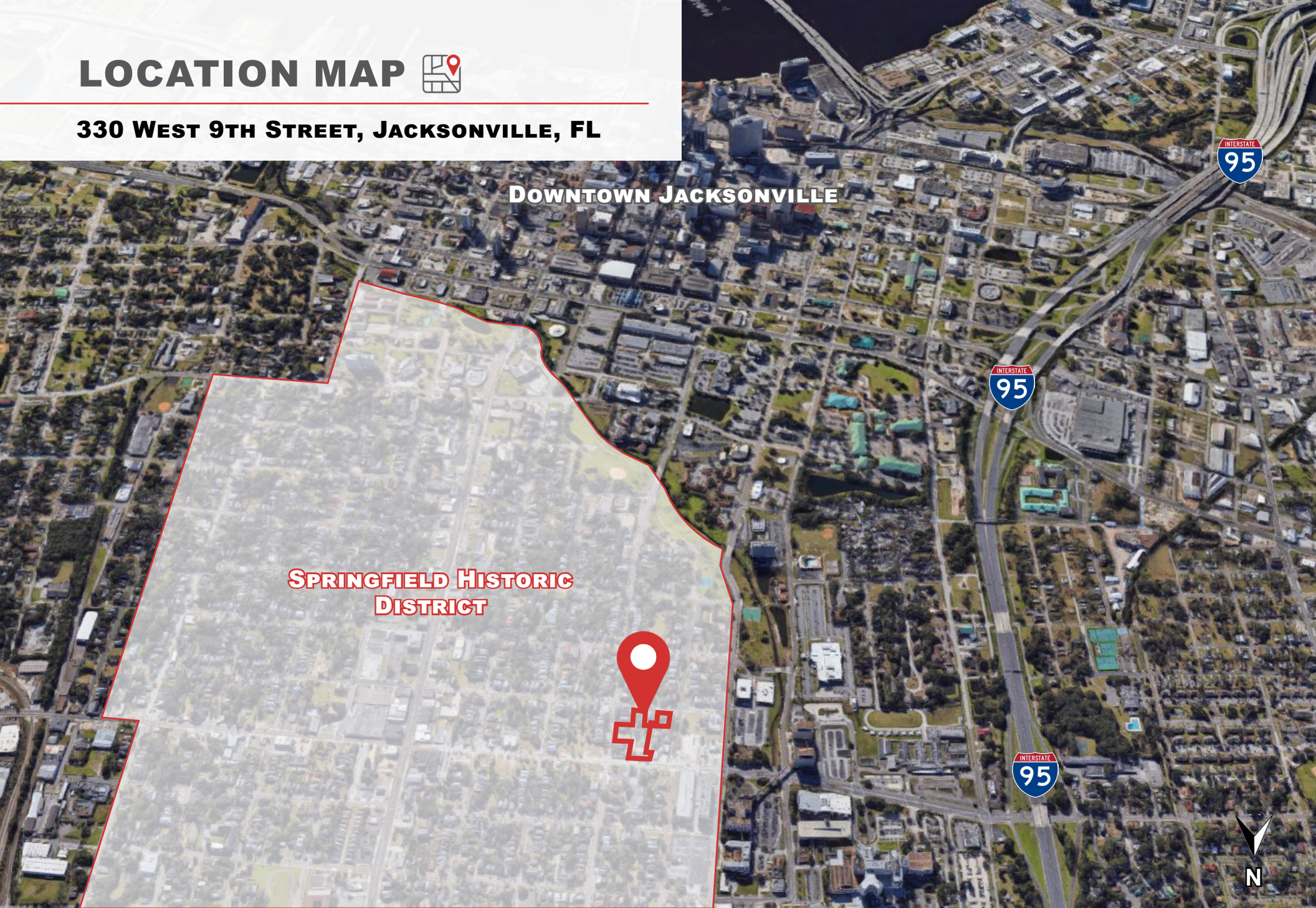
1824 NORTH PEARL

0 WEST 8<sup>TH</sup> STREET



# LOCATION MAP

**330 WEST 9TH STREET, JACKSONVILLE, FL**



**DOWNTOWN JACKSONVILLE**

**SPRINGFIELD HISTORIC DISTRICT**

# PROPERTY OVERVIEW



The following are a group of properties in Jacksonville Florida's historic subdistrict, Springfield. One of Jacksonville's first suburban development areas, Springfield is home to many historic buildings constructed in the early 1900s. A total of three (3) properties and an extra lot are included in this package.

The first is the historic Beulah Beal Elementary school, constructed in 1911 and used by various government entities until 2007. It was most recently used as Boys & Girls Clubs of Northeast Florida's Teen Center.

The four (2) additional buildings have been used to house various support function staff of the previous non-profit tenant, The Bridge. Boys & Girls Clubs of Northeast Florida merged with the Bridge in 2017.

Finally, there is a .12-acre lot included with the other properties. This lot can provide valuable overflow for the main buildings. This package includes an overview of the available properties and floor plans of existing structures.

# 330 WEST 9<sup>TH</sup> STREET

PARCEL # 071746-000

- Historic Designation - Built in 1917
- Building and total land size - 34,177 sq. ft (2 stories) on 1.238 acres
- Former school - Beulah Beal Elementary School
- Interior layout - 44 rooms (classrooms, storage, mechanical, offices, cafeteria, auditorium, library) 8 restrooms, 1 elevator.
- Zoning - PBF - 1 (Institutional)



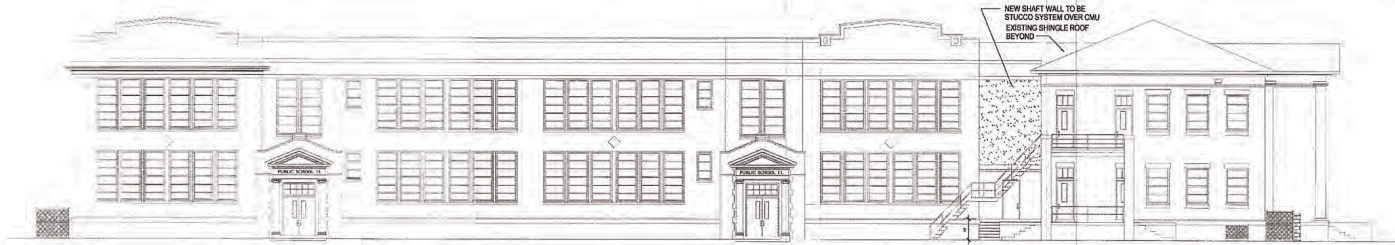
# 330 WEST 9TH STREET BUILDING PLANS



EXISTING ELEVATION  
3/32" = 1'-0"



EXISTING ELEVATION  
3/32" = 1'-0"



REVISED ELEVATION  
3/32" = 1'-0"

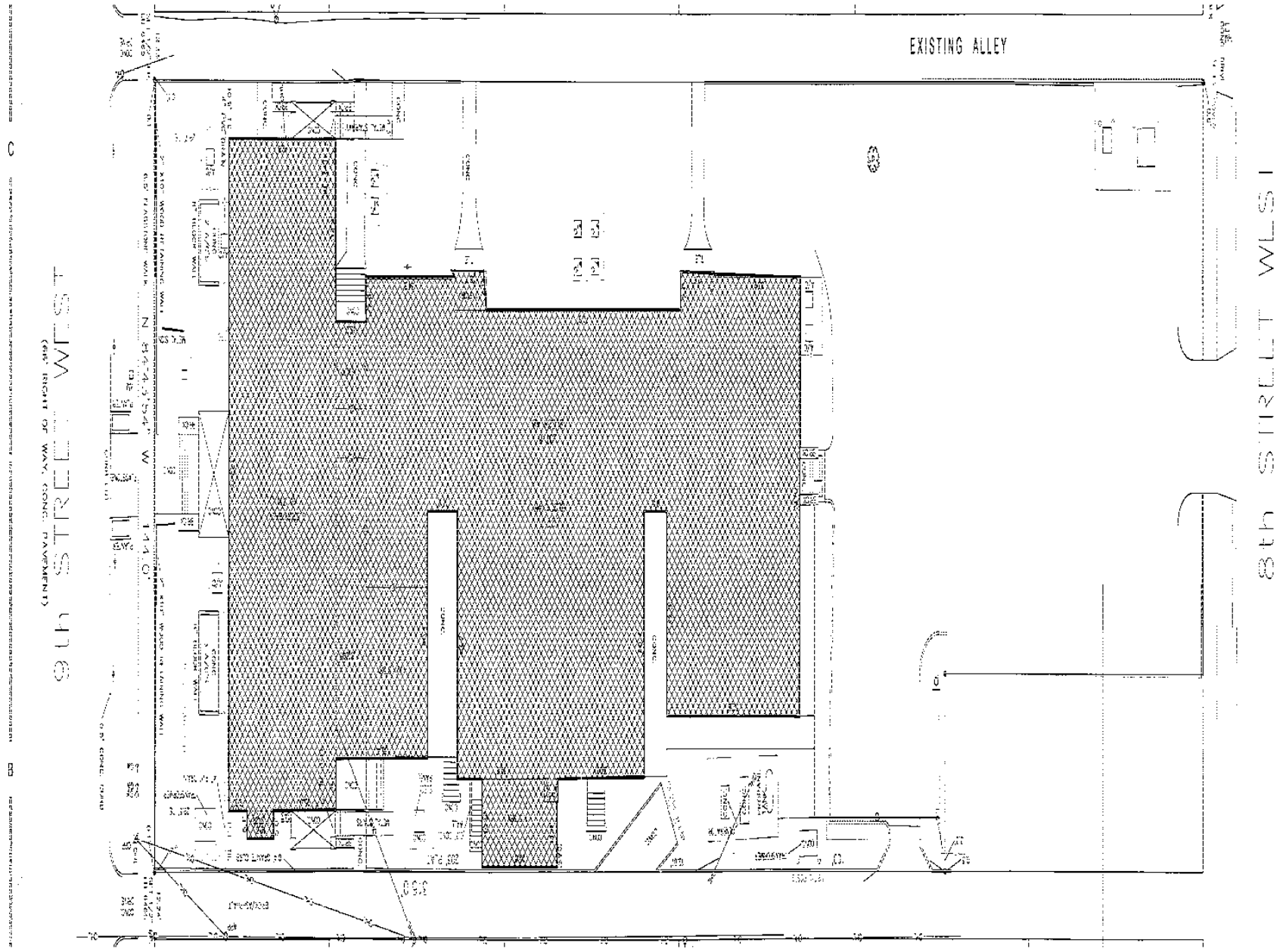


EXISTING ELEVATION  
3/32" = 1'-0"

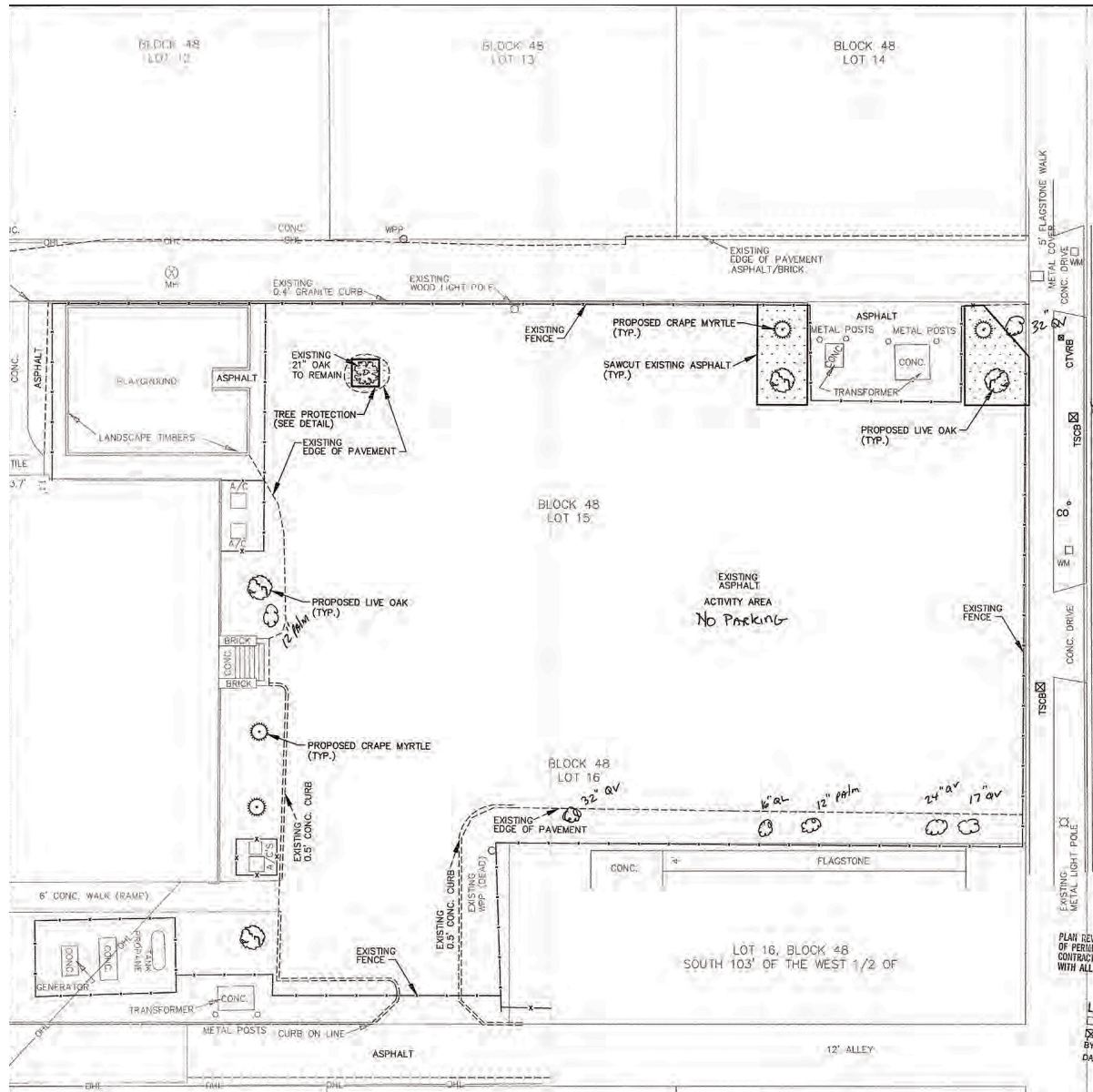
FOR REVIEW AND ISSUING  
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# 330 WEST 9TH STREET BUILDING PLAN (CONTINUED)



# 330 WEST 9TH STREET BUILDING PLAN (CONTINUED)



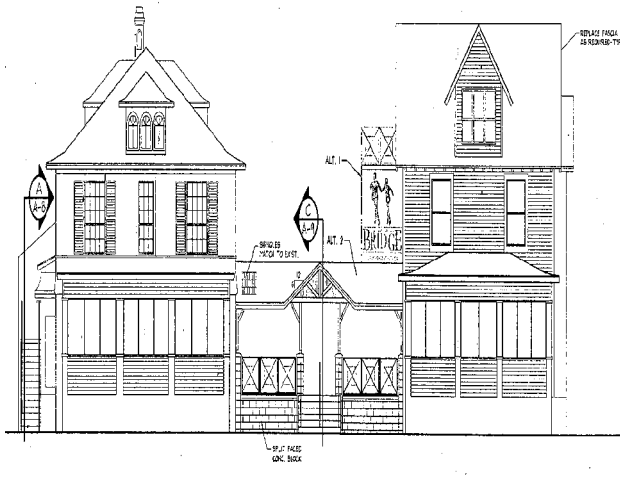
# 1824 & 1830 PEARL STREET

PARCEL # 071742-0000 (1830), 071742-0000 (1824)

- Year built - 1824 building: 1902 | 1830 building: 1904
- Building and total land size - 1824: 3,460 sq. ft | 1830: 3,261 sq. ft | .41 acres
- Zoning - 1824: CCGS | 1830: CRO-S
- Current Use - 1824: Offices | 1830: Multi Purpose

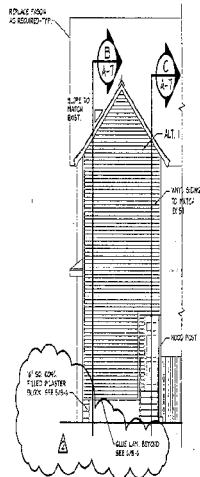


# 1824 & 1830 PEARL STREET BUILDING PLANS



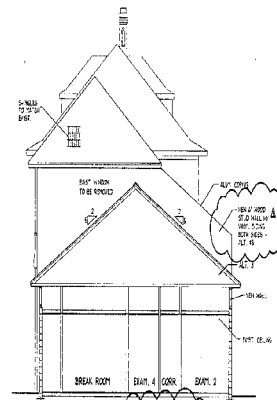
PEARL STREET ELEVATION

BUILDING 1824 & 1830



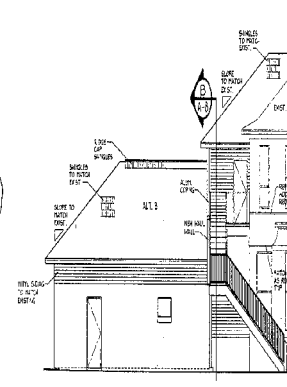
PARTIAL WEST ELEVATION

BUILDING 1830



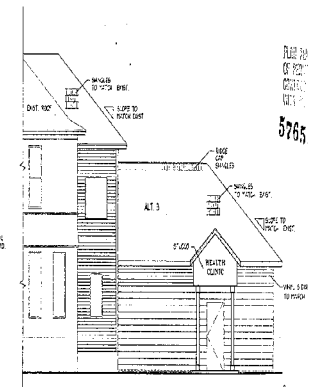
SECTION WEST ELEVATION

CLINIC & BUILDING 1824



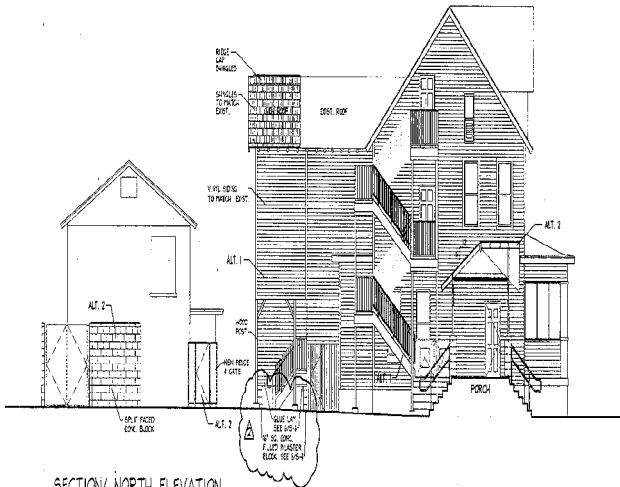
PARTIAL SOUTH ELEVATION

CLINIC & BUILDING 1824



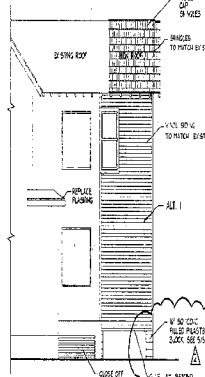
PARTIAL NORTH ELEVATION

CLINIC & BUILDING 1824



SECTION NORTH ELEVATION

BUILDING 1824 & 1830



PARTIAL SOUTH ELEVATION

BUILDING 1830

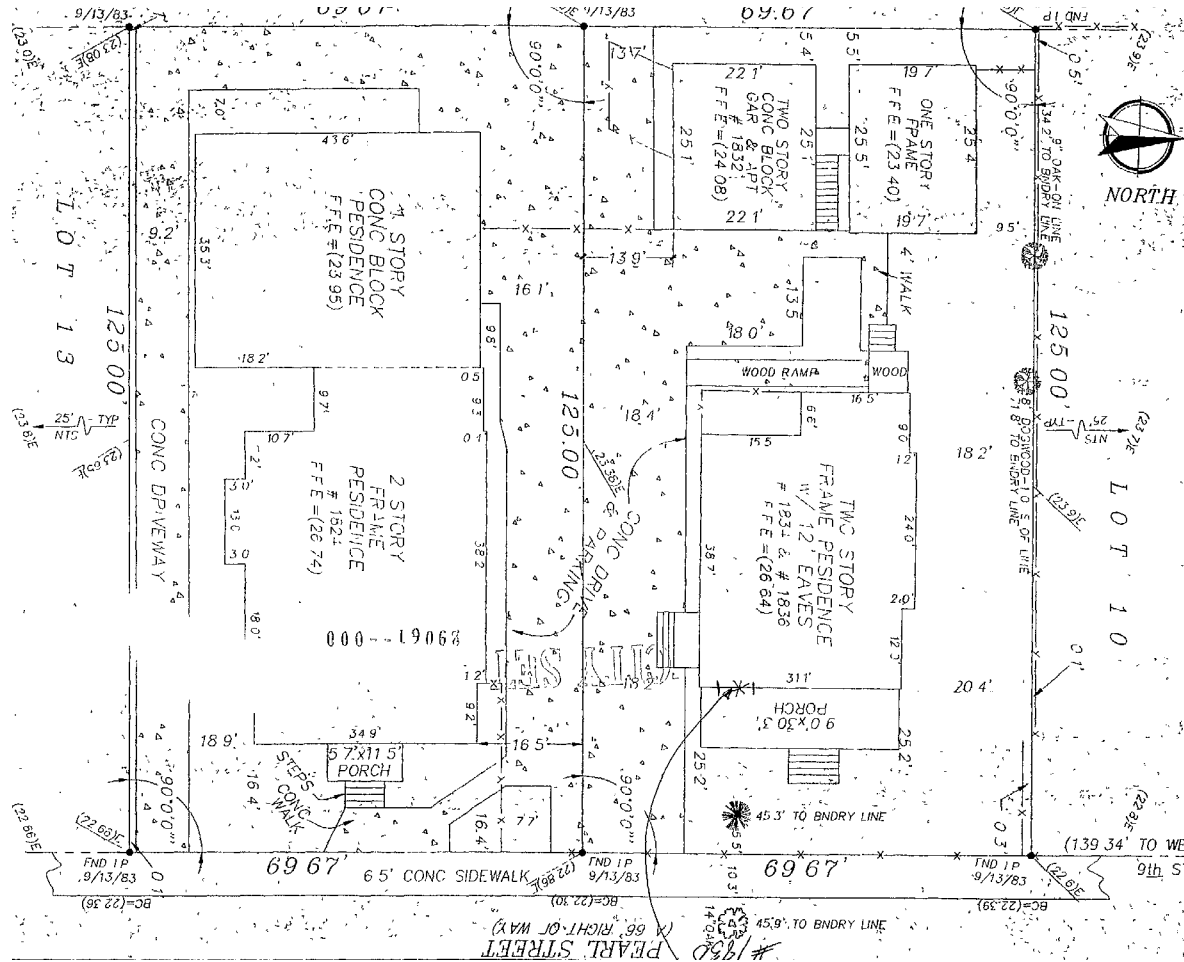
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ALL WORK SHOWN  
HEREIN IS TO BE  
CONSIDERED AS  
PART OF THE  
BBSH 1, 2, 3, 4  
AND 5 PROJECTS  
UNLESS OTHERWISE  
NOTED





# 1824 & 1830 PEARL STREET BUILDING PLANS (CONTINUED)



# 0 WEST 8TH STREET

PARCEL # 071729-0000

- Vacant lot on the corner of 8th and Perry St.
- Lot size: .12 acres





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**GNP Development Partners**

