

City of Jacksonville Landmark Designation Report

318 North Broad Street

LM-22-04
April 27, 2022



Application Prepared By:
Valecia L. Dunbar, DM, MPA
Center for Confidence, LLC
1225 West Beaver Street, Suite 117
Jacksonville, FL 32204

Property Owner:
Center for Confidence, LLC
Jacksonville, FL

TABLE OF CONTENTS

- I. **Planning and Development Department – Findings, Conclusions, and Recommendation**
- II. **Designation Application**
- III. **Legal Description and Location Map**
- IV. **Proof of Public Notice**
- V. **List of Property Owners Located within 350 Feet of the Proposed Landmark**
- VI. **Photographs and Images**

**I. Planning and Development Department – Findings,
Conclusions, and Recommendation**

**APPLICATION FOR DESIGNATION
AS A CITY OF JACKSONVILLE LANDMARK**

LM-22-04

318 North Broad Street

GENERAL LOCATION: West side of North Broad Street Between West Monroe Street and West Duval Street in the LaVilla neighborhood immediately west of Downtown Jacksonville

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its "Findings, Conclusions and Recommendations" on the Landmark Designation, **LM-22-04**, sponsored by the property owner.

Valecia L. Dunbar, DM, MPA
Center for Confidence, LLC
1225 West Beaver Street, # 117
Jacksonville, Florida 32204

FINDINGS AND CONCLUSIONS:

The Planning and Development Department determined that the application for designation of the property at 318 North Broad Street as a Landmark was complete. As required, the Planning and Development Department had a sign posted in front of the property proposed for landmark designation, as well as notices sent by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of public hearing on the designation of the property at 318 North Broad Street as a Landmark was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.

Once designated, any activity affecting the exterior of the building and site of the proposed landmark at 318 North Broad Street will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation Section (HPS) of the Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of-way, as well as any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to 318 North Broad

Street, not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

In preparing this application, the Planning and Development Department has found the application to meet two of the seven criteria. The two criteria include the following:

A. It's value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation.

African Americans in Southern cities, such as Jacksonville, were forced by segregation to not only reside in designated neighborhoods but also to develop the necessary commercial, cultural, and social infrastructure not available to them outside of these restricted areas. For over a century, the northern part of LaVilla was the commercial and social center of Jacksonville's African American community. 318 North Broad Street is one of the few commercial buildings remaining from the period when LaVilla reigned as the heart of the black community in Jacksonville. The most prominent commercial street in LaVilla was North Broad Street, particularly at its intersection with West Ashley Street.

Significant African American institutions that first developed along the North Broad Street corridor include Old Stanton High School (521 West Ashley Street); the Masonic Temple (Most Worshipful Union Grand Lodge at 410 North Broad Street); and the Clara White Mission (611 – 615 West Ashley Street). Numerous commercial enterprises such as stores, restaurants, hotels, theaters, and funeral homes, serving the African American community lined North Broad Street, West Ashley Street, West Beaver Street and North Davis Street. With the end of segregation in the 1960s, many African American residents and businesses left LaVilla to seek opportunities now available in other parts of the city. Because of this, the economic and social vitality of LaVilla declined resulting in marginal businesses or empty commercial buildings and a predominance of low-income rental units.

Continued lack of investment fostered significant deterioration of LaVilla's building fabric resulting in numerous demolitions, and the River City Renaissance plan in the early 1990s was a major contributor to urban renewal and demolitions in LaVilla. In more recent years, major redevelopment plans in LaVilla have resulted in the removal of the remaining building stock except for several landmark structures and a small cluster of older commercial buildings along North Broad Street. Today, LaVilla is composed of large vacant parcels and a scattering of new construction, primarily apartments and offices. A middle school was built in 2000 in the center of the neighborhood by consolidating individual lots to create a large campus. Aggregating these lots disrupted the traditional street grid of LaVilla.

Based on the earliest Sanborn Map (1891) for LaVilla, North Broad Street had begun to take on its commercial character particularly south of West Adams Street. The businesses were likely established to accommodate the transit population created by the growth of the railroads in the area. However, a large concentration of residences were also served by these businesses, which

included grocery stores, restaurants, barbershops, tailors, cobblers, livery, fruit, fish, and cigar stores. Two unique businesses along North Broad Street were the Turkish baths known as the Colosseum, opened by former Jacksonville and LaVilla mayor J.E.T. Bowden, and a merry-go-round further north. From West Adams Street north to West State Street, residences were common with a small number of neighborhood businesses. Both sides of north Jefferson Street from West Bay Street to West State Street were residential, with mostly one-story framed residences. By 1913, both sides of North Broad Street from West Bay Street to West Church Street were entirely businesses housed in buildings that had no front or side setbacks creating an intact block face. From Stanton High School north to North State Street the blocks are occupied entirely by residences. On the west side, businesses were dominant up to West Beaver Street with residential to West State Street. Several of the larger buildings include S. A. Cunningham Furniture Company, New Central Hotel, Newport Hotel, the Central City Mission, and the Richmond Hotel. Between North Broad Street and North Jefferson Street on the south side of West Adams Street is Fire Station #4, later replaced with the one on West Duval Street (known as "The LaVilla Brickhouse"). The Masonic Temple at the northwest corner of West Duval Street and North Broad Street was under construction.

The building at 318 North Broad Street exemplifies the change of North Broad Street from predominately residential to commercial. Based on Sanborn Maps and city directories, 318 North Broad Street was built between 1901 and 1902 as a two-story wood framed residence occupied by Henry and Mary Keil and William and Cornelia Griffin. The previous house on the parcel, that was destroyed by the 1901 fire, was occupied by Jane Mott Keil, the mother of Henry Keil. By 1913, the residence was moved to the back of the lot and incorporated as part of a new two-story masonry commercial building fronting North Broad Street. The first business in the new section was opened by William L. and Marion C. Townsend. The former residence was used as a boarding house called the Will Hotel.

318 North Broad Street is also significant as one of the few remaining buildings directly associated with the East European Jewish community that was established in LaVilla. This community is the only ethnic enclave established in Jacksonville. Jacksonville, like most Southern cities of the late 19th and early 20th centuries, did not attract many immigrants. Although it remained relatively small, the immigrant population of Jacksonville grew between 1890 and 1920 usually from chain immigration where a single male would arrive first, establish a livelihood, and assist other members of the extended family to relocate. Starting in the 1880s Yiddish speaking Jews from Eastern Europe began arriving in Jacksonville with most settling in LaVilla. Being members of the Orthodox sect, many of these immigrants both lived and worked in LaVilla, sometimes in the same building, to avoid traveling on the Sabbath. In 1901, they also opened an Orthodox synagogue in LaVilla, the B'nai Israel. Other ethnic groups that settled in LaVilla, although smaller in numbers, included Greek, Syrian, Italian, and Cuban.

One of the earliest Jewish businesses established in the east part of LaVilla, particularly along North Broad Street, was the open-air theater with bleachers known as the "Airdome" opened by Louis D. Joel and Morris R. Glickstein on West Ashley Street. Joel later opened the Casino Theater on West Bay Street. Another early business was a kosher restaurant at North Madison Street and West Adams Street opened by Fannie and Herman Begal. Married in 1911 and arriving in Jacksonville in 1919, Fannie Begal migrated from Hungary with Herman Begal being from Poland.

They left Jacksonville for a short time, coming back in 1921 to open Begel's Kosher Restaurant on West Adams Street. In 1928, Becker's Kosher Market and Delicatessen opened at 209 North Broad Street under the ownership of Russian immigrant, Mathis Becker who also served as a Shochet. Arriving in America in 1921 from Poland, Rosa and Sam Worman first settled in New York before moving to Jacksonville to purchase a bakery in 1923. Called the New York Star Bakery and originally located on East 8th Street in Springfield, the business became Worman's Bakery and Delicatessen at 204 North Broad Street in 1939. Worman's became a very popular restaurant until closing in August of 2009.

Starting in the early 1920s, 318 North Broad Street housed numerous Jewish businesses, the first being a grocery store operated by Julius Moskowitz in 1913. By 1923 Isaac Morganstern operated a grocery store and meat market in the building. Over those years, the back part of the building containing the old residence was still being rented for residential use. In 1934, 318 North Broad Street housed the Progress Furniture Company owned by Olga, Bernie, and Leo Moskowitz. The Progress Furniture Company was one of several retail furniture stores that opened along North Broad Street. Some of the others included Cunningham, Davos DeLoach, Liberty and Newsome. The Progress Furniture Company occupied the building until the late 1990s. After Progress Furniture Company left, the building was used for a period by the DeLoach Furniture Company for storage.

B. Its location is the site of a significant local, state, or national event.

It is the determination of the Planning and Development Department that the subject property at 318 North Broad Street does not meet this landmark criterion.

C. It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.

It is the determination of the Planning and Development Department that the subject property at 318 North Broad Street does not meet this landmark criterion.

D. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.

It is the determination of the Planning and Development Department that the subject property at 318 North Broad Street does not meet this landmark criterion.

E. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

It is the determination of the Planning and Development Department that the subject property at 318 North Broad Street does not meet this landmark criterion.

F. It has distinguishing characteristics of an architectural style valuable for study of a period, method of construction, or use of indigenous materials.

It is the determination of the Planning and Development Department that the subject property at 318 North Broad Street does not meet this landmark criterion.

G. Its suitability for preservation or restoration.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as alterations difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as evidence of long term and potentially on-going neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration.

The most significant character-defining feature of the primary elevation fronting North Broad Street is the simple Mission style parapet, which should be preserved in its current design. The Mission style was popular from the 1890s through the 1920s. It appears that the stucco treatment of the front elevation covered the original red brick finish of the commercial building. No building permit records have been located that would confirm any later alterations to the front elevation. The Mission style treatment may have been done when the Progress Furniture Company obtained the building in 1934.

It appears that the original front and side elevations of the commercial building were exposed red brick, which were later covered with stucco. The only other elevation having significant public visibility is the south side, which has a stucco treatment, with the north wall being hidden by an adjacent building. The original brick face of the north side elevation is slightly visible from the rear.

At the juncture of the masonry and wooden sections, the front porch of the residence is still intact, as well as the original horizontal drop siding of the front elevation. Evident is also some of the original window and door trim, as well as wooden double hung sash windows. On the exterior, the sidewalls recess at the juncture of the two sections. Other evidence is the shingled hip roof and open rafter tails found on the wooden section. The entire south side of the residential building also has a stucco treatment. The rear and north side elevations are sheathed in corrugated metal panels.

Due to the lack of continuous maintenance, both the masonry and wooden sections show evidence of water damage, particular where the two meet. The residential part is severely deteriorated making access to the second floor unsafe. However, the exterior load bearing walls of the commercial building appear to be sound and have more rehabilitation potential. Additional evaluations will need to be made to determine the rehabilitation viability of the residential part. The most immediate need is to address the roof deterioration and make the building watertight.

RECOMMENDATION

Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission **APPROVE** the designation of 318 North Broad Street (**LM-22-04**) as a City of Jacksonville Landmark.

II. Designation Application

REQUEST FOR DESIGNATION OF LANDMARK OR LANDMARK SITE

1. Name of Proposed Landmark: The New Lavilla. Merchants Museum

2. Address or General Location of Proposed Landmark: 318 North Broad Street
Jacksonville, Florida 32202

3. Name and Address of Owner: Valecia L Dunbar, DM, MPA
Click or tap here to enter text.
5051 DeGrove Road
Jacksonville, FL 32207

4. Name and Address of Applicant (including phone and email):

Valecia L. Dunbar, DM, MPA
1225 W Beaver Street. 117
Jacksonville, FL 32204
drdunbar@thecenterforconfidence.com
cell: 210-551-9193

5. Type of Property: **Commercial**
 - a. Type of property (only required if not listed in drop-down menu above)
 - Click or tap here to enter text.

6. Year of Construction of Building: 1902 – Original Residence, 1909 – Commercial Addition

7. Original Use: Residence

8. Present Use: Commercial/Mixed Use

9. Physical Description (Basic design, construction and condition):


See attached: Record Number 526, Historical Structure Form Florida Master Site File.

Spanish American War historic context. This is a two-story rectangular building of Masonry Vernacular description. It is a commercial brick structure with exterior stucco. front with attached wood frame structure in the rear. Fair condition.

10. What is the Historical, Architectural, or Archaeological Significance:

This application is for consideration for Historical Landmark Designation under criteria #1, 6, and 7. Please see the attached continuation page.


(electronic) Signature of Person Submitting Application:



Dr. Valecia L Dunbar, DM, MPA

Date: 3/23/2022

Signature of Owner of Proposed Landmark:



Dr. Valecia L. Dunbar

Date: 3/23/2022

Date: _____

PLEASE ATTACH THE FOLLOWING DOCUMENTS AS WELL AS ANY OTHER DOCUMENTATION WHICH CONTRIBUTES TO THE PROPOSED LANDMARK'S HISTORY AND SIGNIFICANCE.

- (1) STATEMENT OF SIGNIFICANCE ATTACHMENT (download here)
- (2) PHOTO *required*
- (3) PHOTO *required*
- (4) PHOTO *required*
- (5) MAP *required*
- (6) DRAWINGS (elevations, floor plans, etc.)

PLEASE ATTACH CONTINUATION SHEETS AND OTHER INFORMATION ON THE PROPOSED LANDMARK'S HISTORY AND SIGNIFICANCE.. AS WELL AS AT LEAST THREE PHOTOGRAPHS OF THE SITE OR BUILDING.

CONTINUATION SHEET

1. STATEMENT OF SIGNIFICANCE ATTACHMENT

A. Criteria 1: The property and location have value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state or nation.

1. Historical and Cultural significance to the heritage of the city, state and nation:

SUMMARY: The property and location have value as a significant reminder of when LaVilla was a Jewish district, as well as Broad Street being the premier downtown African-American commercial and business district during segregation.

NARRATIVE: On May 3, 1901, much of Jacksonville was destroyed by fire. Known as the Great Fire of 1901, most of the LaVilla neighborhood west of downtown survived. However, the northeast portion of the neighborhood, including much of the Broad Street (then Bridge Street) did not. Over the next decade, this portion of what was once a 19th century community dominated by frame structures, transformed into LaVilla's premier business district. 318 North Broad Street is representative of this early 20th century rapid transformation of Jacksonville into Florida's first major metropolitan area. A unique feature of this property is that it consists of a two story masonry commercial building erected around an older two story frame residential dwelling.

According to public directories, the frame residential dwelling was constructed around 1902 for the family of Jane Mott Keil. Born in 1830 in St. Augustine, Keil was a seamstress who owned the property and had lost her previous residence to the Great Fire. Her son Henry and daughter-in-law Mary also resided on the property. During this time, Henry was a conductor for the Seaboard Air Line Railroad.

Despite being subject to the devastating fire that left nearly 10,000 people homeless, Jacksonville's population increased 103.0 percent between 1900 and 1910. This rapid period of growth led to Broad Street morphing into a dense pedestrian scale commercial corridor stretching from McCoys Creek, north to Union Street.

A few years after the death of Jane Keil, son Henry relocated to a larger house at 435 West Church Street, paving the way for commercial expansion of the Broad Street property. By 1910, public directories and sanborn maps indicate the Keil's frame residential dwelling being shifted to the rear of the property, allowing for the addition of a new two story brick building facing Broad Street. Owned by William L. and Marion C. Townsend, and specializing in installment goods, Townsend Brothers was the first business to occupy the building's commercial storefront. The upper level of the new brick building and frame residential dwelling were then offered as furnished rooms. Identified as the Will Hotel, J. and Anna Norris and Joseph and Daisy Lord were listed as tenants in 1909.

Over the next two decades, a series of dry goods, meat and grocery businesses catering to LaVilla's early Jewish community operated on the ground floor. Businesses included Benjamin Sherman (dry goods), Michael Schemer's Standard Market (grocery and meats) and Isaac Morganstern's Gold Eagle Grocery Company. When Schemer passed in 1923, brother-in-law Morganstern took over the grocery market, operating the business at this location until 1931.

In 1934, the Progress Furniture Company opened at 318 North Broad. Owned by Olga, Bernie and Leo Moskovitz, Jewish immigrants from Romania, the store's slogan was "Buy or Sell... We Treat You Well." The store was one of many that made Broad Street a furniture district for decades. Nearby furniture stores included DeLoach, Pierce-Wall, Cunningham, Ford, Davis, E.C. Newsome and Mather. Also selling appliances, the Progress Furniture Company operated at 318 North Broad until the late 1990s. Up until recent years, both the old Carpenter Gothic house and brick commercial building were used as a warehouse for the DeLoach Furniture Company. During the second half of the 20th century, most of surrounding neighborhood and Broad Street business district have been lost to urban renewal. With this in mind, 318 Broad Street is the southern anchor of a two block, contiguous stretch of early 20th century storefronts that represent the character, density and sense of place of segregated Jacksonville's growth period immediately following the Great Fire of 1901.

B. Criteria 6: The property has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

The property contains distinguishing characteristics of an architectural style and method of construction related to a unique period of growth in the City of Jacksonville's history. Between 1900 and 1910, Jacksonville's population increased 103.0 percent, growing from 28,429 to 57,699 residents. The decade of rapid growth came as a result of the city's rebuilding effort following the Great Fire of 1901. Taking place on May 3, 1901, the fire ravaged this block of Broad Street and an additional 145 city blocks, destroying over 2,000 buildings and leaving nearly 10,000 residents homeless.

The method of construction and distinguishing characteristics of an older frame residential dwelling encased in a brick commercial storefront, make 318 North Broad Street an exemplary example this rapid period of transformational growth in the city's history, as well as Broad Street's evolution from a residential corridor into a segregation era Black business district.

According to public directories, the frame residential dwelling was constructed around 1902 for Jane Mott Keil. Born in 1830 in St. Augustine, Keil was a seamstress who owned the property and had lost her previous residence on this property to the Great Fire. Prior to the Great Fire, Sanborn maps indicate that this section of Broad Street was dominated by frame residential dwellings.

Rapid growth following the Great Fire resulted in LaVilla quickly urbanizing. In conjunction with racially discriminatory public policies, such as Plessy v. Ferguson in 1896, LaVilla

morphed into a dense African American community with Broad Street transitioning into a mixed-use commercial district to serve a demographic not welcome in other areas of Jacksonville's central business district.

With increasing opportunity as a commercial district, a two-story Masonry Vernacular addition representative of commercial structures erected prior to 1950, was completed around 1909, according to public directories. Upon completion, the ground floor of both structures was utilized for commerce, while the second floor served as a rooming house. Tenants included African Americans who were limited by segregation in where they could reside.

According to the Historical Structure Form Florida Master Site File prepared by Historic Property Associates, Inc. of St. Augustine, notable architectural features of the Masonry Vernacular commercial addition include a flat roof, a curved parapet, arched windows and a stucco facade. The building's upper portion of arch windows are still in place and currently boarded over for protection. With few alterations, both the older frame residential dwelling and Masonry Vernacular commercial addition have retained most of their architectural integrity.

C. Criteria 7: The property has suitability for preservation or restoration.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed Landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as represent alterations difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long term and potentially on-going neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration. According to the attached Historical Structure Form Florida Master Site File prepared by Historic Property Associates, Inc. of St. Augustine, with few alterations, this building has retained most of its architectural integrity and embodies many of the architectural characteristics of buildings constructed in Jacksonville during the early 20th century.

(2) PHOTO



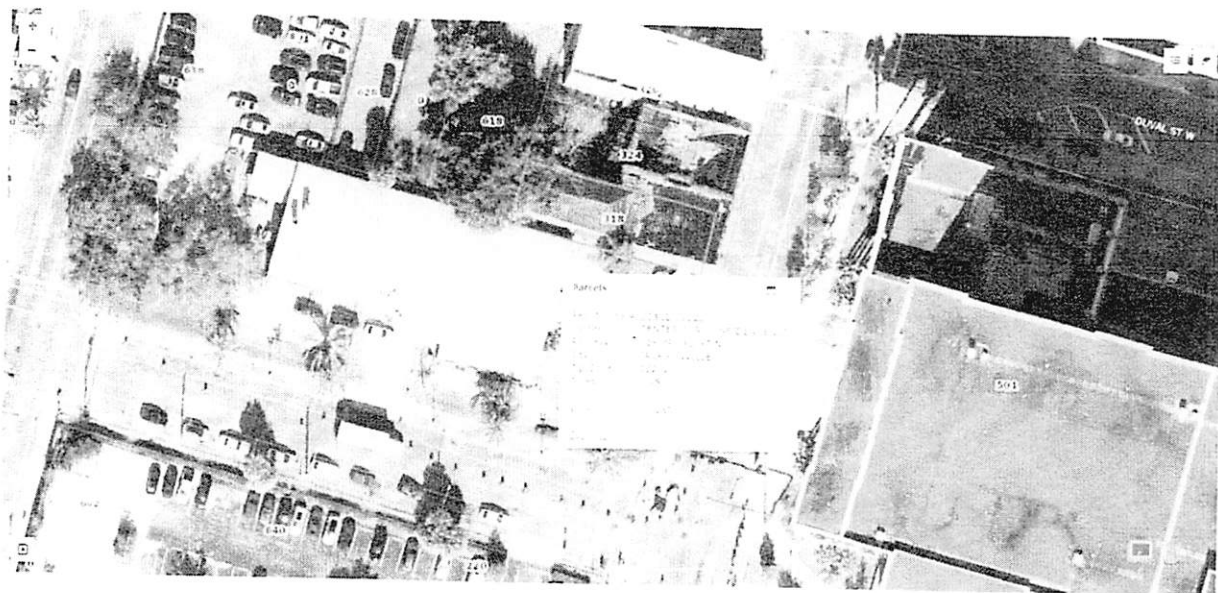
318 North Broad Street during the early 1990s. Photograph courtesy of the City of Jacksonville.

(3) PHOTO

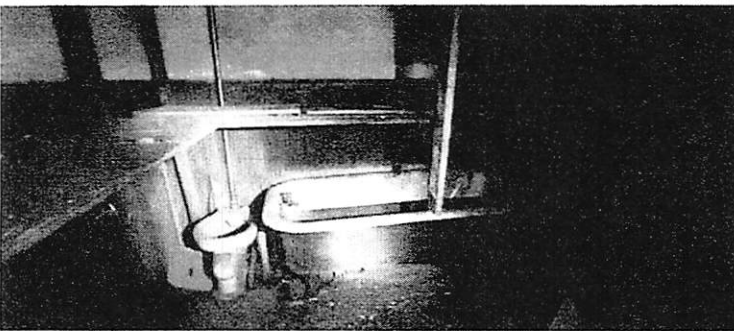
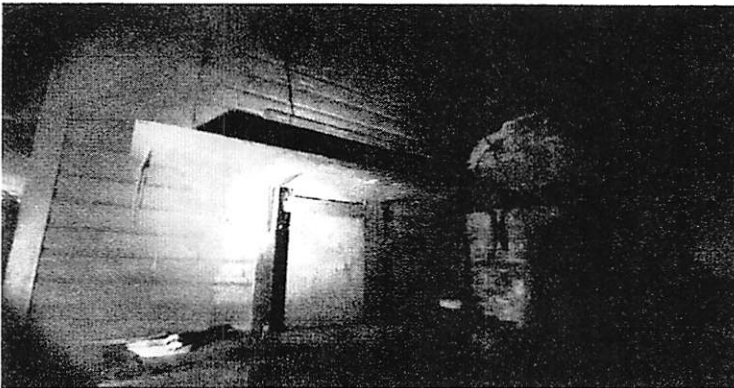
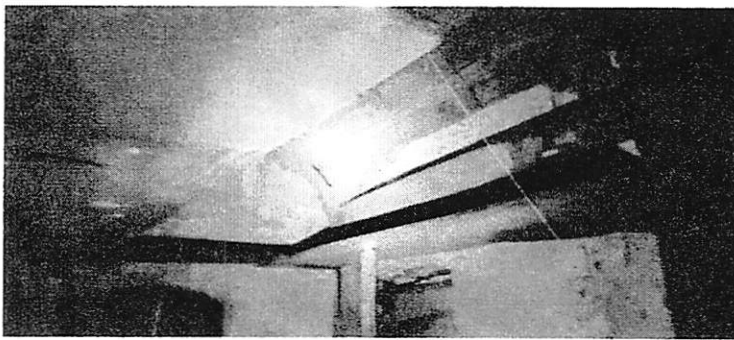


318 North Broad Street in January 2022. Photograph courtesy of Ennis Davis, AICP.

(4) PHOTO



(6) DRAWINGS (elevations, floor plans)



Interior photographs of 318 North Broad Street. Photographs courtesy of Ennis Davis, AICP.

III. Legal Description and Location Map

LM-22-04

Exhibit A

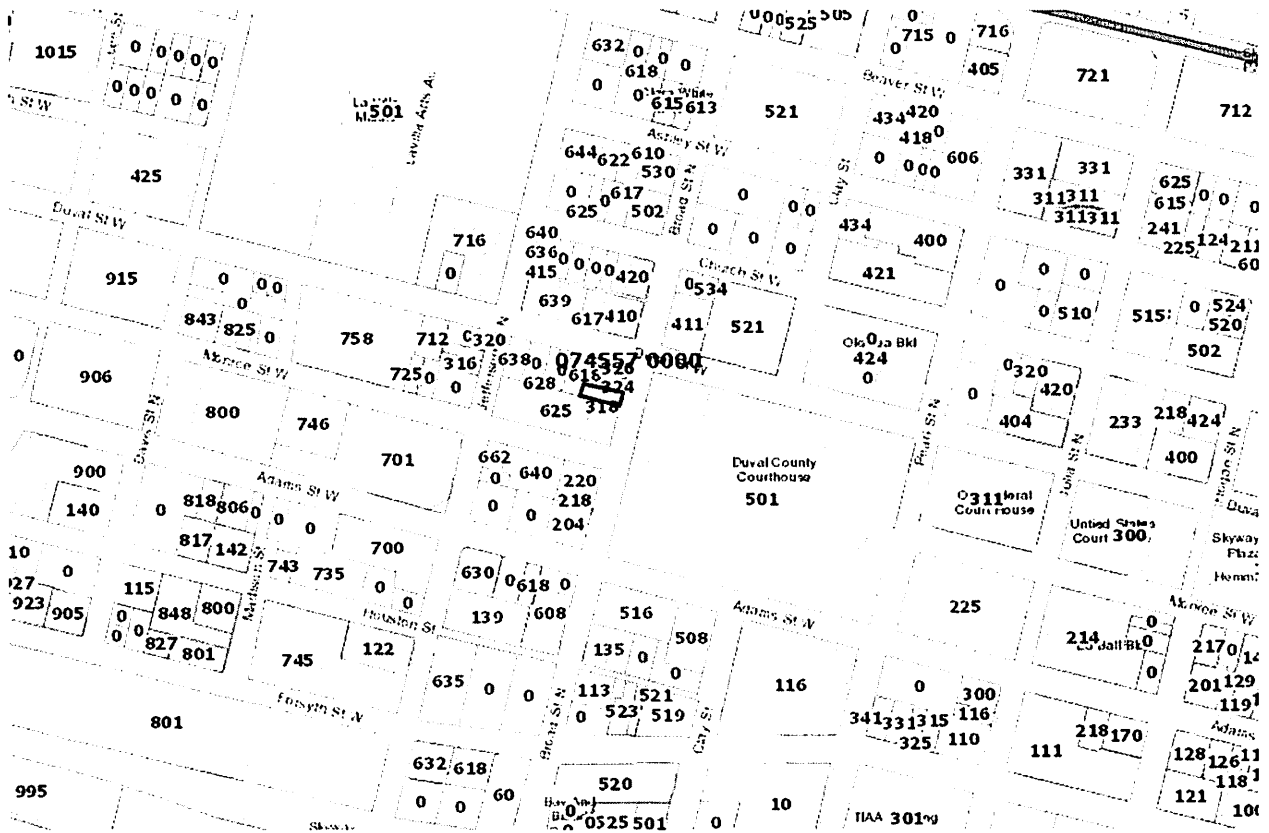
Legal Description

39-2S-26E .08

LAVILLA HARTS MAP

S 34FT LOT 6 BLK 105

RE # 074557-0000



IV. Proof of Public Notice

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing on Application to Designate a City of Jacksonville Historic Landmark

in the matter of LM-22-04 318 North Broad Street

in the Court, was published in said newspaper by print in the issues of 4/7/22.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both dailyrecord.com and floridapublicnotices.com.



Rhonda Fisher

Sworn to and subscribed before me this 7th day of April, 2022 by Rhonda Fisher who is personally known to me.

NOTICE OF PUBLIC
HEARING ON
APPLICATION TO
DESIGNATE
318 NORTH BROAD STREET
LM-22-04
AS A CITY OF
JACKSONVILLE HISTORIC
LANDMARK

NOTICE IS HEREBY GIVEN that on April 27, 2022 at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of 318 North Broad Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be in Conference Room 1002, 1st floor of the Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida.

Exhibit A

Legal Description
39-2S-26E.08
LAVILLA HARTS MAP
S 34FT LOT 6 BLK 105
RE # 074557-0000

This application (LM-22-04) is being sponsored by Valecia L. Dunbar, 1225 West Beaver Street, Suite 117, Jacksonville, Florida, 32204, on behalf of the property owner, Center for Confidence LLC, 1225 West Beaver Street, Suite 117, Jacksonville, Florida, 32204. A copy of the application may be examined in the Offices of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

Please note: At this time all visits to the Planning and Development Department are by appointment only. To make an appointment, please contact the Historic Preservation Section at historicpreservation@coj.net or by phone at (904) 255-7800.

DATED this 7th day of April, 2022.

Jack C. Demetree, III
Chairman

**Jacksonville Historic
Preservation Commission
City of Jacksonville**

Apr. 7 00 (22-02400D)

Seal

Notary Public, State of Florida

**V. List of Property Owners Located within 350 Feet of
the Proposed Landmark**

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

NOTICE OF PUBLIC HEARING

LM-22-04

The Jacksonville Historic Preservation Commission will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-22-04** regarding the proposed designation of the building at 318 North Broad Street, as a City of Jacksonville Landmark as noted below:

Date: Wednesday, April 27, 2022

Time; 3:00 P. M.

Place: Conference Room 1002
1st Floor
Ed Ball Building
214 North Hogan Street
Jacksonville, Florida

Information concerning the proposed designation is on file with the Jacksonville Historic Preservation Commission and available for inspection from 8:00 A. M. until 5:00 P. M. Monday through Friday at the Offices of the Planning and Development Department, Suite 300, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800.

Please note: At this time all visits to the Planning and Development Department are by appointment only. To make an appointment, please contact the Historic Preservation Section at historicpreservation@coj.net or by phone at (904) 255-7800.

PLEASE NOTE: You have received this notice as owner of real property located within 350 feet of the proposed landmark per Section 307.104(f). Only the property associated with the proposed landmark as identified above is impacted by the historic designation.

ALL PERSONS INTERESTED ARE NOTIFIED TO BE PRESENT AT SAID TIME AND PLACE, AND THEY MAY BE HEARD WITH RESPECT TO THE PROPOSED DESIGNATION.

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
074551 0000	326 BROAD STREET HOLDINGS LLC		160 RETREAT PL			PONTE VEDRA	FL	32082-2173
074522 0000	BROAD & ADAMS STREET TRUST		3820 LA VISTA CIR UNIT 108			JACKSONVILLE	FL	32217
074557 0000	CENTER FOR CONFIDENCE LLC		1225 W BEAVER ST STE 117			JACKSONVILLE	FL	32204
074556 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
074690 0050	CLARA WHITE MISSION INC		613 W ASHLEY ST			JACKSONVILLE	FL	32202
074686 0000	COMMUNITY FIRST CREDIT UNION OF FLORIDA		637 NORTH LEE ST			JACKSONVILLE	FL	32204-1144
074564 0000	DELOACH BROTHERS LLC		59 34TH AVE S			JACKSONVILLE BEACH	FL	32250
074563 0000	DELOACH MICHAEL G ET AL		315 32ND AVE S			JACKSONVILLE BEACH	FL	32250
074575 0010	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST 3RD FLOOR			JACKSONVILLE	FL	32202-3158
074577 0000	JWSBSB HOLDINGS LLC		160 RETREAT PL			PONTE VEDRA BEACH	FL	32082
074553 0000	KUMAR BINOD		3556 PINE ST			JACKSONVILLE	FL	32205-9453
074529 0000	LAVILLA DEVELOPMENT GROUP LLC		901 VALE ORCHARD LN			JACKSONVILLE	FL	32207
074565 0000	MOST WORSHIPFUL UNION GRAND LODGE		410 BROAD ST			JACKSONVILLE	FL	32202-4806
074562 0000	MOST WORSHIPFUL UNION GRAND LODGE		F & A M	P O BOX 52657		JACKSONVILLE	FL	32201-2657
074561 0000	MOST WORSHIPFUL UNION GRAND LODGE		FREE & ACCEPTED MASONS P H A	410 BROAD ST		JACKSONVILLE	FL	32202-4837
074545 0000	SIKES AND STOWE INC		420 KENTUCKY BRANCH LN			SAINT JOHNS	FL	32259
074520 0000	TMH LAND LLC		432 S WASHINGTON AVE	SUITE 704		ROYAL OAK	MI	48067
	URBAN CORE CPAC	KIM PRYOR	245 5TH ST W			JACKSONVILLE	FL	32206
074692 0010	VOLUNTEERS OF AMERICA OF FLORIDA INC		405 CENTRAL AVE STE 100			SAINT PETERSBURG	FL	33701
	Council Member Reggie Gaffney	District 7	117 West Duval Street	4th floor		JACKSONVILLE	FL	32202

VI. Photographs and Images

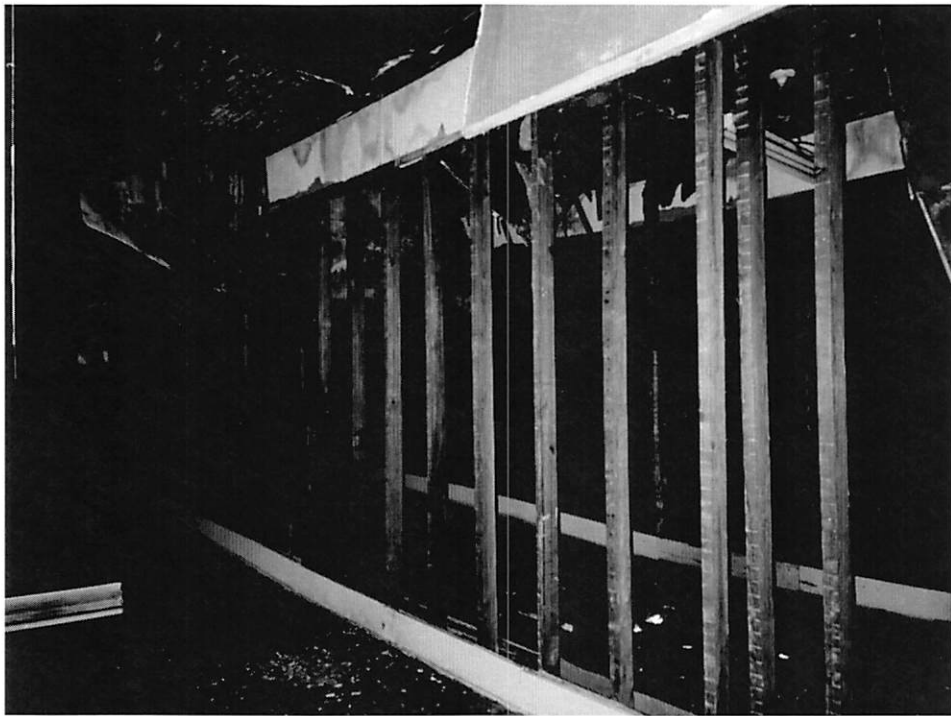








Central Hall, Upstairs



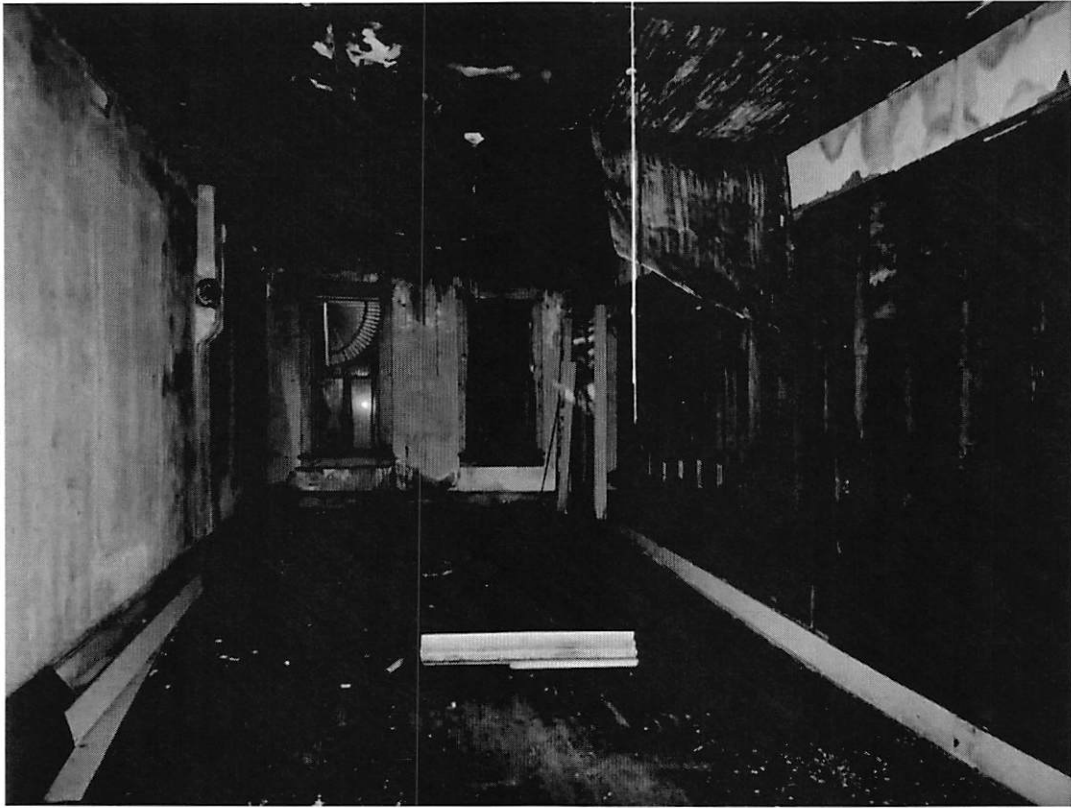
Upstairs



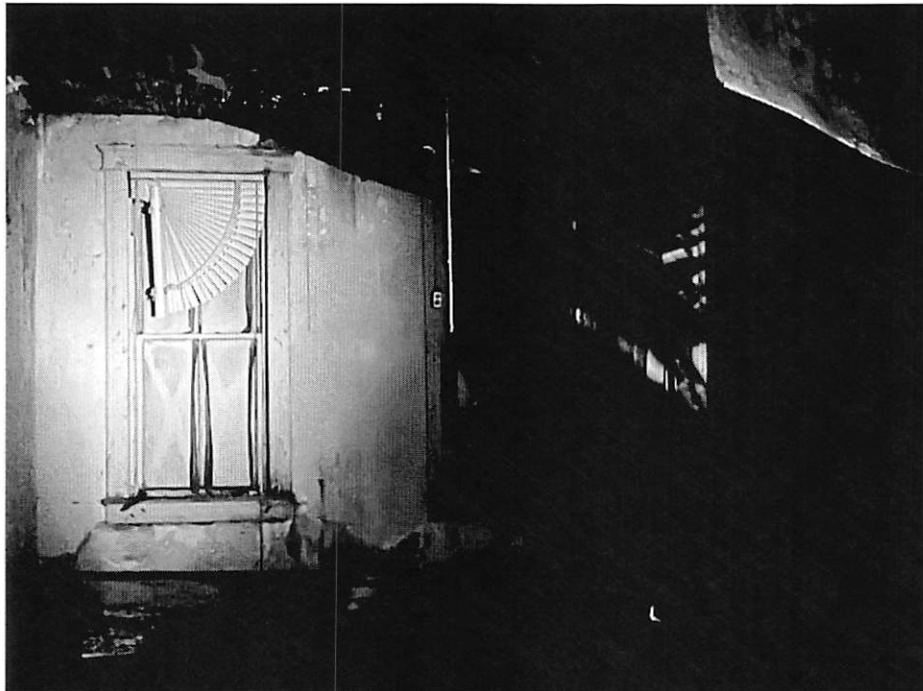
Top of stairs, rear northwest corner



Upstairs, looking into house



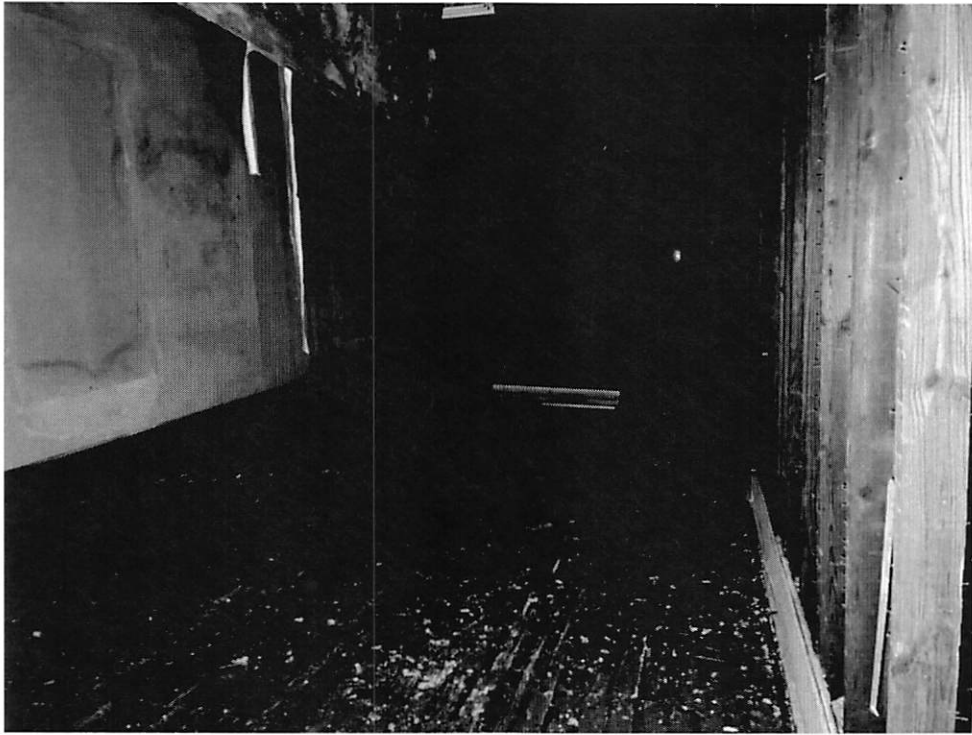
Upstairs, looking west



Upstairs, looking west



Upstairs, porch detail



Room, north of hall, upstairs



Store-to-house intersection, upstairs



