

**112 EAST FORSYTH STREET
JACKSONVILLE, FLORIDA
PROPOSED LANDMARK DESIGNATION
LM-21-04**



May 26, 2021

**Property Owner:
112 E Forsyth LLC
Orlando, FL 32801**

***Prepared By
Autumn Martinage***

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I.

**PLANNING AND DEVELOPMENT
DEPARTMENT - FINDINGS,
CONCLUSIONS AND RECOMMENDATIONS**

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR DESIGNATION
AS A CITY OF JACKSONVILLE LANDMARK**

LM-21-04

112 East Forsyth Street

GENERAL LOCATION: 112 East Forsyth Street is located on the south side of East Forsyth Street between North Newnan Street and North Ocean Street in 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-21-04**, sponsored by: 112 E Forsyth LLC
201 N Magnolia Ave, Suite 100
Orlando, FL 32801

FINDINGS AND CONCLUSIONS:

- (A.) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department received and reviewed a designation application with attachments provided by the agent of the property owner for 112 East Forsyth Street.
- (B.) The Planning and Development Department determined that the application for designation of the property at 112 East Forsyth Street as a Landmark was complete. As required, the Planning and Development Department had a sign posted in front of the property being considered for 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 site. Notice of the public hearing on the designation of the property at 112 East Forsyth Street as a Landmark was published in the *Financial News and Daily Record*. Proof of publication is attached to this report.
- (C.) Once designated, any activity affecting the exterior of the proposed landmark at 112 East Forsyth 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 property is to provide protection to the building at 112 East Forsyth 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 work to the exterior of the building is compatible with and sensitive to this primary historic resource.

(D.) In preparing this application, the Planning and Development Department has found the application to meet three of the seven designation criteria. The three criteria include the following:

A. *Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state, or nation.*

The property at 112 East Forsyth Street is significant as one of the few residences erected during the ten-year construction boom following the destructive May 3, 1901 fire. Referred to as the Great Fire, it was the most significant event in the history of Downtown Jacksonville that caused a redefinition of its architectural character during the first half of the twentieth century. Starting around noon in a fiber factory east of downtown in LaVilla, the fire within an eight-hour period destroyed over 2,300 buildings on 148 city blocks causing approximately \$15 million in property damage. The most miraculous part of this tragedy was the fact that only seven people lost their lives during the fire. However, over 8,677 people were left homeless. The fire destroyed the oldest and most densely populated areas of the City. It consumed twenty-three churches, ten hotels, including the grand St James and Windsor hotels, as well as almost all public buildings, such as city hall, the courthouse, the jail and schools.¹

The destruction caused by the 1901 fire ushered in a new era of growth in Downtown Jacksonville referred to by some as the Jacksonville Renaissance (1901-1920). The business opportunities caused by the fire attracted numerous architects, builders, and investors from different parts of the country. New construction in the Downtown area began to reflect a variety of architectural styles popular during the first quarter of the twentieth century, such as the traditional Colonial, Neoclassical, Spanish Eclectic, Italian Renaissance and Gothic Revivals, interspersed with more modernistic designs of the

¹ For more on the 1901 fire see: Bill Foley and Wayne W. Wood, *The Great Fire of 1901*. (Jacksonville Historical Society, 2001).

T. Frederick Davis. *History of Early Jacksonville and Vicinity, 1513 – 1924*. (St Augustine, Florida, The Record Company, 1924), pp. 219 - 228.

Historic Property Associates. *Historic Building Survey of Downtown Jacksonville*, Jacksonville, Florida, Downtown Development Authority, 1991, pp. 11-13.

James Robertson Ward. *Old Hickory's Town, An Illustrated History of Jacksonville*. (Jacksonville: Old Hickory's Town, Inc., 1985), pp. 175 - 186.

Prairie School and the Chicago school of commercial architecture. These latter styles were particularly evident in the work of noted architect, Henry John Klutho (1873-1964) who came to Jacksonville after reading about the 1901 fire in the *New York Times*. The buildings constructed in Downtown Jacksonville during the Jacksonville Renaissance also reflected new construction techniques and materials, such as steel and reinforced concrete structural systems that accommodated the first true skyscrapers in Florida.²

Many of the major denominations built new sanctuaries in or near Downtown Jacksonville during this period immediately following the 1901 fire. In addition, new public buildings were constructed including a city hall, county courthouse, and jail. A new Central Grammar School, Duval High School, and Stanton High School were rebuilt as well. Soon downtown streets were lined with new stores, theaters, banks, office buildings, and residences. Along the 100 block of East Forsyth Street by 1913 were constructed several buildings such as the Jacksonville Police Station with adjacent stables, two buildings associated with the New York Steam Laundry Company, the Columns Apartments, a cleaning and steam dye work, plumbing and tin shop and the four story Realty Title and Trust Building.³

Both the building at 120 East Forsyth Street, built between 1901 and 1903, and 112 East Forsyth Street, 1906, were associated very early with the New York Steam Laundry Company. The company was organized in 1906 under registered agent T.C. Allin and first occupied the building at 120 East Forsyth Street before expanding into 112 East Forsyth Street in 1906. However, according to the Jacksonville city directories, the New York Steam Laundry was in business in the city as early as 1901 at 17 North Ocean Street. According to the Jacksonville Building Permit Record, Number 4061, 1906, the three – story masonry building at 112 East Forsyth Street was built by Norman L. Snelson for the Co-Operative Investment Company.⁴

The design of the building at 112 East Forsyth Street reflects a commercial style referred by one stylebook as the two-part commercial block.⁵ⁱ While acknowledging uniform design elements in commercial architecture that expanded the period from the 1850's to the 1950's, this stylebook identified commercial buildings based on the major horizontal divisions of the façade to which are applied numerous stylistic elements reflective of different architectural periods. The most common style of commercial architecture that developed in American cities and towns during the late nineteenth and early twentieth centuries, two-part commercial buildings are characterized by being divided horizontally

² For more on Jacksonville during the two decades after the 1901 fire see: James B Crooks, *Jacksonville After the Fire, 1901-1919: A New South City*. (Jacksonville, Florida: University of North Florida Presses, 1991).

For more on the life and works of Henry John Klutho see: Robert C. Broward, *The Architecture of Henry John Klutho: The Prairie School in Jacksonville*. (Jacksonville, Florida: University of North Florida Presses, 1983). Historic Property Associates, pp 13-17.

Foley and Wood, pp. 212-219.

³ 1913, Sanborn Map of Jacksonville.

⁴ <http://www.corporationwiki.com/florida/jacksonville/new-york-steam-laundry-4620224>.

Jacksonville City Directories, 1901, 1902 & 1903.

⁵ Richard Longstreth. *The Buildings of Main Street, A Guide to American Commercial Architecture*. (Walnut Creek: AltaMira Press, 2000), pp. 24-53.

into two sections, usually with a public use on the first level and more private uses on the upper floors.

Two-part buildings are one of the oldest types of commercial design and were found in medieval towns as well as the shop-home characteristic of Colonial settlements. Although the subject property reflects a very simple masonry vernacular interpretation, two-part commercial buildings can be quite elaborate reflecting a variety of architectural styles from High Victorian, Beau Arts to Art Deco and Moderne, as well as incorporating changing technologies and materials such as use of plate glass, cast-iron, terra cotta, decorative masonry, steel frame and reinforced concrete construction. The front façade of the building at 112 East Forsyth Street was sheathed in rusticated concrete block. The use of rusticated concrete block reflected a brief period during the first three decades of the twentieth century when the use of ornamental block was extremely popular, especially in the construction of commercial and institutional buildings, as well as Craftsman style residences. The rusticated block on the front elevation of 112 East Forsyth Street is currently visible only on the parapet wall.⁶

B. It's 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 112 East Forsyth 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 112 East Forsyth 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.

The commercial building at 112 East Forsyth Street was built by Jacksonville contractor, Norman Lesley Snelson (1880 – 1953), one of many architects and builders attracted to the city during the first decade following the Great Fire of 1901. Born in Drywood, Veron, Missouri, N.L. Snelson joined in partnership with his father, John Travner Snelson, Sr. and brother Teel Everett Snelson to form J.T. Snelson Contracting Company of Charleston, South Carolina in 1901. Although living in Charleston in 1905, Snelson had constructed the building at 112 East Forsyth Street by 1906. His obituary had him arriving in Jacksonville in 1902.⁷

⁶ Ibid.

J. Randall Cotton, "Return to Concrete Block Houses", *Old House Journal*, March/April, 1995, pp. 32-39.

⁷ <https://www.ancestry.com/family-tree/person/tree/12292138/person/262273541510/facts>.

The Manning Times, Manning, South Carolina, January 9, 1901, p. 4.

Florida Times Union, June 25, 1953, p. 36.

Some of the buildings documented to have been constructed by N.L. Snelson include Fire Station # 2, 1334 North Main Street, 1909 designed by Wilbur Bacon Camp; his own prairie style residence at 2254 Post Street in 1910 – 1911, and the George F. Bensel residence, a Prairie style residence built in 1912 at 2165 River Boulevard designed by Wilbur B. Talley. His most noted residential construction was the Lucius T. Smith residence at 2821 Riverside Avenue in 1913. Identified as “*one of the best remaining Prairie style residences in Riverside*”, the architect of the home has not been determined from local sources. The residence shares stylistic elements with the 1911 George W. Clark residence (demolished in 1979) designed by Henry John Klutho who at the time had an office in the St. James Building next to Snelson. Interestingly, an almost identical residence was constructed in Fort Myers where Snelson had built several buildings. From 1924 to 1926, Snelson resided in Lakeland and Bartow, Florida. While in Lakeland, he constructed the Italian Renaissance style, Sorosis Club Building, in 1927 which was designed by former Jacksonville architect, Wilbur B. Talley (1871 – 1956). Moving to Lakeland in 1922, Talley came to Jacksonville in 1907 around the same time as Snelson.⁸

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 112 East Forsyth 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 112 East Forsyth 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 property at 112 East Forsyth Street appears to be structurally sound and has been continually occupied until recently.

However, the building does feature severe alterations to the front façade dating from a 1956 remodeling (Building Permit # 318, 1956). This remodeling involved removing the original or early storefront and filling in with a single doorway on the right of the front façade and a large plate glass window on the left. The original designed included a

⁸ Wood, pp. 13, 144, 149, 158 & 209.
The Sorosis Club Building, <https://www.hmdb.org/m.asp?m=51933>.

double entryway located more in the center. The windows of the second and third floors were removed and openings filled with masonry. On the exterior, the entire second and third stories were covered with stucco scored to create panels. Although the new owner plans to redevelop the property into an entertainment venue, no additional information has been provided on any rehabilitation plans for the front elevation.

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 112 East Forsyth Street **(LM-21-04)** as a City of Jacksonville Landmark.

II.

DESIGNATION APPLICATION

City of Jacksonville Landmark, Landmark Site, or Historic District Nomination Form



Grayed Areas for Use by Staff

1. Name of Property

historic name 112 East Forsyth Street designation _____
 other names _____ FMSF Number **DU17240**

2. Location

street & number 112 EAST FORSYTH STREET
 city or town JACKSONVILLE
 state FLORIDA Code FL County DUVAL code _____ zip code 32202
 Real estate assessment number(s) 073456-0100
 (Attach continuation sheet if necessary)

3. Sponsorship Statement

As the owner, or official representative of the owner, I am aware of the proposal for designation of the subject property or properties listed above as a city of Jacksonville landmark, landmark site, or historic district. I have been advised of the procedures for review of the proposal by the Jacksonville Historic Preservation Commission and the Jacksonville City Council. I understand that I will be notified of the date and place of any public meetings at which the proposal will be considered by the Jacksonville Historic Preservation Commission, and the City Council. I also agree to sponsor the application and pay for all notification costs. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require consistency with the appropriate standards.

DocuSigned by:
 5/2/2021
441C0B4C6C2840C...
 Signature of property owner or representative _____ Date _____

Representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.

Sponsorship other than owner or official representative

Consistent with Jacksonville Ordinance Codes 307.104(a) and 307.105(a), the proposal for designation as a city of Jacksonville landmark, landmark site, or historic district is being sponsored by _____.

Signature of sponsor	Title	Date
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4. Legal Description of Property (according to county property appraiser's office)

**39-2S-26E .020
 HARTS MAP OF JACKSONVILLE
 PT LOT 4 RECD
 O/R 18418-293 BLK 10**

Attach continuation sheet if necessary

112 EAST FORSYTH STREET

Name of Property

112 EAST FORSYTH STREET

Address

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing
1	buildings
	sites
	structures
	objects
1	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously designated

6. Function or Use

Historic Functions

COMMERCIAL: OFFICE

Current Functions

VACANT

7. Description

Architectural Classification

MASONRY VERNACULAR

Materials

foundation SLAB

walls BRICK/STUCCO PANELS

roof MODIFIED BITUMEN

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

SEE ATTACHED CONTINUATION SHEETS

112 EAST FORSYTH STREET

Name of Property

112 EAST FORSYTH STREET

Address

8. Statement of Significance

Applicable Landmark Designation Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for Landmark Designation.)

- A** Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.
- B** Its location is the site of a significant local, state or national event.
- C** It is identified with a person or persons who significantly contributed to the development of the City, state or nation.
- 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.
- E** Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- F** It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- G** Its suitability for preservation or restoration

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

- | | |
|----------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Industry |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Maritime History |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Military |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Early Settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Health/Medicine | Other: _____ |

Period of Significance

1906-1956

Significant Dates

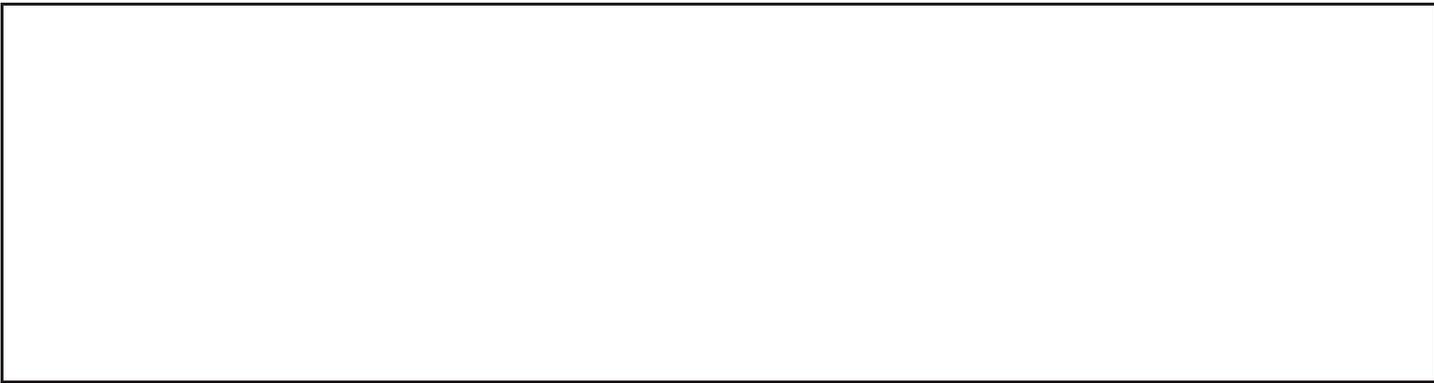
Significant Person

Cultural Affiliation

Architect/Builder

Unknown/Norman L. "N.L." Snelson

Please See Attached Continuation Sheets



112 EAST FORSYTH STREET

Name of Property

112 EAST FORSYTH STREET

Address

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheet

Please see Attached Continuation Sheets

10. Geographical Data

Acreeage of Property 0.02

UTM References

(Place additional references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>	3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>	4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

39-2S-26E .020 HARTS MAP OF JACKSONVILLE PT LOT RECD O/R 18418-293 BLK 10

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The nominated property includes the entire parcel historically associated with .

11. Form Prepared By

name/title AUTUMN L MARTINAGE

organization _____ date 4/10/2021

street & number 9838 OLD BAYMEADOWS RD #105 telephone 904.477.2675

city or town JACKSONVILLE state FL zip code 32256

12. Property Owner

name 112 E FORSYTH LLC

street & number 201 N MAGNOLIA AVE, SUITE 100 telephone _____

city or town ORLANDO state FL zip code 32801

112 EAST FORSYTH STREET

Name of Property

112 EAST FORSYTH STREET

Address

13. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets (All information on continuation sheets must be typed. Sheets should have the name and address of property at top, be labeled with the appropriate application heading, and be numbered)

Maps

A copy of a **USGS map** (7.5 or 15 minute series) Do not write upon or attach labels to this map.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Drawings (If available)

Current elevations, floorplans, etc.

Historic elevations floorplans, etc.

Photographs

Representative **black and white photographs** of the property.

(Do not write upon or attach permanent labels to the photographs.)

List all property owners within 350' of the proposed landmark or landmark site.

List all contributing and non-contributing properties in the proposed historic district.

Attach proof of publication for the JHPC public hearing.

Landmark, Landmark Site, or Historic Designation Nomination Form Continuation Sheets

7-1 PHYSICAL DESCRIPTION – 112 East Forsyth Street

SUMMARY

The structure at 112 East Forsyth Street was built as part of the downtown building boom that occurred after the Great Fire of 1901. Construction on the subject property was begun in 1906 according to copies of the original building permits in possession of the Historic Preservation Section of the Jacksonville Planning and Development Department.

112 East Forsyth Street is in the central business district of the City of Jacksonville, Florida. The building was constructed as part of the re-building of East Forsyth Street's active commercial district after the Great Fire of 1901. The building is documented using original building plans, Sanborn Fire Insurance Maps and Jacksonville City Directories. The building first appears in the 1908 Jacksonville City Directory (photo 2) and the Sanborn maps in 1913 (photo 1). The structure was originally constructed for use by the New York Steam Laundry.

PRESENT AND ORIGINAL APPEARANCE

Setting:

112 East Forsyth Street is in an area of Downtown Jacksonville which featured a mixture of office, commercial, and residential uses. The structure is located on the south side of the 100 block of East Forsyth Street between Ocean Street and North Newnan Street in the east part of Downtown Jacksonville (photo 3). The rear façade is only visible from a courtyard used by an adjoining business. The Florida Theatre is located on the southeast corner of Forsyth and Newnan Street followed by the original New York Steam Company building at 120 East Forsyth Street immediately to the east of the subject property. A one-story commercial building completes the block to the west of the subject property.

Description of the Exterior:

The structure is a three-story Masonry Vernacular style commercial building. The only visible facade is the front (photos 4). The front façade features a single commercial storefront (photo 5) and a series of stucco panels covering the second and third floors of the structure (photo 6). The original 1906 storefront and original façade and windows on the second and third floors were altered as part of a 1956 remodel of the building (photos 7 and 8). A mural was painted in recent years on the existing stucco panel façade of the building (photo 6). The original masonry parapet is still visible at the top of the structure bearing the year of construction, 1906 (photo 9).

Description of the Interior

The interior of the structure has been largely left intact despite the alterations to the exterior of the building. The most significant alterations to the include the removal of the original plaster, exposing the brick (photo 10), and the replacement of the original windows.

Alterations to the Structure:

The front façade of the structure has experienced significant alterations as part of a 1956 remodel of the building (photo 8). The original windows were removed and the second and third floor facades were covered with stucco panels. The original storefront was also updated as part of these improvements. A mural is currently painted on the stucco panels on the second and third floors (photo 6).

Landmark, Landmark Site, or Historic Designation Nomination Form Continuation Sheets

8-1 NARRATIVE STATEMENT OF SIGNIFICANCE – 112 East Forsyth Street

SUMMARY

HISTORIC CONTEXT – DOWNTOWN JACKSONVILLE

Summary:

Today, Downtown Jacksonville is defined as being on the north side of the St Johns River and generally includes not only the central business district but also older historic neighborhoods such as East Jacksonville, LaVilla and Brooklyn. These areas did not collectively become part of the City of Jacksonville until 1887.

However, the historic context of this report is focused on the development of the part of Downtown Jacksonville that included the city limits before the 1887 expansion. This area includes the original 1822 plat as well as most of the city expansions in 1832 and 1842. This area is generally defined by Hogan's Creek to the east, State Street to the north, Clay Street to the west and the St Johns River to the south. This overview on the historical context of Downtown Jacksonville is focused on major periods that include the first Half of the Twentieth Century and the Post World War II Era.

First Half of the Twentieth Century (Fire of 1901, Jacksonville Renaissance, Florida Land Boom, Depression and World War II)

By 1900, Jacksonville was the largest city in Florida. Its population was approximately 28,430. The most significant event in the history of Downtown Jacksonville, that caused the redefinition of its architectural character during the first half of the twentieth century, was the Great Fire of 1901. The Great Fire started in LaVilla, east of downtown around noon on May 3, 1901 in a mattress factory. Within an eight-hour period, over 2,300 buildings on 148 city blocks were destroyed causing approximately \$15 million in property damage. The most miraculous part of this tragedy was the fact that only seven people lost their lives because of the fire. However, over 8,677 people were left homeless. The fire destroyed the oldest and most densely populated areas of the City. It consumed twenty-three churches, ten hotels, including the grand St James and Windsor hotels, as well as almost all public buildings, such as city hall and the courthouse.¹

¹ For more on the 1901 fire see: Bill Foley and Wayne W. Wood, *The Great Fire of 1901*. (Jacksonville Historical Society, 2001).
Davis, pp. 219-228.
Historic Property Associates, pp. 11-13.

The destruction caused by the 1901 fire ushered in a new era of growth in Downtown Jacksonville referred to as the Jacksonville Renaissance (1901-1920). The business opportunities caused by the fire attracted numerous architects, builders, and investors from different parts of the country. New construction in the Downtown area began to reflect a variety of architectural styles popular during the first quarter of the twentieth century, such as the traditional Colonial, Neoclassical, and Gothic Revivals, interspersed with more modernistic designs of the Prairie School and the Chicago school of commercial architecture. These latter styles were particularly evident in the work of noted architect, Henry John Klutho (1873-1964) who came to Jacksonville after reading about the 1901 fire in the *New York Times*.²

The buildings constructed in Downtown Jacksonville during the Jacksonville Renaissance also reflected new construction techniques and materials, such as steel and reinforced concrete structural systems that accommodated the first true skyscrapers in Florida. Some of these pioneer high rise buildings, all constructed along or near West Forsyth Street during the Jacksonville Renaissance included the Bisbee Building (1908-1909), the Florida Life Building (1911-1912), the Atlantic National Bank Building (1908-1909), and the Heard National Bank Building (1911-1913, demolished in 1981).

In addition, many of the major denominations built new sanctuaries in or near Downtown Jacksonville during this period immediately following the 1901 fire, including Mount Zion A.M.E. Church (1901-1905), First Baptist Church (1903), Immaculate Conception Catholic Basilica (1907-1910), First Methodist Church (1902), St John's Episcopal Cathedral (1903-1906), Bethel Baptist Institutional Church (1904), Snyder Memorial Methodist Church (1902-1903), and the First Presbyterian Church (1901-1902). The fire also resulted in the construction of new governmental buildings, including a city hall, county courthouse, and jail. A new Central Grammar School, Duval High School, and Stanton High School were rebuilt as well. Soon downtown streets were lined with new stores, theaters, banks, office buildings, and residences. Other noted downtown buildings from this period included the Dyal-Upchurch Building (1901-1902), the St James Building (1911-1912), the Old Florida National Bank (1902 and 1906), the Florida Life Building (1911-1912), the Old YMCA Building (1908-1909), the Rhodes-Futch-Collins Building (1913-1914), and the Morocco Temple (1910-1911).³

Ward, pp. 175-186.

² For more on Jacksonville during the two decades after the 1901 fire see: James B Crooks, *Jacksonville After the Fire, 1901-1919: A New South City*. (Jacksonville, Florida: University of North Florida Presses, 1991).

For more on the life and works of Henry John Klutho see: Robert C. Broward, *The Architecture of Henry John Klutho: The Prairie School in Jacksonville*. (Jacksonville, Florida: University of North Florida Presses, 1983).

Historic Property Associates, pp 13-17.

Foley and Wood, pp. 212-219.

³ Wayne W. Wood, *Jacksonville's Architectural Heritage: Landmarks for the Future*. (Jacksonville, Florida: University of North Florida Press, 1989), pp 28, 30-85.

Historic Property Associates, pp 13-17.

The second period of significant new construction in Downtown Jacksonville following the 1901 fire coincided with the Great Florida Land Boom; a period of frenzied speculative development during the 1920s that forever changed the landscape of Florida. Although South Florida received the lion's share of development, virtually every section of the state experienced significant growth during the boom. Jacksonville became the primary departure point for visitors entering Florida. In early 1925 some 20-25 trains were arriving at the city each day. The Chamber of Commerce reported that over 150,000 automobiles had passed over the St Johns River Bridge (Acosta Bridge) during the spring of 1925. In July of that year alone, building permits issued totaled \$1,177,383, ranking Jacksonville sixth in the state in new construction behind the major cities of the southern peninsula. Construction of the numerous new high-rise buildings, such as the Carling Hotel (1925-1925), the Barnett National Bank Building (1926), the Atlantic National Bank Annex (1925-1926), the Greenleaf and Crosby Building (1927), and the Hildebrandt Building (1926-1927) reflected a shift in Jacksonville's financial center from West Forsyth Street to West Adams Street. Stimulated by the Florida Land Boom, construction of these buildings also reflected Jacksonville's role as Florida's dominant commercial and financial center during first quarter of the twentieth century.⁴

The collapse of the Florida Land Boom in the 1920s followed by the onset of the Great Depression during the 1930s slowed the growth and development of Jacksonville. For example, during the height of the Florida Land Boom in 1926, building permits were valued at \$13,051,074. By 1931, building permit value had fallen to a low in Jacksonville of \$1,728,200, with most of it attributed to alterations and expansion, or to residential construction in the newer suburbs outside of Downtown and adjacent older urban neighborhoods. Building permit activity did significantly increase following annexation of growing South Jacksonville to the city in 1930. During the 1930s, only a few significant new buildings were added to the downtown area. The two most significant being the United States Post Office and Courthouse at 310 West Duval Street (1932-1933), and the Western Union Company Building at 333 North Laura Street (1930-1931). The Great Depression followed by World War II resulted in the built environment of Downtown Jacksonville remaining much as it was at the end of the Florida Land Boom in 1929.⁵

The Post World War II Era

Following World War II, Downtown continued to serve as the financial, commercial, and social heart of the city. Although residential uses had become less a component of Downtown, a variety of offices, financial institutions, and businesses continued to thrive well into the 1950s. At the same time, the core city began having more competition from suburban shopping centers and commercial strips. However, between 1955 and 1965, Jacksonville's Downtown

⁴ Wood, pp. 28, 33

Historic Property Associates, pp 17-19.

⁵ Wood, pp. 28, 71, 81.

Historic Property Associates, pp. 20-21

entered its greatest period of growth and redevelopment since the building renaissance following the Great Fire of 1901.⁶ Under the leadership of Hayden Burns, a five-term mayor and later Governor of Florida, the City launched perhaps its most extensive civic improvement program. This initiative to improve downtown started in 1955 when Mayor Burns used four million dollars in Parking Lot Certified Bonds to clean-up the north bank by acquiring and removing old docks and warehouses to accommodate a new bulkhead. During that same year, the Jacksonville Expressway Authority was organized for the purpose of designing and funding a new highway system that would enhance traffic flow between downtown and the growing suburbs.

“Jacksonville’s Decade of Progress” continued with the passage in 1958 of a thirty million-bond issue, financed through revenue certificates, that funded the construction of a new city hall, courthouse, coliseum, and civic auditorium, as well as the Buckman Sewage Treatment Plant.⁷ These new public amenities, along with the new Wolfson Baseball Park, expanded Gator Bowl, and new correction facilities, were capped by the 1962 bond issue that funded the new main library, the south bank park and marina, as well as the parking lot and riverfront boulevard behind the new city hall and courthouse. However, the other half of the “Jacksonville’s Decade of Progress”, was the significant amount of private development stimulated by these major municipal investments in Downtown Jacksonville.

In 1953, the Florida Legislature passed the Regional Home Office Law that provided attractive tax benefits to out-of-state insurance companies that relocated to Florida. As a result of this legislation, Jacksonville soon became the “Insurance Center of the Southeast” becoming the home office for the central office of seventeen companies, five regional offices, and headquarters for twenty major general insurance companies. Starting with the southeast regional office Prudential Insurance Company in 1954, other major companies making a presence in the city included Independent Life, Peninsular Life, Gulf Life, Florida Blue Cross & Blue Shield, and the Afro-American Life Insurance Company. Most of these companies constructed new office buildings in Downtown Jacksonville during the 1950s and 1960s. Other major private developments that changed the skyline of Jacksonville included the national headquarters of the Atlantic Coast Line Railroad (CSX) housed in a new fifteen story office building, a new four-story Sears Roebuck retail store that covered two city blocks, and the 550 room Robert Meyer Hotel.⁸

However, this period was also a very troubling time for the city. Issues related to race relations, discredited local schools, political corruption, as well as concerns about air and water quality did much to tarnish the legacy of “Jacksonville’s Decade of Progress.”⁹ Changes in Downtown

⁶ James B. Crooks, *Jacksonville, The Consolidation Story, From Civil Rights to the Jaguars*. (Gainesville, Florida, University Presses of Florida, 2004), pp 1-2.

⁷ Ibid

⁸ Ibid, pp. 6-7.

⁹ Crooks, pp. 11-12.

Jacksonville during the last forty years have erased much of the architectural legacy of this significant period in the City's history. The municipal baseball field, stadium, coliseum and jail have been replaced with new facilities. The Jacksonville Civic Auditorium, as well as the south bank park and marina (Friendship Park) have been significantly remodeled from their original design. With the recent demolition of the Jacksonville City Hall and the Duval County Courthouse only the Haydon Burns Public Library is one of the few Mid-Century buildings which still has most of its original integrity. The continued loss of downtown residents and the establishment of shopping centers, malls, and other retail options in the outlying communities have resulted in the closing of many stores including several large department stores and theaters. Most of the remaining retail uses were restaurants and other small business catering to downtown workers. Another casualty of downtown decline was the closing and later demolition of several large hotels including the Seminole, the George Washington, the Mason, the Floridian, and the Robert Myers. Three historical schools and some historic churches were also closed or relocated to the suburbs. Because of their history and prestige, several churches associated with mainline denominations remained downtown including First Baptist Church, First Methodist Church, First Presbyterian Church, Immaculate Conception Catholic Basilica, Mount Zion A.M.E. Church and St John's Episcopal Cathedral.

Created in 1968, the Community Planning Council joined with the Jacksonville Chamber of Commerce to sponsor a three-day Community Planning Conference in 1974 that resulted in the formulation of goals and priorities for the City. The number one priority was downtown development. A new Downtown Development Authority was created to take the leadership of efforts to revitalize downtown. In office from 1968 to 1979, Mayor Hans Tanzler's administration took the initiative to clean up the polluted St Johns River and to clear out the dense Hansontown neighborhood immediate to the north of downtown. After cleaning the area, a new community college, public health facility, and senior citizen housing complex were constructed. During this same period, the signature Independent Life Tower was constructed, along with the new Atlantic National Bank and the 3,600 First Baptist Church auditorium.¹⁰

The downtown revitalization efforts of the 1970s were continued into the 1980's under the leadership of Mayor Jake Godbold who served from 1979-1987. During this "billion dollar" decade, major projects completed during his administration included the rehabilitation of the old Jacksonville Terminal for use as a convention center; restoration of the Florida Theatre as a performing arts center; the opening of the Jacksonville Landing, a James Rouse designed festival marketplace; a new Florida National Bank Building and Omni Hotel; Metropolitan Park, a public park and outdoor venue east of downtown; and the first leg of the Automated Skyway Express.¹¹ During the mayoral administration of Tommy Hazouri, the city constructed a jail, city hall annex and the parking garage downtown. Private projects include a new American Heritage Building across from the Jacksonville Landing and the Barnett Center. AS part of

¹⁰ Crooks, pp. 117-123.

¹¹ Ibid, pp. 126-132.

Mayor Ed Austin's River City Renaissance, the old St James Building (Cohen Brothers Department Store) was rehabilitated into a new city hall, and the construction of the Florida Times-Union Performing Arts Center, and the L.M. Sulzbacher Homeless Shelter. Residential options were also increased by the rehabilitation of the Carling Hotel and Lynch Building into apartments, as well as the townhouses built as part of the Cathedral Project.

Landmark, Landmark Site, or Historic Designation Nomination Form Continuation Sheets

SIGNIFICANCE OF PROPOSED LANDMARK AS RELATED TO DESIGNATION CRITERIA:

- A. *Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state, or nation.*

112 East Forsyth Street is one of a group of commercial buildings constructed in the eastern part of downtown during the first decade following the 1901 fire. The building was originally constructed as office space for the New York Laundry Company that already occupied space next door at 112 East Forsyth Street. This building and the adjacent commercial structures served a variety of uses in the first part of the twentieth century

In addition to 112 East Forsyth Street, the historic commercial buildings remaining in the 100 block of East Forsyth Street include the following; the Florida Theatre Building (1927); New York Steam Laundry building, 120 East Forsyth Street (c. 1903); 100 East Forsyth Street (c. 1905); and two buildings remaining on the north side of the block including 115 East Forsyth Street (c. 1933) and 119 East Forsyth Street (c. 1939). A pair of surface parking lots and a pocket park round out the north side of the block.

The structure at 112 East Forsyth Street reflects the Masonry Vernacular style. The design of the building is a variation of the style, which does not reflect elements of any particular “high style”, and is usually the work of lay or self-taught builders using common masonry construction. Similarly styled structures were commonplace in downtowns of the historic period and are the most common historic commercial building type in Downtown Jacksonville. Masonry vernacular structures are constructed with structural masonry party walls perpendicular to the street, have wood joist floor and roofing systems, and often feature residential or office uses on the upper floors.¹² Their front facades are typically the primary location of ornamental detailing while the rear facades served as the primary service entrance to the businesses.

The design of the building at 112 East Forsyth Street reflects a commercial style referred by one stylebook as the two-part commercial block.¹³ⁱ While acknowledging uniform design elements in commercial architecture that expanded the period from the 1850’s to the 1950’s, this stylebook identified commercial buildings based on the

¹² Alfano, pp. 215.

¹³ Richard Longstreth. *The Buildings of Main Street, A Guide to American Commercial Architecture*. (Walnut Creek: AltaMira Press, 2000), pp. 24-53.

major horizontal divisions of the façade to which are applied numerous stylistic elements reflective of different architectural periods. The most common style of commercial architecture that developed in American cities and towns during the late nineteenth and early twentieth centuries, two-part commercial buildings are characterized by being divided horizontally into two sections, usually with a public use on the first level and more private uses on the upper floor. Two-part buildings are one of the oldest types of commercial design found in medieval towns as well as the shop-home characteristic of Colonial settlements. Although the subject property reflects a very simple vernacular interpretation, two-part commercial buildings can be quite elaborate reflecting a variety of architectural styles from High Victorian, Beau Arts to Art Deco and Moderne, as well as incorporating changing technologies and materials such as use of plate glass, cast-iron, terra cotta, decorative masonry, steel frame and reinforced concrete construction.

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

Further research would be required to determine if the location is the site of a significant local, state, or national event.

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

Further research would be required to determine if the location is identified with a person or persons who significantly contributed to the development of the City, state, or nation.

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.

Further research would be required to determine if the location is the work of a master builder, designer, or architect whose work has influenced the development of the City state, or nation.

The architect of the building is currently unknown. However, the builder was Norman L. "N.L." Snelson who came to Jacksonville from Charleston, South Carolina after the Great Fire. Snelson went on to become a noted builder in Florida and was known to work with renowned architect Wilbur B. Talley.

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

The structure is of the of the Masonry Vernacular style and has retained much of its original detailing and features. The biggest alterations to the structure include the replacement of the original windows and the removal of the original warehouse doors on the front elevation.

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

The structure is characterized as a masonry vernacular commercial structure. Similarly styled structures were commonplace in downtowns of the period and are the most common historic commercial building type in Downtown Jacksonville. Masonry vernacular structures are constructed with structural masonry party walls perpendicular to the street, have wood joist floor and roofing systems, and often feature residential or office uses on the upper floors.¹⁴ Their front facades are typically the primary location of ornamental detailing while the rear facades served as the primary service entrance to the businesses.

- G. Its suitability for preservation or restoration.*

The structure is overall in good shape. However, the front façade has been significantly altered through a remodel that occurred to the building in 1956. As part of the 1956 renovations, the original storefronts were updated and the original second and third floor windows were enclosed and square stucco panels were applied to the façade.

The interior of the structure is relatively intact except for the removal of the original plaster and the exposure of the masonry walls on the interior. All other features and details of the interior remain in place.

¹⁴ Alfano, pp. 215.

9-1 MAJOR BIBLIOGRAPHICAL REFERENCES – 323-325 EAST BAY STREET

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INVENTORY OF PHOTOGRAPHS

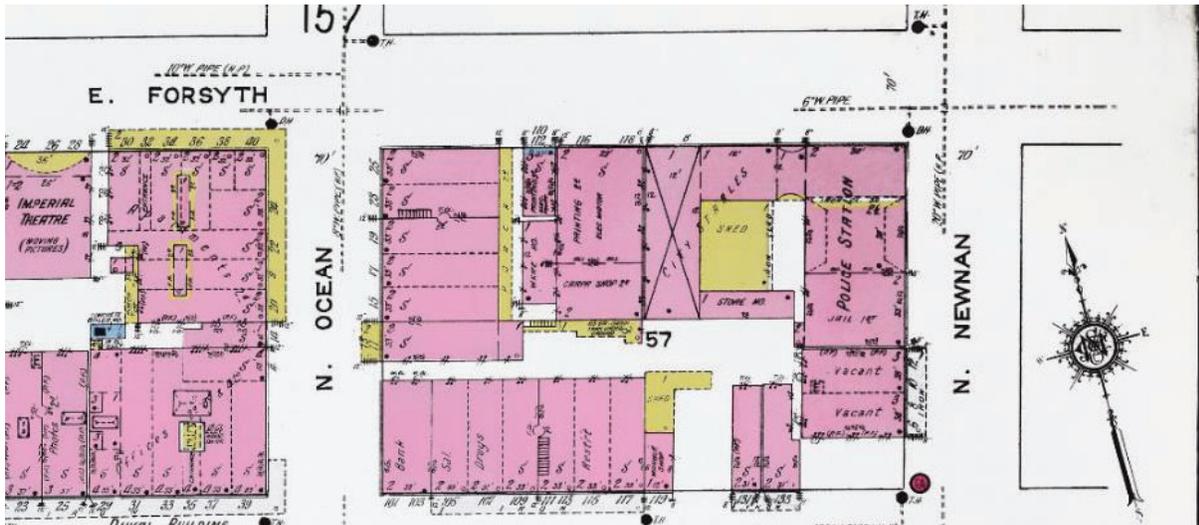


Photo 1, 1913 Sanborn Insurance Map

11 *W J Edwards	MRS O L Stewart	105 G U Walker
12 *James Adams	" C E Lehman	107 Chas P Cox
34 *Carrie Williams	" Marcus Conant	109 R P Dani
35 *F L Albury	" W C Yeiser	111 D C Camp
36 *James McClendon	E S Irwin	114 W M Dav
45 *St James M Church	112 N Y Steam Ldy	20 Hallows
C L R R intersects	114 L D Howell	101 Cooper &
Divine intersects	" Co-operative Inv	207 E J L'Eng
	117 Merry & Co	213 I A Zachar
	119 Mainhard Bros	215 C D Abbo
		200 Srinling J

Photo 2, 1908 Jacksonville City Directory



Photo 3, historic photo of southside of 100 block of East Forsyth Street



Photo 4, front elevation



Photo 5, storefront

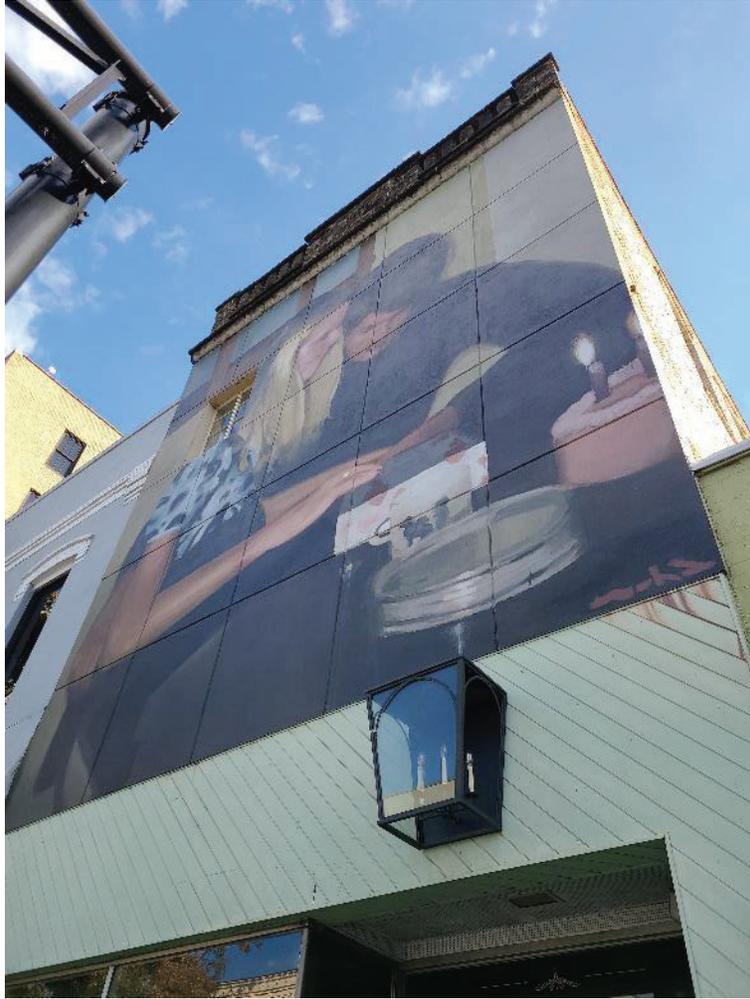


Photo 6, stucco panels with mural

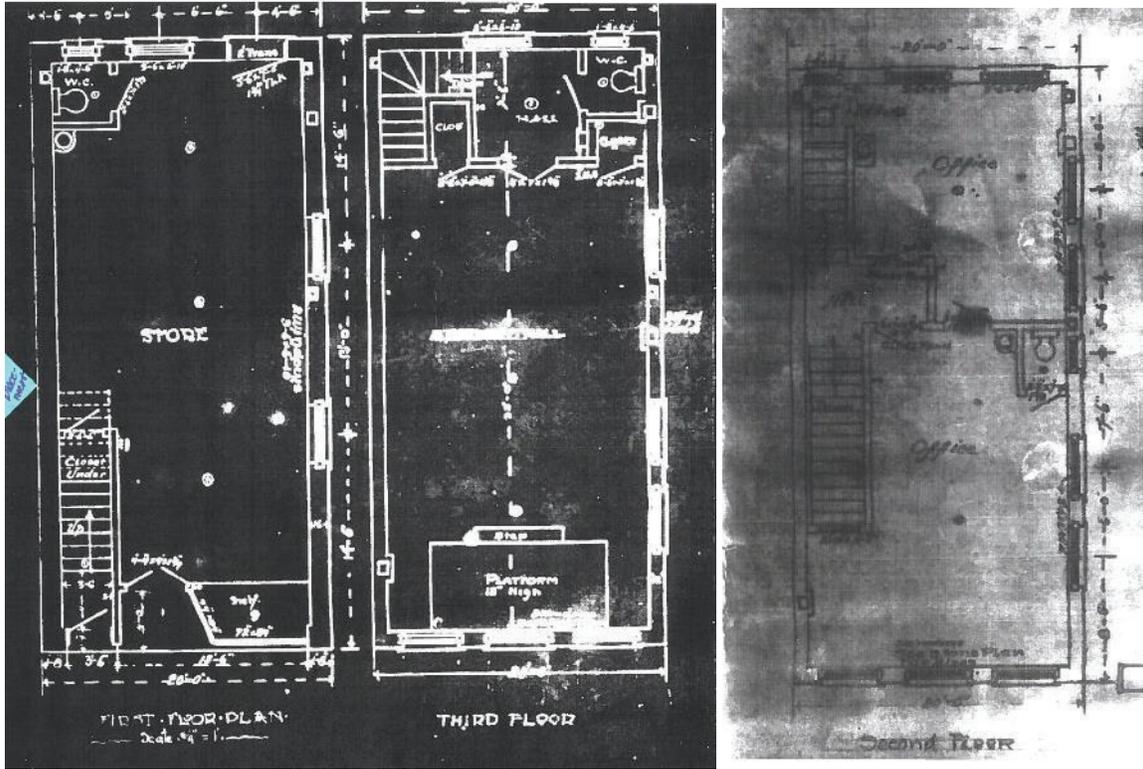


Photo 7, original floor plans

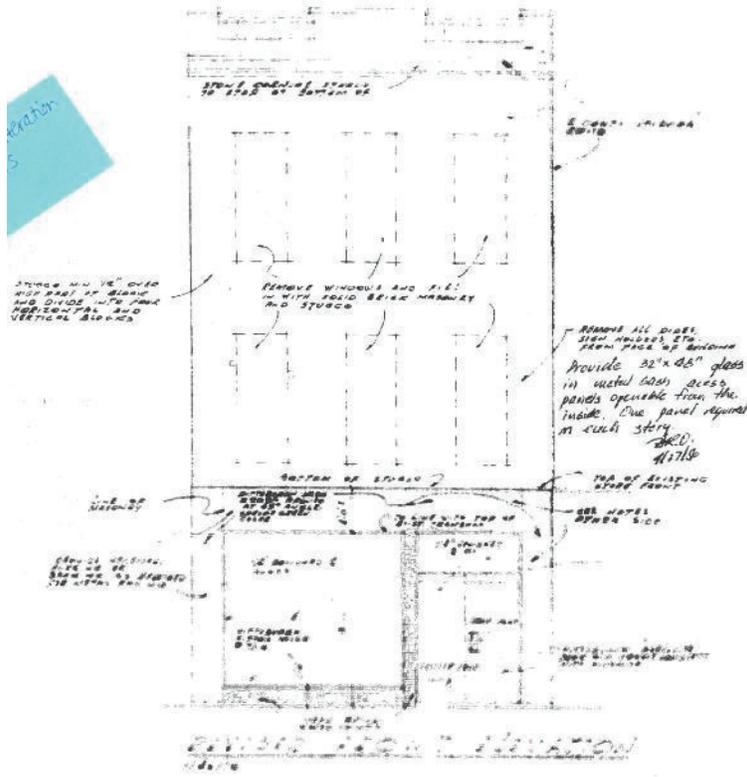


Photo 8, 1956 alterations for front elevation



Photo 9, original parapet



Photo 10, original brick exposed on interior



Photo 11, first floor interior

III.

LEGAL DESCRIPTION AND MAP

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

NOTICE OF PUBLIC HEARING

LM-21-04

The Jacksonville Historic Preservation Commission will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-21-04** regarding the proposed designation of 112 East Forsyth Street, as a City of Jacksonville Landmark as noted below:

Date: Wednesday, May 26, 2021

Time; 3:00 P. M.

Place: Conference Room 1002
1st Floor
Ed Ball Building
214 North Hogan Street
Jacksonville, Florida, 32202

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: 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.

The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

If a person decides to appeal a decision of the Jacksonville Historic Preservation Commission with respect to any matter considered at such meeting, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. § 286.0106, Florida Statutes

**Exhibit A
LEGAL DESCRIPTION**

39-2S-26E .020, HARTS MAP OF JACKSONVILLE, PT LOT 4, RECD O/R
18418-293 BLK 10. (RE 073456-0100)



IV.

PROOF OF PUBLICATION OF PUBLIC NOTICE

(Published daily except Saturday, Sunday and legal holidays)
Jacksonville, Duval County, Florida

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 JACKSONVILLE DAILY RECORD, a daily (except Saturday, Sunday and legal holidays) 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-21-04 112 East Forsyth Street

in the Court of Duval County, Florida, was published in said newspaper in the issues of 5/12/21

Affiant further says that the said JACKSONVILLE DAILY RECORD is a newspaper at Jacksonville, in said Duval County, Florida, and that the said newspaper has heretofore been continuously published in said Duval County, Florida, each day (except Saturday, Sunday and legal holidays) and has been entered as periodicals matter at the post office in Jacksonville, in said Duval County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

*This notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Rhonda Fisher

Sworn to and subscribed before me this 12th day of May, 2021 A.D. by Rhonda Fisher who is personally known to me.

NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE 112 EAST FORSYTH STREET AS A CITY OF JACKSONVILLE HISTORIC LANDMARK

NOTICE IS HEREBY GIVEN that on the 26th day of May, 2021 A.D. at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a *Public Hearing* in Conference Room 1002, 1st Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, for the consideration of 112 East Forsyth Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*.

Exhibit A

Legal Description

39-2S-26E .020, HARTS MAP OF JACKSONVILLE, PT LOT 4 RECD O/R 18418-293, BLK 10 RE 073456-0100

This application (LM-21-04) is being sponsored by Autumn Martinage on behalf of the property owner, 112 E. Forsyth LLC. 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*.

DATED this 12th day of May, 2021 A.D.

Jack C. Demetree, III
Chairman

Jacksonville Historic Preservation Commission
City of Jacksonville

May 12 00 (21-03124D)

V.

**LIST OF PROPERTY OWNERS LOCATED
WITHIN THREE HUNDRED AND FIFTY FEET
OF THE PROPOSED LANDMARK SITE**

073359 0150
SHOPPES OF LAKESIDE INC
PO BOX 330108
ATLANTIC BEACH, FL 32233-0108

073371 0000
CONSUMER LAW FIRM PA
210 E FORSYTH ST
JACKSONVILLE, FL 32202-3320

074445 0450
CITY OF JACKSONVILLE
C/O REAL ESTATE DIV ROOM 1208
117 W DUVAL ST
JACKSONVILLE, FL 32202

073359 0120
BAM COMMERCIAL HOLDINGS LLC
6440 SOUTHPOINT PKWY SUITE 190
JACKSONVILLE, FL 32216

074447 0000
JACKSONVILLE ELECTRIC AUTHORITY
21 CHURCH ST W #3RD FLOOR
JACKSONVILLE, FL 32202-3158

073584 0000
JBDF INC
40 E ADAMS ST
JACKSONVILLE, FL 32202

074444 0010
CAMBRIDGE HARBOR OFFICE LLC
136 E BAY ST
JACKSONVILLE, FL 32202-5406

073450 0000
MAZI LLC
C/O MARIA CARANTZAS
1104 HOLLY LN
JACKSONVILLE, FL 32207-4007

073462 0000
CITY OF JACKSONVILLE
C/O CITY REAL ESTATE DIV
214 N HOGAN ST 10TH FL
JACKSONVILLE, FL 32202

073461 0000
WIGGINS ERNEST C
4334 KELNEPA DR
JACKSONVILLE, FL 32207-6226

073454 0000
10 N NEWNAN LLC
4530-15 SAINT JOHNS AVE UNIT 406
JACKSONVILLE, FL 32210

073459 0000
ORTON PROPERTIES LLC
115 E FORSYTH ST
JACKSONVILLE, FL 32202

073456 0100
112 E FORSYTH LLC
201 N MAGNOLIA AVE SUITE 100
ORLANDO, FL 32801

073451 0000
120 E FORSYTH LLC
201 N MAGNOLIA AVE SUITE 100
ORLANDO, FL 32801

073447 0000
11 OCEAN LLC
C/O HAMPTON GOLF
7845 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

073359 0140
BAM COMMERCIAL HOLDINGS LLC
6440 SOUTHPOINT PKWY SUITE 190
JACKSONVILLE, FL 32216

073460 0000
119 FORSYTH INC
PO BOX 330108
ATLANTIC BEACH, FL 32233

073458 0000
WEWATTA STREET INVESTMENTS LLC
2737 LARIMER ST STE C
DENVER, CO 80205-2279

074446 0000
JACKSONVILLE ELECTRIC AUTHORITY
21 CHURCH ST W #3RD FLOOR
JACKSONVILLE, FL 32202-3158

073359 0100
SHOPPES OF LAKESIDE INC
PO BOX 330108
ATLANTIC BEACH, FL 32233-0108

073455 0000
10 N NEWNAN LLC
4530-15 SAINT JOHNS AVE UNIT 406
JACKSONVILLE, FL 32210

073457 0000
CITY OF JACKSONVILLE
C/O CITY REAL ESTATE DIV
214 N HOGAN ST 10TH FL
JACKSONVILLE, FL 32202

073573 0000
ALLEGIANCE JACKSONVILLE LLC
40 W 57TH ST FLOOR 29
NEW YORK, NY 10019

073371 0500
TEN H2 INVESTMENTS LLC
2950 HALCYON LN 602
JACKSONVILLE, FL 32223

073456 0015
WW PROPERTIES LLC
5201 TWINING RD
JACKSONVILLE, FL 32210

073463 0000
O U R PROPERTIES INC
PO BOX 330108
ATLANTIC BEACH, FL 32233-0108

074449 0000
CAMBRIDGE HARBOR OFFICE LLC
136 E BAY ST
JACKSONVILLE, FL 32202-5406

073452 0000
REAM JOHN MORGAN
131 E BAY ST
JACKSONVILLE, FL 32202-3414

074451 0000
JACKSONVILLE REGIONAL CHAMBER
OF COMMERCE INC
3 INDEPENDENT DR
JACKSONVILLE, FL 32202-5004

073453 0000
DSH EDUCATIONAL FUND LL
133 E BAY ST
JACKSONVILLE, FL 32202