

**AMENDED LANDMARK DESIGNATION
YWCA BUILDING
325 EAST DUVAL STREET
LM-21-03
APRIL 28, 2021**



Submitted by the Jacksonville Planning and Development Department.

Prepared in accordance with Chapter 307.104

City of Jacksonville Ordinance Code

I.

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

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LM-21-03
325 East Duval Street
The YWCA Building

GENERAL LOCATION: **North side of East Duval Street between Shields Place and North Liberty Street in the northeast part 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 LM-21-03 Amending the Landmark Designation for, LM-17-03, 325 East Duval Street. The amendment (LM-21-03) is being sponsored by the property owner, VC Cathedral LLC. 3030 Hartley Road, Suite 310, Jacksonville, Florida, 32257.

FINDINGS AND CONCLUSIONS

The property owner of the landmark building at 325 East Duval Street, the YWCA Building, has submitted an application, LM-21-03, amending the previously approved designation application, LM-17-03. Any amendment to previously designated landmarks requires going through the same process for the original designation. Since only requesting to amend the approved application to incorporate the inclusion of the rear section, the report and recommendation of the Jacksonville Planning and Development Department for LM-21-03 will only address the inclusion of the rear section into the original landmark designation. Therefore, the original designation application with attachments submitted at the meeting on June 28, 2017 for the review and action by the Commission will be used and is included as part of the current application.

Pursuant to Section 320.407 (b) (2), the owner of the building at 325 East Duval Street, the YWCA Building, submitted an application on April 4, 2017 to the Jacksonville Historic Preservation Commission for demolition of the entire structure. Based on Section 320 the demolition of contributing properties in a National Register Historic Districts requires review by the Commission. The Commission can approve, deny or take no action on the requested demolition. The subject property at 325 East Duval Street has been listed as a contributing property in the Downtown National Register District. Based on the Report of the Planning and Development Department, the Commission at the April 26, 2017 meeting also agreed that the YWCA would meet at least four of seven criteria for landmark designation per Chapter 307.104.

At the same meeting, there was discussion of a compromise with the owner allowing for the landmark designation to go forward without including the rear section. The Commission approved the withdrawal of the original demolition application at the request of the property owner. On May 8, 2017, the owner submitted a new demolition application that only addressed the removal of the rear flat roof section of the building leaving only the primary elevations found

on the L-shaped portion of the building. At the meeting of June 28, 2017, the Commission adapted and incorporated the Jacksonville Planning and Development Department report and recommendation finding that the proposed landmark met four of seven criteria. The property owner agreed with the Commission's action. The Commission approved a motion recommending the City Council to approve the landmark designation of the subject property excluding the rear section which would allow for its removal. In September of 2017, the Jacksonville City Council approved the recommendation of the Commission for the historic designation of only the L-shaped portion of the building. However, the City Council removed Criteria G as part of the basis for their action.

The Commission had earlier determined that the elevations of the rear section were found to lack the degree of ornamental details characteristic of the primary elevations of the larger more visible L-Shaped portion that fronts East Duval Street and Shields Place. Part of the original 1949 building, the rear section is constructed of materials and basic design features compatible with other sections of the original building. The materials include red brick veneer, cast stone trim and more contemporary sash style windows with a matching muntin pattern indicative of its Colonel Revival Design. However, the flat roof of the rear section is reflective of its secondary status, which is also indicated by its more functional use.

In evaluating the project for reuse as residences, the property owner later concluded that the preservation of the rear section could be incorporated into the rehabilitation of the landmark building. In the efforts to secure possible incentives for the entire property, it was determined that preservation and proper rehabilitation of the rear section maybe necessary. To include the rear section as a designated part of the building will require amending the approved application, LM-17-03, consistent with Section 307.104 that allows for the rescission and amendment of landmark designation using the same process as originally designated.

- (A) At the request of the owner, the Jacksonville Planning and Development Department began preparing an application to amend the landmark property located at 325 East Duval Street.
- (B) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for amending the original designation of the property at 325 East Duval Street (LM-17-2017) as a Landmark was complete. As required, the Planning and Development Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the landmark. Notice of the public hearing on amending designation of the property at 325 East Duval Street as a Landmark was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.
- (C) Once amended; any activity affecting the exterior of the rear section of the building at 325 East Duval Street will require a Certificate of Appropriateness (COA). Consistent with the designed parts of the building, 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.

RECOMENDATION – LM-21-03

Based on the findings of application LM-21-03, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission **APPROVE THE AMENDED APPLICATION (LM-21-03)** of the previously approved designation of 325 East Duval Street, as a City of Jacksonville Landmark, **(LM-17-03)**.

This recommendation is based on the rear section being an original part of the building which was constructed in 1949. The rear section also shares material and design elements found on the remaining parts of the building, such as red brick veneer, cast stone trim and gridded sash style windows. In addition, the east and west façades of the rear section are visible from public streets.

1 WHEREAS, the application for local landmark designation arose
2 from a request for demolition pursuant to Section 320.407(b)(2),
3 Ordinance Code, submitted by Chase Properties and Cathedral
4 District-Jax, Inc. The Jacksonville Historic Preservation
5 Commission granted approval for a partial demolition of the rear,
6 flat-roof portion of the structure located at 325 East Duval
7 Street, so long as the "L" shaped remainder of the building on the
8 Subject Property was designated a local landmark. A copy of the
9 Order is attached hereto as Exhibit 1, and incorporated by
10 reference herein; and

11 WHEREAS, the Subject Property has been identified as a
12 contributing property in the Downtown Jacksonville Historic
13 District listed on the National Register of Historic Places in
14 2016; and

15 WHEREAS, in approximately 1949, the three-story Colonial
16 Revival style building was designed and built as the new and
17 improved facility to house the Young Women's Christian Association
18 ("YWCA"), which provided permanent and transient accommodations and
19 services for young single women living and working in Jacksonville.
20 The design of the Subject Property included dormitories
21 accommodating 100 or more women, a club room, gym, and kitchen; and

22 WHEREAS, in 1995, the Subject Property received a 1.8 million
23 dollar facelift and provided temporary housing for women and
24 children, as well as various programs from day-care to academic
25 enrichment activities; and

26 WHEREAS, the Subject Property was designed by architect
27 Jefferson Davis Powell and constructed by Owen Preston Woodcock,
28 both masters in their fields and identified as influencers of the
29 development of the City of Jacksonville; and

30 WHEREAS, the Subject Property remains suitable for
31 preservation or restoration based on its age, architectural style,

1 and the character defining features of the building that remain
2 despite minimal alterations; and

3 WHEREAS, the Subject Property exemplifies the Centered Gable
4 subtype of the Colonial Revival architectural style, which was
5 popular from 1880-1950, and the Subject Property still retains
6 sufficient elements showing its architectural significance; and

7 WHEREAS, the property owners within 350 feet of the boundaries
8 of the Subject Property have been notified of the intent to
9 designate the Subject Property as a local landmark; and

10 WHEREAS, pursuant to the requirements of Chapter 307 (Historic
11 Preservation), Ordinance Code, the Council has considered the issue
12 of designating the Subject Property as a local landmark, taking
13 into consideration its importance and historical value, as more
14 fully set forth in the Designation Application and Report of the
15 Planning and Development Department, a copy of which is on file
16 with Legislative Services as Composite A, and incorporated by
17 reference herein ("the Application and Report"); and

18 WHEREAS, the application met four of the seven standards
19 required for local designation; and

20 WHEREAS, public hearings have been held by the Jacksonville
21 Historic Preservation Commission, the Council and its committees
22 regarding the issue of designating the Subject Property as a local
23 landmark; and

24 WHEREAS, on June 28, 2017, the Jacksonville Historic
25 Preservation Commission reviewed and recommended approval of the
26 designation of the Subject Property as a local landmark (the
27 proposed minutes of the Jacksonville Historic Preservation
28 Commission are on file as Composite B); and

29 WHEREAS, the property owner has consented to this landmark
30 designation (a copy of correspondence from the property owner
31 indicating such consent is on file as Composite C); and

1 WHEREAS, by enacting this ordinance, the Council is exercising
2 its power and authority to contribute to the health, safety and
3 welfare of the City of Jacksonville and finds that the Subject
4 Property should be so designated as a local landmark; now,
5 therefore

6 BE IT ORDAINED by the Council of the City of Jacksonville:

7 Section 1. Designation of Landmark. Pursuant to Chapter
8 307 (Historic Preservation), *Ordinance Code*, the Council hereby
9 designates the "L" shaped portion of the YWCA Building which fronts
10 on Shields Place and E. Duval Street, located at 325 E. Duval
11 Street, in Downtown Jacksonville, Florida, Council District 7, as
12 described in the Application and Report (Composite A), as a local
13 landmark.

14 Section 2. Satisfaction of Requisite Criteria. The
15 Council hereby finds that the Subject Property satisfies four (4)
16 of the seven (7) requisite criteria for designation as a local
17 landmark as set forth in Section 307.104(j), *Ordinance Code*, and as
18 more fully set forth in the Application and Report (Composite A).
19 However, as to Paragraph "G" of the Report, the Council expressly
20 does not render an opinion as to the future use of the property and
21 thus is not basing its decision to approve the designation on the
22 last two paragraphs of Paragraph "G".

23 Section 3. Landmark Designation on Zoning Atlas. The
24 Council hereby directs the Zoning Administrator to designate the
25 Subject Property as a local landmark on the City's Zoning Atlas.

26 Section 4. Notice of Landmark Designation. The Council
27 hereby directs the Chief of Legislative Services to notify the
28 applicants, the property owner, and the Property Appraiser of the
29 designation of the Subject Property as a local landmark.

1 Section 5. Recording of Landmark Designation. The
2 Council hereby directs the Chief of Legislative Services to record
3 ✓ this ordinance in the public records for Duval County, Florida.

4 Section 6. Effective Date. The enactment of this
5 ordinance constitutes a quasi-judicial action of the City Council
6 and therefore shall become effective upon signature by the Council
7 President and Council Secretary.

8
9 Form Approved:

10
11 

12 Office of General Counsel

13 Legislation Prepared By: Sondra R. Fetner

14 GC-#1156122-v1-2017-436-E.doc

BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF JACKSONVILLE

DEMOLITION REQUEST

IN RE: Request for Partial Demolition -- 325 East Duval Street

ORDER GRANTING REQUEST FOR PARTIAL DEMOLITION

THIS MATTER came to be heard upon the Request for Demolition, pursuant to §320.407(b)(2), *Ord. Code*, filed by Chase Properties and the Cathedral District-Jax, Inc. ("Applicants"), on behalf of the owner, YWCA d/b/a Community Connections, seeking approval for the partial demolition of the western portion of the structure known as the YWCA Building/Community Connections Building, located at 325 East Duval Street, Real Estate Parcel # 073617 0010, ("Subject Property").

HAVING DULY CONSIDERED both the testimonial and documentary evidence presented at the public hearing at the May 24, 2017 meeting of the Jacksonville Historic Preservation Commission ("Commission"),

FINDS AND DETERMINES:

1. The Subject Property is a contributing property in the Downtown Jacksonville Historic District as listed on the National Register of Historic Places and is "deemed eligible" for individual listing by the Florida Master Site File.
2. On April 4, 2017, Applicants submitted a demolition request seeking permission to demolish the entire structure on the Subject Property. On April 26, 2017, the request was heard, and subsequently withdrawn, at a public hearing before the Commission.

3. On May 8, 2017, Applicants submitted a second demolition request seeking permission to demolish only the western portion of the structure on the Subject Property.
4. At the public hearing on May 24, 2017, Michael Balanky and Nick Whitney, on behalf of Chase Properties and Ginny Myrick, on behalf of the Cathedral District-Jax, Inc., stated their support for the partial demolition. Public comment was provided and Kay Ehas spoke; no other members from the public spoke or submitted written communication related to the request for partial demolition.
5. The Commission adopted and incorporated the Planning and Development Department's Staff Memorandum dated April 26, 2017, and received and adopted testimony from staff concerning the potential for designating the YWCA as a local landmark. Specifically, the Commission determined that the structure would likely meet at least four (4) of the criteria required to be designated as a local landmark, pursuant to Sec. 307.104, *Ord. Code*.
6. The location and the features of the western portion of the structure, such as the flat roof and lack of ornamental details on the façade, distinguish it from the remaining "L" shaped building of the structure.
7. The Applicants consent to the Commission making an advisory recommendation in accordance with the process required by Sec. 307.104, *Ord. Code*, to designate the "L" shaped portion of the structure as a local landmark.

NOW THEREFORE, it is **ORDERED** by the Jacksonville Historic Preservation Commission:

The Partial Demolition Request to demolish **ONLY THE WESTERN PORTION OF THE STRUCTURE** is hereby **GRANTED** and subject to the following **CONDITION**:

The "L" shaped portion of the structure shall be locally landmarked in accordance with the procedure and requirements for local landmark designation with owner consent, as set forth in Sec. 307.104, *Ord. Code*, prior to the demolition of the western portion of the structure.

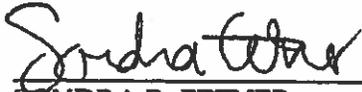
DONE AND ORDERED by the Jacksonville Historic Preservation Commission at the May 24, 2017 public meeting.



DAVID CASE, CHAIRMAN

Dated: June 5, 2017

FORM APPROVED:



SONDRA R. FETNER
ASSISTANT GENERAL COUNSEL

NOTICE OF RIGHT TO APPEAL

Persons listed in §320.407, *Ord. Code*, may appeal this decision to the City Council within fourteen (14) days of the date of the Commission meeting by filing a Notice of Appeal with the Legislative Services Division of the Council as required by §320.407(b)(3), *Ord. Code*. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order.

Copy to:
Mike Balanky
Chase Properties
1478 Riverplace Blvd. Ste 107
Jacksonville, FL 32207

Ginny Myrick
Cathedral District-Jax, Inc.
4446-1A Hendricks Ave., #389
Jacksonville, FL 32207

YWCA of Jacksonville, FL d/b/a Community Connections, Inc.
P.O. Box 41086
Jacksonville, FL 32203-1086

City Building Inspection Division

GC-#1129452-v1-YWCA_Demo_Order.docx

Designation Application and Report Planning and Development
Department of the City of Jacksonville regarding:



Proposed Designation of
YWCA Building
325 E Duval St.
LM-17-03



Submitted by Joel McEachin

Prepared in accordance with Chapter 307, City of Jacksonville Ordinance Code

June 28, 2017

I.

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

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

LM-17-03

325 East Duval Street (“L” Shaped Portion of Building)

GENERAL LOCATION: **North side of East Duval Street between Shields Place and North Liberty Street in the northeast part 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-17-03**, sponsored by The Honorable Reggie Gaffney, Council Member, District 7, City Hall – St. James Building, 4th Floor, 117 West Duval Street, Jacksonville, Florida, 32202

FINDINGS AND CONCLUSIONS

- (A) Consistent with action of the Jacksonville Historic Preservation Commission at the June 22, 2016 meeting, the Jacksonville Planning and Development Department began preparing a designation application for the “L” shaped portion of the building located at 325 East Duval Street (hereinafter the “Subject Property” or “Property”).
- (B) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the Subject Property at 325 East Duval Street as a Landmark was complete. As required, the Planning and Development Department had signs posted in front of the Property being considered for designation, as well as sent notices 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 325 East Duval Street as a Landmark was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.
- (C) If designated, any activity affecting the exterior of the Property at 325 East Duval Street will require a Certificate of Appropriateness (COA) from the Jacksonville Historic Preservation Commission. Before issuing the Certificate of Appropriateness, the Commission will review the proposed activity for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Routine repairs and maintenance, alterations, and new construction not seen

from the public right-of-way and other projects consistent with the Secretary's Standards can be pre-approved by the Jacksonville Planning and Development Department. However, the following activities will require a review by the Jacksonville Historic Preservation Commission.

1. Additions to historic buildings or structures.
 2. Window replacement or major changes to or addition of door and window openings.
 3. Demolition of all or part of the buildings **except for all of the flat roof part of the east wing (which is not subject to the recommendation for Landmark Designation), as well as any part of the rear elevation.**
 4. New construction and additions.
 5. Enclosure of porch, porte-cochere, or garage.
 6. Porch replacement.
 7. Relocation of historic buildings.
 8. Roof replacement with material different from existing or change in roof form.
 9. Storefront restoration or replacement.
 10. Mothballing the building per Chapter 307.303
 11. Other work the Planning and Development Department has determined to be in conflict or potentially in conflict with the Secretary's Standards.
- (D) In preparing the application, the Planning and Development Department has found the application to meet four of the seven criteria. The four 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 three-story brick building at 325 East Duval Street has value as a significant reminder of the Young Women's Christian Association (YWCA), one of Jacksonville's noted institutions with over a century of exemplary community service. As a worldwide movement, the foundation of the YWCA originated in 1855 when two English women, Lady Mary Jane Kinniard and Emma Roberts, formed an organization to assist young women from the countryside that were flocking to the industrial cities seeking better opportunities. The goal was to provide housing, education, and other needs in a Christian environment. As the YWCA movement spread across the world,

the first American chapter was formed in 1858 in New York City which opened the first boarding house for young single women.¹

Coinciding with the Progressive Era of the early twentieth century, the YWCA of the United States, which was incorporated in 1907, began also to focus on the specific social problems for women created by industrialization, as well as educating them to legislative acts that were passed to benefit women and families in America. ² This new social consciousness emphasized empowerment, leadership and rights of women.³ With the rapid growth following the 1901 fire and being a major rail center, members of the Woman's Club of Jacksonville were particularly concerned about the city's large transient population. Although being discussed as early as 1910, the local chapter was initiated at a meeting on January 13, 1911 at First Presbyterian Church following a visit to Jacksonville by Adele Bisbro, YWCA Traveling Secretary for the Carolinas and Gulf States. The Jacksonville chapter of the YWCA was chartered in April of 1911 with 960 subscribing members.⁴ Following national leadership, the local chapter was committed, *"To furnish a safe and economical boarding house and lunch room for business girls where a general friendliness and sympathetic understanding of the problems confronting them may be acquired, along with instructions in the principles of health, recreation and amusement, together with opportunities for educational and religious training"*.⁵

In February of 1911, the Jacksonville chapter opened its first facility in the "California House" at 312 (212) North Newnan Street. Opening on November 1, 1911, the new YWCA accommodated twelve permanent boarders and nine transients, but by the end of the year had 64 permanent boarders and 450 transients. In addition to the Newnan Street facility, the YWCA opened administrative offices along with a cafeteria and gym at 41 West Adams Street. At the end of 1911, Mrs. Martha Livingston offered the use of the three-story apartment house at 130 West Monroe Street as the new YWCA facility that would accommodate more women while combining their entire operation under one roof. After some remodeling, the Monroe Street facility opened in August of 1913. With Mrs. Livingston's death in 1926, the building came under the ownership of the YWCA.⁶ Some of the YWCA's achievement during the first half of the twentieth century included taking over the operation of the Traveler's Aid (1916); opening and operating the first accredited night school in Duval County (1919); opening one of the first employment workshops in the country (1928); and in 1932 began organizing the establishment of a separate branch of the YWCA to serve the African American community which later became the A.L. Lewis Chapter that opened on Lee Street in LaVilla.⁷

1 <https://en.wikipedia.org/wiki/YWCA>

2 The Progressive Era was a national movement of the 1890s to the 1920s that focused on addressing social and political issues and problems originating from industrialization, mass immigration, and municipal corruption that particularly characterized urban areas.

3 <https://en.wikipedia.org/wiki/YWCA>.

4 The first officers of the Jacksonville YWCA were Miss. B. H. Barnett, president; Mrs. William Young and Mrs. J.H. Powell, vice presidents; Mrs. F.N. Starmont, recording secretary; Miss. Leola Ellis, corresponding secretary, and Mrs. W.A. Lloyd, treasurer.

5 Davis, p. 447.

6 *Florida Times Union*, May 8, 1949, p. 20.

7 *Financial News and Daily Record*, May 29, 2007.

With the city's rapidly growing population and with new and increasing needs generated by World War I, the depression and World War II, the facility at 130 West Monroe became more inadequate, the YWCA began investigating the construction of a new facility that would be larger and would meet national standards. The YWCA was able to purchase a 216' x 131' parcel at the northeast corner of West Duval Street and Shields Place on top of "Billy Goat Hill". At the time, the northeast part of downtown was predominately residential and institutional creating a convenient and more home-like environment for the residents. After the war, aggressive fundraising for the construction of the new building resulted in raising \$262,000 by 1947 from 5,000 donors. With additional pledges, the YWCA board was able to award a contract for \$374,888 to O.P. Woodcock to construct a new 54,000 square foot three-story brick building with basement. Jacksonville architect, Jefferson D. Powell, designed the new building, as well as supervised its construction in consultation with the chairman of the Men's Advisory Committee. *The Florida Times Union* described the proposed building as being in the "Southern Colonel style".⁸ Having the appearance of a U-shape which created an interior courtyard, the new building as designed included a club room, parlors, traveler's lounge, complete kitchen, and gym/auditorium on the first floor. The basement was designed to house recreation room, crafts room, and space for a cafeteria.⁹ Dormitories accommodating 100 or more women were to be housed on the second and third floors.¹⁰ An official ground breaking was held on October 10, 1949 followed by an official opening on February 25, 1951 that attracted 5,000 visitors.¹¹

The number and kind of services being offered during the late 1940s are exemplified by the activities and programs initiated during 1948 – 49. At time the YWCA had sponsored five Business Girls Clubs with 232 members, a Y-Teen program for junior and senior high school girls, completed 22 service projects, assisted 410 women with personal and economic problems, as well as placed 211 in jobs by arranging interviews between employers and potential employees. Other services provided included helping runaways, caring for ill travelers, preparing and distributing boxes of food and clothing.¹² Their extensive record of service continued into the 1960s and 1970s with such programs as housing a woman's probationers' residence for first offenders (1973); establishing a neighborhood tutoring program for low-income elementary children (1975); administered the Southeast Asian Youth Development Program to help with cultural assimilation (1976) and established a job readiness program for women (1977). In 1978, the YWCA opened the first emergency housing program in Jacksonville for women with young children for assistance and housing. This program was later renamed the Florence N. Davis Residence and Children's Center in honor of philanthropist, Florence N. Davis (1909 – 2011), a strong benefactor of the YWCA who began serving on the Board of Directors in 1950 including two terms as president (1953 & 1954).¹³

⁸ *Florida Times Union*, September 28, 1949, Section Two – 1.

City of Jacksonville Application for Permit to Build, # 1840, September 27, 1949.

⁹ The U-shape appearance comes from the visual dominance of the front section and the two wings, however, the wings are connected on the back with one and two story sections.

¹⁰ *Florida Times Union*, September 28, 1949.

Because of financial limitations, the third floor was not built out until 1954 (Building Permit, #672, 1954).

¹¹ *Florida Times Union*, October 10, 1949, p. 13; October 12, 1949, p. 22; February 18, 1951, p. 1; June 4, 1951, p. 15.

¹² *Florida Times Union*, May 8, 1949, p. 20.

¹³ *Financial News & Daily Record*, May 29, 2007.

In 1995, the forty-five year old building received a 1.8 million facelift with major funding provided by the Duval County Housing Finance Authority, Florida Housing Finance Agency, the City of Jacksonville's HOME funds and the Jessie Ball DuPont Fund. At the time of the improvements, the building housed 450 women and children who stayed from a month to two years as circumstances dictated. The project also included additional space for a health clinic, computer classes and day-care programs.¹⁴ To address changing social needs, the YWCA provided additional programs including the Healthy Family program that provided family education, enrichment services, and child abuse prevention (1994); opened Nia Terrace on the west side of Jacksonville that provided a transitional housing program for fifty formerly homeless families (1995), as well as the continuation of after school programs offering tutoring, academic enrichment activities, and organized sports for low-income families.¹⁵

To reflect its expanding role in addressing the special needs of families and children, the YWCA severed its ties with the national organization and in 2000 changed its name to Community Connections of Jacksonville.¹⁶ The building itself still housed the programs of the Florence N. Davis Residence & Children's Center. In more recent years the majority of the organization's funding came from the U.S. Department of Housing & Development. However, the Department shifted funding priorities from transitional housing to permanent housing. With this loss of federal funds combined with increasing operational and maintenance cost, the Board of Directors decided to cease operation of Community Connections and closed its building in late 2016. Although closing, the Board was committed to finding new programs for its 43 women and 35 children residing in the building.¹⁷

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 325 East Duval 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 325 East Duval Street does not meet this landmark criterion.

¹⁴ *Florida Times Union*, October 10, 1995, B-1.

¹⁵ *Financial News and Daily Record*, May 29, 2007.

¹⁶ *Florida Times Union*, December 26, 2016

By severing its relationship with the national organization, the YWCA could appoint men to its Board of Directors with the first two being State Attorney Harry Shorstein and Sheriff Nat Glover.

¹⁷ *Florida Times Union*, October 18, 2016.

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 architect of the YWCA Building was Jefferson Davis Powell (c1890 – 1965).¹⁸ Born in Decatur, Georgia, Powell moved to Jacksonville about 1907 to apprentice as an architect. After a period of training with several local architectural firms, Powell obtained his state license in 1919. He then joined Benjamin and Greeley, a prominent Jacksonville firm headed by Roy Benjamin and Mellen C. Greeley. Benjamin and Greeley remained partners from 1919 until 1924. Upon dissolution of the firm, Powell began an independent practice which endured until the 1950s.

In addition to the YWCA Building, Powell designed the Jones Brothers Furniture Company Building, 520 North Hogan Street (1926); the Old First Federal Savings and Loan Building, 331 West Forstyth Street (1940 – 41); and the Ritz Theatre Building, 825 North Davis Street (1929), all in Downtown Jacksonville; the Witschen Residence, 1822 Edgewood Avenue (1927); the Bucci Residence, 1856 Edgewood Avenue (1926); the Max Knauer Residence, 3404 St. Johns Avenue (1928 – 29); and the Fire Department Drill Tower, 625 Stockton Street (1936 – 37) in the Riverside-Avondale neighborhood; the Jacksonville Beach City Hall (demolished), and the Red Cross Life Saving Corps Station, 2 North Ocean Front (1946 – 47). He designed the Imeson Airport Building (demolished) and a number of Jacksonville elementary schools and fire stations.

He was president of the Jacksonville City Planning and Advisory Board, president of the North Florida Chapter of the American Institute of Architects, and supervising architect for the State Hotel Commission. Powell worked in a variety of architectural styles popular during the first half of the twentieth century. To blend into a predominately residential area and to reflect a more home-like environment, Powell used a variation of the Colonel Revival style in the design of the YWCA Building. The design is also reflective of the earlier Adam style, common from the 1780s to the 1840s, as evident by the symmetrical front façade, decorative door surround and semi-circular fanlight over the primary entryway, use of divided light sashes, and window shutters.

The YWCA Building was constructed by Jacksonville's most prolific builder during the first half of the twentieth century, Owen Preston Woodcock, a native of Wilmington, North Carolina, who began his own construction company in 1897. In business for over fifty years, the O.P. Woodcock Company built numerous landmark structures in Jacksonville including the Professional Building, 126 West Adams Street (1914); 1907 addition to the Seminole Club, 400 North Hogan Street; Buckman and Ulmer Building, 29-33 West Monroe Street (1925); the Masonic Temple, 410 Broad Street (1912-16); the commercial building at 643 Edison Avenue (1924); John Gorrie Junior High School, 2525 College Street (1923-24); the Lane Drug Company Building, 2665 Park Street (1942); Willow Branch Library, 2875 Park Street (1929-30); the commercial building at 3556-3560 St. Johns Avenue (1927); Kirby-Smith Junior High

¹⁸ Information on the life and works of Jefferson D. Powell and O.P. Woodcock was obtained from *Jacksonville's Architectural Heritage, Landmarks for the Future* (1989) and the vertical files maintained by the Historic Preservation Section, Jacksonville Planning and Development Department.

School, 2034 Hubbard Street (1923-24); 1926 addition to the Ford Motor Company Assembly Plant, Wambolt Street at the St. Johns River; Elizabeth Swain Memorial Methodist Church, 1620 Naldo Avenue (1925); 1917-1918 addition to Lackawanna School, #10, 3108 Lenox Avenue; and the concrete section of the original Gator Bowl. Further his company constructed all of the buildings and residences that were part of the original San Jose Estates Development, including the San Jose Country Club, the San Jose Hotel (Bolles School), and the San Jose Estates Administration building (San Jose Episcopal Church) After his death in April of 1953, the O.P. Woodcock Company continued to be operated by a relative, Ira Kroger.

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

The YWCA Building exemplifies a variation of the Colonial Revival style popular from 1880–1950 and was the dominant style for American residential architecture during the first half of the 20th century. More specifically the building reflects a subtype of the Colonial Revival style known as Centered Gable. This variation of the Colonial Revival style has a centered front gable added to either a hipped or side-gable roof mimicking more high-style Georgian or Adam prototypes. Other elements of the Colonial Revival style evident on the YWCA Building are a symmetrical fenestration pattern with a centrally placed entryway and double-hung sashes usually with a grid pattern such as six over six or nine over nine. Another architectural feature common to the Colonial Revival style found in the Subject Property is the presence of an accentuated entryway. The central entryway is defined by a cast stone veneer of ashlar masonry covering the entire first story of the centered gable that projects slightly out from the wall plane. In the center is the recessed doorway which is capped with a fanlight. Immediately above the cast stone is an iron balcony that runs along the sill of the three arched windows on the second story. Centered between the fanlight and the balcony is a single console.¹⁹ Please note that most of the character defining features reflective of the Colonial Revival style is evident on the two street facing elevations. Except for the east gable end of the front section, the east side elevation is not as highly detailed.

The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Colonial Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references. The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. The centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by several national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles focusing on eighteenth century American architecture appeared in the *American Architect* and *Harpers*. The publicity the Colonial Revival style received helped to make it popular throughout the country.²⁰

19 Virginia & Lee McAlester, *A Field Guide to American Houses*. (New York, Alfred A. Knopf, 1984), pp. 321-329.

20 Ibid.

The Colonial Revival style is a product of the Eclectic movement in American residential architecture between 1880 and 1940. Drawing from older, established architectural traditions including classical, medieval, and Renaissance, eclectic homes can reflect design elements of the Colonial Revival, Neoclassical, Tudor, Chateausque, Beaux Arts, French and Spanish Eclectic, Mission, Pueblo Revival, Monterey, and Italian Renaissance styles. The interest in copying design elements reflective of European cultures and their New World colonies was stimulated by works produced as part of the 1893 Columbian Exposition in Chicago. After the decline following World War I in the popularity of the more modernistic styles reflected in the Prairie School and Craftsman designs, the revival and eclectic styles became very popular in residential design. The eclectic designs of the 1920's and 30's successfully combined the reproduction of traditional styles and architectural elements with new building technologies as exemplified in balloon frame construction, use of masonry veneers, and structural block. By the late 1930's and into the 1940's, the eclectic and revival styles in domestic architecture began to give way to new modernistic designs reflected in the Art Deco and Art Moderne movements, and later in the Minimal Traditional, Split Level, and Ranch Styles.²¹

F It has distinguishing characteristics of an architectural style valuable for the 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 325 East Duval 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 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 factors in evaluating potential landmarks for their suitability for preservation or restoration. Although currently unoccupied, YWCA Building appears to have very little alterations and additions that have significantly impacted the character defining features of the building, i.e. brick finish, use of cast stone trim, and decorative door surrounds.

The most significant alteration was the replacement of the original windows with an aluminum product having interior muntins replicating the pattern of the original. The front doors also appear to be a replacement product. The building has no evidence on the exterior of significant deterioration and appears to have been well maintained over the years. In addition to upgrades and repairs over the years, the building has received several major rehabilitations, the last being 1.8 million rehabilitation in 1995. In 2005 the YWCA received a \$46,000 grant from the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State to install a new roof and other repairs to the building.

²¹ Ibid, p. 319.

The preservation and proper rehabilitation of the YWCA Building would allow private owners to potentially seek a ten-year local historic preservation property tax exemption on 100 percent of the value of the improvements for a ten year period. Rehabilitation of the building would also be eligible for funds from the Downtown Historic Building Trust Fund. It should be noted that preservation and re-use of the building would be consistent with the *St. John's Cathedral District, Technical Assistance Panel, Urban Land Institute, January 12 -13 2016* which identified one of the guiding principles is to capitalize on the beauty of the Cathedral District architecture, the multicultural aspects of the area and programming events, etc. Because of its prominent location and traditional architecture, the Subject Property greatly contributes to the traditional ambiance that defines the Cathedral District.

As part of the proposed redevelopment of the entire block containing the YWCA campus, the detached contemporary YWCA office building, as well as the east wing of the original YWCA building will be removed. Although original to the building, the east wing is more secondary since facing an interior parking lot, has a flat roof and is less architecturally detailed when compared to the elevations fronting East Duval Street and Shields Place. Originally seeking demolition of the entire complex, representatives of the Property owner withdrew their demolition application at the April 26, 2017 meeting and came back to the May 24, 2017 meeting requesting only demolition of the east wing while preserving the front section including both the east and west gable ends and the entire west side elevation. Therefore, at the May 24, 2017 meeting, the Jacksonville Historic Preservation Commission approved a motion allowing for the demolition of the east wing and rear elevation with the condition of the remainder being preserved and rehabilitated. Representatives of the Property owner at the meeting were in agreement with this action.

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 the “L” shaped portion of the building located at 325 East Duval Street, **LM-17-03** 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 YWCA Building Designation Number LM-17-3
 other names Community Connections of Jacksonville FMSF Number 16188

2. Location

street & number 325 East Duval Street
 city or town JACKSONVILLE
 state FLORIDA code FL county DUVAL code zip code 32202

Real estate assessment number(s) 073617-0010
 (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 a review for consistency with the appropriate standards.

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.

Please see attached letter from Community Connections, Inc. dated June 6, 2017.

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

38-2S-26E 1.52 JAX HARTS MAP, LOTS 2, 3, 4, 6, 7, 8, BLK 28

Attach continuation sheet if necessary

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	1	buildings
		Sites
		structures
		objects
1	1	total

Name of related multiple property listings

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

Number of contributing resources previously designated

6. Function or Use

Historic Functions

Social : Civic

Current Functions

Vacant: Not in Use

7. Description

Architectural Classification

Colonial Revival

Materials

foundation Raised – Continuous

Walls Brick

roof Side & Front Gables, Flat

other Cast stone Trim, Metal Windows

Narrative Description

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

SEE ATTACHED CONTINUATION SHEETS

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

Areas of Significance

- | | |
|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Industry |
| <input checked="" 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 type="checkbox"/> Commerce | <input type="checkbox"/> Recreation |
| Education | <input checked="" type="checkbox"/> Social History |
| Early Settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Health/Medicine | Other: _____ |

Period of Significance

1951 – 2016

Significant Dates

1951

Significant Person

Cultural Affiliation

Architect/Builder

Jefferson D. Powell - Architect

O.P. Woodcock - Builder

Narrative Statement of Significance

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

Please See Attached Continuation Sheets

YWCA Building

Name of Property

325 West Duval 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

Acree of Property 1.52 Acres

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.)

38-2S-26E 1.52 JAX HARTS MAP, LOTS 2, 3, 4, 6, 7, 8, BLK 28

Boundary Justification: Property historical associated with 325 West Duval Street

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

11. Form Prepared By

name/title Joel McEachin, City Planner III, Historic Preservation

organization Jacksonville Planning and Development Department date 2017

street & number 3rd Floor, Ed Ball Building, 214 North Hogan Street. telephone (904) 255-7835

city or town Jacksonville state Florida zip code 32202

12. Property Owner

name Young Women's Christian Association of Jacksonville

street & number P.O. Box 41086 telephone _____

city or town Jacksonville state Florida zip code 32203-1086

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 Street Map Depicting Location.

Drawings (If available)

Current elevations, floorplans, etc.

Historic elevations floorplans, etc.

Photographs

Representative digital **photographs** of the property (minimum 2 megapixels, pixel image 1200 x 1600).

(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.

7-1 PHYSICAL DESCRIPTION – YWCA BUILDING, 325 EAST DUVAL STREET

Setting

The YWCA Building at 325 East Duval Street is located on the northeast corner of East Duval Street and Shields Place in the northeast part of Downtown Jacksonville (**Photo 1**). This specific part of downtown has become known in more recent years as the Cathedral District composed predominately of institutional, office and residential uses that clustered around the St. John's Episcopal Cathedral. Sited on the highest elevation (30 feet) in the downtown area, commonly called "Billy Goat Hill", the Cathedral District is defined in the *Downtown Jacksonville Master Plan* as East State Street to the north, East Adams Street to the south, Hogans Creek to the east, and North Main Street to the west. In addition to several historic churches, the Cathedral District contains the greatest concentration of historic houses remaining in downtown. The district also has the most mature tree canopy in downtown. The YWCA campus occupies the entire 1.52 acre block bounded by East Duval Street to the south, Shields Place to the west, East Church Street to the north and North Liberty Street to the east. Except for the southwest section of the block containing the original building and a detached more contemporary building more to the southeast, the block is predominately vacant and used for parking and playgrounds (**Photos 2, 3, 4, 5, 6, & 7**).

Summary

Constructed in 1950 and reflecting a variation of the Colonial Revival style, the YWCA Building has approximately 44,584 square feet on three floors and basement. The building has the appearance of a U-shape with the primary elevation facing West Duval Street and two wings coming off from the front section of the building. The wing on the west side of the building has frontage along Shields Place with the one to the east facing a parking lot on the interior of the block (**Photo 8**). The rear elevation has the two gable ends of the west and east wings which are connected by a one-story section creating a courtyard. The front section of the building has a side facing gable roof which are exposed on both the west and east elevations. The west wing which runs north from the west gable end of the front section also has a gable roof which terminates with a gable end facing north in the rear elevation (**Photo 9**). The east elevation also has a gable end that terminates the gable roof of the front section. The gable roofs are currently covered with composition shingles which is consistent with the original design. Although built at the same time as the front section and west wing, the section of the east wing beyond the gable end has a flat built up roof indicative of its more secondary status (**Photo 10**). The building is sheathed with a brick veneer laid in a Flemish Bond with double stretchers and further enhanced with decorative cast stone.¹ The original windows were predominately sash style with a six over six or nine over nine grid. Although the grid pattern was replicated, all of the original windows were replaced with a metal product with flat interior muntins. Along the East Duval Street and Shields Place elevations, as well as along the east gable end of the primary elevation, all the windows on the second and third stories have decorative shutters which were also presence on the original plans (**Photos 11 & 12**).

¹ This bond has an alternating pattern of one header and two stretchers

Exterior Description – Front or South Elevation.

Consistent with its Colonial Revival design, the front elevation facing East Duval Street has a balanced façade centered with a slightly projecting gable end that frames an accentuated entryway. The central gable end has three single windows on the second and third floors that line up horizontally. The façade is further balanced on each side of the central projecting gable end with three single windows on each story that line up vertically as well (**Photo 13**). The first story of the slightly projecting central gable end is sheathed with scored cast stone panels that accentuate the recessed arched entryway (**Photo 14**). Accessed by cement steps with wrought-iron style handrails, the recessed entryway is framed on each corner with a cast stone spiral detail that lines the entire arched opening. The entryway has a pair of contemporary doors with sidelights and transoms all constructed of aluminum with a metallic finish. The steps and entryway are protected by a projecting canvas awning supported by aluminum poles. A half circle cement or cast stone ledge, fluted along the edge, cantilevers above the awning and entryway and visually supports the fanlight in the arch. Centered above the fanlight, which has a spider web design, is a cast stone console centered between the arch and upper belt course. The console divides the letters YW and CA engraved in wedge shape cast stone panels (**Photos 15 & 16**).

On each side of the arched entryway is a large window trimmed in cast stone. According to the architectural plans, these windows were probably casements (**Photos 17 & 18**). Once passed the corners of the central gable end, the scored cast stone panels drop to run along the sill line of the three windows on each side of the central projection. At this point the walls above the cast stone panels are sheathed with brick (**Photos 19**). The three windows on each side of the central entryway are also trimmed with cast stone sills, sideboards and headers. The headers on the three windows on the first story are part of a continuous cast stone band that wraps the corners to the west and east side elevations (**Photos 20 & 21**). Under each of the single windows on the first story is a rectangular light well at the foundation for illuminating and ventilating the basement. Recessed in the wall plane of each light well is a framed window with a single pane of glass (**Photo 22**). At the southwest corner, the cast stone panel services as a corner stone engraved with the name YWCA and the date of construction (**Photo 23**).

The first and second stories of the front elevation are physically divided by a cast stone belt course in a crown molding design (**Photo 24 & 25**). Immediately above the cast stone belt that separates the first and second stories above the accentuated entryway is a metal balconet supported by three pairs of metal scrolled brackets that connect to the wall plane just under the belt course (**Photo 26**). The second story windows are also divided into three bays with the central one that projects slightly from the wall plane having three evenly spaced arched sash windows with the two surrounding bays having three evenly spaced rectangular windows (**Photos 27 & 28**). The windows of the second and third stories are smaller in height and width when compared to those on the first story. In addition to window shutters, each window on the second as well as the third stories has a cast stone still with a header having a slightly angled soldier course composed of one stretcher and one header. The header is divided by a cast stone keystone (**Photos 29 & 30**). On the arched windows of the second story of the central projection, the windows are topped with the same soldier course with cast stone keystone, as well as a triangular cast stone detailing one each side of the arch (**Photo 31**).

The third floor has the same fenestration pattern as the second except central windows are not arched but match the design and size of the ones on the flanking bays (**Photo 32**). A cast stone cornice runs under the eave line and continues along the raised gable end of the central bay. On each end of the cornice line of the central gable end is a cast stone cap that defines the top of the slightly projecting central bay (**Photo 33**). Centered toward the top of the gable end is an oval fixed glass attic window highlighted with four evenly spaced cast stone keystones connected with a circular row of brick headers. The oval window is filled with a decorative glass design (**Photo 34**).

Exterior Description – West Elevation

Fronting Shields Place, the west elevation is broken into two distinct sections; the smaller south end defined by the west gable end of the front elevation and a longer section that project slightly back from the gable end. Much of the same decorative detailing of the front elevation is found on the gable end of the south end of the west elevation (**Photos 35 & 36**). The scored cast stone panels that form the sill line of the first story windows of the front elevation continue around to the gable end of the west elevation. The band that creates the headers of the first story windows of the front elevation also wraps the corner (**37 & 38**). A distinctive feature of the first story of the west elevation is a rounded slightly projecting bay window located near the southwest corner of the building. The bay is framed with cast stone trim including the sill that sets on the cast stone panels with the header of the bay windows incorporated in the cast stone band that wraps from the front elevation (**Photo 39**). Immediately to north of the bay are two single windows framed with the cast stone trim. Divided by the cast stone belt course that wraps around from the front section, the second and third stories of the west gable end have the same fenestration pattern that includes three single windows that line up vertically with the window on the first story, as well as a smaller window placed immediately to the north of the corner windows. The two smaller windows help to balance the second and third stories with the wider bay window on the first story (**Photo 40**). Near the apex of the western gable end is a semi-circular louvered attic vent (**Photo 41**). The second and third story windows also have shutters, as well as a soldier course with cast stone keystone forming the header as seen on the front elevation (**Photo 42**). The same cornice treatment is also used including the decorative cast stone cap on the corners of the gable end (**Photos 43 & 44**).

The fenestration of the longer section of the west elevation that is slightly recessed from the gable end section include eight single windows on the first story with separate cast stone sills and angled soldier course and cast stone keystone creating the header. Immediately above the keystones is a brick band created by two rows of header brick. Above the brick band is a continuous cast stone course that wraps from the front elevation and along the gable end (**Photos 45, 46 & 47**). The second and third stories both have seven single windows that are shorter than the first story windows. In addition, they do not line up vertically with the eight windows on the first story (**Photo 48**). Although the windows on all three stories have the cast stone keystone in the header, only the second and third have shutters. Immediately above the keystones of the third story windows is the cast stone cornice that also wraps from the front elevation and along the gable end of the west elevation (**Photos 49 & 50**). Below each window along the foundation of the first story is a rectangular well providing light and ventilation to the basement (**Photo 51**).

Exterior Description – East Elevation

Broken into three distinct sections evident on each story, many of the architectural detailing found on the west gable end is replicated on the east including the cast stone band forming the header of the first story windows, the cast stone belt course separating the first and second stories and the decorative capitals at the top corners of the gable end. The cast stone cornice also wraps from the front elevation (**Photos 52 & 53**). Although having the same fenestration pattern on the second and third stories as found on the west gable end, the first story of the east gable end has an off-centered entryway with transom framed on the south with two windows and on the north with one, all trimmed with cast stone (**54 & 55**). The sills of the first story windows are part of the scored cast stone panels that wraps from the front elevation to the gable ends on each side. The header of the windows, as well as the top of the transom, is incorporated a part of the cast stone band that again wraps the elevation of both side gable ends. Trimmed on the sides and top with cast stone, the doorway is accessed by steps placed parallel to the wall plane (**Photos 56 & 57**). The fenestration of the second and third stories replicate that found the gable end of the west elevation which includes a single window near the south corner followed by a smaller window and two larger window all with the same header design and shutters. Near the apex of the gable end is another semi-circular louvered attic vent (**Photo 58**).

Covered by a flat built up roof, the second longer section of the east elevation is less decorative and does not have the cast stone cornice and bands found on both side gable ends. The first story windows on this section of the east elevation have different fenestration than that found on the second and third stores. The first story has five vertical openings that include from south to north, a single window, two larger windows with an upper section visually divided from the lower giving a transom effect, entryway filled with a single door, sidelights and transom, as well as two small windows that line up vertically (**Photos 59 & 60**). Since not on the original plans, this doorway, which is accessed by concrete steps, is probably a modification of a third large window opening. On the second and third floors are five single windows and one smaller window towards the north (**Photos 61 & 62**). The smaller third section is created where the building recesses from the wall plane of the east elevation, as well as drops in height. The only fenestration on the first story of this section is a small single casement window with the second and third stories having two evenly placed single windows. The first story of the third section continues beyond the second and third stories. On the east elevation this small extension has no windows or doors (**Photos 63, 64, & 65**).

Exterior Description – Rear Elevation

The rear or north elevation is composed of three distinct sections, the three story gable ends of both the east and west wings, and the one-story section that connects them (**Photos 66, 67 & 68**). The one-story section evident on the north end of the east elevation continues around and runs along the rear of the east wing. Being one-story with a flat roof it provides a platform for the metal stairs that provide emergency egress from the second and third stories. Centered in the façade, the metal stairs on the first story are framed on each side with two single windows. Setting further back from the one-story section, the second and third stories, which are accessed by the metal stairs, have a centrally placed recessed entryway with a single metal door. To the west of the stairs, the second and third stories have a single window with the same soldier course header and cast stone keystone (**Photos 69, 70, 71, 72 & 73**).

The gable end of the west elevation is divided by a projecting stairwell tower supported by a frame of concrete beams filled with a brick veneer. The flat roof of the tower is located just above the third story windows. On the west side of the stair tower there is a single window on each story that have the same header treatment as the other elevations. The first and second stories are separated by the cast stone band that wraps from the west elevation. A chimney nestles the east side of the tower with a single windows on both the second and third stories east of the chimney. The gable end has the same cast stone cornice with decorative cap capitals at the top corners of the gable end. In the apex of the gable end above the stair tower and west of the chimney is an oval louvered attic vent consistent in design with the gable ends on the west and east elevations (**Photos 74, 75, 76 & 77**).

The east and west gable ends on the rear elevation are connected with a flat roof one-story section that is recessed from the wall plane of the one-story section found on the east gable and the stair tower on the west gable end. Under the two small single windows on the upper elevation of the one-story section runs a covered walkway that provides access to several doors. Immediately above the two small windows is a band created by a concrete beam with a header course of brick immediately above it. The parapet wall is topped with cast stone coping (**Photos 78, 79, 80, 81 & 82**).

8-1: NARRATIVE STATEMENT OF SIGNIFICANCE –

The three-story brick building at 325 East Duval Street has value as a significant reminder of the Young Women's Christian Association (YWCA), one of Jacksonville's noted institutions with over a century of exemplary community service. The Jacksonville chapter of the YWCA was chartered in April of 1911 with 960 subscribing members. After being at two different locations, the YWCA was able to purchase a 216' x 131' parcel at the northeast corner of West Duval Street and Shields Place on top of "Billy Goat Hill". After World War II, aggressive fundraising for the construction of the new building resulted in raising \$262,000 by 1947 from 5,000 donors. With additional pledges, the YWCA board was able to award a contract for \$374,888 to O.P. Woodcock to construct a new 54,000 square foot three-story brick building with basement. Jacksonville architect, Jefferson D. Powell, designed the new building, as well as supervised its construction in consultation with the chairman of the Men's Advisory Committee. *The Florida Times Union* described the proposed building as being in the "Southern Colonel style". The Centered Gable subtype of the Colonial Revival style reflected in the YWCA Building has a centered front gable added to either a hipped or side-gable roof mimicking more high-style Georgian or Adam prototypes. Other elements of the Colonial Revival style evident on YWCA Building are a symmetrical fenestration pattern with a centrally placed entryway and double-hung sashes usually with a grid pattern such as six over six or nine over nine. Another architectural feature common to the Colonial Revival style found in the subject property is the presence of an accentuated entryway.

HISTORIC CONTEXT – DOWNTOWN JACKSONVILLE

Summary:

Today, Downtown Jacksonville is defined on the north side of the St. Johns River to include not only the central business district, but also the older neighborhoods of East Jacksonville, LaVilla, and Brooklyn that did not collectively become part of the City until 1887. However this historic context is focused on the development of that part of Downtown Jacksonville that constituted the city limits before the 1887 expansion. Including the original 1822 plat as well as most of the expansions of 1832 and 1842, this area is generally defined by Hogans 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 broken into major periods that include the Colonial (1562-1821); the Territorial and Antebellum (1821 – 1860); the Civil War to the Twentieth Century; and the First Half of the Twentieth Century.

Colonial Period:

(First & Second Spanish Period & British Period)

During their first occupation of Florida (1565 – 1763), the Spanish colonial government at St. Augustine made very few attempts to settle and exploit the vast territories of East Florida. Except for a chain of Franciscan missions along the Atlantic Coast and west to Apalachee, as well as a few large land grants for cattle ranching, most of their activities centered around St. Augustine which served primarily as a military outpost protecting the Spanish fleet. Eleven land grants for cattle ranching were made along the St. Johns River. Being located on the narrowest point of the St. Johns River, the area later developed as Jacksonville was known by Native

Americans as *Wacca Pilatka*, meaning the place of the cows crossing, later translated by the British as Cowford.²

During their occupation of Florida (1763 – 1783), the British started a policy of granting large parcels of land for the purpose of developing plantations and settlements. Although a total of 114 land grants representing 1.4 million acres had been awarded by 1776, only sixteen were actually settled as exemplified by the 2,000-acre grant made in 1765 to Marquis of Hastings that included the present area of Downtown Jacksonville. A significant development made in East Florida by the British was the completion of the Kings Road that connected New Smyrna south of St. Augustine with the Georgia Colony. Cutting through the southeast part of present day Duval County, the Kings Road crossed the St. Johns River at Cowford. A small settlement, called St. Nicholas, developed during this period on the south side of the river at Cowford to serve travelers along the Kings Road.³

With the transfer of Florida back to Spain in 1784, the Spanish government continued the liberal land policy started by the British. Contrary to official policy elsewhere in the Spanish Empire, the crown allowed non-Catholics to settle in Florida in order to populate and develop the vast territories of East and West Florida. In 1791, a grant for 451 acres in the present day Downtown area was made to Robert Pritchard who lived on the property for a short period. 200 acres of Pritchard's grant were later awarded to Maria Taylor in 1816 to compensate for military service provided to the Spanish government by her late husband. Most of Taylor's property later came under the ownership of Isaiah Hart who moved to the area in 1821 from St. Marys, Georgia. Also in 1816, a fifty-acre land grant east of present day Market Street was issued to Juan Le Maestro who sold the property to John Brady in 1817. Another early land grants recipient was Daniel Hogans who received in 1817 a concession of 255 acres located east of Hogans Creek (East Jacksonville). The LaVilla area west of Downtown was the result of a 350-acre land grant made to John Jones in 1801, and re-ceded in 1804 to Isaac Hendricks.⁴

Territorial and Antebellum Period:

To remove the threat of Spanish Florida as a haven for run-away slaves and to satisfy the growing desire for new lands, the United States Government acquired Florida by the Adams - Onis Treaty in 1819. By the time Florida was finally transferred to the United States in 1821, a small settlement had developed along the Kings Road on the north side of the St. Johns River. Prominent landowner, Isaiah D. Hart led the successful effort to have a town platted in 1822.

2 Historic Property Associates, *Historic Building Survey of Downtown Jacksonville* (Jacksonville Downtown Development Authority, November, 1991), p. 2.

T. Frederick Davis, *History of Jacksonville, Florida and Vicinity, 1513-1924*. (St. Augustine: Florida Historical Society, 1925, 1990 Reprint), p.25.

3 James Robertson Ward, *Old Hickory's Town, An Illustrated History of Jacksonville*. (Jacksonville, Florida: Old Hickory's Town, Inc., 1985), pp. 63-64.

Historic Property Associates, pp. 2-3.

Davis, pp. 26-28.

4 Works Projects Administration, Historical Records Survey. *Spanish Land Grants in Florida, Volume V, Confirmed Claims, S-V*. (Tallahassee, Florida: State Library Board, May, 1941),

Historic Property Associates, pp. 3-4.

Davis, pp. 39-50.

Composed of twenty square blocks, the town was named in honor of popular military leader and later U.S. President, Andrew Jackson. The original north-south streets surveyed by Daniel H. Miller included Newnan Street, Market Street, Liberty Street, and Washington Street with the east - west streets being Bay Street, Forsyth Street, Adams Street, Monroe Street, and Duval Street. At the time, Jacksonville had a store, a hotel, and tavern to serve the travelers crossing the St. Johns River in John Brady's ferry located at the foot of Liberty Street. On August 12, 1822, Duval County, named after William Pope Duval, first territorial governor, was created by the legislative council with Jacksonville serving as the county seat. In 1832, with a population of about 100, Jacksonville became the ninth Florida town to incorporate.⁵

The town's population grew as its economy strengthened with the processing and shipping of lumber and agricultural products from the interior. However, the increased settlement of the territory caused tension and friction with the Seminole Indians that resulted in warfare between 1835 and 1842. Although trade was disrupted, Jacksonville did benefit from serving as a staging area for Federal troops, as well as being a safe haven for planters and settlers displaced by the conflicts in the interior. To provide a sanctuary against attacks, a log blockhouse was constructed in 1836 at the northeast corner of Ocean Street and East Monroe Street. With the end of the Second Seminole War, the territory attracted additional settlers and land speculators resulting in Jacksonville's continued population growth. Surviving the financial panic of 1836, the city experienced a 67 percent increase in population between 1842 (450) and 1847 (750). By this time the Florida Territory was admitted to the Union as a slave state in 1845, Jacksonville's importance in the region was well established by its port, which was the major center in the area for shipping cotton and lumber.⁶

During the 1850's, Jacksonville suffered numerous calamities including scarlet fever, small pox epidemics, and yellow fever quarantine, as well as a fire in 1854 that destroyed seventy buildings causing an estimated three million dollars in property damage. Nevertheless, the city continued to grow and by the end of the decade had twelve steam driven sawmills producing 40 million board feet of lumber per year, a tannery, bakery, two foundries and machine shops, as well as five restaurants, two large hotels, and numerous boarding houses. Recognized as the founder of Jacksonville, Isaiah D. Hart owned much of the property in downtown Jacksonville particularly to the north and west of the 1822 original plat. In developing what is now called Hart's Map of Jacksonville (1859), he set aside a "blackjack oak ridge" for use as a public square (Block 39). Envisioning this block as a market place and general meeting area, Hart platted smaller half lots facing the park for new shops and businesses. Executors of Hart's estate sold the block to the City in January of 1866 for \$10.00. However, interest in improving the park, at that time called the City Park, did not develop until the St. James Hotel was built immediately to the north in 1869.⁷ In 1859, Jacksonville's long association with the railroad industry began with the

5 Dena Snodgrass, "The Birth of a City", *Jacksonville Historical Society Papers*, Vol. 5, 1969, pp. 37-41.

Davis, pp. 54-56.

Historic Property Associates, p. 5

Ward, pp. 121-123.

6 Davis, pp. 76-77, & 82.

Historic Property Associates, p.p. 5-7.

Ward, pp. 135-136.

7 *The Florida Times Union*, June 22, 1924.

Davis, p.p. 115, 332-333.

completion of the Florida Atlantic & Gulf Central Railroad to Alligator (Lake City). By 1860, the city was the third largest in Florida with a population of 2,118.⁸

Civil War to the Twentieth Century: (Reconstruction, Tourist Era, & Spanish American War)

During the Civil War, Jacksonville was occupied four times by Union forces resulting in the city being for the most part abandoned and significantly destroyed. During the first and second occupations of Jacksonville by Union forces, April and again in October of 1862, fighting was mainly limited to small skirmishes and isolated attacks on federal pickets in the west part of LaVilla by Confederates working out of Camp Finegan. In March of 1863, Jacksonville was occupied again, this time by black troops under Higginson's Expeditionary Corps. Most of the military action during the third occupation involved clashes with federal pickets encamped in the LaVilla area, as well as some Union raids on local plantations and farms in search of provisions and to free slaves. During the third occupation, the Confederate Army used the railroad to move a flat car with a 64 pound gun to bombard Union positions in the city. However, a fiery response by Union gunboats forced the Confederates to retreat.

Motivated by a political plan to use strong Northern sentiment in East Florida to bring this part of the state back into the Union, a fourth and final occupation was planned. A Federal invasion force of 6,000 soldiers, including infantry, cavalry, artillery and engineers, all under the leadership of Brigadier General Truman Seymour, met light resistance in their occupation of Jacksonville in February of 1864. This force included the 54th Massachusetts Colored Troop, the first all-black regiment organized in the north and sent south. Leaving their base at Jacksonville, the Federal forces began advancing towards the interior, but were ultimately stopped at the Battle of Olustee on March 1, 1864. The Union soldiers retreated back to Jacksonville where they constructed a defensive wall with redoubts around the city connecting McCoys Creek to Hogans Creek. Both sides dug in with the Union forces behind the defensive wall at Jacksonville, and the Confederates concentrated at Camp Milton. During this standoff, the Union military strength had swelled to 12,000 men with the Confederates having 8,000 troops in the general area.⁹ Over time both the Federal and Confederate forces were being systemically drawn down as the demand for additional soldiers increased in other parts of the South. The Confederates soon abandoned Camp Milton which was occupied and then destroyed in August of 1864 by Union soldiers.¹⁰ Following the war, the west part of LaVilla continued to be occupied by Federal troops, many who were freedmen that stayed in the area after being mustered out of military service.¹¹

8 Ibid, pp. 97-99, 341-42.

Historic Property Associates, p. 7.

9 Summary of the 4th occupation from Martin's Ordeal by Fire and William M. Jones. *A Report on the Site of Camp Finegan, A Confederate Stronghold, Duval County, Florida.* Unpublished, 1959.

10 Martin & Schafer, pp. 214-216.

11 For more on Jacksonville during the Civil War see: Richard A. Martin & Daniel L. Schafer, *Jacksonville's Ordeal by Fire, A Civil War History.* (Jacksonville, Florida: Florida Publishing Company, 1984) and Daniel L. Schafer, *Thunder on the River, The Civil War in Northeast Florida,* Gainesville,

Like the rest of Florida, Jacksonville was slow to recover from the war that had drained manpower while leaving the economy in shambles. In addition, the city became home to numerous freedmen attracted to Jacksonville because of potential jobs and housing, as well as the protection and welfare services provided by the Freedmen's Bureau. However, by the end of the 1860's Jacksonville began to draw new settlers and visitors who came to take advantage of Florida's subtropical climate. With its superior rail and steamship connections, the city soon became a popular tourist destination. Billed as the "The Winter City in a Summer Land", the number of winter visitors in the city grew from 14,000 in 1870 to 100,000 by 1885. The thriving city by 1886 featured numerous churches and a synagogue, a high school, a hospital, a theatre, and a library association, as well as numerous banks, shops, railroads, wharves, and elegant hotels such as the St. James and the Windsor fronting the city park (Hemming Plaza) along with the Everett (Grand National) and the Carleton facing Bay Street.¹²

As the city grew following the Civil War, new towns and neighborhoods developed around the Downtown area such as LaVilla, Oakland, East Jacksonville, Fairfield, Springfield, Hansontown, Riverside, and Brooklyn. In 1887, these towns and unincorporated neighborhoods were annexed into the city limits, thereby doubling the land area while increasing Jacksonville's population from 11,545 to 21,589. Jacksonville's popularity as a winter destination had begun to decline with the extension of the railroad further south along Florida's Atlantic coast, as well as to the Tampa Bay area, which resulted in the development of new resorts.¹³ While in the midst of celebrating the annual Sub-Tropical Exhibition at Waterworks Park, Jacksonville suffered from a major yellow fever epidemic in the summer of 1888 that virtually shut the city down and resulted in 430 deaths by the end of the epidemic in November of that year.¹⁴

Another blow to the local economy occurred as a result of a severe freeze during the winter of 1894 –1895 that destroyed the vast citrus groves located along the St. Johns River. With the shift of the citrus production further south after 1895, Jacksonville lost its prosperous citrus shipping industry. However, during the 1890's, lumber, naval stores, and cigar manufacturing played an important role in compensating for the loss of tourism and citrus trade. By 1895, Jacksonville was one of the first cities in the nation to build and maintain a municipal electric power plant. Also, the first electric street cars connecting downtown with the adjacent neighborhoods started running in that same year.¹⁵ In 1898 with the outbreak of the Spanish American War, the city received an additional economic boost when it hosted over 29,000 soldiers assigned to Camp Cuba Libre which was located in east Springfield.¹⁶

Florida, University Press of Florida, 2010.

Davis, pp. 116-137.

Historic Property Associates, p. 8.

Ward, pp. 139-151.

¹² Davis, pp. 138-148, 487-490.

Historic Property Associates, pp. 9-11.

¹³ Ibid, pp. 9-11.

¹⁴ For more about Jacksonville's experience during the 1888 Yellow Fever Epidemic see: Richard A. Martin, *The City Makers*. (Jacksonville, Florida: Convention Press, 1972).

Davis, pp. 180-186.

Richard A. Martin, *A Century of Service, St. Luke's Hospital, 1873-1973*. (Jacksonville, Florida, 1973), pp. 69-96.

¹⁵ Historic Property Associates, pp. 10-11.

¹⁶ Davis, pp. 205-215.

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

By 1900, Jacksonville was the largest city in Florida in terms of population, which had reached 28,430. The signature event in the history of Downtown Jacksonville that defined the architectural character of the city during the first half of the twentieth century was the “Great Fire of 1901”. Starting in the LaVilla area west of Downtown at noon on May 3, 1901, the fire destroyed within an eight-hour period over 2,300 buildings located on 148 city blocks causing an estimated 15 million in property damage. Although only seven people lost their lives as a result of the fire, 8,677 people were left homeless. Destroying the oldest and most densely populated area of the city, the fire consumed twenty-three churches, ten hotels including the grand St James and Windsor, as well as almost all public buildings such as the courthouse and city hall.¹⁷

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 had 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 the 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*.¹⁸

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 West Forsyth Street during the Jacksonville Renaissance, include the Bisbee Building (1908 – 1909), 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 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 Church (1907 – 1910), St. John’s Episcopal Cathedral (1903 – 1906), Bethel Baptist Institutional Church (1904), Snyder Memorial Methodist Church (1902 – 1903), and First Presbyterian Church (1901 –

Martin, pp. 110-121.

¹⁷ 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

Ward, pp. 175-186.

¹⁸ For more on the development of 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 & Wood, pp. 212-219.

1902). 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 & 1906), the Florida Life Building (1911 – 1912), the Old Y.M.C.A. Building (1908 – 1909), Rhodes-Futch-Collins Building (1913 – 1914), the Morocco Temple (1910 – 1911) and the Guaranty Trust & Savings Bank (1903 & 1919).¹⁹

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 1920's 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 a 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 numerous new high rise buildings such as the Carling Hotel (1925 - 1926), the Barnett National Bank Building (1926), the Atlantic National Bank Annex (1925 – 1926), the Greenleaf & 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 the first quarter of the century.²⁰

The collapse of the Florida Land Boom in the 1920s followed by the onset of the Great Depression during the 1930's did slow 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 from residential construction in the newer suburbs outside Downtown and adjacent urban neighborhoods. Building permit activity did significantly increase following the annexation of growing South Jacksonville to the city in 1932. During the 1930's, 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 1929.²¹

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 and businesses continued to thrive well into the 1950s. At

¹⁹ Wood, pp. 28, 30-85.

Historic Property Associates, pp. 13-17.

²⁰ Wood, pp. 28, 33.

Historic Property Associates, pp. 17-19.

²¹ Wood, pp. 28, 71, & 81.

Historic Property Associates, pp. 20-21.

the same time, the core city was facing more competition from suburban shopping centers and commercial strips. However, between 1955 and 1965, Jacksonville's Downtown entered its greatest period of growth and redevelopment since the building boom following the Great Fire of 1901.²² Under the leadership of Haydon 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 in order 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.²³ These new public amenities, along with the new Wolfson Baseball Park, expanded Gator Bowl, and new correctional 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 river front boulevard behind the new city hall and courthouse. However, the other half of the "Jacksonville Story" 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 known as the "Insurance Center of the Southeast" becoming home for the central office of seventeen companies, five regional offices, and headquarters for twenty major general insurance agencies. Starting with the Southeast regional office of 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 60s. 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 Hotel²⁴

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".²⁵ Changes in Downtown Jacksonville during the last forty years have erased much of the

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

23 Ibid

24 Ibid, pp. 6 & 7.

Florida Times Union, January 4, 1959, p. 64.

25 Crooks, pp. 11 & 12.

architectural legacy of this significant period in the City's history. The municipal baseball field, stadium, coliseum, and jail have been replaced by 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. Currently, only the City Hall Annex, Duval County Courthouse, and Haydon Burns Public Library still have most of their architectural integrity. The riverfront sites of the old city hall and courthouse, both architecturally less distinctive than the library, are slated for eventual redevelopment, probably for private use. The Haydon Burns Library was sold to Jessie Ball DuPont Foundation that rehabilitated the building for office use.

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

The three-story brick building at 325 East Duval Street has value as a significant reminder of the Young Women's Christian Association (YWCA), one of Jacksonville's noted institutions with over a century of exemplary community service. As a worldwide movement, the foundation of the YWCA originated in 1855 when two English women, Lady Mary Jane Kinniard and Emma Roberts, formed an organization to assist young women from the countryside that were flocking to the industrial cities seeking better opportunities. The goal was to provide housing, education, and other needs in a Christian environment. As the YWCA movement spread across the world, the first American chapter was formed in 1858 in New York City which opened the first boarding house for young single women.²⁶

Coinciding with the Progressive Era of the early twentieth century, the YWCA of the United States, which was incorporated in 1907, began also to focus on the specific social problems for women created by industrialization, as well as educating them to legislative acts that were passed to benefit women and families in America.²⁷ This new social consciousness emphasized empowerment, leadership and rights of women.²⁸ With the rapid growth following the 1901 fire and being a major rail center, members of the Woman's Club of Jacksonville were particularly concerned about the city's large transient population. Although being discussed as early as 1910, the local chapter was initiated at a meeting on January 13, 1911 at First Presbyterian Church following a visit to Jacksonville by Adele Bisbro, YWCA Traveling Secretary for the Carolinas and Gulf States. The Jacksonville chapter of the YWCA was chartered in April of 1911 with 960 subscribing members.²⁹ Following national leadership, the local chapter was committed, "*To furnish a safe and economical boarding house and lunch room for business girls where a general friendliness and sympathetic understanding of the problems confronting them may be acquired, along with instructions in the principles of health, recreation and amusement, together with opportunities for educational and religious training*".³⁰

26 <https://en.wikipedia.org/wiki/YWCA>

27 The Progressive Era was a national movement of the 1890s to the 1920s that focused on addressing social and political issues and problems originating from industrialization, mass immigration, and municipal corruption that particularly characterized urban areas.

28 <https://en.wikipedia.org/wiki/YWCA>.

29 The first officers of the Jacksonville YWCA were Miss. B. H. Barnett, president; Mrs. William Young and Mrs. J.H. Powell, vice presidents; Mrs. F.N. Starmont, recording secretary; Miss. Leola Ellis, corresponding secretary, and Mrs. W.A. Lloyd, treasurer.

30 Davis, p. 447.

In February of 1911, the Jacksonville chapter opened its first facility in the “California House” at 312 (212) North Newnan Street. Opening on November 1, 1911, the new YWCA accommodated twelve permanent boarders and nine transients, but by the end of the year had 64 permanent boarders and 450 transients. In addition to the Newnan Street facility, the YWCA opened administrative offices along with a cafeteria and gym at 41 West Adams Street. At the end of 1911, Mrs. Martha Livingston offered the use of the three-story apartment house at 130 West Monroe Street as the new YWCA facility that would accommodate more women while combining their entire operation under one roof. After some remodeling, the Monroe Street facility opened in August of 1913. With Mrs. Livingston’s death in 1926, the building came under the ownership of the YWCA.³¹ Some of the YWCA’s achievement during the first half of the twentieth century included taking over the operation of the Traveler’s Aid (1916); opening and operating the first accredited night school in Duval County (1919); opening one of the first employment workshops in the country (1928); and in 1932 began organizing the establishment of a separate branch of the YWCA to serve the African American community which later became the A.L. Lewis Chapter that opened on Lee Street in LaVilla.³²

With the city’s rapidly growing population and with new and increasing needs generated by World War I, the depression and World War II, the facility at 130 West Monroe became more inadequate, the YWCA began investigating the construction of a new facility that would be larger and would meet national standards. The YWCA was able to purchase a 216’ x 131’ parcel at the northeast corner of West Duval Street and Shields Place on top of “Billy Goat Hill”. At the time, the northeast part of downtown was predominately residential and institutional creating a convenient and more home-like environment for the residents. After the war, aggressive fundraising for the construction of the new building resulted in raising \$262,000 by 1947 from 5,000 donors. With additional pledges, the YWCA board was able to award a contract for \$374,888 to O.P. Woodcock to construct a new 54,000 square foot three-story brick building with basement. Jacksonville architect, Jefferson D. Powell, designed the new building, as well as supervised its construction in consultation with the chairman of the Men’s Advisory Committee. *The Florida Times Union* described the proposed building as being in the “Southern Colonel style”.³³ Having the appearance of a U-shape which created an interior courtyard, the new building as designed included a club room, parlors, traveler’s lounge, complete kitchen, and gym/auditorium on the first floor.³⁴ The basement was designed to house recreation room, crafts room, and space for a cafeteria. Dormitories accommodating 100 or more women were to be housed on the second and third floors.³⁵ An official ground breaking was held on October 10, 1949 followed by an official opening on February 25, 1951 that attracted 5,000 visitors.³⁶

31 *Florida Times Union*, May 8, 1949, p. 20.

32 *Financial News and Daily Record*, May 29, 2007.

33 *Florida Times Union*, September 28, 1949, Section Two – 1.

City of Jacksonville Application for Permit to Build, # 1840, September 27, 1949.

34 The U-shape appearance comes from the visual dominance of the front section and the two wings, however, the wings are connected on the back with one and two story sections.

35 *Florida Times Union*, September 28, 1949.

Because of financial limitations, the third floor was not built out until 1954 (Building Permit, #672, 1954).

36 *Florida Times Union*, October 10, 1949, p. 13; October 12, 1949, p. 22; February 18, 1951, p. 1; June 4, 1951, p. 15.

The number and kind of services being offered during the late 1940s are exemplified by the activities and programs initiated during 1948 – 49. At time the YWCA had sponsored five Business Girls Clubs with 232 members, a Y-Teen program for junior and senior high school girls, completed 22 service projects, assisted 410 women with personal and economic problems, as well as placed 211 in jobs by arranging interviews between employers and potential employees. Other services provided included helping runaways, caring for ill travelers, preparing and distributing boxes of food and clothing.³⁷ Their extensive record of service continued into the 1960s and 1970s with such programs as housing a woman's probationers' residence for first offenders (1973); establishing a neighborhood tutoring program for low-income elementary children (1975); administered the Southeast Asian Youth Development Program to help with cultural assimilation (1976) and established a job readiness program for women (1977). In 1978, the YWCA opened the first emergency housing program in Jacksonville for women with young children for assistance and housing. This program was later renamed the Florence N. Davis Residence and Children's Center in honor of philanthropist, Florence N. Davis (1909 – 2011), a strong benefactor of the YWCA who began serving on the Board of Directors in 1950 including two terms as president (1953 & 1954).³⁸

In 1995, the forty-five year old building received a 1.8 million facelift with major funding provided by the Duval County Housing Finance Authority, Florida Housing Finance Agency, the City of Jacksonville's HOME funds and the Jessie Ball DuPont Fund. At the time of the improvements, the building housed 450 women and children who stayed from a month to two years as circumstances dictated. The project also included additional space for a health clinic, computer classes and day-care programs.³⁹ To address changing social needs, the YWCA provided additional programs including the Healthy Family program that provided family education, enrichment services, and child abuse prevention (1994); opened Nia Terrace on the west side of Jacksonville that provided a transitional housing program for fifty formerly homeless families (1995), as well as the continuation of after school programs offering tutoring, academic enrichment activities, and organized sports for low-income families.⁴⁰

To reflect its expanding role in addressing the special needs of families and children, the YWCA severed its ties with the national organization and in 2000 changed its name to Community Connections of Jacksonville.⁴¹ The building itself still housed the programs of the Florence N. Davis Residence & Children's Center. In more recent years the majority of the organization's funding came from the U.S. Department of Housing & Development. However, the Department shifted funding priorities from transitional housing to permanent housing. With this loss of federal funds combined with increasing operational and maintenance cost, the Board of Directors decided to cease operation of Community Connections and closed its building in late 2016. Although closing, the Board was committed to finding new programs for its 43 women and 35 children residing in the building.⁴²

³⁷ *Florida Times Union*, May 8, 1949, p. 20.

³⁸ *Financial News & Daily Record*, May 29, 2007.

³⁹ *Florida Times Union*, October 10, 1995, B-1.

⁴⁰ *Financial News and Daily Record*, May 29, 2007.

⁴¹ *Florida Times Union*, December 26, 2016

By severing its relationship with the national organization, the YWCA could appoint men to its Board of Directors with the first two being State Attorney Harry Shorstein and Sheriff Nat Glover.

⁴² *Florida Times Union*, October 18, 2016.

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 325 East Duval 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 325 East Duval 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 architect of the YWCA Building was Jefferson Davis Powell (c1890 – 1965).⁴³ Born in Decatur, Georgia, Powell moved to Jacksonville about 1907 to apprentice as an architect. After a period of training with several local architectural firms, Powell obtained his state license in 1919. He then joined Benjamin and Greeley, a prominent Jacksonville firm headed by Roy Benjamin and Mellen C. Greeley. Benjamin and Greeley remained partners from 1919 until 1924. Upon dissolution of the firm, Powell began an independent practice which endured until the 1950s.

In addition to the YWCA Building, Powell designed the Jones Brothers Furniture Company Building, 520 North Hogan Street (1926); the Old First Federal Savings and Loan Building, 331 West Forstyth Street (1940 – 41); and the Ritz Theatre Building, 825 North Davis Street (1929), all in Downtown Jacksonville; the Witschen Residence, 1822 Edgewood Avenue (1927); the Bucci Residence, 1856 Edgewood Avenue (1926); the Max Knauer Residence, 3404 St. Johns Avenue (1928 – 29); and the Fire Department Drill Tower, 625 Stockton Street (1936 – 37) in the Riverside-Avondale neighborhood; the Jacksonville Beach City Hall (demolished), and the Red Cross Life Saving Corps Station, 2 North Ocean Front (1946 – 47). He designed the Imeson Airport Building (demolished) and a number of Jacksonville elementary schools and fire stations.

He was president of the Jacksonville City Planning and Advisory Board, president of the North Florida Chapter of the American Institute of Architects, and supervising architect for the State Hotel Commission. Powell worked in a variety of architectural styles popular during the first half of the twentieth century. To blend into a predominately residential area and to reflect a more home-like environment, Powell used a variation of the Colonel Revival style in the design of the YWCA Building. The design is also reflective of the earlier Adam style, common from the 1780s to the 1840s, as evident by the symmetrical front façade, decorative door surround and semi-circular fanlight over the primary entryway, use of divided light sashes, and window shutters.

⁴³ Information on the life and works of Jefferson D. Powell and O.P. Woodcock was obtained from *Jacksonville's Architectural Heritage, Landmarks for the Future* (1989) and the vertical files maintained by the Historic Preservation Section, Jacksonville Planning and Development Department.

The YWCA Building was constructed by Jacksonville's most prolific builder during the first half of the twentieth century, Owen Preston Woodcock, a native of Wilmington, North Carolina, who began his own construction company in 1897. In business for over fifty years, the O.P. Woodcock Company built numerous landmark structures in Jacksonville including the Professional Building, 126 West Adams Street (1914); 1907 addition to the Seminole Club, 400 North Hogan Street; Buckman and Ulmer Building, 29-33 West Monroe Street (1925); the Masonic Temple, 410 Broad Street (1912-16); the commercial building at 643 Edison Avenue (1924); John Gorrie Junior High School, 2525 College Street (1923-24); the Lane Drug Company Building, 2665 Park Street (1942); Willow Branch Library, 2875 Park Street (1929-30); the commercial building at 3556-3560 St. Johns Avenue (1927); Kirby-Smith Junior High School, 2034 Hubbard Street (1923-24); 1926 addition to the Ford Motor Company Assembly Plant, Wambolt Street at the St. Johns River; Elizabeth Swain Memorial Methodist Church, 1620 Naldo Avenue (1925); 1917-1918 addition to Lackawanna School, #10, 3108 Lenox Avenue; and the concrete section of the original Gator Bowl. Further his company constructed all of the buildings and residences that were part of the original San Jose Estates Development, including the San Jose Country Club, the San Jose Hotel (Bolles School), and the San Jose Estates Administration building (San Jose Episcopal Church) After his death in April of 1953, the O.P. Woodcock Company continued to be operated by a relative, Ira Kroger.

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

The YWCA Building exemplifies a variation of the Colonial Revival style popular from 1880–1950 and was the dominant style for American residential architecture during the first half of the 20th century. More specifically the building reflects a subtype of the Colonial Revival style known as Centered Gable. This variation of the Colonial Revival style has a centered front gable added to either a hipped or side-gable roof mimicking more high-style Georgian or Adam prototypes. Other elements of the Colonial Revival style evident on the YWCA Building are a symmetrical fenestration pattern with a centrally placed entryway and double-hung sashes usually with a grid pattern such as six over six or nine over nine. Another architectural feature common to the Colonial Revival style found in the subject property is the presence of an accentuated entryway. The central entryway is defined by a cast stone veneer of ashlar masonry covering the entire first story of the centered gable that projects slightly out from the wall plane. In the center is the recessed doorway which is capped with a fanlight. Immediately above the cast stone is an iron balcony that runs along the sill of the three arched windows on the second story. Centered between the fanlight and the balcony is a single console.⁴⁴ Please note that most of the character defining features reflective of the Colonial Revival style is evident on the two street facing elevations. Except for the east gable end of the front section, the east side elevation is not as highly detailed.

The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Colonial Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references. The Colonial Revival style was introduced at the Philadelphia Exposition of 1876.

⁴⁴ Virginia & Lee McAlester, *A Field Guide to American Houses*. (New York, Alfred A. Knopf, 1984), pp. 321-329.

The centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by several national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles focusing on eighteenth century American architecture appeared in the *American Architect* and *Harpers*. The publicity the Colonial Revival style received helped to make it popular throughout the country.⁴⁵

The Colonial Revival style is a product of the Eclectic movement in American residential architecture between 1880 and 1940. Drawing from older, established architectural traditions including classical, medieval, and Renaissance, eclectic homes can reflect design elements of the Colonial Revival, Neoclassical, Tudor, Chateausque, Beaux Arts, French and Spanish Eclectic, Mission, Pueblo Revival, Monterey, and Italian Renaissance styles. The interest in copying design elements reflective of European cultures and their New World colonies was stimulated by works produced as part of the 1893 Columbian Exposition in Chicago. After the decline following World War I in the popularity of the more modernistic styles reflected in the Prairie School and Craftsman designs, the revival and eclectic styles became very popular in residential design. The eclectic designs of the 1920's and 30's successfully combined the reproduction of traditional styles and architectural elements with new building technologies as exemplified in balloon frame construction, use of masonry veneers, and structural block. By the late 1930's and into the 1940's, the eclectic and revival styles in domestic architecture began to give way to new modernistic designs reflected in the Art Deco and Art Moderne movements, and later in the Minimal Traditional, Split Level, and Ranch Styles.⁴⁶

F It has distinguishing characteristics of an architectural style valuable for the 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 325 East Duval 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 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 factors in evaluating potential landmarks for their suitability for preservation or restoration. Although currently unoccupied, YWCA Building appears to have very little alterations and additions that have significantly impacted the character defining features of the building, i.e. brick finish, use of cast stone trim, and decorative door surrounds.

The most significant alteration was the replacement of the original windows with an aluminum product having interior muntins replicating the pattern of the original. The front doors also

45.Ibid.

46 Ibid, p. 319.

appear to be a replacement product. The building has no evidence on the exterior of significant deterioration and appears to have been well maintained over the years. In addition to upgrades and repairs over the years, the building has received several major rehabilitations, the last being 1.8 million rehabilitation in 1995. In 2005 the YWCA received a \$46,000 grant from the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State to install a new roof and other repairs to the building.

The preservation and proper rehabilitation of the YWCA Building would allow private owners to seek Federal Tax Credits (20% federal income tax credit for the rehabilitation cost), as well as a ten-year historic preservation property tax exemption on 100 percent of the value of the improvements for a ten year period. Rehabilitation of the building would also be eligible for funds from the Downtown Historic Building Trust Fund. It should be noted that preservation and re-use of the building would be consistent with the *St. John's Cathedral District, Technical Assistance Panel, Urban Land Institute, January 12 -13 2016* which identified one of the guiding principles is to capitalize on the beauty of the Cathedral District architecture, the multicultural aspects of the area and programming events, etc. Because of its prominent location and traditional architecture, the subject property greatly contributes to the traditional ambiance that defines the Cathedral District.

As part of the proposed redevelopment of the entire block containing the YWCA campus, the detached contemporary YMCA office building, as well as the east wing of the original YWCA building will be removed. Although original to the building, the east wing is more secondary since facing an interior parking lot, has a flat roof and is less architecturally detailed when compared to the elevations fronting East Duval Street and Shields Place. Originally seeking demolition of the entire complex, representatives of the property owner withdrew their demolition application at the April 26, 2017 meeting and came back to the May 24, 2017 meeting requesting only demolition of the east wing while preserving the front section including both the east and west gable ends and the entire west side elevation. Therefore, at the May 24, 2017 meeting, the Jacksonville Historic Preservation Commission approved a motion allowing for the demolition of the east wing and rear elevation with the condition of the remainder being preserved and rehabilitated. Representatives of the property owner at the meeting were in agreement with this action.

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February 18, 1951, p. 1

June 4, 1951, p. 15

January 4, 1959

October 10, 1995, B-1

October 18, 2016

December 26, 2016

Financial News and Daily Record, May 29, 2007.

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ONE LIFE AT A TIME



COMMUNITY CONNECTIONS

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BOARD OF DIRECTORS June 6, 2017

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To: Lori Boyer, City Council President

FR: Jerry Mallot, Community Connections Board Chair

RE: Landmark Designation – YWCA, 325 E. Duval Street

CC: City Council members, Jacksonville Historic Preservation Commissioners, Joel McEachin, Jacksonville Historic Preservation Commission, Aundra Wallace, Executive Director Downtown Investment Authority, Ginny Myrick, Project Director, Cathedral District-Jax, Inc.

I wish to express the unanimous support of Community Connection's Board for the designation of the YWCA, 325 E. Duval St., as a National Registered Landmark building in Jacksonville.

On May 24, 2017, the Jacksonville Historic Preservation Commission (JHPC) voted unanimously to support our request to demolish the rear, flat-roof portion of the YWCA structure and Landmark the remaining portions of the building facing Shields St and Duval St. The flat-roof portion of the building is of lesser status as demonstrated by the lack of continuation of several of the architectural features of the main buildings. Additionally, this portion is not visible from the main entrance (Duval St.).

Not only are we requesting Landmark designation of the two remaining wings of the YWCA building, we also request fast-tracking of the City Council action for designating. This will expedite sale of the property and allow Community Connections to move forward.

Thank you for your consideration.



LM-17-03, 325 EAST DUVAL STREET, YWCA BUILDING

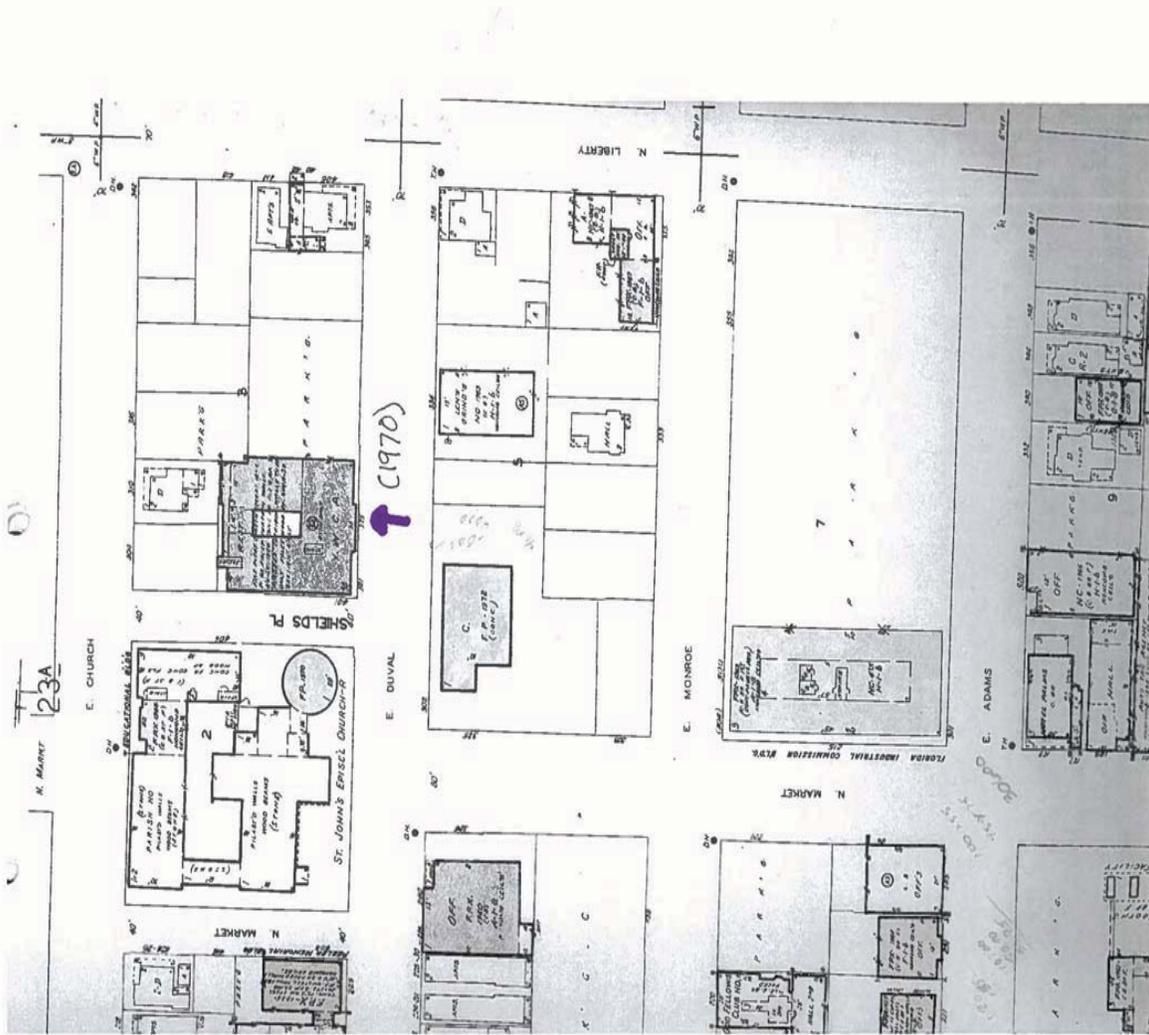


Photo #1

LM-17-03, 325 EAST DUVAL STREET , YWCA BUILDING



Photo #2

LM-17-03, 325 EAST DUVAL STREET , YWCA BUILDING



Photo #3

LM-17-03, 325 EAST DUVAL STREET , YWCA BUILDING



Photo #4

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Photo #5

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Photo #6

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Photo #7

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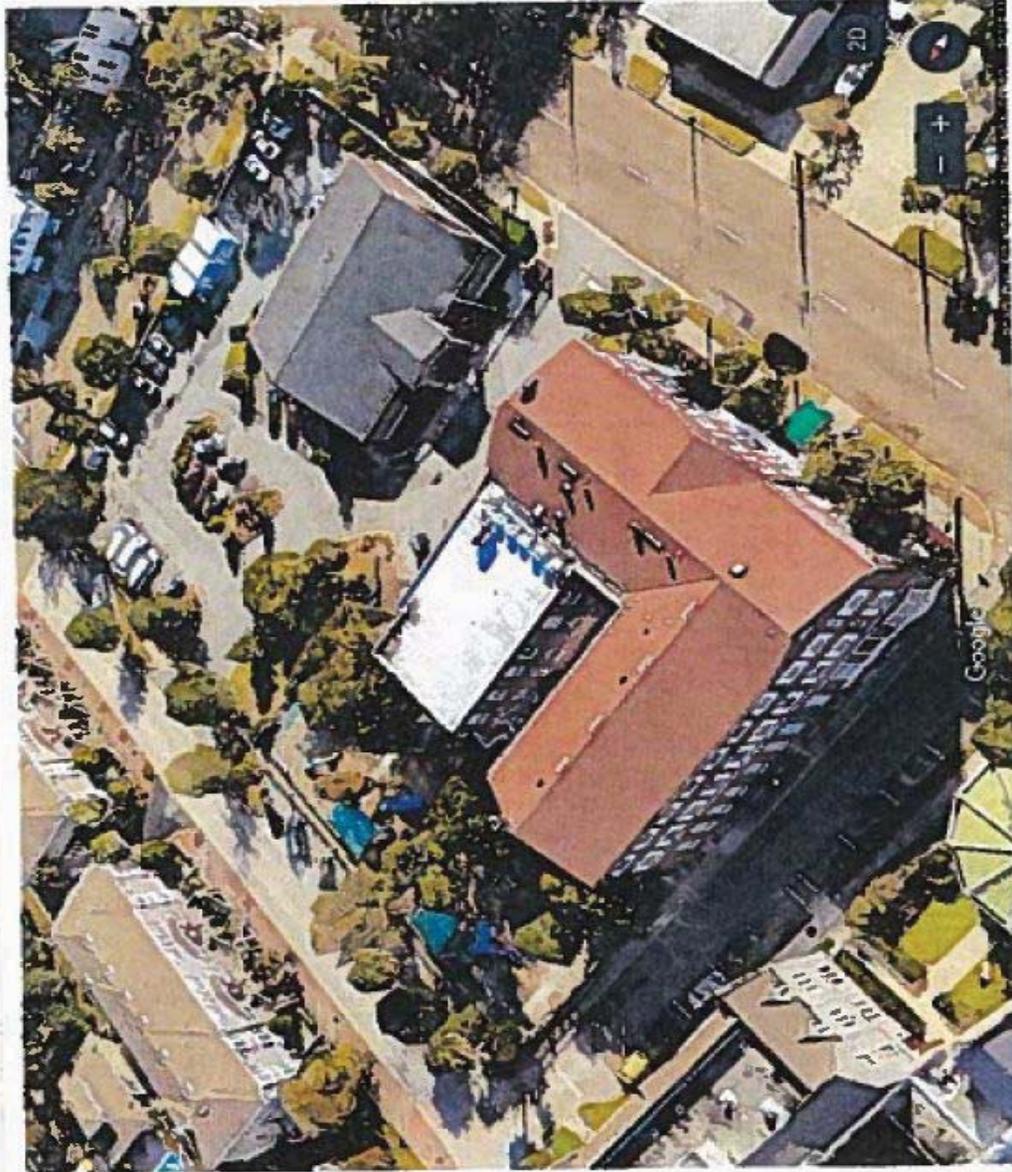


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Photo #71

LM-17-03, 325 EAST DUVAL STREET , YWCA BUILDING

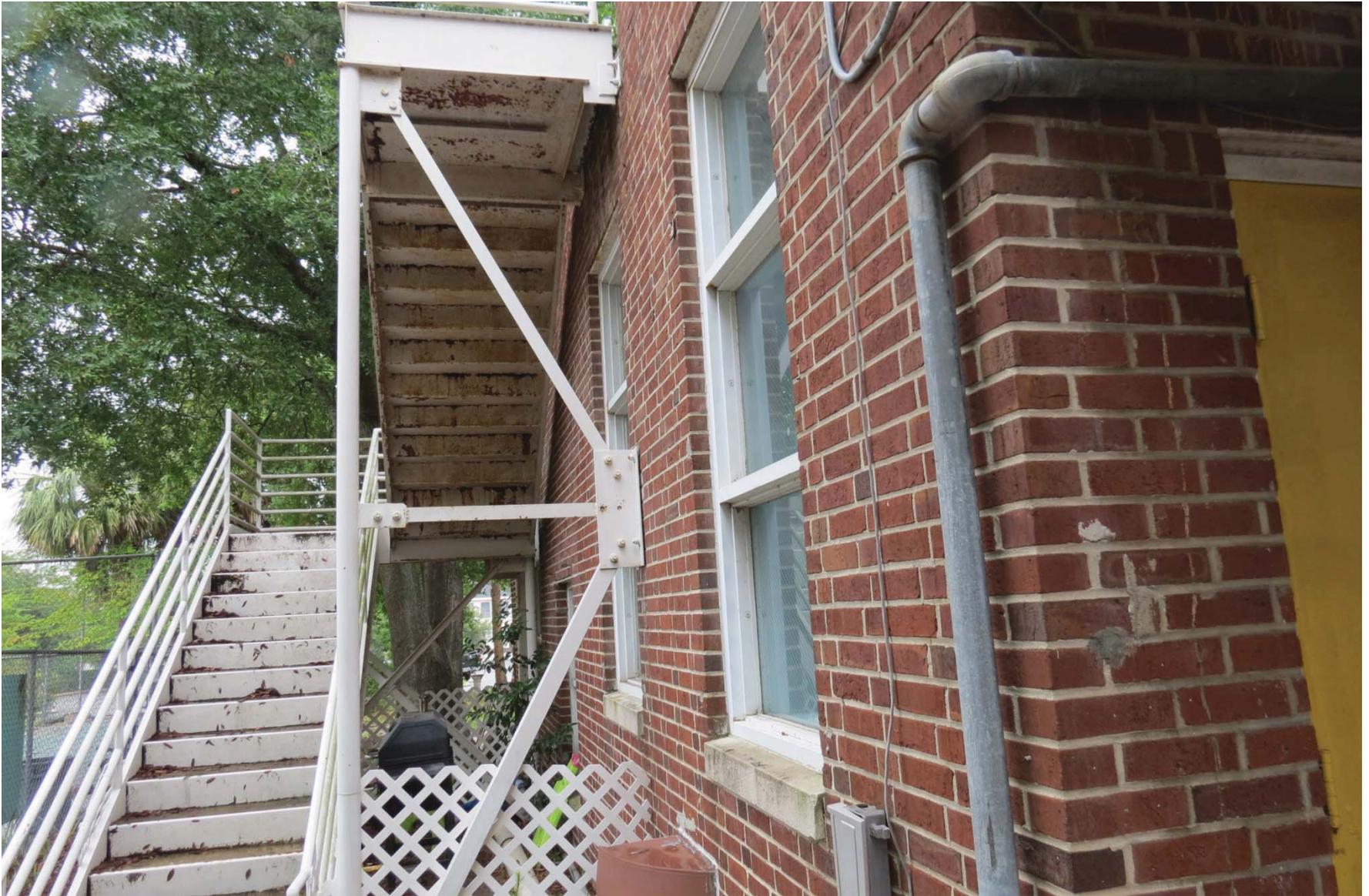


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Photo #80

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Photo #81

LM-17-03, 325 EAST DUVAL STREET , YWCA BUILDING



Photo #82

III.

LEGAL DESCRIPTION AND MAP

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

NOTICE OF PUBLIC HEARING

LM-17-03

The Jacksonville Historic Preservation Commission will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-17-03** regarding the proposed designation of 325 East Duval Street, YWCA Building, Real Estate # 073617-0010, as a City of Jacksonville Landmark as noted below:

Date: Wednesday, June 28, 2017

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) 255-7835.

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.

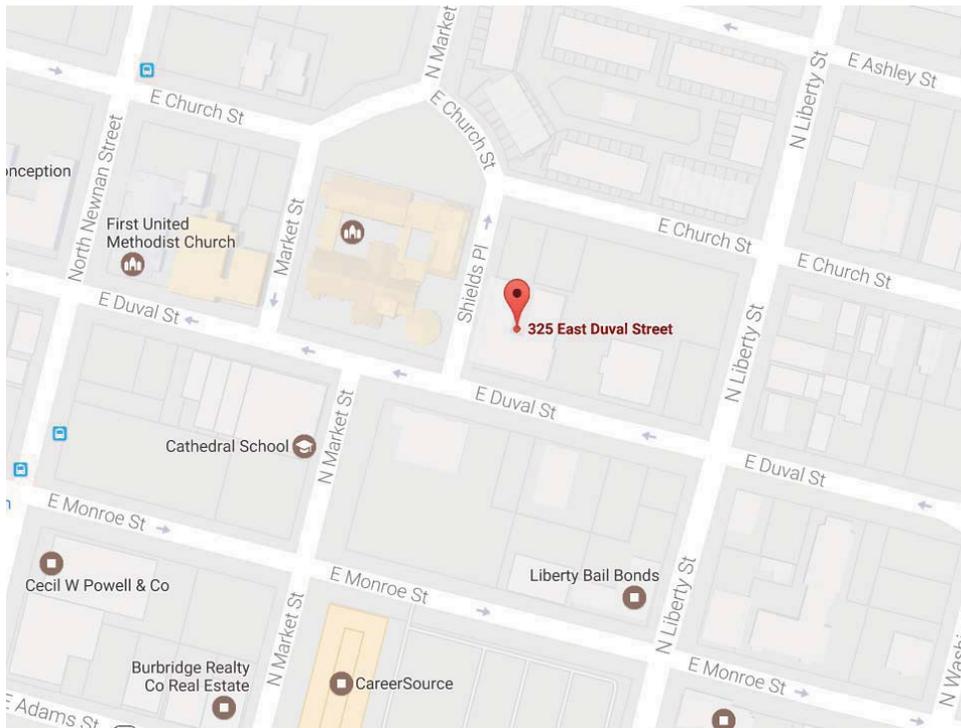
The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

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
BOUNDARY DESCRIPTION

Real Estate Assessment Numbers: 073617-0010

Legal Description: 38-2S-26E, 1.52, JAX HARTS MAP,
LOTS 2, 3, 4, 6, 7, 8 BLOCK 28



IV.

PROOF OF PUBLICATION OF PUBLIC NOTICE

Daily Record

PROOF OF PUBLICATION

(Published Daily Except Saturday and Sunday)
Jacksonville, Duval County, Florida

STATE OF FLORIDA, }
 } SS:
COUNTY OF DUVAL, }

Before the undersigned authority personally appeared Angela Campbell, who on oath says that he is the Publisher's Representative of FINANCIAL NEWS and DAILY RECORD, a daily (except Saturday and Sunday) newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a
Notice of Public Hearing on Application to Designate City of

Jacksonville Historic Landmark

in the matter of **RE. No. 073617-0010 1325 East Duval Street, The**
YMCA Building

in the _____ Court, of Duval County, Florida, was published
June 14, 2017
in said newspaper in the issues of _____

Affiant further says that the said FINANCIAL NEWS and 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 and Sunday) 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 he 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.

Angela Campbell
Angela Campbell

Sworn to and subscribed before me this day of **June 14, 2017**

JANET MOHR
Notary Public, State of Florida
My Comm. Expires 12/18/2020
Commission No. GG55826

Janet Mohr
Notary Signature

Janet Mohr
Notary Public
GG55826

seal Angela Campbell personally known to me

NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE 325 EAST DUVAL STREET, THE YWCA BUILDING AS A CITY OF JACKSONVILLE HISTORIC LANDMARK
NOTICE IS HEREBY GIVEN that on the 28th day of June, 2017 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 the YWCA Building, 325 East Duval Street, as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104.*

Exhibit A
BOUNDARY DESCRIPTION
Real Estate Appraiser's Number: **RE# 073617-0010**
Legal Description
38-2S-26E, 1.52, JAX HARTS MAP, Lots 2, 3, 4, 6, 7, 8 Block 28.
This application (LM-17-03) is being sponsored by The Honorable Reggie Gaffney, Council Member, District 7. 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) 255-7834. All interested parties are notified to be present and will be heard at the *Public Hearing.*
DATED this 14th day of June, 2017 A.D.
David B. Case
Chairman
Jacksonville Historic Preservation Commission
City of Jacksonville
June 14 00 (17-4905D)

V.

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

073902 0046
PARRA YANELLA
337 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0048
CHAN VICKY L
842 DUNN AVE
JACKSONVILLE, FL 32218

073902 0050
MORRISON JEFFREY M
341 CHURCH ST E
JACKSONVILLE, FL 32202

073902 0052
BAKER BETH
3210 ST AUGUSTINE RD
JACKSONVILLE, FL 32207

073926 0000
FRATERNAL ORDER OF POLICE
LODGE #5-30
5530 BEACH BLVD
JACKSONVILLE, FL 32207-5161

073902 0054
STONELION MANAGEMENT GROUP LLC
97100 CARAVEL TRL
YULEE, FL 32097

073902 0106
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O ISN CORPORATION
2401 NW 23RD ST
OKLAHOMA CITY, OK 73107

073902 0104
JACKSON THEDA
304 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

073902 0102
LASH JENNIFER L ET AL
306 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

073902 0100
KUNG POY CHUN ET AL
8422 HIGHGATE DR
JACKSONVILLE, FL 32216

073902 0112
DAVID BETTY J
511 N MARKET ST
JACKSONVILLE, FL 32202-2719

073902 0090
REITTER ALEXANDER
318 ASHLEY ST
JACKSONVILLE, FL 32202

073902 0088
MEYSENBURG CINDY M
2784 CEDARCREST DR
ORANGE PARK, FL 32073-6510

073902 0086
DE VILLEGAS ALINA DIAZ
334 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

073902 0080
GRANFIELD GARY A
4463 WORTH DR E
JACKSONVILLE, FL 32207-7503

073902 0078
BANCKS SUSAN E TRUST
3835 OAK ST
JACKSONVILLE, FL 32205-9322

073902 0076
UTLEY JESSICA L
3365 CHAPEL CT
JACKSONVILLE, FL 32226

073920 0000
MARTINEZ SOFIA P
4658 N RIVER RD
SCHILLER PARK, IL 60176

073923 0000
PROPERTIES OF E & H LLC
505 N LIBERTY ST
JACKSONVILLE, FL 32202

073912 0000
PROPERTIES OF E & H LLC
505 N LIBERTY ST
JACKSONVILLE, FL 32205

073902 0068
DEAS DAMON R
525 3RD ST N #511
JACKSONVILLE BEACH, FL 32250

073902 0066
RUSSELL JAMES H JR
1155 HICKORY COVE
JACKSONVILLE, FL 32221

073902 0032
CONNER RUSSELL V
107 NEW PERRY RD
GREENVILLE, SC 29617

073902 0064
CAMPBELL LAMAR N
506 N LIBERTY ST
JACKSONVILLE, FL 32202-2731

073902 0038
BEARD WILLIAM G
26 FACULTY RD
CORNWALL ON HUDSON, NY 12520

073902 0040
GOLONKA MICHAEL
5732 CLIFTON AV
JACKSONVILLE, FL 32211

073902 0056
SHIRK MATTHEW A & CHRISTY MICHELLE ET AL
347 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073641 0020
KIEFERT DANIEL O
1033 W TERRA NOVA WAY
ST AUGUSTINE, FL 32092

073639 0000
PALMS HOTEL OF JACKSONVILLE INC
C/O WESLEY A MINER
215 OSCEOLA ST
JACKSONVILLE, FL 32204

073643 0020
KIEFERT DANIEL O
1033 W TERRA NOVA WAY
ST AUGUSTINE, FL 32092

073645 0000
HOOSE HOMES AND INVESTMENTS LLC
7563 PHILIPS HWY STE 109
JACKSONVILLE, FL 32256

073558 0000
TITUS HARVEST DOME SPECTRUM CHURCH INC
10551 BEACH BLVD
JACKSONVILLE, FL 32246-3652

073561 0000
TITUS HARVEST DOME SPECTRUM CHURCH INC
10551 BEACH BLVD
JACKSONVILLE, FL 32246-3652

073560 0000
TITUS HARVEST DOME SPECTRUM CHURCH INC
10551 BEACH BLVD
JACKSONVILLE, FL 32246-3652

073629 0000
411 LIBERTY STREET LLC
10109 LAKE LAMAR CT
JACKSONVILLE, FL 32256-7138

073562 0000
RECTOR WARDENS AND VESTRY OF ST JOHNS PARISH
256 E CHURCH ST
JACKSONVILLE, FL 32202-3132

073631 0000
411 DUVAL STREET LLC
10109 LAKE LAMAR CT
JACKSONVILLE, FL 32256-7138

073630 0000
403 LIBERTY STREET LLC
10109 LAKE LAMAR CT
JACKSONVILLE, FL 32256-7138

073543 0000
WOOD BRETT D
5549 FT CAROLINE RD
JACKSONVILLE, FL 32277

073544 0000
334 EAST DUVAL STREET PARTNERSHIP ET AL
334 E DUVAL ST
JACKSONVILLE, FL 32202-2724

073547 0000
16 FLAT LLC
1032 HENDRICKS AVE
JACKSONVILLE, FL 32207

073546 0000
16 FLAT LLC
1032 HENDRICKS AVE
JACKSONVILLE, FL 32207

073532 0000
COLEMAN DONALD RAY JR
400 E DUVAL ST
JACKSONVILLE, FL 32202-2761

073541 0000
GILBILL INC
111 N LIBERTY ST
JACKSONVILLE, FL 32202

073540 0000
WOOD BRETT D
5549 FT CAROLINE RD
JACKSONVILLE, FL 32277

073535 0000
WESTLING DALE G ET AL
331 E UNION ST
JACKSONVILLE, FL 32202

073530 0000
DUKE PROPERTIES INC
437 MONROE ST E STE 100
JACKSONVILLE, FL 32202

073617 0010
YOUNG WOMENS CHRISTIAN ASSOC OF JACKSONVILLE
FLORI
PO BOX 41086
JACKSONVILLE, FL 32203-1086

073549 0000
NEWNAN PROPERTIES PARTNERSHIP
PO BOX 41490
JACKSONVILLE, FL 32203-1490

073554 0000
RECTOR WARDENS AND VESTRY OF ST JOHNS PARISH
256 E CHURCH ST
JACKSONVILLE, FL 32202-3132

073633 0000
ZERO DUVAL STREET II LLC
10109 LAKE LAMAR CT
JACKSONVILLE, FL 32256-7138

073902 0084
FIELDS ELICIA J
336 E ASHLEY ST
JACKSONVILLE, FL 32202

073902 0082
ALLEN MISTY LEIGH
2889 REMINGTON ST
JACKSONVILLE, FL 32205

073902 0074
SPIVEY ROBERT D
346 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

073902 0072
TORKAR ROBERT A
348 ASHLEY ST E
JACKSONVILLE, FL 32202-2710

073902 0070
WU PINSING S ET AL
C/O PINSING WU
350 ASHLEY ST E
JACKSONVILLE, FL 32202

073902 0006
PARKS AT THE CATHEDRAL HOMEOWNERS ASSOCIATION
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

073902 0004
PARKS AT THE CATHEDRAL HOMEOWNERS ASSOCIATION
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

073902 0012
PARKS AT THE CATHEDRAL HOMEOWNERS ASSOCIATION
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

073902 0024
RADLINSKI GREGORY K
309 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0026
SMITH DOROTHY H
311 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0028
MAKHTIN VLADIMIR ROMANOVICH
313 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0030
BALL HAYWOOD M
3257 TIVOLI ST
JACKSONVILLE, FL 32205

073902 0034
LYNCH TIMOTHY J
321 CHURCH ST E
JACKSONVILLE, FL 32202

073902 0010
PARKS AT THE CATHEDRAL HOMEOWNERS ASSOCIATION
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

073902 0036
MCCLLOUD TYRONE BARON
323 CHURCH ST E
JACKSONVILLE, FL 32202-2725

073902 0042
VAYNMAN MICHAEL A ET AL
329 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0062
ARNOLD SHAUN A
504 N LIBERTY ST
JACKSONVILLE, FL 32202-2731

073902 0044
ALLEN J GOPP II
331 E CHURCH ST
JACKSONVILLE, FL 32202

073902 0058
BERRY MICHAEL V
349 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0060
PATEL SACHIN H
351 E CHURCH ST
JACKSONVILLE, FL 32202

073902 0008
PARKS AT THE CATHEDRAL HOMEOWNERS ASSOCIATION
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

073919 0000
FRATERNAL ORDER OF POLICE5-30
LODGE #5-30
5530 BEACH BLVD
JACKSONVILLE, FL 32207-5161

073632 0000
ZERO DUVAL STREET LLC
10109 LAKE LAMAR CT
JACKSONVILLE, FL 32256-7138

073531 0000
COLEMAN DONALD RAY JR
400 E DUVAL ST
JACKSONVILLE, FL 32202-2761

073527 0000
VEENSTRA RICHARD J
7868 WOODSDALE LN
JACKSONVILLE, FL 32256-7230

073534 0000
WESTLING DALE G ET AL
331 E UNION ST
JACKSONVILLE, FL 32202

073536 0000
WESTLING DALE G ET AL
331 E UNION ST
JACKSONVILLE, FL 32202

073524 0000
VANDAVIS PROPERTIES LLC
303 LIBERTY ST N
JACKSONVILLE, FL 32202

073902 0002
PARKS AT THE CATHEDRAL HOMEOWNERS ASSOCIATION
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

073902 0108
CHIU CHARMAINE T M
1805 LORIMIER RD
JACKSONVILLE, FL 32207

073902 0110
BROOKS WILLIAM HRAND
513 N MARKET ST
JACKSONVILLE, FL 32202-2719

073902 0094
QUICKSALL NATHAN
1198 LINCOLN ST SW
SHERRODSVILLE, OH 44675

073902 0092
QUASNICK ROBERT III
316 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

073902 0114
BRUNET JAMES P
2368 RIVERSIDE AVE 5
JACKSONVILLE, FL 32204

073902 0116
BAEZ MARJORIE AZUCENA ET AL
507 MARKET ST N
JACKSONVILLE, FL 32202-2719

073902 0118
RADLINSKI VICTOR S
505 N MARKET ST
JACKSONVILLE, FL 32202-2719

073902 0014
PARKS AT THE CATHEDRAL HOMEOWNERS ASSOCIATION
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

073902 0022
HARTMAN ROBERT MICHAEL
307 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073615 0000
FIRST UNITED METHODIST CHURCH
225 E DUVAL ST
JACKSONVILLE, FL 32202-3200

073902 0016
PARKS AT THE CATHEDRAL HOMEOWNERS ASSOCIATION
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

073902 0098
DAVY QUENTIN ANDRE
310 E ASHLEY ST
JACKSONVILLE, FL 32202

073902 0096
FENNELL EDWARD M
5455 JOHN REYNOLDS DR
JACKSONVILLE, FL 32277

073890 0000
CHURCH ST INVESTMENT CO INC
225 E CHURCH ST
JACKSONVILLE, FL 32202-3131

073902 0018
BOWERS WIATT F
303 CHURCH ST
JACKSONVILLE, FL 32202

073902 0020
TUROVSKIY YURIY & ALEXANDRA Y STOLYARSKY
11549 SEDGEMOORE DR S
JACKSONVILLE, FL 32223-1370

073612 0000
FIRST METHODIST CHURCH
225 E DUVAL ST
JACKSONVILLE, FL 32202-3205

073537 0000
PROTESTANT EPISCOPAL CHURCH
325 N MARKET ST
JACKSONVILLE, FL 32202-2732

073634 0010
TRUST NO 417LS
P O BOX 186
LAKE WALES, FL 33859

073641 0000
VILLAGES OF CATHEDRAL APARTMENTS 410 412 ECS LLC
PO BOX 5460
JACKSONVILLE, FL 32247

073634 0000
CHARLES E WILLMOTT P A
425 N LIBERTY ST
JACKSONVILLE, FL 32202-2728

073641 0010
KIEFERT DANIEL
1033 TERRA NOVA WAY W
ST AUGUSTINE, FL 32092

073923 0010
ROUGAS JOHN
1350 ROBERTS RD
JACKSONVILLE, FL 32259-8928

073917 0010
ROUGAS JOHN
1350 ROBERTS RD
JACKSONVILLE, FL 32259-8928

073912 0200
ROUGAS JOHN
1350 ROBERTS RD
JACKSONVILLE, FL 32259-8928

073912 0150
KEIFERT DANIEL O
1033 W TERRA NOVA WAY
ST AUGUSTINE, FL 32092

073912 0100
KIEFERT DANIEL O
1033 W TERRA NOVA WAY
ST AUGUSTINE, FL 32092

073643 0010
KIEFERT DANIEL O
1033 W TERRA NOVA WAY
ST AUGUSTINE, FL 32092

073891 0000
RECTOR WARDENS AND VESTRY OF ST JOHNS PARRISH AT J
256 E CHURCH ST
JACKSONVILLE, FL 32202-3132

073616 0000
ST JOHNS EPISCOPAL CHURCH
256 E CHURCH ST
JACKSONVILLE, FL 32202-3132

073644 0000
HOOSE HOMES AND INVESTMENTS LLC
7563 PHILIPS HWY #109
JACKSONVILLE, FL 32256

II.

DESIGNATION APPLICATION

**JACKSONVILLE HISTORIC PRESERVATION COMMISSION APPLICATION TO
AMEND LANDMARK OR LANDMARK SITE**

Jacksonville Ordinance Code, Sections 307.103 and 307.104

Landmark Amendment No: LM-21-03

Name of Landmark Proposed for Amendment: YWCA Building

Address or General Location of the landmark Proposed for Amendment: 325
East Duval Street

Legal Description: 38-2S-26E .63 JACKSONVILLE HARTS MAP. LOTS 2, 6, PT
LOTS 3, 7, RECD O/R 19122-1778, BLK 28

Real Estate Assessment Number(s): 073617-0020

Property Appraiser Panel Map Number(s): 225

Florida Master Site File Number (if available): 8DU16188

Owner(s) of Real Property Containing the Landmark Site: VC Cathedral, LLC.

Type of Ownership: Private

Application of Proposed Landmark Amendment Sponsored By: VC Cathedral, LLC.

Date of Construction of Landmark Property: 1949

Additions/Major Alterations: See attached – *Designation Application and Report
Planning and Development Department of the City of Jacksonville Regarding Proposed
Designation of YWCA Building 325 E. Duval St. LM-17-03 (June 28, 2017)*

Original Architect: Jefferson D. Powell

Original Builder: O.P. Woodcock

Period of Significance of Proposed Landmark: 1951 - 2016

Historic and Current Use:

Original Use: Social: Civic

Current Use: Vacant: Not in Use

I. HISTORIC AND PRESENT PHYSICAL DESCRIPTION OF THE LANDMARK OR LANDMARK SITE:

See attached – *Designation Application and Report Planning and Development Department of the City of Jacksonville Regarding Proposed Designation of YWCA Building 325 E. Duval St. LM-17-03* (June 28, 2017)

II. HISTORIC, ARCHITECTURAL OR ARCHAEOLOGICAL SIGNIFICANCE OF LANDMARK OR LANDMARK SITE AS RELATED TO APPLICATION CRITERIA FOR DESIGNATION

See attached – *Designation Application and Report Planning and Development Department of the City of Jacksonville Regarding Proposed Designation of YWCA Building 325 E. Duval St. LM-17-03* (June 28, 2017)

III BIBLOGRPAHY

See attached – *Designation Application and Report Planning and Development Department of the City of Jacksonville Regarding Proposed Designation of YWCA Building 325 E. Duval St. LM-17-03* (June 28, 2017)



The Vestcor Companies
3030 Hartley Road, Suite 310
Jacksonville, FL 32257
T 904-260-3030
F 904-260-9031

March 29, 2021

Christian Popoli, MAURP
City Planner Supervisor
City of Jacksonville, Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

Re: 325 East Duval Street, Local Landmark Designation

Dear Mr. Popoli:

VC Cathedral, LLC, as owner of property located at 325 East Duval Street, Jacksonville (Parcel #073617-0020), hereby requests Ordinance 2017-436 be amended to designate the entire structure located at 325 East Duval Street, Jacksonville, as a local landmark structure. Ordinance 2017-436 only designated the "L" shaped portion of building as a local landmark. The rear, flat-roof portion of the building was authorized for demolition and therefore excluded from the designation. VC Cathedral, LLC desires to extend the local landmark designation to the rear, flat-roof portion of the structure, which would result in the entire building being designated as a local landmark.

We look forward to working with the Jacksonville Historic Preservation Commission and City Council to expand the local landmark designation to that portion of the structure excluded from Ordinance 2017-436.

Regards,

James R. Hoover
VP of Manager of VC Cathedral, LLC
rhoover@vestcor.com

III.

LEGAL DESCRIPTION AND MAP

**JACKSONVILLE HISTORIC PRESERVATION COMMISSION
NOTICE OF PUBLIC HEARING**

LM-21-03

The Jacksonville Historic Preservation Commission will hold a Public Hearing, pursuant to Section 307.104, City of Jacksonville Ordinance Code on Application No.: LM-21-03 regarding the proposed designation of the Union Terminal Company Warehouse, 325 East Duval Street, as a City of Jacksonville Landmark as noted below:

Notice is hereby given that the **City of Jacksonville Historic Preservation Commission (JHPC)** will meet on **Wednesday April 28, 2021 at 3:00 p.m. via Hybrid Virtual/In-Person meeting.** The meeting noticed herein can be accessed virtually through the Zoom.US computer application or in-person at the City of Jacksonville Main (Downtown) Library. The purpose of this meeting is for the JHPC to consider and take action on items on the JHPC agenda which can be found at the following location:

<https://www.coj.net/departments/planning-and-development/community-planning-division/default>

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
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) 255-7859.

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.

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days, or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

Directions to Multipurpose Room: Upon entering Laura Street entrance to the Library, follow directions and signage for temperature check, then proceed into the Main Library. Walk counterclockwise around the grand staircase and you will see signs for the public elevators. Take the elevator down to level C for Conference Level. Exit the elevator and follow hallway out. Turn left out of the hallway and proceed through glass doors into Conference Center. The Multipurpose Room is the first room on the left.

VIRTUAL LOCATION

Join Zoom Meeting

<https://us02web.zoom.us/j/87633738924?pwd=SFF6a3Vxb0swcXNkMTE2M3FKVFNPZz09>

Meeting ID: **876 3373 8924**

Passcode: **207153**

One tap mobile

+13017158592,,87633738924#,,,,*207153# US (Washington DC)

+13126266799,,87633738924#,,,,*207153# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 876 3373 8924

Passcode: 207153

Find your local number: <https://us02web.zoom.us/u/kdghzLZbVE>

Please contact Adrienne Chambers by telephone at (904) 255-7800 or by email at adriennec@coj.net if you have any questions regarding this notice or if you experience technical difficulties during the meeting.

If you have a disability that requires accommodations to participate in the above Jacksonville Historic Preservation Meeting, please contact the Disabled Services Division at: (904) 255-5466, TTY-(904) 255-5476, or email your request to KaraT@coj.net and we will provide reasonable assistance for you. The Florida Relay Service can be reached at 711. All requests must be received no later than 12:00 p.m. on April 27th, 2021. Requests for accommodations received after 12:00 p.m. on April 27th, 2021 may not be met.

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence

upon which the appeal is to be based.

Public Comment

** At the beginning of public comment, the Chair of the JHPC will establish a time period for each speaker that is no more than 3 minutes per speaker.

All participants who wish to participate in public comment during the meeting must log into Zoom with his/her full name.

The Chair will only call on speakers using the “RAISE HAND” feature located within the Zoom app. Click on “Participants” button at the bottom of the screen and then scroll down and click on “Raise Hand.” You must have a microphone, video camera, and speakers on your computer to participate with the “RAISE HAND” function.

Wait to be recognized for your public comment time by the Chair.

Please unmute yourself and begin speaking after the Chair has recognized your turn during public comment.

2. To access the meeting on Zoom through your computer if you have not registered for Zoom, follow these instructions: Sign up for the Zoom application by typing – Zoom.US – into Google Chrome or Microsoft Edge Internet Browser.

Go to: JOIN A MEETING on Dashboard.

Enter the Zoom meeting ID and meeting password listed below: Meeting ID: **876 3373 8924**
Passcode: **207153**

Public Comment ** At the beginning of public comment, the Chair of the JHPC will establish a time period for each speaker that is no more than 3 minutes per speaker. All participants who wish to participate in public comment during the meeting must log into Zoom with his/her full name. The Chair will only call on speakers using the “RAISE HAND” feature located within the Zoom app. Click on “Participants” button at the bottom of the screen and then scroll down and click on “Raise Hand.” You must have a microphone, video camera, and speakers on your computer to participate with the “RAISE HAND” function. Wait to be recognized for your public comment time by the Chair. Please unmute yourself and begin speaking after the Chair has recognized your turn during public comment.

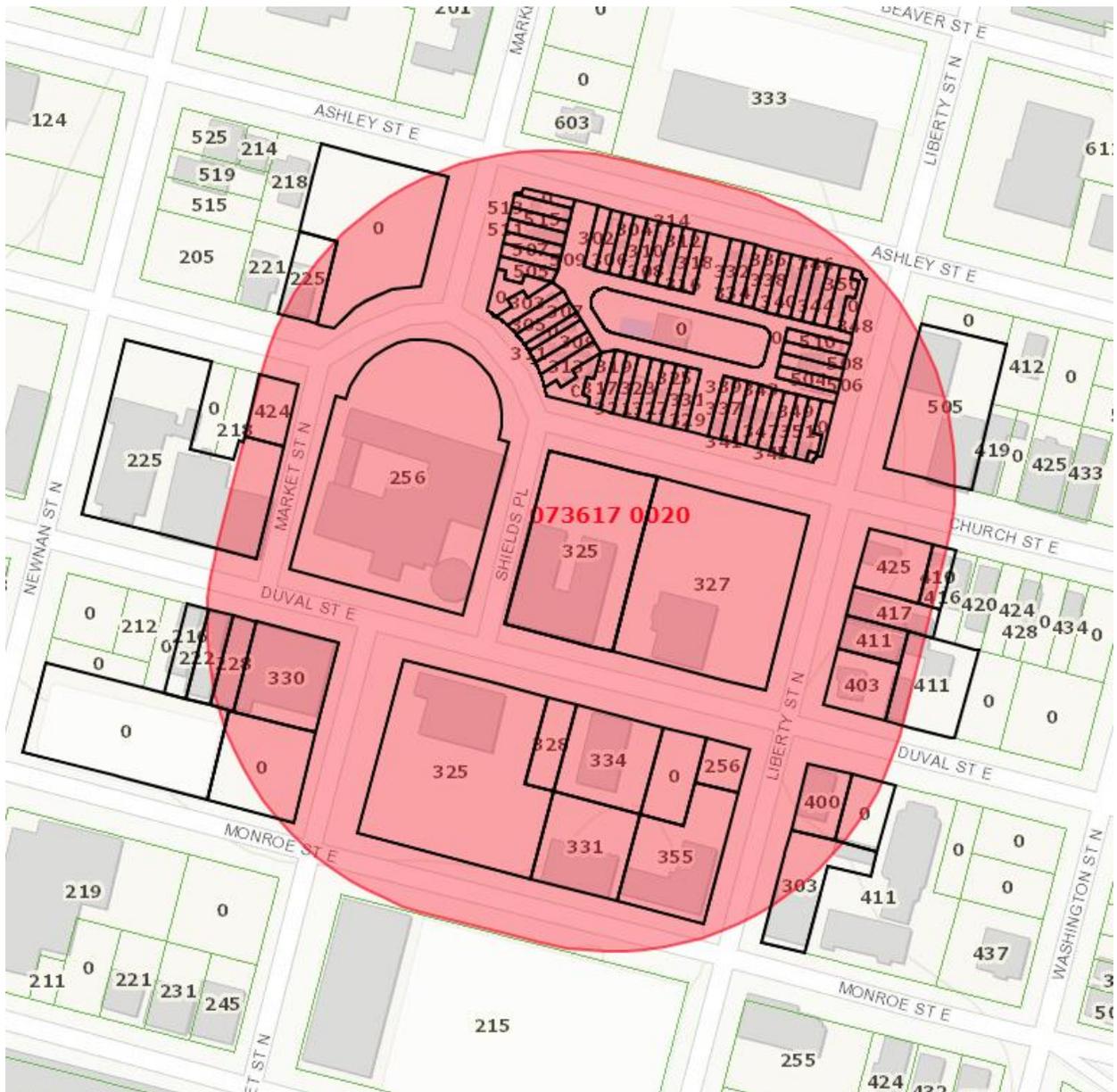
INSTRUCTIONS FOR JOINING A ZOOM MEETING BY DIAL-IN PHONE ONLY Dial: +1 (646) 558-8656. Find a local telephone number via this link: <https://us02web.zoom.us/j/87633738924> Enter the Zoom meeting ID and meeting password listed below: **Meeting ID: 985 9686 8344**

Passcode: 698693 If you join before the meeting has started, you will be prompted to press # to wait. If you call using your mobile telephone or device, you will be prompted to enter a unique participant ID. Press # to skip. **Public Comment** ** At the beginning of public comment, the Chair of the JHPC will establish a time period for each speaker that is no more than 3 minutes per speaker. Enter *6 on the keypad of your telephone to unmute yourself when speaking and *6 to mute yourself when not speaking. The Chair will only call on speakers using the “RAISE HAND” feature located within Zoom. Enter *9 on the keypad of your telephone to activate the “Raise Hand” feature. Your phone must have a microphone and speakers to participate with the “RAISE HAND” function. Wait to be recognized for

your public comment time by the Chair. Please unmute (enter *6 on the keypad of your telephone) yourself and begin speaking after the Chair has recognized your turn during public comment. Enter *6 on the keypad of your telephone to mute yourself once you have completed your turn during public comment.

Legal Description:

38-2S-26E .63 JACKSONVILLE HARTS MAP LOTS 2,6, PT LOTS 3,7 RECD O/R 19122-1778 BLK 28



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-21-03 YWCA Building 325 East Duval Street

in the Court of Duval County, Florida, was published in said newspaper in the issues of 4/8/21

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 8th day of April, 2021 A.D. by Rhonda Fisher who is personally known to me.

JANET MOHR
Notary Public, State of Florida
My Comm. Expires 12/18/2024
Commission No. HH57087

Seal

Notary Public, State of Florida

NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE YWCA BUILDING 325 EAST DUVAL STREET LM-21-03 AS A CITY OF JACKSONVILLE HISTORIC LANDMARK

NOTICE IS HEREBY GIVEN that on the 28th, day of April, 2021 A.D. at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a **HYBRID VIRTUAL/IN-PERSON PUBLIC MEETING** for the consideration of the YWCA Building as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.10-4*.

PHYSICAL LOCATION
Jacksonville Public Library-Main Library/Downtown, 303 North Laura Street Jacksonville, Florida 32202, Multipurpose Room (located in the Conference Center)

For information on the Virtual Zoom meeting, please see: <https://www.coj.net/departments/planning-and-development/community-planning-division/default>

Please contact the Historic Preservation Section at historicpreservation@coj.net or by phone at (904) 255-7800 for additional information.

Exhibit A

Legal Description

38-2S-26E .63, JACKSONVILLE HARTS MAP, LOTS 2, 6, PT LOTS 3, 7 RECD O/R 19122-1778, BLK 28

This application LM-21-03 is being sponsored by VC Cathedral, 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) 255-7834. All interested parties are notified to be present and will be heard at the *Public Hearing*.

DATED this 8th day of April, 2021 A.D.

Jack C. Demetree, III
Chairman

Jacksonville Historic Preservation Commission
City of Jacksonville

Apr. 8 00 (21-02404D)

V.

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

073547 0000
16 FLAT LLC
1032 HENDRICKS AVE
JACKSONVILLE, FL 32207

073630 0000
403 LIBERTY STREET LLC
10109 LAKE LAMAR CT
JACKSONVILLE, FL 32256-7138

073629 0000
411 LIBERTY STREET LLC
10109 LAKE LAMAR CT
JACKSONVILLE, FL 32256-7138

073902 0082
ALLEN MISTY LEIGH
2889 REMINGTON ST
JACKSONVILLE, FL 32205

073902 0070
AVANIER KARA LYNN
350 E ASHLEY ST
JACKSONVILLE, FL 32202

073902 0116
BAEZ MARJORIE AZUCENA ET AL
507 MARKET ST N
JACKSONVILLE, FL 32202-2719

073902 0052
BAKER BETH
343 CHURCH ST E
JACKSONVILLE, FL 32202

073902 0100
BALOG SCOTT A
308 E ASHLEY ST
JACKSONVILLE, FL 32202

073902 0078
BANCKS SUSAN E TRUST
3835 OAK ST
JACKSONVILLE, FL 32205-9322

073902 0038
BEARD WILLIAM G
26 FACULTY RD
CORNWALL ON HUDSON, NY 12520

073902 0058
BERRY MICHAEL V
349 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0018
BOWERS WIATT F
303 CHURCH ST
JACKSONVILLE, FL 32202

073902 0110
BROOKS WILLIAM HRAND
4645 POST ST
JACKSONVILLE, FL 32205

073902 0062
BROWN JENNIFER T
504 N LIBERTY ST
JACKSONVILLE, FL 32202-2731

073902 0114
BRUNET JAMES P
2368 RIVERSIDE AVE 5
JACKSONVILLE, FL 32204

073902 0048
CHAMBERS ADRIAN JARRED
339 E CHURCH ST
JACKSONVILLE, FL 32202

073634 0000
CHARLES E WILLMOTT P A
425 N LIBERTY ST
JACKSONVILLE, FL 32202-2728

073902 0108
CHIU CHARMAINE T M
1006 HOLLY LN
JACKSONVILLE, FL 32207

073890 0000
CHURCH ST INVESTMENT CO INC
225 E CHURCH ST
JACKSONVILLE, FL 32202-3131

073532 0000
COLEMAN DONALD RAY JR
400 E DUVAL ST
JACKSONVILLE, FL 32202-2761

073902 0040
CREWS TANNER W
327 E CHURCH ST
JACKSONVILLE, FL 32202

073902 0098
DAVY QUENTIN ANDRE
310 E ASHLEY ST
JACKSONVILLE, FL 32202

073902 0068
DEAS DAMON R
113 RIVER MARSH DR
PONTE VEDRA BEACH, FL 32082

EASTSIDE COMMUNITY COALITION
SUZANNE PICKETT
1830 MAIN ST N
JACKSONVILLE, FL 32206

073902 0044
FINN LAURA ANNE
331 E CHURCH ST
JACKSONVILLE, FL 32202

073615 0000
FIRST UNITED METHODIST CHURCH
225 E DUVAL ST
JACKSONVILLE, FL 32202-3200

073541 0000
GILBILL INC
111 N LIBERTY ST
JACKSONVILLE, FL 32202

073902 0080
GRANFIELD GARY A
4463 WORTH DR E
JACKSONVILLE, FL 32207-7503

073902 0112
HAMS JAX LLC
13086 SIGMUND ST
SPRING HILL, FL 34609

073902 0094
HARRIS JENESE LANELL
314 ASHLEY ST E
JACKSONVILLE, FL 32202

073902 0022
HARTMAN ROBERT MICHAEL
307 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0106
JACKMAN ANTHONY J LIFE ESTATE
302 E ASHLEY ST
JACKSONVILLE, FL 32202

073902 0104
JACKSON JASMYNE
304 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

JACKSONVILLE CHILDRENS CHORUS
KATHERINE BOLING
225 DUVAL ST E
JACKSONVILLE, FL 32202

JACKSONVILLE CULTURAL DEVL P CORP
SUZANNE PICKETT
648 UNION ST E
JACKSONVILLE, FL 32206

073902 0096
KANADILO HUSAM N
312 E ASHLEY ST
JACKSONVILLE, FL 32202

073902 0102
LASH JENNIFER L ET AL
306 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

073902 0034
LYNCH TIMOTHY J
321 CHURCH ST E
JACKSONVILLE, FL 32202

073902 0028
MAKHTIN VLADIMIR ROMANOVICH
313 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0036
MCCLLOUD TYRONE BARON
323 CHURCH ST E
JACKSONVILLE, FL 32202-2725

073902 0088
MEYSENBURG CINDY M
2784 CEDARCREST DR
ORANGE PARK, FL 32073-6510

073549 0000
NEWMAN PROPERTIES PARTNERSHIP
PO BOX 41490
JACKSONVILLE, FL 32203-1490

073902 0002
PARKS AT THE CATHEDRAL
HOMEOWNERS ASSOCIATION
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779

PARKS OF CATHEDRAL HOA PARKS @
CATHEDRAL PRESIDENT
309 E CHURCH ST
JACKSONVILLE, FL 32202

073902 0046
PARRA YANELLA
337 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0060
PATEL SACHIN H
351 E CHURCH ST
JACKSONVILLE, FL 32202

073902 0086
PRIOR NOAH ALAN
334 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

073537 0000
PROTESTANT EPISCOPAL CHURCH
325 N MARKET ST
JACKSONVILLE, FL 32202-2732

073902 0092
QUASNICK ROBERT III
316 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

073902 0024
RADLINSKI GREGORY K
309 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0118
RADLINSKI VICTOR S
505 N MARKET ST
JACKSONVILLE, FL 32202-2719

073891 0000
RECTOR WARDENS AND VESTRY OF ST
JOHNS PARRISH AT J
256 E CHURCH ST
JACKSONVILLE, FL 32202-3132

073902 0030
REED MICHAEL A
317 E CHURCH ST
JACKSONVILLE, FL 32202

073902 0090
REITTER ALEXANDER
318 ASHLEY ST
JACKSONVILLE, FL 32202

073902 0066
RUSSELL JAMES H JR
1155 HICKORY COVE
JACKSONVILLE, FL 32221

073902 0032
RUSSELL MOSI JAMESE
319 CHURCH ST E
JACKSONVILLE, FL 32202

073902 0056
SHIRK MATTHEW A & CHRISTY
MICHELLE ET AL
347 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0084
SIMS CARLOS T
336 E ASHLEY ST
JACKSONVILLE, FL 32202

073902 0026
SMITH DOROTHY H
311 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073902 0074
SPIVEY ROBERT D
346 E ASHLEY ST
JACKSONVILLE, FL 32202-2710

073902 0050
ST GEORGE MATTHEW TYLER ET AL
341 E CHURCH ST
JACKSONVILLE, FL 32202

073616 0000
ST JOHNS EPISCOPAL CHURCH
256 E CHURCH ST
JACKSONVILLE, FL 32202-3132

073902 0054
STONELION MANAGEMENT GROUP LLC
97100 CARAVEL TRL
YULEE, FL 32097

073902 0064
TIMOTHY A KLUSE LIVING TRUST
506 N LIBERTY ST
JACKSONVILLE, FL 32202-2731

073561 0000
TITUS HARVEST DOME SPECTRUM
CHURCH INC
12335 ATLANTIC BLVD
JACKSONVILLE, FL 32225

073902 0072
TORKAR ROBERT A
348 ASHLEY ST E
JACKSONVILLE, FL 32202-2710

073634 0010
TRUST NO 417LS
P O BOX 186
LAKE WALES, FL 33859

073902 0020
TUROVSKIY YURIY & ALEXANDRA Y
STOLYARSKY
11549 SEDGEMOORE DR S
JACKSONVILLE, FL 32223-1370

URBAN CORE KIM PRYOR
245 3RD ST
JACKSONVILLE, FL 32206

073902 0076
UTLEY JESSICA L
3365 CHAPEL CT
JACKSONVILLE, FL 32226

073524 0000
VANDAVIS PROPERTIES LLC
303 LIBERTY ST N
JACKSONVILLE, FL 32202

073902 0042
VAYNMAN MICHAEL A
329 E CHURCH ST
JACKSONVILLE, FL 32202-2725

073617 1000
VC CATHEDRAL LLC
3030 HARTLEY RD STE 310
JACKSONVILLE, FL 32257

073641 0000
VILLAGES OF CATHEDRAL LLC
1033 W TERRA NOVA WAY
ST AUGUSTINE, FL 32092

073544 0000
WELDON LAW GROUP OFFICE LLC
334 E DUVAL ST
JACKSONVILLE, FL 32202-2724

073540 0000
WFT MONROE LLC
5549 FT CAROLINE RD
JACKSONVILLE, FL 32277