

323 & 325 EAST BAY STREET
JACKSONVILLE, FLORIDA
LM-21-02
LANDMARK DESIGNATION



Source: Loyd Sandgren, photographer
www.VintageJacksonville.net

April 28, 2021

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Owner: 323 E Bay Street RE LLC, Jacksonville FL

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I.

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

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

LM-21-02

323 – 325 East Bay Street

GENERAL LOCATION: 323 – 325 East Bay Street is located on the north side of East Bay Street between North Market Street and North Liberty Street

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its “Findings, Conclusions and Recommendations” on the Landmark Designation, LM-21-02, sponsored by:

323 E Bay Street RE, LLC
c/o Eric Fuller
821 NE 71st Street
Miami, FL 33138

FINDINGS AND CONCLUSIONS:

The Planning and Development Department determined that the application for designation of the property at 323-325 East Bay Street as a Landmark was complete. As required, the Planning and Development Department had signs posted in front of the property proposed for landmark designation, as well as notices sent by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of public hearing on the designation of the property at 323-325 East Bay Street as a Landmark was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.

Once designated, any activity affecting the exterior of the building and site of the proposed landmark at 323 & 325 East Bay Street will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation Section (HPS) of the Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of

way, as well as any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to 323 & 325 East Bay Street, not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

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

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

323 & 325 East Bay Street has significance as one of a small group of commercial and warehouse buildings constructed in the eastern part of downtown during the first decade following the 1901 fire. These remaining buildings reflect the maritime, warehouse and industrial uses that lined the waterfront of downtown. Although such uses were present at different time along the entire waterfront from McCoys Creek to Commodore Point, the last concentration was in the east part of downtown. The building at 323 & 325 East Bay Street was originally constructed as a hardware store specializing in ship chandlery serving the predominately adjacent port related businesses. The structure originally housed George E Chase and Company. George E Chase owned both a shipyard and a hardware store at different points in his career. This building and its adjacent warehouses to the east particularly served the large shipyards. Ship building and repairs were a key industry along the river front in the eastern part of downtown throughout most of the first half of the twentieth century.

In addition to 323 – 325 East Bay Street, the historic commercial buildings remaining in the 300 block of East Bay Street include the following; the Covington Company Building, 301 East Bay Street (1905), the Hutchinson/Suddath Building, 315 – 319 East Bay Street (1910) and the significantly altered buildings at 327 and 337 East Bay Streets that were once a single building constructed in c. 1909 and later divided. Two significant buildings that were further to the east that have been demolished in more recent years include the Christopher Building, 420 East Bay Street (1902) and T.G, Murphy Iron Works, 615 East Bay Street, 1901 - 1902. Nearly all of the historic buildings along the entire route of East Bay Street have been removed. Most

were demolished to accommodate new commercial, office, residential and institutional uses in addition to creating large vacant parcels.

B. It's location is the site of a significant local, state, or national event.

It is the determination of the Planning and Development Department that the subject property at 323-325 East Bay 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 323-325 East Bay Street does not meet this landmark criterion.

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

It is the determination of the Planning and Development Department that the subject property at 323-325 East Bay Street does not meet this landmark criterion.

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

It is the determination of the Planning and Development Department that the subject property at 323-325 East Bay Street does not meet this landmark criterion.

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

The design of the building at 323 – 325 East Bay Street reflects a commercial style referred by one stylebook as the two-part commercial block.¹ⁱ While acknowledging uniform design elements in commercial architecture that expanded the period from the 1850's to the 1950's, this stylebook identified commercial buildings based on the major horizontal divisions of the façade to which are applied numerous stylistic elements reflective of different architectural periods. The most common style of commercial architecture that developed in American cities and towns during the late nineteenth and early twentieth centuries, two-part commercial buildings are characterized by being divided horizontally into two sections, usually with a public use on the first level and more private uses on the upper floor. Two-part buildings are one of the oldest types of commercial design and was found in medieval towns as well as the shop-home characteristic of Colonial settlements. Although the subject property reflects a very simple masonry vernacular interpretation, two-part commercial

¹ Richard Longstreth. *The Buildings of Main Street, A Guide to American Commercial Architecture.* (Walnut Creek: AltaMira Press, 2000), pp. 24-53.

buildings can be quite elaborate reflecting a variety of architectural styles from High Victorian, Beau Arts to Art Deco and Moderne, as well as incorporating changing technologies and materials such as use of plate glass, cast-iron, terra cotta, decorative masonry, steel frame and reinforced concrete construction.

G. Its suitability for preservation or restoration.

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

The property at 323-325 East Bay Street appears to be structurally sound with some exterior alterations. The only significant alterations to the front façade include the removal of the original warehouse door openings on the west side of the façade with T-111 siding to accommodate an elevator shaft on the interior and the replacement of the original windows. On the rear façade, the original alley way has been filled in causing the enclosure of the basement windows and the partial enclosure of the first-floor windows.

Alterations to the interior of the building include the removal of the center portion of the 2nd floor, opening it to the first floor below, the construction of an elevated, mid-floor platform at the rear (north side) of the building and the partial construction of ornamental ceilings along the east and west walls. The owners of the subject property, 323 E Bay Street RE, LLC, plan to redevelop the property into an entertainment venue. Work on the building will begin in 2021. This plan is a highly appropriate adaptive use of the building and will provide downtown Jacksonville with a new entertainment destination.

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 323-325 East Bay Street **(LM-21-02)** as a City of Jacksonville Landmark.

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

7-1 PHYSICAL DESCRIPTION – 323-325 East Bay Street

SUMMARY

The structure at 323-325 East Bay Street was built as part of the downtown building boom that occurred after the Great Fire of 1901. The subject property first appeared in Jacksonville city directories in 1908 creating a possible construction date of 1907. 323-325 East Bay Street is in the historic shipyards area of the central business district of the City of Jacksonville, Florida. The building was constructed as part of the re-building of East Bay Street's active commercial and warehouse district after the Fire of 1901. The building is documented using Sanborn Fire Insurance Maps and Jacksonville City Directories. The building first appears in the Sanborn maps in 1913 and in the 1908 Jacksonville City Directory.

PRESENT AND ORIGINAL APPEARANCE

Setting:

323-325 East Bay Street is in an area of Downtown Jacksonville where shipping and maritime interests were concentrated in the twentieth century. The structure is located on the north side of the 300 block of East Bay Street between North Market Street and North Liberty Street in the east part of Downtown Jacksonville. The rear façade is visible and accessible from East Forsyth Street due to the presence of a surface parking lot immediately to the north of the property. A small grassy area to the rear of the property originally allowed access to the basement of the property. This area was previously filled in and the basement windows enclosed. The Hutchinson-Suddath building (315 – 317 East Bay Street) is located to the west and a series of two-story warehouses complete the block to the east.

Description of the Exterior:

The structure is a two-story Masonry Vernacular style commercial building. The only visible facades are the front and rear. The front façade features three separate storefronts with a series of arched windows at the top. The original sash-style windows were previously replaced with fixed glass windows on both front and rear of the structure. The left storefront features an individual pedestrian door to the right with a previously removed pair of warehouse style doors to the left. These original warehouse doors have been removed and the space enclosed with T-111 siding. This was done to accommodate an existing elevation shaft that was added to the front of the building by a previous property owner. The original transoms are still in place on the front elevation.

On the rear, the first-floor windows have been partially enclosed and the original basement windows fully enclosed. This was because at some point in the past, the existing alley way adjacent to the building was filled in; bringing the grade of the rear of the building up to the same level as an existing surface lot that is accessed via East Forsyth Street. The alley way still exists for the adjacent structures of the block.

Description of the Interior:

The original interior finishes, except for the original wood flooring, have been previously removed. An elevator shaft was added at some point in front of the original warehouse doors, preventing access to this original entry point. The original stairs are located immediately behind the elevator shaft allowing access to the 2nd floor and the basement of the building. An additional staircase has been added along the east side of the building.

Alterations to the Structure:

The only significant alterations to the front façade include the removal of the original warehouse door openings on the west side of the façade with T-111 siding to accommodate an elevator shaft on the interior and the replacement of the original windows. On the rear façade, the original alley way has been filled in causing the enclosure of the basement windows and the partial enclosure of the first-floor windows.

Alterations to the interior of the building include the removal of the center portion of the 2nd floor, opening the second floor to below, the construction of an elevated, mid-floor platform at the rear (north side) of the building, and the partial construction of ornamental ceilings along the east and west walls.

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

8-1 NARRATIVE STATEMENT OF SIGNIFICANCE – 323-325 East Bay Street

SUMMARY

HISTORIC CONTEXT – DOWNTOWN JACKSONVILLE

Summary:

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

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

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

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

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

Davis, pp. 219-228.

Historic Property Associates, pp. 11-13.

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

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

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

Ward, pp. 175-186.

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

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

Historic Property Associates, pp 13-17.

Foley and Wood, pp. 212-219.

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

Historic Property Associates, pp 13-17.

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

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

The Post World War II Era

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

⁴ Wood, pp. 28, 33

Historic Property Associates, pp 17-19.

⁵ Wood, pp. 28, 71, 81.

Historic Property Associates, pp. 20-21

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

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

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

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

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

⁷ Ibid

⁸ Ibid, pp. 6-7.

⁹ Crooks, pp. 11-12.

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

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

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

¹⁰ Crooks, pp. 117-123.

¹¹ Ibid, pp. 126-132.

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

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

SIGNIFICANCE OF PROPOSED LANDMARK AS RELATED TO DESIGNATION CRITERIA:

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

323 & 325 East Bay Street is one of a group of commercial and warehouse buildings constructed in the eastern part of downtown during the first decade following the 1901 fire. The building was originally constructed as a hardware store specializing in ship chandlery serving the predominately adjacent port related businesses. The structure originally housed George E Chase and Company. George E Chase owned both a shipyard and a hardware store at different points in his career. This building and its adjacent warehouses to the east particularly served the large shipyards. Ship building and repairs were a key industry along the river front in downtown throughout most of the first half of the twentieth century.

In addition to 323 – 325 East Bay Street, the historic commercial buildings remaining in the 300 block of East Bay Street include the following; the Covington Company Building, 301 East Bay Street (1905), the Hutchinson/Suddath Building, 315 – 319 East Bay Street (1910) and the significantly altered buildings at 327 and 337 East Bay Streets that were once a single building constructed in c. 1909 and later divided. Two significant buildings that were further to the east that have been demolished in more recent years include the Christopher Building, 420 East Bay Street (1902) and T.G, Murphy Iron Works, 615 East Bay Street, 1901 - 1902. Nearly all of the historic buildings along the entire route of East Bay Street have been removed. Most were demolished to accommodate new commercial, office, residential and institutional uses in addition to creating large vacant parcels.

The structure at 323 & 325 East Bay Street reflects the Masonry Vernacular style. The design of the building is a variation of the style, which does not reflect elements of any particular “high style”, and is usually the work of lay or self-taught builders using common masonry construction. Similarly styled structures were commonplace in downtowns of the historic period and are the most common historic commercial building type in Downtown Jacksonville. Masonry vernacular structures are constructed with structural masonry party walls perpendicular to the street, have wood joist floor and roofing systems, and often feature residential or office uses on the upper floors.¹²

¹² Alfano, pp. 215.

Their front facades are typically the primary location of ornamental detailing while the rear facades served as the primary service entrance to the businesses.

The design of the building at 323 & 325 East Bay Street also reflects a commercial style referred by one stylebook as the two-part commercial block.¹³ⁱ While acknowledging uniform design elements in commercial architecture that expanded the period from the 1850's to the 1950's, this stylebook identified commercial buildings based on the major horizontal divisions of the façade to which are applied numerous stylistic elements reflective of different architectural periods. The most common style of commercial architecture that developed in American cities and towns during the late nineteenth and early twentieth centuries, two-part commercial buildings are characterized by being divided horizontally into two sections, usually with a public use on the first level and more private uses on the upper floor. Two-part buildings are one of the oldest types of commercial design found in medieval towns as well as the shop-home characteristic of Colonial settlements. Although the subject property reflects a very simple vernacular interpretation, two-part commercial buildings can be quite elaborate reflecting a variety of architectural styles from High Victorian, Beau Arts to Art Deco and Moderne, as well as incorporating changing technologies and materials such as use of plate glass, cast-iron, terra cotta, decorative masonry, steel frame and reinforced concrete construction.

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

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

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

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

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

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

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

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

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

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

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

- G. *Its suitability for preservation or restoration.*

The structure is overall in good shape. The most significant alteration to the front façade is the replacement of the original pair of warehouse doors on the left storefront bay with T-111 siding. Additionally, the original windows have been previously replaced but the original openings have been maintained except for the rear elevation. The rear elevation originally opened to an alley way (that is still visible for the adjoining properties). This alley way allowed for access to the basement. The original basement windows have been filled in and the first floor, rear elevation windows have been altered to half their original size to account for the infill that was added to the site at some point previously. There are some areas on the structure that are experiencing deterioration due to lack of ongoing maintenance to the site. Overall, the structure is suitable for preservation or restoration.

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

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¹⁴ Alfano, pp. 215.

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Richard Longstreth, Richard. *The Buildings of Main Street, A Guide to American Commercial Architecture*. Walnut Creek: AltaMira Press, 2000.

Wood, Wayne W. *Jacksonville's Architectural Heritage: Landmarks for the Future*. Jacksonville, Florida, University of North Florida Press, 1989.

Wood, Wayne W. and Bill Foley. *The Great Fire of 1901*. Jacksonville Historical Society, 2001.

Miscellaneous Sources

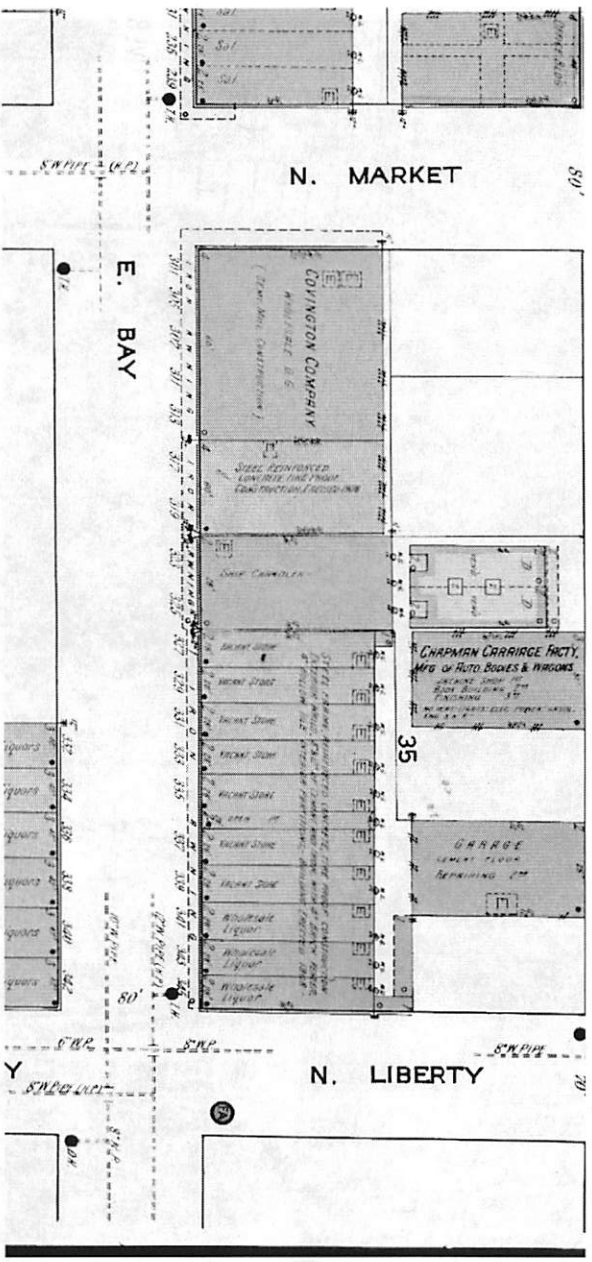
Davenport, Patricia, Environmental Services, Inc. *Downtown Jacksonville National Register of Historic Places District*, Jacksonville, Florida: City of Jacksonville Planning and Development Department, 2016.

Historic Property Associates. *Historic Building Survey of Downtown Jacksonville*, Jacksonville, Florida, Downtown Development Authority, 1991.

Jacksonville Historic Preservation Commission, n.d. Vertical Files – 323 – 325 East Bay Street.

Sanborn Maps of Jacksonville, 1903, 1913, 1969.

INVENTORY OF PHOTOGRAPHS



1913 Sanborn Insurance Map

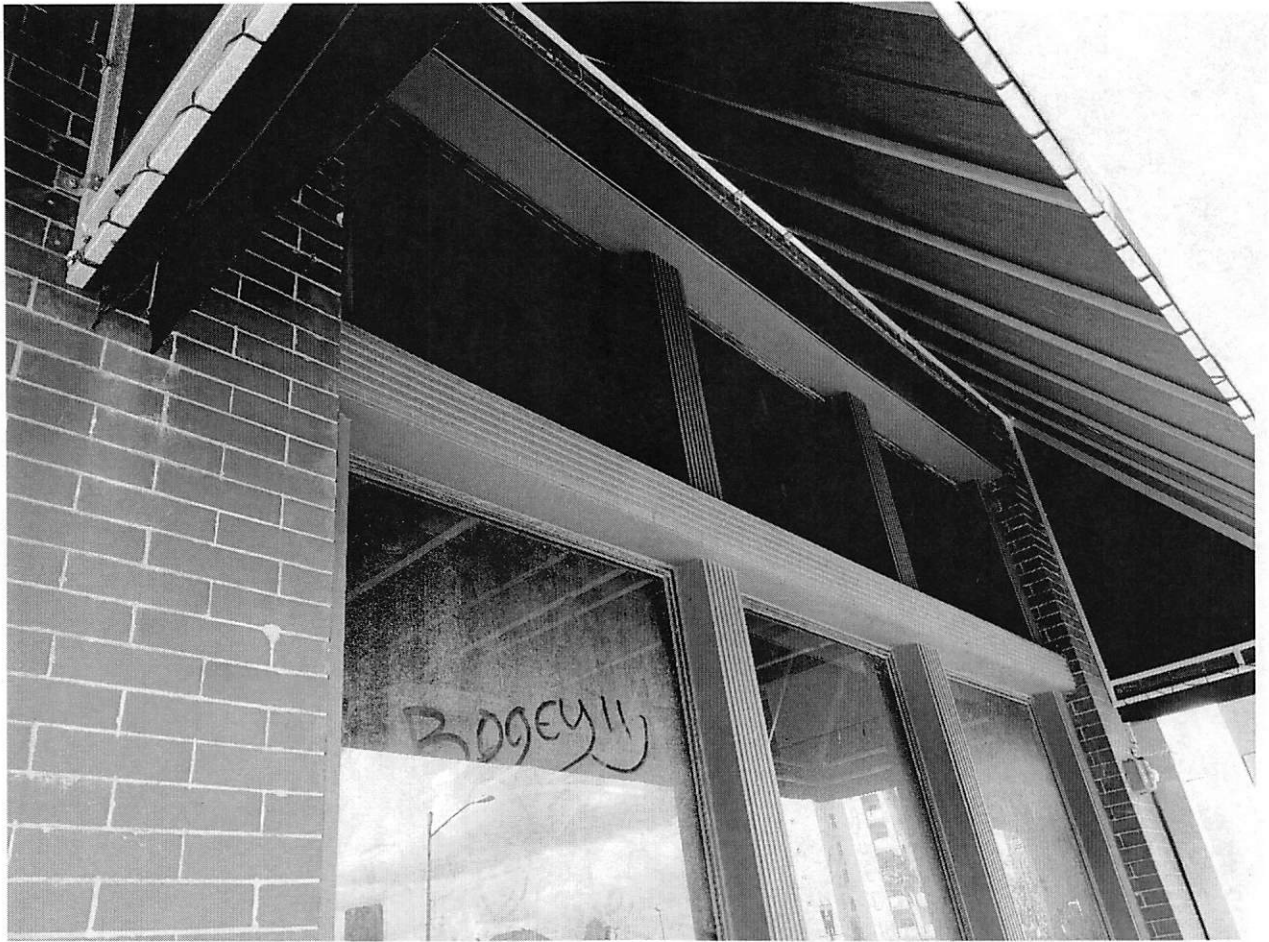


Lloyd Sandgren, Vintage Jacksonville (c. 1954)

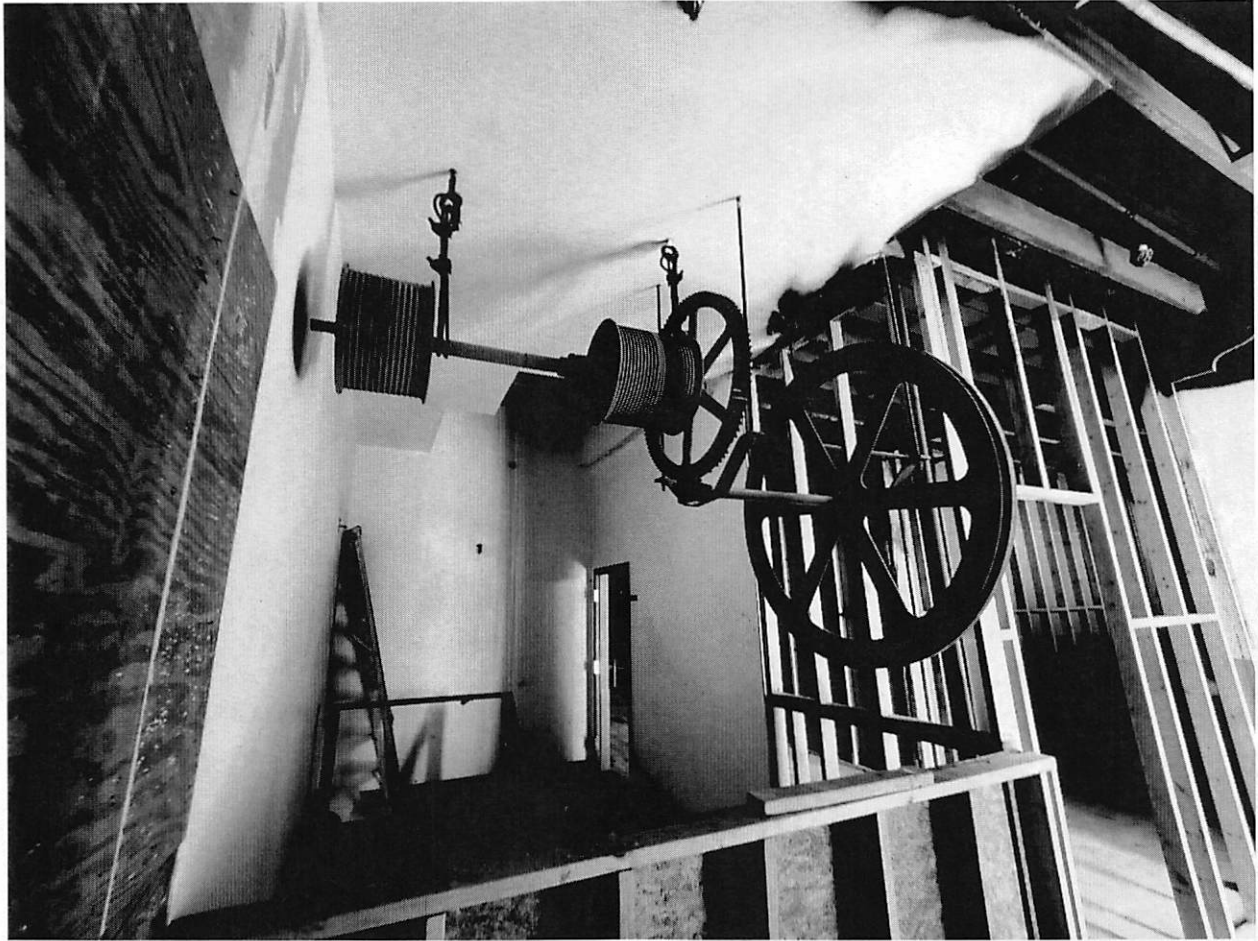
Copyright Lloyd Sandgren/Vintage M Jacksonville





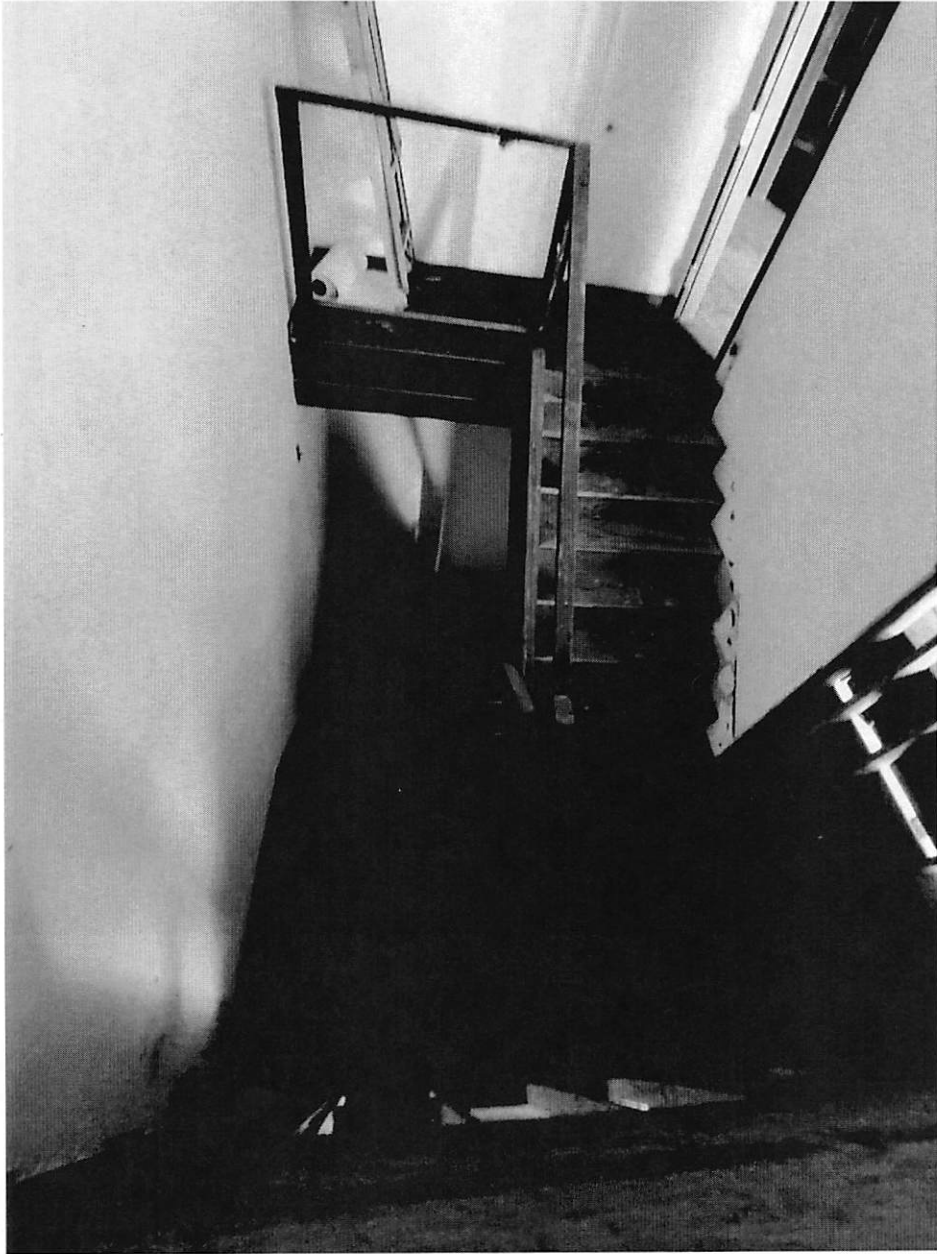














II.

DESIGNATION APPLICATION



[Redacted]

historic name **323 - 325 East Bay Street**

designation

other names

FMSF Number **DU7617**

street number **323 EAST BAY STREET**

city or town **JACKSONVILLE**

state **FLORIDA** Code **FL** County **DUVAL** code [Redacted] zip code **32202**

Real estate assessment number is **073362-0000**

Attach continuation sheet if necessary

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.

Consistent with Jacksonville Ordinance Codes 0010(a) and 00105(a) the proposal for designation as a city of Jacksonville landmark, landmark site or historic district is being sponsored by _____

Signature of sponsor _____ Title _____ Date _____

(according to county property appraiser's office)

**13-2S-26E
JAX DOGGETTS MAP
E 1/2 LOT 2 BLK 1**

Attach continuation sheet if necessary

323 - 325 EAST BAY STREET

Name of Property

323 EAST BAY STREET

Address

Check as many boxes as apply

Check only one box

Do not include any previously listed resources in the count

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

- buildings
- district
- site
- structure
- object

Contributing

Noncontributing

1	buildings
	sites
	structures
	objects
1	total

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

N/A

COMMERCIAL: WAREHOUSE/HARDWARE

VACANT

MASONRY VERNACULAR

foundation BASEMENT

walls BRICK LOAD BEARING

roof MODIFIED BITUMEN

other

Describe the historic and current condition of the property on one or more continuation sheets

SEE ATTACHED CONTINUATION SHEETS

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

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

- Agriculture
 - Architecture
 - Archaeology
 - Community Planning
 - Commerce
 - Education
 - Early Settlement
 - Health/Medicine
 - Industry
 - Maritime History
 - Military
 - Politics/Government
 - Recreation
 - Social History
 - Transportation
- Other: _____

1908-1958

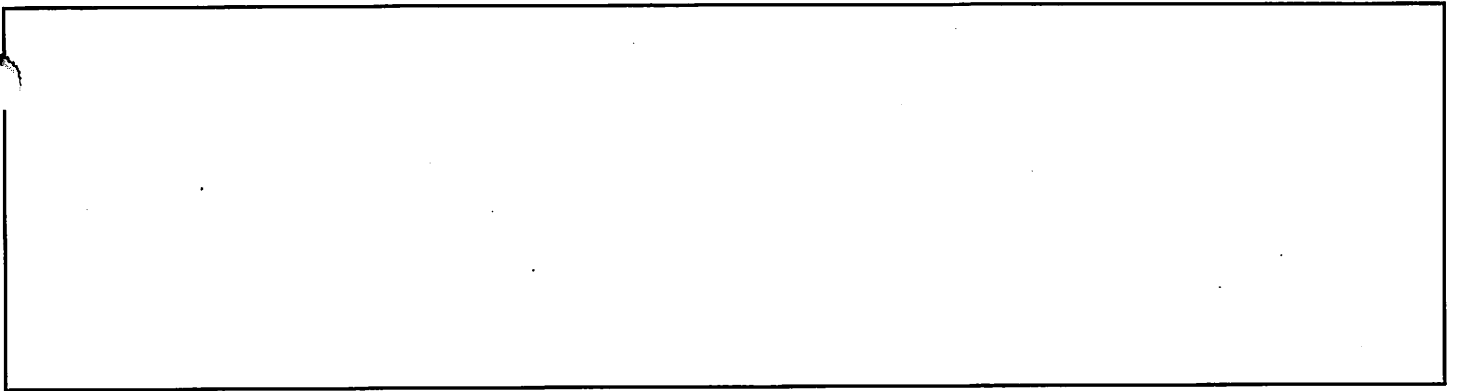
Unknown

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

Property is

- owned by a religious institution or used for religious purposes
- removed from its original location
- a birthplace or grave
- a cemetery
- a reconstructed building/object or structure
- a commemorative property
- less than 50 years of age or achieved significance within the past 50 years

Explain the significance of the property on one or more continuation sheets



323-325 EAST BAY STREET

Name of Property

323 EAST BAY STREET

Address

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

[Empty box for citing sources]

0.13

Place additional references on a continuation sheet

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Done	Easting	Nothing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Done	Easting	Nothing
<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

Describe the boundaries of the property on a continuation sheet

13-2S-26E JAX DOGGETTS MAP E 1/2 LOT 2 BLK 1

name/title **AUTUMN L MARTINAGE**

organization _____ date **3/2/2021**

street number **9838 OLD BAYMEADOWS RD #105** telephone **904.477.2675**

city or town **JACKSONVILLE** state **FL** zip code **32256**

name **323 EAST BAY ST RE LLC, ATTN ERIC FULLER**

street number **821 NE 71st STREET** telephone _____

city or town **MIAMI** state **FL** zip code **33138**

323-325 EAST BAY STREET

Name of Property

323 EAST BAY STREET

Address

Submit the following items with the completed form

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.

A copy of a 15 or 15 minute series. Do not write upon or attach labels to this map.

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

If available

Current elevations, floorplans, etc.

Historic elevations, floorplans, etc.

Representative of the property.

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

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

April 21, 2021

City of Jacksonville
Planning and Development Department
214 N Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Agent Authorization for 323-325 East Bay Street

To Whom It May Concern:

The undersigned, registered property owners of the above noted property, do hereby authorize and empower Autumn L Martinage to act as agent to request the landmark designation for the above referenced property and in connection with such authorization to file related applications, papers, documents, requests and other matters necessary for said landmark designation.

Sincerely,

A handwritten signature in black ink, appearing to read 'EJF', with a stylized flourish at the end.

Eric Fuller
323 E Bay Street RE, LLC

III.

LEGAL DESCRIPTION AND MAP

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

LM-21-02

The Jacksonville Historic Preservation Commission will hold a Public Hearing, pursuant to Section 307.104, City of Jacksonville Ordinance Code on Application No.: LM-21-02 regarding the proposed designation of the Union Terminal Company Warehouse, 323 East Bay 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:

13-2S-26E2 JAX DOGGETTS MAP E1/2 LOT 2 BLK 1



IV.

PROOF OF PUBLICATION OF PUBLIC NOTICE

NOTICE OF PUBLIC
HEARING ON
APPLICATION TO
DESIGNATE
323 EAST BAY STREET
LM-21-02
AS A CITY OF
JACKSONVILLE HISTORIC
LANDMARK

NOTICE IS HEREBY GIVEN
that on the 28th OF April, 2021
A.D. at 3:00 P.M., the Jackson-
ville Historic Preservation Com-
mission of the City of Jacksonville
will hold a *HYBRID VIRTUAL/
IN-PERSON PUBLIC MEETING*
for the consideration of 323 East
Bay Street as a City of Jackson-
ville Historic Landmark, pursuant
to *Jacksonville Ordinance Code
307.104.*

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/depart-
ments/planning-and-develop-
ment/community-planning-divi-
sion/default](https://www.coj.net/departments/planning-and-development/community-planning-division/default)

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

Exhibit A
Legal Description
13-2S-26E JAX DOGGETTS
MAP, E ½ LOT 2, BLK 1

This application, LM-21-02, is
being sponsored by 323 East Bay
Street, RE, 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, Flori-
da (904) 255-7834. All interested
parties are notified to be present
and will be heard at the *Public
Hearing.*

DATED this 7th day of April,
2021 A.D.
Jack C. Demetree, III
Chairman
Jacksonville Historic
Preservation Commission
City of Jacksonville
Apr. 7 00 (21-02383D)

V.

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

000000000
22 FORSYTH I C
PO BOX 00100
ARTIC BEACH FL 0200

000000200
200 E BAY STREET LLC
200 E BAY ST SUITE 1001
DACKSONVILLE FL 0202

000000000
20 NORTH LIBERTY STREET LLC
C/O ROLAND MADELIE MARTI
001 FOREST CIR
DACKSONVILLE FL 0250

000000000
25 MARKET LEVEL OFFICE LLC
00 W MOORE STE 500
CHICAGO IL 0000

000002000
020 E BAY STREET RE LLC
021 E 01ST ST
MIAMI FL 00100

000000000
020 E BAY LLC
001 E BAY ST
DACKSONVILLE FL 0202

000000000
A B DISTRIBUTORS I C
111 EDGWOOD A
DACKSONVILLE FL 0250-2020

000000121
ADAMO LAYTH M
010 ROSCOE BLVD
POOTE EDRA BEACH FL 0202

000001000
ALLE SHARON G
0100 EYARD LAKE RD
DACKSONVILLE FL 0250

000000000
ARORA PRADEEP
001 MONTEREY BAY DR
DACKSONVILLE FL 0250

000005005
BAGGETT BE
100 CAPTAINS CT
WRIGHTSVILLE NC 2000

000005000
BARAMONIC ALA
001 BAY ST
DACKSONVILLE FL 0202

000000000
BAM COMMERCIAL HOLDINGS LLC
000 SOUTHPOINT PKWY STE 100
DACKSONVILLE FL 0210

000005000
BAM RESIDENTIAL HOLDINGS LLC
0000 SOUTHPOINT PKWY SUITE 100
DACKSONVILLE FL 0210

000001000
BAY STREET WAREHOUSING LLC
C/O LIA SODDATH
015 E BAY ST STE 000
DACKSONVILLE FL 0202

000000500
BLACKSTONE BUILDING I C
200 E BAY ST SUITE M01
DACKSONVILLE FL 0202-0052

000000102
BLACKSTONE BUILDING I C
P O BOX 0000
DACKSONVILLE FL 0201-0000

000005000
BRACEWELL KEITH M R ET AL
2025 FORBES ST
DACKSONVILLE FL 0200

000000100
BROWN TERRELL HOGAN ELLIS
MCCLAMMA YEGELWEL P A
000 BLACKSTONE BLDG
200 E BAY ST
DACKSONVILLE FL 0202-0052

000005000
CECCOROLI JESSICA ARTH LIFE
ESTATE
001 E BAY ST APT 200
DACKSONVILLE FL 0202-2000

CHURCHWELL LOFTS AT EAST BAY
CONDODIMITRI DEMOPOLOS
001 EAST BAY ST
DACKSONVILLE FL 0002

0000050010
CHURCHWELL LOFTS EAST BAY
CONDOMINIUM ASSOCIATION
001 BAY ST E
DACKSONVILLE FL 0202

000005000
COLOMER MICHELLE SADA ET AL
001 E BAY ST 002
DACKSONVILLE FL 0202

000000000
COSOL CAROLE ET AL
501 BEATRICE CODE RD
DACKSONVILLE FL 0220

000000002
DADD G DELI AND GRILL I C
200 E BAY ST STE L00
DACKSONVILLE FL 0202

000000000
DAVIS MARSHALL D PA
200 E BAY ST SUITE 020
DACKSONVILLE FL 0202

000005000
DEMOPOLOS DIMITRI C TRUST
001 BAY ST E 000
DACKSONVILLE FL 0202

SIDE COMMUNITY COALITION
SARAH PICKETT
100 MAIN ST
DACKSONVILLE FL 0200

000000200
ELROD ROBERT W R
200 E BAY ST STE 1002
DACKSONVILLE FL 0202

000000110
EPSTEIN DAVID M ET AL
200 E BAY ST 01100
DACKSONVILLE FL 0202

00000 0210
EPSTEIN M DAVID ET AL
200 BAY ST E STE 1125
JACKSONVILLE FL 32202

00000 0000
F H OF JACKSONVILLE INC
C/O BAKER W MADISON
205 ORTEGA BLVD
JACKSONVILLE FL 32210

00050 0000
FARNSWORTH WILLIAM A JR
001 BAY ST E 000
JACKSONVILLE FL 32202

00000 0000
FORBESS LAW FIRM PA
000 E ADAMS ST
JACKSONVILLE FL 32202-2010

00000 0250
HESS S GAY
200 E BAY ST STE 012
JACKSONVILLE FL 32202-0050

00000 0202
HOGAN WAYNE
200 E BAY ST 0TH FLOOR
JACKSONVILLE FL 32202-0052

00000 0210
HOGAN WAYNE ET AL
200 E BAY ST 0TH FLOOR
JACKSONVILLE FL 32202-0052

00000 0100
HOGAN WAYNE
200 E BAY ST
000 BLACKSTONE BUILDING
JACKSONVILLE FL 32202

00050 0000
HODSON JEROME E
001 BAY ST E 020
JACKSONVILLE FL 32202

00000 0102
ISAAC RO ET AL
200 E BAY ST 0L-02
JACKSONVILLE FL 32202

JACKSONVILLE CULTURAL DEVELOP CORP
SARA ANN PICKETT
000 00100 ST E
JACKSONVILLE FL 32200

00000 0000
JOYNER THOMAS
200 E BAY ST SUITE 010
JACKSONVILLE FL 32202

00001 0000
KORE PROPERTIES INC
PO BOX 00010
ATLANTIC BEACH FL 32200

00050 0000
LAUDRY ELIZABETH
001 E BAY ST SUITE 002
JACKSONVILLE FL 32202

00050 0000
MCDONALD JAMES A
001 BAY ST E 005
JACKSONVILLE FL 32202

00000 0000
MCMICHAEL LAMAR S
1100 CATALINA RD W
JACKSONVILLE FL 32210-0220

00000 0005
MCRAE STOL JACKSONVILLE LLC
000 E BAY ST
JACKSONVILLE FL 32202

00050 0050
MEIERDIERKS KENNETH A
1010 MARSHALL LN
SEPTON BEACH FL 32200

00050 0050
MIKLAS JOEL
001 E BAY ST SUITE 000
JACKSONVILLE FL 32202

00050 0002
MAYLOR RACHAEL H
010 GEORGIA RD
SAINT AUGUSTINE FL 32000

00050 0000
MORD CAMERON T
001 E BAY ST APT 200
JACKSONVILLE FL 32202-2000

00000 0000
P COMMERCIAL MANAGEMENT LLC
0100 ROSCOE BLVD
PO BOX 0EDRA BEACH FL 32002

00000 0000
PALMS HOTEL OF JACKSONVILLE INC
C/O WESLEY A MIDER
215 OSCEOLA ST
JACKSONVILLE FL 32200-2020

PLAZA CONDOS AT BERKMAN RICHARD
LEWIS
000 EAST BAY ST
JACKSONVILLE FL 32202

00002 0000
P COMMERCIAL MANAGEMENT LLC
010 NORTH ROSCOE BLVD
PO BOX 0EDRA BEACH FL 32002

00050 0000
RIVERS ERIC
001 E BAY ST 002
JACKSONVILLE FL 32202

00000 1205
ROBBINS DAVID
200 BAY ST E SUITE 1111
JACKSONVILLE FL 32202-0001

00000 0000
ROBERTS JAMES G
200 E BAY ST SUITE 025
JACKSONVILLE FL 32202

00000 0000
ROLFE LAWRENCE C
020 BLACKSTONE BLDG
JACKSONVILLE FL 32202

00000 0100
ROLFE LAWRENCE C TRUST
020 BLACKSTONE BLDG
JACKSONVILLE FL 32202

000000 0000
ROLFE LAWRENCE C TRUST DAD
20 BLACKSTONE BLDG
200 BAY ST
JACKSONVILLE FL 32202

000000 0050
S P T
200 E BAY ST STE 000
JACKSONVILLE FL 32202-0000

000000 0005
S P T F PARTNERSHIP
C/O 000 BLACKSTONE BLDG
200 E BAY ST
JACKSONVILLE FL 32202-0052

000000 0100
SELINGER RICHARD A
200 BAY ST E STE 1100
JACKSONVILLE FL 32202

000000 0050
SPT F PARTNERSHIP
200 E BAY ST STE 000
JACKSONVILLE FL 32202-0000

000000 0210
STACK HOLDINGS LLC
200 E BAY ST SUITE 000
JACKSONVILLE FL 32202-0000

000000 0010
STEGORY GROUP LLC
200 E DORCHESTER DR
SAINT JOHN SC FL 32250

000000 0252
SWANSON FIRE PROTECTION INC
2220 COUNTY ROAD 210 W SUITE 1001
JACKSONVILLE FL 32250

000000 0222
SWANSON FIRE PROTECTION INC ET AL
200 EAST BAY ST SUITE 1101
JACKSONVILLE FL 32202

000000 0150
TALON ENGINEERING LL
220 E BAY ST STE 015
JACKSONVILLE FL 32202

000000 0100
TALON ENGINEERING LLC
220 E BAY ST STE 0015
JACKSONVILLE FL 32202

000000 0120
TALON LEASING LLC
200 E BAY STE 015
JACKSONVILLE FL 32202

000000 1050
TALON LEASING LLC ET AL
200 E BAY ST SUITE 015
JACKSONVILLE FL 32202

ORBA CORE KIM PRYOR
205 ORD ST
JACKSONVILLE FL 32200

000050 0002
WALKER ALTHOFF D
001 E BAY ST
000
JACKSONVILLE FL 32202

000050 0051
WILLIAMS KIMBERLY S
001 BAY ST E 000
JACKSONVILLE FL 32202

000050 0000
WEIFEL ERNEST SR
0052 W STATE RD 200
CALLAHAN FL 32011-0000