

2016-73

LM-15-03
45 W Bay Street
The Drew Building

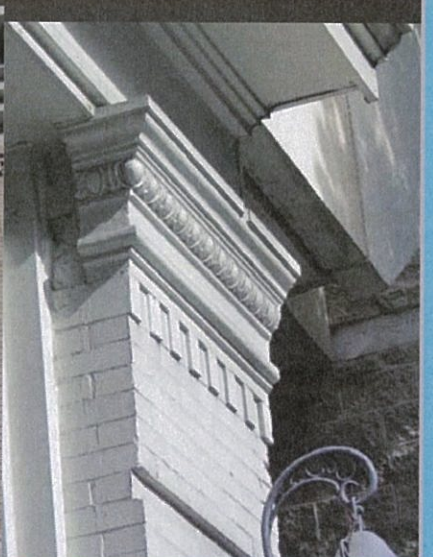




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I.

**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-15-03

45 West Bay Street

GENERAL LOCATION: North side of West Bay Street between North Main Street and North Laura Street in downtown Jacksonville.

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its "Findings, Conclusions and Recommendations" on the Landmark Designation, **LM-15-03**, sponsored by the property owner, Kevin Gay, 45 Bay Street LLC, 1830 North Main Street, Jacksonville, Florida 32206.

FINDINGS AND CONCLUSIONS

- (A) Consistent with action of the Jacksonville Historic Preservation Commission at the July 22, 2015 meeting, the Jacksonville Planning and Development Department began preparing a designation application for the property located at 45 West Bay Street.
- (B) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the property at 45 West Bay 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 45 West Bay 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 45 West Bay 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 historic buildings.
 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. 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;

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.*

The H. & W.B. Drew building is significant as the only remaining commercial structure directly associated with one of Jacksonville's oldest businesses that operated for over 135 years from 1855 to 1990. With a \$500 loan, newspaper owner, Columbus Drew, purchased a used printing plant in New York City that he used to establish "Columbus Drew – Books, Stationary & Printing" in 1855. Selling his newspaper, Columbus Drew concentrated on his new business located at the corner of East Bay Street and Newnan Street. When appointed by Governor George Drew (no relation) to the position of State Comptroller, he sold his printing business in 1876 to his second oldest son, Horace Drew, who renamed the company, H. Drew Company. Columbus Drew retired to the home he had

constructed in 1852 at the northeast corner of West Monroe Street and North Laura Street.

Born in 1855, Horace Drew attended the University of the South returning at the age of 22 to take over the family business. In addition to making the H. Drew Company one of the largest such firms in the South, Horace was very civic minded and was involved in numerous activities and organizations including the Chamber of Commerce where he served a term as president, a founding member of the Jacksonville Rotary Club, and active in the Democratic Party. As a member of the Rotary Club, Horace Drew was a leader in having the U.S. Army establish Camp Johnson along Black's Point in Jacksonville, as well as a strong supporter of liberty loans and welfare work during World War I.¹

The H. Drew Company was incorporated as the H. & W.B. Drew Printing Company in 1893 when Horace was joined by his brother, William B. Drew after his graduation from Eastman College of Business. A few years later, the H. & W.B. Drew Company moved to a large new building on the current West Bay Street site. After this building was destroyed in the 1901 fire, the owner of the property, John Witschen, had a foundation laid for a new two-story building constructed of pressed brick and cast-iron framed storefronts to house the H. & W.B. Drew Company.² A party wall agreement dated November 9, 1901 was signed between John D. Witschen and Daniel B. Gardner, the property owner immediately to the east. The agreement stated that both parties were building a brick structure divided by a 17'- 2" party wall³

With the rapid growth of the company during the early 1900s, construction of a third story started in the summer of 1909 to provide space for a retail book and stationary store. With the planned third story, John Witschen entered into a party wall agreement in 1909 with William A. Bisbee, owner of the property to the west. In the party wall agreement, John Witschen was allowed to continue the party wall to the third story, with the caveat that no printing presses or other heavy equipment was placed on the new floor.⁴ Plans for the additional story were reportedly drawn by Jacksonville architect, Henry John Klutho, with construction

1 Pleasant Daniel Gold, *History of Duval County, Florida*. (St. Augustine, Florida: The Record Company, 1928), 330.

J.E. Dovell, Ph.D. *Florida Historic – Dramatic – Contemporary*. Volume IV (New York: Lewis Historical Publishing Company, 1952), pp. 844-846.

2 *Florida Times Union*, August 11, 1901.

John D. Witschen was in the wholesale and retail grocery business. His son, Neel Witschen (1882 – 1966) constructed the Witschen Building at 816 – 828 North Davis Street in 1912(demolished) which housed his hardware company. Across the street from the Witschen Building, he had the Ritz Theater Building constructed in 1929. Constructed in 1927, the Neel Witschen Residence at 1822 Edgewood Avenue is an Avondale landmark with its castle-like Tudor Revival style design by architect, Jefferson D. Powell and being prominently sited on a elevated corner lot. (Wood, pp. 98 & 121).

3 *Deed Book* 134, p. 416, dated November 9, 1901 and recorded March 3, 1915)

4 *Deed Book* 57, p. 416, recorded July 26, 1909.

by contractor, James H. Boden⁵. Although the architect of the 1902 building has not been verified, it has been speculated that Klutho may have been responsible for the design of the original building since involved in the additional story.⁶

During the construction of the third story, the roof of the original two story building collapsed on November 7, 1910, killing two workers and injuring five others. News reports on the collapse identified the architect as being Wilbur B. Camp with construction by W.T. Hadlow & Co. It is possible that Klutho's heavy workload during this period, may have forced him to hire his former associate to complete the building plans, as well as serve as supervising architect during construction.⁷ It was determined that the collapsing of the second story roof was not due to faulty design but attributed to heavy construction materials being placed on the roof which could not support the additional weight.

Becoming one of the largest and most successful printing companies in Florida, the H. & W.B. Drew Printing Company was a full service business offering printing, engraving, lithographing, ruling, book binding, rubber stamps, notary and corporate seals, stencils, blue line printing, and Photostat prints. The company produced engraved bonds, color postcards, calendars, brochures, folders, and books, and later added wholesale and retail office supplies, furniture, and art supplies. During the early twentieth century, the Drew Company became Florida's major producer and distributor of domestic post cards. Although printing post cards as early as 1906, the first listing of the company as a post card distributor was in 1915.⁸

By 1921, the company purchased the four-story building across the street at 22 & 30 West Bay Street to house the general office, wholesale department, printing and warehousing departments. The original 1901 building was mainly used for retail sales.⁹ With continued reduction in the retail inventory, all functions of the company were eventually relocated to 22 & 30 West Bay Street. By 1932, the

⁵ *Florida Times Union*, July 2, 1909, p. 7.

The Witschen family owned the building well into the 1970.

⁶ Broward, p. 103.

⁷ *Ibid*, p. 103-105

Wood, p. 42

Florida Times Union, November 8, 1910, P. 8.

A case could possibly be made of the original building, as well as the addition, being designed by Wilbur Camp who came to Jacksonville sometime in the fall of 1901. An architectural rendering of the third story was found in some of his drawings discovered after his death. Camp also used the Renaissance Revival style reflective of the Drew Building in his 1907 design of the original Duval High School building. (Broward, pp. 103 – 106).

⁸ Don Fredgant, "Published by the H. & W.B. Drew Company", *The Antiques Journal*, October, 1980, pp. 21 & 22.

⁹ *Florida – Historic – Dramatic*, p. 844 – 845.

Originally built for a retail furniture company, the building at 22 – 30 West Bay Street was later demolished for the construction of the Independent Life Building (*Florida Times Union*, May 14, 1971, B-10).

building at 45 West Bay Street housed Morgan's Department Store owned by former State Senator Fletcher Morgan.¹⁰

Becoming one of the largest companies of its kind south of Philadelphia, the H. & W.B. Drew Company expanded beyond Jacksonville and opened branches in Tallahassee (1926) and Miami (1945).¹¹ After the death of Horace Drew in 1926 and William Drew in 1929, the company went through three presidents outside of the family before the Estate of W.B. Drew, owner of the company, hired Hobson Drew, son of Horace Drew, as the new president. Because of questionable investments made during the three previous administrations the company had suffered losses of over \$490,000 by the early 1930s. After becoming president in 1932, Hobson Drew was able to pay off a \$165,000 mortgage by 1944.¹² With the decline of downtown, as well as the residential and commercial draw of the suburbs, President C. Fleming Parker closed the H. & W.B. Drew Company's Jacksonville operation on January 31, 1971. The Miami facility continued to operate and was joined by a new Jacksonville plant in the early 1980s.¹³

In 1976, the old Drew Building was sold by the Witschen family to architects, James E. Clements and Peter L. Rumpel who planned to rehabilitate the building for office use. Before the purchase was finalized, the building had been condemned and scheduled for demolition. The out-of-town company that was awarded the contract had a crew in Jacksonville demolishing another building. To take advantage of the crew already in the city, the company received verbal permission from the City to initiate the demolition. Clements and Rumpel were able to convince the City to stop the demolition and provide time for them to start the rehabilitation. Six years after the rehabilitation was completed; the Drew Building was gutted by a fire in early January of 1982. Of unknown cause, the fire resulted in between \$300,000 to \$350,000 in damages. Klements and Rumpel were able to remove the severely damaged third floor and salvage materials to rebuild the first and second. Ironically, the Drew Building went from its original two stories to three in 1909 and back down to two in 1982.¹⁴

10 According to a *Jacksonville Journal* article, January 26, 1976, the H. & W.B. Drew Building was also called the Witschen Building after the family that had once owned the building. A member of the Witschen family stated that the Drew building was connected to another store on West Forsyth Street through an alley that since has been closed.

Jacksonville City Directories – 1901 – 1940.

11 Horace Rainsford Drew, Jr. *Our Story, A True Historical Account of the Drew & Fairbanks Families of Florida Through the Life Story of a Great Grandson*. (Jacksonville, Florida: The Drew Orange & Fruit Company, 1998), p. 209.

Dovell, p. 844.

12 Drew, pp.

13 Oral Interview – Edward Drew, June 27, 1985.

14 *Jacksonville Journal*, January 26, 1976; December 2, 1977, p. 38; January 5, 1982, p. 1-A; January 6, 1982; January 21, 1982, p. 1A; June 16, 1983.

Florida Times Union, January 6, 1982, p. B-2; January 7, 1982, p. B-6; October 23, 1982, P. D-7.

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

The Drew Building is closely associated with members of the prominent Drew family, particularly Horace Drew, son of patriarch Columbus Drew that moved to Jacksonville in 1848. American politics during the 1850s was a period of major upheaval and change created by the divisive issue of slavery which was being inflamed by newspapers serving as mouthpieces for the two dominant parties, the Democrats and the Whigs. It was the explosive party politics of the 1850s that brought Columbus Drew to Jacksonville. The son of Solomon Drew, who emigrated from England in 1818, Columbus Drew, was born in 1820 in Alexandria, Virginia. After learning the printing trade, Columbus Drew went into journalism and started as a proofreader with the *National Intelligences* owned and edited by Gales and Seaton and later served as editor of *The American*, both produced in Washington, D.C. Florida Congressman, E. Carrington Cabell and prominent Jacksonville businessman, S.L. Burritt, both friends of Columbus Drew, were able to convince him to relocate to Jacksonville and start a newspaper to serve as the voice of the Whig Party in Florida.¹⁵

In 1848, Columbus Drew, joined by his wife, Marietta Hume Robertson, and young son, Columbus Drew, Jr., relocated to Jacksonville to take charge of the *Jacksonville Republican*, later renamed, the *Florida Republican*. The newspaper supported Whig Party's position on national unity, use of compromise and moderation to address the slavery and state rights issues, as well as an emphasize on infrastructural improvements by the Federal government, and economic protectionism. Also located in Jacksonville, the *Florida News* under editor, Felix Livingston, supported the Democratic Party and took opposing views to those expressed in the *Florida Republican*.¹⁶ With the presence of both partisan newspapers in Jacksonville, the small city was home to two of the best newspapers in the state.¹⁷

15 Robert W. Davis, "Columbus Drew, Something of His Life and Ancestry and Some of His Literary Works".

(Jacksonville, Florida: The Drew Press, 1910), p. 10 Reprinted from the *Tampa Tribune*.

Founded in 1833 to oppose the policies of Democratic President Andrew Jackson, the Whigs basically supported compromise and balance in government, national unity, territorial expansion, a national transportation network, and economic protectionism to foster domestic manufacturer. The name Whigs came from a term used during the American Revolution to identify patriots who opposed the oppression of the English crown. The Whig Party began to split and disintegrate in the 1850s over the question of expanding slavery into the territories. During its short history, the Whig Party was successful in producing four presidents, William Henry Harrison, John Tyler, Zachery Taylor, and Millard Fillmore. Other nationally known Whigs included Daniel Webster, Henry Clay, and Winfield Scott.

Charlton W. Tebeau, *A History of Florida*. (Coral Gables, Florida: University of Miami Press, 1971), p 172. Gold, p. 330.

Drew, pp. 164 – 167.

16 Daniel L. Schafer, *Thunder on the River*, pp. 4, 14, & 28.

Gold, p. 330.

17 *Florida, Historic-Dramatic-Contemporary, Family and Personal History*. (New York: The Lewis Historical Publishing Company, 1952). P. 845.

Gold, pp. 3 & 4, 330.

Columbus Drew's entire printing and newspaper business was destroyed by the April 5, 1854 fire that wiped out the downtown business section consuming approximately 70 buildings valued more than \$300,000. Although both newspapers were destroyed, Columbus Drew was able to print a special edition the next day highlighting the cause and damage of the destructive fire.¹⁸ With a loan of \$500 from S.L. Burritt, Columbus Drew purchased a used printing plant in New York City that he used to establish "Columbus Drew – Books, Stationary & Printing" in 1855. Selling his newspaper, Columbus Drew concentrated on his new business located at the corner of East Bay Street and North Newnan Street. Although against secession, once Florida left the Union, Columbus Drew became a loyal supporter of the Confederacy. Recognized his printing skills, he was tapped by President Jefferson Davis to serve in the Treasury Department located in Richmond, Virginia. With the constant threat of Union occupation of Jacksonville, the family fled to Lake City where they remained during the duration of the war.¹⁹

After declining a position with the administration of provisional governor Judge William Marvin, Columbus Drew and his family returned to Jacksonville shortly after the war where he re-opened his successful printing business. With the return of state government back to Democratic control in 1876, Governor George Drew (no relation) appointed Columbus Drew to his cabinet as Comptroller, an important position that served as the chief custodian of the state treasury. To focus on his new position as State Comptroller, he sold his printing business in 1876 to his second oldest son, Horace Drew, who renamed the company, H. Drew Company. Columbus Drew retired to the home he had constructed in 1852 at the northeast corner of West Monroe Street and North Laura Street. Recognized at the time of death in 1891, as "a man of marked journalistic and literary abilities", it is only fitting that the site of the old Columbus Drew homestead is now occupied by the Jacksonville Public Library.²⁰

The H. Drew Company was incorporated as the H. & W.B. Drew Printing Company in 1893 when Horace was joined by his brother, William B. Drew. Becoming one of the largest and most successful printing companies in Florida, the H. & W.B. Drew Printing Company was a full service business offering printing, engraving, lithographing, ruling, book binding, rubber stamps, notary and corporate seals, stencils, blue line printing, and Photostat prints. The company produced engraved bonds, color postcards, calendars, brochures, folders, and books, and later added wholesale and retail office supplies, furniture, and art supplies. The company

18 Martin, *City Makers*, p. 16.

Gold, p. 330.

19 Drew, pp. 165 & 167, 199 & 200.

Gold, p. 330.

20 *Florida Historic-Dramatic-Contemporary*, pp. 845 – 846.

Drew, p. 202.

Gold, p. 330.

expanded beyond Jacksonville and opened branches in Tallahassee and Miami. The H. & W.B. Drew Printing Company stayed in continuous operation for approximately 117 years, before closing in early 1971.²¹

Born 1854 in Jacksonville, Horace Drew completed his education at the University of the South in Sewanee, Tennessee before returning to Jacksonville to join the family business. While in Tennessee, Horace Drew met and later married Gertrude Fairbanks. She was the daughter of Major George Rainsford Fairbanks, recognized as one of the founders of the University of the South in 1857. Owner of a 2,000 acre parcel known as the "Fairbanks Grant" in Alachua County, Major Fairbanks had a varied career that included editor, lawyer, scholar, writer, historian, and citrus grower. He is credited as one of the founders of the Florida Historical Society in 1856. At the age of 38, Gertrude F. Drew, a mother of three and expecting a fourth child, died from a tragic fall at the Drew residence on Riverside Avenue. Horace Drew later re-married Mary Lydia Hudson, both buried in Evergreen Cemetery.²²

The oldest son of Columbus and Marietta H. Drew, Columbus Drew Jr., became a noted Jacksonville physician. Born in Richmond, Virginia in 1846, Columbus Drew, Jr. received his medical training at the College of Physicians and Surgeons in Baltimore from 1865 to 1869 before graduating from the University of New York in 1879. Returning to Jacksonville in 1870, Dr. Drew served as the city physician in 1876, as well as becoming the director of the Duval County Hospital in 1877. A charter member of the Florida Medical Association in 1874, Dr. Columbus Drew is recognized as Florida's first eye, ear, nose and throat specialist.²³ Another grandson of Columbus Drew was physician Dr. Horace Drew who in 1909 built the landmark residence at 245 West 3rd Street in the Springfield Historic District.²⁴

(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 design of the H. & W.B. Drew Building reflects the influences of the Renaissance Revival style, popular from approximately 1845 to 1920. General characteristics of this style evident on the H. & W.B. Drew Building include the division of the ground floor and upper stories of the building into distinct horizontal sections by string or belt courses with each floor articulated differently by varying window types and sizes. Single light sashes, the original style on the

21 Horace Rainsford Drew, Jr., pp. 178 & 179, 209.

Judge May, "Ax of Progress Will Fell Drew Co. Bldg.," *Florida Times Union*, May 14, 1971, p. B-10.

22 Ibid.

23 Webster Merritt, *A Century of Medicine in Jacksonville and Duval County*. (Gainesville, Florida: University of Florida Press, 1949), pp. 93 – 95.

Drew, pp. 201 & 202.

Gold, p. 330.

24 Wood, p. 182.

building, are also characteristic of the Renaissance Revival style. The horizontal division between stories is further defined by prominent cornices.²⁵

Development of the Renaissance Revival style in England during the first quarter of the nineteenth century resulted from a renewed interest in the studied formalism of Italian Renaissance architecture which has been characterized as finely detailed windows, cornices, and entablatures applied to symmetrical square or rectangular buildings. Although found in the United States as early as the 1840's, the style was popularized during the 1880's and 90's through the work of the prominent New York architectural firm of McKim, Mead, & White who successfully applied design elements of the Renaissance Revival style to larger and taller buildings. Because of the state's late development, the Renaissance Revival style is not common in Florida with very limited examples in Jacksonville. Three other buildings in downtown Jacksonville that reflect elements of the Renaissance Revival style are the Dyal-Upchurch Building (1901 – 02, 4 East Bay Street), the Guaranty Trust and Savings Bank (1902 & 1919, 101 East Bay Street) and Old Duval High School (1907 and expanded in 1920 & 22, 605 North Ocean Street). The style was also evident in the Christopher Building (1902, 420 East Bay Street) that was demolished in 1999.

(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 a factor in evaluating potential landmarks for their suitability for preservation or restoration. Probably altered before destroyed by the 1982 fire, the current storefronts are a contemporary interpretation of traditional commercial design utilizing large plate glass windows and transoms, as well as incorporating the original cast iron columns that define the entryway. The second story sash windows were also replaced with a metal product matching the basic design of the original. The projecting cornice on the second story was reproduced in metal based on the design of the one originally found on the third story.

With the interior significantly destroyed by the 1982 fire and with the loss of the third story, the building was gutted and stabilized with steel beams that support a new atrium, first floor commercial spaces, mezzanines spaces, as well as support the new roof. Skylights were placed in the roof to provide additional light to the interior. The

²⁵ John J.-G. Blumenson, *Identifying American Architecture, A Pictorial Guide to Style & Terms, 1600 – 1945.* (Nashville, Tennessee: American Association for State and Local History, 1977), pp. 40 & 41.
Wood, p. 18.

original brick walls were also exposed on the interior with some showing the charred ends of wooden joists. The rear or north elevation has been covered with a smooth stucco finish. Part of the brick wall of the east side elevation is visible from the narrow space between the building and parking garage.

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 45 West Bay Street, **(LM-15-03)** as a City of Jacksonville Landmark.

II.

**DESIGNATION APPLICATION FOR
45 WEST BAY STREET
AS A LANDMARK**



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



Grayed Areas for Use by Staff

1. Name of Property

historic name H. & W.B. DREW BUILDING Designation Number LM-15-3
other names _____ FMSF Number 00231

2. Location

street & number 45 WEST BAY STREET
city or town JACKSONVILLE
state FLORIDA code FL county DUVAL code _____ zip code 32202
Real estate assessment number(s) 073664-0000
(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 the property owner, Kevin Gay, 45 Bay Street LLC dated July 14, 2015 requesting the landmark designation.

Signature of sponsor _____ Title _____ Date _____

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

39-2S-26E, JAX HARTS MAP, PT LOT 1, BLK 31.

Attach continuation sheet if necessary

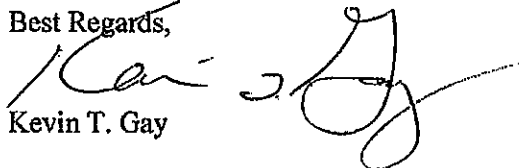
Daniel James Salon
45 W. Bay St.
Jacksonville, FL 32202
7/14/15

John Allman
Jacksonville Historic Preservation Commission Chair
214 N. Hogan St. 3rd Fl
Jacksonville, FL 32202

Dear Mr. John Allmand,

I am contacting you as the owner of the Drew Building requesting that the Jacksonville Historic Preservation Commission (JHPC) consider nominating the structure at 45 W Bay Street for local landmark status. In addition, I request that the JHPC sponsor the nomination. Also, I agree to pay the notification fees that apply. Thank you for your time and consideration. I look forward to hearing from you.

Best Regards,


Kevin T. Gay

H. & W.B. Drew Building

45 West Bay Street

Name of Property

Address

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

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

Contributing	Noncontributing
	buildings
1	Sites
	structures
	objects
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

Commerce: Business

Current Functions

Commerce: Business

7. Description

Architectural Classification

Renaissance Revival

Materials

foundation Slab

Walls Brick

roof Flat, Built up

other Cast Stone, Iron Storefront

Narrative Description

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

SEE ATTACHED CONTINUATION SHEETS

City of Jacksonville

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

7-1 PHYSICAL DESCRIPTION

H. & W.B. Drew Building, 45 West Bay Street

PRESENT AND ORIGINAL APPEARANCE

Summary: H. & W.B. Drew Building, 45 West Bay Street

The H. & W.B. Drew Building is located on the north side of West Bay Street between North Laura Street and North Main Street in downtown Jacksonville. Being surrounded by a parking garage to the east and another historic building to the west, only the more highly detailed front façade facing south and the stuccoed rear elevation to the north are visible. Originally constructed with load bearing masonry walls, the primary elevation fronting West Bay Street is sheathed in a light-tan dress brick and enhanced with decorative cast stone trim and reconstructed metal cornices. The building is covered with a flat built-up roof with raised parapet walls. The central recessed entry into the storefronts and later the atrium is defined by the original decorative cast iron columns. Completed in 1902, the building had two stories that were expanded in 1909 by an additional story. Due to a severe fire in 1982, the third story was removed and the inside of the first and second floors were opened to create an atrium providing access to commercial and office uses.

Setting: H. & W.B. Drew Building, 45 West Bay Street, 45 West Bay Street

Sited on the north side of West Bay Street, the H. & W.B. Drew Building is immediately adjacent to a parking garage on the east and the Old Bisbee Building to the west at 57 West Bay Street. Both sides of West Bay Street from North Ocean Street west to Clay Street are predominately fronted by contemporary buildings, parking garages and lots. Immediately to the rear is a parking lot previously occupied by movie theaters, stores, and offices. At the time of construction, the H. & W.B. Drew Building was part of an intact block of multi-story and mixed use buildings that housed a variety of commercial, warehouse and office uses that reflected the period when West Bay Street was downtown's primary commercial corridor. The rear of the buildings on the south side of West Bay Street originally had direct access to the docks, warehouses, and railroad lines along the waterfront.

Description of the Front or South Elevation: H. & W.B. Drew Building, 45 West Bay Street:

The Renaissance Revival style design of the building, as reflected on the south or front elevation, include the division of the ground floor and upper stories into distinct horizontal sections by string or belt courses with each floor articulated differently by varying window types and sizes. The storefronts of the first story is framed on each end by a pilaster textured with quoins created by alternating rows of recessed brick and capped with a cast stone crown composed of a cornice and frieze. Immediately under the frieze is a dentil course produced

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

by an alternating row of recessed header brick. The pilasters rest on a slightly projecting cast stone base. The centrally placed recessed entryway is defined by two decorative cast iron columns composed of recessed vertical panels, plinths, and floral caps. The cast iron columns are connected at the top with a three-light transom window. A wooden knee wall runs between the pilasters and cast iron columns and supports two contemporary store fronts each filled with two plate glass windows topped with a transom composed of two horizontal lights. The recessed entryway flares out and includes a wood paneled knee wall supporting a plate glass window on each side. The atrium on the interior is secured by a drop down metal security door.

The corner pilasters and centrally placed cast iron columns support a frieze and a slightly overhanging metal cornice that defines the base of the second story. The second story is divided into three slightly recessed bays by four pilasters that line up vertically with the two pilasters and cast iron columns on the first story. Resting on the top of the cornice, each pilaster has a simple base and topped with a cast stone crown with cornice and frieze. The central bay, which is smaller than the adjacent bays, contains a large more flatten arched opening filled with a pair of sash windows with one over one lights. The tympanum of the arch is enclosed with a grid of small square opaque textured glass. The hoodmold over the arch is composed of three rows of header brick with the inter-most one being slightly recessed. The two outer rows of brick headers are finished off with a single row of molded brick. The hoodmold of the arch is visually supported on each side by a slightly projecting pilaster capped with a cast stone crown with cornice and frieze. The cast stone base of the pilasters rest on a continuous cast stone sill.

The same treatment is found on the two outer bays which frame a pair of arched openings each filled with a pair of metal replacement windows with one over one light sashes. Having more convexity, each of the arches is filled with a tympanum composed of the same small square opaque textured glass found on the central bay. Each of the arched openings is flanked by pilasters mimicking the design of the taller ones on the second story, including resting on the cast stone sill while visually supporting the hoodmold. Above the arch openings in each bay is a dentil course produced by projecting brick headers that run between the pilasters. On top of the dentil course is a cast stone band which creates a sill for a row of square vents also running between the pilasters. Each of the vents has a spoke design connecting to a central circle. The wider bays on each end have ten separate vents with the central bay having eight. The tall second floor pilasters that define the bays support a projecting metal cornice that includes a row of modillions. Above the cornice is a raised parapet wall divided by four piers that vertically line-up with the second story pilasters. Between each of the piers is a recessed panel that frames decorative circles.

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Alterations: **H. & W.B. Drew Building, 45 West Bay Street**

Added in 1909, the basic design and materials of the third story, which has since been removed due to fire damage, mimicked that of the second story. However, each of the three bays of the third story had a single large arched window replicating the one found on the second story. The design of the projecting cornice on the third story was reproduced on the second story. Probably altered before destroyed by the fire, the current storefronts are a contemporary interpretation of traditional commercial design utilizing large plate glass windows and transoms, as well as incorporate the original cast iron columns that define the entryway. The second story sash windows were also replaced with a metal product matching the basic design of the original.

With the interior significantly destroyed by the 1982 fire and with the loss of the third story, the building was gutted and stabilized with steel beams that support a new atrium, first floor commercial spaces, mezzanines spaces, as well as support the new roof. Skylights were placed in the roof to provide additional light to the interior. The original brick walls were also exposed on the interior with some showing the charred ends of wooden joists. The rear or north elevation has been covered with a smooth stucco finish. Part of the brick wall of the east side elevation is visible from the narrow space between the building and parking garage.

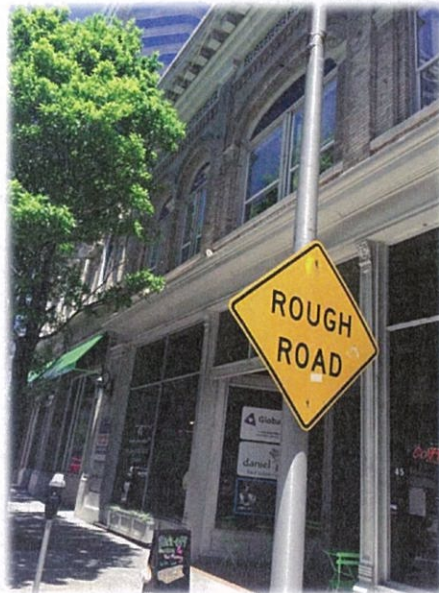
LM-015-03

45 W BAY STREET-THE DREW BUILDING



LM-015-03

45 W BAY STREET-THE DREW BUILDING



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45 W BAY STREET-THE DREW BUILDING



8. Statement of Significance

Applicable Landmark Designation Criteria

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

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

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

Period of Significance

1901 - 1965

Significant Dates

1901, 1909, 1982

Significant Person

Members of the Drew Family, particularly Horace Drew

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

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

Please See Attached Continuation Sheets

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

8-1: NARRATIVE STATEMENT OF SIGNIFICANCE – H. & W.B. Drew Building, 45 West Bay Street

SUMMARY:

The H. & W.B. Drew building is significant as the only remaining commercial structure directly associated with one of Jacksonville's oldest businesses that operated for over 135 years from 1855 to 1990. . With a \$500 loan, newspaper owner, Columbus Drew, purchased a used printing plant in New York City that he used to establish "Columbus Drew – Books, Stationary & Printing" in 1855. The company was incorporated as the H. & W.B. Drew Printing Company in 1893 when Horace, the son of Columbus Drew, was joined by his brother, William B. Drew. A few years later, the H. & W.B. Drew Company moved to a large new building on the current West Bay Street site. After this building was destroyed in the 1901 fire, the owner of the property, John Witschen, had a foundation laid for a new two-story building constructed of pressed brick and cast-iron framed storefronts to house the H. & W.B. Drew Company. The design of the H. & W.B. Drew Building, which was expanded to three stories in 1909, reflects the influences of the Renaissance Revival style, popular from approximately 1845 to 1920. General characteristics of this style evident on the H. & W.B. Drew Building include the division of the ground floor and upper stories of the building into distinct horizontal sections by string or belt courses with each floor articulated differently, usually by varying window types and sizes.

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.

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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.¹

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.²

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.³

¹ 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.

² 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.

³ 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.

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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. 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 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.⁴

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 importance in the region was well established by its port, which was the major center in the area for shipping cotton and lumber.⁵

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

⁴ 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.

⁵ Davis, pp. 76-77, & 82.
Historic Property Associates, p.p. 5-7.
Ward, pp. 135-136.

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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 donated the block to the City in January of 1866 for a consideration of \$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 1869.⁶ In 1859, Jacksonville's long association with the railroad industry began with the 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 2,118.⁷

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.⁸

Motivated by a political plan to use strong Union 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

⁶ *The Florida Times Union*, June 22, 1924.

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

⁷ *Ibid*, pp. 97-99, 341-42.

Historic Property Associates, p. 7.

⁸ *Ibid*, pp 84-87, 113, 116, 137, 146, 158 & 159.

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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 the Union.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

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 urban areas such as 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 were attracted by 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

⁹ Summary of the 4th occupation from Martin's Ordeal by Fire and Jones's Camp Finegan.

¹⁰ Martin, 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). Daniel L. Schafer, *Thunder on the River, The Civil War in Northeast Florida*, (Gainesville, 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.

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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 trolley service connecting downtown with the adjacent neighborhoods started 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 Springfield.¹⁶

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

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.

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.

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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. Johns Episcopal Cathedral (1903 – 1906), Bethel Baptist Institutional Church (1904), Snyder Memorial Methodist Church (1902 – 1903), and First Presbyterian Church (1901 – 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

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.

¹⁹ Wood, pp. 28, 30-85.
Historic Property Associates, pp. 13-17.

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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 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

²⁰ Wood, pp. 28, 33.

Historic Property Associates, pp. 17-19.

²¹ Wood, pp. 28, 71, & 81.

Historic Property Associates, pp. 20-21.

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

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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 Hotel.²⁴

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 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

²³ Ibid

²⁴ Ibid, pp. 6 & 7.

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

²⁵ Crooks, pp. 11 & 12.

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

City Hall Annex, Duval County Courthouse, and Haydon Burns Public Library still have most of their architectural integrity purpose. The riverfront sites of the old city hall and courthouse, both architecturally less distinctive than the library, are slated for eventual redeveloped, probably for private use. The Haydon Burns Library was sold to Jessie Ball DuPont Foundation that rehabilitated the building for office use.

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.*

The H. & W.B. Drew building is significant as the only remaining commercial structure directly associated with one of Jacksonville's oldest businesses that operated for over 135 years from 1855 to 1990. With a \$500 loan, newspaper owner, Columbus Drew, purchased a used printing plant in New York City that he used to establish "Columbus Drew – Books, Stationary & Printing" in 1855. Selling his newspaper, Columbus Drew concentrated on his new business located at the corner of East Bay Street and Newnan Street. When appointed by Governor George Drew (no relation) to the position of State Comptroller, he sold his printing business in 1876 to his second oldest son, Horace Drew, who renamed the company, H. Drew Company. Columbus Drew retired to the home he had constructed in 1852 at the northeast corner of West Monroe Street and North Laura Street.

Born in 1855, Horace Drew attended the University of the South returning at the age of 22 to take over the family business. In addition to making the H. Drew Company one of the largest such firms in the South, Horace was very civic minded and was involved in numerous activities and organizations including the Chamber of Commerce where he served a term as president, a founding member of the Jacksonville Rotary Club, and active in the Democratic Party. As a member of the Rotary Club, Horace Drew was a leader in having the U.S. Army establish Camp Johnson along Black's Point in Jacksonville, as well as a strong supporter of liberty loans and welfare work during World War I.²⁶

²⁶ Pleasant Daniel Gold, *History of Duval County, Florida*. (St. Augustine, Florida: The Record Company, 1928), 330.

J.E. Dovell, Ph.D. *Florida Historic – Dramatic – Contemporary*. Volume IV (New York: Lewis Historical Publishing Company, 1952), pp. 844-846.

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

The H. Drew Company was incorporated as the H. & W.B. Drew Printing Company in 1893 when Horace was joined by his brother, William B. Drew after his graduation from Eastman College of Business. A few years later, the H. & W.B. Drew Company moved to a large new building on the current West Bay Street site. After this building was destroyed in the 1901 fire, the owner of the property, John Witschen, had a foundation laid for a new two-story building constructed of pressed brick and cast-iron framed storefronts to house the H. & W.B. Drew Company.²⁷ A party wall agreement dated November 9, 1901 was signed between John D. Witschen and Daniel B. Gardner, the property owner immediately to the east. The agreement stated that both parties were building a brick structure divided by a 17'-2" party wall²⁸

With the rapid growth of the company during the early 1900s, construction of a third story started in the summer of 1909 to provide space for a retail book and stationary store. With the planned third story, John Witschen entered into a party wall agreement in 1909 with William A. Bisbee, owner of the property to the west. In the party wall agreement, John Witschen was allowed to continue the party wall to the third story, with the caveat that no printing presses or other heavy equipment was placed on the new floor.²⁹ Plans for the additional story were reportedly drawn by Jacksonville architect, Henry John Klutho, with construction by contractor, James H. Boden³⁰. Although the architect of the 1902 building has not been verified, it has been speculated that Klutho may have been responsible for the design of the original building since involved in the additional story.³¹

During the construction of the third story, the roof of the original two story building collapsed on November 7, 1910, killing two workers and injuring five others. News reports on the collapse identified the architect as being Wilbur B. Camp with construction by W.T. Hadlow & Co. It is possible that Klutho's heavy workload during this period, may have forced him to hire his former associate to complete the building plans, as well as serve as

²⁷ *Florida Times Union*, August 11, 1901.

John D. Witschen was in the wholesale and retail grocery business. His son, Neel Witschen (1882 – 1966) constructed the Witschen Building at 816 – 828 North Davis Street in 1912(demolished) which housed his hardware company. Across the street from the Witschen Building, he had the Ritz Theater Building constructed in 1929. Constructed in 1927, the Neel Witschen Residence at 1822 Edgewood Avenue is an Avondale landmark with its castle-like Tudor Revival style design by architect, Jefferson D. Powell and being prominently sited on a elevated corner lot. (Wood, pp. 98 & 121).

²⁸ *Deed Book* 134, p. 416, dated November 9, 1901 and recorded March 3, 1915)

²⁹ *Deed Book* 57, p. 416, recorded July 26, 1909.

³⁰ *Florida Times Union*, July 2, 1909, p. 7.

The Witschen family owned the building well into the 1970.

³¹ Broward, p. 103.

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

supervising architect during construction.³² It was determined that the collapsing of the second story roof was not due to faulty design but attributed to heavy construction materials being placed on the roof which could not support the additional weight.

Becoming one of the largest and most successful printing companies in Florida, the H. & W.B. Drew Printing Company was a full service business offering printing, engraving, lithographing, ruling, book binding, rubber stamps, notary and corporate seals, stencils, blue line printing, and Photostat prints. The company produced engraved bonds, color postcards, calendars, brochures, folders, and books, and later added wholesale and retail office supplies, furniture, and art supplies. During the early twentieth century, the Drew Company became Florida's major producer and distributor of domestic post cards. Although printing post cards as early as 1906, the first listing of the company as a post card distributor was in 1915.³³

By 1921, the company purchased the four-story building across the street at 22 & 30 West Bay Street to house the general office, wholesale department, printing and warehousing departments. The original 1901 building was mainly used for retail sales.³⁴ With continued reduction in the retail inventory, all functions of the company were eventually relocated to 22 & 30 West Bay Street. By 1932, the building at 45 West Bay Street housed Morgan's Department Store owned by former State Senator Fletcher Morgan.³⁵

Becoming one of the largest companies of its kind south of Philadelphia, the H. & W.B. Drew Company expanded beyond Jacksonville and opened

³² Ibid, p. 103-105

Wood, p. 42

Florida Times Union, November 8, 1910, P. 8.

A case could possibly be made of the original building, as well as the addition, being designed by Wilbur Camp who came to Jacksonville sometime in the fall of 1901. An architectural rendering of the third story was found in some of his drawings discovered after his death. Camp also used the Renaissance Revival style reflective of the Drew Building in his 1907 design of the original Duval High School building. (Broward, pp. 103 – 106).

³³ Don Fredgant, "Published by the H. & W.B. Drew Company", *The Antiques Journal*, October, 1980, pp. 21 & 22.

³⁴ *Florida – Historic – Dramatic*, p. 844 – 845.

Originally built for a retail furniture company, the building at 22 – 30 West Bay Street was later demolished for the construction of the Independent Life Building (*Florida Times Union*, May 14, 1971, B-10).

³⁵ According to a *Jacksonville Journal* article, January 26, 1976, the H. & W.B. Drew Building was also called the Witschen Building after the family that had once owned the building. A member of the Witschen family stated that the Drew building was connected to another store on West Forsyth Street through an alley that since has been closed.

Jacksonville City Directories – 1901 – 1940.

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

branches in Tallahassee (1926) and Miami (1945).³⁶ After the death of Horace Drew in 1926 and William Drew in 1929, the company went through three presidents outside of the family before the Estate of W.B. Drew, owner of the company, hired Hobson Drew, son of Horace Drew, as the new president. Because of questionable investments made during the three previous administrations the company had suffered losses of over \$490,000 by the early 1930s. After becoming president in 1932, Hobson Drew was able to pay off a \$165,000 mortgage by 1944.³⁷ With the decline of downtown, as well as the residential and commercial draw of the suburbs, President C. Fleming Parker closed the H. & W.B. Drew Company's Jacksonville operation on January 31, 1971. The Miami facility continued to operate and was joined by a new Jacksonville plant in the early 1980s.³⁸

In 1976, the old Drew Building was sold by the Witschen family to architects, James E. Clements and Peter L. Rumpel who planned to rehabilitate the building for office use. Before the purchase was finalized, the building had been condemned and scheduled for demolition. The out-of-town company that was awarded the contract had a crew in Jacksonville demolishing another building. To take advantage of the crew already in the city, the company received verbal permission from the City to initiate the demolition. Clements and Rumpel were able to convince the City to stop the demolition and provide time for them to start the rehabilitation. Six years after the rehabilitation was completed; the Drew Building was gutted by a fire in early January of 1982. Of unknown cause, the fire resulted in between \$300,000 to \$350,000 in damages. Klements and Rumpel were able to remove the severely damaged third floor and salvage materials to rebuild the first and second. Ironically, the Drew Building went from its original two stories to three in 1909 and back down to two in 1982.³⁹

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

The Drew Building is closely associated with members of the prominent Drew family, particularly Horace Drew, son of patriarch Columbus Drew that moved to

³⁶ Horace Rainsford Drew, Jr. *Our Story, A True Historical Account of the Drew & Fairbanks Families of Florida Through the Life Story of a Great Grandson*. (Jacksonville, Florida: The Drew Orange & Fruit Company, 1998), p. 209.

Dovell, p. 844.

³⁷ Drew, pp.

³⁸ Oral Interview – Edward Drew, June 27, 1985.

³⁹ *Jacksonville Journal*, January 26, 1976; December 2, 1977, p. 38; January 5, 1982, p. 1-A; January 6, 1982; January 21, 1982, p. 1A; June 16, 1983.

Florida Times Union, January 6, 1982, p. B-2; January 7, 1982, p. B-6; October 23, 1982, P. D-7.

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

Jacksonville in 1848. American politics during the 1850s was a period of major upheaval and change created by the divisive issue of slavery which was being inflamed by newspapers serving as mouthpieces for the two dominant parties, the Democrats and the Whigs. It was the explosive party politics of the 1850s that brought Columbus Drew to Jacksonville. The son of Solomon Drew, who emigrated from England in 1818, Columbus Drew, was born in 1820 in Alexandria, Virginia. After learning the printing trade, Columbus Drew went into journalism and started as a proofreader with the *National Intelligences* owned and edited by Gales and Seaton and later served as editor of *The American*, both produced in Washington, D.C. Florida Congressman, E. Carrington Cabell and prominent Jacksonville businessman, S.L. Burritt, both friends of Columbus Drew, were able to convince him to relocate to Jacksonville and start a newspaper to serve as the voice of the Whig Party in Florida.⁴⁰

In 1848, Columbus Drew, joined by his wife, Marietta Hume Robertson, and young son, Columbus Drew, Jr., relocated to Jacksonville to take charge of the *Jacksonville Republican*, later renamed, the *Florida Republican*. The newspaper supported Whig Party's position on national unity, use of compromise and moderation to address the slavery and state rights issues, as well as an emphasize on infrastructural improvements by the Federal government, and economic protectionism. Also located in Jacksonville, the *Florida News* under editor, Felix Livingston, supported the Democratic Party and took opposing views to those expressed in the *Florida Republican*.⁴¹ With the presence of both partisan newspapers in Jacksonville, the small city was home to two of the best newspapers in the state.⁴²

⁴⁰ Robert W. Davis, "Columbus Drew, Something of His Life and Ancestry and Some of His Literary Works". (Jacksonville, Florida: The Drew Press, 1910), p. 10 Reprinted from the *Tampa Tribune*.
Founded in 1833 to oppose the policies of Democratic President Andrew Jackson, the Whigs basically supported compromise and balance in government, national unity, territorial expansion, a national transportation network, and economic protectionism to foster domestic manufacturer. The name Whigs came from a term used during the American Revolution to identify patriots who opposed the oppression of the English crown. The Whig Party began to split and disintegrate in the 1850s over the question of expanding slavery into the territories. During its short history, the Whig Party was successful in producing four presidents, William Henry Harrison, John Tyler, Zachery Taylor, and Millard Fillmore. Other nationally known Whigs included Daniel Webster, Henry Clay, and Winfield Scott.
Charlton W. Tebeau, *A History of Florida*. (Coral Gables, Florida: University of Miami Press, 1971), p 172.
Gold, p. 330.
Drew, pp. 164 – 167.

⁴¹ Daniel L. Schafer, *Thunder on the River*, pp. 4, 14, & 28.
Gold, p. 330.

⁴² *Florida, Historic-Dramatic-Contemporary, Family and Personal History*. (New York: The Lewis Historical Publishing Company, 1952). P. 845.
Gold, pp. 3 & 4, 330.

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

Columbus Drew's entire printing and newspaper business was destroyed by the April 5, 1854 fire that wiped out the downtown business section consuming approximately 70 buildings valued more than \$300,000. Although both newspapers were destroyed, Columbus Drew was able to print a special edition the next day highlighting the cause and damage of the destructive fire.⁴³ With a loan of \$500 from S.L. Burritt, Columbus Drew purchased a used printing plant in New York City that he used to establish "Columbus Drew – Books, Stationary & Printing" in 1855. Selling his newspaper, Columbus Drew concentrated on his new business located at the corner of East Bay Street and North Newnan Street. Although against secession, once Florida left the Union, Columbus Drew became a loyal supporter of the Confederacy. Recognized his printing skills, he was tapped by President Jefferson Davis to serve in the Treasury Department located in Richmond, Virginia. With the constant threat of Union occupation of Jacksonville, the family fled to Lake City where they remained during the duration of the war.⁴⁴

After declining a position with the administration of provisional governor Judge William Marvin, Columbus Drew and his family returned to Jacksonville shortly after the war where he re-opened his successful printing business. With the return of state government back to Democratic control in 1876, Governor George Drew (no relation) appointed Columbus Drew to his cabinet as Comptroller, an important position that served as the chief custodian of the state treasury. To focus on his new position as State Comptroller, he sold his printing business in 1876 to his second oldest son, Horace Drew, who renamed the company, H. Drew Company. Columbus Drew retired to the home he had constructed in 1852 at the northeast corner of West Monroe Street and North Laura Street. Recognized at the time of death in 1891, as "a man of marked journalistic and literary abilities", it is only fitting that the site of the old Columbus Drew homestead is now occupied by the Jacksonville Public Library.⁴⁵

The H. Drew Company was incorporated as the H. & W.B. Drew Printing Company in 1893 when Horace was joined by his brother, William B. Drew. Becoming one of the largest and most successful printing companies in Florida, the H. & W.B. Drew Printing Company was a full service business offering printing, engraving, lithographing, ruling, book binding, rubber stamps, notary and corporate seals, stencils, blue line printing, and Photostat prints. The

⁴³ Martin, *City Makers*, p. 16.

Gold, p. 330.

⁴⁴ Drew, pp. 165 & 167, 199 & 200.

Gold, p. 330.

⁴⁵ *Florida Historic-Dramatic-Contemporary*, pp. 845 – 846.

Drew, p. 202.

Gold, p. 330.

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

company produced engraved bonds, color postcards, calendars, brochures, folders, and books, and later added wholesale and retail office supplies, furniture, and art supplies. The company expanded beyond Jacksonville and opened branches in Tallahassee and Miami. The H. & W.B. Drew Printing Company stayed in continuous operation for approximately 117 years, before closing in early 1971.⁴⁶

Born 1854 in Jacksonville, Horace Drew completed his education at the University of the South in Sewanee, Tennessee before returning to Jacksonville to join the family business. While in Tennessee, Horace Drew met and later married Gertrude Fairbanks. She was the daughter of Major George Rainsford Fairbanks, recognized as one of the founders of the University of the South in 1857. Owner of a 2,000 acre parcel known as the "Fairbanks Grant" in Alachua County, Major Fairbanks had a varied career that included editor, lawyer, scholar, writer, historian, and citrus grower. He is credited as one of the founders of the Florida Historical Society in 1856. At the age of 38, Gertrude F. Drew, a mother of three and expecting a fourth child, died from a tragic fall at the Drew residence on Riverside Avenue. Horace Drew later re-married Mary Lydia Hudson, both buried in Evergreen Cemetery.⁴⁷

The oldest son of Columbus and Marietta H. Drew, Columbus Drew Jr., became a noted Jacksonville physician. Born in Richmond, Virginia in 1846, Columbus Drew, Jr. received his medical training at the College of Physicians and Surgeons in Baltimore from 1865 to 1869 before graduating from the University of New York in 1879. Returning to Jacksonville in 1870, Dr. Drew served as the city physician in 1876, as well as becoming the director of the Duval County Hospital in 1877. A charter member of the Florida Medical Association in 1874, Dr. Columbus Drew is recognized as Florida's first eye, ear, nose and throat specialist.⁴⁸ Another grandson of Columbus Drew was physician Dr. Horace Drew who in 1909 built the landmark residence at 245 West 3rd Street in the Springfield Historic District.⁴⁹

⁴⁶ Horace Rainsford Drew, Jr., pp. 178 & 179, 209.

Judge May, "Ax of Progress Will Fell Drew Co. Bldg.," *Florida Times Union*, May 14, 1971, p. B-10.

⁴⁷ Ibid.

⁴⁸ Webster Merritt, *A Century of Medicine in Jacksonville and Duval County*. (Gainesville, Florida: University of Florida Press, 1949), pp. 93 - 95.

Drew, pp. 201 & 202.

Gold, p. 330.

⁴⁹ Wood, p. 182.

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

- (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 design of the H. & W.B. Drew Building reflects the influences of the Renaissance Revival style, popular from approximately 1845 to 1920. General characteristics of this style evident on the H. & W.B. Drew Building include the division of the ground floor and upper stories of the building into distinct horizontal sections by string or belt courses with each floor articulated differently by varying window types and sizes. Single light sashes, the original style on the building, are also characteristic of the Renaissance Revival style. The horizontal division between stories is further defined by prominent cornices.⁵⁰

Development of the Renaissance Revival style in England during the first quarter of the nineteenth century resulted from a renewed interest in the studied formalism of Italian Renaissance architecture which has been characterized as finely detailed windows, cornices, and entablatures applied to symmetrical square or rectangular buildings. Although found in the United States as early as the 1840's, the style was popularized during the 1880's and 90's through the work of the prominent New York architectural firm of McKim, Mead, & White who successfully applied design elements of the Renaissance Revival style to larger and taller buildings. Because of the state's late development, the Renaissance Revival style is not common in Florida with very limited examples in Jacksonville. Three other buildings in downtown Jacksonville that reflect elements of the Renaissance Revival style are the Dyal-Upchurch Building (1901 - 02, 4 East Bay Street), the Guaranty Trust and Savings Bank (1902 & 1919, 101 East Bay Street) and Old Duval High School (1907 and expanded in 1920 & 22, 605 North Ocean Street). The style was also evident in the Christopher Building (1902, 420 East Bay Street) that was demolished in 1999.

- (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 a factor in

⁵⁰ John J.-G. Blumenson, *Identifying American Architecture, A Pictorial Guide to Style & Terms, 1600 - 1945*. (Nashville, Tennessee: American Association for State and Local History, 1977), pp. 40 & 41. Wood, p. 18.

**Landmark, Landmark Site, or Historic District Nomination
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evaluating potential landmarks for their suitability for preservation or restoration. Probably altered before destroyed by the 1982 fire, the current storefronts are a contemporary interpretation of traditional commercial design utilizing large plate glass windows and transoms, as well as incorporating the original cast iron columns that define the entryway. The second story sash windows were also replaced with a metal product matching the basic design of the original. The projecting cornice on the second story was reproduced in metal based on the design of the one originally found on the third story.

With the interior significantly destroyed by the 1982 fire and with the loss of the third story, the building was gutted and stabilized with steel beams that support a new atrium, first floor commercial spaces, mezzanines spaces, as well as support the new roof. Skylights were placed in the roof to provide additional light to the interior. The original brick walls were also exposed on the interior with some showing the charred ends of wooden joists. The rear or north elevation has been covered with a smooth stucco finish. Part of the brick wall of the east side elevation is visible from the narrow space between the building and parking garage.

H. & W.B. Drew Building

45 West Bay Street

Name of Property

Address

9. Major Bibliographical References

Bibliography

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

Please see Attached Continuation Sheets

10. Geographical Data

Acreeage of Property .12 (5052.00 sq.ft.)

UTM References

(Place additional references on a continuation sheet.)

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

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

See continuation sheet

Verbal Boundary Description

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

39-2S-26E, JAX HARTS MAP, PT LOT 1, BLK 31.

Boundary Justification

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

Property identified in the public records as constituting JAX HARTS MAP, PT LOT 1, BLK 31.

11. Form Prepared By

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

organization Jacksonville Planning and Development Department date December 9, 2015,

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 45 Bay Street, LLC

street & number 1830 North Main Street telephone

city or town Jacksonville state Florida zip code 32206

City of Jacksonville

**Landmark, Landmark Site, or Historic District Nomination
Form Continuation Sheet**

9-1 - Major Bibliographical References –

Books and Articles

Blumenson, John J.-G. *Identifying American Architecture, A Pictorial Guide to Style & Terms, 1600 – 1945*. Nashville, Tennessee, American Association for State and Local History, 1977.

Broward, Robert C. *The Architecture of Henry John Klutho*. Jacksonville, Florida, University of North Florida Press, 1983.

Crooks, James B. *Jacksonville After the Fire, 1901-1919, A New South City*. Jacksonville, Florida, University of North Florida Press, 1991.

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

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

Miscellaneous Sources:

Duval County Court House:

Deed Book 134, p. 416, dated November 9, 1901 and recorded March 3, 1915.

Deed Book 57, p. 416, recorded July 26, 1909.

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

Jacksonville City Directories – 1901 – 1940.

Oral Interview – Edward Drew, June 27, 1985.

Sanborn Maps of Jacksonville, 1903, 1913 & 1969.

Vertical Files – H. & W.B. Drew Building; the Columbus Drew family.

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

City of Jacksonville

**Landmark, Landmark Site, or Historic District Nomination
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Newspapers

Florida Times Union

August 11, 1901
July 2, 1909, p. 7
November 8, 1910
May 14, 1971, B-10
January 6, 1982, p. B-2
January 7, 1982, p. B-6
October 23, 1982, P. D-7

Jacksonville Journal

January 26, 1976
December 2, 1977, p. 38
January 5, 1982, p. 1-A
January 6, 1982
January 21, 1982, p. 1A
June 16, 1983

H. & W.B. Drew Building

Name of Property

45 West Bay Street

Address

13. Additional Documentation

Submit the following items with the completed form:

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

Maps

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

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

Drawings (If available)

Current elevations, floorplans, etc.

Historic elevations floorplans, etc.

Photographs

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

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

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

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

Attach proof of publication for the JHPC public hearing.



III.

LEGAL DESCRIPTION AND MAP



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

NOTICE OF PUBLIC HEARING

LM-15-03

The Jacksonville Historic Preservation Commission will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-15-03** regarding the proposed designation of 45 West Bay Street, Real Estate # 073664-0000, as a City of Jacksonville Landmark as noted below:

Date: Wednesday, December 9th, 2015

Time; 3:00 P. M.

Place: Room 851
8th 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.

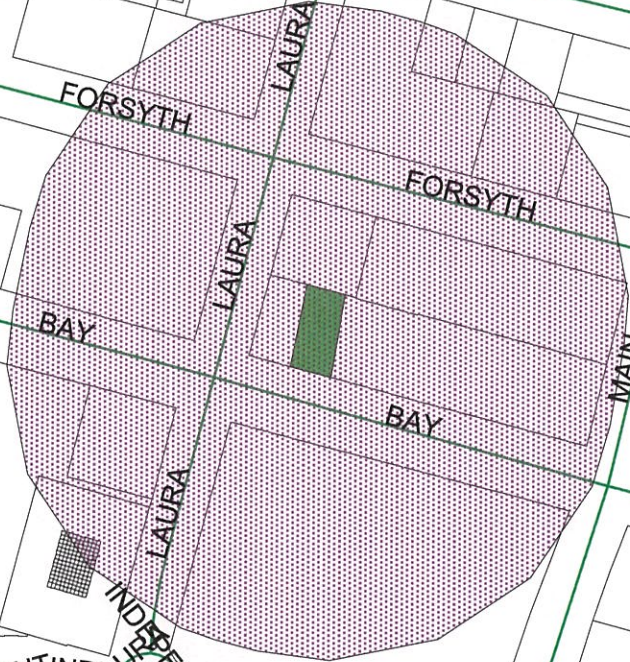
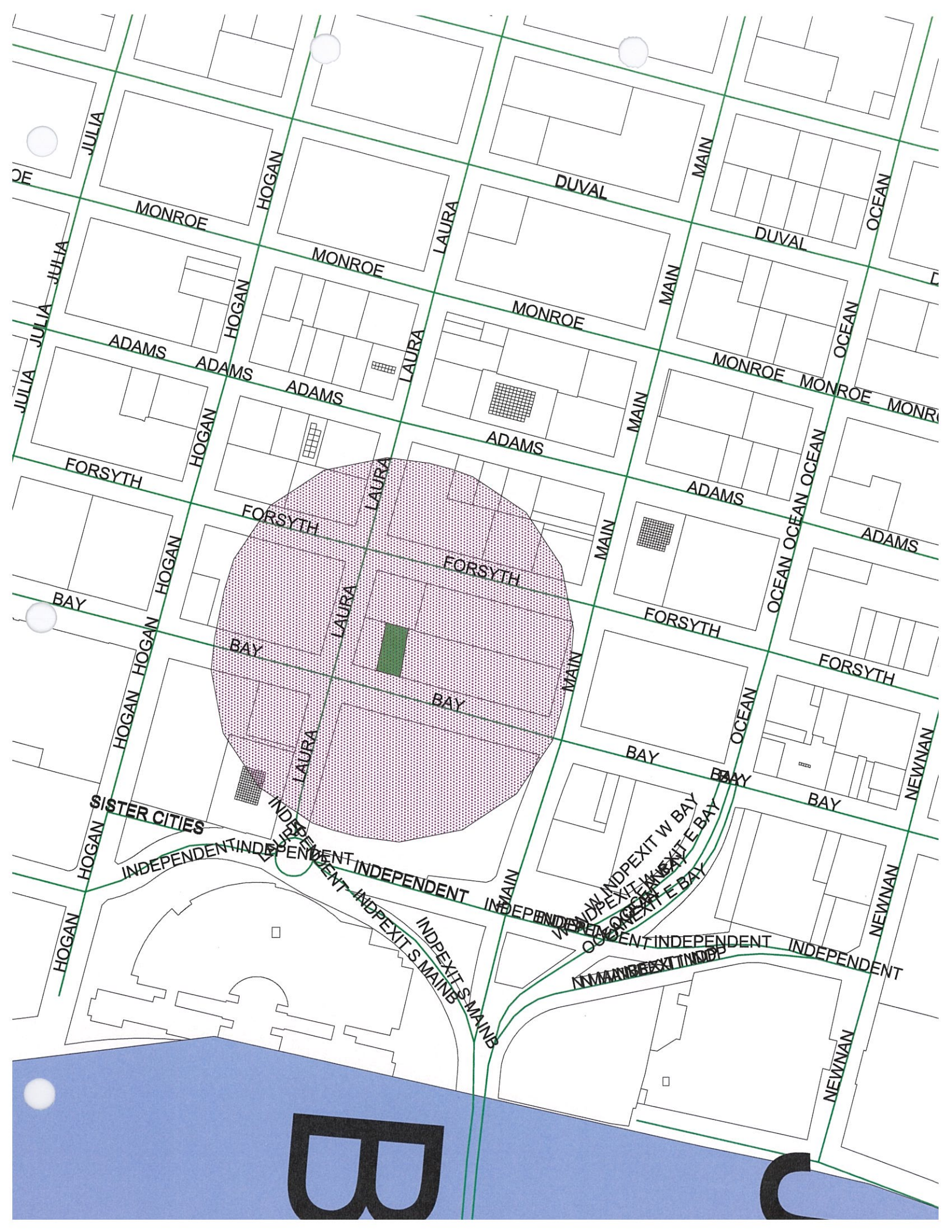
The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

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: 073664-0000

Legal Description: 39-2S-26E JAX HARTS MAP,
PT LOT 1, BLOCK 31



JULIA
MONROE
ADAMS
FORSYTH
BAY
HOGAN
LAURA
MAIN
DUVAL
OCEAN
NEWNAN
INDEPENDENT
SISTER CITIES
INDEPENDENT W BAY
INDEPENDENT E BAY
INDEPENDENT S MAIN
INDEPENDENT W BAY
INDEPENDENT E BAY
INDEPENDENT S MAIN





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 James F. Bailey, Jr., who on oath says that he is the Publisher 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 Application No. LM-15-03: 45 West Bay Street

in the _____ Court, of Duval County, Florida, was published
in said newspaper in the issues of November 25, 2015

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.

[Signature]
Publisher

Sworn to and subscribed before me this day of November 25, 2015

ANGELA CAMPBELL
Notary Public, State of Florida
My Comm. Expires April 10, 2017
Commission No. EE 871981

Angela Campbell
Notary Signature

Angela Campbell
Notary Public
EE871981

seal

James F. Bailey, Jr. personally known to me

NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE 45 West Bay Street AS A CITY OF JACKSONVILLE HISTORIC LANDMARK

NOTICE IS HEREBY GIVEN that on the 9th day of December, 2015 A.D. at 9:00 P.M. the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a **Public Hearing** in Room 861 Eighth Floor Ed Ball Building, 214 North Hogan Street Jacksonville for the consideration of 45 West Bay Street as a City of Jacksonville Historic Landmark pursuant to Jacksonville Ordinance Code 907.104.

Exhibit A
BOUNDARY DESCRIPTION
Real Estate Appraiser's Number: **EE# 078664-0000**
Legal Description: **39-29-46E JAX HARTSMAN ETL LOT 1 BLOCK 11**

(This application (LM-15-03) is being sponsored by Daniel James Salois 45 West Bay Street Jacksonville Florida 32202 on behalf of Kevin J. Gay 45 Bay Street EEG#1890 North Main Street Jacksonville Florida 32206. A copy of this application may be examined in the Offices of the Planning and Development Department 8th Floor Ed Ball Building 214 North Hogan Street Jacksonville Florida (904) 255-7431. All interested parties are notified to be present and will be heard at the Public Hearing.

DATED this 25th day of November 2015 A.D.

Harry B. Underwood
Chairman
Jacksonville Historic Preservation Commission
City of Jacksonville
Nov 25 2015 (0015-13100)



V.

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



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2
073738 0000	100 N LAURA ST LLC		10 W ADAMS ST	
074463 0000	100 WEST BAY STREET 1 LLC		376 LANGSHIRE DRIVE	
073690 0000	118 MAIN STREET LLC		10 ADAMS ST W 3RD FLOOR	
073735 0000	121 ATLANTIC PLACE LLC		PO BOX 47276	
073689 0000	20 WEST ADAMS ST INC		PO BOX 43186	
073664 0000	45 BAY STREET LLC		1830 N MAIN ST	
073682 0000	5 W FORSYTH ST INC		PO BOX 330108	
074480 0005	76L OWNERS LLC		512 E WASHINGTON ST STE 200	
073665 0000	ALLEGIANCE JACKSONVILLE LLC		1330 AVENUE OF THE AMERICAS 12TH FLOOR	
073742 0000	BARNETT TOWER LLC		140-B E BAY ST	
073670 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL
073724 0000	HERTZ JACKSONVILLE ONE LLC		1522 2ND ST	
073688 0000	LAURA TRIO LLC		140 BAY ST E #B	
074464 0010	MAINSTREET CV 76 LAURA ST LLC		2101 W COMMERCIAL BLVD STE 1200	
073669 0000	REGIONS BANK		250 RIVERCHASE PKWY E STE 600	
	Urban Core CPAC	Gloria Devall	7027 Alpine ST	

MAIL_CITY	MAIL_ST	MAIL_ZIP
JACKSONVILLE	FL	32202
MCDONOUGH	GA	30253
JACKSONVILLE	FL	32202
JACKSONVILLE	FL	32247-7276
JACKSONVILLE	FL	32203-3186
JACKSONVILLE	FL	32206
ATLANTIC BEACH	FL	32233-0108
ORLANDO	FL	32801-1941
NEW YORK	NY	10019
JACKSONVILLE	FL	32202
JACKSONVILLE	FL	32202
SANTA MONICA	CA	90401
JACKSONVILLE	FL	32202
FT LAUDERDALE	FL	33309
BIRMINGHAM	AL	35244
JACKSONVILLE	fl	32208