

BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF JACKSONVILLE

DEMOLITION REQUEST

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

ORDER GRANTING REQUEST FOR PARTIAL DEMOLITION

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

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

FINDS AND DETERMINES:

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 On April 26, 2017, the request was heard, and subsequently withdrawn, at a public hearing before the Commission.

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

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

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

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

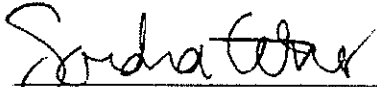
DONE AND ORDERED by the Jacksonville Historic Preservation Commission at the May 24, 2017 public meeting.



DAVID CASE, CHAIRMAN

Dated: June 5, 2017

FORM APPROVED:



SONDRA R. FETNER
ASSISTANT GENERAL COUNSEL

NOTICE OF RIGHT TO APPEAL

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

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

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

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

City Building Inspection Division

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