

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED FEB 25 1980
DATE ENTERED APR 17 1980

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Dyal-Upchurch Building

AND/OR COMMON

Dyal-Upchurch Investment Company Building

LOCATION

STREET & NUMBER

4 East Bay Street

NOT FOR PUBLICATION

CITY, TOWN

Jacksonville

CONGRESSIONAL DISTRICT

3

VICINITY OF

STATE

Florida

CODE
012

COUNTY
Duval

CODE
031

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

__DISTRICT

__PUBLIC

__OCCUPIED

__AGRICULTURE

__MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

__PARK

__STRUCTURE

__BOTH

__WORK IN PROGRESS

__EDUCATIONAL

__PRIVATE RESIDENCE

__SITE

PUBLIC ACQUISITION

ACCESSIBLE

__ENTERTAINMENT

__RELIGIOUS

__OBJECT

__IN PROCESS

__YES: RESTRICTED

__GOVERNMENT

__SCIENTIFIC

__BEING CONSIDERED

__YES: UNRESTRICTED

__INDUSTRIAL

__TRANSPORTATION

NO

__MILITARY

OTHER: Vacant

OWNER OF PROPERTY

NAME

Walker Realty Company

STREET & NUMBER

55 University Boulevard, North

CITY, TOWN

Jacksonville

VICINITY OF

STATE
Florida 32211

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Duval County Courthouse

STREET & NUMBER

CITY, TOWN

Jacksonville

STATE
Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Duval County Comprehensive Survey

DATE

1974

__FEDERAL STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Florida Division of Archives, History and Records Management

CITY, TOWN

Tallahassee

STATE
Florida

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Dyal-Upchurch Building is located at the foot of the Main Street Bridge in Jacksonville, and has a frontage of 75' on Bay Street and a depth of 111' on Main Street. Like many of Klutho's early Jacksonville works, the buildings was constructed in the Beaux Arts Classicism style. The six-story structure, originally designed to be five stories,¹ was constructed in 1901 and is the first building in Jacksonville to rest on a wood piling and concrete foundation.²

The ground story is completely faced in Bedford stone³ and is dominated by the main entrance, located in the third bay (from the east) of the four-bay north elevation. The entrance is recessed within a stone arch having paired, paneled pilasters surmounted by an entablature with a cornice decorated with wave scroll. The original entrance, composed of double glazed doors separated by a pilaster,⁴ has been replaced by aluminum and glass double doors of contemporary design. The glazed tympanum was originally decorated with a wrought iron grille fanlight which has since been infilled.⁵ All other bays on the north elevation are defined by pilasters surmounted by a continuous frieze, with rosettes, and a continuous cornice. As originally designed, the east and west bays on this elevation contained subsidiary entrances composed of double glazed doors with oversized sidelights and transom sashes.⁶ The east entrance has been replaced with a contemporary plate glass store front design and the west bay has been infilled with brick, except for a single door. The second bay from the east has also been modified with new plate glass store front design. On the west elevation, the original design consisted of a rectangular bay on the north end, similar to those on the north elevation, and five equally spaced arched openings. These five openings have since been infilled and the single bay has been altered like the ones on the north elevation.

Above the ground story, the building is faced with light granite-colored brick. All exterior ornamentation is of Bedford stone, including quoins, sills, belt courses and frieze. The fenestration is regular on both the north and west facades, and all windows are wood one over one double hung sash. The second story window openings have rusticated stone surrounds with projecting keystones and voussoirs. The openings on the third, fourth and fifth stories have plain surrounds, stone jack arches with projecting tripartite keystones, and plain stone sills. The sixth story fenestration has plain surrounds with semi-circular stone arches with radiating pointed voussoirs and projecting keystones. The window sills are incorporated into a continuous belt course. The structure was originally terminated by an entablature composed of a continuous stone architrave, undecorated frieze, and a pressed metal cornice surmounted by a metal balustrade.⁸ The metallic elements of the entablature have since been replaced by a continuous brick parapet above the frieze.

As per legal requirements established after the 1901 fire, there are fire escapes on the south and west elevations of the building. With the exception of the exterior alterations already discussed, the only change to the structure has been the relocation of the non-load bearing partitions of the interior.

(See continuation sheet for footnotes)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1901

BUILDER/ARCHITECT Klutho, Henry John
(Jacksonville, Florida)

STATEMENT OF SIGNIFICANCE

The Dyal-Upchurch Building is significant as the first building in Florida to be designed by Henry John Klutho of the New York architectural firm of Goluke and Klutho. It is also one of the first structures constructed in Jacksonville after the fire of 3 May 1901 which devastated much of the city's downtown. The six-story, Beaux-Arts style building is considered to be the city's first "skyscraper" and holds the distinction of being the first building in the city to be constructed on wood pilings.

Although not stylistically unique, the rusticated window treatment, arcaded entrance bay and use of classically detailed entablature and belt courses clearly place the Dyal-Upchurch Building in the Beaux-Arts tradition. It was not until the latter part of the decade that Klutho began to deviate from the classical Beaux Arts designs which dominated his early work in Jacksonville. Klutho arrived in Jacksonville one month after reading¹ of the devastating fire which consumed most of the city's downtown. He established his own architectural firm and between 1901 and 1910 Klutho was awarded most of the major commercial and municipal commissions in the city's downtown area. These included the 1902 Jacksonville City Hall, the Duval County Courthouse and the 1903 Board of Trade Building.² His influence on the city's rebuilding, which resulted in the newest downtown of any city in the country by 1917,³ was extremely important.

The design for the Dyal-Upchurch Building was ready by August, 1901,⁴ just three months after the fire, and like most of Klutho's early work reflected his classical training at the Schenk Drawing Academy in St. Louis.⁵ It was constructed for the Dyal-Upchurch Investment Company at a cost between \$80,000 and \$90,000.⁶ Originally, the Atlantic National Bank (né the National Bank of the State of Florida) occupied the northwest corner of the first floor.⁷ The remainder of the first floor was arranged for stores while the upper 5 floors contained some 95 offices.⁸ Today, the structure is unoccupied except for parts of the ground floor which still contains retail commercial space.

Although Klutho's early designs were in the classical tradition, he was familiar with the emerging "skyscraper" technology as a result of his training in St. Louis and his knowledge of the work of Adler and Sullivan in Chicago.⁹ These factors combined in his design for the Dyal-Upchurch Building which was for some time the tallest of Jacksonville's post-fire structures. Its construction on wood pile foundations, some up to thirty feet in length, was hardly technologically innovative but it was unique for Jacksonville.¹⁰ The site's proximity to the St. Johns River, the poor bearing capacity of the sub-soil¹¹ and the size of the structure forced Klutho to experiment with a foundation system which had not been used in the area up to that time.

(See continuation sheet for footnotes)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See continuation sheet)

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less Than One (1)

ACREAGE NOT VERIFIED

UTM REFERENCES

A	1, 7	4, 3, 6, 8, 0, 0	3, 3, 5, 4, 8, 8, 0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

That part of water lot 19 according to the Hart Map of the City of Jacksonville beginning at a point on the S. line of Bay St. 30 ft. E. of the S.E. corner of Bay and Main formerly Pine Sts., thence running S. 150 ft. on a line parallel to Main St. to a point, thence running E. on a line parallel to Bay St. and at right angles to the last mentioned line 22 ft. and 9 inches to a point, thence running N. on a line parallel to Main St. 150 ft. to the S. Line of Bay St. thence running W. along the S. line of Bay St. 22 ft. 9 inches to the place of beginning the said premises being also described as the EL. 22 (continued)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

J. L. Currais, Technical Preservation Specialist

ORGANIZATION

Florida Division of Archives, History and Records Management

DATE

12/12/79

STREET & NUMBER

Department of State, The Capitol

TELEPHONE

(904) 487-2333

CITY OR TOWN

Tallahassee

STATE

Florida 32304

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Deputy State Historic Preservation Officer

DATE 2/14/80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF TECHNOLOGY AND HISTORIC PRESERVATION

DATE 4/17/80

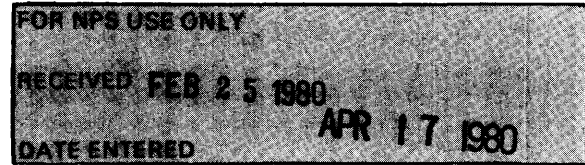
ATTEST:

DATE 9/15/80

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET

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PAGE 1

¹"Plans for Office Building Adopted," Florida Times-Union, August 11, 1901,
p. 5.

²"Some Buildings Designed by H. J. Klutho, Architect - 1901 to 1941,"
unpublished; n.p.

³"Dyal-Upchurch Investment Company's Office Building," source unknown.

⁴Original Drawings for North Elevation of the Dyal-Upchurch Building,
H. J. Klutho. Duplicate on file at Florida Division of Archives, History and
Records Management.

⁵ibid.

⁶ibid.

⁷op. cit., "Some Buildings Designed by H. J. Klutho, Architect, 1901-1941."

⁸op. cit., Original Drawing.

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¹ Robert C. Broward, "Jacksonville: Southern Home for the Prairie School" Historic Preservation, January-March 1978, p. 16.

² Robert C. Broward, Personal communication to Diane D. Greer, Summer, 1975.

³ op. cit., Broward.

⁴ "Plans for Office Building Adopted," Florida Times-Union, August 11, 1901, p. 5.

⁵ op. cit., Broward.

⁶ _____, "Some Buildings Designed by H. J. Klutho, Architect - 1904 to 1941," unpublished, ca. 1941; n.p.

⁷ op. cit., "Plans for Office Building Adopted."

⁸ "Dyal-Upchurch Investment Company's Office Building," source unknown, n.d., n.p.

⁹ op. cit., Broward.

¹⁰ op. cit., "Some Buildings Designed by H. J. Klutho, Architect, 1901 to 1941".

¹¹ op. cit., "Dyal-Upchurch Investment Company's Office Building".

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Broward, Robert C. Personal communication with Diane Greer, Summer, 1975.

Broward, Robert C. "Jacksonville: Southern Home for the Prairie School," Historic Preservation, January - March, 1978.

Davis, T. Frederick. A History of Jacksonville, Florida and Vicinity, 1513-1924.
St. Augustine: The Florida Historical Society, 1925.

Duval County Courthouse, Jacksonville, Florida. Office of the Clerk of the Circuit Court. Duval County Records Subgroup Deed Book 2, pp. 531, 727, 729.

"Dyal-Upchurch Investment Company's Office Building," source unknown.

Klutho, H. J. "North Elevation." Original Drawing of the Dyal-Upchurch Building. Duplicate in files of Florida Division of Archives, History and Records Management, Tallahassee, Florida.

Klutho, H. J. "Some Buildings Designed by H. J. Klutho, Architect, 1901 to 1941," Unpublished, ca. 1941. In files of Florida Division of Archives, History and Records Management, Tallahassee, Florida.

"Plans for Office Building Adopted," Florida Times-Union, August 11, 1901, p. 5.

ft. and 9 in. of the W. 52 ft. and 9 in. of the N. 150 ft. of water lot 19, according to Hart's Map of the City of Jacksonville.