

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name LYNCH BUILDING

other names/site number American Heritage Life Building FMSF# DU164

2. Location

street & number 11 Forsyth Street N/A not for publication

city or town Jacksonville N/A vicinity

state Florida code FL county Duval code 031 zip code 32201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Janet Snyder Matthews 11/12/2003
 Signature of certifying official/Title Date

Bureau of Historic Preservation, Division of Historic Resources
 State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register
 - See continuation sheet
 - determined eligible for the National Register
 - See continuation sheet.
 - determined not eligible for the National Register
 - See continuation sheet.
 - removed from the National Register.
 - other, (explain) _____
- _____

Edson H. Beall Signature of the Keeper
 Date of Action 12/23/03

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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 listed in the National Register

""Historic Buildings of Downtown Jacksonville, Florida"

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE: trade

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Skyscraper

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK, STONE
roof ASPHALT
other TERRA COTTA, METAL

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

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

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1926

Significant Dates

1926

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Pringle & Smith/Realty Construction Company

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

Lynch Building
Name of Property

Duval Co., FL
County and State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	3	6	7	8	0	3	3	5	5	0	2	0
	Zone		Easting					Northing							
2															

3															
	Zone		Easting					Northing							
4															

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Dockins, Tammy, Kate Boruff/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date November 2003

street & number 500 S. Bronough Street telephone 850-245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

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

Photographs

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

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name The Vestcor Companies, attn: Tammy Dockins

street & number 3020 Hartley Road, Suite 300 telephone 904-260-9031

city or town Jacksonville state Florida zip code 32257

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **LYNCH BUILDING, JACKSONVILLE,
DUVAL COUNTY, FLORIDA**

SUMMARY

The Lynch Building is located at 11 East Forsyth Street, Jacksonville, Duval County, Florida. The seventeen-story building is on the northeast corner of Forsyth and Main Street, and has a square base and an "L" shaped fifteen story shaft. It was built in 1926 in the Skyscraper Commercial Style. The skyscraper is a steel frame building with brick cladding. The south and west facades visually are divided vertically into three sections, base, shaft, and capital, by the ornamental use of materials. The first two stories, consisting of street-level storefronts with transom windows, act as the base for the building. The base and shaft are separated by the third story's row of windows, and exterior of smooth, buff limestone. The exterior shaft wall fabric is buff color brick. Ornamental terra cotta spandrels, located between the double hung windows, balance the piers with horizontality. The shaft is separated from the capital by a band of polychromatic molding and two story pilasters. The building terminates in a classically detailed cornice with terra cotta detailing and a flat roof.

The Lynch Building is nominated to the National Register under the MPS "Historic Buildings of Downtown Jacksonville, Florida," Associated Property Type F.2, "Historic Skyscrapers of Downtown Jacksonville, 1901-1927."

SETTING

Downtown Jacksonville is arranged on an orthogonal grid of streets and blocks. The Lynch Building is three blocks directly north off of the south/north Main Street Bridge that crosses the St. Johns River between South Jacksonville, and downtown (Photo #1). Downtown Jacksonville is densely developed with the largest concentration of high-rise buildings in the city. Interstate Highway 95 runs north/south approximately a mile and a half to the west of the Lynch Building.

PHYSICAL DESCRIPTION

Exterior

South and West Elevations

Base

The skyscraper has eleven bays on the south and west elevations defined by large glass storefronts, transom lights, knee walls and display windows in dark molded copper casings (Photos #2&3). The main entrance is through double doors on the south elevation. A metal awning shelters the entrance and extends above the sidewalk. Reflective pressed metal panels surface the underside, and replaced non-historic recessed lighting (Photo #4). Square limestone piers separate each bay, and rise the two stories of the base. At the second story level are small fluted pilasters with Corinthian capitals dividing three and four light casement windows.

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Visually dividing the second and third stories is a classically modeled entablature. A projecting cornice with medallions runs above the pilaster, forming the sills for the fourth floor windows. At the third story is a horizontal band of smooth limestone containing a row of double-hung windows.

Shaft

The shaft of the building is composed of floors four to fifteen. Each floor of the shaft has a row of wooden double-hung sash windows with one over one lights. The character of the shaft is articulated by the interplay of buff colored brick pilasters that divide the windows, and the decorative, polychromatic terra cotta spandrels located under eight of the ten windows (Photo #5). The window on each end has wider pilasters and no spandrels. The ornamented polychromatic glazed terra cotta tiles above the window create a horizontal counter to the window columns. The terra cotta spandrels are composed of six individual tiles colored in yellow, red and green floral motif.

Capital

The shaft is separated from the top two floors by a white Grecian fret on a blue band punctuated with red centered white flowers in terra cotta (Photo #2). Smooth limestone, echoing the base, surfaces the capital. Above each double-hung window is a classical detailing of a row of garlands and a row of arrows in copper. The two story pilasters continue to the entablature with their frieze being decorated with triglyphs. The capital is topped by classical cornice composed of rows of miniature pilasters in a burgundy background with alternating rows of white and blue terra cotta. A green and burgundy floral design is found in the upper band of the cornice. A flat cornice and roof terminates the building. Mechanical equipment rooms and an antenna with a lighted sign top the Lynch Building.

North and East Elevations

Several of the lower floors on the north and east elevations of the building are not visible due to the abutting buildings. These buff brick elevations do not have the same decorative elements as found on the south and west elevations. However, the capital on these two elevations is defined by simple limestone belt courses and coping that follows the wrap around of the decorative cornices of the primary facades. The remaining floors have rows of five window pairs with metal sash, double hung, wire glass windows with either three over two or three over three lights. In the well between the north and east elevations is a one-story addition constructed of a similar buff color concrete. The section of the east façade at the southeast corner of the building has two windows on each floor with the same metal sashes and wire glass with three over three lights found on the remaining parts of the east and north elevations.

Interior

The interior of the building has been repeatedly altered over the years with the change of tenants and is currently a 127-unit apartment. The first floor is divided into two areas, commercial space and residents'

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Section number 7 Page 3 **LYNCH BUILDING, JACKSONVILLE,
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community area. The commercial space is an open area awaiting tenant build-outs (Photos #6&7). It has eleven storefronts that face Main and Forsyth Streets. The resident tenants community space is composed of a lobby, clubroom (Photo #8), and fitness room. The lobby is entered from Forsyth Street and has marble walls from an alteration in the 1960's. The ceiling is composed of sculpted plaster in an original magnificent tray with ornamental motifs that include frets, egg and dart, honeysuckle and bound papyrus leaf (Photo #9). Each cornice is recessed within the tray from the previous one. The original four elevator doors are on the east wall with two of them currently functional (Photo #10). The original brass mail drop box attached by chutes to each floor is adjacent to the elevators (Photo #11). The original open stair way starts in the lobby on the first floor and moves into an enclosed stairwell on upper floors (Photo #12).

Floors two through seventeen have an L-shaped hallway aligned with the elevator (Photos #13&14), and retain the existing hall doors and wood trim. Behind each door is a 585-1720 square foot apartment (Photos #15&16). Window sashes, casings, and baseboards are original on the outside walls throughout most of the building (Photo #17). A new stairwell was added in 2001 allotting the required fire code requirements (see Ground Floor Plan). Therefore, there are two stairwells exits on each floor as well as the two elevators.

ALTERATIONS

Historic photographs and drawings of the Lynch Building have revealed significant alterations to the first and second floors on the south and west facades. According to building permit records, these storefront alterations were probably made in 1940 with additional alterations to the entrance in 1964. The major alterations on the first two stories were with the covering or removal of the storefronts between the vertical limestone piers. The storefronts were replaced with smaller aluminum cased windows, and the main entrance was pairs of raw aluminum doors. The transom lights were covered with a heavy brown marble signage band. The lobby was remodeled last in 1985 by lining it with brown marble matching the exterior material. Street level retail space was turned inward to be used as offices. These changes were reversed and the first and second floors were restored to their original design in 2002.

Another alteration made to the building was the erection of green metal rooftop screens in 1968 that hide mechanical systems. Above this screening was erected the steel framing for the American Heritage Life Insurance Company sign that was composed of three block structures, each one housing a letter from the company's initials. The screen is now a buff color to blend in with the building and the sign has been redone to "11E," indicating the address.

American Heritage Life Annex (Old Walgreen's Building, 125 North Main Street)

Immediately north of the Lynch Building was a two-story building that faced Main Street. It was substantially modified in 2002 into a six-story reinforced concrete parking garage with a painted smooth stucco finish. It is an independent structure and there is a reveal where it aligns with the Lynch Building. The garage has a

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secured entrance for Lynch Building tenants. It is a non-historic building on a separate property lot, and is not included in this nomination.

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Section number 8 Page 1 **LYNCH BUILDING, JACKSONVILLE,
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SUMMARY

The Lynch Building is nominated to the National Register under Criterion C for local significance in the area of Architecture. The building was constructed in 1926 at the height of downtown Jacksonville's Commercial Style skyscraper era, and remains one of Jacksonville's best examples of the skyscraper buildings. The building is nominated under the Multiple Property Submission (MPS) cover "Historic Buildings of Downtown Jacksonville, Florida," under the associated historic context of "Jacksonville During the Great Florida Land Boom, 1920-1927."

CONTEXT

Collectively, the skyscrapers of Jacksonville are among the most significant historic resources in the city. There were two distinct eras of skyscraper construction during Jacksonville's history. The first ranged from 1908-1914, when six buildings of ten stories or more were added to the Jacksonville skyline. The second occurred during the Florida Land Boom when, between 1925 and 1927, seven additional skyscrapers were constructed, including the Lynch Building. The addition of a number of these skyscrapers enhanced Jacksonville's reputation as Northeast Florida's financial, commercial and industrial center.

HISTORIC SIGNIFICANCE

Pringle & Smith Architects

Robert Smith Pringle & Francis Palmer Smith established their Atlanta based architectural firm in 1922. A native of Summerville, South Carolina, Robert Smith Pringle (1883-1937) received his architectural training from Verners Academy in Columbia, South Carolina. Moving his practice to Atlanta in 1907, Pringle went into partnership with Francis Palmer Smith from 1922 -1934. Born in Cincinnati, Ohio, Francis Palmer Smith (1886-1971) received his architectural training from the University of Pennsylvania where he studied under nationally renowned architect, Paul P. Cret. After working with several firms in Cincinnati and Columbus, Ohio, Smith moved to Atlanta in 1909 to head the Department of Architecture at the Georgia School (now Institute of Technology). In 1922, he left the school to join in partnership with Pringle. Some of the noted designs of Pringle & Smith during their twelve-year partnership included the Cox-Carlton Hotel (1925), the Norris Building (1926), the Rhodes-Haverty Building (1929), the William-Oliver Building (1930), the First National Bank (1930), Collier Building (1930), and the W. W. Orr Doctors' Building (1930), all located in the Atlanta area. Besides the Lynch Building, commissions outside of Atlanta included the Venetian Hotel in Miami (1925), Terrence Hotel in Sarasota (1927), and the Darlington School in Rome, Georgia (1923). In addition to both serving as past presidents of the Georgia Chapter of the American Institute of Architects, Smith has been credited with bringing the concepts of Art-Moderne and traditional Beaux Arts principles of design to the Atlanta area.

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In 1926, Pringle & Smith, also designed the Columbus Hotel in Miami and the Rhodes-Haverty Building in Atlanta (NR 1979) for financier S. A. Lynch. The Columbus Hotel, overlooking Biscayne Bay in downtown Miami, was very similar to the Lynch Building in Jacksonville. Both the Lynch and the Columbus Hotel were built as 17 stories with straight facades and flat roofs. One major difference between the buildings was the T-shaped footprint of the Columbus Hotel as opposed to the L-shaped configuration of the Lynch Building. Occupying increasingly crowded urban cores, the tall commercial buildings had to give up some of their mass to permit adequate illumination and ventilation for interior spaces. Pringle & Smith's Lynch Building was designed to fit the site while meeting the tenets of the Commercial Style skyscraper.

Construction History & Architectural Significance

In 1925, Pringle & Smith architects designed a Jacksonville building for Atlanta capitalist S.A. Lynch. Mr. Lynch had investment company offices in Atlanta, Miami, and Jacksonville. Valued at \$1,000,000 when the permit was issued on April 30, 1926, the Lynch Building's owner was recorded as Florida Realty Securities Corporation, Lynch's investment corporation. H. Robbins Burrough of New York City was the consulting engineer, and the Realty Construction Company of Atlanta served as contractor as well as Pringle & Smith, architects. At seventeen stories, this office and retail building was Jacksonville's second tallest building when completed, below the eighteen-story Barnett Bank Building, which was constructed at the same time. Besides being noteworthy for its polychromatic terra cotta panels on the primary facades, the Lynch Building was constructed in an L-shape which allowed all of the offices access to natural light and ventilation, an important feature in a time before air conditioned buildings.

The Lynch Building incorporates Classical Revival ornamentation in mixed materials, which was a common practice in the early 20th century. For this skyscraper the architects favored floral-colored terra cotta and light yellow brick mixed with copper and limestone. The primary facades are composed of a base, shaft and capital, like a classical column. The base has metal-framed large windowed retail or office space between piers and is set off from upper stories by strong horizontal banding. Its vertical masonry-framing members express the shaft, consisting of identical superimposed stories. Like the base, the capital rises two stories, capped by a definitive flat cornice. Polychromatic Classical Greek and floral designs in glazed terra cotta punctuate the façade with detailed, symmetrical ornamentation. As is typical in Commercial Style skyscrapers, the fenestration defines the character of the facade. The regular pattern of rectangular shaped windows marches around the building, emphasizing the skeletal appearance of the Commercial Style skyscraper.

The Lynch Building was well cared for over the years by its primary owners, the S.A. Lynch Investment Corporation and the American Heritage Life Company. The building supervisor from 1926 to 1964, Jack Saltford, had been a carpenter during construction, and Ben Kersey took over in the mid 1960s. In 1987 he said in a company newsletter that the building sustained no major damage over the years and attributes this in part to the many precautions undertaken over the years.

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Section number 8 Page 3 **LYNCH BUILDING, JACKSONVILLE,
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The Lynch Building is one of Jacksonville's best remaining examples of a Skyscraper Commercial Style building constructed during the 1920s Florida Land Boom.

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Section number 9 Page 1 **LYNCH BUILDING, JACKSONVILLE, DUVAL
COUNTY, FLORIDA**

BIBLIOGRAPHY

Florida Master Site File, Florida Bureau of Archaeology, Structure Form, DU164, 1974, updated 1991.

Florida Times-Union, page 1. "Company Buys Lynch Building," January 4, 1964.

Jacksonville, City of, "The Lynch Building, 11 East Forsyth Street Designation Application and Report," LM00-7, Planning and Development Department, Jacksonville, Historic Preservation Comm., 27 Sept 2000.

Jacksonville, City of, Building permit #698. City Hall Annex, Building Department Archives.

Olausen, Stephen A., Mattick, Barbara E., "Historic Buildings of Downtown Jacksonville, Florida," National Register Multiple Property Documentation Form, November 12, 1992. Jacksonville Historic Preservation Commission.

Whiffen, Marcus, American Architecture since 1780, A Guide to Styles, MIT Press, Cambridge MA; MIT Press, revised edition, 1996.

William Cook Advertising Inc., "The AHL Building One of City's Original Skyscrapers Home to Agency Twenty-two Years," Vol. 9, No.5, May 1987. Jacksonville, Florida: Jacksonville Historic Preservation Commission.

Woods, Wayne W., Jacksonville's Architectural Heritage, Gainesville, Florida: University Press of Florida, 1996.

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Section number 10 Page 1

**LYNCH BUILDING, JACKSONVILLE, DUVAL
COUNTY, FLORIDA**

VERBAL BOUNDARY DESCRIPTION

13-2S-26E Jacksonville Harts Map, Lot 1, Block 22

Township 2S, Range 26E Section 13 1/4 1/4-1/4

BOUNDARY JUSTIFICATION

The boundary encompasses the property historically associated with the Lynch Building.

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Section number _____ Photo _____ Page 1 **LYNCH BUILDING, JACKSONVILLE,
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PHOTOGRAPHIC LIST

1. 11 E. Forsyth Street, Jacksonville
2. Duval County, Florida
3. May 2003
4. Tammy Dockins
5. Vestcor
6. Main Street view, looking south
7. Photo #1 of 17

Items 1 – 5 are the same for the following photographs.

6. Lynch Building, looking northeast
7. Photo #2 of 17

6. Lynch Building storefronts, looking southeast
7. Photo #3 of 17

6. Main entrance awning, looking east
7. Photo #4 of 17

6. Terra cotta spandrels on south facade, looking north
7. Photo #5 of 17

6. Interior of first floor storefronts, looking south
7. Photo #6 of 17

6. Corner entrance on first floor, looking southwest
7. Photo #7 of 17

6. Residents club room, looking west
7. Photo #8 of 17

6. Main lobby ceiling tray, looking south
7. Photo #9 of 17

6. Main lobby elevators, looking east
7. Photo #10 of 17

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6. Main drop box, looking east

7. Photo #11 of 17

6. Main lobby stairwell, looking west

7. Photo #12 of 17

6. Hallway looking toward elevators, looking east

7. Photo #13 of 17

6. Elevator and mail drop chute, looking east

7. Photo #14 of 17

6. Apartment kitchen space, looking east

7. Photo #15 of 17

6. Apartment bedroom space, looking north

7. Photo #16 of 17

6. Loft apartment baseboard, window sash and trim, looking east

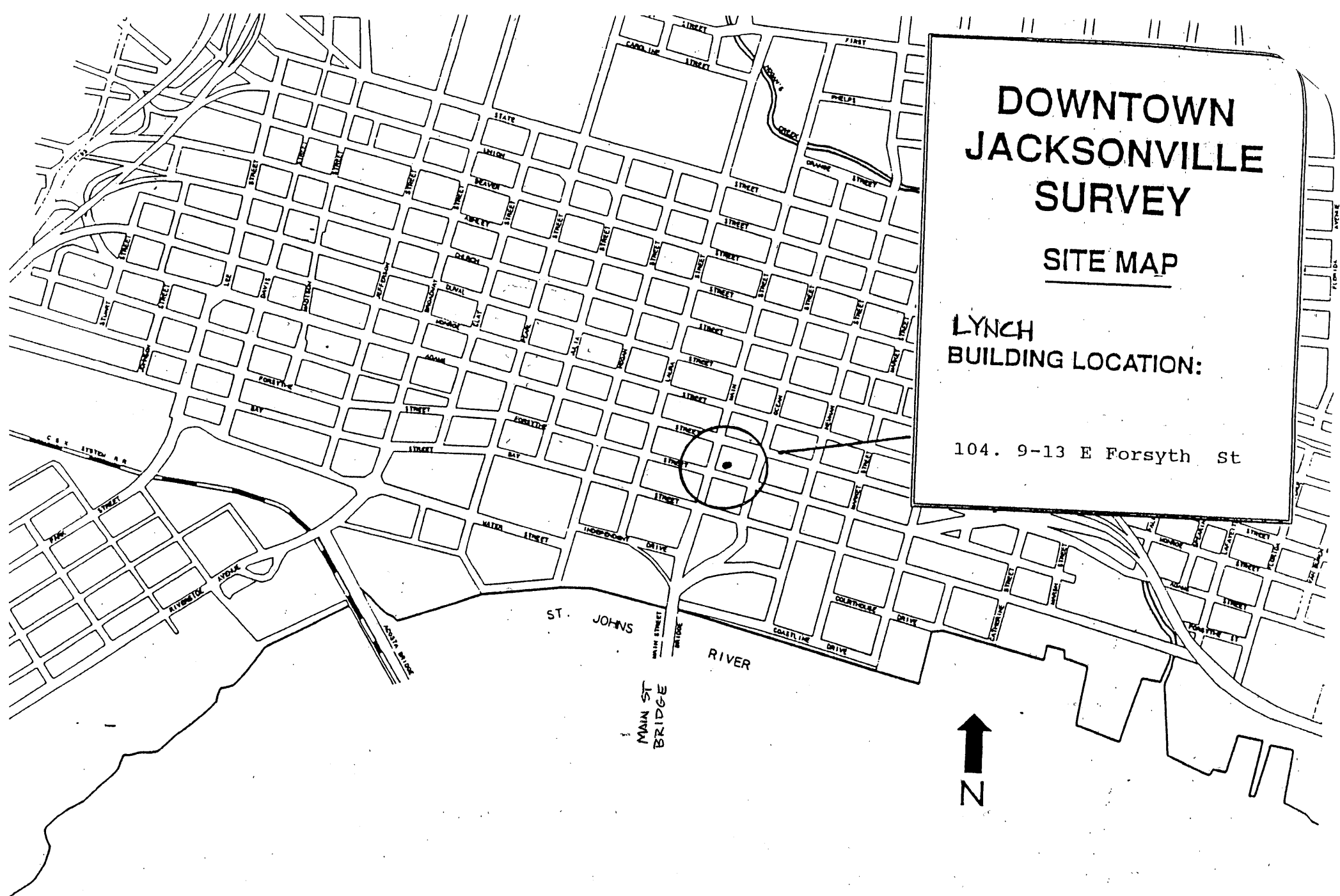
7. Photo #17 of 17

DOWNTOWN JACKSONVILLE SURVEY

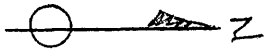
SITE MAP

LYNCH
BUILDING LOCATION:

104. 9-13 E Forsyth St



LYNCH BUILDING
Jacksonville, Duval Co., FL
Site Plan & Photo Diagram
NR Boundary is Lot #1

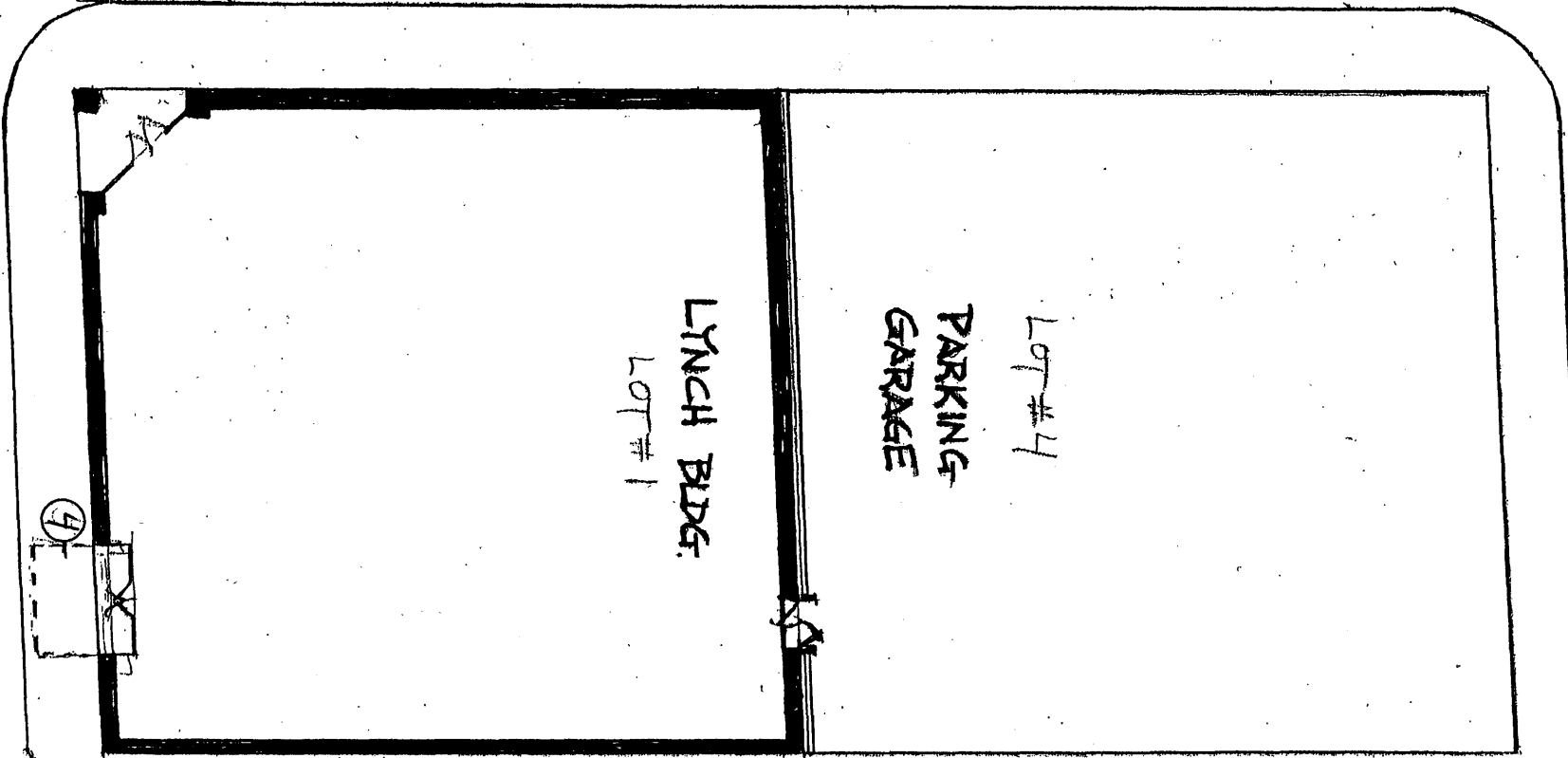


2

1

3

MAIN ST.



FORSYTH ST.

ADAMS ST.

BLOCK 22

LYNCH BLDG.
LOT # 1

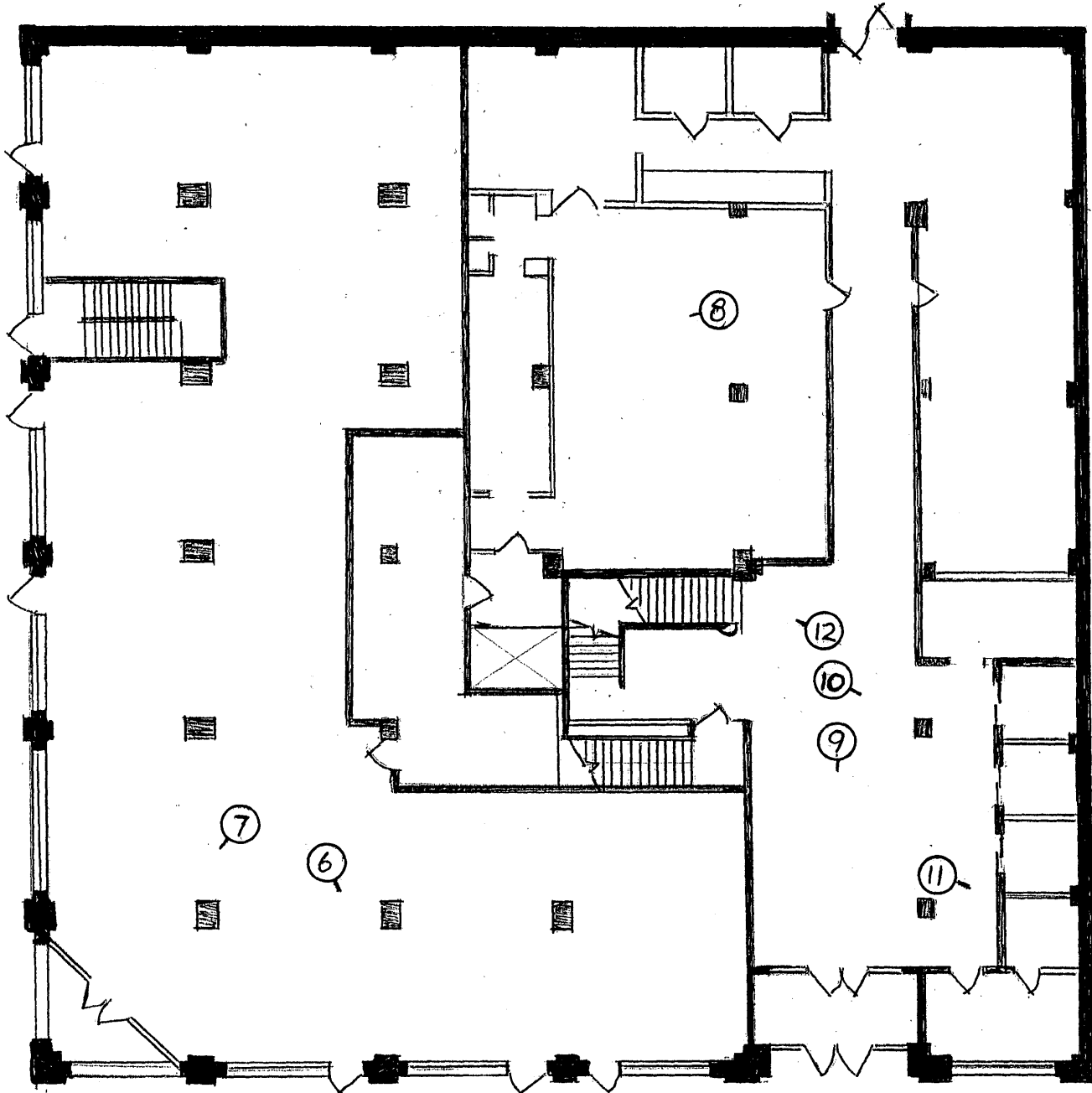
PARKING
GARAGE

LOT # 4

LOT # 2

LOT #.

5

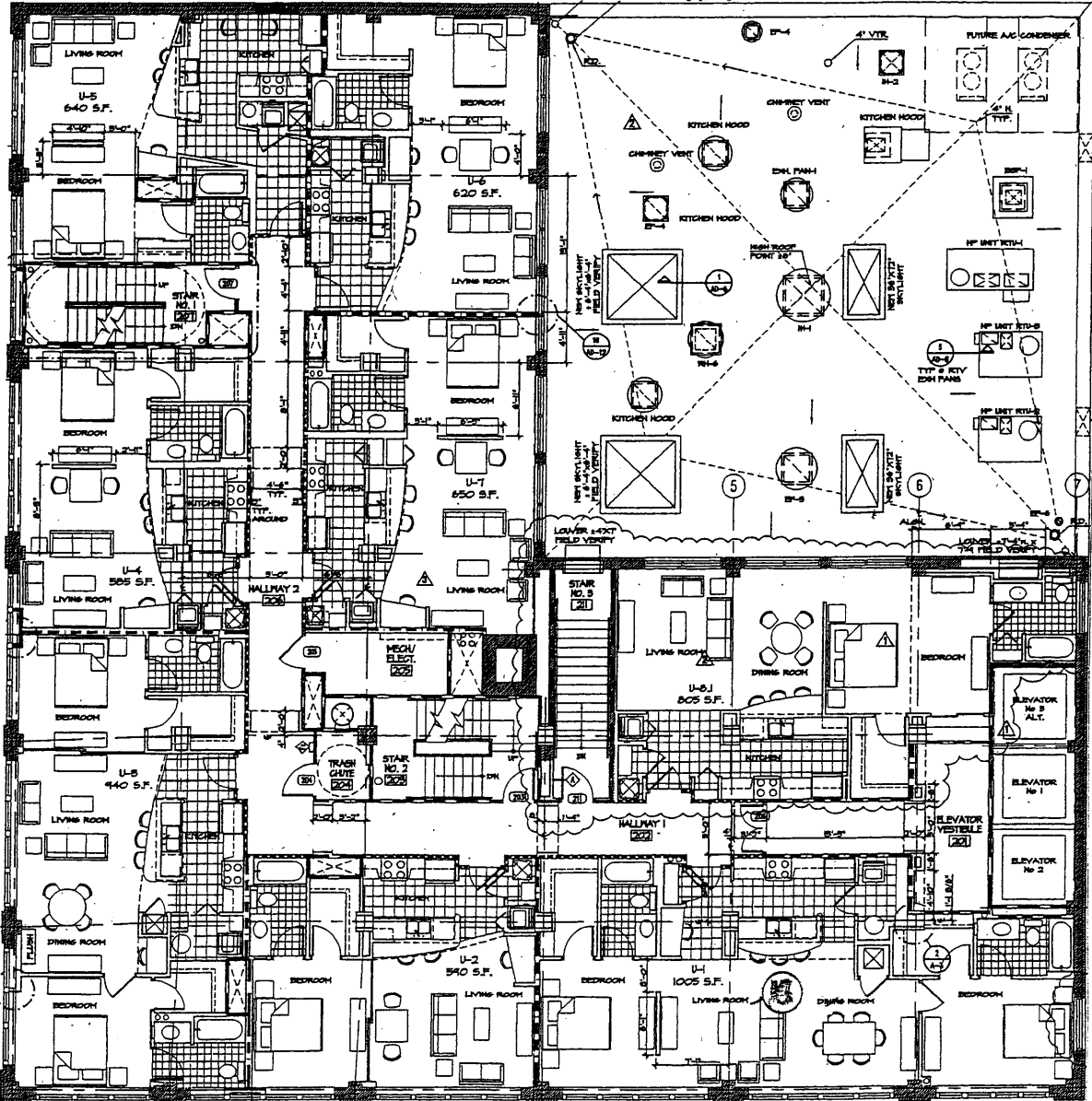


LYNCH BUILDING
Jacksonville, Duval Co., FL

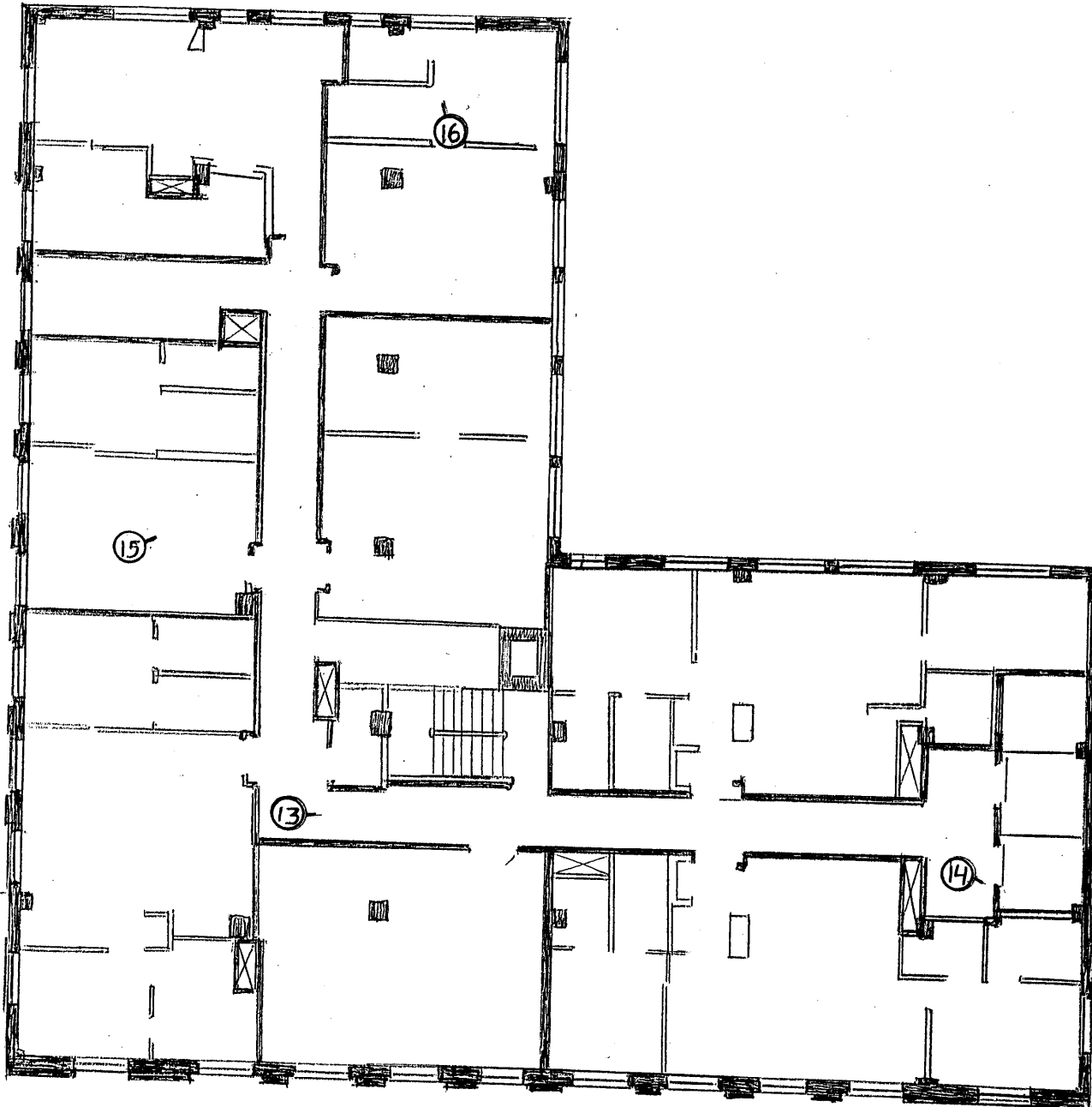
Ground Floor Plan & Photo Diagram

LYNCH BUILDING
Jacksonville, Duval Co., FL

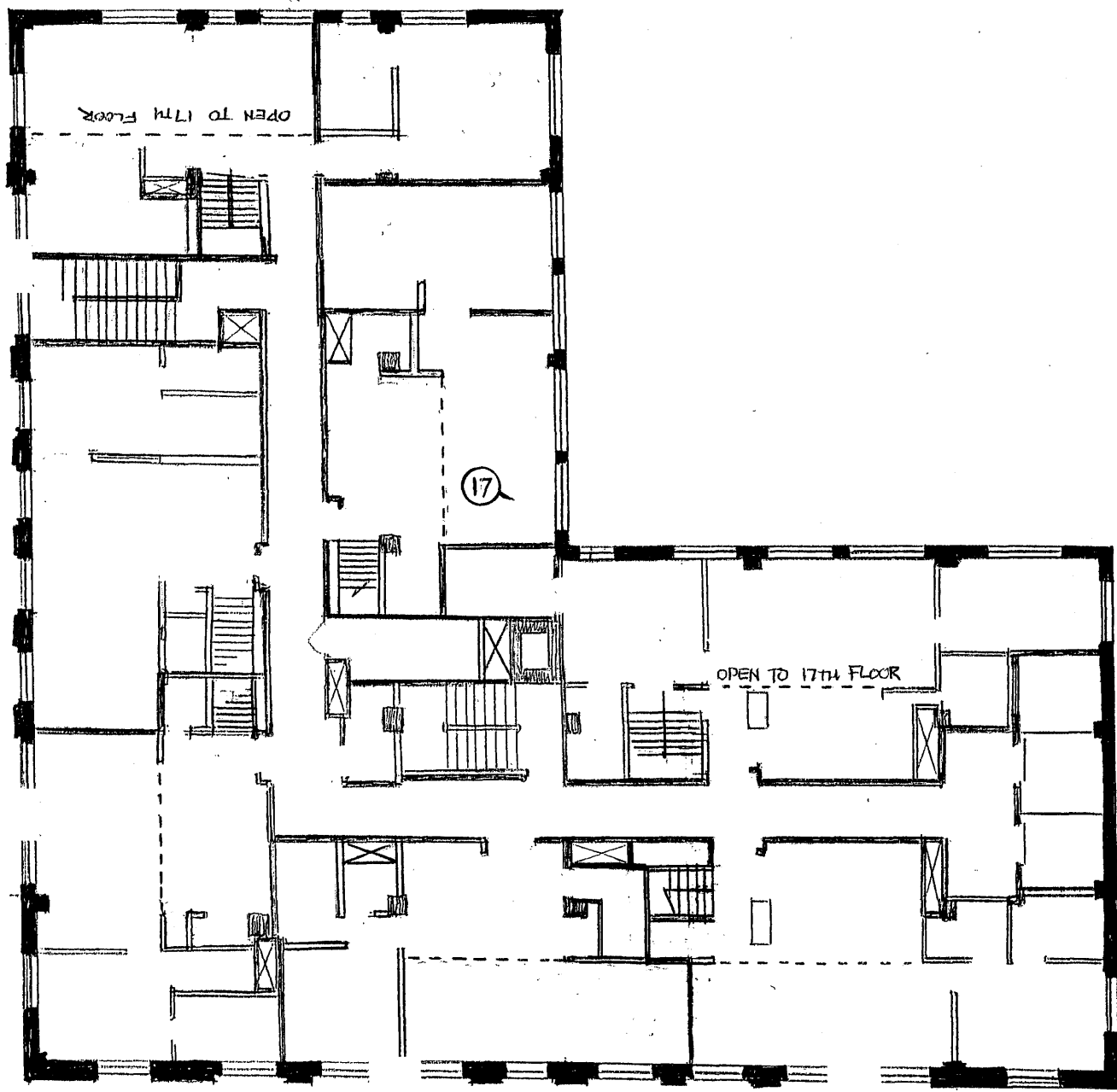
Second Floor Plan showing roof of
Service area



FORSYTH ST.



LYNCH BUILDING
Jacksonville, Duval Co., FL
Floor Plan & Photo Diagram
TYPICAL FLOOR PLAN



LYNCH BUILDING
Jacksonville, Duval Co., FL

**Loft Apartments / 16th Floor Plan
& Photo Diagram**