

# high rise

—by Liltera R. Williams & Renee Robarge; photo by Bradley Stookey

**A**t only six stories, downtown Jacksonville’s oldest “high rise” is no skyscraper by any means. But, opened in May 1902, the Dyal-Upchurch Building, 6 E. Bay St., was the business district’s tallest edifice constructed immediately after the Great Fire of 1901 razed more than 2,000 buildings. Commissioned by Benjamin Dyal and Frank Upchurch, co-owners of a Georgia lumber and investment firm, the 45,000-square-foot building was designed by famed architect Henry Klutho.

The interior is a contemporary design, in stark contrast to its brick and limestone façade. On January 22, the building was awarded to The Jacksonville Bank for a mere \$100 after previous owner, Cameron Kuhn, defaulted on several loans. In March, A. Duda & Sons, Inc., a real estate company based in Oviedo, bought the Dyal-Upchurch from the bank for \$3.73 million. Viera, a subsidiary of Duda, oversees management while CB Richard Ellis is assisting in leasing. There is about 18,400 square feet of unoccupied space on the first, second and fourth floors—roughly half the entire building. “Because of its historic legacy, we will use caution with all improvement items,” says Scott Miller, Viera’s vice president of sales. “We plan to keep the building long term.” #

## Floors 1 & 6 On Ideas, Inc.

On Ideas Inc. is an advertising, marketing and public relations agency that provides service to clients in North America and Europe. Major clients include Winn-Dixie Stores, First Federal Bank of Charleston, Catlin Insurance and Halifax Health. • Tenant since: 2005 • Number of Employees: 42 • CEO: Tom Bolling

## 1st Floor

In years past, the ground floor was occupied by retail and dining businesses. At present there are none.

## Courthouse Annex

Home of the State Attorney’s office.

According to the book *Jacksonville’s Architectural Heritage*, the Dyal-Upchurch is not a true skyscraper because its brick outer walls are load-bearing.





**3rd Floor  
Southeast Legal Copy, Ltd.**

Also known as Ethic Document Solutions, Southeast Legal Copy is a copy and imaging company that specializes in litigation and document support. • Tenant since: 1997 • Number of Employees: 20 • Regional Manager: Brian Vogt

**6th Floor**

The top floor was added during construction of the building in 1901, due to a throng of renter inquiries.

Reportedly, more than 1 million bricks were used in its construction. An official count has never been taken.

**5th Floor  
Edwards Cohen**

Edwards Cohen is a commercial, real estate and corporate law firm whose clients include the Mayo Clinic, the Duval County School Board and JEA. According to its website, the firm developed an unprecedented \$1.75 billion in financing for hurricane response, which proved vital to Florida's recovery efforts from the 2005 hurricane season. • Tenant since: 2003 • Number of employees: 14 • President: David Edwards

**4th Floor  
Empty**

**3rd Floor  
Securities Research**

Securities Research Inc. is a full-service discount stock brokerage firm with nine offices in Florida, Connecticut and Virginia. • Tenant since: 1983 • Number of Employees: 2 • Branch Manager: Steve Ford

**3rd Floor  
Harris Brown, P.A.**

A law firm that has specialized in insurance defense and personal injury for about 30 years. • Tenant since: 2005 • Number of Employees: 11 • President: Harris Brown

