

1 Introduced by the Council President at the request of the Jacksonville
2 Historic Preservation Commission:

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5 **ORDINANCE 2022-903**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC
7 PRESERVATION), *ORDINANCE CODE*; DESIGNATING THE
8 COMMERCIAL BUILDING, LOCATED IN COUNCIL DISTRICT
9 7, AT 225 NORTH LAURA STREET, BETWEEN WEST MONROE
10 STREET AND WEST ADAMS STREET, (R.E. NO. 073697-
11 0000), OWNED BY JULIETTE BALCONY, LLC, AS A LOCAL
12 LANDMARK; DIRECTING THE CHIEF OF LEGISLATIVE
13 SERVICES TO NOTIFY THE APPLICANT, THE PROPERTY
14 OWNER, AND THE PROPERTY APPRAISER OF THE LOCAL
15 LANDMARK DESIGNATION, AND TO RECORD THE LOCAL
16 LANDMARK DESIGNATION IN THE OFFICIAL RECORDS OF
17 DUVAL COUNTY; DIRECTING THE ZONING ADMINISTRATOR
18 TO ENTER THE LOCAL LANDMARK DESIGNATION ON THE
19 ZONING ATLAS; PROVIDING AN EFFECTIVE DATE.

20
21 **WHEREAS**, the Jacksonville City Council ("Council") enacted
22 Chapter 307 (Historic Preservation), *Ordinance Code*, to facilitate
23 the designation of landmarks and landmark sites, where appropriate;
24 and

25 **WHEREAS**, the structure to be designated by this Ordinance is the
26 commercial building, located in Council District 7, at 225 North
27 Laura Street, between West Monroe Street and West Adams Street (R.E.
28 No. 073697-0000), owned by Juliette Balcony, LLC (the "Subject
29 Property"); and

30 **WHEREAS**, the Subject Property was originally constructed as a
31 2½ story wood frame boarding house in 1904, during the period of

1 rapid development following the Great Fire of 1901; and

2 **WHEREAS**, in 1923 the Jacksonville architectural firm of Marsh &
3 Saxelbye designed the alteration of the Subject Property to a three-
4 story brick veneer building with commercial uses on the first floor
5 and residential uses on the second and third floors; and

6 **WHEREAS**, the Subject Property, as altered in 1923, has
7 significance as one of the few remaining examples of the smaller
8 scale mixed-use buildings constructed in Downtown Jacksonville; and

9 **WHEREAS**, the Subject Property was built by Owen Preston
10 Woodcock, one of Jacksonville's most prolific builders during the
11 first half of the 20th century; and

12 **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic
13 Preservation), *Ordinance Code*, the Council has considered the issue
14 of designating the Subject Property as a landmark, taking into
15 consideration its importance and historical value, as more fully set
16 forth in the Designation Application, LM-22-06, and Staff Report of
17 the Historic Preservation Section of the Planning and Development
18 Department, a copy of which is **On File** with Legislative Services as
19 and incorporated by reference herein (the "Application and Staff
20 Report"); and

21 **WHEREAS**, all public notice and public hearing requirements have
22 been met for designating the Subject Property as a local landmark;
23 and

24 **WHEREAS**, on October 26, 2022, the Jacksonville Historic
25 Preservation Commission reviewed and recommended approval of the
26 landmark designation; and

27 **WHEREAS**, the property owner is in support of the landmark
28 designation; and

29 **WHEREAS**, having met the requisite criteria, the Council finds
30 that it is in the best interest of the citizens of the City of
31 Jacksonville to designate the Subject Property as a local landmark,

1 in furtherance of historic preservation and protection; now,
2 therefore

3 **BE IT ORDAINED** by the Council of the City of Jacksonville:

4 **Section 1. Designation of Local Landmark.** Pursuant to
5 Chapter 307 (Historic Preservation), *Ordinance Code*, the Council
6 hereby designates the Subject Property, located in Council District
7 7, at 225 North Laura Street (R.E. No. 073697-0000), as a local
8 landmark.

9 **Section 2. Satisfaction of Requisite Criteria.** The Council
10 hereby finds that the Subject Property meets four of the requisite
11 criteria set forth in Section 307.104(j), *Ordinance Code*, as more
12 fully set forth in the Application and Staff Report.

13 **Section 3. Notice of Landmark Designation.** Pursuant to
14 Section 307.104(m), *Ordinance Code*, the Council hereby directs the
15 Chief of Legislative Services, as designee of the Council Secretary,
16 to notify the applicant, the property owner, and the Property
17 Appraiser of the designation of the landmark.

18 **Section 4. Recording of Landmark Designation.** The
19 Council hereby directs the Chief of Legislative Services to record
20 this Ordinance in the official records for Duval County, Florida.

21 **Section 5. Landmark Designation on Zoning Atlas.** Pursuant
22 to Section 307.104(n), *Ordinance Code*, the Council hereby directs the
23 Zoning Administrator, as designee of the Director of the Planning and
24 Development Department, to enter the local landmark designation on
25 the Zoning Atlas, in accordance with Section 656.203, *Ordinance Code*.

26 **Section 6. Effective Date.** The enactment of this Ordinance
27 shall be deemed to constitute a quasi-judicial action of the Council
28 and therefore shall become effective upon signature by the Council
29 President and Council Secretary.

1 Form Approved:

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3 /s/ Carla A. Lopera

4 Office of General Counsel

5 Legislation Prepared By: Carla Lopera

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