

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

3  
4  
5 **ORDINANCE 2024-772-E**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC  
7 PRESERVATION AND PROTECTION), *ORDINANCE CODE*;  
8 DESIGNATING THE COMMERCIAL BUILDING LOCATED IN  
9 COUNCIL DISTRICT 7 AT 821 NORTH JEFFERSON  
10 STREET, BETWEEN STATE STREET WEST AND UNION  
11 STREET WEST (R.E. NO. 070602-0000), OWNED BY  
12 DOROTHY THOMAS WHETSTONE, AS TRUSTEE OF WALTER  
13 WHETSTONE AND DOROTHY THOMAS WHETSTONE TRUST  
14 UNDER AGREEMENT DATED JANUARY 23, 2017, AND  
15 RESTATED ON MAY 11, 2022, AS A LOCAL LANDMARK;  
16 STATEMENT OF LANDMARK CRITERIA SATISFIED;  
17 IDENTIFYING THOSE ACTIVITIES WHICH REQUIRE THE  
18 ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS;  
19 DIRECTING THE CHIEF OF LEGISLATIVE SERVICES TO  
20 NOTIFY THE APPLICANT, THE PROPERTY OWNER, AND  
21 THE PROPERTY APPRAISER OF THE LOCAL LANDMARK  
22 DESIGNATION, AND TO RECORD THE LOCAL LANDMARK  
23 DESIGNATION IN THE OFFICIAL RECORDS OF DUVAL  
24 COUNTY; DIRECTING THE ZONING ADMINISTRATOR TO  
25 ENTER THE LOCAL LANDMARK DESIGNATION ON THE  
26 ZONING ATLAS; PROVIDING AN EFFECTIVE DATE.

27  
28 **WHEREAS,** the Jacksonville City Council (the "Council") enacted  
29 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,  
30 to facilitate the designation of landmarks and landmark sites, where  
31 appropriate; and

1           **WHEREAS**, the structure to be designated by this Ordinance is  
2 the commercial building located in Council District 7 at 821 North  
3 Jefferson Street, between State Street West and Union Street West  
4 (R.E. No. 070602-0000), owned by Dorothy Thomas Whetstone, as Trustee  
5 of Walter Whetstone and Dorothy Thomas Whetstone Trust under agreement  
6 dated January 23, 2017, and restated on May 11, 2022 (the "Subject  
7 Property"); and

8           **WHEREAS**, the Subject Property contains a one-story commercial  
9 building designed in the midcentury-modern style by Jacksonville  
10 architect Emilio Zeller III, and was constructed by W.G. Lumpkin, Jr.  
11 in 1965, and is one of few remaining commercial buildings built during  
12 the historic period (up to 1974) in the LaVilla neighborhood; and

13           **WHEREAS**, the Subject Property took on new significance in 1998  
14 when Walter Whetstone purchased the building (as well as the adjacent  
15 building at 801 North Jefferson Street) and began turning it into one  
16 of the most recognizable buildings in Downtown Jacksonville with the  
17 addition of antiques, artifacts and art, each item selectively  
18 displayed on the interior and exterior of the building, creating an  
19 eclectic collection and effectively turning the building into a single  
20 work of folk art; and

21           **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic  
22 Preservation and Protection), *Ordinance Code*, the Council has  
23 considered the issue of designating the Subject Property as a  
24 landmark, taking into consideration its importance and historical  
25 value, as more fully set forth in the Designation Application,  
26 LM-24-05, and Staff Report of the Historic Preservation Section of  
27 the Planning and Development Department, a copy of which is **On File**  
28 with the Legislative Services Division and incorporated by reference  
29 herein (the "Application and Staff Report"); and

30           **WHEREAS**, all public notice and public hearing requirements  
31 have been met for designating the Subject Property as a local

1 landmark; and

2       **WHEREAS**, on September 11, 2024, the Jacksonville Historic  
3 Preservation Commission reviewed and recommended approval of the  
4 landmark designation; and

5       **WHEREAS**, the property owner does not oppose the landmark  
6 designation; and

7       **WHEREAS**, having met the requisite criteria, the Council finds  
8 that it is in the best interest of the citizens of the City of  
9 Jacksonville to designate the Subject Property as a local landmark,  
10 in furtherance of historic preservation and protection; now therefore

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

12       **Section 1. Designation of Local Landmark.** Pursuant to  
13 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,  
14 the Council hereby designates the Subject Property, located in Council  
15 District 7 at 821 North Jefferson Street, between State Street West  
16 and Union Street West (R.E. No. 070602-0000), as a local landmark.

17       **Section 2. Satisfaction of Requisite Criteria.** The Council  
18 hereby finds that the Subject Property meets three of the requisite  
19 criteria set forth in Section 307.104(j), *Ordinance Code*, as more  
20 fully set forth in the Application and Staff Report. The three  
21 criteria are as follows:

22       1. Its value as a significant reminder of the cultural,  
23 historical, architectural, or archaeological heritage of the City,  
24 state or nation.

25       2. It is identified as the work of a master builder, designer,  
26 or architect whose individual work has influenced the development of  
27 the City, state or nation.

28       3. Its suitability for preservation or restoration.

29       **Section 3. Certificate of Appropriateness Required.** A  
30 Certificate of Appropriateness shall be required prior to commencing  
31 any exterior alteration, new construction, demolition, relocation,

1 mothballing or any other action regulated by Chapter 307 (Historic  
2 Preservation and Protection), *Ordinance Code*, that would affect this  
3 landmark or landmark site.

4 **Section 4. Notice of Landmark Designation.** Pursuant to  
5 Section 307.104(m), *Ordinance Code*, the Council hereby directs the  
6 Chief of Legislative Services, as designee of the Council Secretary,  
7 to notify the applicant, the property owner, and the Property  
8 Appraiser of the designation of the landmark.

9 **Section 5. Recording of Landmark Designation.** The Council  
10 hereby directs the Chief of Legislative Services to record this  
11 Ordinance in the official records for Duval County, Florida.

12 **Section 6. Landmark Designation on Zoning Atlas.** Pursuant  
13 to Section 307.104(n), *Ordinance Code*, the Council hereby directs the  
14 Zoning Administrator, as designee of the Director of the Planning and  
15 Development Department, to enter the local landmark designation on  
16 the Zoning Atlas, in accordance with Section 656.203, *Ordinance Code*.

17 **Section 7. Effective Date.** The enactment of this Ordinance  
18 shall be deemed to constitute a quasi-judicial action of the Council  
19 and therefore shall become effective upon signature by the Council  
20 President and Council Secretary.

21  
22 Form Approved:

23  
24           /s/ Carla A. Lopera          

25 Office of General Counsel

26 Legislation Prepared By: Carla A. Lopera

27 GC-#1649848-v1-Landmark\_821\_N\_Jefferson\_St\_(LM-24-05).docx