

1 Introduced by the Council President at the request of the Jacksonville  
2 Historic Preservation Commission:  
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5 **ORDINANCE 2022-499**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC  
7 PRESERVATION), *ORDINANCE CODE*; DESIGNATING THE  
8 COMMERCIAL BUILDING LOCATED IN COUNCIL DISTRICT 7  
9 AT 525 WEST BEAVER STREET, BETWEEN NORTH BROAD  
10 STREET AND CLAY STREET (REAL ESTATE NUMBERS  
11 074637-0000, 074638-0000 AND 074645-0000), OWNED  
12 BY 525 BEAVER, LLC, AS A LOCAL LANDMARK; DIRECTING  
13 THE CHIEF OF LEGISLATIVE SERVICES TO NOTIFY THE  
14 APPLICANT, THE PROPERTY OWNER, AND THE PROPERTY  
15 APPRAISER OF THE LOCAL LANDMARK DESIGNATION, AND  
16 TO RECORD THE LOCAL LANDMARK DESIGNATION IN THE  
17 OFFICIAL RECORDS OF DUVAL COUNTY; DIRECTING THE  
18 ZONING ADMINISTRATOR TO ENTER THE LOCAL LANDMARK  
19 DESIGNATION ON THE ZONING ATLAS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

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

26 **WHEREAS**, the structure to be designated by this Ordinance is the  
27 commercial building located in Council District 7 at 525 West Beaver  
28 Street, between North Broad Street and Clay Street (the "Subject  
29 Property") constructed in 1915, Real Estate Numbers 074637-0000,  
30 074638-0000 and 074645-0000, in Council District 7; and

31 **WHEREAS**, The Hillman-Pratt Funeral Home was founded by Lawton

1 L. Pratt, and recognized as the second licensed African American  
2 funeral director in Florida, who contracted with well-known builder  
3 Joseph H. Blodgett, to design and construct the building then located  
4 at 527 West Beaver Street and was named the Lawton Pratt Funeral  
5 Home; and

6 **WHEREAS**, the Hillman-Pratt Funeral Home is locally significant  
7 as an African American owned and operated mortuary from its  
8 construction in 1915 through 2019 when the building was sold for  
9 redevelopment both in the area of Commerce and African American Ethnic  
10 Heritage; and

11 **WHEREAS**, the design of the two-story structure has elements of  
12 Gothic Revival style and Richardson Romanesque style which were  
13 vernacular architectural elements that were predominantly used by  
14 African American master builders and architects at the turn-of-the  
15 twentieth century; and

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

25 **WHEREAS**, all public notice and public hearing requirements have  
26 been met for designating the Subject Property as a local landmark;  
27 and

28 **WHEREAS**, on May 25, 2022, the Jacksonville Historic Preservation  
29 Commission reviewed and recommended approval of the landmark  
30 designation; and

31 **WHEREAS**, the property owner is in support of the landmark

1 designation; and

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

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

8       **Section 1. Designation of Local Landmark.** Pursuant to  
9 Chapter 307 (Historic Preservation), *Ordinance Code*, the Council  
10 hereby designates the Subject Property, located in Council District  
11 7 at 525 West Beaver Street, between North Broad Street and Clay  
12 Street (Real Estate Numbers 074637-0000, 074638-0000 and 074645-  
13 0000), as a local landmark.

14       **Section 2. Satisfaction of Requisite Criteria.** The Council  
15 hereby finds that the Subject Property meets four (4) of the requisite  
16 criteria set forth in Section 307.104(j), *Ordinance Code*, as more  
17 fully set forth in the Application and Staff Report. The 4 criteria  
18 are:

19       1. Its value as a significant reminder of the cultural,  
20 historical, architectural or archeological heritage of the City,  
21 state or nation.

22       2. It is identified with a person or persons who significantly  
23 contributed to the development of the city, state or nation.

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

27       4. Its suitability for preservation or restoration.

28       **Section 3. Notice of Landmark Designation.** Pursuant to  
29 Section 307.104(m), *Ordinance Code*, the Council hereby directs the  
30 Chief of Legislative Services, as designee of the Council Secretary,  
31 to notify the applicant, the property owner, and the Property

1 Appraiser of the designation of the Subject Property as a local  
2 landmark.

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

6 **Section 5. Landmark Designation on Zoning Atlas.** Pursuant  
7 to Section 307.104(n), *Ordinance Code*, the Council hereby directs the  
8 Zoning Administrator, as designee of the Director of the Planning and  
9 Development Department, to enter the local landmark designation on  
10 the Zoning Atlas, in accordance with Section 656.203, *Ordinance Code*.

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

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16 Form Approved:

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19 /s/ Susan C. Grandin

20 Office of General Counsel

21 Legislation Prepared By: Susan C. Grandin

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