

1 Introduced by the Council President at the request of the Jacksonville
2 Historic Preservation Commission:
3
4

5 **ORDINANCE 2024-420**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC
7 PRESERVATION AND PROTECTION), *ORDINANCE CODE*;
8 DESIGNATING THE COMMERCIAL BUILDING LOCATED IN
9 COUNCIL DISTRICT 10 AT 2259 WEST 26TH STREET,
10 BETWEEN ALMEDA STREET AND NORTH CANAL STREET
11 (R.E. NO. 084361-0000), OWNED BY VERLENE
12 HARRELL, AS A LOCAL LANDMARK; STATEMENT OF
13 LANDMARK CRITERIA SATISFIED; IDENTIFYING THOSE
14 ACTIVITIES WHICH REQUIRE THE ISSUANCE OF A
15 CERTIFICATE OF APPROPRIATENESS; DIRECTING THE
16 CHIEF OF LEGISLATIVE SERVICES TO NOTIFY THE
17 APPLICANT, THE PROPERTY OWNER, AND THE PROPERTY
18 APPRAISER OF THE LOCAL LANDMARK DESIGNATION, AND
19 TO RECORD THE LOCAL LANDMARK DESIGNATION IN THE
20 OFFICIAL RECORDS OF DUVAL COUNTY; DIRECTING THE
21 ZONING ADMINISTRATOR TO ENTER THE LOCAL LANDMARK
22 DESIGNATION ON THE ZONING ATLAS; PROVIDING AN
23 EFFECTIVE DATE.
24

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

29 **WHEREAS**, the structure to be designated by this Ordinance is
30 the one-story commercial building located in Council District 10 at
31 2259 West 26th Street, between Almeda Street and North Canal Street

1 (R.E. No. 084361-0000), owned by Verlene Harrell (the "Subject
2 Property"); and

3 **WHEREAS**, the Subject Property, which contains a one-story
4 Masonry Vernacular commercial building that was originally built in
5 1930 at 3126 Old Kings Road and was moved to its current location in
6 1959 and operated as the West 26th Street Grocery; and

7 **WHEREAS**, the West 26th Street Grocery is an important cultural
8 landmark found in a vibrant black community as it exemplifies the
9 historical trend of small commercial buildings serving the needs of
10 black communities due to limited access to larger stores due to
11 segregation and distance; and

12 **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic
13 Preservation and Protection), *Ordinance Code*, the Council has
14 considered the issue of designating the Subject Property as a
15 landmark, taking into consideration its importance and historical
16 value, as more fully set forth in the Designation Application,
17 LM-24-04, and Staff Report of the Historic Preservation Section of
18 the Planning and Development Department, a copy of which is **On File**
19 with the Legislative Services Division and incorporated by reference
20 herein (the "Application and Staff Report"); and

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

24 **WHEREAS**, on April 24, 2024, the Jacksonville Historic
25 Preservation Commission reviewed and recommended approval of the
26 landmark designation; and

27 **WHEREAS**, the property owner does not oppose 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 therefore

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

3 **Section 1. Designation of Local Landmark.** Pursuant to
4 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,
5 the Council hereby designates the Subject Property, located in Council
6 District 10 at 2259 West 26th Street, between Almeda Street and North
7 Canal Street (R.E. No. 084361-0000), as a local landmark.

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

13 1. Its value as a significant reminder of the cultural,
14 historical, architectural, or archaeological heritage of the City,
15 state or nation.

16 2. Its suitability for preservation or restoration.

17 **Section 3. Certificate of Appropriateness Required.** A
18 Certificate of Appropriateness shall be required prior to commencing
19 any exterior alteration, new construction, demolition, relocation,
20 mothballing or any other action regulated by Chapter 307, *Ordinance*
21 *Code*, that would affect this landmark or landmark site.

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

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

30 **Section 6. Landmark Designation on Zoning Atlas.** Pursuant
31 to Section 307.104(n), *Ordinance Code*, the Council hereby directs the

1 Zoning Administrator, as designee of the Director of the Planning and
2 Development Department, to enter the local landmark designation on
3 the Zoning Atlas, in accordance with Section 656.203, *Ordinance Code*.

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

8
9 Form Approved:

10
11 /s/ Carla A. Lopera

12 Office of General Counsel

13 Legislation Prepared By: Carla A. Lopera

14 GC-#1627125-v1-2024-0000_Landmark_2259_W_26th_St_(LM-24-04).docx