

1 Introduced by the Council President at the request of the Jacksonville
2 Historic Preservation Commission:
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5 **ORDINANCE 2025-15-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 29 EAST ADAMS STREET,
10 BETWEEN NORTH MAIN STREET AND OCEAN STREET (R.E.
11 NO. 073589-0000), OWNED BY PLAKA MAIN STREET,
12 INC., AS A LOCAL LANDMARK; STATEMENT OF LANDMARK
13 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.
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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 commercial building located in Council District 7 at 29 East
31 Adams Street, between North Main Street and Ocean Street (R.E. No.

073589-0000), owned by Plaka Main Street, Inc. (the "Subject Property"); and

WHEREAS, the Subject Property contains a two-story masonry commercial building built in 1915 that displays clear mid-century architectural influences built primarily using brick and concrete; and

WHEREAS, the Subject Property was originally designed by Henry John Klutho in the prairie school commercial style and was initially constructed with a roof deck, wired glass skylights, front pilasters with cast stone and terra cotta capitals, ornaments and window sill decorations; and

WHEREAS, in 1965, the Subject Property was redesigned by prominent Jacksonville architect Taylor Hardwick to accommodate the Florida Gas Company and this redesign transformed the building into a mid-century commercial structure distinguished by large plate-glass windows, decorative glass tiles, and a domed entryway on the first-floor front elevation below the blank tower that once featured signage; and

WHEREAS, pursuant to the requirements of Chapter 307 (Historic Preservation and Protection), *Ordinance Code*, the Council has considered the issue of designating the Subject Property as a landmark, taking into consideration its importance and historical value, as more fully set forth in the Designation Application, LM-24-08, and Staff Report of the Historic Preservation Section of the Planning and Development Department, a copy of which is **On File** with the Legislative Services Division and incorporated by reference herein (the "Application and Staff Report"); and

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

WHEREAS, on December 11, 2024, the Jacksonville Historic

1 Preservation Commission reviewed and recommended approval of the
2 landmark designation; and

3 **WHEREAS,** the property owner does not oppose the landmark
4 designation; and

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

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

10 **Section 1. Designation of Local Landmark.** Pursuant to
11 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,
12 the Council hereby designates the Subject Property, located in Council
13 District 7 at 29 East Adams Street, between North Main Street and
14 Ocean Street (R.E. No. 073589-0000), as a local landmark.

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

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

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

26 3. Its value as a building is recognized for the quality of
27 its architecture, and it retains sufficient elements showing its
28 architectural significance.

29 4. Its suitability for preservation or restoration.

30 **Section 3. Certificate of Appropriateness Required.** A
31 Certificate of Appropriateness shall be required prior to commencing

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

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

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

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

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

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23 Form Approved:
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25 _____

26 Office of General Counsel

27 Legislation Prepared By: Carla A. Lopera

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