

1 Introduced by the Council President at the request of the Jacksonville
2 Historic Preservation Commission:
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5 **ORDINANCE 2025-460**

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 38 MONROE STREET WEST,
10 BETWEEN LAURA STREET NORTH AND MAIN STREET NORTH
11 (R.E. NO. 073698-0000), OWNED BY HISTORIC URBAN
12 CORE, LLC, 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 commercial building located in Council District 7 at 38 Monroe
31 Street West, between Laura Street North and Main Street North (R.E.

1 No. 073698-0000), owned by Historic Urban Core, LLC (the "Subject
2 Property"); and

3 **WHEREAS**, the Subject Property contains a two-story masonry
4 vernacular commercial building built in 1947 that is characterized
5 by its flat roof, stucco exterior, division into two horizon zones,
6 lower-level glass storefronts and its restraint in architectural
7 ornamentation; and

8 **WHEREAS**, the Subject Property served as the office of prominent
9 Jacksonville architect Abner C. Hopkins from the 1950s until his
10 death in 1972; and

11 **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic
12 Preservation and Protection), *Ordinance Code*, the Council has
13 considered the issue of designating the Subject Property as a
14 landmark, taking into consideration its importance and historical
15 value, as more fully set forth in the Designation Application,
16 LM-25-05, and Staff Report of the Historic Preservation Section of
17 the Planning and Development Department, a copy of which is **On File**
18 with the Legislative Services Division and incorporated by reference
19 herein (the "Application and Staff Report"); and

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

23 **WHEREAS**, on May 28, 2025, the Jacksonville Historic
24 Preservation Commission reviewed and recommended approval of the
25 landmark designation; and

26 **WHEREAS**, the property owner does not oppose the landmark
27 designation; and

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

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

2 **Section 1. Designation of Local Landmark.** Pursuant to
3 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,
4 the Council hereby designates the Subject Property, located in Council
5 District 7 at 38 Monroe Street West, between Laura Street North and
6 Main Street North (R.E. No. 073698-0000), as a local landmark.

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

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

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

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

20 4. Its suitability for preservation or restoration.

21 **Section 3. Certificate of Appropriateness Required.** A
22 Certificate of Appropriateness shall be required prior to commencing
23 any exterior alteration, new construction, demolition, relocation,
24 mothballing or any other action regulated by Chapter 307 (Historic
25 Preservation and Protection), *Ordinance Code*, that would affect this
26 landmark or landmark site.

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

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

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

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

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14 Form Approved:

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16 /s/ Carla A. Lopera

17 Office of General Counsel

18 Legislation Prepared By: Carla A. Lopera

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