

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

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5 **ORDINANCE 2025-26-W**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC
7 PRESERVATION AND PROTECTION), *ORDINANCE CODE*;
8 INCORPORATING RECITALS; DESIGNATING THE
9 RESIDENTIAL BUILDING KNOWN AS THE HENRY C. ARPEN
10 HOUSE, OWNED BY BORDAN DEVELOPMENT LLC (THE
11 "BUILDING OWNER"), CURRENTLY LOCATED ON LEASED
12 PROPERTY IN COUNCIL DISTRICT 6 AT 3747 LINJOHN
13 ROAD, BETWEEN HAGAN GRANT LANE AND ALADDIN ROAD
14 (R.E. NO. 159095-0090), WHICH IS OWNED BY THALAN
15 HOLDINGS LLC (THE "PROPERTY OWNER"), AS A LOCAL
16 LANDMARK; STATEMENT OF LANDMARK CRITERIA
17 SATISFIED; IDENTIFYING THOSE ACTIVITIES WHICH
18 REQUIRE THE ISSUANCE OF A CERTIFICATE OF
19 APPROPRIATENESS; DIRECTING THE CHIEF OF
20 LEGISLATIVE SERVICES TO NOTIFY THE APPLICANT,
21 THE BUILDING OWNER, THE PROPERTY OWNER, AND THE
22 PROPERTY APPRAISER OF THE LOCAL LANDMARK
23 DESIGNATION, AND TO RECORD THE LOCAL LANDMARK
24 DESIGNATION IN THE OFFICIAL RECORDS OF DUVAL
25 COUNTY; DIRECTING THE ZONING ADMINISTRATOR TO
26 ENTER THE LOCAL LANDMARK DESIGNATION ON THE
27 ZONING ATLAS; PROVIDING AN EFFECTIVE DATE.

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

1 appropriate, so that the historic significance of such structures and
2 sites would be preserved for future generations; and

3 **WHEREAS,** the structure to be designated by this Ordinance is
4 the residential building known as the Henry C. Arpen House (the
5 "Subject Property"), owned by Bordan Development LLC, 5985 Richard
6 Street, Suite 2, Jacksonville, Florida, 32216 (the "Building Owner"),
7 currently located on leased property in Council District 6 at 3747
8 LinJohn Road, between Hagan Grant Lane and Aladdin Road (R.E. No.
9 159095-0090), owned by Thalan Holdings LLC, 140 Sawyer Bridge Trail,
10 Ponte Vedra, Florida, 32081 (the "Property Owner"), who does not have
11 an ownership interest in the Henry C. Arpen House; and

12 **WHEREAS,** the Subject Property is a residential two-story wood
13 frame vernacular building circa 1880, originally constructed at 3318
14 O'Connor Road and first occupied by farmers Henry C. Arpen and his
15 wife Emmaline; and

16 **WHEREAS,** Henry C. Arpen was born in 1851 in the Kingdom of
17 Prussia, immigrated to the United States in 1865, and with his wife
18 Emmaline settled in the Mandarin neighborhood of Jacksonville at the
19 height of the citrus boom that occurred during the late 1870's and
20 the 1880's; and

21 **WHEREAS,** following Henry C. Arpen's death in 1916, Emmaline
22 continued to occupy the Subject Property until the early 1930's, when
23 she sold it to George C. Chappell, whose family retained ownership
24 until the 1970s; and

25 **WHEREAS,** architecturally, the original design of the Subject
26 Property is commonly referred to as 'Frame Vernacular' because of its
27 construction, and although considered a simplistic style, Frame
28 Vernacular-style buildings are important because they represent
29 vanishing examples of how rural and lay builders historically utilized
30 simple and time-tested construction principals, as well as local
31 building materials available at the time; and

1 **WHEREAS,** on August 26, 2019, the Subject Property was listed
2 in the National Register of Historic Places, and found to be in
3 excellent condition, retaining the integrity of its exterior and
4 interior features; and

5 **WHEREAS,** on December 8, 2020, the Council enacted Ordinance
6 2020-0307-E, approving the rezoning of approximately 17 acres on
7 which the Subject Property had sat since 1880, from Residential Rural-
8 Acre (RR-Acre) District to Planned Unit Development (PUD) District;
9 and

10 **WHEREAS,** in the Written Description of the PUD approved by
11 ordinance 2020-0307-E, attached hereto as **Exhibit 1**, the Building
12 Owner, who was the Project Developer of the PUD, committed to
13 preserving the Subject Property by either moving it to a new location
14 outside of the development or, if a suitable relocation site could
15 not be found, pledging to relocate it to Lot 1 within the development,
16 and in furtherance of this requirement, the Project Developer agreed
17 to assume all reasonable costs associated with physical relocation
18 of the Subject Property from its current location, including but not
19 limited to, all costs associated with installation of potable water
20 and sanitary sewer; and

21 **WHEREAS,** in 2022, the Building Owner illegally removed the
22 chimney from the Subject Property without a required certificate of
23 appropriateness and then illegally moved the Subject Property without
24 a required city permit to its current location at 3747 Linjohn Road,
25 where it now sits pursuant to a lease agreement between the Building
26 Owner and the Property Owner; and

27 **WHEREAS,** on October 8, 2024, the Building Owner applied for a
28 demolition permit to demolish the Subject Property in violation of
29 the PUD zoning and written description and commitments to preserve
30 the historic structure; and

31 **WHEREAS,** because of the building's listing on the National

1 Register of Historic Places, the demolition application was reviewed
2 by the Jacksonville Historic Preservation Commission; and

3 **WHEREAS,** on December 11, 2024, the Jacksonville Historic
4 Preservation Commission reviewed and denied the demolition request;
5 and

6 **WHEREAS,** on December 11, 2024, the Jacksonville Historic
7 Preservation Commission also reviewed and recommended approval of the
8 Subject Property for potential landmarking pursuant to section
9 307.104, *Ordinance Code*; and

10 **WHEREAS,** pursuant to the requirements of Chapter 307 (Historic
11 Preservation and Protection), *Ordinance Code*, the Council has
12 considered the issue of designating the Subject Property as a
13 landmark, taking into consideration its importance and historical
14 value, as more fully set forth in the Designation Application,
15 LM-24-09, and Staff Report of the Historic Preservation Section of
16 the Planning and Development Department, a copy of which is **On File**
17 with the Legislative Services Division and incorporated by reference
18 herein (the "Application and Staff Report"); and

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

22 **WHEREAS,** the owner of the Subject Property opposes the landmark
23 designation; and

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

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

29 **Section 1. Recitals.** The above recitals are true and
30 correct and are incorporated herein by this reference.

31 **Section 2. Designation of Local Landmark.** Pursuant to

Chapter 307 (Historic Preservation and Protection), *Ordinance Code*, the Council hereby designates the Subject Property, the Henry C. Arpen House currently located on leased property in Council District 6 at 3747 LinJohn Road, between Hagan Grant Lane and Aladdin Road (R.E. No. 159095-0090), as a local landmark.

Section 3. Satisfaction of Requisite Criteria. The Council hereby finds that the Subject Property meets four of the requisite criteria set forth in Section 307.104(j), *Ordinance Code*, as more fully set forth in the Application and Staff Report. The four criteria are as follows:

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

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

3. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

4. Its suitability for preservation or restoration.

Section 4. Certificate of Appropriateness Required. A Certificate of Appropriateness shall be required prior to commencing any exterior alteration, new construction, demolition, relocation, mothballing or any other action regulated by Chapter 307 (Historic Preservation and Protection), *Ordinance Code*, that would affect this landmark or landmark site.

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

1 **Section 6. 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. Should
4 this landmark be relocated pursuant to a valid certificate of
5 appropriateness, the Council hereby directs the Planning and
6 Development Department to notify the Chief of Legislative Services to
7 record the updated address in the official records for Duval County
8 Florida.

9 **Section 7. Landmark Designation on Zoning Atlas.** Pursuant
10 to Section 307.104(n), *Ordinance Code*, the Council hereby directs the
11 Zoning Administrator, as designee of the Director of the Planning and
12 Development Department, to enter the local landmark designation on
13 the Zoning Atlas, in accordance with Section 656.203, *Ordinance Code*.
14 Should this landmark be relocated pursuant to a valid certificate of
15 appropriateness, the Council hereby directs the Zoning Administrator,
16 as designee of the Director of the Planning and Development
17 Department, to enter the new address of the local landmark designation
18 on the Zoning Atlas, in accordance with Section 656.203, *Ordinance*
19 *Code*.

20 **Section 8. Effective Date.** The enactment of this Ordinance
21 shall be deemed to constitute a quasi-judicial action of the Council
22 and therefore shall become effective upon signature by the Council
23 President and Council Secretary.

24
25 Form Approved:

26
27 /s/ Carla A. Lopera

28 Office of General Counsel

29 Legislation Prepared By: Carla A. Lopera

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