

1 Introduced by the Council President at the request of the Jacksonville
2 Historic Preservation Commission:
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5 **ORDINANCE 2024-771**

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 801 NORTH JEFFERSON
10 STREET, BETWEEN STATE STREET WEST AND UNION
11 STREET WEST (R.E. NO. 074648-0000), OWNED BY
12 DOROTHY THOMAS WHETSTONE, AS TRUSTEE OF WALTER
13 WHETSTONE AND DOROTHY THOMAS WHETSTONE TRUST
14 UNDER AGREEMENT DATED JANUARY 23, 2017, AND
15 RESTATED ON MAY 11, 2022, AS A LOCAL LANDMARK;
16 STATEMENT OF LANDMARK CRITERIA SATISFIED;
17 IDENTIFYING THOSE ACTIVITIES WHICH REQUIRE THE
18 ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS;
19 DIRECTING THE CHIEF OF LEGISLATIVE SERVICES TO
20 NOTIFY THE APPLICANT, THE PROPERTY OWNER, AND
21 THE PROPERTY APPRAISER OF THE LOCAL LANDMARK
22 DESIGNATION, AND TO RECORD THE LOCAL LANDMARK
23 DESIGNATION IN THE OFFICIAL RECORDS OF DUVAL
24 COUNTY; DIRECTING THE ZONING ADMINISTRATOR TO
25 ENTER THE LOCAL LANDMARK DESIGNATION ON THE
26 ZONING ATLAS; PROVIDING AN EFFECTIVE DATE.
27

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

1 **WHEREAS**, the structure to be designated by this Ordinance is
2 the commercial building located in Council District 7 at 801 North
3 Jefferson Street, between State Street West and Union Street West
4 (R.E. No. 074648-0000), owned by Dorothy Thomas Whetstone, as Trustee
5 of Walter Whetstone and Dorothy Thomas Whetstone Trust under agreement
6 dated January 23, 2017, and restated on May 11, 2022 (the "Subject
7 Property"); and

8 **WHEREAS**, the Subject Property contains a two-story commercial
9 building constructed in c. 1927 that was originally a mixed-use
10 building with commercial use on the first floor and residential use
11 on the second floor and is considered one of the few remaining
12 historic commercial buildings in the LaVilla neighborhood; and

13 **WHEREAS**, from its construction until the late 1980s, the
14 Subject Property housed a variety of small businesses that either
15 were owned by, or catered to, northern LaVilla's Black residents; and

16 **WHEREAS**, the Subject Property took on new significance in 1998
17 when Walter Whetstone purchased the condemned building that was slated
18 for demolition (as well as the adjacent building at 821 North
19 Jefferson Street) and began turning it into one of the most
20 recognizable buildings in Downtown Jacksonville with the addition of
21 antiques, artifacts and art, each item selectively displayed on the
22 interior and exterior of the building, creating an eclectic collection
23 and effectively turning the building into a single work of folk art;
24 and

25 **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic
26 Preservation and Protection), *Ordinance Code*, the Council has
27 considered the issue of designating the Subject Property as a
28 landmark, taking into consideration its importance and historical
29 value, as more fully set forth in the Designation Application,
30 LM-24-03, and Staff Report of the Historic Preservation Section of
31 the Planning and Development Department, a copy of which is **On File**

1 with the Legislative Services Division and incorporated by reference
2 herein (the "Application and Staff Report"); and

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

6 **WHEREAS**, on September 11, 2024, the Jacksonville Historic
7 Preservation Commission reviewed and recommended approval of the
8 landmark designation; and

9 **WHEREAS**, the property owner does not oppose the landmark
10 designation; and

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

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

16 **Section 1. Designation of Local Landmark.** Pursuant to
17 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,
18 the Council hereby designates the Subject Property, located in Council
19 District 7 at 801 North Jefferson Street, between State Street West
20 and Union Street West (R.E. No. 074648-0000), as a local landmark.

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

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

29 2. 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:

24
25 /s/ Carla A. Lopera

26 Office of General Counsel

27 Legislation Prepared By: Carla A. Lopera

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