

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

5 **ORDINANCE 2025-464**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC
7 PRESERVATION AND PROTECTION), *ORDINANCE CODE*;
8 DESIGNATING THE INSTITUTIONAL BUILDING LOCATED
9 IN COUNCIL DISTRICT 9 AT 964 ST. CLAIR STREET,
10 BETWEEN COMMONWEALTH AVENUE AND LOWELL AVENUE
11 (R.E. NO. 057905-0000), OWNED BY THE DUVAL
12 COUNTY SCHOOL BOARD, AS A LOCAL LANDMARK;
13 STATEMENT OF LANDMARK CRITERIA SATISFIED;
14 IDENTIFYING THOSE ACTIVITIES WHICH REQUIRE THE
15 ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS;
16 DIRECTING THE CHIEF OF LEGISLATIVE SERVICES TO
17 NOTIFY THE APPLICANT, THE PROPERTY OWNER, AND
18 THE PROPERTY APPRAISER OF THE LOCAL LANDMARK
19 DESIGNATION, AND TO RECORD THE LOCAL LANDMARK
20 DESIGNATION IN THE OFFICIAL RECORDS OF DUVAL
21 COUNTY; DIRECTING THE ZONING ADMINISTRATOR TO
22 ENTER THE LOCAL LANDMARK DESIGNATION ON THE
23 ZONING ATLAS; PROVIDING AN 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 institutional building located in Council District 9 at 964 St.
31 Clair Street, between Commonwealth Avenue and Lowell Avenue (R.E. No.

1 057905-0000), owned by the Duval County School Board (the "Subject
2 Property"); and

3 **WHEREAS**, the Subject Property contains a one-story masonry
4 Colonial Revival building, known as the Annie R. Morgan Elementary
5 School (also known as the Woodstock Park School and Public School
6 #12), originally built in 1916 with multiple additions later
7 constructed; and

8 **WHEREAS**, the original portion of the Subject Property is
9 characterized by its hipped and intersecting gable roof, its brick
10 exterior and its Colonial Revival architectural elements including
11 symmetrical form, recessed and rounded arch entryway with brick
12 pilaster and quoins, a triglyph frieze and a triangular pediment; and

13 **WHEREAS**, the original structure and subsequent additions of
14 the Subject Property are associated with several prominent
15 Jacksonville architects and builders, including Rutledge Homes,
16 Mellen C. Greeley, the O.P. Woodcock Company, Jefferson Powell and
17 Henry John Klutho; and

18 **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic
19 Preservation and Protection), *Ordinance Code*, the Council has
20 considered the issue of designating the Subject Property as a
21 landmark, taking into consideration its importance and historical
22 value, as more fully set forth in the Designation Application,
23 LM-25-04, and Staff Report of the Historic Preservation Section of
24 the Planning and Development Department, a copy of which is **On File**
25 with the Legislative Services Division and incorporated by reference
26 herein (the "Application and Staff Report"); and

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

30 **WHEREAS**, during the public hearing held on May 28, 2025, the
31 Jacksonville Historic Preservation Commission received the testimony

1 of City Council Member Tyrona Clark-Murray, neighbors, former
2 students and a former principal of Annie R. Morgan Elementary School;
3 and

4 **WHEREAS,** the testimony established that the Subject Property
5 is affiliated with many influential persons including former NASA
6 astronaut Norman Thagard, former professional football player and
7 All-American wide-receiver Ron Sellers, six-term Member of the
8 Florida House of Representatives Steve Pajcic, former college
9 athlete, lawyer and philanthropist Gary Pajcic, and former Mayor and
10 former Town Councilwoman of Orange Park Connie Thomas, all of whom
11 were students at Annie R. Morgan Elementary School, as well as author
12 and basketball coach Tom Wasdin, who served as the Physical Education
13 Teacher at Annie R. Morgan Elementary School before becoming the head
14 basketball coach at Paxton High School and the winningest coach in
15 Jacksonville University history; and

16 **WHEREAS,** based on the foregoing, the Subject Property
17 satisfies an additional criterion not articulated in the Application
18 and Staff Report, namely that it is identified with a person or
19 persons who significantly contributed to the development of the city,
20 state or nation; and

21 **WHEREAS,** the Jacksonville Historic Preservation Commission
22 reviewed and recommended approval of the landmark designation; and

23 **WHEREAS,** the property owner opposes the landmark designation;
24 and

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

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

30 **Section 1. Designation of Local Landmark.** Pursuant to
31 Chapter 307 (Historic Preservation and Protection), *Ordinance Code,*

1 the Council hereby designates the Subject Property, located in Council
2 District 9 at 964 St. Clair Street, between Commonwealth Avenue and
3 Lowell Avenue (R.E. No. 057905-0000), as a local landmark.

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

9 1. Its value as a significant reminder of the cultural,
10 historical, architectural, or archaeological heritage of the city,
11 state or nation.

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

14 3. It is identified as the work of a master builder, designer,
15 or architect whose individual work has influenced the development of
16 the city, state or nation.

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

20 5. 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.

13
14 Form Approved:

15
16 /s/ Carla A. Lopera

17 Office of General Counsel

18 Legislation Prepared By: Carla A. Lopera

19 GC-#1693365-v1-2025-xxxx_964_St_Clair_St_(LM-25-04).docx