

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

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5 **ORDINANCE 2021-376-E**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC  
7 PRESERVATION), *ORDINANCE CODE*; DESIGNATING THE  
8 COMMERCIAL BUILDING, OWNED BY 112 E FORSYTH,  
9 LLC, LOCATED AT 112 EAST FORSYTH STREET, REAL  
10 ESTATE NUMBER 073456-0100, IN COUNCIL DISTRICT  
11 7, JACKSONVILLE FLORIDA, AS A LOCAL LANDMARK;  
12 DIRECTING THE CHIEF OF LEGISLATIVE SERVICES TO  
13 NOTIFY THE APPLICANT, THE PROPERTY OWNER, AND  
14 THE PROPERTY APPRAISER OF THE LOCAL LANDMARK  
15 DESIGNATION, AND TO RECORD THE LOCAL LANDMARK  
16 DESIGNATION IN THE OFFICIAL RECORDS OF DUVAL  
17 COUNTY; DIRECTING THE ZONING ADMINISTRATOR TO  
18 ENTER THE LOCAL LANDMARK DESIGNATION ON THE  
19 ZONING ATLAS; PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, the Jacksonville City Council ("Council") enacted  
22 Chapter 307 (Historic Preservation), *Ordinance Code*, to facilitate  
23 the designation of landmarks and landmark sites, where appropriate;  
24 and

25 **WHEREAS**, the structure to be designated by this ordinance is  
26 the commercial building located at 112 East Forsyth Street ("112  
27 East Forsyth"), Real Estate Number 073456-0100, in Council District  
28 7; and

29 **WHEREAS**, 112 East Forsyth is one of a group of commercial  
30 buildings constructed in the eastern part of downtown following the  
31 Great Fire of 1901; and

1           **WHEREAS**, the three story masonry vernacular style commercial  
2 building was originally constructed as office space for the New  
3 York Laundry Company that occupied the structure next door at 120  
4 East Forsyth Street; and

5           **WHEREAS**, the design of the building reflects a commercial  
6 style referred to as the two-part commercial block, one of the  
7 oldest types of commercial designs dating back to medieval towns  
8 and Colonial settlements; and

9           **WHEREAS**, 112 East Forsyth was built by Jacksonville  
10 contractor, Norman Lesley Snelson, who constructed several  
11 commercial and residential structures in Jacksonville. His most  
12 noted residential construction was the Lucious T. Smith residence  
13 at 2821 Riverside Avenue, constructed in 1913; and

14           **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic  
15 Preservation), *Ordinance Code*, the Council has considered the  
16 issue of designating 112 East Forsyth as a landmark, taking into  
17 consideration its importance and historical value, as more fully  
18 set forth in the Designation Application, LM-21-04, and Staff  
19 Report of the Historic Preservation Section of the Planning and  
20 Development Department, a copy of which is **On File** with  
21 Legislative Services as and incorporated by reference herein (the  
22 "Application and Staff Report"); and

23           **WHEREAS**, all public notice and public hearing requirements  
24 have been met for designating 112 East Forsyth as a local landmark;  
25 and

26           **WHEREAS**, on May 26, 2021, the Jacksonville Historic  
27 Preservation Commission reviewed and recommended approval of the  
28 landmark designation; and

29           **WHEREAS**, the property owner is in support of the landmark  
30 designation; and

31           **WHEREAS**, having met the requisite criteria, the Council finds

1 that it is in the best interest of the citizens of the City of  
2 Jacksonville to designate 112 East Forsyth as a local landmark, in  
3 furtherance of historic preservation and protection; now, therefore

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

5 **Section 1. Designation of Local Landmark.** Pursuant to  
6 Chapter 307 (Historic Preservation), *Ordinance Code*, the Council  
7 hereby designates the commercial building located at 112 East  
8 Forsyth Street, Real Estate Number 073456-0100, in Council District  
9 7, as a local landmark.

10 **Section 2. Satisfaction of Requisite Criteria.** The  
11 Council hereby finds that the commercial building located at 112  
12 East Forsyth Street meets three (3) of the requisite criteria set  
13 forth in Section 307.104(j), *Ordinance Code*, as more fully set  
14 forth in the Application and Staff Report.

15 **Section 3. Notice of Landmark Designation.** Pursuant to  
16 Section 307.104(m), *Ordinance Code*, the Council hereby directs the  
17 Chief of Legislative Services, as designee of the Council  
18 Secretary, to notify the applicant, the property owner, and the  
19 Property Appraiser of the designation of the landmark.

20 **Section 4. Recording of Landmark Designation.** The  
21 Council hereby directs the Chief of Legislative Services to record  
22 this ordinance in the official records for Duval County, Florida.

23 **Section 5. Landmark Designation on Zoning Atlas.**  
24 Pursuant to Section 307.104(n), *Ordinance Code*, the Council hereby  
25 directs the Zoning Administrator, as designee of the Director of  
26 the Planning and Development Department, to enter the local  
27 landmark designation on the Zoning Atlas, in accordance with  
28 Section 656.203, *Ordinance Code*.

29 **Section 6. Effective Date.** The enactment of this  
30 ordinance shall be deemed to constitute a quasi-judicial action of  
31 the Council and therefore shall become effective upon signature by

1 the Council President and Council Secretary.

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3 Form Approved:

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5 /s/Kealey West

6 Office of General Counsel

7 Legislation Prepared By: Kealey West

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