

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

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5 **ORDINANCE 2021-657-E**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC
7 PRESERVATION), *ORDINANCE CODE*; DESIGNATING THE
8 FURCHGOTT'S DEPARTMENT STORE BUILDING, OWNED BY
9 LOTUS COMMERCIAL USA, LLC, LOCATED AT 128 WEST
10 ADAMS STREET, REAL ESTATE NUMBER 073739-0000, IN
11 COUNCIL DISTRICT 7, JACKSONVILLE FLORIDA, AS A
12 LOCAL LANDMARK; DIRECTING THE CHIEF OF
13 LEGISLATIVE SERVICES TO NOTIFY THE APPLICANT, THE
14 PROPERTY OWNER, AND THE PROPERTY APPRAISER OF THE
15 LOCAL LANDMARK DESIGNATION, AND TO RECORD THE
16 LOCAL LANDMARK DESIGNATION IN THE OFFICIAL
17 RECORDS OF DUVAL COUNTY; DIRECTING THE ZONING
18 ADMINISTRATOR TO ENTER THE LOCAL LANDMARK
19 DESIGNATION ON THE ZONING ATLAS; PROVIDING AN
20 EFFECTIVE DATE.

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

26 **WHEREAS**, the structure to be designated by this ordinance is the
27 Furchgott's Department Store Building located at 128 West Adams Street
28 ("Furchgott's"), Real Estate Number 073739-0000, in Council District
29 7; and

30 **WHEREAS**, built in 1941, Furchgott's is a classic Art Deco style
31 structure designed by the prominent Jacksonville architectural firm

1 of Marsh and Saxelbye; and

2 **WHEREAS**, the large five-story building with basement occupies
3 the southeast corner of West Adams and Hogan Streets and was
4 constructed using steel joists, concrete floors, with brick walls and
5 smooth stucco exterior; and

6 **WHEREAS**, Furchgott's represents the tremendous growth of
7 downtown businesses during the fifty-year period following the Great
8 Fire of 1901, as well as the significant role Jacksonville played as
9 the primary wholesale and retail center for the region; and

10 **WHEREAS**, Furchgott's is the only downtown building directly
11 associated with one of Jacksonville's most important and oldest retail
12 business until it ceased operation in 1984; and

13 **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic
14 Preservation), *Ordinance Code*, the Council has considered the issue
15 of designating Furchgott's as a landmark, taking into consideration
16 its importance and historical value, as more fully set forth in the
17 Designation Application, LM-21-07, and Staff Report of the Historic
18 Preservation Section of the Planning and Development Department, a
19 copy of which is **on file** with Legislative Services and incorporated
20 by reference herein (the "Application and Staff Report"); and

21 **WHEREAS**, all public notice and public hearing requirements have
22 been met for designating Furchgott's as a local landmark; and

23 **WHEREAS**, on August 25, 2021, the Jacksonville Historic
24 Preservation Commission reviewed and recommended approval of the
25 landmark designation; and

26 **WHEREAS**, the property owner is in support of 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 Furchgott's as a local landmark in
31 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), *Ordinance Code*, the Council
4 hereby designates the Furchgott's Department Store Building located
5 at 128 West Adams Street, Real Estate Number 173739-0000, in Council
6 District 7, as a local landmark.

7 **Section 2. Satisfaction of Requisite Criteria.** The Council
8 hereby finds that the Furchgott's Department Store Building located
9 at 128 West Adams Street meets five (5) of the requisite criteria set
10 forth in Section 307.104(j), *Ordinance Code*, as more fully set forth
11 in the Application and Staff Report.

12 **Section 3. Notice and Recording of Landmark Designation.**
13 Pursuant to Section 307.104(m), *Ordinance Code*, the Council hereby
14 directs the Chief of Legislative Services, as designee of the Council
15 Secretary, to notify the applicant, the property owner, and the
16 Property Appraiser of the designation of the landmark and to record
17 this ordinance in the official records for Duval County, Florida.

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

23 **Section 5. Effective Date.** The enactment of this ordinance
24 shall be deemed to constitute a quasi-judicial action of the Council
25 and therefore shall become effective upon signature by the Council
26 President and Council Secretary.

1 Form Approved:

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3 /s/ Kealey West

4 Office of General Counsel

5 Legislation Prepared By: Kealey West

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