

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

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5 **ORDINANCE 2023-701**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC
7 PRESERVATION AND PROTECTION), *ORDINANCE CODE*;
8 DESIGNATING THE COMMERCIAL BUILDING LOCATED IN
9 COUNCIL DISTRICT 1 AT 930 NORTH UNIVERSITY
10 BOULEVARD, BETWEEN ARLINGTON EXPRESSWAY AND LOS
11 SANTOS WAY (R.E. NO. 129300-0000), OWNED BY TDC
12 JAX, LLC, AS A LOCAL LANDMARK; DIRECTING THE
13 CHIEF OF LEGISLATIVE SERVICES TO NOTIFY THE
14 APPLICANT, THE PROPERTY OWNER, AND THE PROPERTY
15 APPRAISER OF THE LOCAL LANDMARK DESIGNATION, AND
16 TO RECORD THE LOCAL LANDMARK DESIGNATION IN THE
17 OFFICIAL RECORDS OF DUVAL COUNTY; DIRECTING THE
18 ZONING ADMINISTRATOR TO ENTER THE LOCAL LANDMARK
19 DESIGNATION ON THE ZONING ATLAS; PROVIDING AN
20 EFFECTIVE DATE.

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

26 **WHEREAS**, the structure to be designated by this Ordinance is
27 the commercial building located in Council District 1 at 930 North
28 University Boulevard, between Arlington Expressway and Los Santos Way
29 (R.E. No. 129300-0000), owned by TDC JAX, LLC (the "Subject
30 Property"); and

31 **WHEREAS**, the Subject Property, widely known as the Arlington

1 Federal Savings and Loan Building, was originally constructed in 1961
2 and is a significant part of the Midcentury Modern architectural
3 movement that dominated the Arlington neighborhood after the opening
4 of the John E. Mathews Bridge in 1953 caused a population boom in the
5 Greater Arlington area; and

6 **WHEREAS**, between 1950 and 1970, the population of the Greater
7 Arlington area increased from 13,145 residents to 185,611 residents,
8 stimulating the construction of homes and infrastructure and driving
9 a tremendous need for stores, shopping centers, professional offices,
10 apartments, schools, and churches; and

11 **WHEREAS**, the Subject Property has significance as the work of
12 a master architect whose individual work has influenced the
13 development of the city, state or nation; and

14 **WHEREAS**, Miami architect Edwin T. Reeder (1908-1963) designed
15 the Subject Property, which broke ground in 1961 under builder S.S.
16 Jacobs Company and is a unique part of the continuum of architectural
17 designs reflective of the mid-twentieth century; and

18 **WHEREAS**, Edwin T. Reeder, with his partner Robert Law Weed,
19 designed the City of Miami Beach's Dade Boulevard Fire Station in
20 1939 with influence from the Miami Modernist architecture of the
21 time; and

22 **WHEREAS**, some of Edwin T. Reeder's award-winning designs
23 include the Industrial National Bank, Central National Bank, Dade
24 Federal Savings and Loans Association, Edison Central Bank, and the
25 Florida State Mental Hospital; and

26 **WHEREAS**, Edwin T. Reeder's work has been published in national
27 magazines including *Time*, *Fortune*, *Interiors*, *Brick and Tile*, and
28 *House and Garden*; and

29 **WHEREAS**, professionally, Edwin T. Reeder held the position of
30 President of the South Florida Chapter of American Institute of
31 Architects (AIA) in 1954, the Director of the South Florida Chapter

1 of AIA in 1955, 1956 and 1957, Member of the AIA National Committee
2 on Publications in 1956, Chairman of the Budget Committee of the
3 Florida Association of Architects in 1956, 1957 and 1958, Chairman
4 of the South Atlantic Region of AIA Convention Committee in 1952 and
5 Chairman of numerous Chapter committees since 1943;

6 **WHEREAS**, he generously gave his time and in April 1961, Edwin
7 T. Reeder received the prestigious Fellow American Institute of
8 Architect (FAIA) on the basis of public service; and

9 **WHEREAS**, the outstanding design of the Subject Property is
10 from the Post-War or Midcentury Modern era (1950s to the early 1970s),
11 which represented a national movement in the use of different
12 architectural trends, technologies and materials used in a variety
13 of building types; and

14 **WHEREAS**, only in recent decades has the significance of
15 Midcentury Modern buildings received appreciation as part of a unique
16 era in architecture and construction; and

17 **WHEREAS**, in the bicentennial edition of his book,
18 *Jacksonville's Architectural Heritage: Landmarks for the Future*
19 (2022), author Wayne W. Wood describes the façade of the Subject
20 Property as a, "[k]aleidoscopic array of triangles and diamond shapes
21 regulated by strong vertical fins" and he goes on to state, "[t]he
22 brise soleil ranks as one of the most inventive concrete structures
23 in Jacksonville, and the series of vertical openings topped by pointed
24 arches translates into a modernist abstraction of a Venetian Gothic
25 palace"; and

26 **WHEREAS**, the Subject Property is suitable for preservation and
27 restoration, as the significant exterior architectural elements
28 remain intact, and despite some of the plate glass windows being
29 covered with plywood, it retains its exterior integrity to a
30 remarkable degree; and

31 **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic

1 Preservation and Protection), *Ordinance Code*, the Council has
2 considered the issue of designating the Subject Property as a
3 landmark, taking into consideration its importance and historical
4 value, as more fully set forth in the Designation Application,
5 LM-23-06, and Staff Report of the Historic Preservation Section of
6 the Planning and Development Department, a copy of which is **On File**
7 with the Legislative Services Division and incorporated by reference
8 herein (the "Application and Staff Report"); and

9 **WHEREAS**, all public notice and public hearing requirements
10 have been met for designating the Subject Property as a local
11 landmark; and

12 **WHEREAS**, on September 27, 2023, the Jacksonville Historic
13 Preservation Commission reviewed and recommended approval of the
14 landmark designation; and

15 **WHEREAS**, the property owner opposes the landmark designation;
16 and

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

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

22 **Section 1. Designation of Local Landmark.** Pursuant to
23 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,
24 the Council hereby designates the Subject Property, located in Council
25 District 1 at 930 North University Boulevard, between Arlington
26 Expressway and Los Santos Way (R.E. No. 129300-0000), as a local
27 landmark.

28 **Section 2. Satisfaction of Requisite Criteria.** The Council
29 hereby finds that the Subject Property meets four of the requisite
30 criteria set forth in Section 307.104(j), *Ordinance Code*, as more
31 fully set forth in the Application and Staff Report. The four criteria

1 are as follows:

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

5 2. It is identified as the work of a master builder, designer,
6 or architect whose individual work has influenced the development of
7 the City, state or nation.

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

11 4. Its suitability for preservation or restoration.

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

17 **Section 4. Recording of Landmark Designation.** The Council
18 hereby directs the Chief of Legislative Services to record this
19 Ordinance in the official records for Duval County, Florida.

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

25 **Section 6. Effective Date.** The enactment of this Ordinance
26 shall be deemed to constitute a quasi-judicial action of the Council
27 and therefore shall become effective upon signature by the Council
28 President and Council Secretary.

1 Form Approved:

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3 /s/ Carla A. Lopera

4 Office of General Counsel

5 Legislation Prepared By: Carla A. Lopera

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