

1 Introduced by the Council President at the request of the Jacksonville  
2 Historic Preservation Commission:  
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5 **ORDINANCE 2024-247**

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 1349 MARKET STREET NORTH,  
10 BETWEEN EAST 3<sup>RD</sup> STREET AND EAST 4<sup>TH</sup> STREET (R.E.  
11 NO. 070948-0000), OWNED BY HOUSE OF LEAF & BEAN,  
12 LLC, AS A LOCAL LANDMARK; DIRECTING THE CHIEF OF  
13 LEGISLATIVE SERVICES TO NOTIFY THE APPLICANT,  
14 THE PROPERTY OWNER, AND THE PROPERTY APPRAISER  
15 OF THE LOCAL LANDMARK DESIGNATION, AND TO RECORD  
16 THE 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 (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 one-story commercial building located in Council District 7 at  
28 1349 Market Street North, between East 3<sup>rd</sup> Street and East 4<sup>th</sup> Street  
29 (R.E. No. 070948-0000), owned by House of Leaf & Bean, LLC (the  
30 "Subject Property"); and

31 **WHEREAS,** the Subject Property, which contains a one-story

1 Masonry Vernacular-style commercial building with a rectangular  
2 footprint, brick exterior, fixed glass storefront and a flat roof  
3 with a parapet, was built in 1926; and

4 **WHEREAS,** the 1300 block of Market Street North contains a  
5 mixture of Masonry Vernacular, Frame Vernacular and Gothic Revival  
6 architectural styles; and

7 **WHEREAS,** the Subject Property is significant because it is a  
8 part of the character-defining architectural variety of the  
9 Springfield Historic District; and

10 **WHEREAS,** the Springfield subdivision was platted in 1882,  
11 incorporated into the City of Jacksonville in 1887 and expanded in  
12 1909 with the development of the North Springfield and New Springfield  
13 subdivisions; and

14 **WHEREAS,** in 1987 the National Register of Historic Places  
15 designated the Springfield Historic District as a National Register  
16 Historic District and in 1992 the City of Jacksonville designated  
17 Springfield as a local historic district; 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-24-01, 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,** on February 28, 2024, the Jacksonville Historic  
31 Preservation Commission reviewed and recommended approval of the

1 landmark designation; and

2       **WHEREAS,** the property owner does not oppose the landmark  
3 designation; and

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

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

9       **Section 1. Designation of Local Landmark.** Pursuant to  
10 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,  
11 the Council hereby designates the Subject Property, located in Council  
12 District 7 at 1349 Market Street North, between East 3<sup>rd</sup> Street and  
13 East 4<sup>th</sup> Street (R.E. No. 070948-0000), as a local landmark.

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

19       1. Its value as a significant reminder of the cultural,  
20 historical, architectural, or archaeological heritage of the City,  
21 state or nation.

22       2. Its suitability for preservation or restoration.

23       **Section 3. Notice of Landmark Designation.** Pursuant to  
24 Section 307.104(m), *Ordinance Code*, the Council hereby directs the  
25 Chief of Legislative Services, as designee of the Council Secretary,  
26 to notify the applicant, the property owner, and the Property  
27 Appraiser of the designation of the landmark.

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

31       **Section 5. Landmark Designation on Zoning Atlas.** Pursuant

1 to Section 307.104(n), *Ordinance Code*, the Council hereby directs the  
2 Zoning Administrator, as designee of the Director of the Planning and  
3 Development Department, to enter the local landmark designation on  
4 the Zoning Atlas, in accordance with Section 656.203, *Ordinance Code*.

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

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10 Form Approved:

11  
12 /s/ Carla A. Lopera

13 Office of General Counsel

14 Legislation Prepared By: Carla A. Lopera

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