

COUNCIL MEETING

Municipal Building
175-5th Street North
Second Floor Council Chamber

CITY OF ST. PETERSBURG

August 1, 2013
8:30 AM

Welcome to the City of St. Petersburg City Council meeting. To assist the City Council in conducting the City's business, we ask that you observe the following:

1. If you are speaking under the Public Hearings, Appeals or Open Forum sections of the agenda, please observe the time limits indicated on the agenda.
2. Placards and posters are not permitted in the Chamber. Applause is not permitted except in connection with Awards and Presentations.
3. Please do not address Council from your seat. If asked by Council to speak to an issue, please do so from the podium.
4. Please do not pass notes to Council during the meeting.
5. Please be courteous to other members of the audience by keeping side conversations to a minimum.
6. The Fire Code prohibits anyone from standing in the aisles or in the back of the room.
7. If other seating is available, please do not occupy the seats reserved for individuals who are deaf/hard of hearing.

GENERAL AGENDA INFORMATION

For your convenience, a copy of the agenda material is available for your review at the Main Library, 3745 Ninth Avenue North, and at the City Clerk's Office, 1st Floor, City Hall, 175 Fifth Street North, on the Monday preceding the regularly scheduled Council meeting. *The agenda and backup material is also posted on the City's website at www.stpete.org and generally electronically updated the Friday preceding the meeting and again the day preceding the meeting. The updated agenda and backup material can be viewed at all St. Petersburg libraries.* An updated copy is also available on the podium outside Council Chamber at the start of the Council meeting.

If you are deaf/hard of hearing and require the services of an interpreter, please contact the City Clerk, 893-7448, or call our TDD Number, 892-5259, at least 24 hours prior to the meeting and we will provide that service for you.

A. Meeting Called to Order and Roll Call.

Invocation and Pledge to the Flag of the United States of America.

B. Approval of Agenda with Additions and Deletions.

Open Forum

*If you wish to address City Council on subjects other than **public hearing or quasi-judicial items listed on this agenda**, please sign up with the Clerk prior to the meeting. Only the individual wishing to speak may sign the Open Forum sheet and only City residents, owners of property in the City, owners of businesses in the City or their employees may speak. All issues discussed under Open Forum must be limited to issues related to the City of St. Petersburg government.*

Speakers will be called to address Council according to the order in which they sign the Open Forum sheet. In order to provide an opportunity for all citizens to address Council, each individual will be given three (3) minutes. The nature of the speakers' comments will determine the manner in which the response will be provided. The response will be provided by City staff and may be in the form of a letter or a follow-up phone call depending on the request.

C. Consent Agenda (see attached)

D. Public Hearings and Quasi-Judicial Proceedings - 9:00 A.M.

Public Hearings

*NOTE: The following Public Hearing items have been submitted for **consideration** by the City Council. If you wish to speak on any of the Public Hearing items, please obtain one of the **YELLOW** cards from the containers on the wall outside of Council Chamber, fill it out as directed, and present it to the Clerk. You will be given 3 minutes **ONLY** to state your position on any item but may address more than one item.*

1. [Ordinance 1049-V approving the vacation of that portion of 17th Avenue South lying 100 feet west of the western edge of 3rd Street South and the eastern edge of Salt Creek. \(City File 13-33000007\)](#)

Quasi-Judicial Proceedings

Swearing in of witnesses. Representatives of City Administration, the applicant/appellant, opponents, and members of the public who wish to speak at the public hearing must declare that he or she will testify truthfully by taking an oath or affirmation in the following form:

"Do you swear or affirm that the evidence you are about to give will be the truth, the whole truth, and nothing but the truth?"

*The oath or affirmation will be administered prior to the presentation of testimony and will be administered in mass to those who wish to speak. Persons who submit cards to speak after the administration of the oath, who have not been previously sworn, will be sworn prior to speaking. **For detailed procedures to be followed for Quasi-Judicial Proceedings, please see yellow sheet attached to this agenda.***

2. [Ordinance 085-HL approving the designation of the Binnie-Bishop Hotel, located at 256 - 1st Avenue North, as a local historic landmark. \(City File HPC 13-90300002\)](#)

E. Reports

1. [Arts Alliance Update. \(John Collins\) \(Oral\)](#)
2. [34th Street South Corridor Improvement Plan Update \(Oral\).](#)
3. [Resolution initiating a local landmark application for Block 25, Revised Map of St. Petersburg, commonly known as the Jannus Landing Block, to be designated as a local landmark district. This item is a referral from the Community Preservation Commission \(CPC\).](#)
4. [Update on Pinellas Suncoast Transit Authority \(PSTA\), Metropolitan Planning Organization \(MPO\) and Tampa Bay Area Regional Transportation Authority \(TBARTA\). \(Councilmember Danner\) \(Oral\)](#)

F. New Ordinances - (First Reading of Title and Setting of Public Hearing)

Setting August 22, 2013 as the public hearing date for the following proposed Ordinance(s):

1. [Ordinance amending the St. Petersburg City Code by adding Division 5 to Chapter 2, Article V to create a Construction Incentive Program; amending Section 2-214 to allow for retainance until one hundred percent completion of a construction contract and to allow for a lower percentage retainage upon approval of the POD for participation in the Construction Incentive Program.](#)
2. [Approving the designation of the Endicott Residence, located at 233 - 3rd Street North, as a local historic landmark. \(City File HPC 12-90300001\)](#)
3. [An Ordinance in accordance with Section 1.02\(c\)\(3\), St. Petersburg City Charter, authorizing the grant of a Public Utility Easement to Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy, within Poynter Park located at 1000 Third Street South, St. Petersburg.](#)

G. New Business

H. Legal

I. Open Forum

J. Adjournment

CONSENT



AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

**Consent Agenda
August 1, 2013**

NOTE: The Consent Agenda contains normal, routine business items that are very likely to be approved by the City Council by a single motion. Council questions on these items were answered prior to the meeting. Each Councilmember may, however, defer any item for added discussion at a later time.

(City Development)

1. [A resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Sunshine Chess Club, Inc., a Florida not-for-profit corporation, for the use of commercially zoned, City-owned property within Mirror Lake Park, which is located at 540 Fourth Avenue North, St. Petersburg, for a period of three \(3\) years at an aggregate rent of \\$36.00; and to waive the reserve for replacement requirement. Requires affirmative vote of at least six \(6\) members of City Council.](#)
2. [A resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Beach Drive Banquet, LLC, a Florida limited liability company, for renting and operating vessels in the North Yacht Basin and the surrounding areas for a period of one \(1\) year for a monthly base rent of \\$500.00, with the right to request use of the Premises for two \(2\) additional terms of \(1\) year each. Requires affirmative vote of at least six \(6\) members of City Council.](#)

(Leisure & Community Services)

3. [Approving a Library Interlocal Agreement for the Pinellas Public Library Cooperative; authorizing the Mayor or his designee to execute the Library Interlocal Agreement and authorizing the City Attorney to make non-substantive changes to the Library Interlocal Agreement to clarify sections of the Library Interlocal Agreement.](#)

(

(Miscellaneous)

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming City Council meetings.

Youth Services Committee. (CANCELED)

Thursday, July 25, 2013, 8:30 a.m., Room 100

City Council Workshop - Transportation

Thursday, July 25, 2013, 10:00 a.m., Room 100

CRA/Agenda Review and Administrative Updates

Thursday, July 25, 2013, 1:00 p.m., Room 100

Budget, Finance & Taxation Committee

Thursday, August 8, 2013, 8:00 a.m., Room 100

Public Services & Infrastructure Committee

Thursday, August 8, 2013, 9:15 a.m., Room 100

Committee of the Whole - Weeki Wachee

Thursday, August 8, 2013, 10:30 a.m., Room 100

City Council Workshop - Pier Design Development Update

Thursday, August 8, 2013, 1:30 p.m., Room 100

City Council Meeting

Thursday, August 8, 2013, 3:00 p.m., Council Chamber

CITY OF ST. PETERSBURG

Board and Commission Vacancies



Arts Advisory Committee

1 Regular Member
(Terms expire 9/30/13)

City Beautiful

2 Regular Members
(Terms expire 12/31/14 & 12/31/15)

Civil Service Board

1 Regular & 2 Alternate Members
(Terms expire 6/30/14, 6/30/15 & 6/30/16)

Code Enforcement Board

1 Regular Member (Engineer)
(Terms expire 12/31/13)

Commission on Aging

2 Regular Members
(Terms expire 12/31/13)

Community Preservation Commission

1 Regular Member
(Term expires 9/30/14)

Planning & Visioning Commission

1 Regular Member
(Term expires 9/30/13)

PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:

1. **Anyone wishing to speak must fill out a yellow card and present the card to the Clerk. All speakers must be sworn prior to presenting testimony. No cards may be submitted after the close of the Public Hearing. Each party and speaker is limited to the time limits set forth herein and may not give their time to another speaker or party.**
2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council questions and answers to such questions shall not count against the time frames allowed herein. Burden of proof: in all appeals, the Appellant bears the burden of proof; in variance application cases, the Applicant bears the burden of proof; in rezoning and Comprehensive Plan land use cases, the Owner bears the burden of proof except in cases initiated by the City Administration, in which event the City Administration bears the burden of proof. Waiver of Objection: at any time during this proceeding Council Members may leave the Council Chamber for short periods of time. At such times they continue to hear testimony because the audio portion of the hearing is transmitted throughout City Hall by speakers. If any party has an objection to a Council Member leaving the Chamber during the hearing, such objection must be made at the start of the hearing. If an objection is not made as required herein it shall be deemed to have been waived.
3. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation.
 - a. Presentation by City Administration.
 - b. Presentation by Applicant and/or Appellant. If Appellant and Applicant are different entities then each is allowed the allotted time for each part of these procedures. The Appellant shall speak before the Applicant. In connection with land use and zoning ordinances where the City is the applicant, the land owner(s) shall be given the time normally reserved for the Applicant/Appellant, unless the land owner is the Appellant.
 - c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said individual shall register with the City Clerk at least one week prior to the scheduled public hearing.
4. Public Hearing. A Public Hearing will be conducted during which anyone may speak for 3 minutes. Speakers should limit their testimony to information relevant to the ordinance or application and criteria for review.
5. Cross Examination. Each party shall be allowed five (5) minutes for cross examination. All questions shall be addressed to the Chair and then (at the discretion of the Chair) asked either by the Chair or by the party conducting the cross examination of the speaker or of the appropriate representative of the party being cross examined. One (1) representative of each party shall conduct the cross examination. If anyone wishes to utilize the time provided for cross examination and rebuttal as an Opponent, and no one has previously registered with the Clerk, said individual shall notify the City Clerk prior to the conclusion of the Public Hearing. If no one gives such notice, there shall be no cross examination or rebuttal by Opponent(s). If more than one person wishes to utilize the time provided for Opponent(s), the City Council shall by motion determine who shall represent Opponent(s).
 - a. Cross examination by Opponents.
 - b. Cross examination by City Administration.
 - c. Cross examination by Appellant followed by Applicant, if different.
6. Rebuttal/Closing. Each party shall have five (5) minutes to provide a closing argument or rebuttal.
 - a. Rebuttal by Opponents.
 - b. Rebuttal by City Administration.
 - c. Rebuttal by Appellant followed by the Applicant, if different.

Attached documents for item Ordinance 1049-V approving the vacation of that portion of 17th Avenue South lying 100 feet west of the western edge of 3rd Street South and the eastern edge of Salt Creek. (City File 13-33000007)



SAINT PETERSBURG CITY COUNCIL

Meeting of August 1, 2013

TO: The Honorable Karl Nurse, Chair, and Members of City Council

SUBJECT: Ordinance approving a vacation of that portion of 17th Avenue South lying 100 feet west of the western edge of 3rd Street South and the eastern edge of Salt Creek (Case No.: 13-3300007).

RECOMMENDATION: The Administration and the Development Review Commission recommend **APPROVAL**.

RECOMMENDED CITY COUNCIL ACTION:

- 1) Conduct the second reading and public hearing; and
- 2) Approve the attached ordinance.

Background & Findings: The applicant proposes to vacate the western end of the existing dead-end street so that the land to the north and south can be assembled as one larger site. Once assembled, the applicant intends to expand their existing boat manufacturing business, which is currently limited to the area along the southern side of the street. As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the subject right-of-ways would be consistent with the criteria in the City Code, the Comprehensive Plan, and the Bayboro Harbor Redevelopment Plan.

Comments from Agencies and the Public: The application was routed to the standard list of City departments and outside utility providers. No objections were noted. Staff has suggested special conditions at the end of this report which will ensure appropriate arrangements are completed prior to the vacation becoming final. The applicant provided the required mailed public notice in advance of the DRC hearing. Staff received several inquiries. Only one caller stated an objection, but the stated concerns were not related to the applicable review criteria. Any additional public comments received up to the date of the Council hearing will be presented at that time.

DRC Action: Due to the 4th of July holiday, the Development Review Commission meeting was postponed two weeks to July 17, 2013. This item is part of the July DRC agenda. This report to the City Council must be published prior to the DRC hearing. Staff is recommending approval to the DRC, subject to the conditions in the report. The results of the DRC hearing will be provided during the staff presentation to the City Council on August 1, 2013.

RECOMMENDATION:

The Administration recommends **APPROVAL** of the partial street vacation, subject to the following conditions:

1. Prior to recording the vacation ordinance, the applicant shall ensure that the area being vacated is dedicated as a public utility and drainage easement.
2. The City shall have the authority to require that the vacated right-of-way and the abutting private property be replatted as a condition of any future request to vacate the public utility and drainage easement.
3. Any future modifications to existing public infrastructure or non-City utilities shall be the responsibility of the applicant, including all required permits, work, inspections and costs.

AN ORDINANCE APPROVING A VACATION OF THAT PORTION OF 17TH AVENUE SOUTH LYING 100 FEET WEST OF THE WESTERN EDGE OF 3RD STREET SOUTH AND THE EASTERN EDGE OF SALT CREEK; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission:

That portion of 17th Avenue South lying north of Lots 1, 2, B and C, Block 9 and south of Lot 7, Block 8 of W.J. Overman's Rearrangement of J.P. Titcomb's Plan of Bayboro, as per plat thereof recorded in Plat Book 1, Page 19 of the Public Records of Pinellas County, Florida.

SECTION 2. The above-mentioned right-of-way is not needed for public use or travel.

SECTION 3. The vacation is subject to and conditional upon the following:

1. Prior to recording the vacation ordinance, the applicant shall ensure that the area being vacated is dedicated as a public utility and drainage easement.
2. The City shall have the authority to require that the vacated right-of-way and the abutting private property be replatted as a condition of any future request to vacate the public utility and drainage easement
3. Any future modifications to existing public infrastructure or non-City utilities shall be the responsibility of the applicant, including all required permits, work, inspections and costs.

SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

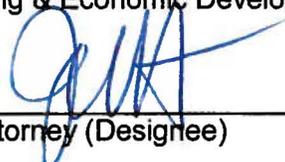
APPROVED AS TO FORM AND SUBSTANCE:



Planning & Economic Development Dept.

07/12/13

Date



City Attorney (Designee)

7/12/13

Date



**CITY OF ST. PETERSBURG
PLANNING & ECONOMIC DEVELOPMENT DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

st.petersburg
www.stpete.org

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

According to Planning & Economic Development Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **July 17, 2013 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 13-33000007 **PLAT SHEET:** E-9

REQUEST: Vacation of that portion of 17th Avenue South lying 100 feet west of the western edge of 3rd Street South and the eastern edge of Salt Creek.

APPLICANT: Ronald J. Cooper
P.O. Box 323
Clayton, New York 13624-0323

AGENT: Norm Swain
340 17th Avenue South
Saint Petersburg, Florida 33701

ADDRESS: 340 17th Avenue South
PARCEL ID NO.: 30/31/17/03294/008/0071; 30/31/17/03294/009/0020

LEGAL DESCRIPTION: On File
ZONING: IC

BACKGROUND AND ANALYSIS

Request – The request is to vacate the portion of 17th Avenue South beginning 100 feet west of the western edge of 3rd Street South running west to the eastern edge of Salt Creek.

The area proposed for vacation is depicted on the attached maps (Attachments "A" and "B"). The applicant's goal is to eliminate the right-of-way in order to assemble the land to the north and south for expansion of an existing marine-related industrial use (boat manufacturing).

Analysis – Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

In this case, Staff finds that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan and the Bayboro Harbor Redevelopment Plan.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.

Existing public infrastructure and franchised utilities will require protection by a public utility easement over the area to be vacated. A related condition of approval has been added at the end of this report. The requirement for dedication of a utility easement may be eliminated if the applicant desires to relocate and/or abandon all existing lines to the satisfaction of all affected City departments and non-City utility providers.

2. The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.

The requested vacations, if approved, are not anticipated to substantially impair or deny access to any other lot of record beyond the boundaries of the redevelopment site that is owned by the applicant.

3. The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.

The requested vacations, if approved, are not anticipated to adversely impact the existing roadway network. This segment of 17th Avenue South already dead-ends into Salt Creek. The proposed vacation will simply move the terminal end of the public street approximately 125 feet closer toward 3rd Street South. The vacation is not anticipated to substantially alter utilized public travel patterns or undermine the integrity of the surrounding street grid.

4. The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.

The street and alley proposed for vacation were originally dedicated to provide access to various portions of the individual lots within the blocks to the north and south of 17th Avenue South. The assembly of the lots to the north and south for a single redevelopment project eliminates the need for which the rights-of-way were originally dedicated. The Engineering and Transportation Planning Departments have reviewed the proposed plan and agree that there is no present or future need for these rights-of-way to remain.

5. The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.

As noted below, there are portions of the Comprehensive Plan and the Bayboro Harbor Redevelopment Plan which apply to this application. These issues are discussed in detail below.

B. Comprehensive Plan

Coastal Management Element Policy 7.5 states, *"The City shall require the retention of public right-of-way adjacent to the waterfront in the platting and replatting of land unless comparable waterfront access is provided."*

Given this direction provided by the Comprehensive Plan, Staff does not typically recommend approval of vacations where the subject right-of-way leads to a body of water. However, in this case, the right-of-way abuts a working, industrialized section of waterfront and is not the same as what might be found in a residential neighborhood or other areas better suited for public recreation. Moreover, as described in further detail below, the Bayboro Harbor Plan specifically encourages the vacation of unnecessary right-of-way in this area of the City to facilitate development of marine-related industrial uses. The circumstances in this case support the determination that approval of the requested vacations would be consistent with the Comprehensive Plan.

C. Special Area Plan – Bayboro Harbor Community Redevelopment Plan

The subject right-of-way and the abutting private properties are within the boundaries of the Bayboro Harbor Community Redevelopment Area (BHCRA). The BHCRA Plan specifically encourages development and expansion of marine-related industrial uses, such as the subject boat manufacturing business. Moreover, the Plan directs the City to support vacation of street and alley right-of-way, where appropriate, in conjunction with a request by a marine industry user to address expansion needs (Page 15). Map 6 on page 17 of the Plan specifically identifies this segment of 17th Avenue South as appropriate for vacation.

Comments from Agencies and the Public – The application was routed to the standard list of City departments and outside utility providers. No objections were noted. Staff has suggested special conditions at the end of this report which will ensure appropriate arrangements are completed prior to the vacation becoming final. As of the date of this report, no questions or comments from the public have been received.

Summary – The proposed vacations, if approved, will facilitate expansion of an existing marine-related industrial use. Per the BHCRA Plan, such vacations are encouraged, where appropriate, to accommodate this type of redevelopment. The proposed vacation would be

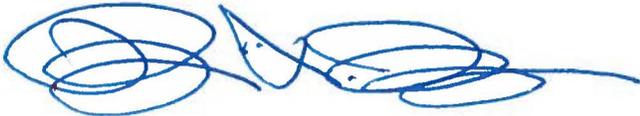
consistent with the criteria in the Code the goals of the Comprehensive Plan and the specific direction provided by the BHCRA Plan.

RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed vacations. If the DRC is inclined to support the vacations, Staff recommends the following special conditions of approval:

- 1. Prior to recording the vacation ordinance, the applicant shall ensure that the area being vacated is dedicated as a public utility and drainage easement.
- 2. Any future modifications to existing public infrastructure or non-City utilities shall be the responsibility of the applicant, including all required permits, work, inspections and costs.

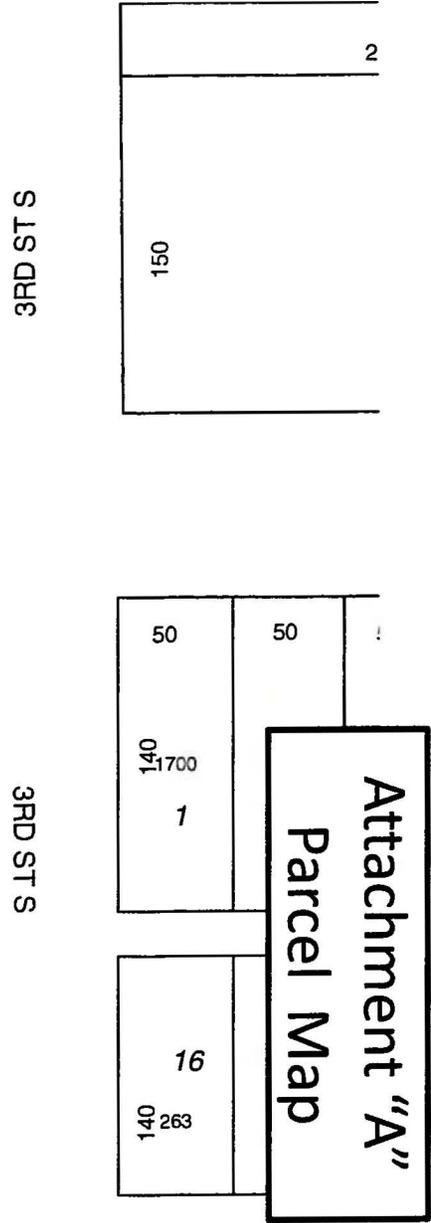
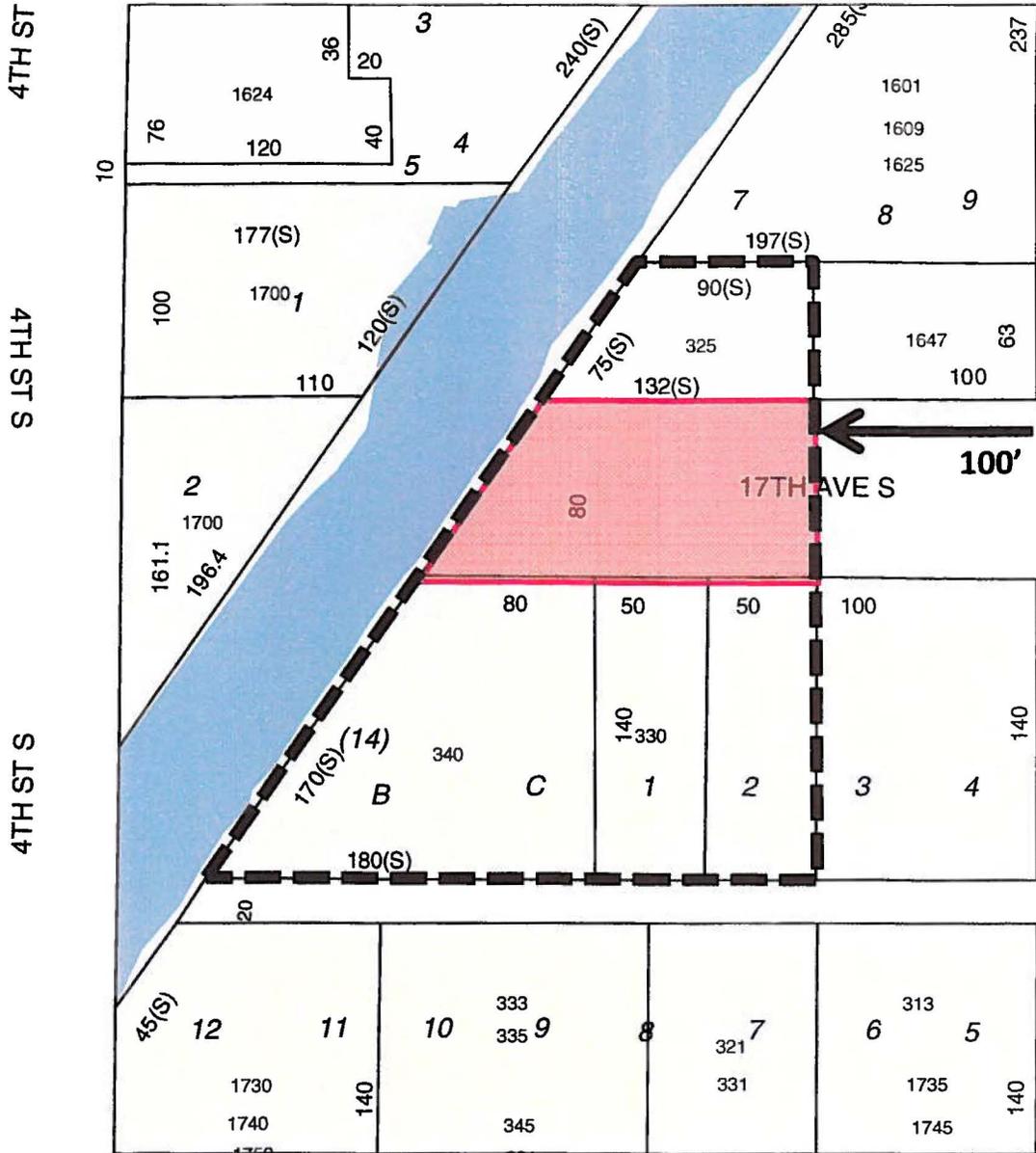
REPORT PREPARED BY:



07.10.2013

PHILIP T. LAZZARA, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Economic Development Department

DATE



Attachment "B" Aerial Map



Attached documents for item Ordinance 085-HL approving the designation of the Binnie-Bishop Hotel, located at 256 - 1st Avenue North, as a local historic landmark. (City File HPC 13-90300002)

ST. PETERSBURG CITY COUNCIL

Meeting of August 1, 2013

TO: The Honorable Karl Nurse, Chair, and Members of City Council

SUBJECT: Third-party initiated Historic Landmark Designation of the Binnie-Bishop Hotel, located at 256 1st Avenue North (HPC Case No. 13-90300002)

An analysis of the request is provided in the attached Staff Report.

REQUEST: The request is to approve an ordinance designating the Binnie-Bishop Hotel, located at 256 1st Avenue North, as a local historic landmark (City File HPC 13-90300002).

RECOMMENDATION:

Administration: Administration recommends approval.

Community Preservation Commission: On July 9, 2013 the Community Preservation Commission held a public hearing on this matter, and voted 6 to 0 to recommend approval of the landmark designation to City Council.

Recommended City Council Action: 1) CONDUCT the second reading and quasi-judicial public hearing; AND 2) APPROVE the proposed ordinance. Because the requested landmark designation is opposed by the property owner, a super majority vote is required for approval.

Public Input: At the time this report was completed, staff had received 20 e-mails, phone calls, and other correspondence in support of the designation of the Binnie-Bishop Hotel. Other than the owner, no e-mails, phone calls, or other correspondence had been received in opposition to this application.

Attachments: Ordinance (Including Map), Property Owner's Letter, Staff Report to the CPC, Designation Application

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE BINNIE-BISHOP HOTEL (LOCATED AT 256 1ST AVENUE NORTH) AS A LOCAL LANDMARK AND ADDING THE PROPERTY TO THE LOCAL REGISTER PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the Binnie-Bishop Hotel, which was constructed in 1912 and enlarged in 1921, meets three of the nine criteria listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following criteria:

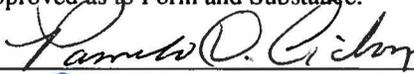
- (1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.
- (3) It is identified with a person who significantly contributed to the development of the City, state, or nation.
- (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

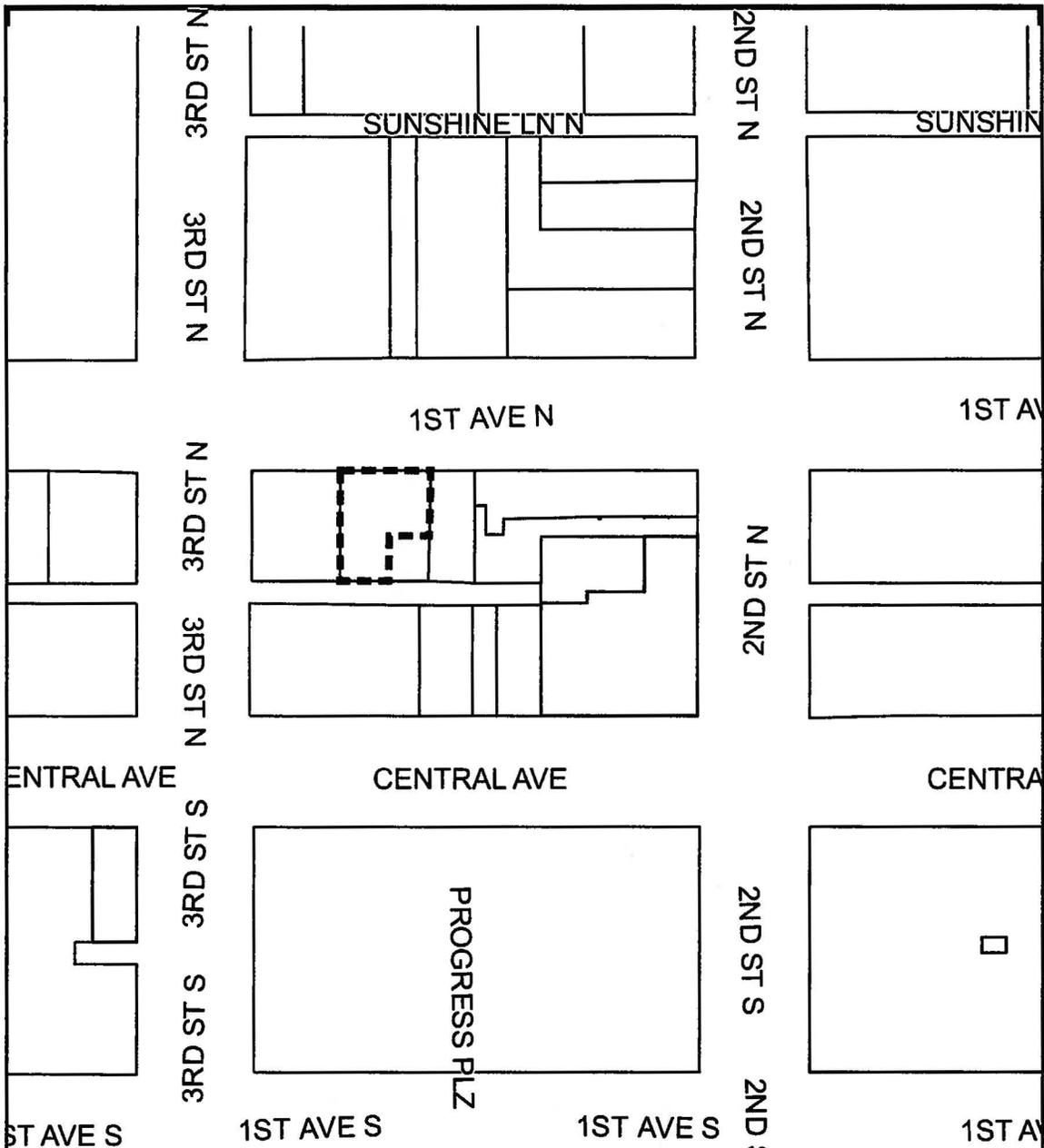
SECTION 2. The Binnie-Bishop Hotel, less the portion of the property known as the Blacksmith Shop as depicted on the accompanying map, and located upon the following described property, is hereby designated as a local landmark and shall be added to the local register listing of designated landmarks, landmark sites, and historic and thematic districts which is maintained in the office of the City Clerk:

Lots 3 and 4, Block 25, Revised Map of the city of St. Petersburg, According to the map or plat thereof as recorded in Plat Book H1, Page 49, of the Public Records of Pinellas County, Florida.

SECTION 3. This ordinance is effective immediately upon adoption.

Approved as to Form and Substance:

	_____
City Attorney (or Designee)	Date
	07.11.2013
Planning and Economic Development Department	Date



Community Preservation Commission

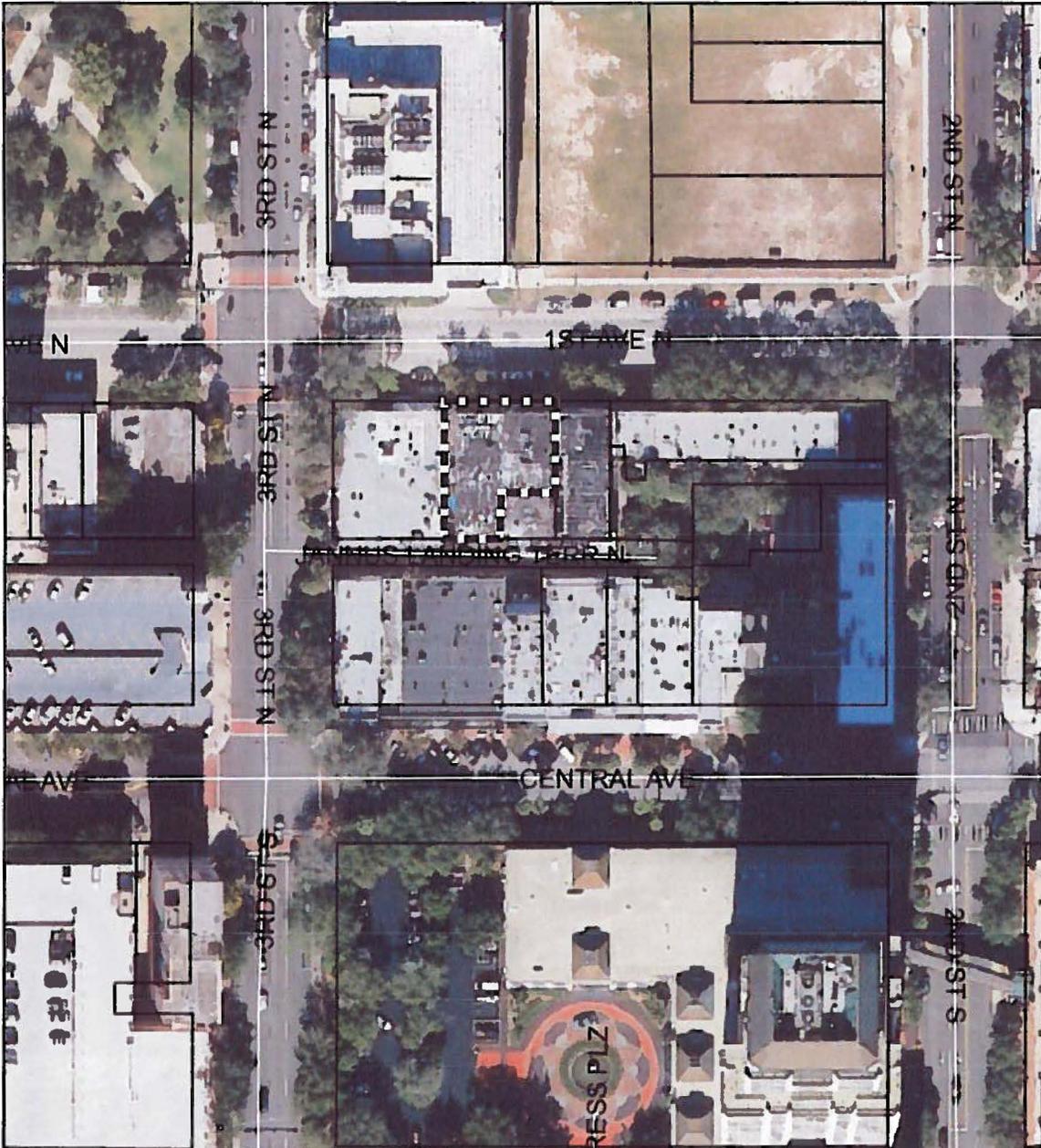
256 1st Avenue North

AREA TO BE APPROVED,
SHOWN IN 

CASE NUMBER
13-90300002



SCALE:
Not to Scale

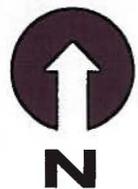


Community Preservation Commission

256 1st Avenue North

AREA TO BE APPROVED,
SHOWN IN 

CASE NUMBER
13-90300002



SCALE:
Not to Scale

PROPERTY OWNER'S LETTER

Date: June 13, 2013



Anthony Amico, Managing Member
Jannus Bishop Group, LLC.
14001 63rd Way North
Clearwater, FL 33760-3621

Kimberly Hinder
Historic Preservationist
City of St. Petersburg
1 4th Street North, St Petersburg, FL 33701

Re: St. Petersburg Register of Historic Places Designation Application
HPC 13-90300002 for the Bishop Hotel, 256 1st Avenue North

Ms. Hinder:

I am in receipt of a letter dated May 20, 2013 informing me of the intended actions to proceed with designating the Bishop Hotel property at 256 1st Avenue N in St. Petersburg as a Landmark in accordance with St. Petersburg's City Code Section 16.30.070. This letter is my notarized written formal objection to having my property nominated. Under the regulations, if the Commission decides to continue its review of forwarding its recommendations to the State Historic Preservation, my objection must be noted.

My objections are based on two reasons: First the financial loss this will cause the Jannus Bishop Group, LLC. The Bishop Hotel property was purchased based on the understanding that this property and this block were designated by the City of St. Petersburg for redevelopment and because of the zoning that this block enjoys which allows for the building to be up to 300ft tall. Second by not allowing the Jannus Bishop Group, LLC, its agents, or designees the right to build a mixed use building, up to 30 stories tall, you are costing the city and its taxpayers a loss of future tax revenues from property taxes that would have been collected over time.

I also bring to your attention St. Petersburg's City Code Section 16.30.070.2.5 (A) that "when the owner objects to an application involving designation of their property, other than a historic district, approval by the Commission and City Council shall require a super majority vote." Also I believe that these proceedings scheduled for June 21, 2013 must to be postponed if the City intends to proceed with this designation over my objection, so that along with being supplied with a full application, which must be included under St. Petersburg's City Code Section 16.30.070.2.4, the Mayor's and the Chairman of the Board of the County Commissioners can provide written opinions as to whether or not my property should be nominated to the National Register. As a result of my objection, please supply me with a copy of the expert advice the Commission is required to seek before

evaluation of the nomination can proceed, along with the credentials of the expert. As the City of St. Petersburg allowed the historical department store that the City owned directly across the street to be knocked down and replaced with the Progress Energy Building and approved a high-rise mixed use retail, hotel, office, and residential building to be built across the street, I must question why or how under St. Petersburg's City Code Section 16.30.070.2.5D my property differs. This information is needed for me to provide the required notarized written statement to the Commission which must be submitted before the nomination is considered.

If the City still intends to deem my property a landmark, I will need time to hire experts to help determine the loss in value of my property from the City's attempts to violate the due process clause of the 14th Amendment through taking of building rights allowed to my property and how this action will effect what I will build on my adjoining properties as a result from this taking action. I will be forced to demand compensation and I believe your action will also result in a loss to property values on adjoining properties by not allowing the redevelopment of the Jannus Bishop Group LLC's property, not to mention the cost to the City because of the loss of additional property taxes in the future that would have been collected from the redevelopment. I hope that all these points are considered and made available to everyone, including the City's residents, before making your evaluation so the City's residents and property tax payers, along with the Mayor and City Commissioners have a clear understanding of what this is truly going to cost the City of St. Petersburg.

Sincerely,



Anthony Amico, Managing Member
Jannus Bishop Group, LLC.

- CC: Mark Winn, Chief Assistant City Attorney
- Dave Goodwin, Director, Planning and Economic Development Department
- Kimberly Hinder, Historic Preservation III
- Jack Bodziak, Architect
- Peter Belmont, President, St. Petersburg Preservation, Inc.
- Emily Elwyn, St. Petersburg Preservation, Inc.

Notary:

State of Florida ~ County of Pinellas
The foregoing instrument was acknowledged before me this 06/13/2013 by Anthony Amico
who is personally known to me or has produced Florida Driver License as identification and who
did/did not take an oath.

Myphuong Newsome
Signature
Myphuong Newsome
Notary Public (Printed or Typed)
State of Florida



Myphuong Newsome
State of Florida
My Commission # EE 857344
Expires: December 10, 2016

STAFF REPORT TO CPC



st.petersburg
www.stpete.org

CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PRESERVATION COMMISSION

LOCAL DESIGNATION REQUEST

For **Public Hearing and Recommendation to City Council** on **July 9, 2013** beginning at 9:00 A.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, Lisa Wannemacher resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.:	HPC 13-90300002
STREET ADDRESS:	256 1 st Avenue North
LANDMARK:	Bishop Hotel
OWNER:	Jannus Bishop Group, Inc.
APPLICANT:	St. Petersburg Preservation
REQUEST:	Local Designation of the Bishop Hotel



Bishop Hotel, 256 1st Avenue North

BACKGROUND

On May 15, 2013, St. Petersburg Preservation, Inc. submitted a local designation application for the Bishop Hotel located at 256 1st Avenue North. Prepared by Emily Kleine Elwyn and Dara Vance, the application provides extensive information concerning the role, history and architecture of the building. Staff determined that the designation application was complete and required no further elaboration to identify the character defining features and to determine the significance of the property. Due to lack of a quorum for the regularly scheduled June 21, 2013 CPC public hearing, this case was rescheduled to be heard at a special CPC meeting scheduled for July 9, 2013.

STAFF FINDINGS

Staff finds that the Bishop Hotel, located at 256 1st Avenue North, is eligible to be designated as a local landmark.

The local designation application demonstrates that the Bishop Hotel is significant at the local level in the areas of COMMUNITY PLANNING AND DEVELOPMENT, COMMERCE, SOCIAL HISTORY, and ARCHITECTURE under the local landmark designation criteria found in Section 16.30.070.2.5(D) of the City Code:

- (1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.
- (3) It is identified with a person who significantly contributed to the development of the City, state, or nation.
- (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

Only one criterion must be met in order for a property to be designated as a local landmark.

Staff concurs that the Bishop Hotel is significant at the local level in the areas of COMMUNITY PLANNING AND DEVELOPMENT, COMMERCE, SOCIAL HISTORY, and ARCHITECTURE and meets Criteria 1, 3, and 5 found in Section 16.30.070.2.5(D) of the City Code for designation of a landmark property. The Bishop Hotel is a prime example of early twentieth century commercial development representing the importance of tourism, commercial space and industry to the city. The property is also significant for its association with Henry Binnie, pioneer blacksmith and businessman, and Roy Bishop, businessman supporting city development during the Great Depression, World War II, and beyond. The Bishop Hotel is a representative example of pioneer commercial architecture in the original block of downtown development in St. Petersburg. Constructed in 1912 and significantly enlarged in 1921, the existing design remains a successful blending of commercial space and residential lodging as the work of prominent contractor Charles Dubois. Additionally, the ornamental ironwork unifying the two building facades along 1st Avenue North exhibits a rare regional example of the French Colonial Revival style.

Although staff concurs that the former blacksmith shop in the southeast corner of the parcel is historically significant, staff recommends exclusion of the building from the local landmark designation on the basis of its condition and loss of integrity. Although a few elements remain such as a cast iron column and a pulley system, the majority of elements demonstrating its use as a blacksmith shop have been removed. Additionally, correspondence from the architect representing the owner, Jack Bodziak, demonstrates its poor physical condition. Instead, staff

recommends that the few intact architectural features be retained in the reuse of the space, the outline of the building be indicated in the paving materials in the new courtyard, and an interpretive marker be installed to relate the history of the parcel.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

This application for designation was not initiated or submitted by Jannus Bishop Group, owner of the property. Staff has provided notification regarding this application to Jannus Bishop Group. Anthony Amico, Managing Member of the Jannus Bishop Group, has indicated that he is in opposition to the designation. His letter is attached.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the city, some relief from the requirements of the Florida Building Code and FEMA regulations, and tax incentives, such as the local ad valorem tax exemption and federal tax credit, for substantial rehabilitation projects.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject property is designated CBD (Central Business District) on the City's Future Land Use Map (FLUM) and DC-C (Downtown Center - Core) on the City's Official Zoning Map. The proposed local landmark designation is consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The local landmark designation will not affect the FLUM or zoning designations nor will it significantly constrain any existing or future plans for the development of the City.

The proposed landmark designation is consistent with Objectives LU26, LU10 and HP2 of the City's Comprehensive Plan, shown below.

OBJECTIVE LU26: The City's LDRs shall continue to support the adaptive reuse of existing and historic buildings in order to maximize the use of existing infrastructure, preserve natural areas from being harvested for the production of construction materials, minimize the vehicle miles traveled for transporting new construction materials over long distances, preserve existing natural carbon sinks within the City, and encourage the use of alternative transportation options.

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and Community Preservation Commission (CPC) shall be incorporated onto the Land Use Map or map series at the time of original adoption, or through the amendment process, and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

Policy LU10.1 Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

Policy HP2.3 The City shall provide technical assistance to applications for designation of historic structures and districts.

Policy HP2.6 Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria and policies outlined in the Historic Preservation Ordinance and the Comprehensive Plan. The City will use the following selection criteria [for city initiated landmark designations] as a guideline for staff recommendations to the CPC and City Council:

- National Register or DOE status
- Prominence/importance related to the City
- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support

DEVELOPMENT POTENTIAL

The subject property is zoned DC-C (Downtown Center - Core) on the City's Official Zoning Map. The DC-C category is described by the city's land development regulations as providing for a diverse and vibrant downtown, which serves as a center for employment, entertainment and retail activity. Buildings and streetscapes are expected to provide appropriate pedestrian amenities and include urban design features that promote a successful people-oriented downtown area.

The subject property measures a total land area of approximately 7,800 square feet. The maximum development potential of the zoning district is unlimited; however, this is not possible given the cumulative constraints of the subject property's small lot dimensions, the need to comply with minimum building setbacks and the requirement to provide a minimum number of parking spaces on-site. According to the Pinellas County Property Appraiser's Office, the existing building totals approximately 16,405 square feet and is developed at approximately a 2.1 floor area ratio (FAR). The existing FAR is a more reasonable expectation for such a small property.

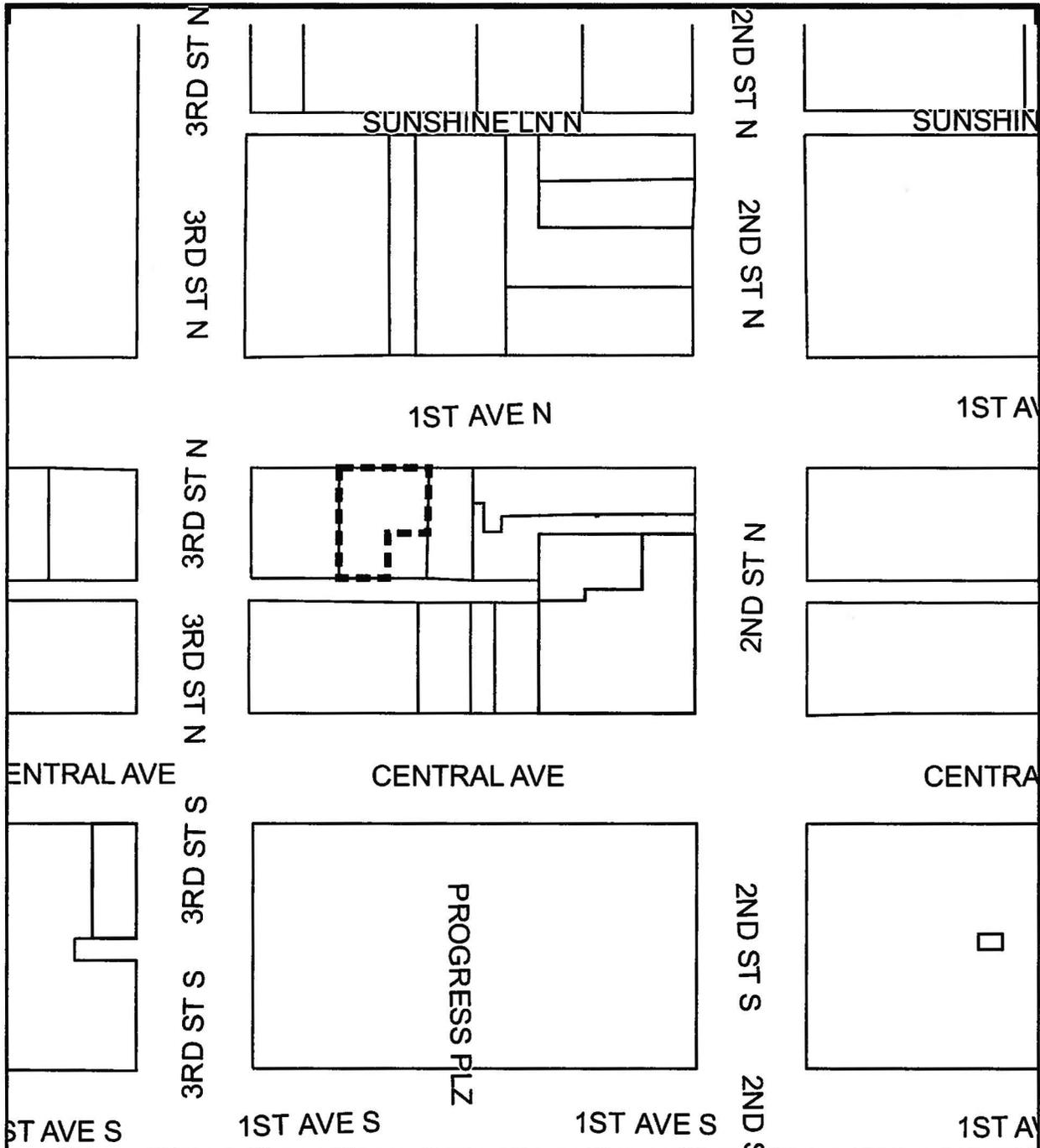
The city's land development regulations also include a number of incentives pertaining to local landmark properties, one of which is a transfer of development rights (TDR, H) from the subject property. The TDR,H program allows owners of local landmark properties to financially benefit from unused development potential by allowing the sale and transfer of undeveloped square footage to other properties within the DC and Corridor Commercial Suburban (CCS) categories.

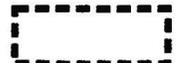
RECOMMENDATION

Staff recommends **APPROVAL** of the request to designate the Bishop Hotel, located at 256 1st Avenue North, excluding the blacksmith shop on the southeast corner of the property, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing. Staff also recommends that the CPC recommend to City Council **APPROVAL** of a release of the hold on the demolition of the blacksmith shop building subject to the following conditions:

1. Intact architectural features, such as the cast iron column and the pulley system, shall be retained in the reuse of the space.
2. The outline of the building shall be indicated in the paving materials in the new courtyard.
3. An interpretive marker, subject to approval by the City's Historic Preservation staff, shall be installed to relate the history of the parcel.

**ATTACHMENTS: LETTER FROM OWNER
 DESIGNATION APPLICATION**



Community Preservation Commission		 N SCALE: Not to Scale
256 1st Avenue North		
AREA TO BE APPROVED, SHOWN IN 	CASE NUMBER 13-90300002	

DESIGNATION APPLICATION



19 74466

Local Landmark Designation Application

Type of property nominated (for staff use only)

- building structure site object
- historic district multiple resource

1. NAME AND LOCATION OF PROPERTY

historic name Bishop Hotel

other names/site number Robinson Hotel, Norhtern Hotel, Binnie Hotel

address 256 Frist Avenue North

historic address 250, 260, 265 Frist Avenue North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name Jannus Bishop Group

street and number 14001 63RD WAY N

city or town CLEARWATER state FL zip code 33760

phone number (h) 327-1966 (w) _____ e-mail _____

3. NOMINATION PREPARED BY

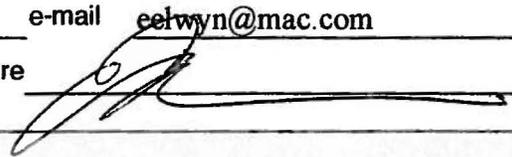
name/title Emily Kleine Elwyn, MHP & Dara Vance, MLA

organization St. Petersburg Preservation, Inc.

street and number P.O. Box 838

city or town St. Petersburg state FL zip code 33731

phone number (h) _____ (w) 515-4509 e-mail eelwyn@mac.com

date prepared 5/15/2013 signature 

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

SEE CONTINUATION SHEET.

5. GEOGRAPHICAL DATA

acreage of property less than 1 acre

property identification number 19-31-17-74466-025-0030

Bishiop Hotel

Name of Property

6. FUNCTION OR USE

Historic Functions

RESIDENTIAL/hotel

COMMERCIAL/blacksmith

COMMERCIAL/resturant

COMMERCIAL/retail

Current Functions

COMMERCIAL/bar cocktail lounge

7. DESCRIPTION

Architectural Classification

(See Appendix A for list)

Masonry Vernacular

Early 20th Century Commercial

Materials

Brick

Wood

Iron

Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

Contributing

Noncontributing

Resource Type

Contributing resources previously listed on the National Register or Local Register

2

Buildings

Sites

Structures

Objects

Number of multiple property listings

2

Total

Endoicott Residence

Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(mark one or more boxes for the appropriate criteria)

- Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- Its location is the site of a significant local, state, or national event.
- It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance

(see Attachment B for detailed list of categories)

Community Planning and Development

Commerce, Social History, Architecture

Period of Significance

1912-1963

Significant Dates (date constructed & altered)

1912, 1921, 1948

Significant Person(s)

Henry Binnie, Roy Bishop

Cultural Affiliation/Historic Period

N/A

Builder

Allen and Dubois, 1912 and Charles Dubois, 1921

Architect

unknown

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known. Please use parenthetical notations, footnotes or endnotes for citations of work used.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Please list bibliographical references.

St. Petersburg Landmark Designation Application

Name of Property Bishop Hotel 256 1st Ave N. Page 1

BOUNDARY DESCRIPTION AND JUSTIFICATION

Boundary Description

The footprint of the building located on parcel 19-31-17-74466-025-0030, described as Lots 3 and 4 of Block 25, Revised map of the City of St. Petersburg, according to plat thereof as recorded in Plat Book 1 Page 49, Public Records of Hillsborough County, Florida of which Pinellas was formerly a part.

Boundary Justification

The boundary consists of all resources historically associated with the Bishop Hotel, also known as the Binnie Hotel, the Northern Hotel, and Robinson Hotel.

PHYSICAL DESCRIPTION

Setting

The Bishop Hotel at 256 First Avenue North, is located in the center of the "First Block" of St. Petersburg. This historic block contains the Detroit Hotel, noted as the most historic structure in St. Petersburg, along with the St. Charles Hotel and the St. James Hotel, both dating from the first years of the 20th Century. The area surrounding the Bishop contains a number of historic commercial structures, as well as the more recent Progress Energy Building and a vacant lot. The historic structures on the block have retained their historic integrity and provide an excellent sense of historic continuity on the street.

The Bishop Hotel is a contributing structure to the Downtown National Register District, is listed in the Florida Master Site Files, and is on the 2006 Mayor's Historic Preservation Summit identified list of Significant Properties.

Architectural Description

The property originally consisted of three brick structures, two integrated structures with a shared wall facing First Avenue North and a third independent structure located behind the three-story structure on the southeastern corner of the lot.

As was typical of commercial structures built in the late 19th and early 20th century, the front façade is positioned on the lot line with no setback from the sidewalk.

St. Petersburg Landmark Designation Application

Name of Property Bishop Hotel 256 1st Ave N. Page 2

All structures are constructed of common bond brick, with the front façade faced in modern stucco. Each structure has a built up flat roof with a parapet and minimal cornice or parapet ornamentation.

The hotel building presents as two structures, constructed in 1912 and 1921 and integrated a unique manor to create one building. The front façade consists of one two-story, two-bay structure and one three-story, three-bay structure, with a continuous roofline but different floor patterns.

The most prominent feature is the elaborate wrought iron balcony system on the front façade of the building continuously connecting both structures. The balcony system creates a canopy over the street level and exterior halls for all the upper story hotel rooms. An unusual stair connects the balcony of the second floor of the 1912 structure to the balcony of the third floor of the 1921 structure.

The current wrought iron with its elaborate grape leaf motif, dates from the improvements made by Roy Bishop in 1948. Prior to that, photographic evidence shows that the wrought iron balcony system was more functional and less ornamental and did not extend over the top floors. Unique louvered ironwork descends from the second floor balcony. An *Evening Independent* article notes that this was considered the most elaborate use of ironwork in the region.

The 1912 structure built by Henry Binnie and constructed by contracting firm Allen and Dubois, spans the width of the lot from North to South. It is a two-story, two-bay façade originally constructed as garage on the first floor and rooms to rent on the second floor. The front façade of this structure is faced in modern stucco. The first floor has two-bay storefronts, which have been altered over time. Although the material have changed the storefronts retain the original placement of the openings, and readable transoms. Iron pilasters on the façade are stamped with "Chattanooga Roof and Foundry," as was typical in early 20th century storefronts.

The fenestration pattern on the second story of the structure follows a traditional pattern, but has been fitted with replacement 18-light French doors and replacement, fixed but evident transoms.

The 1921 structure, also built for Henry Binnie and by contractor Charles Dubois, on the northeastern portion of the site is integrated into the 1912 building. This structure replaced the original wood-framed shop in this location. The three-story, three-bay building has a continuous parapet linking it to the 1912 structure but contains a third floor made possible by lower ceiling heights. The structure does not extend the full length of the lot, but sits in front of the independent 1912 industrial structure. The three ground level storefronts have been altered but remain in the same historic location.

St. Petersburg Landmark Designation Application

Name of Property Bishop Hotel 256 1st Ave N. Page 3

The fenestration consists of three bays of historic paired two-over-two divided light windows, and a single door. The majority of the windows are original. All but one of the original vertically divided three-light doors have been replaced. Original transoms are visible above the door openings.

The 1956 blue Bishop Hotel and Tavern sign extends from the second floor balcony and is an excellent example of signage of this era.

Behind the 1921 hotel addition, sits a 1912 brick building, independent of the other structure. This was built by Bennie as an extension and fire break for his blacksmith shop. This two-story common bond brick structure with a parapet roof faces the alley. It has a mixture of historic paired and independent six-over-six windows with arched lintels and replacement or removed windows. The ground floor had evidence of large doors which have been removed. A pulley hoist is evident on the eastern façade. Ornamental iron columns support the interior of the building. According to the Property Card this structure was converted to residential rooms and incorporated into the Binnie Hotel in 1939.

Integrity

Although the commercial storefronts have been altered over time, this is typical and does not detract from the readability of the historic structure. The majority of the architectural features of the building are intact. The blacksmith shop is in poor condition but retains most identifiable original features.

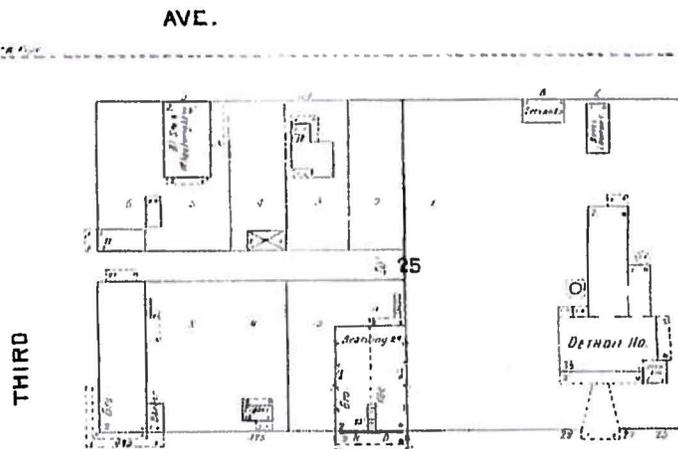
The Bishop Hotel retains integrity of design, location, materials, workmanship, feeling, and association.

Property History

Henry R. Binnie purchased the southeast corner of 3rd Street and 1st Avenue North for \$500 soon after his 1900 arrival in St. Petersburg. He traded parcels with businessman Ed Lewis, who owned the adjacent lot. Binnie was a young man in his early 20's at the time of his purchase and entered into business with his step-father, Abner Farthing. Farthing was a blacksmith who trained Binnie in the craft. They opened a blacksmith and wheelwright shop at under the name Farthing and Binnie at the corner of 1st Ave North and 3rd Street.

St. Petersburg Landmark Designation Application

Name of Property Bishop Hotel 256 1st Ave N. Page 4



1904 Sandborn Map showing Blacksmith Shop at original location

Farthing passed away in 1901, leaving Binnie to run the business. Binnie did well and in 1909 is one of just a few hundred persons in Florida to have a registered automobile. According to state records he drove a Cadillac.

In 1910 Binnie moved the wood-framed blacksmith shop two lots to the east, perhaps in anticipation of bigger plans. He also housed the engine and dynamo for what was referred to as, Ed Lewis's "private lighting plant" in his shop and used electricity to power his lathes.

In December of 1911 Binnie took out a permit to build a two-story fireproof brick building with an estimated construction cost of \$8,000. Binnie located the new structure on the lot from which he moved his shop, on the western half of the property. Constructed by contractors Allen & Dubois, this building was built to function as a garage on the first floor with rented rooms above.

At times, on census and maps, the rooms are referred to as a hotel, apartments and as furnished rooms. According to a November 1912 article in the *Evening Independent*, the dairymen of St. Petersburg leased the Binnie Garage to use as a milk depot. Additional articles describe the milk from the depot being served in nearby Williams Park to World War I soldiers.



Evening Independent ad, 1913

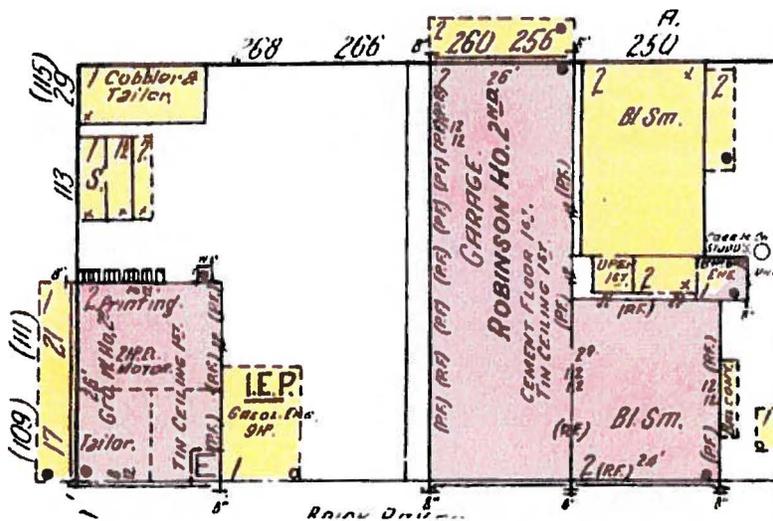
By 1913 the second floor was operated as a hotel with a restaurant and tea room on the first floor. In 1913 the property was referred to as the Robinson Hotel on the Sandborn Map, but was

St. Petersburg Landmark Designation Application

Name of Property Bishop Hotel 256 1st Ave N. Page 5

known as the Northern Hotel and Tea Room. The tea room and restaurant were located on the western half of the first floor of the of the structure in October in 1913. A rear balcony on the back was opened to accommodate dinners. The total capacity was 100 people including counter space. According to the *Evening Independent*, Mr. & Mrs. B L Dailey, from Warren, PA opened the restaurant to service the visitors from the north who craved, "northern fruits and vegetables which could not be procured here."

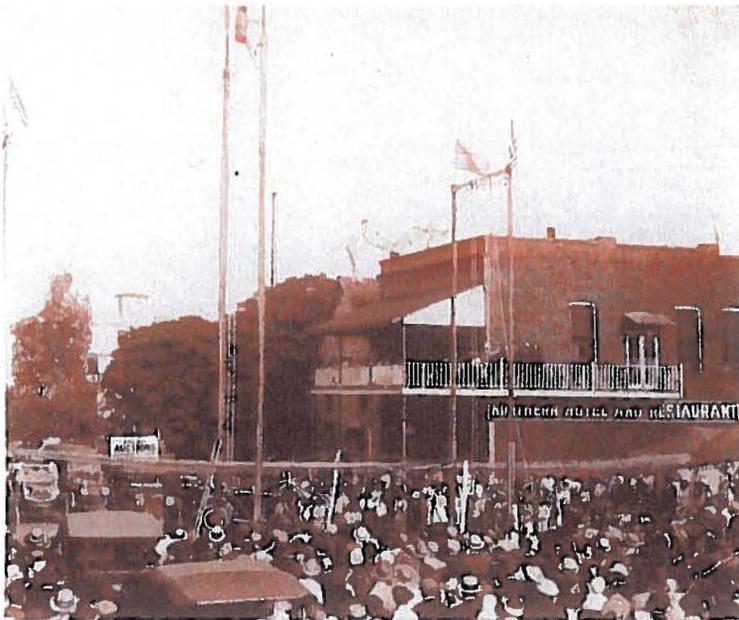
Also in 1912 Binnie built the two story brick building on the southeast corner of the parcel as a firebreak and extension of his blacksmith shop.



1913 Sandborn Map showing Blacksmith shop after it was moved to the east.

St. Petersburg Landmark Designation Application

Name of Property Bishop Hotel 256 1st Ave N. Page 6



Northern Hotel and Restaurant with Binnie's blacksmith shop to the left. Image dates from between 1910 and 1916.

The year 1916 brings the first mention of the Binnie Hotel. The 1920 federal census enumerates eight lodgers at the 256 1st Ave North, ranging in ages from 36 to 74.



Add from *Evening Independent* 1917

In 1921, as a result of his success both as a hotel proprietor and blacksmith Binnie demolished his old wood frame blacksmith shop and built a new three-story brick building in its place. According to the *Evening Independent*, the frame structure had fallen into disrepair. Binnie retained as his blacksmith shop the rear 1912 two-story brick building. The new three-story building on the front of the lot was incorporated into the existing Binnie Hotel and was estimated to cost approximately \$20,000. The ground floor was to contain two store-fronts.

St. Petersburg Landmark Designation Application

Name of Property Bishop Hotel 256 1st Ave N. Page 8



Binnie Hotel at the time of the Bishop purchase. September 12, 1948, *St. Petersburg Times*

Roy Bishop was a well-educated Midwesterner from Missouri. He worked in the Chicago meat packing industry and eventually began work for Sinclair Oil. In 1928 Bishop moved to Ft. Myers to work as a Sinclair Oil Distributor and moved to St. Petersburg in 1936 to do the same. He became a well-respected and influential man in the St. Petersburg community. By the early 1940s Bishop and his family are financially well off and move to the affluent and desirable Beach Drive NE area. The hotel was in use until 1977 when it was purchased by Frank Fraschilla, a young Australian, who according to the *St. Petersburg Times*, "believed strongly in the future of downtown." The property is currently owned by the Jannus Bishop Group and is operated as a bar and nightclub. The 1912 blacksmith shop at the rear of the building is vacant.

St. Petersburg Landmark Designation Application

Name of Property Bishop Hotel 256 1st Ave N. Page 9

Historical Context

St. Petersburg originated with the arrival of the Orange Belt Railroad in the mid-1880s. Hamilton Disston, who owned and developed thousands of acres in Florida during the 1880s, financed the construction of the Orange Belt Railroad to the sparsely settled Pinellas Peninsula under the assumption that the railroad would terminate in his newest development, Disston City (now Gulfport). Instead, Orange Belt owner, Peter Demens, built the narrow gauge railroad to land situated northeast of Disston City owned by John C. Williams, Dr. Demens and Williams collaborated in their plans to build a new community around the terminus of the railroad complete with a depot, hotel, and city park. With the city plat filed in 1888, Williams and Demens started selling lots but required new houses to be set on brick or stone foundations with a painted exterior. The lots surrounding the new depot and the Detroit Hotel quickly filled with new construction. By 1890, the population grew from less than 50 prior to the arrival of the railroad to 273 residents. With two hotels, two ice plants, two churches, a school, a pier, and a sawmill, the economy remained largely dependent on commercial fishing (Arsenault 1996, 52-61). Incorporated in 1892, the community received telephone, public water, and electric service by 1900 (Pinellas County Clerk of Circuit Court 1890; Arsenault 1996, 64, 81-82).

Efforts to promote tourism started with the Orange Belt Railway's advertisements offering seaside tours to St. Petersburg following Dr. Van Bibber's endorsement as the perfect "Health City" at the 1885 annual convention of the American Medical Association (Arsenault 1996, 62). Frank Davis, a prominent publisher from Philadelphia who arrived in Florida to alleviate his own health problems, utilized the endorsement to heavily promote the benefits of St. Petersburg. Davis, along with other new residents including *St. Petersburg Times* editor William Straub and *St. Petersburg Evening Independent* editor Lew Brown, tirelessly promoted the community during the late 1800s and early 1900s (Arsenault 1996, 82-85). A severe freeze which destroyed the citrus groves throughout north and central Florida during the winter of 1894-95 prompted many farmers to relocate to coastal areas, such as St. Petersburg, which did not experience the devastation of the severe freeze.

Promotional efforts by the Atlantic Coast Line railroad (created in 1902 from the former Orange Belt Railroad and Henry Plant's South Florida Railroad) brought organized tourist trains from New York in 1909 and from the Midwest in 1913. Many of these tourists continued to winter in the city with some even relocating to St. Petersburg (Arsenault 1996, 135-37, 144-45). The City's administration also started to formally encourage tourism with promotional campaigns following the election of Al Lang as mayor in 1916. With approximately 83 real estate companies operating in the city in 1914, the focus turned increasingly to winter

St. Petersburg Landmark Designation Application

Name of Property Bishop Hotel 256 1st Ave N. Page 10

residents with the local population doubling during the season. Although the land boom collapsed during World War I, the development created a pattern for the future growth of the city. During the 1910s, the city's population grew from 4,127 in 1910 to 14,237 in 1920 (Arsenault 1996, 124, 190).

Although World War I limited tourism, St. Petersburg quickly rebounded following the war with the winter season of 1918-1919 more profitable than before the war. Thanks in part to the efforts of John Lodwick, publicity agent for the Chamber of Commerce and the City of St. Petersburg, the hotels and boarding houses were filled to capacity during the season. The construction of a national, state, and local road system opened St. Petersburg to an increasing number of middle-class vacationers as well as a new type of vacationer known as "tin-can tourists." This type of vacationer typically came by car and generally favored campgrounds to hotels. The city's shortage of hotel rooms led to the 1920 creation of Tent City, a municipal campground for the "tin-can tourists" (Arsenault 1996, 186-189).

Henry R. Binnie, being a shrewd businessman, capitalized on the shortage of hotel rooms. He moved his blacksmith shop, built a brick commercial building and began operating a hotel. In 1912 the bottom floor of what was known as Binnie Garage was leased to the local dairymen. The space was then used as a depot to receive, bottle and deliver milk throughout the city. In 1918 the depot served milk to World War I soldiers who were being entertained in nearby Williams Park.

By 1921 Binnie's business was such that he needed even more space. He demolished his wood-framed blacksmith shop at the front of his property, which the *Evening Independent* called the oldest surviving wood-framed building in St. Petersburg, and expanded his hotel. He maintained the current 1912 brick building on the southeast corner of the property for his blacksmith shop. By 1925 Binnie had gotten out of the blacksmithing trade. Cars had replaced horses at this time but, according to a 1925 *Evening Independent* article locksmithing, key making, bicycle repair and umbrellas repair had kept him busy in his shop.

St. Petersburg, and Florida as a whole, burst into the first part of the 20th Century with land acquisition and development. Northern transplants hungered for their opportunity in the real estate business and flocked to the Sunshine State. As rail and road transportation became more reliable, visitation to St. Petersburg became more frequent and travelers needed accommodations. A 1913 article in the *Sunday Times Union of Jacksonville* stated of St. Petersburg, "Many of the smaller hotels and boarding houses have added rooms, while apartment houses and cottages have seemingly sprung up over night in every direction. Building permits show that some 4,197 rooms have been added to the city's accommodations counting hotels and dwellings."

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A relatively healthy tourist trade initially kept the local economy afloat following the downturn of the real estate market in 1926 and the devastating hurricanes that damaged south Florida in 1926 and 1928. However, the crash of the stock market in 1929 kept the traveling public at home during the ensuing national depression. A dismal tourist season during the winter of 1929-1930 led to business failures, mortgage foreclosures, and unemployment in the city. Every bank in the city failed and closed by April 1931 (Arsenault 1996, 253-255).

Although tourism had rebounded to some extent by 1940, the activation of the military, rationing, and travel restrictions of World War II severely curtailed St. Petersburg's tourism based economy. Most of the city's hotels and boarding houses remained empty during the winter of 1941-42. Realizing that the empty rooms could be utilized as military housing, city leaders successfully lobbied the War Department for a military base. The opening of a technical services training center for the Army Air Corps brought over ten thousand soldiers to the city during the summer of 1942. The military leased almost every major hotel and many of the smaller hotels in the city. Only the Suwannee Hotel and some of the smaller hotels and boarding houses were open to civilian use. By the time the training center closed in July 1943, over 100,000 soldiers had visited St. Petersburg. Although the training center closed, the United States Maritime Service Bayboro Harbor Base, which trained merchant seamen, continued to grow, and eventually leased four of the downtown hotels abandoned by the Army Air Corps. Other bases and support facilities throughout the area brought thousands of soldiers to central Florida and the St. Petersburg area (Arsenault 1996, 298-301).

From 1940 to 1948 the Binnie Hotel was managed by William Bessent. While the hotel remained open for business it is not clear how successful the operation was. Henry Binnie and his wife had both passed and they had no children. Prior to managing the hotel William Bessent ran an office at 254 Central Ave, and the alley entrance to which would have been directly across from Binnie's blacksmith shop. It is possible that Bessent befriended Binnie and ran the hotel until Binnie's estate was settled.

In 1948 Roy Bishop purchased the hotel and renovated it. In December of 1948 the hotel hosted a much anticipated grand reopening. The hotel was a successful venture in post World War II America. The city rapidly demilitarized following the war, and many veterans returned to St. Petersburg. The automobile, a focus on leisure travel and a desire to scout out a retirement destination made St. Petersburg an ideal locale.

As was typical of the time, a widow, Mrs. Elizabeth H. Summit, was retained by the Bishop's as manager and hostess of the hotel. Many small hotels and some larger ones were run by women and advertised as such. Running a boarding

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Name of Property Bishop Hotel 256 1st Ave N. Page 12

house or small hotel was considered suitable employment for middle class women in need of income.

The Great Depression and governmental restrictions during the war led to a housing shortage following World War II. Many hotels and boarding houses were again filled with tourists and new residents awaiting the construction of new homes. New houses filled the subdivisions platted during the 1920s, but left vacant by the real estate decline and depression. As development spread westward, the introduction of shopping centers, including Central Plaza and Tyrone Gardens Shopping Center, and motels along the west coast drew new residents and tourists away from downtown St. Petersburg (Arsenault 1996, 307-313).

During the 1960s, downtown and the neighborhoods surrounding the city core entered a period of decline and abandonment. The Bishop Hotel operated until 1977. After this time it was converted to a bar and cocktail lounge.



Henry R. Binnie.

H.R. Binnie, *The Evening Independent*
1925

Henry R. Binnie

Born in 1877 in Michigan Henry Binnie's path to Florida was laid out by others. His father died when Binnie was about a year old. His mother remarried Abner Farthing in 1891 and the family headed to Florida to benefit Farthings health. They first settled in Dade City, and eventually made their way to St. Petersburg by 1899. Farthing, having lived in Texas, was a blacksmith by trade. Young Binnie apprenticed with him and learned the craft. The two opened Farthing and Binnie in St. Petersburg in 1900. However in 1901 Farthing passes away, leaving Binnie to run the business. Also in 1901 Binnie married Rachel Bates in St. Petersburg. They have a baby named Nettie (so named for Binnie's maternal uncle). Tragedy strikes the young couple with Rachel dying in 1903 and Nettie in 1904.

Henry Binnie continues with his work in the blacksmith shop and St. Petersburg continues to grow exponentially. Central Avenue and other main arteries of the city are being paved which increases the need for shod horses and Binnie's farriery skills. At the same time tourism is increasing beyond the capacity of the city's hotel rooms. Around 1910 or 1911 Binnie moves his wooden

blacksmith shop two parcels to the east. In 1912 Binnie applies for permits to construct a brick commercial building on the former site

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of the blacksmith shop. So begins Binnie's long career as a businessman, hotelier and blacksmith in St. Petersburg.

Known by various names including Robinson's Hotel, the Northern Hotel and finally Binnie Hotel, Binnie successfully owned the hotel until his death in 1939. In 1925 an *Evening Independent* article about Binnie states that he does not shoe horses any longer since the automobile has become more prevalent. Binnie shifts his business to lock smithing, key making, umbrella and bicycle repair and general garage work. In 1926 and 1927 the hotel was managed by two different widows; Mrs. Earle High and Mrs. Emma Wilson. Annie Binnie was listed as running the hotel in 1929.

For the next nine years the hotel was run by William K. Bessent and his second wife Margaret.

In 1948 the hotel was purchased for \$100,000 by Mr. & Mrs. Roy C. Bishop and it was renamed the Bishop Hotel. The Bishops undertook extensive renovations. According to the *St. Petersburg Times* and the *Evening Independent*, the extensive renovations included the erecting of elaborate ironwork balconies in the "French Grape" design with more than "2,000 separate welds." All 19 private rooms on the second floor and 12 efficiency apartments on the third floor were repainted in pale colors and refurnished. Each room was updated with electric refrigerators and electric forced heat. The apartments contained two twin beds, private bath, closet, and small kitchen. The second floor lobby was also updated.

A widow, Mrs. Elizabeth H. Summit, was retained as manager and hostess of the hotel. Until her husband's death he had been the Purser on the SS Leviathan.

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Roy Cleveland Bishop



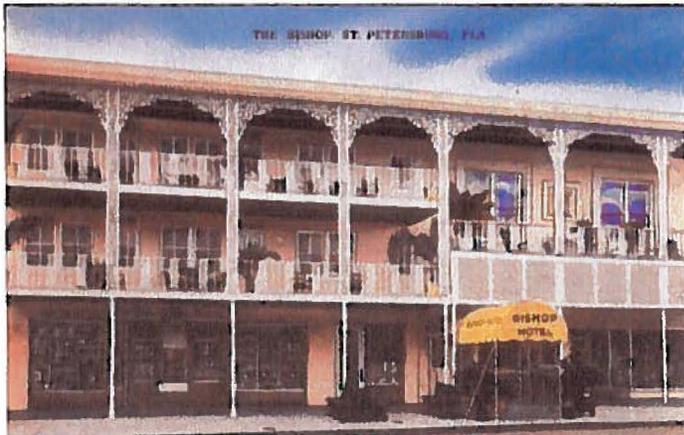
Roy C. Bishop. Ancestry.com

Roy Bishop was a well-educated man from Missouri who worked in the Chicago meat packing industry during the 1920s. Eventually he became involved in oil and began working as a distributor for Sinclair Oil. This position took him to Fort Meyers Florida in 1928. He was very successful and moved to St. Petersburg in the late 1930s to work there as a distributor. By 1940 he was living in a large home at 1730 Beach Drive NE, which was (and still is) one of the most desirable neighborhoods in the city. Though Bishop was wealthy, he was civic minded, pious and motivated by social justice. Bishop was a state level executive for the United World Federalists, who were committed to preventing another world war through various amendments to the UN and world governance provisions. Locally, Bishop was a member of the St. Petersburg Port Authority, which made the original plans for the Sunshine Skyway Bridge. He was also a member of the Chamber of Commerce, Committee of 100, St. Petersburg Kiwanis Club and the Board of Governors of the Youth Science Center. Additionally, Bishop was able to arrange for fuel deliveries to St. Petersburg during gasoline rationing in 1943. Most oil companies shipped their fuel by truck that caused delay and in some instance prevented delivery. However, Sinclair Oil used ships that could enter the port in St. Petersburg and directly offload the fuel. Bishop noted for the *Evening Independent* newspaper that he was not arranging special trips to St. Petersburg, but was merely taking advantage of the port that could accommodate Sinclair vessels.

In 1948, as the post WWII era GI were eager to return to the Sunshine State for rest, relaxation and potential retirement, Bishop eyed a potential investment in St. Petersburg's reputation for all three. Bishop bought the Binnie Hotel, renovated it and reopened in late 1948, just in time for New Year's Eve.

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Bishop Hotel. This is an excellent view of the two-story structure on the right, built in approximately 1912 and the three story structure on the left, which replaced Binnie's wooden blacksmith shop in 1921

Bishop continued to live and work in St. Petersburg. He suffered personal tragedy in 1955 when his only son drowned in an accident. Bishop lived to the age of 103, passing away in 1988 in St. Petersburg. For his religious commitment and leadership at Palm Lake Christian Church the organizations education hall was named for him.

STATEMENT OF SIGNIFICANCE

Summary

The Bishop Hotel is significant at the local level in the areas of Community Planning and Development, Commerce, Social History, and Architecture. The Bishop Hotel is significant for its association with Henry Binnie, a St. Petersburg pioneer businessman, blacksmith and hotel operator who played a significant role in the early development of the city. It is also significant for its association with Roy Bishop an active business leader in the later half of the 20th Century. Both men were successful community members whose time in St. Petersburg contributed to improved business trade, quality of life and infrastructure.

The entire Bishop Hotel complex reflects the close relationship between business, tourism and residential living in downtown St. Petersburg. The mixed use of the property for both residential and commercial means was common in St. Petersburg's early history, particularly in this block located in the original plat

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of the city. The physical arrangements of the commercial space, the residential lodging and the blacksmith and reflects the value of the downtown real estate and the desire to use the space as economically as possible. It also reflects the evolution of the city from a pioneer settlement, to a tourist mecca and the palimpsest of urban space.

The Bishop also reflects the importance of small, affordable tourist lodging to St. Petersburg's tourist-based economy.

The Hotel is a representative example of pioneer commercial masonry vernacular architecture built at the onset of the city's first period of real estate boom and enlarged at the onset of the second real estate boom.

Significance

Community Planning and Development

It meets the following criteria for designation of a property found in Section 16.30.070.025(d) of the City of St. Petersburg Code:

- (1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.

Commerce

The Bishop Hotel complex is significant at the local level in the areas of Commerce due to its association with Henry R Binnie and Roy Bishop. Binnie was one of the cities earliest businessmen. Both men were successful businessmen and community members whose time in St. Petersburg contributed to improved business trade, quality of life and infrastructure. It meets the following criteria for designation of a property found in Section 16.30.070.025(d) of the City of St. Petersburg Code:

- (3) It is identified with a person or persons who significantly contributed to the development of the City, state or nation.

Henry R. Binnie moved to St. Petersburg in 1899 with his mother and step-father. Binnie went into the blacksmithing business with his step-father, Abner Farthing, who passed away in 1901. Binnie continued to run a very successful blacksmith shop. This was a time when automobiles were scarce and often useless on sandy streets, and horses were the common form of transportation. In city business directories Binnie is listed as the primary provider of farriing services. Binnie also capitalized on the bicycling craze of the early 20th century and provided bicycle maintenance and repair. Binnie's function as a locksmith and key maker enabled him to provide needed security for a growing city.

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Additionally, the entire complex beyond the blacksmith shop benefited the city as a whole in the matters of tourism and support for the war effort. In 1912 the Binnie garage was leased as a milk depot, which served as a facility to bottle and distribute milk through out the city. Due to its proximity to Williams Park the milk depot was prominent in the city's ability to entertain WWI soldiers. According to an *Evening Independent* article from 1918 milk from the depot along with sweets and treats were served to soldiers in the park while they socialized and enjoyed the company of pretty girls.

The hotel functioned much like the other hotels of its day, providing short and long term lodging to tourists and seasonal visitors. According to 1920 federal census roles the lodgers ranged in age from their late 30s to late 70s and were largely from northern and Midwestern states. Given the hotels location in the main business district, in close proximity to Williams Park, the waterfront and the train depot, it was ideally situated.

Roy Bishop was a well-educated Midwesterner from Missouri. He worked in the Chicago meat packing industry and eventually began work for Sinclair Oil. In 1928 Bishop moved to Ft. Myers to work as a Sinclair Oil Distributor and moved to St. Petersburg in 1936 to do the same. By the early 1940s Bishop and his family moved to 1730 Beach Drive NE. During the 1943 gas shortage in the Tampa Bay area Bishop was able to bring in more fuel to the area than any other distributor because of his association with Sinclair Oil. According to Bishop's 1988 obituary he was a member of the St. Petersburg Port Authority, which made the original plans for the Sunshine Skyway Bridge. He was also a member of the Chamber of Commerce, Committee of 100, St. Petersburg Kiwanis Club and the Board of Governors of the Youth Science Center. He was a member of Palm Lake Christian Church, where he was chairman of the founding committee. The church's education hall is named in honor of him and his late wife.

The entire Bishop Hotel complex reflects the close relationship between business, tourism and residential living in downtown St. Petersburg. The mixed urban use of living, vacationing, shopping and working in the bustling, yet picturesque heart of the down waterfront district continues even today. Located just three blocks west of Tampa Bay and adjacent to Williams Park the hotel was in an ideal location to offer guests close access to city attractions. The development of store fronts and commercial space in the first floor of the buildings established a long survived location for commerce. The blacksmith shop and repair garage accessed from the alley is an excellent example of diverse business and services available. The physical arrangements of the structures reflects to ingenuity and frugal spirit to use every available spot of land in St. Petersburg's prime downtown district. The alley that offers access to Binnie's blacksmith shop is still in use to today as a primary access and egress

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for commercial deliveries that support commerce on both 1st Ave North and Central Avenues.

Social History

The Bishop Hotel complex is significant at the local level in the area of Social History, as an example of the enterprising spirit that established St. Petersburg. The retention of the blacksmith shop on the Bishop Hotel property reflects the diversity of talent and trade practiced by many of St. Petersburg's residents. The mixed use of the property for both residential and commercial means was common in St. Petersburg's early history, particularly in this block located in the original plat of the city. The physical arrangements of the commercial space, the residential lodging and the blacksmith shop reflect the value of the downtown real estate lack of modern zoning, and the desire to use the space as economically as possible. It meets the following criteria for designation of a property found in Section 16.30.070.025(d) of the City of St. Petersburg Code:

- (1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.

By the mid-1920s a variety of businesses had opened in the first floor of the Binnie Hotel. They included New York Hat Shop, William B. Kirby Photography and Williams Art Store.

In January of 1926 there was an extensive fire in the New York Hat shop, thought to have started from 70 gallons of gasoline stored in the shop. The hotel was damaged, and several were injured, though no one was killed. As a direct result the Florida State legislature passed a law banning the storage of explosives and flammables in or near hotel rooms.

Directly across 1st Ave. North was Softwater Laundry, The Coffee Cup Restaurant and George Bello Fruits. Next to the Bishop Hotel to the west was Hotel Dennis. Next to the Bishop Hotel to the east were additional shops and establishments including The Peacock Row, Carolyn Dress Shop, Fisher and Deaderich Company, and The Hotel Tamiami.

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1st Ave N at 2nd Street facing southwest. The rear of Hotel Detroit is seen at the far left. In the center is Peacock Row. Including Palm Book Store and Williams Art Supply. Circa 1920's.

The Hotel Bishop complex was amid a bustling mixed residential and retail area that attracted both tourists and locals to purchase goods and services, visit with companions, and dine at various eateries. Photographs show the corner of 1st Ave North and 3rd Street, facing southeast. Numerous shops and automobile can be seen in the downtown business district.



1st Ave. North at 3rd St. facing Southeast. Courtesy of St. Petersburg Museum of History.

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Architecture

It meets the following criteria for designation of a property found in Section 16.30.070.025(d) of the City of St. Petersburg Code:

- (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;

The Bishop Hotel is one of the few remaining examples of pioneering masonry vernacular commercial architecture in St. Petersburg. Built in 1912, by contractor Allen and Dubois and significantly enlarged in 1921 by Charles Dubois (no longer partnering with Allen) the Bishop Hotel represents the functional construction methods and vernacular architectural style common in early St. Petersburg.

Charles Dubois, a prominent contractor came to St. Petersburg in 1910 after working in the business in Tampa and the Southeast. He constructed several other civic buildings including the municipal power plant in 1922, the Elks Home in 1923, and the city gas plant, and the city solarium. Among the hotels he constructed are the Hotel Dennis and the Sunset Hotel. He is also responsible for constructing First Avenue Methodist Church, the Vogel and DeVoe apartments, and numerous residential structures. In 1929 he joined with A. P. Hennessey and the firm constructed St. Mary's Catholic Church.

The prolific use of ornamental ironwork both for the façade of the 1912 hotel structure and the balconies of both buildings consisting of both original posts and the 1948 "French Grape" alterations are unique examples of the French Colonial Revival style.

The 1912 masonry vernacular blacksmith shops is the only know remaining example of early light industrial construction in the downtown area.

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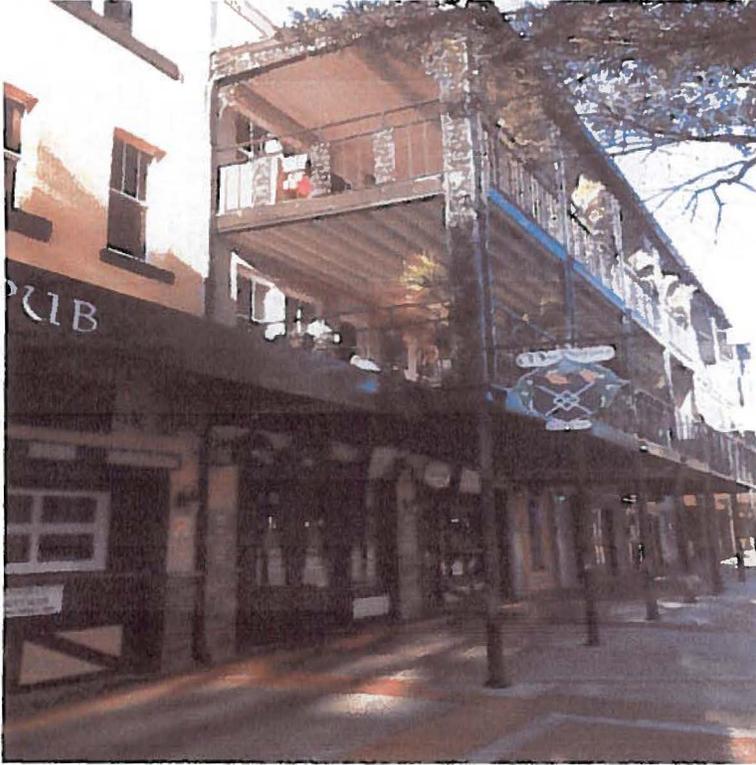
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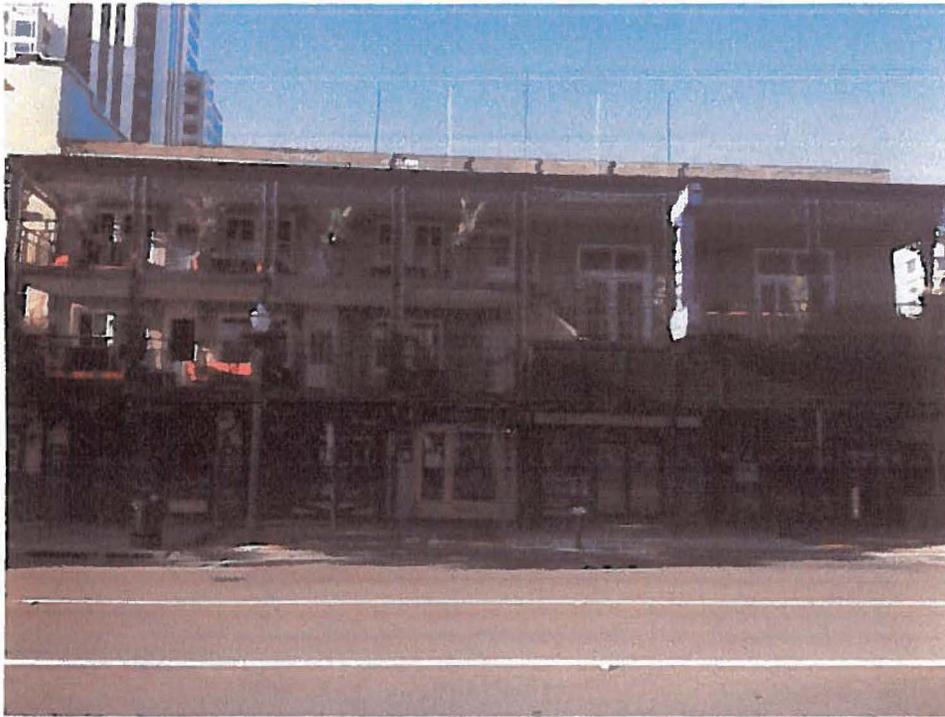
ADDITIONAL PHOTOS



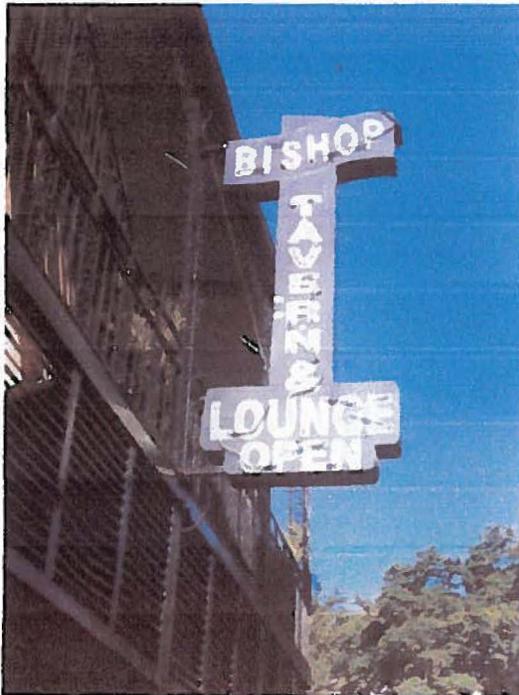
Front façade Bishop Hotel

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Front Façade Bishop Hotel



Historic Bishop Hotel Sign

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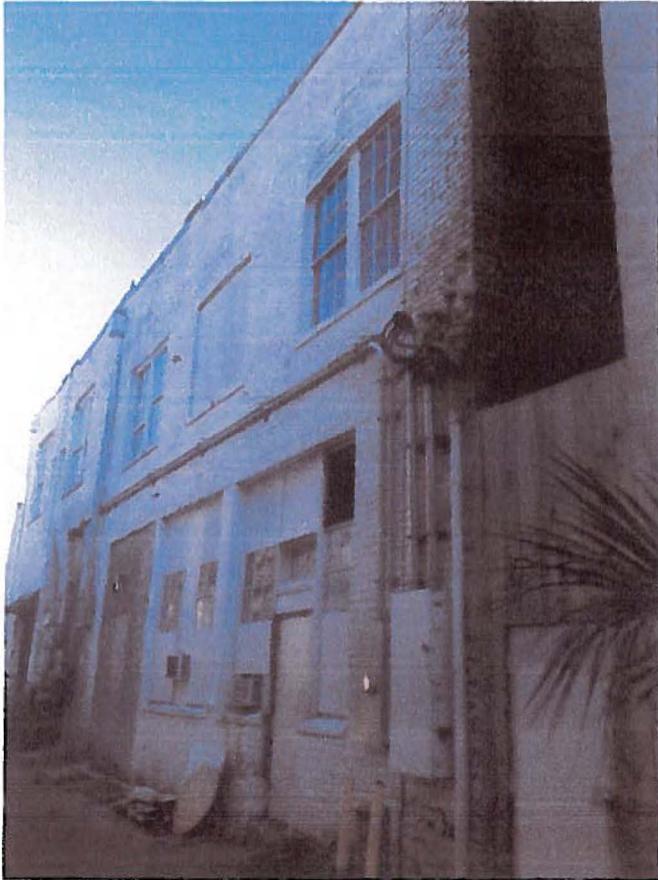
Chattanooga Foundry Stamp



Underside of second floor balcony

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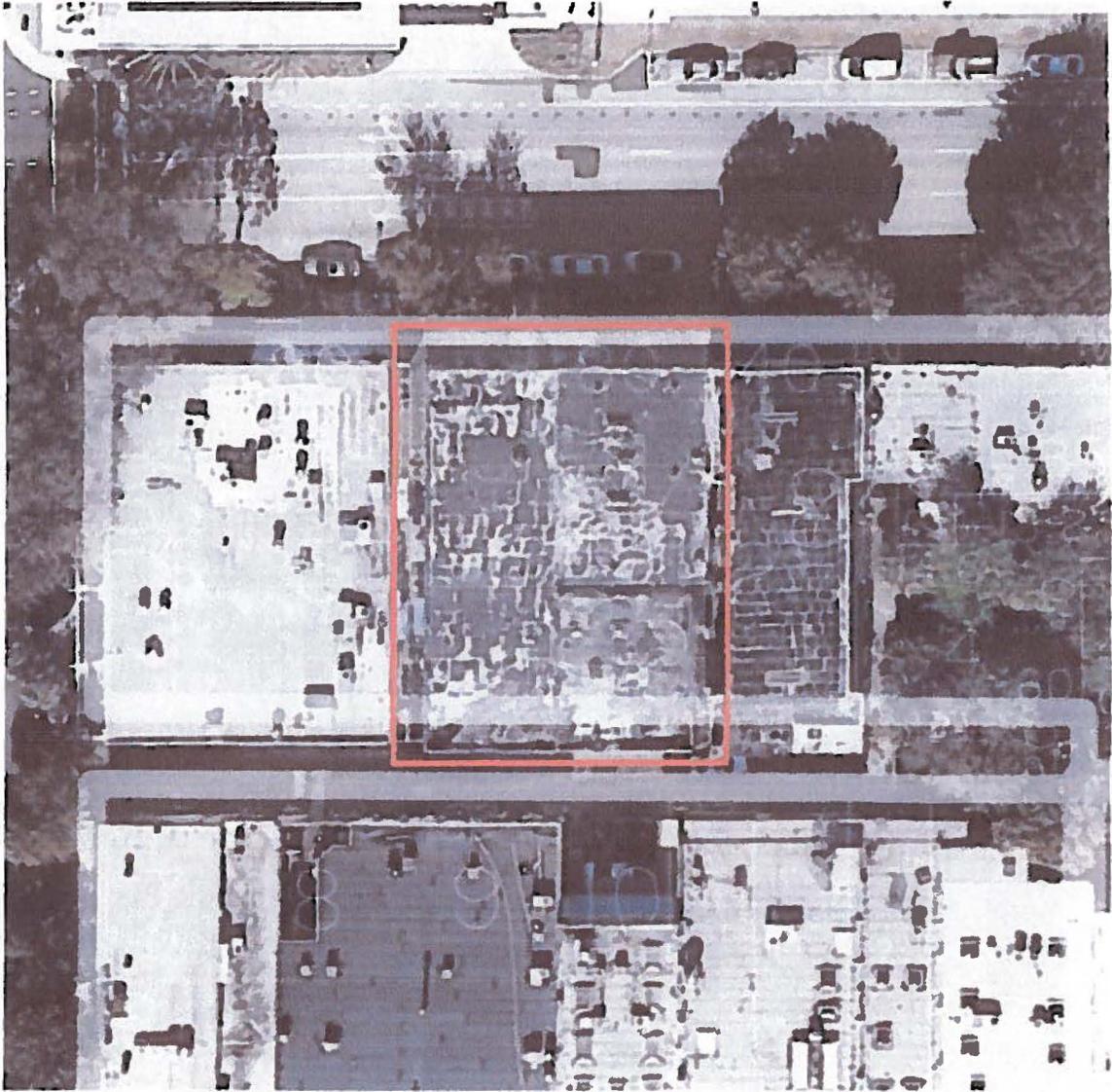


Alley View of Blacksmith Shop



East façade with pulley hoist. Courtesy Kim Hinder

Map of Bishop Property





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www.stpetepreservation.org**

July 2, 2013

Kimberly Hinder
Historic Preservation Planner
City of St. Petersburg
Kimberly.Hinder@stpete.org

Re: Bishop Hotel Building Landmark Application

Kim:

St. Petersburg Preservation is modifying the boundaries of the Bishop Hotel Landmark Nomination to exclude the former blacksmith shop at the rear of the property. While SPP believes it is appropriate to designate the entire Bishop parcel as a landmark we also understand the desire of the long-term tenant to proceed with the re-use of the rear of the site without the designation for that portion of the property. We believe it is important to collaborate with property owners, and long-term tenants in an effort to reach consensus regarding support for landmark applications. We continue to be sensitive to the needs of a property to evolve and to allow for current uses, at the same time providing the maximum protection of our historic resources.

It is our understanding that the long-term tenant will be reusing or salvaging historic elements from the rear building as part of the proposed courtyard project. With such an understanding, and despite retaining our belief that the rear "blacksmith" building is worthy of landmark designation, SPP is modifying the landmark application so as not to subject the rear "blacksmith" building to the landmark proceeding.

Please feel free to contact me with any questions.

Sincerely,
/s/
Emily Elwyn
Vice President

Attached documents for item Arts Alliance Update. (John Collins) (Oral)

ST. PETERSBURG CITY COUNCIL

Reports

Meeting of August 1, 2013

TO: The Honorable Karl Nurse, Chair and Members of City Council

SUBJECT: Update on Arts Alliance activities given by John Collins.

EXPLANATION: In October 2011, Mayor Foster selected John Collins to lead the creation of an Arts Alliance for St. Petersburg. After hearing the results of Mr. Collins' research, City Council passed a resolution approving the creation of an Arts Alliance at their March 15, 2012 Council Meeting. Mr. Collins will be giving a status report on the activities of the Arts Alliance.

RECOMMENDATION: N/A

COST/FUNDING/ASSESSMENT INFORMATION: N/A

APPROVALS:

Administrative:	<u>R. Blumett 7-10-13</u> <i>Blumett 7/10/13</i>
Budget:	<u>N/A</u>
Legal:	<u>N/A</u>

Attached documents for item 34th Street South Corridor Improvement Plan Update (Oral).

Attached documents for item Resolution initiating a local landmark application for Block 25, Revised Map of St. Petersburg, commonly known as the Jannus Landing Block, to be designated as a local landmark district. This item is a referral from the Community Preservation Commission



TO: The Honorable Karl Nurse, Chair, and Members of City Council

THROUGH: Derek Kilborn, Manager of Urban Planning and Historic Preservation

FROM: Kimberly Hinder, Historic Preservation Planner

DATE: Meeting of August 1, 2013

SUBJECT: Pursuant to a request by City Council at their April 18, 2013 meeting, this report is an analysis of the eligibility of Block 25, commonly known as the Jannus Landing block, for local landmark designation as a district.

REQUEST: The CPC is requesting that City Council initiate a local landmark designation application for Block 25 to be designated as a district.

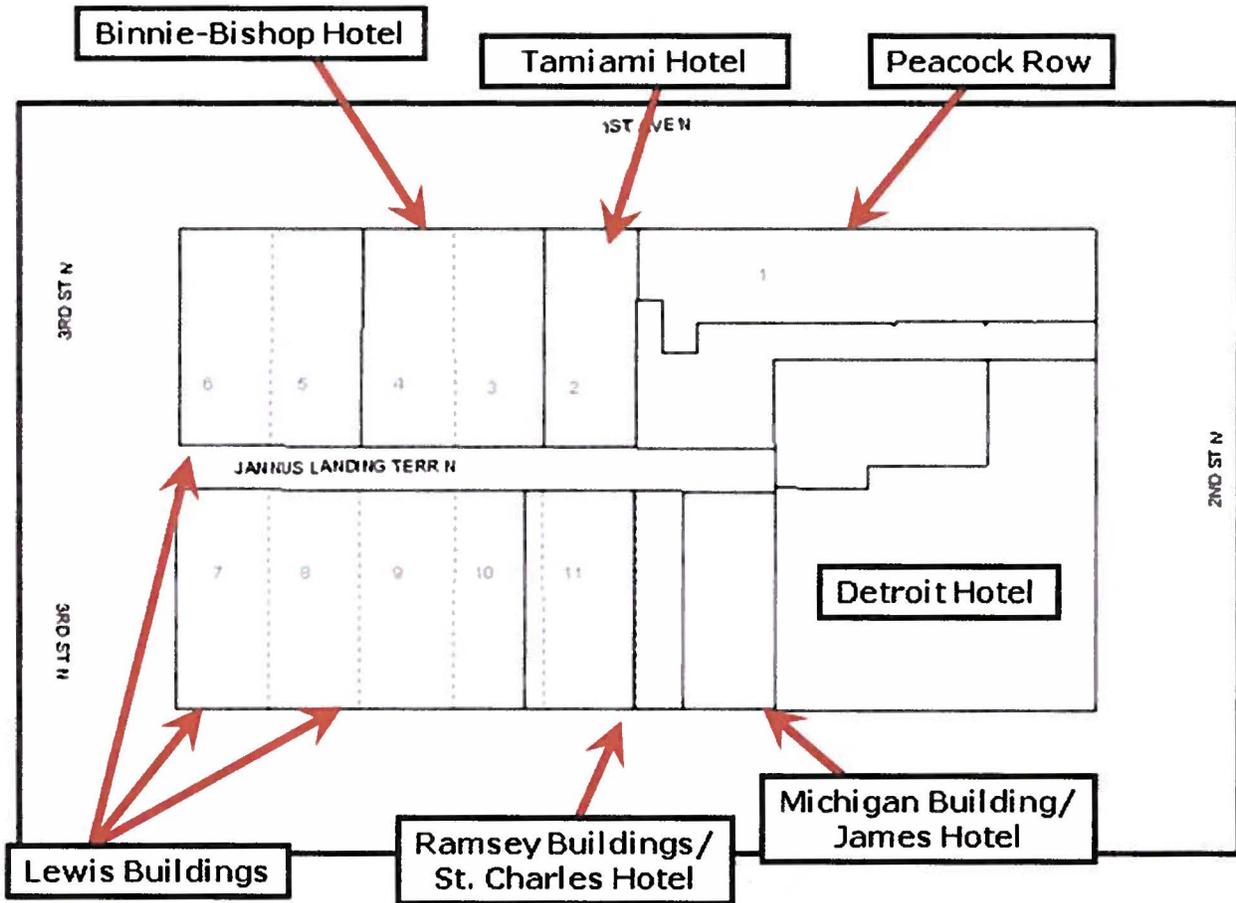
Background:

On March 12, 2013, a demolition application was submitted for a portion of the Bishop Hotel property located at 256 1st Avenue North, which was identified as a potential historic landmark in 2006. City Code Section 16.30.070.2.11 requires a 30 business day stay of demolition for potentially eligible landmarks and notification of such to the owner, the CPC, and any interested individual or group. At the March 15, 2013 CPC public meeting, the Commission requested that the matter be referred to City Council under City Code Section 16.30.070.2.8 for Emergency Actions; Nondesignated Properties with the request for an extension of the demolition delay. During the discussion and approval of the demolition delay at their April 18, 2013 meeting, Council also approved a resolution requesting that the CPC work with staff to review the landmark eligibility of all of the buildings on Block 25, also known as the Jannus Landing Block, not currently locally designated as a historic landmark and report back to City Council. At the July 9, 2013 public hearing, the CPC reviewed the history of the block, identified it as potentially eligible, and approved a motion to refer their findings to City Council.

According to City Code, the property owner or any resident or organization in the City may submit an application for local landmark designation. If privately initiated, the applicant must provide evidence of the approval of the district from the owners of two-thirds of the properties within the boundaries. The City, including City Council, may also initiate a designation. Evidence of ownership approval is not required for city-initiated designations.

Staff has prepared the following information regarding the block as additional background information.

In addition to the Binnie-Bishop Hotel and the Detroit Hotel, which was designated in 2010, there are seven other historic buildings on the block. It appears that there is sufficient historic integrity and significance to form a district.



Block 25 was part of the original plat for the City of St. Petersburg with the eastern portion, on which the Detroit Hotel was built, identified for hotel use. With the train depot half a block away and the city park nearby, Block 25 saw some of the earliest settlement and businesses in the new town.

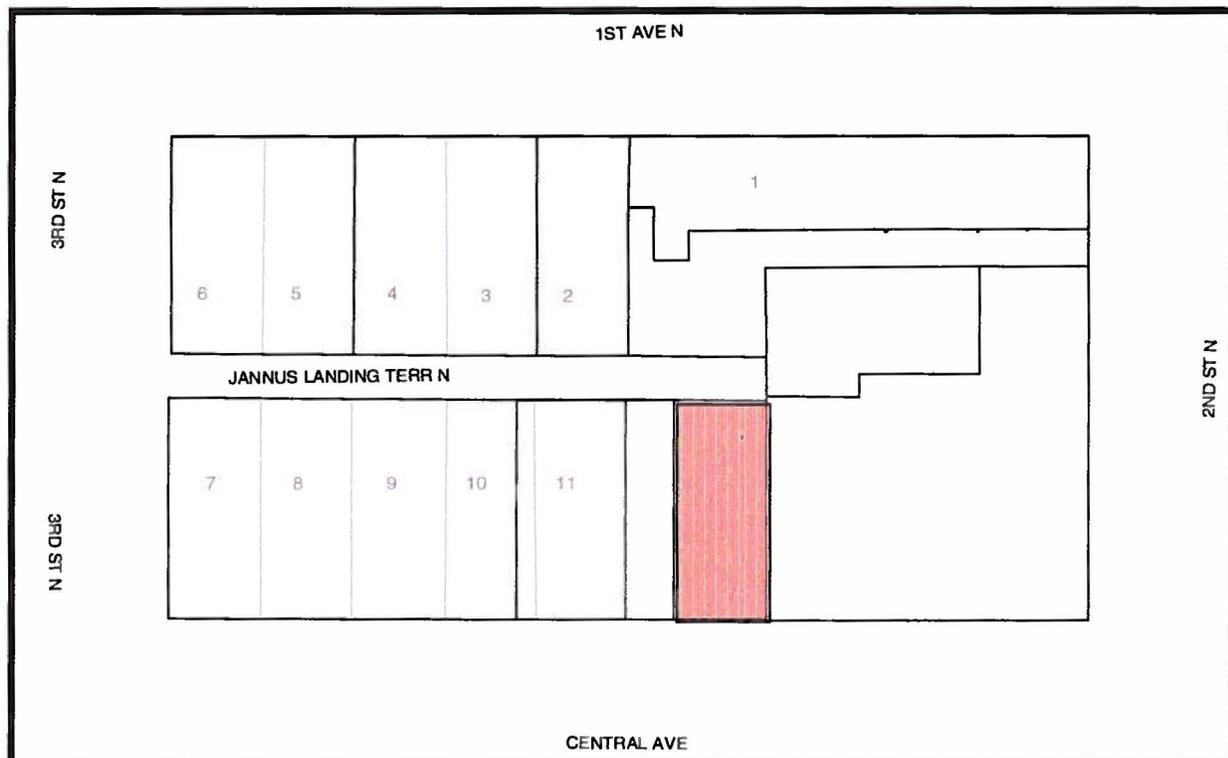


Central Avenue looking west from the Detroit Hotel, ca. 1926. St. Petersburg Museum of History.

Michigan Building/James Hotel, 231-35 Central Avenue (8PI291)

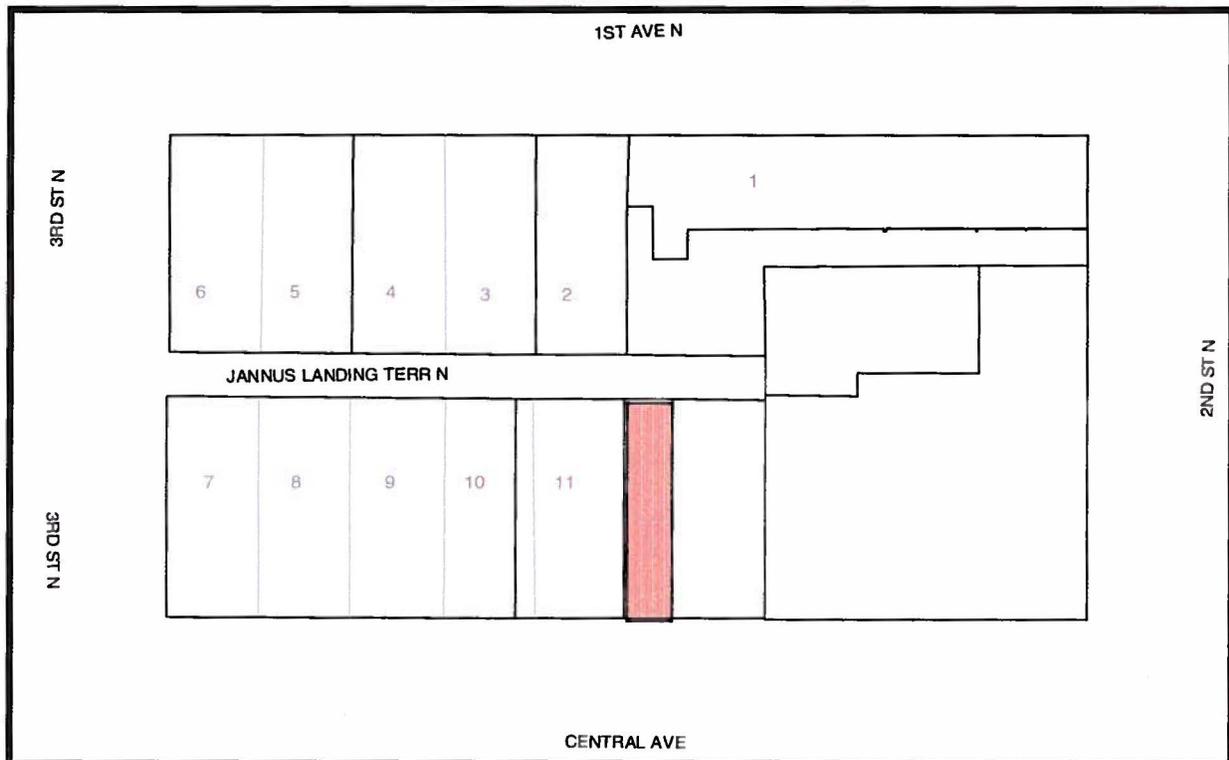
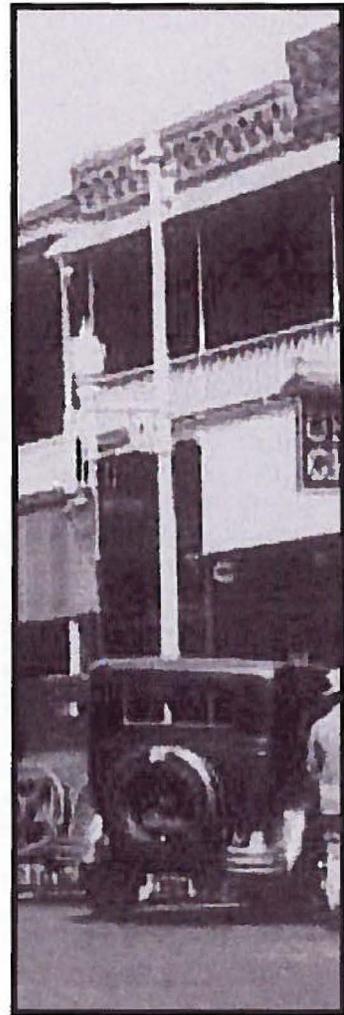
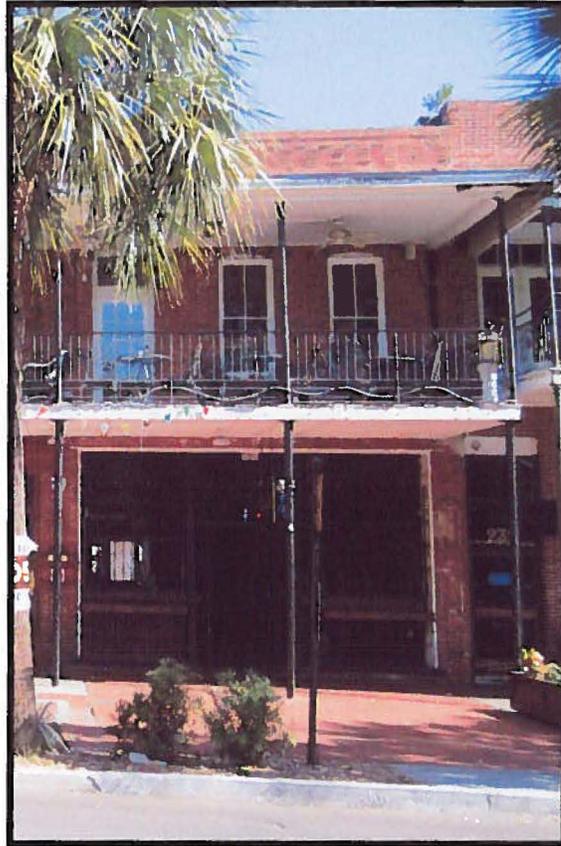


The Michigan Building was designed by architect Edgar Ferdon and constructed in 1909. Edward Tonnelier owned the property which was designed to accommodate stores on the first floor and a 10 room hotel on the second floor. Businesses such as Dr. William Secor, A.T. Mullins Real Estate, Beach's Pharmacy, Sun Drug Company, United Cigars, and the James Hotel occupied the building. The Masonry Vernacular building remains an excellent example of early twentieth century commercial design.



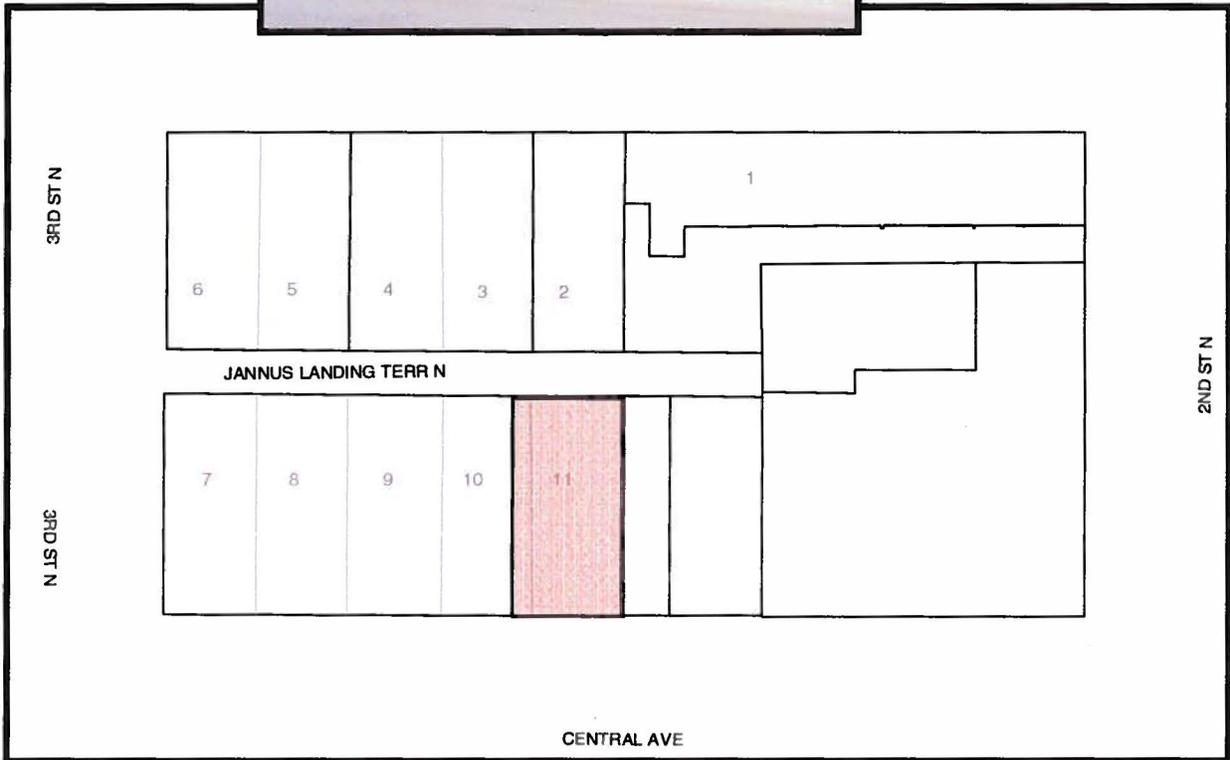
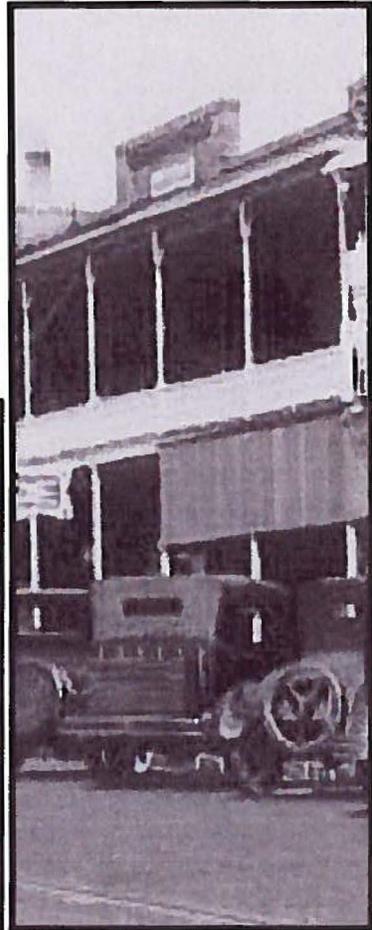
Ramsey Addition, 237-41 Central Avenue (8PI313)

Although built separately, this narrow structure was built by the same owner as the building immediately west. Contractor R.W. Miller constructed the building for Mary Ramsey in 1908. Mrs. Ramsey lived on the second floor and rented the first floor to the Beverly ice cream shop. Later occupants included a bakery and Barber Groves.

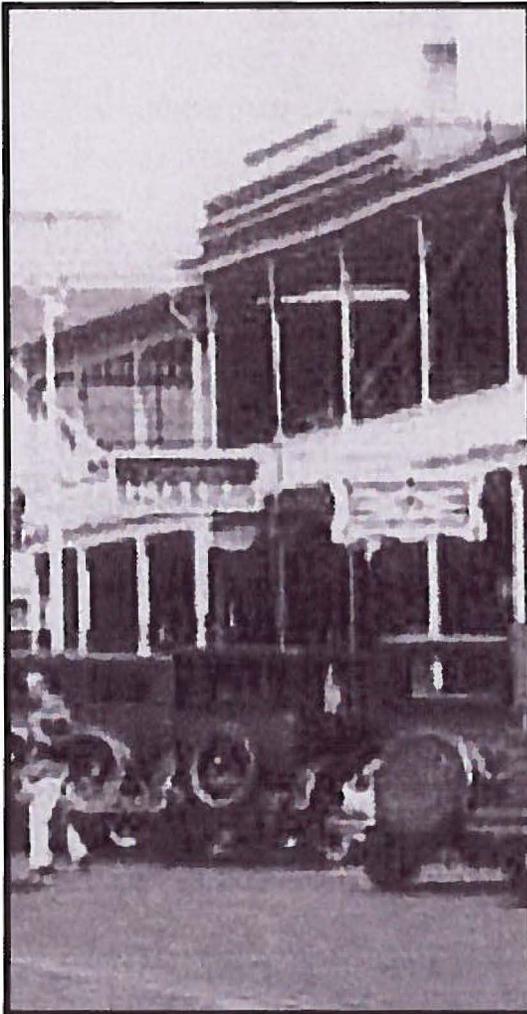


Ramsey Block/St. Charles Hotel, 243-47 Central Avenue (8PI278)

The Ramsey Block, also known as the St. Charles Hotel, was constructed in 1904 by owner Mary Ramsey. She moved to St. Petersburg in 1900 and is credited with building the first brick commercial building in the city, which was located in the block where the City's Municipal Services Center is now. Her first two buildings have been demolished. This building, which she named the Ramsey Block, was her third commercial building with the building adjacent to the east as her fourth. This building held the Royal Palms Theater, one of the first with electricity, and the McPherson-Dent Bakery on the first floor. The second floor served as the St. Charles Hotel.



Norton Building, 249-53 Central Avenue

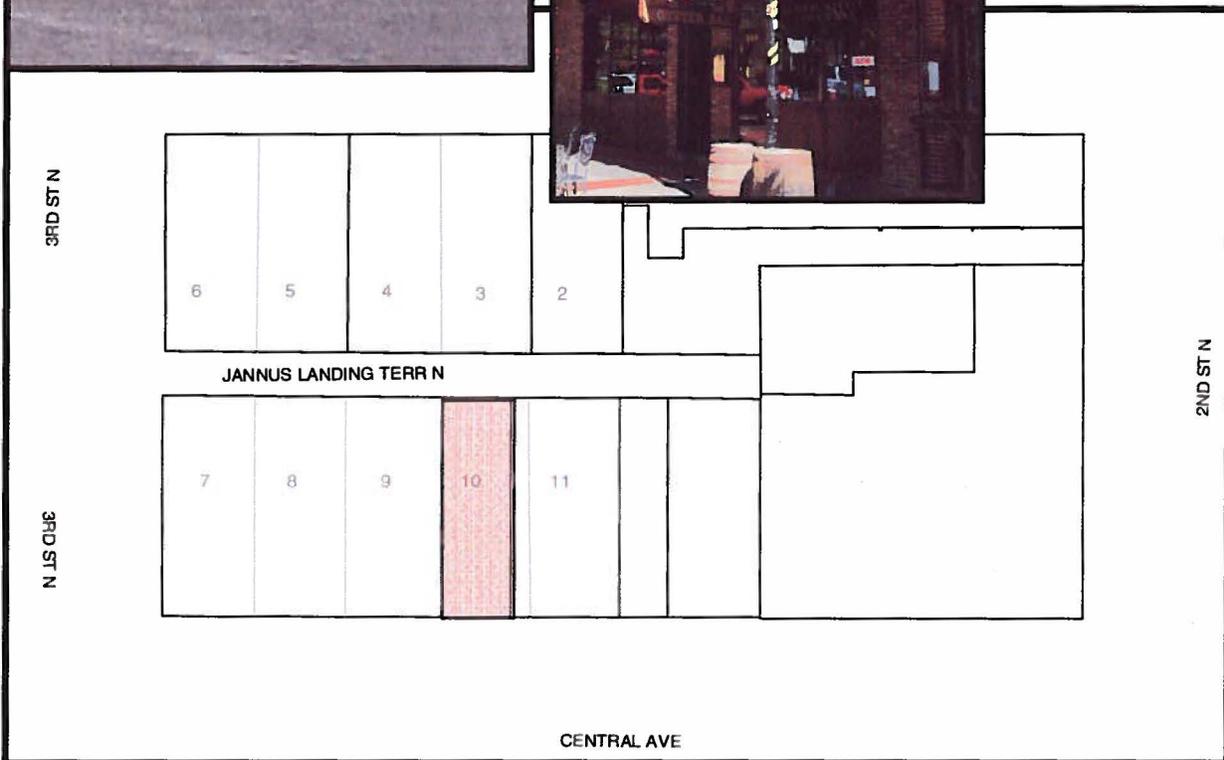


The Norton Building was built in 1906 by owner James Norton. Until Pinellas County voters outlawed saloons in 1913, Norton operated one of the last saloons in St. Petersburg. His wife, Julia, was the proprietor of Norton Flats, which were rooms available for rent on the second floor of this building. Other occupants included the Palace Ice Cream Parlor, Leland's Ice Cream Parlor, and Jack's Bazaar. It was the first building in the city to be piped for gas.

This building was later acquired by the Lewis family, who owned the rest of the buildings to the corner of 3rd Street and was refaced with the others in 1966. Although this building has been altered, it

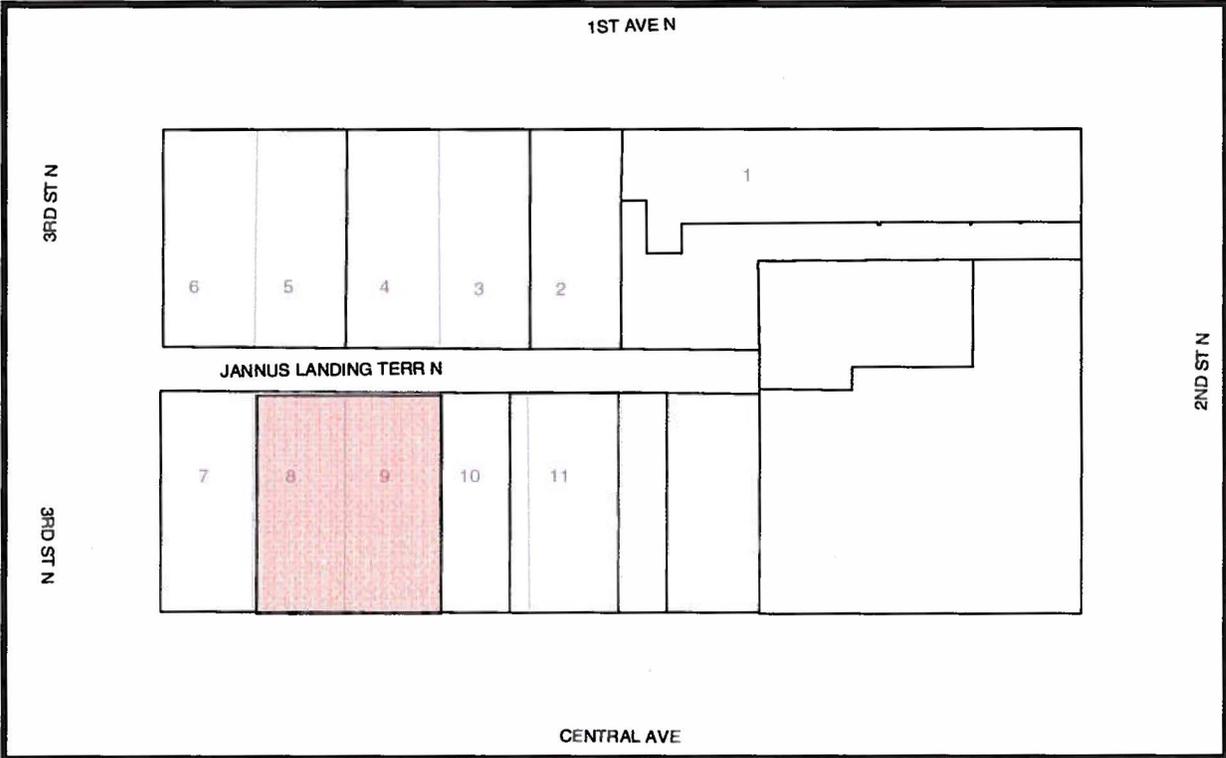


is still identifiable as a historic building in terms of mass, height, setback and openings and could be returned to a semblance of its original design.



**Lewis Building #3,
259-69 Central Avenue**

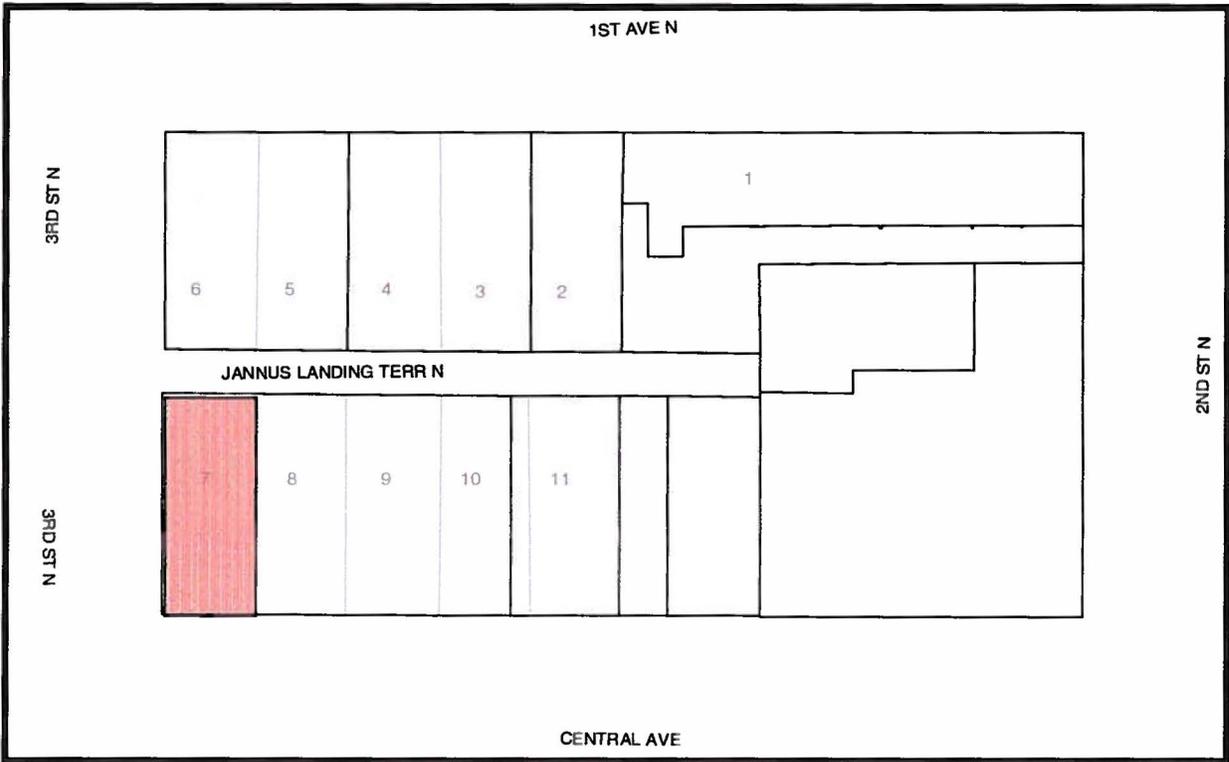
This one-story block was constructed ca. 1908 by owner Ed Lewis, who owned the property to the corner of 3rd Street. Early occupants included Roger's Jewelry, a plumbing business, the St. Petersburg Shoe Company, Ermatinger's Hat Store, and Arthur L. Johnson's Men's Clothing Store. Johnson was a leader in the Chamber of Commerce, and originated the Festival of States celebration.





**Lewis Building #1,
277-79 Central Avenue**

Constructed by owner Edson T. Lewis in 1894, the two-story wood frame Lewis Building was built to house Lewis' grocery store on the first floor with a hotel on the second floor. Lewis arrived in St. Petersburg with his parents in 1888, three months before the arrival of the first train. Sixteen year old Lewis first worked in Williams General Store across from the Detroit Hotel, before venturing into a partnership in 1892, and then building and operating his own grocery in 1894. By the late 1890s, Lewis became a banker for many residents and helped establish the Central National Bank in 1904. He served as City Councilman, advocated for the use of brick in paving the city streets, and was a leader in the movement for municipal ownership of the waterfront and utilities.

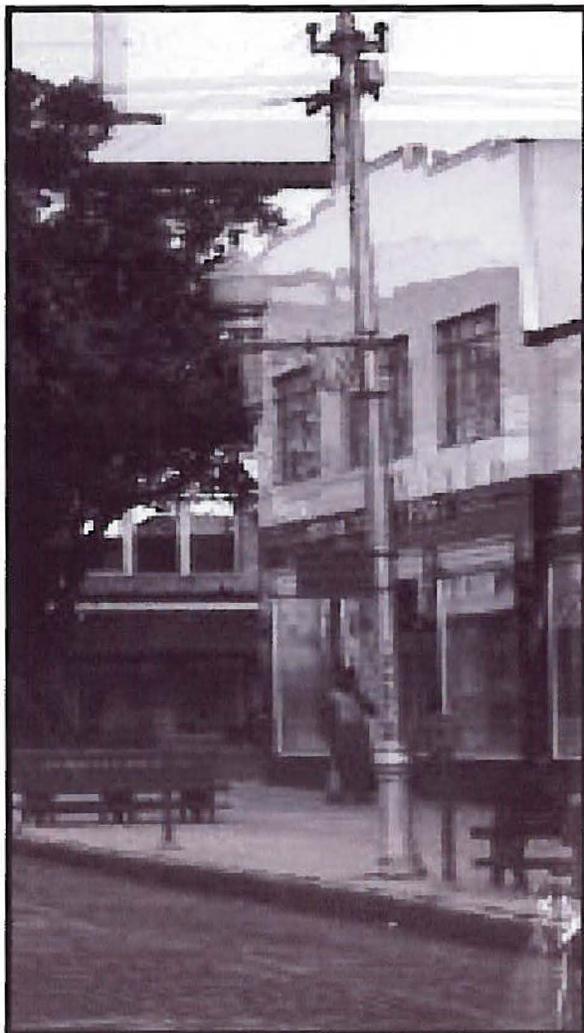


In 1913, W.C. Burton joined the grocery firm and Lewis sold his interest in the grocery around 1920, although he retained ownership of the building and land. In 1923, the grocery closed, relocated, and became a wholesale enterprise. Among other interests, Lewis and his son, Leon Lewis, maintained investments in real estate, building four structures in the Jannus Landing Block alone.

It appears that the original wood frame building remains, although it was substantially altered with refacing in 1937 and again in 1966. Other entities which occupied the building include the Red Cross, starting in 1928, and architect Henry Dupont.



Lewis Building #1, ca. 1926.



Lewis Building #1, ca. 1937. St. Petersburg Times.

Lewis Buildings

2 - 17-21 3rd Street North (demolished)

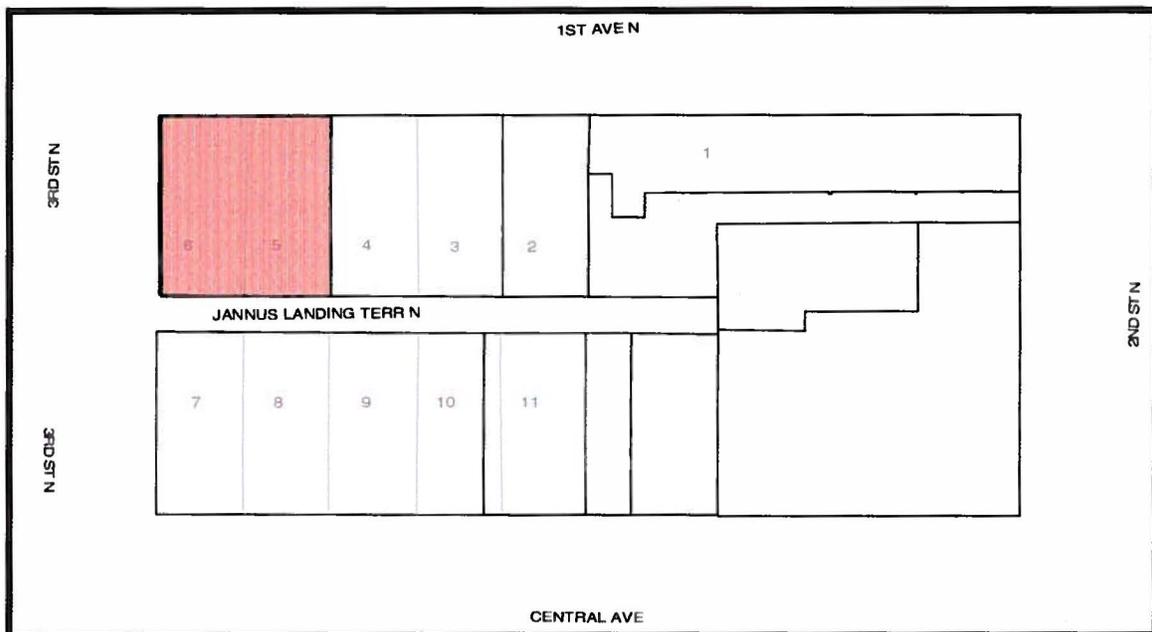
4 - 23-29 3rd Street North & 262-278 1st Avenue North (demolished)

5 - 270 1st Avenue North (existing)



Southeast Corner of 3rd Street and 1st Avenue North, ca. 1950. Lewis Grocery Building #1 is on far right. Red brick building to the left was Lewis Building #2 (demolished). Mission Revival building on the corner was Lewis Building #4 (demolished). St. Petersburg Museum of History.

Lewis' second construction project on the block was a red brick commercial building built ca. 1907 fronting 3rd Street North across the alley from his grocery. In 1917, Lewis and fellow owner George Van Houten, who was a contractor, built the Mission Revival building on the corner which was designed by architect W.S. Shull. It tied into the red brick building and housed



the Hotel Dennis on the 2nd floor. Other businesses which occupied the first floors of the buildings included the St. Petersburg Tailors and Dry Cleaners, Advance Art Printery, Carpenter's New England Home Bakery and Tea Room, and an African-American barber and tailor, Archibald S. Smith, who maintained space between 1908 and 1914. After the death of Lewis and his son, Leon Lewis, the property remained in the ownership of the Lewis Interests. In 1966, the company decided to raze the two buildings on the corner, and construct the existing one-story commercial building located at 270 1st Avenue North. The Binnie-Bishop Hotel is located adjacent to the east of this building.



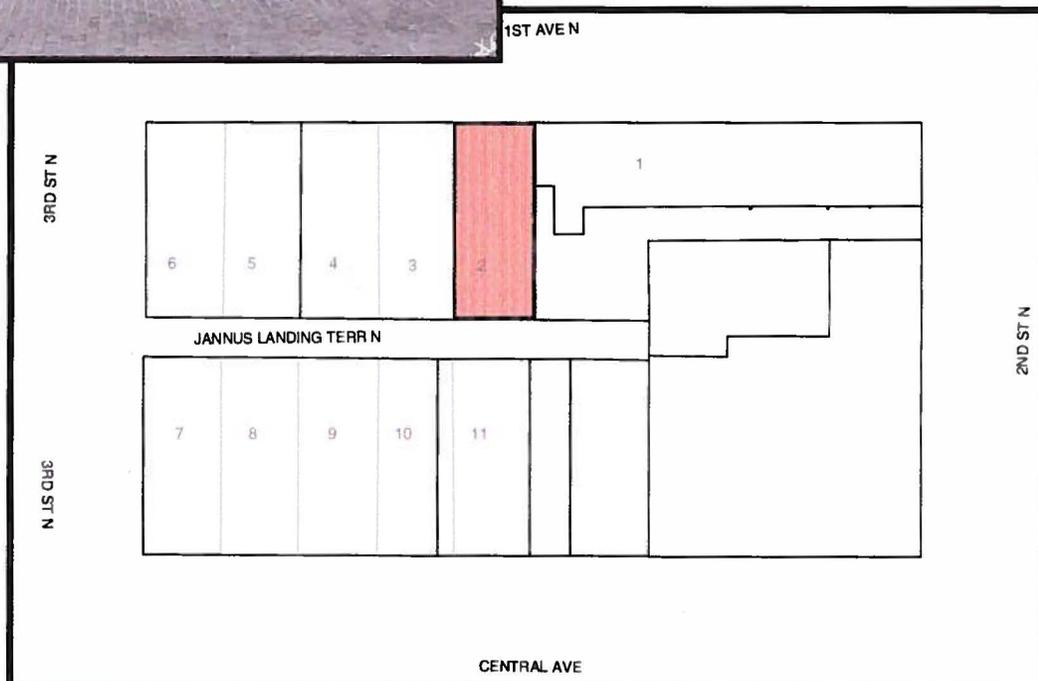
Tamiami Hotel, 242 1st Avenue North (8PI10446)

The Tamiami Hotel was built in 1924 by the Schooley-Murphy Company, a prominent contractor and developer in St. Petersburg during the 1920s and 1930s. In addition to

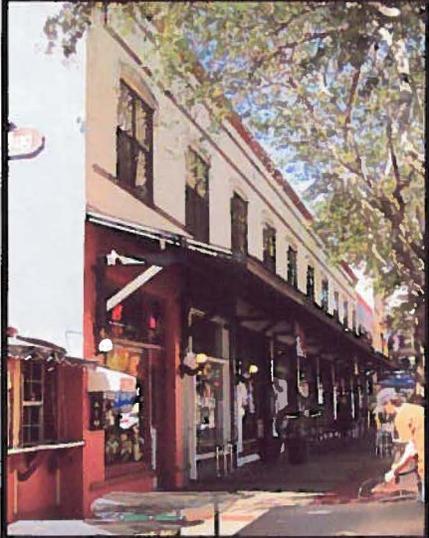


numerous downtown buildings, Schooley-Murphy also built a number of high style Mediterranean Revival style residences in Euclid-St. Paul, the Historic Old Northeast, Snell Isle, and Pasadena. The building served as the Tamiami Hotel well into the 1960s.

Tamiami Hotel, 1926. Burgert Bros. Collection.

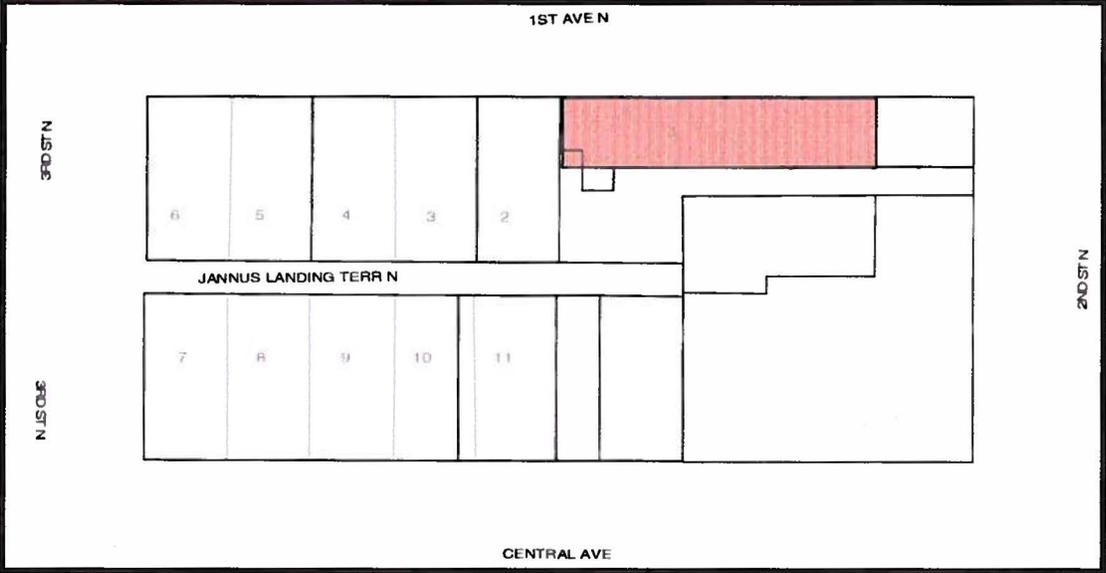


Peacock Row, 208-36 1st Avenue North (8PI3053)



Peacock Row, ca. 1926. Frances G. Wagner Photographs, University of South Florida, St. Petersburg.

The one-story corner building in the historic photo and Peacock Row were built as part of the development of the Detroit Hotel. The corner building was constructed in 1909 and housed the Detroit Beauty Parlor, Central Printery, and Browning Gift Shop among others. It was demolished between 1977 and 1986. Peacock Row, the two-story building which remains, was built around 1920 under the ownership of Mayor Frank Fortune Pulver. It too housed businesses such as the Palm Book Store, Woman’s Exchange, and the Tourist Café. The rooms upstairs alternately served as additional hotel rooms and as offices.



RECOMMENDATION: The CPC recommends, pursuant to Section 16.30.070.2.5, that City Council initiate a local landmark designation application to designate Block 25, Revised Map of St. Petersburg, as a historic district.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, INITIATING A LOCAL LANDMARK DESIGNATION APPLICATION FOR BLOCK 25, REVISED MAP OF THE CITY OF ST. PETERSBURG, COMMONLY KNOWN AS THE JANNUS LANDING BLOCK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 18, 2013, the City Council of the City of St. Petersburg approved a resolution requesting that the Community Preservation Commission (CPC) work with City staff to review the landmark eligibility of all buildings on Block 25, Revised Map of St. Petersburg, not currently locally designated as a historic landmark, and

WHEREAS, at their July 9, 2013 public meeting, the CPC reviewed the landmark eligibility of the buildings and the history of Block 25, and

WHEREAS, the CPC requested that the City Council initiate a local landmark application for Block 25 to be designated as a local historic landmark district, and

WHEREAS, Section 16.30.070.2.5 provides for the initiation and filing of a local landmark designation application by the City Council.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg that, pursuant to Section 16.30.070.2.5, the local landmark designation process is hereby initiated for Block 25, Revised Map of the City of St. Petersburg. The City Council of the City of St. Petersburg requests that City staff prepare and process a local landmark application for designation of Block 25 as a district.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content



City Attorney (designee)



Planning and Economic Development Department

Attached documents for item Update on Pinellas Suncoast Transit Authority (PSTA), Metropolitan Planning Organization (MPO) and Tampa Bay Area Regional Transportation Authority (TBARTA). (Councilmember Danner) (Oral)

Attached documents for item Ordinance amending the St. Petersburg City Code by adding Division 5 to Chapter 2, Article V to create a Construction Incentive Program; amending Section 2-214 to allow for retainance until one hundred percent completion of a construction contract and to

(F-1.) Ordinance amending the St. Petersburg City Code by adding Division 5 to Chapter 2, Article V to create a Construction Incentive Program; amending Section 20214 to allow for retainance until one hundred percent completion of a construction contract and to allow for a lower percentage retainage upon approval of the POD for participation in the Construction Incentive Program.

(Backup will be delivered later)

Attached documents for item Approving the designation of the Endicott Residence, located at 233 - 3rd Street North, as a local historic landmark. (City File HPC 12-90300001)

ST. PETERSBURG CITY COUNCIL
Meeting of August 1, 2013

TO: The Honorable Karl Nurse, Chair, and Members of City Council

SUBJECT: Third-party initiated Historic Landmark Designation of the Endicott Residence, located at 233 3rd Street North (HPC Case No. 13-90300001)

An analysis of the request is provided in the attached Staff Report.

REQUEST: The request is to designate the Endicott Residence as a local historic landmark.

RECOMMENDATION:

Administration: Administration recommends approval.

Community Preservation Commission: On May 17, 2013 the Community Preservation Commission held a public hearing on this matter, and voted 7 to 0 to recommend approval of the landmark designation to City Council.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinance; AND 2) SET the second reading and the quasi-judicial public hearing for August 22, 2013.

Additional Information: At the time of preparation of this application, the owner, George Rahdert, indicated his support of this local landmark application to the applicant. Mr. Rahdert maintained ownership at the time of the Community Preservation Commission public hearing. A hearing on Region Bank's Motion for Summary Judgment of Foreclosure was held on May 24, 2013. Attorney Ronald Marlowe, representing Regions Bank, requested a deferral of the public hearing to July 25 or August 1, 2013 to allow time for the foreclosure sale to be finalized with a new owner. His request was approved. The foreclosure sale has not yet occurred at the time of the preparation of this memo.

Public Input: At the time this report was completed, staff had received 7 e-mails, phone calls, and other correspondence in support of the designation of the Endicott Residence. No e-mails, phone calls, or other correspondence had been received in opposition to this application.

Attachments: Ordinance (Including Map), Staff Report to the CPC, Designation Application

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE ENDICOTT RESIDENCE (LOCATED AT 233 3RD STREET NORTH) AS A LOCAL LANDMARK AND ADDING THE PROPERTY TO THE LOCAL REGISTER PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the Endicott Residence, which was constructed ca. 1904, meets four of the nine criteria listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following criteria:

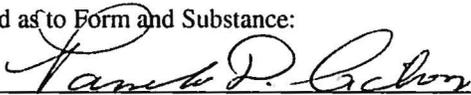
- (1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.
- (3) It is identified with a person who significantly contributed to the development of the City, state, or nation.
- (4) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation.
- (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

SECTION 2. The Endicott Residence, located upon the following described property, is hereby designated as a local landmark and shall be added to the local register listing of designated landmarks, landmark sites, and historic and thematic districts which is maintained in the office of the City Clerk:

The south 50 feet of Lots 7 and 8, Block 16, Revised Map of the city of St. Petersburg, According to the map or plat thereof as recorded in Plat Book H1, Page 49, of the Public Records of Pinellas County, Florida.

SECTION 3. This ordinance is effective immediately upon adoption.

Approved as to Form and Substance:



City Attorney (or Designee) Date

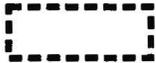
 7-10-13

Planning and Economic Development Department Date



Community Preservation Commission

233 3rd Street North

AREA TO BE APPROVED,
SHOWN IN 

CASE NUMBER
13-90300001



SCALE:
Not to Scale



Community Preservation Commission

233 3rd Street North

AREA TO BE APPROVED,
SHOWN IN 

CASE NUMBER
13-90300001



SCALE:
Not to Scale

STAFF REPORT TO CPC



st.petersburg
www.stpete.org

CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT
COMMUNITY PRESERVATION COMMISSION
LOCAL DESIGNATION REQUEST

For **Public Hearing** and **Recommendation to City Council** on **May 17, 2013** beginning at 9:00 A.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, Lisa Wannemacher resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.:	HPC 13-90300001
STREET ADDRESS:	233 3 rd Street North
LANDMARK:	Endicott Residence
OWNER:	George Rahdert
APPLICANT:	St. Petersburg Preservation
REQUEST:	Local Designation of the Endicott Residence



Endicott Residence, 233 3rd Street North

BACKGROUND

On April 2, 2013, St. Petersburg Preservation, Inc. submitted a local designation application for the Endicott Residence located at 233 3rd Street North. Prepared by Emily Kleine Elwyn and Dara Vance, the application provides extensive information concerning the role, history and architecture of the building. Staff determined that the designation application was complete and required no further elaboration to identify the character defining features and to determine the significance of the property.

STAFF FINDINGS

Staff finds that the Endicott Residence, located at 233 3rd Street North, is eligible to be designated as a local landmark.

The local designation application demonstrates that the Endicott Residence is significant at the local level in the areas of COMMUNITY PLANNING AND DEVELOPMENT, COMMERCE, SOCIAL HISTORY, and ARCHITECTURE under the local landmark designation criteria found in Section 16.30.070.2.5(D) of the City Code:

- (1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.
- (3) It is identified with a person who significantly contributed to the development of the City, state, or nation.
- (4) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation.
- (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

Only one criterion must be met in order for a property to be designated as a local landmark.

Staff concurs that the Endicott Residence is significant at the local level in the areas of COMMUNITY PLANNING AND DEVELOPMENT, COMMERCE, SOCIAL HISTORY, and ARCHITECTURE and meets Criteria 1, 3, 4 and 5 found in Section 16.30.070.2.5(D) of the City Code for designation of a landmark property. The Endicott Residence is a prime example of early twentieth century residential development for the upper middle class, and the adaptive use of the city's housing stock to meet the growing demand for tourist accommodations during the historic period. The building is also significant for its association with James Endicott, as a real estate developer, builder, and as owner of the Endicott Funeral Home and Greenwood Cemetery. The Endicott Residence is also significant as an excellent example of the Queen Anne: Free Classic style, few examples of which remain in St. Petersburg. Constructed in 1904 and significantly enlarged in 1913, the existing design remains as one of the earliest residences in the city and as the work of master architect, George Stewart and contractor Walter C. Henry.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

This application for designation was not initiated or submitted by George Rahdert, owner of the property. Mr. Rahdert has indicated his support for the designation. However, Regions Bank is in the process of filing foreclosure proceedings on the property. Staff has provided notification regarding this application to Regions Bank.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the city, some relief from the requirements of the Florida Building Code and FEMA regulations, and grants available to local governments and nonprofit entities to preserve and interpret historic sites.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject property is designated CBD (Central Business District) on the City's Future Land Use Map (FLUM) and DC-1 (Downtown Center) on the City's Official Zoning Map. Although it was originally developed as a private residence, the existing structure has since been converted and adaptively reused as commercial office space. The proposed local landmark designation is consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The local landmark designation will not affect the FLUM or zoning designations nor will it significantly constrain any existing or future plans for the development of the City.

The proposed landmark designation is consistent with Objectives LU26, LU10 and HP2 of the City's Comprehensive Plan, shown below.

OBJECTIVE LU26: The City's LDRs shall continue to support the adaptive reuse of existing and historic buildings in order to maximize the use of existing infrastructure, preserve natural areas from being harvested for the production of construction materials, minimize the vehicle miles traveled for transporting new construction materials over long distances, preserve existing natural carbon sinks within the City, and encourage the use of alternative transportation options.

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and Community Preservation Commission (CPC) shall be incorporated onto the Land Use Map or map series at the time of original adoption, or through the amendment process, and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

Policy LU10.1 Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

Policy HP2.3 The City shall provide technical assistance to applications for designation of historic structures and districts.

Policy HP2.6 Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria and policies outlined in the Historic Preservation Ordinance and the Comprehensive Plan. The City will use the following selection criteria [for city initiated landmark designations] as a guideline for staff recommendations to the CPC and City Council:

- National Register or DOE status

- Prominence/importance related to the City
- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support

DEVELOPMENT POTENTIAL

The subject property is zoned DC-1 (Downtown Center) on the City's Official Zoning Map. The DC-1 category is described by the city's land development regulations as providing for intense mixed-use development; office and other employment uses are highly encouraged. Buildings and streetscapes are expected to provide appropriate pedestrian amenities and include urban design features that promote a successful people-oriented downtown area.

The subject property measures 50 feet in width by 100 feet in depth, a total land area of 5,000 square feet. The maximum development potential of the zoning district is unlimited; however, this is not possible given the cumulative constraints of the subject property's small lot dimensions, the need to comply with minimum building setbacks and the requirement to provide a minimum number of parking spaces on-site. According to the Pinellas County Property Appraiser's Office, the existing building totals 4,091 square feet and is developed at approximately a 0.81 floor area ratio (FAR). The existing FAR is a more reasonable expectation for such a small property.

The city's land development regulations also include a number of incentives pertaining to local landmark properties, one of which is a transfer of development rights (TDR, H) from the subject property. The TDR,H program allows owners of local landmark properties to financially benefit from unused development potential by allowing the sale and transfer of undeveloped square footage to other properties within the DC and Corridor Commercial Suburban (CCS) categories.

RECOMMENDATION

Staff recommends **APPROVAL** of the request to designate the Endicott Residence, located at 233 3rd Street North, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.

ATTACHMENTS: DESIGNATION APPLICATION

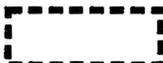


Community Preservation Commission		 N SCALE: Not to Scale
233 3rd Street North		
AREA TO BE APPROVED, SHOWN IN 	CASE NUMBER 13-90300001	



Community Preservation Commission

233 3rd Street North

AREA TO BE APPROVED,
SHOWN IN 

CASE NUMBER
13-90300001



SCALE:
Not to Scale

DESIGNATION APPLICATION



Local Landmark Designation Application

Type of property nominated (for staff use only)

building
 structure
 site
 object
 historic district
 multiple resource

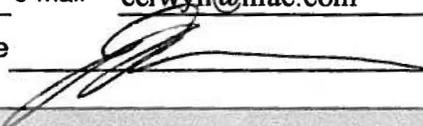
1. NAME AND LOCATION OF PROPERTY

historic name Endicott Residence
 other names/site number Lewis Residence, The Stewart, Stewart Hotel
 address 233 Third Street North
 historic address 309 Thrid Street North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name George Radhart
 street and number 535 Central Avenue
 city or town St. Petersburg state FL zip code 33701
 phone number (h) _____ (w) -8234191 e-mail _____

3. NOMINATION PREPARED BY

name/title Emily Kleine Elwyn, MHP & Dara Vance, MLA
 organization St. Petersburg Preservation, Inc.
 street and number P.O. Box 838
 city or town St. Petersburg state FL zip code 33731
 phone number (h) _____ (w) 515-4509 e-mail eelwyn@mac.com
 date prepared 4/1/2013 signature 

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

SEE CONTINUATION SHEET.

5. GEOGRAPHICAL DATA

acreage of property less than 1 acre
 property identification
 number PI3040

Endicott Residence

Name of Property

6. FUNCTION OR USE

Historic Functions

RESIDENTIAL/single-family

RESIDENTIAL/multi-family

RESIDENTIAL/hotel

Current Functions

COMMERCIAL/office

7. DESCRIPTION

Architectural Classification

(See Appendix A for list)

Queen Anne

Frame Vernacular

Materials

Wood

Shingle

Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

Contributing

Noncontributing

Resource Type

Contributing resources previously listed on the National Register or Local Register

1

Buildings

Sites

Structures

Objects

Number of multiple property listings

1

Total

Endicott Residence

Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(mark one or more boxes for the appropriate criteria)

- Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- Its location is the site of a significant local, state, or national event.
- It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance

(see Attachment B for detailed list of categories)

Community Planning and Development

Commerce, Architecture, Social History

Period of Significance

ca 1904-1963

Significant Dates (date constructed & altered)

ca 1904-1906 1913, 1921

Significant Person(s)

Tracey Lewis, J M & Carrie Endicott, The Stewart Family

Cultural Affiliation/Historic Period

N/A

Builder

Tracey Lewis, attributed

Walter C. Henry, 1913

Architect

George Stewart, 1913

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known. Please use parenthetical notations, footnotes or endnotes for citations of work used.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Please list bibliographical references.

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BOUNDARY DESCRIPTION AND JUSTIFICATION

Boundary Description

The footprint of the building located on parcel 19-31-17-74466-016-0072, described as 16, South 1/2 OF South 1/2 OF LOTS 7 AND 8, Revised map of the city of St. Petersburg, according to plat thereof as recorded in Plat Book 1 Page 49, Public Records of Hillsborough County, Florida of which Pinellas was formerly a part.

Boundary Justification

The boundary consists of all of the resources historically associated with the Endicott Residence.

PHYSICAL DESCRIPTION

Summary

Located at 233 3rd Street North, the Queen Anne style Endicott Residence was constructed ca. 1904, likely by Tracey Lewis, the owner of the property. (St. Petersburg Times, July 30, 1904) In 1911, James M. Endicott purchased the property from Charles L. Howard and in 1913 and set about significantly enlarging the property. After serving as a private residence for the family until 1920, the home was sold to the A P Stewart family and used as a rooming house and small hotel. The structure was purchased by attorney and developer George Rhadart in 1984 and rehabilitated and converted to commercial office use.

The structure has remained in excellent condition and is a fine example of a Queen Anne style residence of the Free Classic subtype, one of only a few remaining structures in the downtown National Register District.

Setting

Located within the northern portion of downtown St. Petersburg at 233 3rd Street North, the Endicott Residence was situated in a largely residential area with a few scattered small hotels and apartment buildings at the time the residence was constructed. In the core of the downtown area, the building occupies the southern ¼ of lots 7 & 8 of block 16 of the Revised Original Plat of St. Petersburg. The neighborhood has evolved to a residential and commercial mixed-use area with commercial towers, multi-family apartments and hotels interspersed with former residences converted to apartment buildings and for

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commercial use. The Endicott Residence sits one block north of Williams Park and across from the First United Methodist Church. It is at the midpoint of the block of and surrounded by historic structures all of which have excellent historic integrity, providing a sense of historic continuity on the street.

Property History

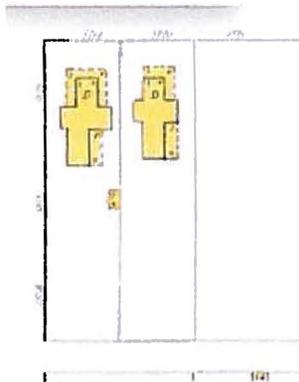


Figure 1, 1904 Sandborn Map reflects absence of a structure at the property

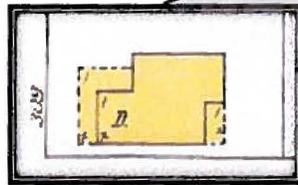


Figure 2 1908 Detail

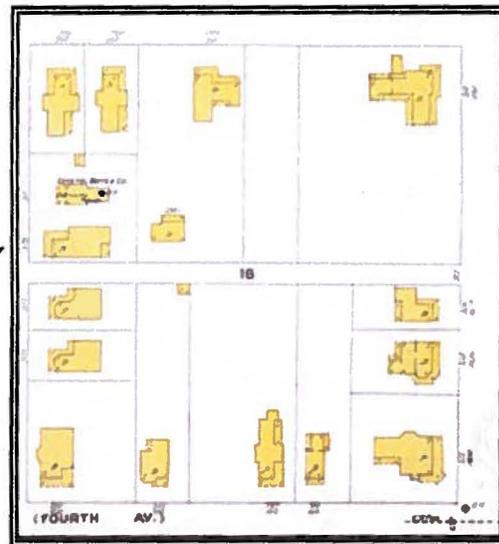


Figure 3, 1908 Sandborn Map

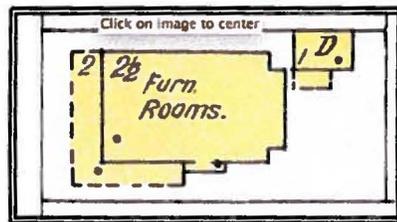


Figure 4, 1923 Sandborn Map Detail

Although it is difficult to determine the exact date of construction, the original one-story wood-framed structure was likely constructed in 1906 by Tracey Lewis on a subdivided portion of his property. The following year, 1907, the taxes paid on his property jumped from \$100 in 1904 to \$1620, indicating the value of the property had increased with the construction of additional structures (Hillsborough County Tax Rolls, 1900-1907.)

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The residence does not appear on the 1904 Sandborn Fire Insurance Map. It first is noted on the 1908 Sanborn map. The map indicates that the structure on the site was a wood-framed one-story dwelling. The structure had a rectangular form with small front and rear projections on the southwest (front) corner and the northeast (rear) corner. An attached one-story porch on the front façade wrapped to enclose the southwestern projection. An inset porch was located on the southeast east (rear) of the building.

Tracey Lewis was known as a real estate developer and homebuilder. It is likely he constructed the residence, along with several others, possibly in connection with the distilled water plant located behind his home (*St. Petersburg Times*, 30 July 1904).

The structure appears unchanged on the 1913 Sandborn Map. On December 1, 1913, Carrie Endicott, joined by her husband James M. Endicott, , took out a mortgage from C.L. Howard of \$2,000 on the property. It is most likely that this money was used to either renovate the one-story structure or to build a new structure on the site. Because the one-story dwelling was only a few years old, and of notable construction, it is most likely that the structure was substantially enlarged, however it is possible the original structure was moved from this site and the new residence did not incorporate the existing residence. A. B. Archibald of St. Petersburg Novelty Works placed a mechanics lean on the house, on March 30, 1914. In April of 1914 liens were filed by contractor Walter C. Henry and architect George Wilson Stewart. In 1916, the Endicott family was listed in the directory as living at the address (National Register of Historic Places nomination proposal, Florida Master Site Files, City Directories 1908, 1911, 1916.)

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Physical Description

The steeply pitched front gable roof, the asymmetrical façade, the liberal use of texture, and classical columns place this property in the Queen Anne Style and the Free Classic sub-type. Detached urban homes often used the steeply pitched front gabled form. The former residence is situated in the middle of the block between 2nd Avenue North and 3rd Avenue North with the primary entrance facing west.

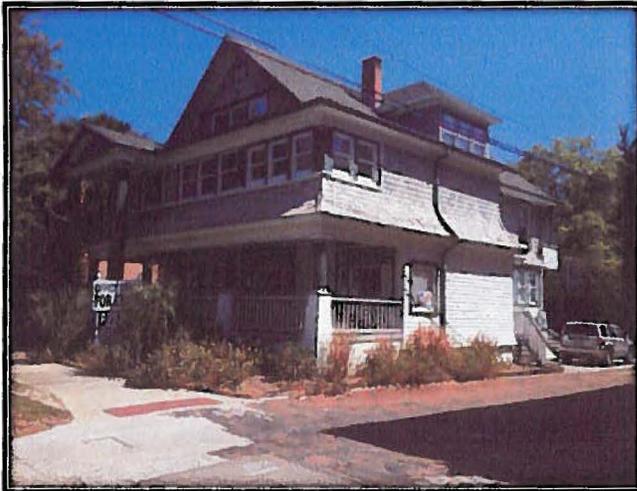


Figure 5 Endicott House, 2013

The generally rectangular structure is as 2½ stories with a two-story porch. The two-story shed-roof, attached porch spans the width of the structure. In the 1923 Sanborn map the porch appears to and wrap around the southwest corner, extending half the width of the south façade. This rear portion of this porch is now enclosed. A rectangular bay with paired windows projects from the south façade, intersecting with the enclosed portion of the porch. A stepped back, shed-roof, rear addition has been made to the structure. This addition has visible rafter tails under the shallow eaves. The rear addition (east façade), likely once a porch, has been enclosed and contains an interior stair to the third floor.

A historic photo from circa 1925 shows the building largely unchanged from its present form.

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Figure 6 "The Stewart" ca 1925 Courtesy of the St. Petersburg Museum of History.

The front façade is marked by a two-story projecting single-bay gabled pediment with double height Tuscan columns of concrete. The front porch, spanning the front façade, has single Tuscan columns resting on tapered masonry piers with a simple wood balustrade. A second-story sleeping porch runs the full width of the front porch. Tuscan columns reappear as engaged columns between the windows of the second floor porch. Photographic evidence from 1925 shows the porch enclosed with windows. Currently the porch has single pane, double-hung wood windows enclosing the porch. The property card indicated that the wood flooring of the porch was replaced with concrete in 1955.

The roof system is a steeply pitched front gable with two projecting hipped-roof dormers on either side. It terminates in deep eaves with wood soffit and fascia. The rear of the structure has a flat roof, two-story enclosed porch addition. The roof is surfaced with composition shingles. An interior brick chimney with no ornamentation pierces the south roof slope where the hipped dormer meets the gable. A second ornamentation-free brick chimney pierces the south slope of the roof to the east of the hipped dormer.

The property card also indicated that in 1955 a second-story side porch was enclosed with jalousie windows. This is likely referring to the portion of the second story porch that wrapped around to the south façade. It is now fully enclosed and used as a closet.

The structure is sheathed in clapboard siding on the first-story and as typical with the Queen Anne style the second-story and third story is sheathed in coursed wood shingles. The first and second stories are separated by a fascia belt course with raised vertical detail below pronounced second story flair. The deep effectively created a soffit between the second and first floor. The clapboard siding on the first story also ends in a noticeable flair.

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The fenestration on the first-story front façade consists of two large plate-glass fixed-sash windows surrounded by more narrow fixed sidelights of stained glass below full-width multi-pane transoms. The side and rear façades have less decorative paired and independently placed double hung wood-sashed one-over-one windows as well two fixed-sash stain glass windows. Under the third floor gable are one-over-one triple wood-sashed windows with a thick header that spans the width of the gable. The pent-roof dormers have grouped wood-sashed one-over-one windows. Wood casings surround all windows. Under the front and rear gable are rectangular louvered vents.

The primary entrance is set within the porch in the first bay of the front façade. The single front door is constructed of wood with inset stained glass panels. Sidelights flank the door. Other entrances include a nine-light single door leading from the southeast corner for the enclosed porch, which is not original, and two three-light nine-paneled doors leading off the rear addition to the building. An iron fire escape, added in 1953 projects from the rear of the building.

The foundation appears to be continuous concrete with some lattice brick infill. The rear addition rests on a concrete block foundation. A cellar is present under some portion of the structure with an entrance on the south façade foundation.

Many of the original interior finishes remain including original woodwork, floors, grand staircase, third floor stair case, fireplace, pocket doors, and paneled doors.

In 1984, attorney Gorge Radhart purchased The Stewart and began a restoration of the structure converting from a rooming house to office space. Little was altered on the exterior of the structure and a portion of the present porch was reconstructed. Extensive interior restoration took place with included stripping woodwork to expose heart pine and repair and replacement of trim.

A south facing small one story wood framed dwelling outbuilding with an attached half with front porch appears for the first time on the 1923 Sandborn Fire Insurance map. This structure was demolished in 1959. No other structures are located on the site.

Integrity

The Endicott Residence has endured minimal alterations and care was taken with its restoration in 1984. Additionally, many of the original architectural details such as the windows, the porch, columns, the shingle siding, and interior finishes remain intact. The Endicott Residence retains integrity of location, materials, workmanship, feeling, and association.

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STATEMENT OF SIGNIFICANCE

Summary

The Endicott Residence is significant at the local level in the areas of Community Planning and Development, Commerce, Social History and Architecture. The Endicott Residence is significant for its association James M. Endicott and his wife Carrie Endicott. Endicott, a St. Petersburg businessman and funeral director, played a significant role in the early and development of the city. Additionally, as a property purchased by a women and a hotel run primarily by and for women for much of its history, it represents the important role women played in St. Petersburg and the tourist industry. The conversion to The Stewart rooming 1920 is a significant example of the transformation of the downtown neighborhood, from a single-family residential neighborhood to a commercial center with multi-family housing. It also reflects the importance of small, affordable tourist lodging to St. Petersburg's tourist-based economy.

The residence is a representative example of upper class residential architecture built at the onset of the city's first period of real estate boom. It is a significant example of the work of architect George Stewart and contractor Walter C. Henry, both influential in the development of St. Petersburg.

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Historical Context

St. Petersburg originated with the arrival of the Orange Belt Railroad in the mid-1880s. Hamilton Disston, who owned and developed thousands of acres in Florida during the 1880s, financed the construction of the Orange Belt Railroad to the sparsely settled Pinellas Peninsula under the assumption that the railroad would terminate in his newest development, Disston City (now Gulfport). Instead, Orange Belt owner, Peter Demens, built the narrow gauge railroad to land situated northeast of Disston City owned by John C. Williams. Demens and Williams collaborated in their plans to build a new community around the terminus of the railroad complete with a depot, hotel, and city park. In exchange for naming the city after Demens' birthplace, St. Petersburg, Russia, Demens named the hotel after Williams' hometown, Detroit, Michigan. With the city plat filed in 1888, Williams and Demens started selling lots but required new houses to be set on brick or stone foundations with a painted exterior. The lots surrounding the new depot and the Detroit Hotel quickly filled with new construction. The subject property is located just a half block from Williams Park in newly platted town in an area that was primarily residential. By 1890, the population grew from less than 50 prior to the arrival of the railroad to 273 residents. With two hotels, two ice plants, two churches, a school, a pier, and a sawmill, the economy remained largely dependent on commercial fishing (Arsenault 1996, 52-61). Incorporated in 1892, the community received telephone, public water, and electric service by 1900 (Pinellas County Clerk of Circuit Court 1890; Arsenault 1996, 64, 81-82).

Efforts to promote tourism started with the Orange Belt Railway's advertisements offering seaside tours to St. Petersburg following Dr. Van Bibber's endorsement as the perfect "Health City" at the 1885 annual convention of the American Medical Association (Arsenault 1996, 62). Frank Davis, a prominent publisher from Philadelphia who arrived in Florida to alleviate his own health problems, utilized the endorsement to heavily promote the benefits of St. Petersburg. Davis, along with other new residents including *St. Petersburg Times* editor William Straub and *St. Petersburg Evening Independent* editor Lew Brown, tirelessly promoted the community during the late 1800s and early 1900s (Arsenault 1996, 82-85). A severe freeze which destroyed the citrus groves throughout north and central Florida during the winter of 1894-95 prompted many farmers to relocate to coastal areas, such as St. Petersburg, which did not experience a freeze as severe.

Promotional efforts by the Atlantic Coast Line railroad (created in 1902 from the former Orange Belt Railroad and Henry Plant's South Florida Railroad) brought organized tourist trains from New York in 1909 and from the Midwest in 1913. Many of these tourists continued to winter in the city with some even relocating to St. Petersburg (Arsenault 1996, 135-37, 144-45). The City's administration also started to formally encourage tourism with promotional campaigns following the

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election of Al Lang as mayor in 1916. With approximately 83 real estate companies operating in the city in 1914, the focus turned increasingly to winter residents with the local population doubling during the season. Although the land boom collapsed during World War I, the development created a pattern for the future growth of the city. During the 1910s, the city's population grew from 4,127 in 1910 to 14,237 in 1920 (Arsenault 1996, 124, 190).

Although World War I limited tourism, St. Petersburg quickly rebounded following the war with the winter season of 1918-1919 more profitable than before the war. Thanks in part to the efforts of John Lodwick, publicity agent for the Chamber of Commerce and the City of St. Petersburg, the hotels and boarding houses were filled to capacity during the season. The construction of a national, state, and local road system opened St. Petersburg to an increasing number of middle-class vacationers as well as a new type of vacationer known as "tin-can tourists." This type of vacationer typically came by car and generally favored campgrounds to hotels. The city's shortage of hotel rooms led to the 1920 creation of Tent City, a municipal campground for the "tin-can tourists" (Arsenault 1996, 186-189).

The lack of hotel space and the booming economy during the late 1910s and early 1920s prompted the conversion of a number of private residences downtown into boarding houses, apartment buildings, or small hotels. A number of additional buildings were constructed or enlarged on the same block as the Endicott Residence, according to the 1918 and 1923 Sanborn maps. Many original owners of single-family property in the vicinity recognized the inevitable growth of the central business district and built new houses in the most fashionable residential section now known as the Old Northeast.

The opening of the Gandy Bridge to Tampa in 1924 further encouraged widespread development and construction extending north of downtown to the bridge (Sanborn 1923; Arsenault 1996, 199-200). With only five hotels providing fewer than 500 hotel rooms at the start of the boom, city leaders were encouraged by the construction of mid-sized hotels, such as the Alexander Hotel, the Mari-Jean, and the Hotel Cordova, and several large hotels, including the Princess Martha, Pennsylvania Hotel, and Vinoy Park Hotel, during the boom (Arsenault 1996, 201).

A relatively healthy tourist trade initially kept the local economy afloat following the downturn of the real estate market in 1926 and the devastating hurricanes that damaged south Florida in 1926 and 1928. However, the crash of the stock market in 1929 kept the traveling public at home during the ensuing national depression. A dismal tourist season during the winter of 1929-1930 led to business failures, mortgage foreclosures, and unemployment in the city. Every bank in the city failed and closed by April 1931 (Arsenault 1996, 253-255).

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Although tourism had rebounded to some extent by 1940, the activation of the military, rationing, and travel restrictions of World War II severely curtailed St. Petersburg's tourism based economy. Most of the city's hotels and boarding houses remained empty during the winter of 1941-42. Realizing that the empty rooms could be utilized as military housing, city leaders successfully lobbied the War Department for a military base. The opening of a technical services training center for the Army Air Corps brought over ten thousand soldiers to the city during the summer of 1942. The military leased almost every major hotel and many of the smaller hotels in the city. Only the Suwannee Hotel and some of the smaller hotels and boarding houses were open to civilian use. It is likely that a small boarding house like The Stewart continued to house winter residents and tours rather than engaging in military housing. By the time the training center closed in July 1943, over 100,000 soldiers had visited St. Petersburg. Although the training center closed, the United States Maritime Service Bayboro Harbor Base, which trained merchant seamen, continued to grow, and eventually leased four of the downtown hotels abandoned by the Army Air Corps. Other bases and support facilities throughout the area brought thousands of soldiers to central Florida and the St. Petersburg area (Arsenault 1996, 298-301).

The city rapidly demilitarized following the war, and many veterans returned to St. Petersburg. The Great Depression and governmental restrictions during the war led to a housing shortage following World War II. Many hotels and boarding houses were again filled with tourists and new residents awaiting the construction of new homes. New houses filled the subdivisions platted during the 1920s, but left vacant by the real estate decline and depression. As development spread westward, the introduction of shopping centers, including Central Plaza and Tyrone Gardens Shopping Center, and motels along the west coast drew new residents and tourists away from downtown St. Petersburg (Arsenault 1996, 307-313).

During the 1960s, downtown and the neighborhoods surrounding the city core entered a period of decline and abandonment. Many of the buildings associated with the early history of the community slowly deteriorated until reinvestment and preservation revived the area during the early 1990s. Downtown was still in its decline when local attorney George Radhart purchased The Stewart and began to renovate it into office space, as is its current use.

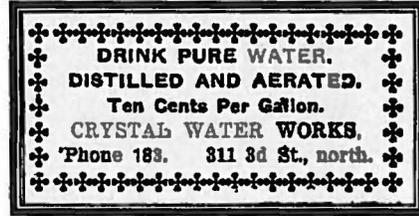
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Tracy Lewis

The first recorded owner of the property was the St. Petersburg Land Improvement Company, in 1899. The Lots 7 & 8 of were purchased by Tracey Lewis circa 1903 and he was taxed for the land in 1904 (Tax Rolls for Hillsboro County, 1899-1910.) Lewis was the younger son of one of St. Petersburg's earliest residents, Fred Lewis. Fred Lewis, of New York, purchased the first lot in the newly platted city of St. Petersburg in 1888 near what is now 9th Street and Central Avenue. Tracey Lewis, like many men of his era, had numerous business interests and careers. As a construction engineer, he built the first ice plant in St. Petersburg, Crystal Ice Manufacturing, for the Williams Brothers in 1893. He then traveled around the state building ice plants. In 1900 he married Ada Ginn, of Sanford, Florida while he was employed as a station engineer in that city, according to the Federal Census.



The newlyweds likely moved back to St. Petersburg in 1900 when Tracey Lewis purchased Block 21, Lot 5, which is now mid-block on 2nd Avenue North between 2nd Street and Third Street. Between 1900 and 1903 Tracey Lewis purchased Lots 7 & 8 of block 16 and constructed his residence at 258 3rd Avenue North. He was involved in the construction and real estate business as well as the ice manufacturing business and distilled water business. In 1905 Lewis aquired a water patent, and possibly a plant from Captian J. F. Chase. Lewis built a store front distillery behind his home at what is now 233 3rd Street North. He sold the business in 1911, but remained involved in the water business as a director for Citizens Ice and Cold Storage Company.

Lewis also owned and operated a marine supply business on Central Avenue and First street, which he built in 1908. He resided on the property beginning in 1911. His brother, Edson Lewis, the older son of Fred, was a well-know grocer and landowner.

C. L. Howard

Charles L. Howard, a resident of Friendship New York, purchased the single-story residence on a subdivided lot (South ¼ of lot 7 & 8, Block 16) from Tracey Lewis and paid \$440 in taxes on the property in 1910. He and his wife, Saphronia were listed as residing at the 309 3rd Street North in the 1911 City

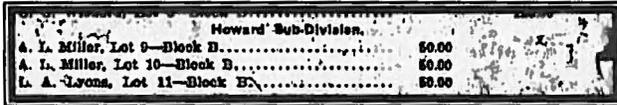
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Directory. The arrived in St. Petersburg in 1907 (St. Petersburg City Directories, 1908, 1912.)

He also owned Lot 1 in the "C. L. Howard Subdivision," having sold the remaining 15 lots. The lot likely did not contain a structure being valued at \$60. (Hillsborough County Tax Rolls, 1910, p.954, 937)



Howard' Sub-Division.	
A. L. Miller, Lot 9-Block B.....	\$60.00
A. L. Miller, Lot 10-Block B.....	\$60.00
L. A. Lyons, Lot 11-Block B.....	\$60.00

Figure 7 CL Howard Subdivision, *Evening Independent*, 1910

Charles Leonard Howard was born near Utica, New York in 1838. (Bowen, p 327) Howard's family moved to Friendship township,

Alleghany County, New York when he was 17 years of age. At a young age he invested in stock, and ran a grocery store. His investment allowed him to venture into agriculture and made a good living in farming, livestock and feed. He was very involved in the community. He championed the expansion of narrow gauge railroad in the area, was President of the county agriculture association and served as postmaster of Friendship for ten years.

In 1887 his interest in oil speculation took him to Kent Ohio, where he purchased an interest in the Railway Speed Recorder Company. The company manufactured speed recorders, cabooses and shop stoves, jacks, and other oil well supplies. As railroads expanded across the nation Howard's wealth continued to grow. By 1890 Howard became president of the Railway Speed Recorder Company. Company assets were over \$250,000 dollars and he personally held numerous land and agricultural assets. It is a great understatement to say he speculated on the stock market in oil and rail stock and did very well.

Howard married in 1860 and had three daughters, all of whom married well. His youngest married In 1903 his daughter Nina passed away. Four years later in 1907 his wife passed away. St. Petersburg's 1908 City Directory lists Howard, and his second wife Saphronia, as a boarder at 309 3rd St N. Howard was never a full time resident in St. Petersburg. After his wife's death he moved back to Friendship, where he met and married Saphronia, whom was twenty years his junior. She was Howard's second wife, while he was her third husband. Charles and Saphronia continued to live in Friendship until Howard's death. Howard enumeration in St. Petersburg may simply be an observation of his seasonal stays in the city.

Boarding Houses and Small Residential Hotels

Boarding houses, rooms-to-rent, rooming houses and the more modern apartment house were an opportunity for women to transform their domestic

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expertise into a literal cottage industry. Boarding houses were frequently operated, and sometimes owned, by women widowed by war, work, or drink. In the mid 19th century, when women's wages were usually at a subsistence rate, the subculture of taking on boarders emerged as an acceptable, and potentially respectable, means of income. As noted by Wendy Gamber, in *The Journal of The Early Republic*, the definition of a boarding house was subtle and narrow. "Boardinghouses differed from mere lodging houses in that they provided meals—usually served at a common table—and housekeeping services in addition to shelter. Hotels served food and drink to passersby as well as to occupants... Hotels were usually built for that express purpose, and almost all hotels were run by men. Boardinghouses, on the other hand, most often were converted dwellings or simply "homes" with extra rooms to let. (Gamber, p 177) The taking on of boarders was a common practice in cities such as New York, Boston and Philadelphia. Business historian Angel Kwolek-Folland observes that in urban locales "the self-employed population tended to be women doing for pay (monetary or in-kind) what all women did within the house hold. [Self-employed women] also included piano teachers, laundresses, nurses, peddlers, seamstresses, and washers, among others." (Kwolek-Folland p 431) In large northern cities boarders were usually workers who earned a wage but did not indulge in renting or owning their own accommodations. In this way women were able to transcend the relegation of 'women work' and instead play a vital role in the industrial revolution as a small business owner.

In Florida boarding houses came to popularity in post-Civil War reconstruction as travel to and within the state expanded. In the 1870s Florida was a rough-hewn and rugged land with little infrastructure and highly unreliable travel accommodations. Author and journalist Abbie M Brooks frequently traveled the Sunshine State and recorded her observations in detailed diary entries. Ms. Brooks often sought out private boarding houses as preferred lodging. She believed these female run private boarding houses to be safe, affordable, quiet, and most importantly, more like her idealized version of 'home.' However her assessment of the accommodations was not always favorable.

An examination of the women with whom Brooks boarded reveals that Florida's boarding house proprietresses reflected the national trend of small business ownership.

In Monticello, Florida Brooks stayed with Mrs. Madden at The Madden House. Mrs. Madden was a professional in the boarding house trade. Prior to running the Madden House in Monticello she had done the same in the town of Newport, to the south west of Monticello. However Newport was devastated by a hurricane in the late 1860s and Mrs. Madden relocated her business. According to the 1850 and 1870 federal censuses Mrs. Madden was the sole proprietor of the business and took on numerous lodgers. (Federal Census, 1850)

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In Jacksonville Ms. Brooks stayed with a young family who rented rooms to earn extra income. Brooks notes, "Since my return I have been stopping with Mrs. Williard near the City. We have talked over old times and had a very good visit. She has two children, (the youngest one six months old), that are very cross." (Brooks Nov. 4 1875) Brooks' observation reflects the confusion between domestic life and business for many women running a boarding house. However what is also illuminated is the ability of women to work from home while caring for young children. According to Gamber "a respectable widow, fallen on hard times, could easily transform her home into a boarding house; the widespread practice in both middle-class and working-class families of taking in boarders blurred the supposedly impermeable boundaries between house and home."(Gamber, 189)

Brooks' stay in Lake City, Florida embodies the quintessential boarding house experience of which Gamber speaks. "I awoke this morning in Lake City a guest of Mrs. Thrasher. She is a widow and seems like a wooden woman without any heart. There are three other husbandless women, which revolve around her house. They are too formidable for the approach of one man, although there are several masculine boarders in the house." (Abbie Brooks, April 12th 1872) Census data reveal that Mrs. Thrasher is a widow from Rhode Island who moved to Florida during reconstruction to run a boarding house. (Federal Census, 1880) Her chosen location of Lake City is quite noteworthy in that Lake City was a major railroad and transportation hub. Mrs. Thrasher most likely saw her boarding house as a shrewd business opportunity in the wake of her husband's death. The business acumen of women such as Mrs. Thrasher to move south and run a lodging house in a business transportation hub is not to be discounted as mere coincidence of place or inheritance.

We see further evidence of the female tenacity for business in Brooks' interactions in Fernandina Beach. "I staid last night with the Payne family but the charges are rather painfully high, consequently I left that house for Mrs. Tucker's. I met her when in Fernandina a year since. She is a lady with a kind warm heart but suffered horribly from nerves. Her and her daughters are making palmetto hats. The demand in New York is in no way equal to the supply. Everybody is hurrying to get hats ready for the Steamer when it goes to New York next time." (Brooks, April 13, 1872) Mrs. Tucker's husband was a steamboat captain and was often gone from home for long periods of time. To bolster her income she lets rooms in the house, employing her daughters to help with cooking and domestic duties. Additionally, not missing any opportunity, the hats they wove out of palmetto were sent north on a steamship most likely captained by her husband.

When visiting Manatee, Florida just south of the mouth of Tampa Bay, Brooks stayed with Madame Joe Atzeroth, another colorful and resourceful character. Madame Joe and her husband were the first settlers to the island of Terra Ceia.

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Madame Joe is reputed to be the first person to grow coffee in the United States. After the death of Joe, Madame Joe ran a small store and took on boarders. She continued to farm her land, feeding her lodgers with game, produce and seafood harvested literally from her back yard. (Brooks, April 13, 1872)

St. Petersburg, and Florida as a whole, burst into the first part of the 20th Century with land acquisition and development. Northern transplants hungered for their opportunity in the real estate business and flocked to the Sunshine State. As rail and road transportation became more reliable, visitation to St. Petersburg became more frequent and travelers needed accommodations. A 1913 article in the Sunday Times Union of Jacksonville stated, "Many of the smaller hotels and boarding houses have added rooms, while apartment houses and cottages have seemingly sprung up over night in every direction. Building permits show that some 4,197 rooms have been added to the city's accommodations counting hotels and dwellings." (Sunday Times Union Jacksonville) St. Pete became quite acquainted with the boarding house trade. While the city had many hotels ranging from sufficient to elaborate in accommodations, the boarding house had the appeal of a familial atmosphere with meals served in a setting more intimate than a hotel dining room. Many small hotels and some larger ones were run by women and advertised as such. Directly across the street was the Mable Cain Jenkins tourist home. In 1914 St. Petersburg has at least eighteen boarding houses run by women and at least a dozen listings for furnished rooms for rent by women, including the Allison House on 2nd Avenue and 3rd Street. However, it was a lucrative proposition for anyone who had extra space to let.

James Milton Endicott and Carrie Endicott

Into this atmosphere of optimism and speculation James Endicott moved his young family so he could venture into real estate and finance with brother. They either constructed the large house with the intention of taking of winter boarders or decided to engage in the lucrative practice when the pressure for accommodations made it too desirable to pass up. The 1920 federal census enumerates The Endicott's at 233 3rd Street North with eleven boarders, all from the northeast and mid-west, and even as far as Canada. It is probable the Endicott's took on these boarders as a means of much needed additional income. The taking of boarders would have been in keeping with the tone of the neighborhood. Directly across the street from The Endicott House was Mable Cain Jenkins Tourist Home. In advertisements this boarding house boasted a large sun porch, location near to all attractions and the availability of all modern conveniences. The rooming house was managed by Mable's sister Annie Jenkins. Next door to the north of the Endicott's was the site of the Crystal



Figure 8 James M. Endicott, Courtesy of Heritage Village

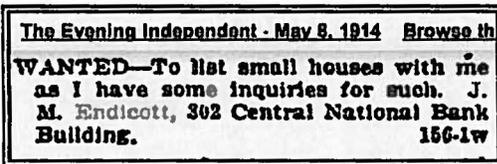
St. Petersburg Landmark Designation Application

Name of Property Endicott Residence, 233 3rd Street N

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Water Distilling and Bottling building. This property is shown to also have had lodgers or boarders as well.

James M. Endicott was born in Eldorado, Illinois in 1869 and attended grammar school and high school in that city. He later entered Southern College in Endfield, Illinois graduating in 1893 with a Bachelor of Science degree. In Endfield, Endicott owned a furniture business and undertaking business, but his plans for income in St. Petersburg were to enter the real estate business with his brother.



Evening Independent newspaper clippings from 1913 indicate JM Endicott was a member of the Board of Directors of the Florida Bank and Trust Company. According to the St. Petersburg City Directory of September 1914 the Endicott family was living at 233 3rd St N,. JM Endicott's occupation was listed as real estate agent. In partnership with his older brother Richard, he was operating Endicott Bros. General Real Estate at 302 Central Ave at the National Bank Building.

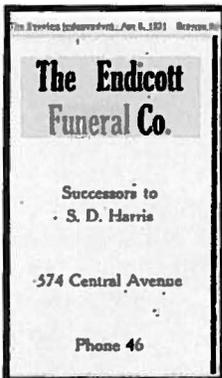


Figure 9
Advertisement
from *Evening
Independent*, 1921

1916 offers the first mention of J.M. Endicott as a Justice of the Peace for District 1, a position he held for a number of years. His brother Richard was listed in the city directory as a police officer with the City of St. Petersburg. It is also worth noting that James Milton's twin brother George F Endicott was also residing in St. Petersburg with wife Louella. George worked as a clerk for the railroad until the 1930's when he and Louella moved to Seminole and made their living as farmers.

In 1920 James was working as an undertaker. He is listed as working for SD Harris. This refers to Samuel D Harris, who was a funeral director, embalmer, and manufacturer and dealer in monuments and tombstones. His business was at 574 Central Avenue. It appears that Endicott's transition into the cemetery business took place a few years earlier. According to the Pinellas Genealogy Society Endicott purchased Greenwood

Cemetery from Senator Samuel D Harris in 1916. By 1922 Endicott released the cemetery to the plot owners and the Greenwood Cemetery Association formed.

James Endicott and family left 233 3rd St N in the early 1920s. The family moved to several locations in the city, including one at 7th Ave South and 8th Street. In 1925 brother Richard is enumerated at 413 Endicott Court. This was a short, narrow street just west of 4th St South, connecting 3rd and 4th Avenues. This location is now a parking lot for the St. Petersburg Times.

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Carrie Endicott died in 1946 and James Endicott died in 1947. They were both interred at the Royal Palm Cemetery in St. Petersburg. Harriet Holmes Endicott married Wilfred Johnston and had two children: James and Jaqueline. By 1940 Harriet was widowed, working as a government secretary and living with her children in Tallahassee.



Figure 10 Eva Endicott Lewis, and Leon Lewis Courtesy of the St. Petersburg Museum of History

Eva Endicott married Pinellas County native Leon Lewis. Leon Lewis is the son of Edson Lewis, grocer, developer and major property owner in St. Petersburg. Leon is the nephew of Tracey Lewis, the 1908 owner of the 233 3rd street property. At the time of the Lewis-Endicott marriage Edson Lewis and family was residing one block south of the Endicott's at 133 3rd St. North. Leon Lewis built a home on this block in the 1920s, assumedly for he and Eva. In the 1940s Lewis significantly renovated and improved this block and even moved one residence to 1st Street and 6th Ave South (what is now USF St. Pete Campus).

Mary Kathryn Endicott married Thomas Reid Banning. He worked as a men's clothing salesman and she was a school teacher. They had one child Mary Eugenia Banning. It is unclear if any living Endicott descendents are in the Tampa Bay area.



Figure 11 Harriet Endicott, Courtesy of Heritage Village

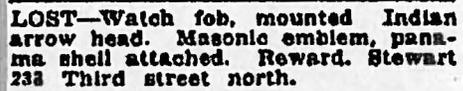
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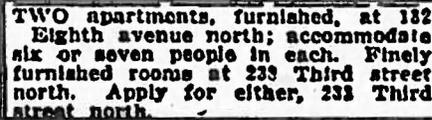
"The Stewart" and the Stewart Family

In 1921, Albert P. Stewart purchased the Endicott home with the intention of operating a small tourist apartment hotel. Stewart, a native of Brooklyn New York, came to St. Petersburg with his Elizabeth and adult children, Caroline and Major. Albert Stewart runs "The Stewart" with the help of his family until 1939 when he passes away and Major Stewart and his wife Esther take over management of the hotel. Esther continues running the hotel after Major dies in 1957 and continues to operate the hotel until 1984.



LOST—Watch fob, mounted Indian arrow head. Masonic emblem, panama shell attached. Reward. Stewart 233 Third street north.

Figure 13 St. Petersburg Times, 22 Oct 1922



TWO apartments, furnished, at 132 Eighth avenue north; accommodate six or seven people in each. Finely furnished rooms at 233 Third street north. Apply for either, 233 Third street north.

Figure 12 St. Petersburg Times, 1921

From information gathered from City Directories and census data, the Stewarts were a hardworking family who relied on boarding house income to make ends meet. While Albert is often listed as owner, Elizabeth is on occasion listed with him, or listed as manager. Major is seen with a variety of vocations including taxi drive, laborer, painter and paper hanger. After the passing of Albert, Major is listed as the manager of The Stewart henceforth.

The Stewarts, in contrast to the Endicotts, did not have a high profile in the social and business scene in St. Petersburg. Instead, the Stewarts were more typical of retirement age couples that used St. Petersburg as an opportunity to earn an income in the later years. It is significant to note that Albert Stewart ran the boarding house in the years before social security, which did not begin until 1940.

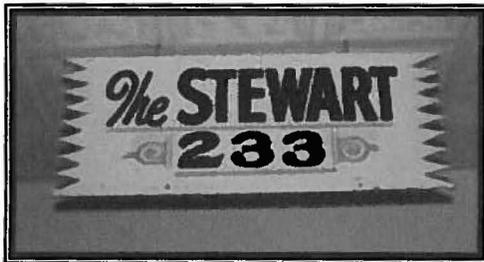


Figure 14 Sign from The Stewart

A review of the boarders at The Stewart reveals St. Petersburg's long storied reputation as fair weather respite for retirees to escape Northern weather. According the census data the 1922 tourist season brings boarders from as far as Canada:

- George Hoyt of Massachusetts
- Mary Hoyt of Illinois
- Milo Longworthy of New York
- Sarah Longworthy of Indiana
- John W Crowley of Indiana
- Flavia Stewart of Pennsylvania
- Frances D Schwenker of Ohio
- George Holden of Massachusetts

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Susan Holden of Massachusetts
John Bethune of Canada
Mary J Bethune of Canada

The 1925 Florida State Census lists Doctor and Mrs. Frank Smith as boarders. Mr. Smith was a doctor of osteopathy. Clearly The Stewart was of finer accommodations to be able to attract a doctor and his wife as residents. In 1935 interior decorator Mary B Crawford, 60 years of age from Washington DC, was boarding at the Stewart. The Stewart continues to serve as domicile for single or widowed women, and in 1945 a large contention were boarding:

Bertha Millborn – retired – College Educated - Maryland
Elizabeth O’Grady – retired – College Educated – New York
Florence Ross – no occupation – High School – New York
Pauline Comery – retired – High School – Massachusetts
James Miller – retired – Grammar School – New York
Clara Burroughs – no occupation – Grammar School - Iowa
Fern Park – no occupation – High School - Iowa
Charlotte Lynch – retired – High School - Iowa
George Brown – retired – High School – New Jersey
Dana Mitchell – retired – College - Illinois
C. Shaply – retired - College - Pennsylvania
Mary A Disabage – retired – Grammar School - Pennsylvania
Emma Hills –Widow - no occupation – High School - Connecticut
Clara Horton – retired – High School – New Jersey

From the clientele that frequented The Stewart it can be concluded that the boarding house was of nice quality, safe, quiet, provided sufficient amenities, and overall was a respectable establishment.

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Name of Property Endicott Residence, 233 3rd Street N

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Significance

Community Planning and Development

The Endocott Residence is significant at the local level in the area of Community Planning and Development as an example of the residential development of downtown St. Petersburg. It meets the following criteria for designation of a property found in Section 16.30.070.2.5(D) of the City of St. Petersburg Code:

- (1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.

Built as a single-family residence ca. 1904, and substantially remodeled in 1913, the Endicott Residence was constructed at the onset of a period of growth in St. Petersburg in an area predominantly filled with wood-frame, single-story and two-story single-family detached residences. The 1904, 1908, 1913, 1918, 1923, and 1951 Sanborn Fire Insurance Maps indicate the transformation of the area with the construction of new homes, enlargement of homes, and their subsequent conversion to apartment, and boarding houses, and the construction of hotels by 1923 and 1951 (Sanborn Map Company 1904, 1908, 1913, 1918, 1923, 1951). The Endicott Residence was constructed on the subdivided lot belonging to Tracey Lewis, one of the earliest residents of St. Petersburg. It was substantially remodeled in 1913 to serve as the stately residence of the James M. Endicott Family. The Endicotts then converted the structure from single-family use to a rooming house circa 1920 to serve the influx of winter visitors and continued to serve that use throughout the historic period. Members of the Stewart family operated the residence as a boarding house and small hotel until 1983. The residence is one of several historic building remaining on the block, and one of the few remaining residential structures in the once residential neighborhood of downtown. The Endicott Residence is a prime example of early twentieth century residential development for the upper middle class, and the adaptive use of the city's housing stock to meet the growing demand for tourist accommodations during the historic period.

Commerce

The Endicott Residence is significant at the local level in the areas of Commerce due to its association with James M. Endicott, an individual who played a vital role in the early business of the city, as a real estate developer and builder and later as the owner of Greenwood Cemetery and Endicott Funeral Home the Palms Funeral Home. It meets the following criteria for designation of a property found in Section 16.30.070.2.5(D) of the City of St. Petersburg Code:

- (3) It is identified with a person or persons who significantly contributed to the development of the City, state or nation.

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James M. Endicott came to St. Petersburg in 1904 from Endfield, Illinois with his wife Carrie and their three daughters. On arrival he entered the real estate business, buying and selling property around St. Petersburg and built a number of residences. He also served as Justice of the Peace and on the board of Florida bank and Trust. In 1916 he purchased Greenwood Cemetery. In 1917 he partnered with Sam D. Harris who owned the largest mortuary in St. Petersburg and took over the business renaming it Endicott Funeral Home in 1920, changing the name to "The Palms" in 1934.

Social History

The Endicott Residence is significant at the local level in the area of Social History, as an example of the common alterations to fine homes in the downtown neighborhood to accommodate the needs of tourists. "The Stewart" boarding house and hotel reflects the importance of the tourist trade in the St. Petersburg and the need for small, affordable lodging options for many winter residents. Additionally, The Stewart, run by women for nearly 40 years, reflects the important role women played in providing housing for the booming tourist business. It meets the following criteria for designation of a property found in Section 16.30.070.2.5(D) of the City of St. Petersburg Code:

- (1) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.

The Endicotts began taking in lodgers in 1920, according to the City Directory. The large home was easily altered to accommodate the needs of boarders and seasonal tourists. In 1921 the Endicotts sold the Stewart to Albert P. Stewart, with the intention of operating it as a successful small tourist hotel. It operated as "The Stewart" with furnished rooms and apartments for rent until 1984. The entire Stewart family was living and working at The Stewart until 1939 when Albert passes away and Major Stewart and his wife Esther begin managing the hotel. From 1957-1984, Esther Stewart owns and manages the hotel.

Architecture

The Endicott residence is significant at the local level in the area of Architecture, both as the work of an architect, George Stewart, who influenced the development of St. Petersburg and as an intact example of Queen Anne architectural style, popular with upper middle class residents of the era. It meets the following criteria for designation of a property found in Section 16.30.070.2.5(D) of the City of St. Petersburg Code:

- (4) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation;

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(5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;

Constructed in 1904 and significantly remolded in 1913 by architect George Stewart, and contractor Walter C. Henry, the two-story, wood-framed Queen Anne style, free classic sub-type residence is one of the few remaining residences of this style in downtown. The major alterations of the structure accommodated the upper class sensibilities of the Endicott family and were in keeping with the stylistic preferences of St. Petersburg's elite. The structure has retained its integrity of materials and design, appearing much as it did in a 1925 photograph.

The work of architect George Stewart, influenced the stylistic development of St. Petersburg during his practice from 1911 until 1934. He is best known for the Local Landmark 1917 Open Air Post Office and the 1917 St. Petersburg Yacht Club.

Contractor Walter C. Henry was one of St. Petersburg's largest contractors between 1896 and 1915. He is responsible for the construction of many of St. Petersburg's most significant buildings including, the Locally landmarked first St. Petersburg High School, the Carnegie Library, the Henry Bryan house, and the soon to be demolished Blocker house.

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PHOTOGRAPHS



Figure 15 Endicott Residence Front, (West) facade.

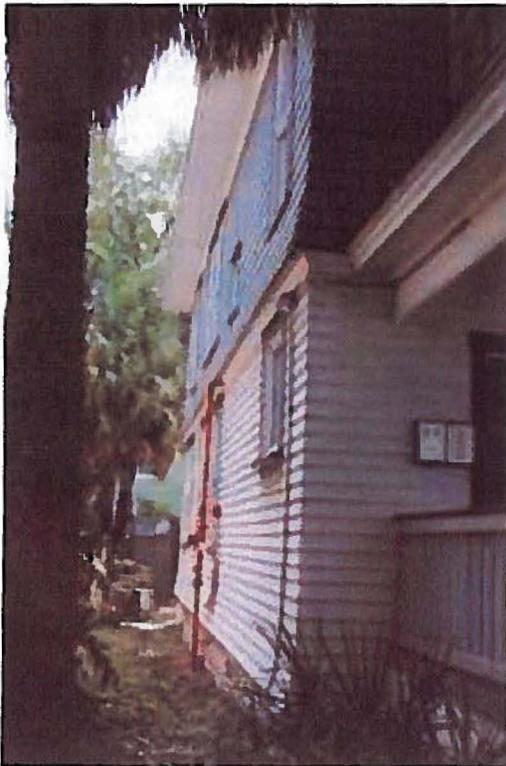


Figure 16 North facade

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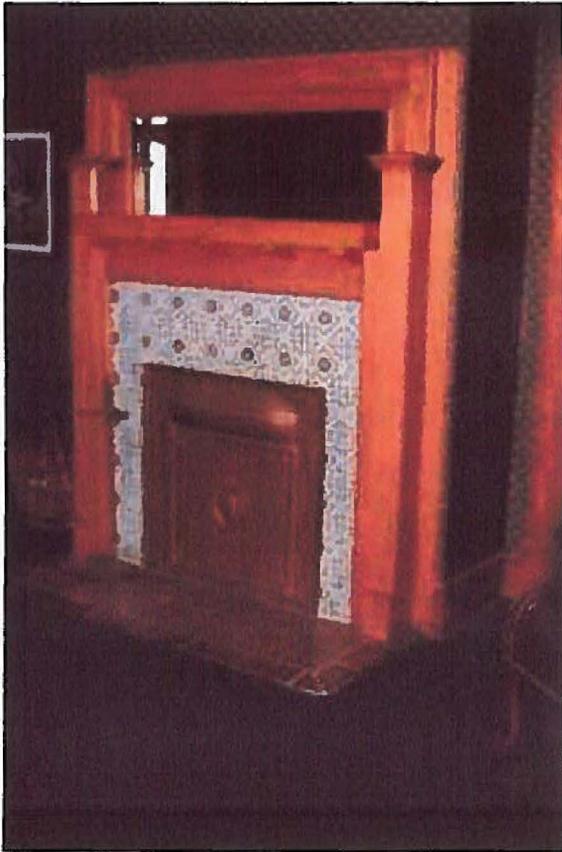


Figure 17 Fireplace

St. Petersburg Landmark Designation Application

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Figure 18 South and East facades

Endiott Residence
Map of Area to be Designated
233 3rd Street North



Attached documents for item An Ordinance in accordance with Section 1.02(c)(3), St. Petersburg City Charter, authorizing the grant of a Public Utility Easement to Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy, within Poynter Park located at 1000 Third Street So

ST. PETERSBURG CITY COUNCIL

Meeting of August 1, 2013

TO: The Honorable Karl Nurse, Chair and Members of City Council

SUBJECT: An Ordinance in accordance with Section 1.02(c)(3), St. Petersburg City Charter, authorizing the grant of a Public Utility Easement to Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy, within Poynter Park located at 1000 Third Street South, St. Petersburg; authorizing the Mayor, or his Designee, to execute all documents necessary to effectuate this ordinance; and providing an effective date.

BACKGROUND: Real Estate & Property Management received a request from the Parks and Recreation Department to prepare the necessary documents to grant Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy, ("Duke Energy"), a Public Utility Easement ("Easement") (also referred to by Duke Energy as a "Distribution Easement - Corporate"), within Poynter Park located at 1000 Third Street South, St. Petersburg.

The Easement, as legally described in Exhibit "A", is necessary to install and maintain a pad mounted transformer and associated cabling to provide improved electrical utility service for activities within Poynter Park located at 1000 Third Street South, St. Petersburg. The Easement will have no significant effect on the public's use of the property.

An ordinance is required to authorize the grant of this Easement to Duke Energy as the requested Easement is to be located on land classified by the City Charter as "Park and Waterfront Property." This action is in compliance with Section 1.02(c)(3) of the City Charter that provides "...utility easements may be granted upon specific approval by ordinance where the easement will have no significant effect on the public's use of the property."

RECOMMENDATION: Administration recommends that City Council adopt the attached ordinance in accordance with Section 1.02(c)(3), St. Petersburg City Charter, authorizing the grant of a Public Utility Easement to Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy within Poynter Park located at 1000 Third Street South, St. Petersburg; authorizing the Mayor, or his Designee, to execute all documents necessary to effectuate this ordinance; and providing an effective date.

ATTACHMENTS: Ordinance & Exhibits

APPROVALS: Administration:

R. Murawski 7-11-13 

Budget:

N/A

Legal:



(As to consistency w/attached legal documents)

Legal: 00178146.doc V. 2

ORDINANCE NO.: _____

AN ORDINANCE IN ACCORDANCE WITH SECTION 1.02(C)(3), ST. PETERSBURG CITY CHARTER, AUTHORIZING THE GRANT OF A PUBLIC UTILITY EASEMENT TO DUKE ENERGY FLORIDA, INC., A FLORIDA CORPORATION, D/B/A DUKE ENERGY, WITHIN POYNTER PARK LOCATED AT 1000 THIRD STREET SOUTH, ST. PETERSBURG; AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The City Council of the City of St. Petersburg, Florida, hereby approves the grant of a Public Utility Easement ("Easement") to Duke Energy Florida, Inc., a Florida corporation, d/b/a Duke Energy to install and maintain a pad mounted transformer and associated cabling to provide improved electrical utility service for activities within Poynter Park located at 1000 Third Street South, St. Petersburg, within the Easement location set forth in the legal description and illustration which are attached hereto as Exhibits "A" and "B" respectively, and incorporated herein.

Section 2. This Easement will have no significant effect on the public's use of the property and is granted pursuant to Section 1.02(c)(3) of the St. Petersburg, Florida, City Charter.

Section 3. The Mayor, or his Designee, is authorized to execute all documents necessary to effectuate this Ordinance.

Section 4. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the Ordinance, in which case the Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

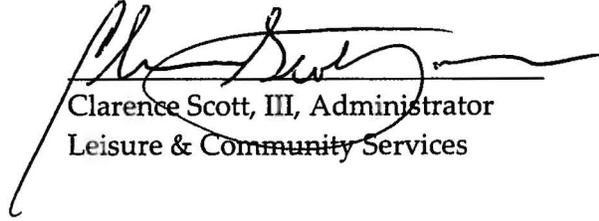
LEGAL:



City Attorney (Designee)

Legal: 00178146.doc V. 2

APPROVED BY:



Clarence Scott, III, Administrator
Leisure & Community Services

APPROVED BY:



Bruce E. Grimes, Director
Real Estate & Property Management

EXHIBIT "A"

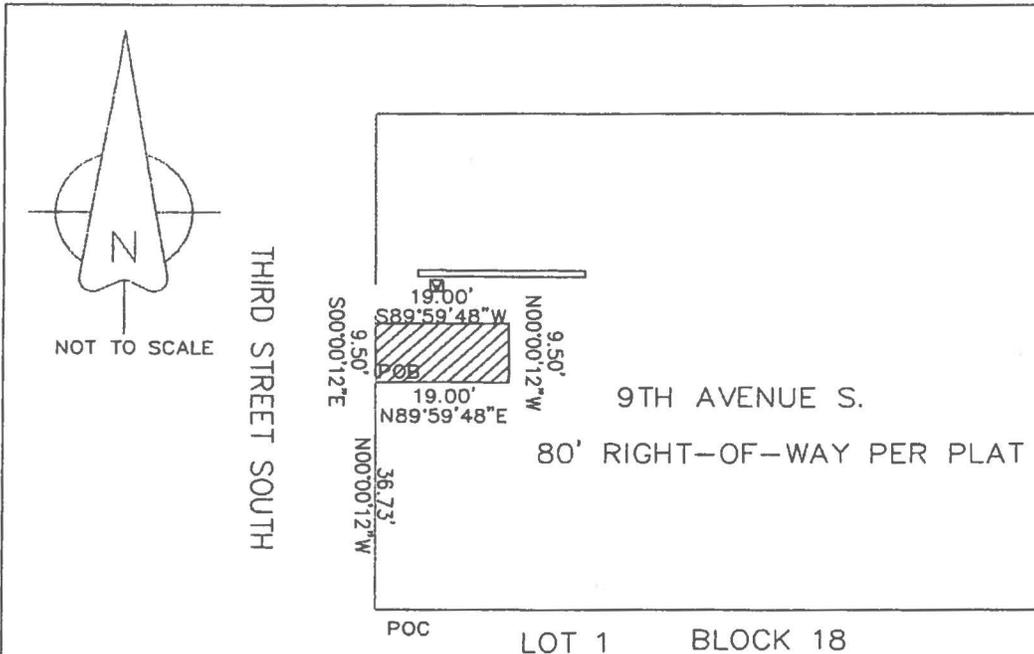
(Legal Description of the Easement)

Commencing at the Northwest corner of Lot 1, Block 18 of the MAP OF BAYBORO ADDITION TO THE CITY OF ST. PETERSBURG as recorded in Plat Book 3, Pages 51 – 52 of the Public Records of Pinellas County, Florida, thence N 00°00'12" W coincident with the East right-of-way line of 3rd Street South, 36.73 Feet to THE POINT OF BEGINNING; thence N 89°59'48" E, 19.00 Feet; thence N 00°00'12" W, 9.50 Feet; thence S 89°59'48" W, 19.00 Feet to a point on the said East right-of-way line of 3rd Street South; thence S 00°00'12" E, coincident with the said East right-of-way line of 3rd Street South, 9.50 Feet to the POINT OF BEGINNING.

Containing 180.5 square feet of land, more or less.

EXHIBIT "B"

(Illustration of the Easement)



LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18 OF THE MAP OF BAYBORO ADDITION TO THE CITY OF ST. PETERSBURG AS RECORDED IN PLAT BOOK 3, PAGES 51-52 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (POC);

THENCE N 00°00'12"W, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF 3rd STREET SOUTH, 36.73 FEET TO THE POINT OF BEGINNING (POB)

THENCE N89°59'48"E, 19.00 FEET;

THENCE N00°00'12"W, 9.50 FEET;

THENCE S89°59'48"W, 19.00 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF 3rd STREET SOUTH;

THENCE S00°00'12"E, COINCIDENT WITH THE SAID EAST RIGHT-OF-WAY LINE OF 3rd STREET SOUTH, 9.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 180.5 SQUARE FEET OF LAND, MORE OR LESS.

THIS IS NOT A SURVEY, SKETCH WAS PREPARED TO ACCOMPANY THE LEGAL DESCRIPTION

MATTHEW D. PICKEL, PSM # 6125
SURVEY PROJECTS COORDINATOR

Survey Projects KSA(0790-00-056)0ag, Dal, Des, mdpickel

Thu, 27 Jun 2013 - 10:21am

CERTIFIED TO :				ENGINEERING and CAPITAL IMPROVEMENTS DEPARTMENT CITY of ST. PETERSBURG SURVEY DIVISION P.O. BOX 2842 ST. PETERSBURG, FLORIDA 33731			
REVISIONS				F.B. SEC TWP RGE ACCEPTED BY:			
				PARTY CHIEF: DRAWN BY: CHECKED BY:			
				FIELD DATE: PROJECT NO. DWG. NO.			
DATE	DESCRIPTION OF WORK	P.C.	DRAWN/CHECKED				

Attached documents for item A resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Sunshine Chess Club, Inc., a Florida not-for-profit corporation, for the use of commercially zoned, City-owned property within Mirror Lake Park, which is located at 5

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of August 1, 2013

TO: The Honorable Karl Nurse, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Sunshine Chess Club, Inc., a Florida not-for-profit corporation, for the use of commercially zoned, City-owned property within Mirror Lake Park, which is located at 540 Fourth Avenue North, St. Petersburg, for a period of three (3) years at an aggregate rent of \$36.00; to waive the reserve for replacement requirement; and to execute all documents necessary to effectuate same; and providing an effective date. *(Requires affirmative vote of at least six (6) members of City Council.)*

EXPLANATION: Real Estate and Property Management received a request from the President of the Sunshine Chess Club, Inc. Corporation ("Chess Club") to enter into an agreement for the use of the building located at 540 Fourth Avenue North, St. Petersburg within a portion of City-owned Mirror Lake Park ("Premises") that has been utilized as a chess club since it was built by the original chess club organization in the 1930's.

The Chess Club ("User") has executed a License Agreement ("Agreement") for a term of thirty-six months (36) months, subject to City Council approval. The rental rate is one dollar (\$1.00) per month or Thirty-six (\$36.00) for the entire term. The User is responsible for all interior and exterior maintenance of the Premises and utilities including, but not limited to, water, electric, telephone, internet service, sewer, gas, cable/satellite television, trash collection and stormwater fees, in addition to any applicable taxes and insurance. Additionally, the User will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the User's use of the Premises. The Agreement may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination.

City Council Resolution No. 79-740A, dated October 4, 1979, establishes policies for the sale and leasing of City-owned park and waterfront property. This resolution requires that when leasing City property to a non-profit, private organization ". . . the organization pays operating costs plus a reserve for replacement." Due to the limited financial resources of the organization, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating costs. These terms and conditions are consistent with prior agreements for this site and other similar agreements for the use of City real property by other non-profit organizations. Under the terms of the Agreement, "the City is under no obligation to provide a replacement facility under any circumstances."

Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for five (5) years or less on commercially-zoned property with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned (CCT-1) Corridor Commercial Traditional-1.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Sunshine Chess Club, Inc., a Florida not-for-profit corporation, for the use of commercially zoned, City-owned property within Mirror Lake Park, which is located at 540 Fourth Avenue North, St. Petersburg, for a period of three (3) years at an aggregate rent of \$36.00; to waive the reserve for replacement requirement; and to execute all documents necessary to effectuate same.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

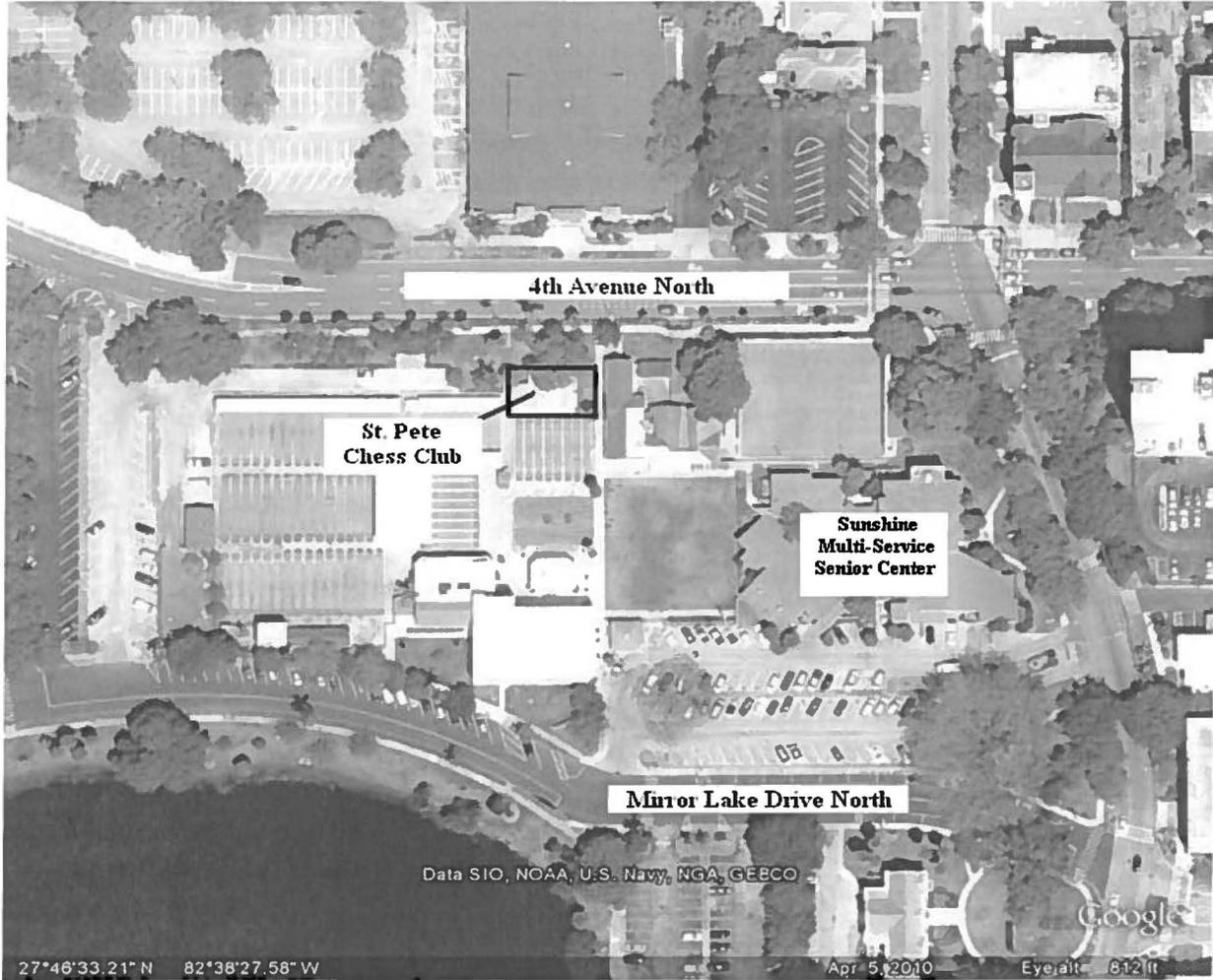
APPROVALS: Administration: R. Mussett 7-18-13 86

Budget: N/A

Legal: RSS

(As to consistency w/attached legal documents)
Legal: 00178395.doc v.1

ILLUSTRATION



A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH SUNSHINE CHESS CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE USE OF COMMERCIALY ZONED, CITY-OWNED PROPERTY WITHIN MIRROR LAKE PARK, WHICH IS LOCATED AT 540 FOURTH AVENUE NORTH, ST. PETERSBURG, FOR A PERIOD OF THREE (3) YEARS AT AN AGGREGATE RENT OF \$36.00; TO WAIVE THE RESERVE FOR REPLACEMENT REQUIREMENT; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sunshine Chess Club, Inc. ("User") desires to have the use of certain City-owned property within Mirror Lake Park, which is located at 540 Fourth Avenue North, St. Petersburg ("Premises"), to operate a club for the purpose of recreational and social activities; and

WHEREAS, the Premises has been utilized as a chess club since it was built by the original chess club organization in the 1930's; and

WHEREAS, the proposed License Agreement ("Agreement") will be for a term of Thirty-six (36) months, at an aggregate rent of \$36.00, to be paid at the commencement of the Agreement; and

WHEREAS, the User is responsible for all interior and exterior maintenance of the Premises and utilities including, but not limited to, water, electric, telephone, internet service, sewer, gas, cable/satellite television, trash collection and stormwater fees, in addition to any applicable taxes and insurance; and

WHEREAS, the User will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the User's use of the Premises; and

WHEREAS, the Agreement may be terminated without cause by either party by providing written notice no less than ninety (90) days prior to the scheduled date of termination; and

WHEREAS, the Agreement is in accordance with the policies established in Resolution No. 79-740A with the exception that the reserve for replacement requirement is being waived to reduce the organization's operating costs; and

WHEREAS, due to the limited financial resources of the organization, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating costs; and

WHEREAS, these terms and conditions are consistent with prior agreements for this site and other similar agreements for the use of City real property by non-profit organizations; and

WHEREAS, under the terms of the Agreement, the City is under no obligation to provide a replacement facility under any circumstances; and

WHEREAS, Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for five (5) years or less on commercially-zoned property with approval by an affirmative vote of at least six (6) members of City Council; and

WHEREAS, the subject property is zoned (CCT-1) Corridor Commercial Traditional-1.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his Designee, is authorized to execute a License Agreement with Sunshine Chess Club, Inc., a Florida not-for-profit corporation, for the use of commercially zoned, City-owned property within Mirror Lake Park, which is located at 540 Fourth Avenue North, St. Petersburg, for a period of three (3) years at an aggregate rent of \$36.00; to waive the reserve for replacement requirement; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



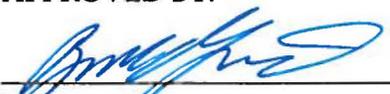
City Attorney (Designee)
Legal: 00178395.doc v.1

APPROVED BY:



Clarence Scott, III, Administrator
Leisure & Community Services

APPROVED BY:



Bruce E. Grimes, Director
Real Estate and Property Management

Attached documents for item A resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Beach Drive Banquet, LLC, a Florida limited liability company, for renting and operating vessels in the North Yacht Basin and the surrounding areas for a period of on

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of August 1, 2013

TO: The Honorable Karl Nurse, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Beach Drive Banquet, LLC, a Florida limited liability company, for renting and operating vessels in the North Yacht Basin (Space No. EX500) and the surrounding areas for a period of one (1) year for a monthly base rent of \$500.00, with the right to request use of the Premises for two (2) additional terms of (1) year each; and to execute all documents necessary to effectuate same; and providing an effective date. *(Requires affirmative vote of at least six (6) members of City Council.)*

EXPLANATION: Real Estate and Property Management Department received a request from Downtown Enterprise Facilities Department to initiate an agreement with Beach Drive Banquet, LLC ("User") for its continued use of the land and water space in the North Yacht Basin known as Space No. EX500 ("Premises") to rent and/or operate pontoon boats, fishing boats, kayaks, electric boats and a sailboat ("Vessels") for instructional purposes, fishing, tours, rides and excursions, including the sale of tickets and loading and unloading of passengers. The User has been occupying and operating its business at the Premises under previous agreements managed by Urban Retail Properties ("Urban"), which was the City's Pier Management company. The current agreement under Pier Management expired on July 15, 2013, concurrent with the expiration of Urban's pier management contract. In order for the User to continue its operations at the Premises, it is necessary to enter into a new agreement to be managed by the City's Marina/Port Division.

The User has executed a License Agreement ("Agreement") for a term of one (1) year, with the right to request use of the Premises for two (2) additional terms of (1) year each, subject to City Council approval, with the terms and conditions providing the User with the same basic rights and privileges it has enjoyed during the preceding term. The User shall pay the City base rent in the amount of five hundred dollars (\$500.00) per month, in addition to paying a monthly percentage fee at a rate of seven percent (7%) of all monthly gross sales exceeding \$10,000.00 per month. The User is responsible for maintenance of the Premises, including the sidewalks, lighting, utilities, docks, fenders, pilings, fencing, equipment (collectively "Facilities"), and keeping these areas clean of all trash and debris. The User is responsible for utilities and other services for the Premises including, but not limited to, water, electric, telephone, internet service, sewer, gas, cable/satellite television, trash collection and stormwater fees, in addition to any applicable taxes and insurance. The User may sell the following items aboard the Vessels: beer, wine, soft drinks, coffee and snacks provided that User has obtained and provided to the City copies of all necessary licenses, permits, certifications and authorizations. Additionally, the User will maintain a commercial general liability insurance policy in the amount of

\$1,000,000 per occurrence and \$2,000,000 in the aggregate, marine protection and indemnity insurance with a minimum limit of \$1,000,000 per occurrence, and liquor liability insurance with a minimum limit of \$1,000,000 per occurrence protecting the City against all claims or demands that may arise or be claimed on account of the User's use of the Premises. The Agreement may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination. Under the terms of the Agreement, "the City is under no obligation to locate or provide to User any replacement Premises or Facilities under any circumstances."

Pursuant to Section 1.02 (c)(1) and (2) of the City Charter, the subject property is classified on the Parks and Waterfront Property Map for five (5) years or less with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned (DC-P) Downtown Center-Park.

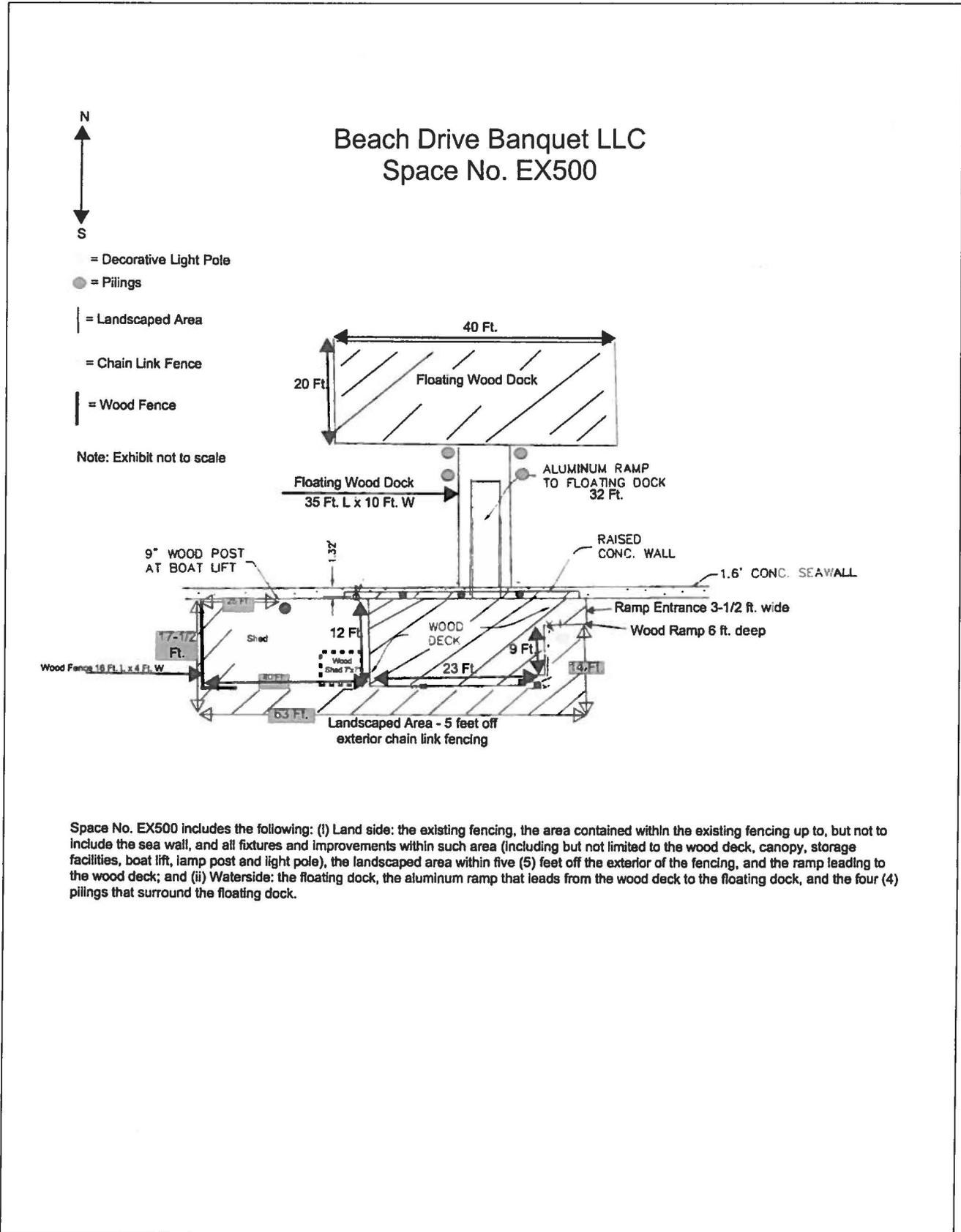
RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute a License Agreement with Beach Drive Banquet, LLC, a Florida limited liability company, for renting and operating vessels in the North Yacht Basin (Space No. EX500) and the surrounding areas for a period of one (1) year for a monthly base rent of \$500.00, with the right to request use of the Premises for two (2) additional terms of (1) year each ; and to execute all documents necessary to effectuate same.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration: R. Messett 7-18-13 86
Budget: N/A
Legal: RSS
(As to consistency w/attached legal documents)
Legal: 00178531.doc V. 2

ILLUSTRATION



A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH BEACH DRIVE BANQUET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR RENTING AND OPERATING VESSELS IN THE NORTH YACHT BASIN AND THE SURROUNDING AREAS FOR A PERIOD OF ONE (1) YEAR FOR A MONTHLY BASE RENT OF \$500.00, WITH THE RIGHT TO REQUEST USE OF THE PREMISES FOR TWO (2) ADDITIONAL TERMS OF (1) YEAR EACH; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Real Estate and Property Management Department received a request from Downtown Enterprise Facilities Department to initiate an agreement with Beach Drive Banquet, LLC ("User") for its continued use of the land and water space in the North Yacht Basin known as Space No. EX500 ("Premises") to rent and/or operate pontoon boats, fishing boats, kayaks, electric boats and a sailboat ("Vessels") for instructional purposes, fishing, tours, rides and excursions, including the sale of tickets and loading and unloading of passengers; and

WHEREAS, the User has been occupying and operating its business at the Premises under previous agreements managed by Urban Retail Properties ("Urban"), which was the City's Pier Management company; and

WHEREAS, the current agreement under Pier Management expired on July 15, 2013, concurrent with the expiration of Urban's pier management contract; and

WHEREAS, in order for the User to continue its operations at the Premises, it is necessary to enter into a new agreement to be managed by the City's Marina/Port Division; and

WHEREAS, the proposed License Agreement ("Agreement") will be for a term of one (1) year with the right to request use of the Premises for two (2) additional terms of (1) year each, subject to City Council approval, with the terms and conditions providing the User with the same basic rights and privileges it has enjoyed during the preceding term; and

WHEREAS, the User shall pay the City base rent in the amount of five hundred dollars (\$500.00) per month, in addition to paying a monthly percentage fee at a rate of seven percent (7%) of all monthly gross sales exceeding \$10,000.00 per month; and

WHEREAS, the User is responsible for maintenance of the Premises, including the sidewalks, lighting, utilities, docks, fenders, pilings, fencing, equipment (collectively "Facilities"), and keeping these areas clean of all trash and debris; and

WHEREAS, the User is responsible for utilities and other services for the Premises including, but not limited to, water, electric, telephone, internet service, sewer, gas, cable/satellite television, trash collection and stormwater fees, in addition to any applicable taxes and insurance; and

WHEREAS, the User may sell the following items aboard the Vessels: beer, wine, soft drinks, coffee and snacks provided that User has obtained and provided to the City copies of all necessary licenses, permits, certifications and authorizations; and

WHEREAS, the User will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, marine protection and indemnity insurance with a minimum limit of \$1,000,000 per occurrence, and liquor liability insurance with a minimum limit of \$1,000,000 per occurrence protecting the City against all claims or demands that may arise or be claimed on account of the User's use of the Premises; and

WHEREAS, the Agreement may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination. Under the terms of the Agreement, "the City is under no obligation to locate or provide to User any replacement Premises or Facilities under any circumstances"; and

WHEREAS, pursuant to Section 1.02 (c)(1) and (2) of the City Charter, the subject property is classified on the Parks and Waterfront Property Map for five (5) years or less with approval by an affirmative vote of at least six (6) members of City Council; and

WHEREAS, the subject property is zoned (DC-P) Downtown Center-Park.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his Designee, is authorized to execute a License Agreement with Beach Drive Banquet, LLC, a Florida limited liability company, for renting and operating vessels in the North Yacht Basin (Space No. EX500) and the surrounding areas for a period of one (1) year for a monthly base rent of \$500.00, with the right to request use of the Premises for two (2) additional terms of (1) year each; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



City Attorney (Designee)
Legal: 00178531.doc V. 2

APPROVED BY:

 FOR DAVE METZ

David M. Metz, Director
Downtown Enterprise Facilities

APPROVED BY:



Bruce E. Grimes, Director
Real Estate and Property Management

Attached documents for item Approving a Library Interlocal Agreement for the Pinellas Public Library Cooperative; authorizing the Mayor or his designee to execute the Library Interlocal Agreement and authorizing the City Attorney to make non-substantive changes to the Library Interl

SAINT PETERSBURG CITY COUNCIL

CONSENT AGENDA

Meeting of August 1, 2013

TO: The Honorable Karl Nurse, Chair, and Members of City Council

SUBJECT: APPROVING A LIBRARY INTERLOCAL AGREEMENT FOR THE PINELLAS PUBLIC LIBRARY COOPERATIVE; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE LIBRARY INTERLOCAL AGREEMENT; AUTHORIZING THE CITY ATTORNEY TO MAKE NON-SUBSTANTIVE CHANGES TO THE LIBRARY INTERLOCAL AGREEMENT TO CLARIFY SECTIONS OF THE LIBRARY INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Explanation: The current library interlocal agreement, originally entered into on January 10, 1989 and most recently amended and extended, effective September 10, 2001, for the continued operation of the Pinellas Public Library Cooperative (PPLC) expires on September 30, 2013. The City Managers or Administrators of cities whose libraries serve as providers under the current agreement are providing an updated Library Interlocal Agreement to their respective Councils and Commissions for consideration and request them to approve the updated Library Interlocal Agreement. Following approval by such cities' respective Councils and Commissions, the updated Library Interlocal Agreement will be submitted to the Pinellas County Board of County Commissioners for approval.

The Library Interlocal Agreement:

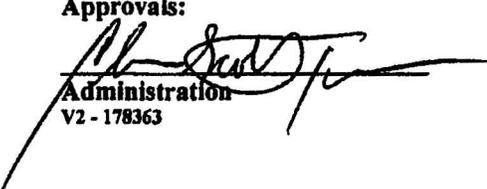
- Sets forth the primary functions of the PPLC in order to focus future funding priorities;
- Provides for selection of the PPLC's Board of Directors by those governmental units providing library services;
- Provides for Board membership by the Chair of the Library Directors Advisory Council;
- Clarifies the terms of PPLC membership;
- Clarifies the terms of local funding support and member library funding allocations; and
- Reduces the term of the agreement from ten (10) years to five (5) years commencing October 1, 2013 and ending September 30, 2018. In year three the PPLC shall conduct a comprehensive review of other library service delivery models. The results shall be delivered to the Directors of the PPLC and Board of County Commissioners for consideration no later than September 30, 2017. However, should Pinellas County not request review and amendment of the terms of this agreement by March 31, 2018, the agreement may be renewed for an additional five (5) years to September 30, 2023 with the mutual consent of the parties.

Recommendation: Administration recommends that City Council approve a Library Interlocal Agreement for the Pinellas County Library Cooperative; authorizing the Mayor or his designee to execute the Library Interlocal Agreement; authorizing the City Attorney or his designee to make non-substantive changes to the Library Interlocal Agreement to clarify provisions of the Library Interlocal Agreement; and providing an effective date.

Costs/Funding/Information: N/A

Attachment: City Managers' PPLC Proposed Interlocal Agreement

Approvals:


Administration
V2 - 178363


Budget

Resolution No. 2013 - _____

APPROVING A LIBRARY INTERLOCAL AGREEMENT FOR THE PINELLAS PUBLIC LIBRARY COOPERATIVE; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE LIBRARY INTERLOCAL AGREEMENT; AUTHORIZING THE CITY ATTORNEY TO MAKE NON-SUBSTANTIVE CHANGES TO THE LIBRARY INTERLOCAL AGREEMENT TO CLARIFY SECTIONS OF THE LIBRARY INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the current library interlocal agreement for the continued operation of the Pinellas Public Library Cooperative ("PPLC") expires on September 30, 2013; and

WHEREAS, the City Managers or Administrators of cities whose libraries serve as providers under the current library interlocal agreement are providing an updated Library Interlocal Agreement to their respective Councils and Commissions for consideration and request to approve the updated Library Interlocal Agreement; and

WHEREAS, following approval by such cities' respective Councils and Commissions, the updated Library Interlocal Agreement will be submitted to the Pinellas County Board of County Commissioners for approval.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Library Interlocal Agreement for the Pinellas Public Library Cooperative is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Library Interlocal Agreement.

BE IT FURTHER RESOLVED that the City Attorney or his designee is authorized to make non-substantive changes to the Library Interlocal Agreement to clarify sections of the Library Interlocal Agreement.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:



City Attorney (Designee)

V2-178361

THE ATTACHED CURRENT DRAFT OF THE PROPOSED PPLC LIBRARY INTERLOCAL AGREEMENT REFLECTS THE WORK OF CITY MANAGERS/ADMINISTRATORS, COUNTY OFFICIALS, LIBRARY DIRECTORS AND THE PPLC EXECUTIVE DIRECTOR FOLLOWING MANY MEETINGS DURING THE PAST 18 MONTHS.

THE AGREEMENT HAS BEEN AGREED UPON IN SUBSTANCE BY ALL PARTICIPATING MEMBERS IN THE PPLC. FOLLOWING APPROVAL BY RESPECTIVE MEMBERS LEGISLATIVE BODIES, THE PROPOSED AGREEMENT WILL BE SUBMITTED TO THE BOCC FOR APPROVAL AND NO SUBSTANTIVE CHANGES ARE ANTICIPATED.

Library Interlocal Agreement

THIS INTERLOCAL AGREEMENT ("Agreement") is made and entered into by and between the undersigned governmental units as set forth on the signature pages attached hereto ("Parties"), for the establishment of and participation in a cooperative library service for Pinellas County (the "Cooperative").

RECITALS:

WHEREAS, Pinellas County and various municipalities entered into an Interlocal Agreement providing for the establishment of the Cooperative dated the 10th day of January 1989, which was subsequently amended and extended, and which was superseded by an Interlocal Agreement entered into on the 10th day of September 2001, which expires on September 30, 2013; and

WHEREAS, it is in the public interest to provide a free public library service for the use of the permanent residents of Pinellas County ("County"); and

WHEREAS, this Agreement is authorized by Section 163.01 of the Florida Interlocal Cooperation Act of 1969, which was promulgated to permit local governmental units to make the most effective use of their powers by enabling them to cooperate with other governmental units thereby providing services and facilities in a manner and pursuant to forms of governmental organization that will include geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, any public agency of this state may exercise jointly with any other public agency of this state any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, the Parties to this Agreement have determined that in order to most effectively utilize their separate powers, a cooperative effort in the form of an Interlocal Agreement is needed; and

WHEREAS, Sections 257.12 through 257.25, Florida Statutes (2000), provide state funds to assist in the furnishing of library services.

NOW THEREFORE, in consideration of the mutual benefits and in consideration of the covenants and agreements set forth herein, the Parties hereto agree as follows:

I. PURPOSE; EXECUTION; EFFECTIVE DATE; TERM OF AGREEMENT

A. Purpose:

The purpose and intent of this Agreement is to continue to operate the Cooperative to extend library services to the unincorporated areas of the County and to municipalities that do not have such services as of the effective date of this Agreement, and to improve library services to residents of municipalities and library tax districts that have library services as of the date of this Agreement.

The primary functions of the Cooperative are as follows:

1. To receive and disburse funds from federal, state, and local sources.
2. To maintain a shared library automation system serving Member libraries.
3. To maintain a shared materials delivery system serving Member libraries.
4. Where agreed by individual Member libraries for the most efficient use of fiscal resources, to assist Member libraries in the collective purchase of library resources and services.

B. Execution; Effective Date

This Interlocal Agreement may be signed in counterparts by the Parties hereto. This Agreement shall become effective on October 1, 2013.

C. Term of Agreement:

This Agreement will be in force for a period of five (5) years, ending September 30, 2018. In year three, the Cooperative shall conduct a comprehensive review of other library service delivery models. The results shall be delivered to the Board of Directors of the Pinellas Public Library Cooperative, Inc. and the Board of County Commissioners for consideration no later than September 30, 2017. Should the County not request review and amendment of the terms of this Agreement by March 31, 2018, the Agreement may be renewed for an additional period of five (5) years to September 30, 2023 with the mutual consent of the parties.

II. DEFINITIONS:

A. Articles of Incorporation:

“Articles of Incorporation” as used in this Agreement refer to the Articles of Incorporation of the Pinellas Public Library Cooperative, Inc., (PPLC) approved by the signatories to the 1989 Interlocal Agreement establishing the Cooperative and executed and filed with the Secretary of State pursuant to Chapter 617, Florida Statutes (1987), as may be amended.

B. Board:

“Board” as used in this Agreement refers to the Board of Directors of the Pinellas Public Library Cooperative, Inc.

C. “Board of County Commissioners”

“Board of County Commissioners” as used in this Agreement refers to the Pinellas County Board of County Commissioners and may be delineated as “BCC”.

D. By-Laws:

“By-Laws” as used in this Agreement refer to the By-Laws of the Pinellas Public Library Cooperative, Inc., approved by the signatories to the 1989 Interlocal Agreement establishing the Cooperative, as may be amended.

E. Cooperative:

“Cooperative” as used in this Agreement refers to the Pinellas Public Library Cooperative, Inc. and may be delineated as “PPLC”.

F. County:

“County” as used in this Agreement refers to Pinellas County, a political subdivision of the State of Florida. The County as used in this Agreement is a Party to this Agreement but is not a Member of the Cooperative.

G. Disbursement Formula:

“Disbursement Formula” as used in this Agreement refers to the formula according to which disbursements to Members with libraries shall be made pursuant to this Agreement. The Disbursement Formula is attached hereto and incorporated herein as Exhibit “B”.

H. Governmental Unit:

“Governmental Unit” as used in this Agreement refers to municipalities; library tax districts with libraries; a municipal consortium offering library services; and the County. Governmental Units which are Parties to this Agreement are included within the definition of Governmental Unit, and may also be delineated as “Members” of the Cooperative.

I. Member:

“Member” as used in this Agreement refers to a Governmental Unit which is a Party to this Agreement and which forms part of the Cooperative either as a Member with a library or as a Member without a library.

J. Library:

“Library” as used in this Agreement refers to the public libraries and library systems operated by Members. To qualify as a “library” for purposes of this Agreement, the library must meet the basic standards set forth in the Policy on Admission, a copy of which is attached hereto and incorporated herein as Exhibit “A”.

K. Local Support:

“Local support” as used in this agreement refers to the dollar amount of funds expended for allowable costs by each Member with a library during the fiscal year for library operations. Funds received from the County for the support of a library that exists wholly in the unincorporated area of Pinellas County, excluding all monies received by such libraries from the Cooperative or from a municipal services taxing unit created for the provision of countywide library service (“Library MSTU”), shall be considered as additional local support for the Member library for purposes of the application of the disbursement formula. Allowable costs for each library shall consist of all personnel and direct operating costs, as provided for in the State of Florida Chart of Accounts. All other costs, including fixed capital items and debt expenses, shall be limited to \$25,000.00 per year.

L. Unit of a Member Library:

“Unit of a Member library” as used in this agreement refers to a library of Members when said library exists wholly in unincorporated Pinellas County.

M. Year:

“Year” as used in this Agreement, unless otherwise indicated, means the fiscal year from October 1 to September 30. The fiscal year of the Cooperative shall run from October 1 to September 30.

III. GOVERNING STRUCTURE OF THE COOPERATIVE:

A. Corporate Structure:

The Cooperative is a private non-profit organization incorporated under the Florida Not-For-Profit Corporation Act, Chapter 617, Florida Statutes (2000). Additional Members may be admitted in the manner specified in the Articles of Incorporation or the By-laws.

B. Board of Directors:

1. **Membership.** The Board of Directors shall consist of nine (9) voting Members and one (1) ex-officio non-voting Member who shall be selected and

appointed in accordance with the provisions of the Articles of Incorporation and the By-laws, as amended, as follows:

a. Four Members of the Board of Directors shall be the City Administrator of the City of St. Petersburg and the City Managers of Clearwater, Largo and Pinellas Park, or their senior management designees.

b. Three Members of the Board of Directors shall be county senior management employees, representing Pinellas County, who shall be designated by the Pinellas County Administrator.

c. Two Members of the Board of Directors shall be appointed by the Board of County Commissioners and shall serve a term of three (3) years. Criteria for such appointment shall be as follows:

1.) The candidate has previous experience serving on a Board or similar body and the capacity to evaluate a full range of perspectives, from library service providers to library users.

2.) The candidate represents the interests of all parties, including the County, the Cooperative, Members with and without libraries, and patrons.

3.) The candidate can vision the future of countywide library services.

4.) The candidate may not be an employee or Member of the governing body of a library.

d. One Member of the Board of Directors shall be the Chair of the Library Directors Advisory Council, who shall serve ex-officio as a non-voting Member.

2. Terms. The Articles of Incorporation shall specify the term of office for Directors in conformance with Section III(B)(1) above.

3. Officers. The Officers of the Cooperative shall be: Chair of the Board of Directors, Vice-Chair of the Board of Directors, and Secretary/Treasurer. The terms of office, election and duties of Officers shall be as specified in the By-laws.

4. Compensation. Directors and Officers shall not be paid a salary or wages, but may be reimbursed for travel and per diem expenses on behalf of the Cooperative as approved by the Board, based on the PPLC Policies and Procedures Manual and in accordance with Section 112.061, Florida Statutes (2000).

5. Meetings. The Board of Directors shall meet at least six (6) times each year. Meetings shall be conducted pursuant to the Sunshine Law, Chapter 286, Florida Statutes. The Chairperson or a simple majority of the Board may call emergency meetings. Such meetings shall require at least 24 hours' notice.

6. Duties. The duties of the Board of Directors shall include, but not be limited to:

- a. Managing the affairs of the Cooperative;
- b. Amending the Articles of Incorporation and the By-laws;
- c. Establishing administrative policy for the operation of the Cooperative;
- d. Receiving and disbursing funds from local, state and federal sources and entering into arrangements as appropriate in connection therewith, and receiving and disbursing funds from Members without libraries participating in the Cooperative;
- e. Investing the Cooperative funds;
- f. Employing and directing an Executive Director;
- g. Conducting open and public meetings, the time and place to be decided by the Board of Directors;
- h. Establishing the operating budget for the Cooperative, which is subject to the approval of the BCC, and overseeing its execution, including approving expenditures for administration;
- i. Advising the Parties and Members with respect to the budget, disbursements, extension and expansion of library services and other affairs of the Cooperative;
- j. Submission of funding requirements in accordance with the provisions of Section V(C).

- k. Developing, in consultation with the library directors of Members, the Annual Plan of Service and the Long Range Plan for the Cooperative to improve library services to residents of municipalities, library taxing districts, and unincorporated areas.

C. Executive Director:

The governing Board shall employ a professional Executive Director.

- 1. Duties. The duties of the Executive Director shall include, but not be limited to:

- a. Facilitating joint planning for coordination of library services among Members with libraries and other libraries within the County that participate in reciprocal borrowing and joint planning as recipients of State Aid to Libraries.

- b. Maintaining information for and submitting applications on behalf of the Cooperative for available local, State, and Federal library funds with Board approval, and filing reports with the Division of Library and Information Services pursuant to Section 257.16, Florida Statutes (2000), as may be amended;

- c. Preparing, in coordination with the library directors of Members, the annual operating and capital budgets of the Cooperative, and presenting the annual operating budget of the Cooperative to the Board and Members.

- 2. Qualifications. The Executive Director must have an American Library Association accredited degree in library science, and a minimum of five (5) years library administration experience, with experience in library cooperative administration preferred.

D. Advisory Council:

A Library Directors Advisory Council made up of all library directors of Members, or their designees, will assist the Executive Director in coordination, planning and other matters as appropriate. The Officers of the Library Directors Advisory Council shall be: Chair, Vice-Chair, and Secretary. The terms of office, election, and duties of Officers shall be as specified in the By-laws. The By-laws of the Library Directors Advisory Council shall provide that the office of Chair will be rotated yearly among the Members of the Advisory Council and that the Chair will participate in the meetings of

the Cooperative Board of Directors as the ex-officio, non-voting representative of the Library Directors Advisory Council.

The Duties of the Library Directors Advisory Council shall be as follows:

1. Conducting open and public meetings, the time and place to be decided by the Library Directors Advisory Council;
2. Advising the Executive Director and Board of Directors on technical and policy matters affecting the libraries; and
3. Providing review and recommendations in the preparation of the annual budget of the Cooperative to be presented to the Board of Directors.

E. Long-Range and Annual Plans of Service:

Each year an Annual Plan of Service and Budget shall be developed by the Board of Directors in cooperation with the library directors of Members containing goals, objectives, and activities, and the budget that will support library services for the year. These plans must clearly demonstrate that resources will be allocated in a way that serves the goal of access to library services throughout the area. The long-range plan must be updated every three to five years and must include a five-year projection of all revenues and expenditures of the Cooperative. The plan will be coordinated with individual cooperating library long-range plans (where they exist) and will meet the requirements for participation in the State Aid to Libraries Program. The Cooperative Board will adopt the plans and disseminate them broadly in the County.

F. Reports:

The Cooperative Board will provide annual reports on the progress toward meeting the objectives of the long-range plan and the annual plan of service. The reports will include audited statements of operating expenditures, capital expenditures, and reserve accounts, and will be forwarded to the Members, the Parties and the Division of Library and Information Services.

IV. PARTICIPATION:

A. General:

Participation will be voluntary and open to any governmental unit. People residing in participating areas will be eligible to use the services of Member libraries of the Cooperative without charge. People residing in governmental units or areas not electing to participate will be excluded from the use of the Cooperative's services unless the people join

Member libraries by paying an annual fee; such fee may be adjusted by a majority of Parties to this agreement. People who join by paying the annual fee to a Member library will then be counted as residents of that Member library's governmental unit in the application of the disbursement formula. Participating entities may withdraw pursuant to the provisions of Section VI.

B. Members With Libraries:

1. Admission. Governmental units applying for the first time for membership in the Pinellas Public Library Cooperative, Inc. must meet the statutory requirements and operational standards established in Exhibit "A": Policy on Admission.

2. Membership. Members with libraries will continue to meet the statutory requirements of Florida Statutes 257.17 and will adhere to the extent feasible to the operational standards established in Exhibit "A": Policy on Admission.

3. Autonomy. Each Member with a library shall continue to decide the level of library service for its community, and shall prepare its own budget. Each library shall remain autonomous and retain control of its operations and functions, i.e.:

a. Trust funds, individual gifts or donations made to a library shall remain the property of that library.

b. All library staff shall remain employees of the various Members with no loss in benefits;

c. Each library shall remain the property of the Member in which it is located, and all maintenance and repairs shall be effected through operating budgets from allocated local appropriations.

d. Members with libraries will continue to fund their local libraries and are not required to make any payment to the Cooperative for participation in the Cooperative.

4. Audits.

Each Member with a library shall provide to the Cooperative by March 31 of each year an audited statement of its library operating costs for its last completed fiscal year. The audits are to be reviewed by the Cooperative to determine the dollars expended locally for library operations. Allowable costs for

each library shall consist of all personnel and direct operating costs, as provided for in the State of Florida Chart of Accounts. All other costs, including fixed capital items and debt expenses, shall be limited to \$25,000 per year.

5. Materials and Services.

Members with libraries agree to allow all circulating materials of existing libraries to be freely available to residents of all participants in the Cooperative. Within policies established by each library, residents of Members may borrow materials from participating libraries, and use all reference and public programming services.

C. Members Without Libraries:

1. Basis for Funding:

The County, on behalf of the Library MSTU, and subject to the provisions and limitations in Section V. A. and any other Member without a library, shall provide annual financial support to the Cooperative which, when calculated on a per capita (of population of such Member) basis for any year, shall be equivalent to the average per capita funding, excluding all monies received from the Cooperative, provided during the most recent preceding year by the Members having libraries subject to the provision of, and limitations in, Section V(A), the funding shall be calculated as follows: The total expenditures, as adjusted for monies received from the Cooperative, of the Members from the prior year shall be divided by the total population of the Members to obtain the aggregate average per capita cost. For purposes of this subsection C, "funding" means the amount of library expenditures for any year as described in Section V(A) by a Member having a library, and "population" means the number of residents residing in the Member governmental unit determined in accordance with Section V(B). Payments shall be made by the County and each Member without a library of annual financial support due from it in four (4) quarterly payments of twenty-five percent (25%) each.

2. Underfunding:

If any Member's financial support paid to the Cooperative is less than the amount due under Section V, written notice shall be provided to such unit of the deficiency and all funds due under Section V shall be immediately due and

payable as specified in Section VI(C). Such unit shall be deemed to have withdrawn from the Cooperative notwithstanding the provisions of Section VI(A) or VI(C) effective thirty (30) days following the receipt of written notice of deficiency unless payment of such deficiency is made within that thirty (30) day period.

V. FUNDING MECHANISM:

A. Fiscal Funding:

The County will provide an amount of annual financial support equal to the financial support provided by all Members with libraries, calculated on a per capita basis for the previous year, excluding all monies received from the Cooperative. At no time shall the millage rate levied by the County in support of Cooperative library services exceed 0.5 mill. The County shall submit the funds to the Cooperative in quarterly payments. The County shall notify the Cooperative of any changes to the population figures subject to the amount of annual per capita financial support for the new fiscal period prior to May 30 of each year.

The obligations of the County as to any funding required pursuant to this Agreement are subject to annual approval of the Library MSTU millage by the County. If funds are not appropriated by the County through the Library MSTU for any or all of the obligations in this Agreement, the County shall not be obligated to pay for the services provided pursuant to this Agreement beyond the portion for which funds are appropriated. The County agrees to promptly notify the Cooperative in writing of such failure of appropriation, and upon such notice, the provisions of Section IV shall govern.

B. Determination and Notification of Per Capita Amounts for Members Without Libraries:

The Cooperative shall advise each Member without a library by June 1 of each year, of such unit's funding requirement for the next fiscal year, together with the calculations by which such funding requirement was determined and the backup information for such calculation, consisting of (i) average per capita locally funded library expenditures of Members with libraries for the last completed year and (ii) appropriate population statistics. The expenditures shall be based on audited financial statements for such last completed year in accordance with budget line items identified in Section IV(B)(4). The population statistics used to calculate such per capita expenditures shall be for such year and shall be from the Bureau of

Economics and Business Research of the University of Florida or the Pinellas County Planning Department.

C. Fiduciary Responsibility for Funds:

1. All funds of the Cooperative shall be maintained in an interest-bearing public depository as set forth in Florida Statutes, Chapter 280 (2000), as may be amended;
2. Complete and accurate records shall be kept of the receipts and disbursement of all funds of the Cooperative, subject to the PPLC adopted Record Retention and Document Destruction Policy, which will comply with Florida Department of State General Schedule for State and Local Government Agencies GS1-SL, Internal Revenue Code 501(c)(3), and all other applicable federal, state, and local law;
3. An annual audit of the Cooperative by an independent certified public accountant, to be paid for from the operating funds of the Cooperative, shall be made and filed annually with the Department of State;
4. The Cooperative shall abide by the terms and provisions of the laws of the State of Florida and the provisions of this Agreement and any other applicable Federal, State, or local laws, rules and regulations including the County's Investment Policy.

D. Disbursement:

The Board of Directors shall disburse funds received by the Cooperative according to the formula below:

1. The Board of Directors shall annually establish the budgeted administrative costs of the Cooperative, including salary, office supplies, and any rents or other costs related to the administrative operations of the Cooperative.
2. The remaining funds shall be distributed to Members with libraries in accordance with the disbursement formula, which is attached hereto and incorporated herein as Exhibit "B". This distribution is to be based on submittal of annual library operating costs with descriptive codes in accordance with the State of Florida Chart of Accounts. All funds collected from sources other than Members shall be distributed in the same manner as funds collected from

Members without libraries. In no instance shall the total allocation to a Member library exceed the amount of the local support.

Funds received by the Cooperative shall be disbursed within a reasonable time (not to exceed 60 days) after receipt. Establishment, construction and program grants received from the state shall be used in accordance with the provisions of applicable state law.

Payments to Member libraries shall be made in quarterly disbursements. The libraries shall use those funds for operations of their libraries.

The disbursement formula may only be amended by the Cooperative's Board of Directors, with the approval of a simple majority of the Members with libraries and the approval of the County.

3. State Aid funds, establishment, construction and program grants received from the state shall be used in accordance with the provisions of applicable state law, Florida Statutes 257 and Florida Administrative Code 1B-2 and 1B-3.

VI. WITHDRAWAL:

A. All Participants:

1. Any Member wishing to withdraw shall submit written notice thereof to the Cooperative no later than six (6) months prior to the beginning of any fiscal year of the Cooperative.

2. Withdrawal of Members without libraries may occur in the manner specified in Section IV(C)(2).

B. Members with a Library:

A Member with a library that submits a withdrawal notice to the Cooperative shall:

1. At the request of the Cooperative's Board, promptly furnish usage statistics and an audit of library operating costs for such library's last fiscal year completed prior to the date the withdrawal is effective to ensure maintenance of proper accounting for the Cooperative;

2. Return to the Cooperative within sixty (60) days after withdrawal, any special equipment or collections purchased for such Member with funds from the Cooperative capital improvements fund within the previous five years. In lieu of returning the equipment or collection so purchased, the amortized balance thereof

based on an amortization period of five years from date of purchase may be repaid to the Cooperative during the year following withdrawal;

3. Repay to the Cooperative within sixty (60) days after withdrawal any then remaining unexpended and uncommitted funds received from the Cooperative; and

4. Pay to the Cooperative during the year following withdrawal the unamortized cost based on a 20-year amortization of any building improvements paid for with monies from the Cooperative's capital improvements fund.

After complying with the forgoing, the withdrawing Member with a library shall have no other obligation under this Agreement.

C. Members Without a Library:

A Member without a library that submits or receives a withdrawal notice shall pay all sums due for library services provided prior to the date of withdrawal pursuant to Sections IV and V prior to withdrawal.

VII. TERMINATION OF AGREEMENT:

In the event that Members representing more than fifty percent (50 %) of the total population of all Members withdraw under Section VI, or are deemed to have withdrawn under Section IV(C)(2) of this Agreement, the remaining Members shall consider the continuation or termination of the Agreement, and may terminate the Agreement by consent of a simple majority of the Members.

IN WITNESS WHEREOF, the Parties hereto have caused this Interlocal Agreement to be executed on the day and year first above written.

EXHIBIT "A"
Policy on Admission
Pinellas Public Library Cooperative, Inc.
For a Library Seeking Membership

Libraries applying for membership in the Pinellas Public Library Cooperative, Inc. must meet the basic eligibility requirements outlined below:

1. The library meets the Essential level of **Core Standards** as defined in the Florida Public Library Standards (2006 Revision).
2. The library meets the Florida Public Library Standards (2006 Revision) for **Interconnectivity, Lending Services, Services-Resource Sharing and Interlibrary Cooperation.**
3. The governing entity must have an established budget for the maintenance and operation of the library and must be audited each year.
4. There must be evidence that such funding is available, restricted for the library and will continue to be available.
5. The library has a long-range plan, an annual plan of service, and an annual budget [Florida Statutes 257.17(2)(e)].
6. The library engages in joint planning for coordinating of library services within the county or counties that receive operating grants from the state [Florida Statutes 257.17(2)(f)].
7. The library adapts its services to meet the needs of people with disabilities as required by the Americans with Disabilities Act and its attendant regulations.
8. The library has established hiring practices that are in accordance with Equal Employment regulations.

When the library and its governing entity determine that these eligibility requirements can be met the attached Procedures for Admission must be followed.

Such requests may be initiated at any time but the funding cycle for the subsequent fiscal year requires a March 31 deadline. See the Procedures for Admission for steps to be taken.

**Procedures for Admission
To the Pinellas Public Library Cooperative, Inc.
As a Member Library**

1. The library seeking admission to the Cooperative must provide documentation that it can meet the standards spelled out in the Policy on Admission.
2. The library must submit a letter of request signed by its governing entity (city commission, Board of Directors, etc.) to the Cooperative Board/Executive Director.
3. The library must submit with its letter of request documentation that it meets the basic eligibility standards for admission to the Pinellas Public Library Cooperative, Inc. as provided for in the Policy on Admission.
4. Upon receipt of the letter of request and documentation, the Cooperative Board and Executive Director will review the request and appoint a committee to visit and evaluate the library.
5. The committee will determine readiness for services by the requesting library and will report any deficiencies in writing to the Cooperative Board and to the library's governing entity.
6. If the library's governing entity wishes to pursue membership, it will be given a period of time in which to correct deficiencies, if any, and to prepare the library for final evaluation.
7. Upon receipt of the final evaluation, the Cooperative Board will have up to sixty (60) days in which to vote upon admission.
8. Following a positive vote, the Cooperative Board will present the library's governing entity with a copy of the Interlocal Agreement, which must be executed and returned, and an agreement form for the basic policies and procedures in effect for member libraries, including all public service policies such as patron registration, patron cards, materials circulation rules and others.
9. In order to be included in the subsequent year's funding allocations, the Procedures for Admission must be completed by March 31st in any given year.

EXHIBIT "B"
Disbursement Formula

Base Allocations to Members with libraries shall be the balance remaining after the adjustments stated in Section V(D)(1) and (D)(2) of the Library Interlocal Agreement. Each library's percentage of the total support extended, as determined through the review of the annual audits, shall then be determined and translated into dollar amounts. The percentage of the total support extended shall be determined by dividing the sums expended locally for library operations, as set forth in Section IV(B)(4) of the agreement, by the total local support for all Members. For libraries located in unincorporated Pinellas County, the annual allocation received from the County shall be used to determine the percentage of total support extended. The Members shall receive a percentage of the available funds equal to the percentage of their total support extended as a base allocation subject to a maximum of 16% and a minimum of 4%.

Circulation Allocations to Members with libraries shall be 10% after the adjustments stated in Section V(D)(1) and (D)(2). The dollars available for distribution include the balance remaining after the base allocation. The circulation pool allocation percentage shall be derived by taking non-resident circulation figures for each library and dividing it by the total non-resident circulation for all Members.

Total Allocations to Members with libraries shall not exceed the amount of the local support.



CITY OF CLEARWATER



CITY OF DUNEDIN



CITY OF GULFPORT



CITY OF LARGO



CITY OF MADEIRA BEACH



CITY OF OLDSMAR

CITY OF PINELLAS PARK

CITY OF PINELLAS PARK, FL

By:

Sandra L. Bradbury, MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



TOWN OF NORTH REDINGTON BEACH



TOWN OF REDINGTON BEACH



TOWN OF REDINGTON SHORES



CITY OF SAFETY HARBOR



CITY OF ST. PETE BEACH



CITY OF ST. PETERSBURG

CITY OF SEMINOLE



CITY OF TARPON SPRINGS



CITY OF TREASURE ISLAND

**PINELLAS COUNTY ON BEHALF OF
PALM HARBOR COMMUNITY SERVICES AGENCY, INC.**

**PINELLAS COUNTY ON BEHALF OF
EAST LAKE LIBRARY ADVISORY BOARD**

PINELLAS COUNTY
BOARD OF COUNTY COMMISSIONERS

Attached documents for item Arts Advisory Committee

Attached documents for item City Beautiful

Attached documents for item Civil Service Board

Attached documents for item Code Enforcement Board

Attached documents for item Commission on Aging

Attached documents for item Community Preservation Commission

Attached documents for item Planning & Visioning Commission