MEMORANDUM

Community Planning and Preservation Commission

Revisions to Previously-Considered Request for COA Approval of the Alteration of a Local Historic Landmark

For Public Hearing and Executive Action on May 14, 2019 beginning at 2:00 p.m. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, Commissioner 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.: 19-90200006
Address: 215 Central Avenue (subject storefront functionally labeled 217 Central Avenue)
Legal Description: THE DETROIT HOTEL CONDO
Parcel ID No.: 19-31-17-41408-000-0310
Date of Construction: 1888 (earliest portion of landmarked resource); 1911/1946 (portion of landmark primarily impacted)
Local Landmark: Detroit Hotel (HPC 09-04/09-90300006), individually-designated local historic landmark
Owner: St. Pete Jannus, LLC
Agent: SOL Design Studio, LLC
Request: Request for the approval of a Certificate of Appropriateness for the alteration of a local historic landmark
PROJECT OVERVIEW

Background
Application no. 19-90200006 for Certificate of Appropriateness (COA) review of the Detroit Hotel (the subject property) was considered by the Community Planning and Preservation Commission (CPPC) on April 9, 2019. The proposed project, as a whole, was determined to affect four portions of the subject property (Figure 1):

- 1888 original Detroit Hotel Building,
- 1911 Addition,
- 1946 Patio Restaurant Addition, and
- Courtyard.

![Figure 1: Portions of subject property affected by COA 19-90200006.](image)

Staff recommended approval of those portions of the proposed project which affected the 1888 and 1911 portions of the building, as well as the courtyard, but recommended denial of proposed improvements to the 1946 Patio Restaurant Addition (“the 1946 addition”). At the public hearing on April 9, 2019, the CPPC voted to approve staff’s positive recommendations, but to defer, rather than deny, the proposed alterations to the 1946 Patio Restaurant portion of the building, noted above in red.
The applicants met with historic preservation staff on May 2, 2019 to discuss revisions and submitted updated plans for the 1946 addition (Appendix A) on May 9, 2019.

Scope of Work
The work being considered herein addresses only the 1946 Patio Restaurant portion of the subject property, as the remaining elements of the project were previously approved by the Commission on April 9, 2019.

REVIEW OF CERTIFICATE OF APPROPRIATENESS
The revised plan for the 1946 addition has changed from that previously considered by the Commission in several ways:

- The earlier proposed wooden siding will be replaced with a restoration of the historically stucco exterior material.
- Fenestration will be rearranged to more closely reference the historic arrangement:
  - The porthole window historically present at the south elevation will be referenced,
  - The historic arrangement of a large window unit wrapping from the south to east elevation will be referenced with doors at the corner and pivoting windows above a fixed bar, rather than the previously-proposed garage door-type windows, at the east elevation, and
  - Horizontal muntins at both the doors and windows will reinforce the historic horizontality of this portion of the building.
- The awning will continue to wrap the southeastern corner of the building, but feature curves at the corner and northern terminus to reference the “eyebrow” type cantilevered concrete awning historically present.
- The flat roof will be defined by a stepped cornice which references the historic.

Overall the currently-proposed alterations to the 1946 addition comprise a significantly more sympathetic rehabilitation of this historic element of the subject property. The 1946 addition was created shortly after the 1938-1940 alterations of other elements of the subject property removed many of the building’s Queen Anne elements and created a streamlined look that referenced the then-fashionable Art Moderne style. Although further alterations have tempered the building’s Moderne references, the restoration of the 1946 addition in a way that strongly speaks to this early midcentury design ideology. The 1946 addition’s historic appearance is detailed in Figure 2.
Figure 2: Sketch of 1946 Patio Restaurant ad from St. Petersburg Times, November 20, 1946.

RECOMMENDATION

Staff recommends approval of the proposed revision of COA 19-90200006. It should be noted that approval of this Certificate of Appropriateness does not exempt the proposal from applicable Building and Zoning review.
ATTACHMENT A:

REVISIONS TO COA 19-90200006 SUBMITTED MAY 9, 2019