



CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION

REQUEST FOR LISTING IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES

For **public hearing** and **recommendation to the City Council** on February 11, 2020 beginning at 2:00 P.M., in the Auditorium of the Sunshine Center, 330 5th Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, Jeff Wolf 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.



AGENDA ITEM:

CITY FILE NO.: 19 90300008

REQUEST:

City-initiated designation of the Westminster Presbyterian Church as a landmark in the St. Petersburg Register of Historic Places

OWNER:

Presbytery of Tampa Bay Inc

APPLICANT:

City of St. Petersburg

ADDRESS:

126 11th Avenue Northeast

PARCEL ID NO.:

18-31-17-05274-009-0040

LEGAL DESCRIPTION:

BAYVIEW ADD BLK 9, LOTS 4 THRU 7 INCL & W 40 FT OF LOT 3

ZONING:

NT-3

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OVERVIEW

On December 5, 2019, the City Council voted unanimously on a resolution sponsored by Councilmember Rice to initiate an application for the listing of the Westminster Presbyterian Church in the St. Petersburg Register of Historic Places as a local historic landmark.

NARRATIVE DESCRIPTION AND BACKGROUND

Narrative Description

The subject property is largely defined by its Late Gothic Revival style. The main building (the sanctuary) is a one-story masonry structure that has a rectangular footprint with a front-gabled roof accentuated with a stepped parapet. The north façade has a projecting one-story entrance with a flat roof that has an embattlement parapet along the exterior façade, giving the church a castle-like appearance. A tripartite, pointed arched, stained glass window is centered on the front gable end façade, partially concealed by the embattlement parapet. Ornamental buttresses are evenly spaced on the one-story entrance, dividing the front façade into three bays. Each bay has a recessed centered pointed arch detail, with a fenestration centered within. The center bay contains the entrance, while the two side bays have replacement windows that are 1940s-era steel windows that are a mixture of fixed and casement operation. The entrance has double half-glazed wooden doors set in a recessed pointed arch with a decorative plaster-stucco relief of religious imagery above the doorway. In the 1976, covered canopies were constructed on the front and sides of the entrances to the sanctuary.

The east elevation has four bays of double stain-glass windows. The windows have a pointed arched top and are casement in operation. Each stained-glass window has a different image encircled in the center. Each bay is divided by a buttress that penetrates the gable roof of the sanctuary with a rounded, copper cap. The west elevation of the main sanctuary has two bays of stained-glass windows, similar in design and placement to the east elevation.

Attached on the western side of the sanctuary is a one-story, flat-roofed addition with Gothic Revival details similar to the main building, including stained glass windows around the front entrance facing 11th Ave NE and buttresses along the front and rear elevations. The front entrance door and surrounding stained-glass windows are in the shape of a pointed arch. The rear has arched fenestrations that appear to have been enclosed.

Attached to the western addition is a two-story, flat-roofed addition that has a more modern design. The building utilizes a similar stucco exterior finish and includes buttresses on the side elevations to tie the addition architecturally to the Gothic Revival style of the sanctuary. The first floor on the rear elevation also has arched fenestrations that have also been covered up with a stucco finish. On the western side of the elevation – facing 1st St N – there is a one-and-a-half story addition that also has the ornamental buttresses. The windows on this addition have been replaced.



Figure 1: Front façade and east elevation of the original sanctuary



Figure 2: Façade of subject property



Figure 3: Façade and west elevation of sanctuary



Figure 4: Front Entrance Detail



Figure 5: Detail of stained-glass windows



Figure 6: Detail of central addition's front entrance



Figure 7: East elevation of sanctuary with two-story 1976 addition



Figure 8: Rear elevation of sanctuary and attached additions



Figure 9: Front elevation of 1950s, western addition



Figure 10: Side of western addition, facing 1st St N

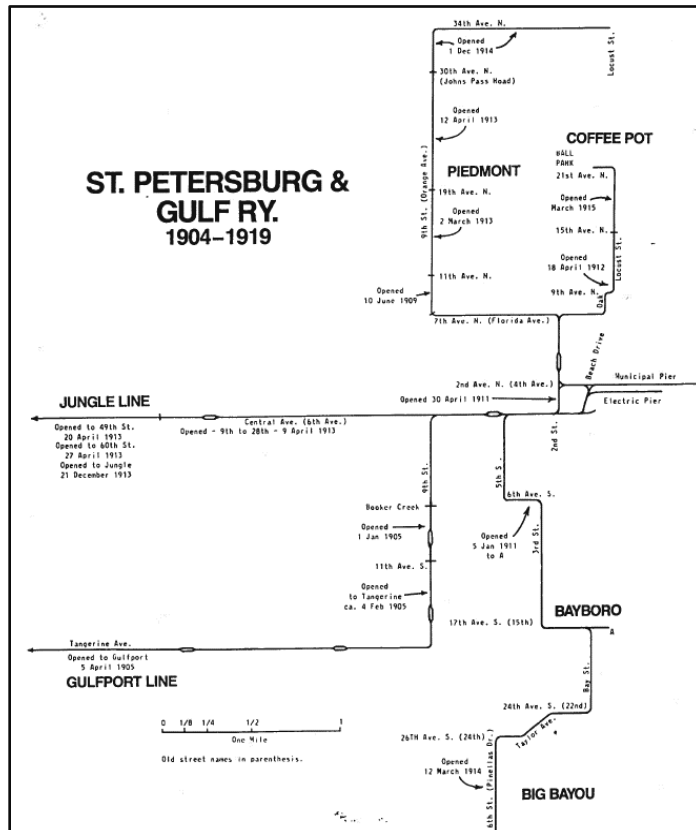
Primary Character-Defining Features

- Scale of buildings of one and two-stories in height that is in-keeping with the surrounding residential neighborhood;
- Rectangular footprint;
- Front gable roof on sanctuary with steeply pitched roof;
- Battlements on projecting front entrance of sanctuary;
- Stucco exterior;
- Evenly-spaced buttresses at side, front, and rear elevations;
- Pointed arches as a decorative element or as a window shape;
- Stained-glass windows.

Historical Context

Due to the similarity of context and locational characteristics, portions of this section are taken from the 700 Block of 18th Avenue Northeast Historic District staff report, prepared under 16-90300008 by staff, and the 200 Block of 10th Avenue Northeast Historic District staff report, prepared under 17-90300004 by staff.

North Shore was platted by the Snell & Hamlett Real Estate Company. The company was formed by C. Perry Snell and James C. Hamlett, who began purchasing the land that would come to be the North Shore neighborhood in 1909. The North Shore, as a collective of neighborhoods, and also referred to as the Old Northeast, was developed over a period of roughly 35 years, beginning in the 1910s with construction in the area's southernmost section, which lies just north of St. Petersburg's downtown central business area. At the time, the distance between the northern portions of the North Shore neighborhood and St. Petersburg's small, but growing downtown seemed expansive, so, as shown below, the company financed an extension of the City's streetcar line which ran up Locust Street to



Map showing 1915 street car extension to area of proposed district, from James Buckley, *Street Railways of St. Petersburg, Florida*

line which ran up Locust Street to promote development.¹ Snell sought to promote his subdivisions as beautiful, exclusive, and prestigious through the addition of lush landscaping, neatly-gridded streets, and deed restrictions dictating the orientation and minimum cost of homes to be built therein, and animals that could be kept.

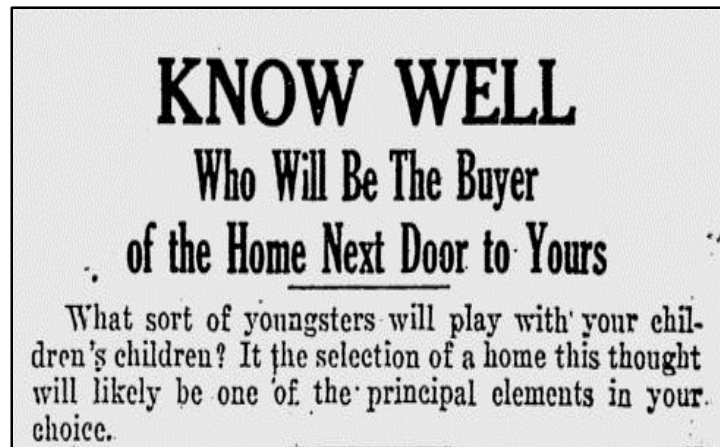
By the early 1920s, St. Petersburg's population was welcoming a dozen or more new residents each day. Its population more than doubled between 1920 and 1926 to a total of over 30,000.² Though construction boomed throughout the city, North Shore had established itself as a high-end residential neighborhood by this time. "It is an admitted fact by everyone who knows that the most valuable residential section in St. Petersburg is the North Shore," local realtor W. McKee Kelley was quoted as saying in 1923. "Every person familiar with St. Petersburg

¹ Kate Hoffman and Carl Shiver, *North Shore Historic District, Pinellas County, Florida*, National Register of Historic Places Registration Form, On file, Florida Department of Historic Resources, Tallahassee, Florida, 2003, section 8-page 4; James Buckley, *Street Railways of St. Petersburg, Florida* (Forty Fort, PA: Harold E. Cox, 1983), page 4.

² Raymond Arsenault, *St. Petersburg and the Florida Dream: 1888-1950* (Norfolk/Virginia Beach: The Donning Company, 1988), page 190.

believes that St. Petersburg is going to grow very fast. As it grows, the demand for homes and lots in this choice section will steadily increase.”³

North Shore was developed during this period by builders Samuel V. Schooley and Perry M. Murphy for individual owners. Operating as the Schooley-Murphy Builders, they constructed hundreds of homes throughout the City and specifically, North Shore.⁴ Having both relocated to St. Petersburg from the Midwest with backgrounds in construction, the pair became known for single-family homes built of hollow-clay tile, a structural system which offered both a sense of permanence and stability, and decreased costs of maintenance and fire insurance, when compared to wood frame counterparts. Advertisements boasted that the company’s intimate knowledge of the building trade resulted in efficiency of labor and the highest quality of materials obtained for the lowest prices.⁵ Schooley-Murphy homes, which often exhibited the fashionable Mediterranean Revival or Mission styles, fit in well in the high-end North Shore section, and were purchased rapidly by investors, northerners seeking second homes, and full-time residents seeking to relocate to St. Petersburg permanently.



Advertisement for Schooley-Murphy Homes in North Shore Section, Evening Independent, January 11, 1923

As new residents flocked to St. Petersburg during the Boom-era, new local civic organizations and religious congregations were needed. Just as homes were built in record amounts, churches soon followed. There were a few pre-boom churches in existence in St. Petersburg. The first church was St. Bartholomew’s Episcopal Church, a wood-frame Gothic Revival. Originally constructed in 1887 at Lakeview Avenue and 19th St S, it was relocated to the corner of 34th St S and 38th Ave S in 1969. By 1930, there were 61 churches of 25 different denominations in city limits, and St. Petersburg was marketing itself as a “City of Churches,” angling for attendance from wintering tourists.⁶

Westminster Presbyterian Church

The Westminster congregation was first established on April 17, 1924 by Dr. Benn. It was a branch off the Northern Presbyterian Church, with its headquarters in Philadelphia and New York. Originally without a permanent home, the congregation utilized multiple meeting places, such as the Pheil Theater, Wentworth Hall, and the auditorium of City Hall.^{7,8} After two years, the

³ *The Evening Independent*, “Three Schooley-Murphy Homes Bought Here for Investment,” January 23, 1923.

⁴ “Do You Really Know? Samuel V. Schooley,” *The Evening Independent*. February 6, 1924.

⁵ “Three Schooley-Murphy Homes Bought Here for Investment,” *The Evening Independent*. January 23, 1923.

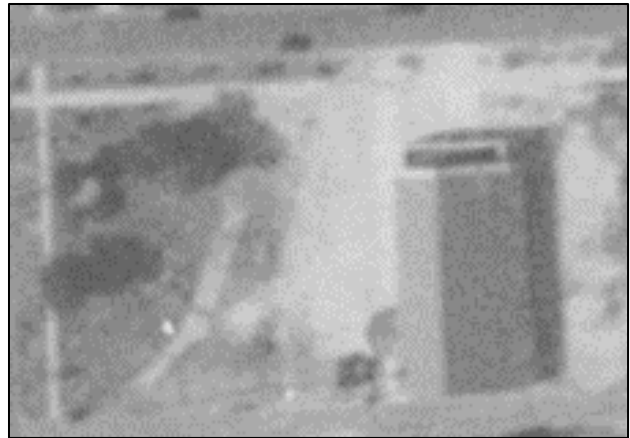
⁶ “St. Petersburg ‘City of Churches,’ With 61 in Limits,” *St. Petersburg Times*. November 13, 1930.

⁷ Chi, Sigma, “Dr. G. W. Benn Plans to Spend Summer in Europe,” *St. Petersburg Times*. April 6, 1925.

⁸ “Presbyterians to Build Soon on Mirror Lake,” *St. Petersburg Times*. March 22, 1925.

congregation was able to build a permanent home.⁹ Originally the congregation planned for a church to be constructed at Mirror Lake, near the junior high school, but ultimately, the congregation decided to develop in the North Shore residential neighborhood. Westminster was the first church to locate in the North Shore district after acquiring the property on 11th Ave NE.

The new sanctuary was opened on February 14, 1926 with as the first phase of three planned church buildings. The sanctuary was described as a “beautiful structure” with an auditorium capable of seating 400 people as well as Sunday school rooms and a kitchen.¹⁰ Upon opening, the church encouraged all to attend, especially those in the North Shore neighborhood.



1926 aerial of the recently built sanctuary for the Westminster Presbyterian Church



The Westminster Congregation at the ground-breaking ceremony for the new addition on the church. Photograph courtesy of the *St. Petersburg Times*.

In 1941, the congregation built its first expansion to Westminster Presbyterian Church with the construction of a new educational building on the west side of the existing sanctuary. It was a “one-story structure with architecture conforming to that of the church.” The new addition would provide space for the congregation to provide more services, such as church dinners and more educational work.¹¹

After the Second World War, the country noticed a worrying trend: the rise of juvenile delinquency. Numerous studies were conducted, and even a United States Senate subcommittee was formed in 1953, to identify the reasons for why young people were committing various crimes, such as robbery, larceny, burglary, and auto theft. Most blamed the parents and called for an increase in social and community institutions, such as the church, school, civic organizations, and law enforcement.¹² The *St. Petersburg Times* reported on the “full scale invasion of juvenile crimes” that were being committed across the city. Westminster Presbyterian’s congregation decided to construct a Youth Building to offer recreational and educational activities for young people as a

⁹ “Will Dedicate New Church on Sunday,” *St. Petersburg Times*, February 11, 1926.

¹⁰ Ibid.

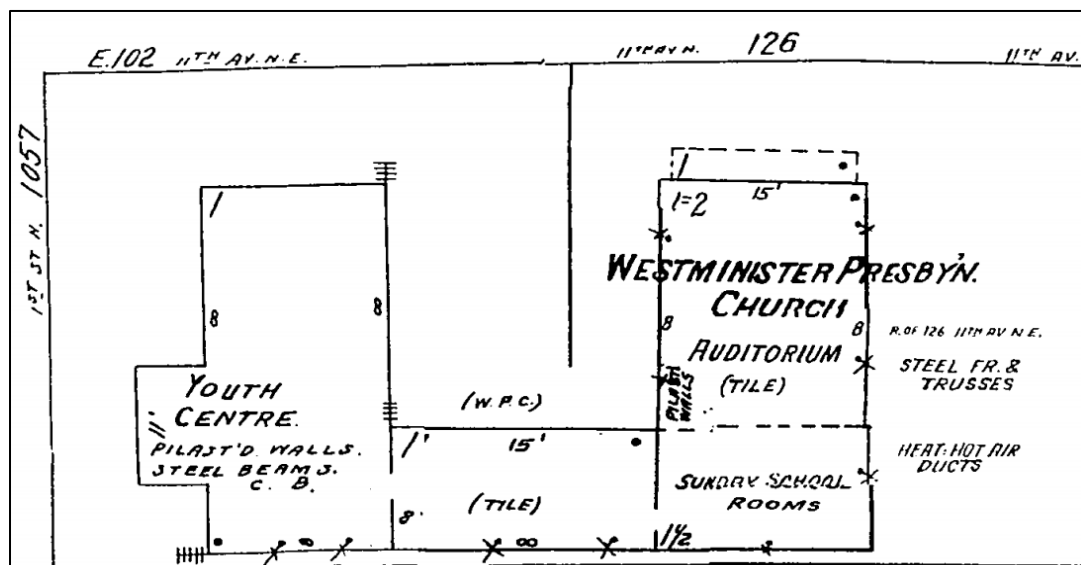
¹¹ “Breaks Ground for New Building,” *St. Petersburg Times*, April 28, 1941.

¹² “FBI Chief Hoover Cites Danger of Juvenile Crime in U.S. Today,” *St. Petersburg Times*, November 12, 1953.



The newly constructed Youth Building in 1950. Photograph from March 4, 1950 article in the *St. Petersburg Times*.

response to “meet the challenge of juvenile delinquency.” At that time, there was no such facility on the north side of the city to serve the city’s children and youth groups.¹³ A.W. Ross, a contractor in St. Petersburg since 1922, was the builder. The facility was planned to first be built as a one-story structure with the ability to add a second floor at a later date. In 1954, the planned second story of youth building was constructed.



1951 Sanborn Insurance Fire Map that shows the original sanctuary with the 1941 and 1950 additions. The second story of the Youth Building had not been constructed yet.

In 1963, the congregation kicked off a \$100,000 building expansion drive to “enlarge and beautify the present structure.” Archie Parish, a locally renowned architect, was hired by the church to design the renovation and expansion, which included building a new office complex, reorganizing the interior of the 1950s-era youth building, and renovating and redecorating the Westminster Hall.¹⁴

Reverend Dickson (left) with architect Archie Parish, while working on the 1963 expansion. Photograph from June 29, 1963 article in *St. Petersburg Times*.



¹³ “\$100-a-Plate Dinner to Raise Funds for Education Building,” *St. Petersburg Times*. March 6, 1949.

¹⁴ “Church Launches Building Drives,” *St. Petersburg Times*. February 9, 1963.



Proposed Boundaries

Google Earth Aerial showing the construction dates of different sections of the building

The initial public notice for this designation contained a proposed boundary that included the entirety of the property that fronts 11th Ave NE. After review, staff proposes that the boundary should be shrunk to not include the parking lot on the east side of the property.



Map of proposed boundary, created by City Staff.

STAFF FINDINGS

In St. Petersburg, eligibility for the local Register of Historic Places is based on evaluations of age, context, and integrity under a two-part test as found in Section 16.30.070.2.5(D) of the City Code. Historic documentation demonstrates that the subject property was built beginning in 1925 and opened in 1926, approximately 94 years ago, surpassing the minimum required age of 50.

Further, staff recommends listing under Criteria A, C, E, and F. Staff recommends listing under the Areas of Significance of Architecture, Community Planning and Development, and Religion. Staff recommends listing the subject property with a Period of Significance of 1925 through 1963. Six of seven factors of integrity are met overall.

Historic Significance and Satisfaction of Eligibility Criteria

The first portion of the two-part test to determine eligibility for the St. Petersburg Register of Historic Places examines a resource's historic significance with relation to nine (9) criteria. One or more of these criteria must be met in order for a property to qualify for designation as an individual landmark or district to be placed in the St. Petersburg Register. The nine (9) criteria are based off of the National Park Service's criteria for placement in the National Register of Historic Places, and are designed to assess resources' importance in a given historic context with objectivity and comprehensiveness. In the case of the proposed Westminster Presbyterian Church, nomination documentation suggests that the property satisfies four (4) of the St. Petersburg Register criteria as follows.

<i>Is at least one of the following criteria for eligibility met?</i>								
A	B	C	D	E	F	G	H	I
Yes	-	Yes	-	Yes	Yes	-	-	-

A) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;

The Westminster Presbyterian Church is significant under the subject property was constructed in 1925 as a congregation for the Westminster Presbyterian Church, who were a new congregation without a permanent meeting space, utilizing the Pheil Theater, Wentworth Hall, and the auditorium of City Hall.^{15,16} The congregation grew quickly in two years, and with the generosity of winter visitors, they were able to build a permanent church.¹⁷ They acquired a property and designed a church that was part of multiple phases to add more services as the congregation needed. Westminster was the first church to locate in the North Shore neighborhood, leading to most of its members living in the surrounding residential neighborhood.

¹⁵ Chi, Sigma, "Dr. G. W. Benn Plans to Spend Summer in Europe," *St. Petersburg Times*. April 6, 1925.

¹⁶ "Presbyterians to Build Soon on Mirror Lake," *St. Petersburg Times*. March 22, 1925.

¹⁷ "Will Dedicate New Church on Sunday," *St. Petersburg Times*, February 11, 1926.

The building serves as a physical reminder of the boom-era church development, the growing community to the north of downtown, and the belief system and cultural background shared by many early occupants, both permanent and temporary or seasonal.

C) It is identified with a person who significantly contributed to the development of the City, state, or nation;

In 1963, Archie G. Parish was hired to draw up plans for the renovation and expansion of the church. Parish studied at the Dunwoody Institute School of Design and then attended extension courses at the University of Minnesota, under Clarence Brown. After graduation, Parish joined the firm Woolpert & Brown, who gave him his first major assignment: the downtown St. Petersburg YMCA. Parish came to St. Petersburg in 1924, and remained in the city for the rest of his life. His career spanned several decades, and he has been called an “architect of city landmarks.” Parish is known for designing the St. Petersburg Junior College administration building (located at 5th Ave N and 66th St N), Christ United Methodist Church (467 1st Ave N), First Presbyterian Church (701 Beach Dr NE), and Grace Lutheran Church (801 28th Ave N) among many others, including many private homes. Parish was also a partner and architect in the development of the Driftwood neighborhood and was an associate architect on the Jordan Park housing development.¹⁸ An article in the *St. Petersburg Independent* states that Parish designed 30 or 40 of the city’s churches and synagogues.¹⁹

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

The subject property was constructed by W. Scott Serviss, who was a prominent local builder, City Commissioner, and Director of the People’s Bank & Trust Co., and designed by the architectural firm, Spencer and Phillips. Raymond B. Spencer and Edwin B. Phillips were prominent architects from Memphis, Tennessee who were known for their church design across the southeast United States. The church’s architecture reflects a Late Gothic Revival influence and was noted for its handsome design shortly after construction.²⁰ The original sanctuary, constructed in 1925, and a series of additions, dating from 1941 to 1963, have been preserved, thus maintaining the association of architectural significance.

F) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;

As noted, the subject property was constructed in the Late Gothic Revival style, which is noted as a relatively rare style for Florida and St. Petersburg. While there are other examples of historic Gothic Revival churches in St. Petersburg (First United Methodist Church, Cathedral Church of St. Peter, Trinity Lutheran Church, and St. Bartholomew’s Episcopal Church to name a few), they are more traditional in style. Westminster, on the other hand, is a unique form of Gothic Revival and has no local comparison in style. The side and front elevations utilize evenly-spaced buttresses

¹⁸ “Archie Parish, architect of city landmarks,” *St. Petersburg Times*. July 18, 1985.

¹⁹ Garnatz, Judy, “It only seems he designed the city,” *St. Petersburg Independent*. April 12, 1983.

²⁰ “Church Builds Handsome Home,” *St. Petersburg Times*. March 21, 1926.

that help break down the scale of the building, allowing it to sit comfortably within the surrounding residential neighborhood.

Historic Integrity

Per St. Petersburg's Code of Ordinances' Historic and Archaeological Preservation Overlay, Section 16.30.070.2.5, seven factors of integrity shall be considered once an individual resource or district is determined to meet one or more of the criteria for historic significance. However, because of their subjective nature, integrity of *feeling* and *association*, without meeting at least one other factor, are insufficient for designation. As shown below, the property meets six of the seven factors of integrity.

<i>Is at least one of the following factors of integrity met?</i>						
Location	Design	Setting	Materials	Workmanship	Feeling*	Association*
Yes	Yes	Yes	Yes	Yes	Yes	No
*Must be present in addition to at least one other factor.						

Location

The subject property remains in its historic location.

Design

The original sanctuary, with the additions of the assembly room, office, and young building that were included in the period of significance, have had little change in their form and exterior appearance. Two small additions on the southwest and southeast corners and as well as covered canopies and walkways were added in the 1970s. They ultimately have had little impact on the design of the building, and the covered canopies and walkways can be removed with minimal impact on the historic resource.

Setting

The proposed district is located within the North Shore National Register Historic District, a neighborhood which remains one of St. Petersburg's most historic areas.

Materials and Workmanship

The sanctuary building's historic material composition, most notably its stucco exterior and arched stained-glass windows, remain visible and intact. It appears that there have been some fenestration replacements on the front façade of the sanctuary with 1940s era steel casement windows and newer windows in the youth building on the west side of the property.

Feeling and Association

The subject property's historic feeling remains quite visible, due to the minimal alterations to the exterior of the sanctuary and minimal changes to the overall form of the buildings. Due to the congregation's closure, the property has lost association as a factor of integrity.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The proposed local landmark designation was initiated by the City Council of St. Petersburg. At the time of this writing, no formal statement from the subject property owner has been received by the Urban Planning and Historic Preservation Division, but staff anticipates a response before or at the public hearing.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance found in many enclaves of the city, commitment to the City's goals as a Certified Local Government in Historic Preservation, some relief from the requirements of the Florida Building Code and flood plain regulations, and tax incentives, such as the 10-year local ad valorem tax exemption and federal tax credit for qualified rehabilitation projects.

CONSISTENCY WITH ST. PETERSBURG'S COMPREHENSIVE PLAN, EXISTING LAND USE PLAN, AND FUTURE LAND USE PLAN

The proposed local historic 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 Future Land Use Map (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 the following objectives:

- Objective LU10:** The historic resources locally designated by the St. Petersburg City Council and Community Planning and Preservation Commission (CPPC) 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

RECOMMENDATION

Staff recommends **approval** to add the Westminster Presbyterian Church to the St. Petersburg Register of Historic Places, thereby referring the application of City Council for first and second reading and public hearing.

REFERENCES

Arsenault, Raymond. *St. Petersburg and the Florida Dream, 1888-1950*. Norfolk/Virginia Beach, VA: The Donning Company Publishers. 1988.

Buckley, James. *Street Railways of St. Petersburg, Florida*. Forty Fort, PA: Harold E. Cox, 1983.

Chi, Sigma, *St. Petersburg Times*. "Dr. G. W. Benn Plans to Spend Summer in Europe." April 6, 1925.

City of St. Petersburg. *Property Cards*. On file, City of St. Petersburg.

The Evening Independent. "Do You Really Know? Samuel V. Schooley." February 6, 1924.

The Evening Independent. "Three Schooley-Murphy Homes Bought Here for Investment." January 23, 1923.

Garnatz, Judy. *St. Petersburg Independent*. "It only seems he designed the city." April 12, 1983.

St. Petersburg Times. "\$100-a-Plate Dinner to Raise Funds for Education Building." March 6, 1949.

St. Petersburg Times. "Archie Parish, architect of city landmarks." July 18, 1985.

St. Petersburg Times. "Breaks Ground for New Building." April 28, 1941.

St. Petersburg Times. "Church Builds Handsome Home." March 21, 1926.

St. Petersburg Times. "Church Launches Building Drives." February 9, 1963.

St. Petersburg Times. "FBI Chief Hoover Cites Danger of Juvenile Crime in U.S. Today." November 12, 1953.

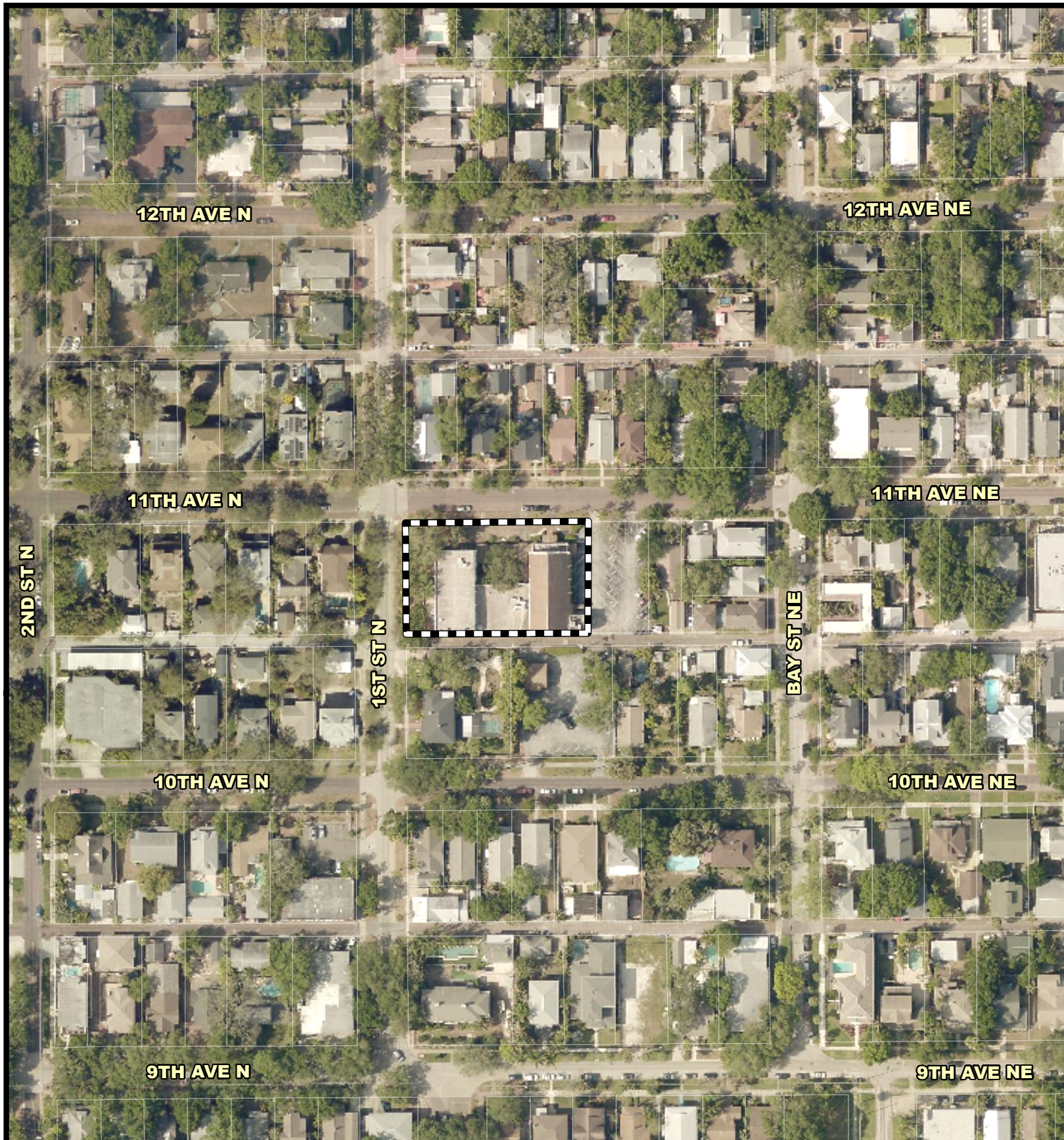
St. Petersburg Times. "Presbyterians to Build Soon on Mirror Lake." March 22, 1925.

St. Petersburg Times. "St. Petersburg 'City of Churches,' With 61 in Limits." November 13, 1930.

St. Petersburg Times. "Will Dedicate New Church on Sunday." February 11, 1926.

Appendix A

Maps of Proposed Boundary



Community Planning and Preservation Commission

126 11th Ave NE

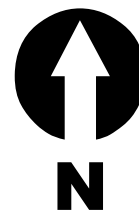
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

19-90300008



SCALE:
1" = 165'

12TH AVE N

12TH AVE NE

11TH AVE N

11TH AVE NE

10TH AVE N

10TH AVE NE

9TH AVE N

9TH AVE NE

2ND ST N

1ST ST N

BAY ST NE

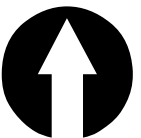
Community Planning and Preservation Commission

126 11th Ave NE

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
19-90300008**



N

**SCALE:
1" = 165'**

Appendix B

Additional Photographs



































Appendix C
Resolution for Initiation of Designation to the St.
Petersburg Register of Historic Places

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ST. PETERSBURG, FLORIDA, INITIATING
A LOCAL HISTORIC LANDMARK APPLICATION
TO DESIGNATE WESTMINSTER CHURCH,
LOCATED AT 126 11TH AVE NE, BAYVIEW ADD
BLK 9, LOTS 4 THRU 7 INCL & W 40 FT OF LOT 3,
TO THE ST. PETERSBURG REGISTER OF
HISTORIC PLACES; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the subject property was documented as Florida Master Site File No. 8PI04231 and found to be individually significant at the local level during the *Survey of St. Pete, North Shore*, in 1993, and

WHEREAS, the resulting *St. Petersburg Great Neighborhood Partnership Survey Phase II: Survey of North Shore, Roser Park, and a Portion of Round Lake* recommended the subject property be considered eligible for individual listing in the National Register of Historic Places or for local historic landmark designation, and

WHEREAS, City staff has conducted a preliminary determination of the subject property's local historic landmark eligibility, though it currently holds no historic designation beyond its contributing status to the North Shore National Register Historic 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 Westminster Church, located at 126 11th Ave NE. The City Council of St. Petersburg requests that City staff prepare and process a local landmark application for designation of Westminster Church as a landmark to be listed in the St. Petersburg Register of Historic Places.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content

City Attorney (designee)

Planning and Development Services Department

Appendix D

Public Comment

Subject: Fwd: Westminster Presbyterian Church Historic Designation
Date: Thursday, January 30, 2020 at 3:09:42 PM Eastern Standard Time
From: victoria rogers <victoria.spofford.rogers@gmail.com>
To: e@print740.com <e@print740.com>

Sent from my iPhone

Begin forwarded message:



From: victoria rogers <victoria.spofford.rogers@gmail.com>
Date: January 29, 2020 at 2:49:07 PM EST
To: Victoria Rogers <victoria.spofford.rogers@gmail.com>
Subject: Westminster Presbyterian Church Historic Designation

January 29, 2020

To whom it may concern:

I own a home across the street from the subject property.

I am in favor of the property receiving "local historic landmark" designation.

The existing building is a lovely example of Spanish Mission architecture and adds immeasurably to the unique charm of our neighborhood.

Recognizing that its highest and "best" use is probably condominiums, I hope the City, by granting historic landmark status, will ensure any development preserves the exterior of the church and its current ratio of built-structure to green space.

Regards,
Victoria and Patrick Rogers
157 11th Ave, NE
St. Petersburg, FL 33701

Sent from my iPhone

Victoria
1/30/20
Rogers

January 30, 2020

Kelly Perkins, Historic Preservationist
Planning and Development Services Department
Municipal Services Center
Eight Floor
One 4th Street North
Saint Petersburg, Florida 33701



Dear Ms. Perkins:

We wish to submit the following comments for inclusion of the staff report for the Community Planning and Preservation Commission regarding the designation of Westminster Presbyterian Church as a local historic landmark:

1. The existing building is considered by many an eyesore. It is a rundown cheap-looking Mission Style Church with box-like later era additions. The building is covered in algae and mold with dying palms in the landscape.
2. Designating it a historic landmark is not the highest and best use of the property. If the property was developed with single family homes in accordance with NT3 zoning, the City could receive 6.755 Mills in property tax yearly for each developed lot. The amounts collected yearly could be substantial after decades of NO taxes paid.
3. Designating the property a historic landmark would diminish its desirability for any potential buyer/investor, as it would be more difficult to make it into a profitable venture. This could reduce the amount the current owner would receive for the sale of the property, diminishing funds available to the to carry on with their Mission.
4. Under historic landmark designation, "Adaptive Reuse" incentives could allow for the property to be rezoned and converted into condominiums or other multi-family units which would further add to the existing over congestion of this historic neighborhood. The property is advertised as such by the current realtor on Commerceexchange.com.
5. "Adaptive Reuse" rules also allow for tax credits, supports, exemptions and grants; further eroding the tax base and adding to the amount that we tax payors will have to subsidize.
6. As for the future use or reuse of the property, several of the property owners living near the Church are adamantly opposed to its future use as a private school business. Any attempt to re-zone the property for use other than currently allowed under NT3 will also be opposed.

Although designating the Church property a historic landmark seems nostalgic to those not living close by, they do not have to deal whatsoever with all the noise and traffic. Previously as a Pre-K church school, car door slams early in the morning, normally 3 door slams per child, parents' idling cars emitting noxious gas fumes, screaming children throughout the day and people talking loudly on cell phones made it difficult for three + years to endure living close by. The reality is schools are not desirable neighbors unless you live blocks away. We live directly across the street from Westminster Presbyterian Church.

Thank you for your consideration,

James & Sheryl Chilton

115 - 11TH AVE NE.