



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

**SITE PLAN REVIEW  
PUBLIC HEARING**

Revised 01-28-2021

According to Planning & Development Services Department records, **Commission members Michael Kiernan and Tim Clemmons** 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 & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **Wednesday, February 3, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at [www.stpete.org/meetings](http://www.stpete.org/meetings) for up-to-date information.

CASE NO.: 20-31000017 PLAT SHEET: F-2

REQUEST: Approval of a Site Plan to construct a 28-story, 110-room hotel, 165-dwelling units, 47,615 square-feet of commercial space, 73,145 square-feet of office space and a 456-space parking garage. The applicant is requesting floor area ratio bonuses.

OWNER: PLDD 1<sup>st</sup> Avenue, LLC  
3060 ALT 9 North  
Palm Harbor, Florida 34683

AGENT: Trenam Law  
c/o R. Donald Mastry and Istvan Peteranecz of Behar Peteranecz  
200 Central Avenue, Suite 1600  
Saint Petersburg, Florida 33701

ADDRESSES AND PARCEL ID NOS.: 444 1<sup>st</sup> Avenue North; 19-31-17-74466-027-0040  
476 1<sup>st</sup> Avenue North; 19-31-17-74466-027-0070  
486 1<sup>st</sup> Avenue North; 19-31-17-74466-027-0100

LEGAL DESCRIPTION: On File

ZONING: Downtown Center, Core (DC-C)

**SITE AREA TOTAL:** 28,079 square feet or 0.64 acres

**GROSS FLOOR AREA:**

Existing:	0 square feet	
Proposed:	224,632 square feet	8.0 F.A.R.
Permitted:	224,632 square feet	8.0 F.A.R.

**BUILDING COVERAGE:**

Existing:	0 square feet	
Proposed:	23,807 square feet	85% of Site MOL
Permitted:	26,675 square feet	95% of Site MOL

**IMPERVIOUS SURFACE:**

Existing:	11,575 square feet	41% of Site MOL
Proposed:	26,795 square feet	95% of Site MOL
Permitted:	N/A	

**OPEN GREEN SPACE:**

Existing:	16,504 square feet	59% of Site MOL
Proposed:	1,284 square feet	5% of Site MOL

**PAVING COVERAGE:**

Existing:	11,575 square feet	41% of Site MOL
Proposed:	2,988 square feet	11% of Site MOL

**PARKING:**

Existing:	29; including 0 handicapped spaces
Proposed:	456; including 9 handicapped spaces
Required	264; including 7 handicapped spaces

**BUILDING HEIGHT:**

Existing:	0 feet
Proposed:	336 feet
Permitted:	450 feet

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a mixed-use development which is a permitted use within the DC-C Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks approval of a Site Plan to construct a 28-story building with 110-hotel rooms, 165-dwelling units, 73,145 square feet of office space, 47,615 square feet of retail space and a 456-space parking garage in the DC-C zoning district. The applicant is requesting floor area ratio bonuses. The subject property is located at the southeast corner of 1<sup>st</sup> Avenue North and 5<sup>th</sup> Street North.

**Current Proposal:**

The subject property is currently developed with a 29-space surface parking lot and green space. The subject property is located within the Downtown St. Petersburg National Register District. Within 200-linear feet of the subject property, there are 11 contributing properties and five (5) non-contributing and three (3) landmarks individually listed in the National Register of Historic Places. In addition, there are four (4) local landmarks individually listed in the St. Petersburg Register of Historic Places. The City's Urban Planning and Historic Preservation Division was routed the plans for review and have provided comments, see attachment "A". No objections were expressed by historic preservation, but seven recommended conditions of approval were provided. The recommended conditions of approval have been added as Special Conditions of Approval.

The proposed building will consist of a stacked tower sitting on top of an eight-story base. A hotel and office vehicular drop-off area will be located on the west side of property under the building. The drop-off area will be required to be screened from view. The applicant proposes to screen the drop-off area with architectural and landscape screening. Vehicular ingress for the parking garage and drop-off area will be from 5<sup>th</sup> Street North. Vehicular egress will be from both 5<sup>th</sup> Street North and the east-west alley that is located south of the subject property. Pedestrian access to the hotel and office will be from 1<sup>st</sup> Avenue North and hotel and office vehicular drop-off area. Pedestrian access to the residential tower will be from 1<sup>st</sup> Avenue North. Pedestrian access to the commercial space will be from 1<sup>st</sup> Avenue North. The applicant is providing 4.6% open space. The open space will be provided between the proposed building and the Historic Open Air Post Office. This will help mitigate any potential impact to this historic resource. The code requires 5%; however, the applicant is permitted to do a payment in lieu of providing the required open space. The applicant will be required to contribute 0.08% of the construction cost towards the City's Open Space Trust Fund.

The base of the building will consist of eight floors. The first floor of the building will include the hotel and office lobby, commercial space, residential lobby, back of house facilities, drop-off area and ingress/egress into the parking garage. A loading and valet area will be located along the east-west alley. The second through ninth floor of the building will be devoted towards parking, with the ninth floor being the roof top of the eight story partially enclosed garage. Floors 10 through 14 will float above the ninth-floor roof-top parking and consist of hotel space, amenity areas and office space. A three-story open space will be located on the eastern side of 10<sup>th</sup> floor of the building. The residential tower will be located on the eastern side of the building and the hotel tower will be sited on the western side of the building.

The applicant has joined in a public private partnership with the City to provide public parking. The applicant will be providing a total of 240 parking spaces within the garage that will be owned by the city.

The proposed architectural style of the project will be modern. The ground floor of the building will be defined with a two-story glass storefront system with projecting awnings that define the entrances into the residential, hotel and office lobbies. The hotel drop-off area will be shielded from the R-O-W with architectural and landscape screening. The parking garage will include architectural screening to help mitigate the appearance of the garage and minimize light trespass. The office portion of the building will be defined by a glass curtain wall system. The 1<sup>st</sup> floor, parking garage and office portions of the building will be tied together with columns extending from the ground floor to the top of the office portion of the building and a glass curtain wall. The residential and hotel portions of the building will be set back from the lower portion of

the building. The residential tower will have an exposed structural skeletal system with the glass walls that encloses the portion of the building being pushed back. The space that is left will be used as balconies. The hotel portion of the building will have a different colored glass and will have an exposed structural skeletal system, but the glass will not be set back as significantly as it is on the residential portion of the building. The residential portion of the building is capped with an open-air crown element that mimics the structural skeletal system of the residential portion of the building.

**FLOOR AREA RATIO BONUSES:**

The base Floor Area Ratio (FAR) within the DC-C district is 4.0. The applicant is requesting a bonus of 4.0 FAR for a total FAR of 8.0, which can only be granted by staff upon demonstration that the project qualifies for the bonuses.

**1.0 FAR – Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one-quarter of one percent or more of the total construction cost per each 0.5 of FAR bonus.**

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 1.0. The total construction cost of the project is approximately \$85,000,000. Since the applicant is seeking to utilize this bonus to achieve a bonus of 1.0, the applicant will be required to provide 0.50 of one percent of the total construction cost to the HCIP Trust Fund. Based on the estimated construction cost, a minimum of \$425,000 shall be paid to the HCIP Trust Fund. The applicant shall provide the funds to the City prior to the release of building permits. A condition has been added to this report to address this requirement.

**3.0 FAR – Use transfer of development rights from a locally designated landmark or landmark site.**

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 3.0. To qualify for the bonus, the applicant will be required to purchase 84,237 square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site with available TDRs. Currently, there are five landmarks that the applicant can purchase TDRs from. The holder of the TDRs will be required to obtain approval from the City's Urban Planning and Historic Preservation Division to transfer any rights to the applicant.

**Public Comments:**

No comments or concerns were expressed to the author at the time this report was prepared.

**III. RECOMMENDATION:**

**A. Staff recommends APPROVAL of the following:**

- 1. Floor area ratio bonuses; and**
- 2. Site plan subject to the Special Conditions of Approval.**

**B. SPECIAL CONDITIONS OF APPROVAL:**

- 1. The project shall be subject to final review and approval by the Community Redevelopment Agency.**
- 2. The applicant shall provide 0.50 of one percent or more of the total construction cost to the HCIP Trust Fund. The funds shall be provided to the City prior to the release of building permits.**



3. Public art shall be provided, the value shall be equal to one-half of one percent of the total construction cost up to \$100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to \$50,000.00.
4. In lieu of providing the entire five percent open space, a prorated payment of one percent of the total construction cost shall be provided to the City prior to the issuance of building permits.
5. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.
6. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
7. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.
8. The parking garage screening shall be approved by staff. The parking garage screening shall incorporate a mullion pattern that mimics the 1<sup>st</sup> floor storefront system mullion pattern.
9. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.
10. Bicycle parking shall be provided as required by Section 16.40.090.
11. Exterior lighting shall comply with Section 16.40.070.
12. Mechanical equipment shall be screened from the abutting rights-of-way.
13. Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.
14. The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.
15. The site plan should take into consideration the recommendations in the Urban Planning and Historic Preservation Division's Memorandum dated January 21, 2020.
16. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated December 15, 2020.
17. The site plan shall be modified as necessary to comply with the comments in the Engineering Department's Memorandum dated December 17, 2020.

### **C. STANDARD CONDITIONS OF APPROVAL**

*(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)*

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

**Building Code Requirements:**

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

**Zoning/Planning Requirements:**

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

**Engineering Requirements:**

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

**Landscaping Requirements:**

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

**IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):**

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed

development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
  - 1. The site is **within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
  - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
- a. Water.
  - b. Sewer (Under normal operating conditions).
  - c. Sanitation.
  - d. Parks and recreation.
  - e. Drainage.

The land use of the subject property is: **Central Business District**

The land uses of the surrounding properties are:

North: **Central Business District**  
South: **Central Business District**  
East: **Central Business District**  
West: **Central Business District**

Report Prepared By:



Corey Malyszka, AICP, Urban Design and Development Coordinator  
Development Review Services Division  
Planning & Development Services Department

1/26/21  
Date

Report Approved By:



Jennifer Bryla, ACIP, Zoning Official (POD)  
Development Review Services Division  
Planning & Development Services Department

1.26.2021  
Date

Attachment "A"

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20-31000017



To: Jennifer Bryla, Zoning Official, Development Review Services Division  
From: Derek S. Kilborn, Manager, Urban Planning and Historic Preservation Division  
Laura Duvekot, Historic Preservationist, Urban Planning and Historic Preservation Division  
Kelly Perkins, Historic Preservationist, Urban Planning and Historic Preservation Division  
Date: January 20, 2021  
Subject: Application Case No. 20-31000017  
Owner: PLDD 1<sup>st</sup> Avenue, LLC  
Applicant: PLDD 1<sup>st</sup> Avenue, LLC  
Address: 450 1<sup>st</sup> Avenue North, St. Petersburg, Florida 33701

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The purpose of this memorandum is to provide a detailed response relating to historic preservation and any impacts that may extend from this development proposal. Pursuant to City Code Section 16.70.040.1.4.D, a Site Plan Review (“SPR”) decision shall be guided by more than 16 factors, described alternatively as criterion. Criterion No. 14 states:

**“Sensitivity of the development to on-site and adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts.”**

The narrative provided by the applicant states that any potential adverse impact to surrounding historic buildings is eliminated by setbacks or design elements. These include:

- A building setback of approximately 12 feet from the east property line, creating a buffer between the proposed new construction and the adjacent Open-Air Post office.
- A 20-foot alley present between the subject property and the adjacent historic buildings facing Central Ave.
- A 100-foot right of way separating the subject property and historic properties across 1st Ave. N. to the north.
- A base/pedestal height of 75 feet at the proposed new construction, which is said to mirror the height of the adjacent S.H. Kress and Company Building across the public alley to the south.
- Activation of the pedestrian-oriented streetscape created by two-story commercial uses at the base, transparent storefronts, a two-story entry arcade, and a two-story porte-cochere.
- Screening of the parking garage.

The applicant concludes that the proposed building will not obscure any character-defining elements of any adjacent historic buildings, and therefore, the proposal is amply sensitive to both the surrounding local historic landmarks and the Downtown St. Petersburg National Register Historic District. However, as seen in Criterion 14 above, sensitivity to adjacent historic resources is not defined merely by a lack of

obstruction of those resources. Rather, sensitivity is noted to include "scale, mass, building materials, and other impacts."

Staff has several concerns about the proposed new construction's satisfaction of these elements in relationship with the immediately adjacent historic landmarks, which are indeed among the most significant, celebrated, and iconic buildings within St. Petersburg. To be clear, these comments are not intended to encourage direct replication of surrounding historic resources, and, although the subject property is located within the Downtown St. Petersburg National Register Historic District, it is not within a local historic district and therefore requires no Certificate of Appropriateness ("COA") review. However, Criterion 14 of the Site Plan Review Requirements quite clearly creates the requirement for the proposed new construction to employ sensitivity in scale, massing, building materials, and other impacts that may occur as the result of infill.

## BACKGROUND

The City of St. Petersburg values historic preservation through the Historic Preservation Element of the St. Petersburg Comprehensive Plan and the St. Petersburg City Code, Chapter 16, Section 16.30.070 titled, "Historic and Archaeological Preservation Overlay."

Historic preservation is recognized through listing in the National Register of Historic Places ("NRHP") and local landmark designation and listing in the St. Petersburg Register of Historic Places ("SPHP"). In addition to listing in the National and St. Petersburg Register of Historic Places, select historic properties may also be listed as potentially eligible for local landmark designation ("PEL") *meaning* they have been identified as potentially eligible for local landmark designation but have not been formally processed and approved for listing in the St. Petersburg Register of Historic Places.



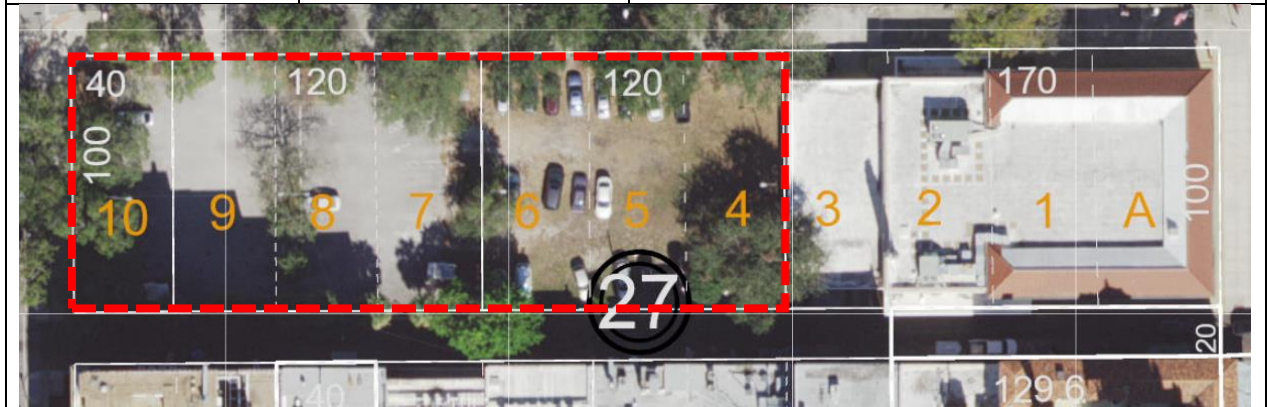
**Photographs**



*Subject property aerial photo*

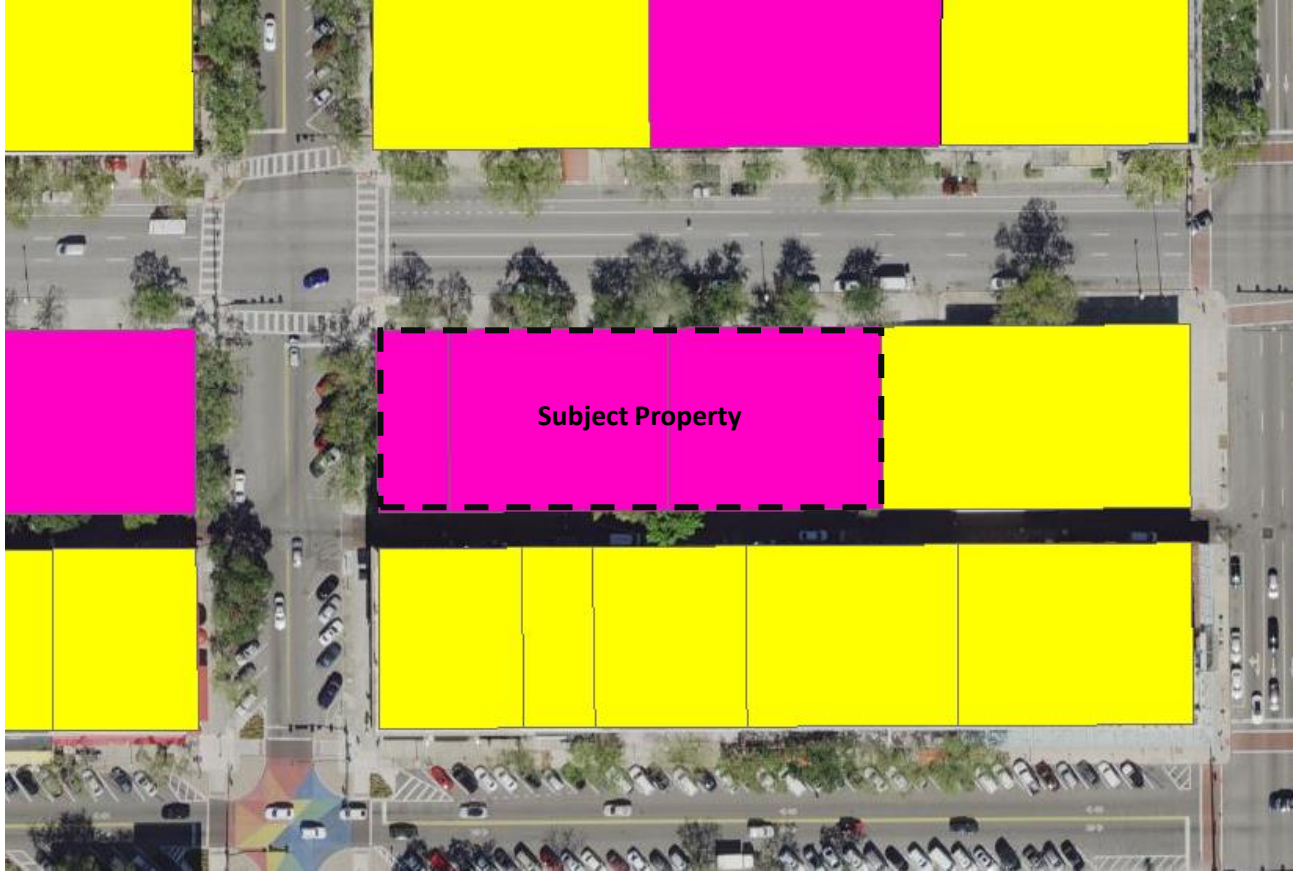
**Property Information**

Address	Parcel ID	Current Use
Vacant	19-31-17-74466-027-0100	Lot 10 - Vacant, surface parking lot
Vacant	19-31-17-74466-027-0070	Lots 9, 8, 7 – Vacant, surface parking lot
Vacant	19-31-17-74466-027-0040	Lots 6, 5, 4 – Vacant, surface parking lot



**National Register of Historic Places**

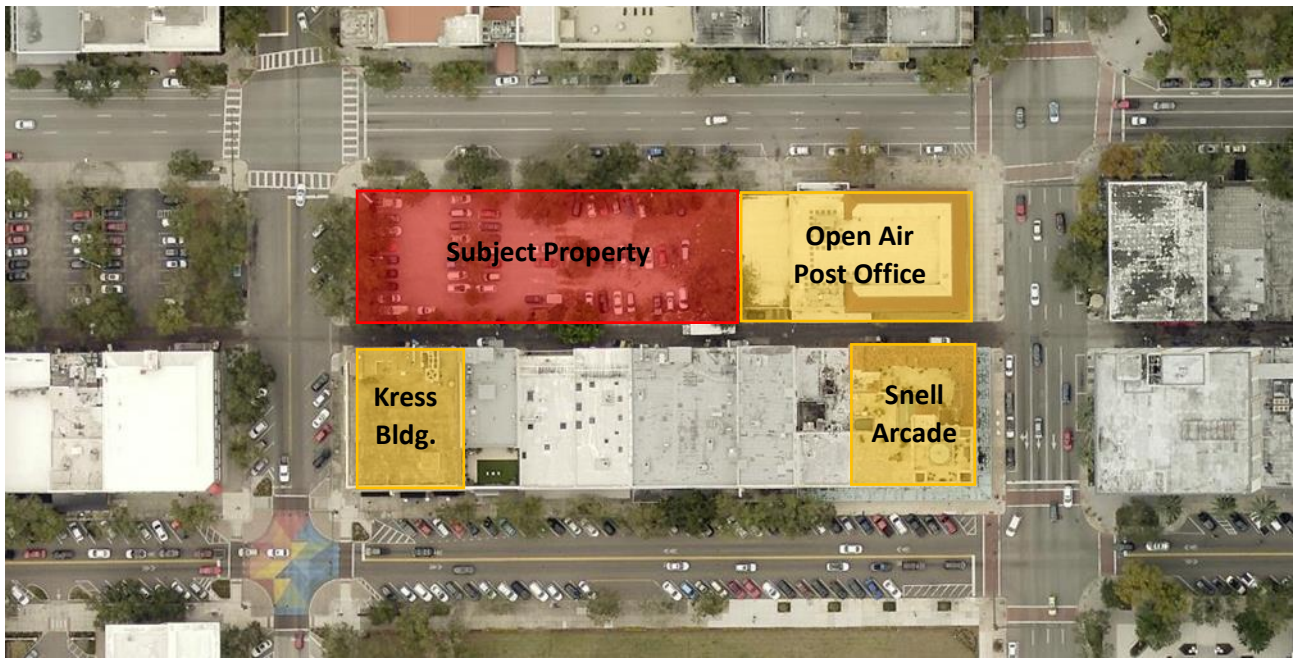
The subject property is located within the Downtown St. Petersburg National Register District (“District”). The District was established in 2004 and includes a diverse collection of buildings constructed between 1888 and 1954. Within 200-linear feet of the subject property, there are 11 contributing properties (yellow) and five (5) non-contributing (pink) properties.



Within 200-linear feet of the subject property, there are three (3) landmarks (orange) individually listed in the National Register of Historic Places.

Address	Parcel ID	Built	FMSF	Individual NR
76 4 <sup>th</sup> Street North	19-31-17-74466-027-0010	1917	Pi00223	Open-Air Post Office
405 Central Avenue	19-31-17-83226-000-3500	1928	Pi00279	Snell Arcade
475 Central Avenue	19-31-17-74466-027-0110	1927	Pi00290	Kress Building
1. FMSF = Florida Master Site File (formerly Historic Structure Form) 2. Individual NR = Building individually listed in the National Register of Historic Places				

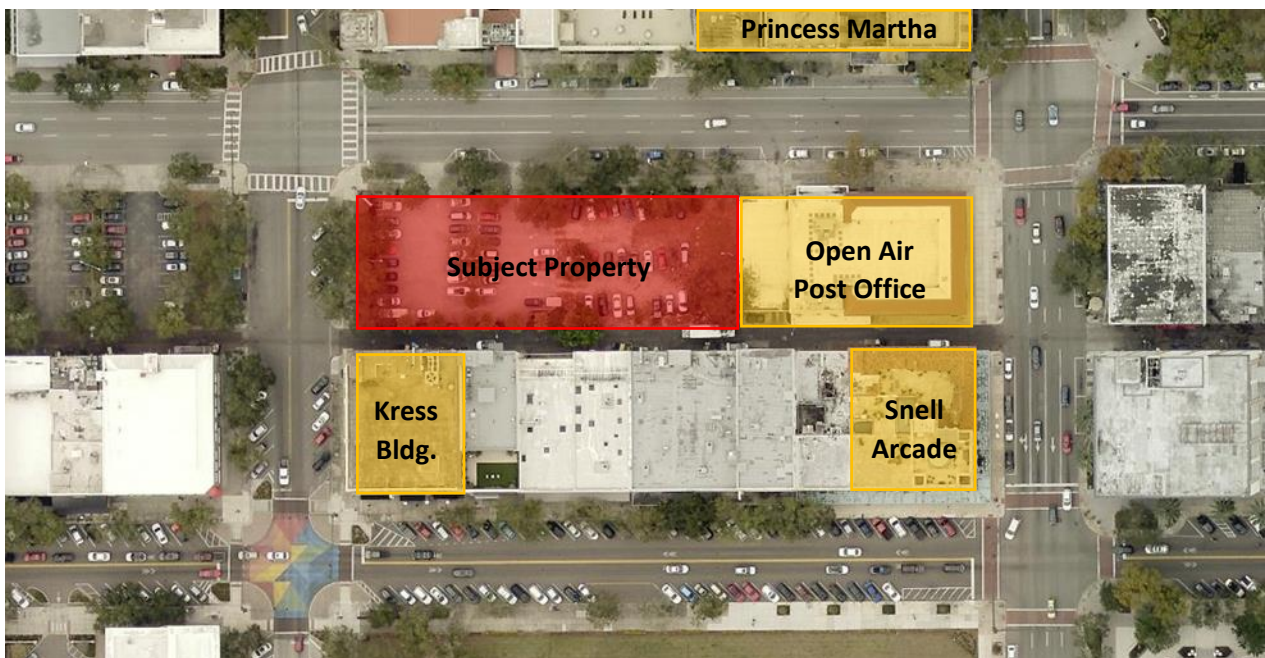




**St. Petersburg Register of Historic Places**

Within 200-linear feet of the subject property, there are four (4) local landmarks (orange) individually listed in the St. Petersburg Register of Historic Places.

Address	Parcel ID	Built	FMSF	Individual
76 4 <sup>th</sup> Street North	19-31-17-74466-027-0010	1917	Pi00223	Open-Air Post Office
405 Central Avenue	19-31-17-83226-000-3500	1928	Pi00279	Snell Arcade
475 Central Avenue	19-31-17-74466-027-0110	1927	Pi00290	Kress Building
401 1 <sup>st</sup> Avenue North	19-30-17-74466-020-0120	1923	Pi00280	Princess Martha
1. FMSF = Florida Master Site File (formerly Historic Structure Form) 2. Individual = Building individually listed in the St. Petersburg Register of Historic Places				



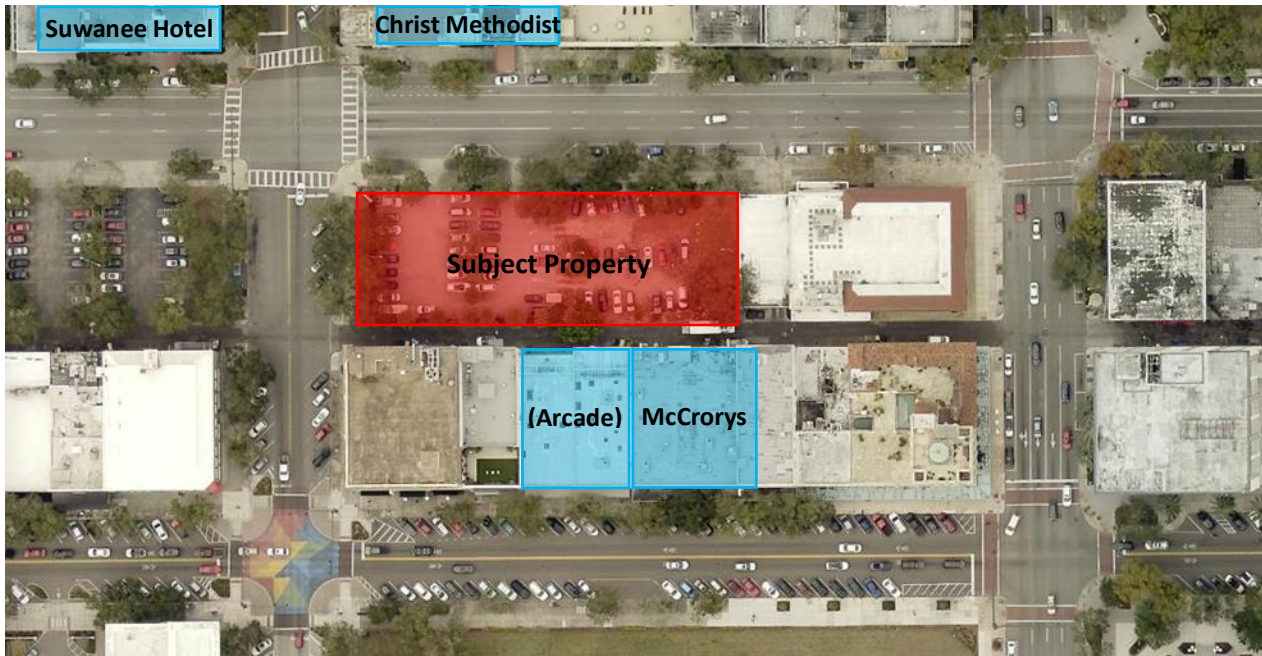
**Potentially Eligible List (“PEL”)**

The identification and listing of property as *potentially eligible* means that, based on a preliminary assessment, the subject property likely qualifies for designation as a local landmark. It does not mean that a listed property is, or will shortly become, a designated local landmark. The process for becoming a designated local landmark is very specific, includes at least two (2) public hearings, the participation of the property owner, and approval of an ordinance by the City Council.

The original PEL was first conceived in 2005 at the request of then-Mayor Rick Baker. Following a public meeting with the then-named Historic Preservation Commission on December 6, 2005, the PEL was approved by the Mayor and formally established on January 3, 2006.

Within 200-linear feet of the subject property, there are four (4) properties (blue) listed in the 2006 list of potentially eligible properties.

Address	Building Name	FMSF	Potent. Elig. Local Design.	Individually Elig. for NR	Potential Contrib. NR
425 Central Avenue	McCrary’s	Pi10535	Eligible	Ineligible	Contributing
449 Central Avenue	(Arcade)	Pi10536	Eligible	Ineligible	Contributing
451 1 <sup>st</sup> Avenue North	Christ Methodist Church	NA	NA	NA	Contributing
500 1 <sup>st</sup> Avenue North	Suwanee Hotel	Pi00268	Not noted	Not noted	Contributing



**TRADITIONAL STREETSCAPE MATERIALS**

**Historic Bricks and Granite Curbing**

There is a public alley running east-west along the south edge of the subject property. The alley is constructed of historic bricks and bounded by granite curbing. Granite curbing also exists along the entire 5<sup>th</sup> Street North frontage and in disconnected sections along the 1<sup>st</sup> Avenue North frontage. Pursuant to City Code Section 16.40.130, these historic streetscape materials are protected by City ordinance and shall



be preserved. The public sidewalk does not include historic materials and may be replaced, as directed through the site plan review process.



*Consistent granite curbing 5<sup>th</sup> Street North*



*Inconsistent granite curbing 1<sup>st</sup> Avenue North*



*Consistent granite curbing public alley*



*Brick alley*

**Instructions:**

- If temporary removal is required for construction, then brick and granite curbing shall be neatly stacked, palletized, and delivered to the City’s general maintenance yard located at 1635 - 3<sup>rd</sup> Avenue North.
- Prior to the temporary removal of brick and granite curbing, contact Robert “Bob” Taylor, 727-892-5077, Stormwater, Pavement, & Traffic Operations, to arrange a site visit. The purpose of the site visit is to verify quantities of materials to be removed and to arrange a time when the City will accept the materials delivery and provide written verification of quantities of materials delivered to the City by the contractor.
- Where proposed curb cuts intersect with existing, granite curbing, the granite curbing shall be retained and lowered flush with the curb cut grading.

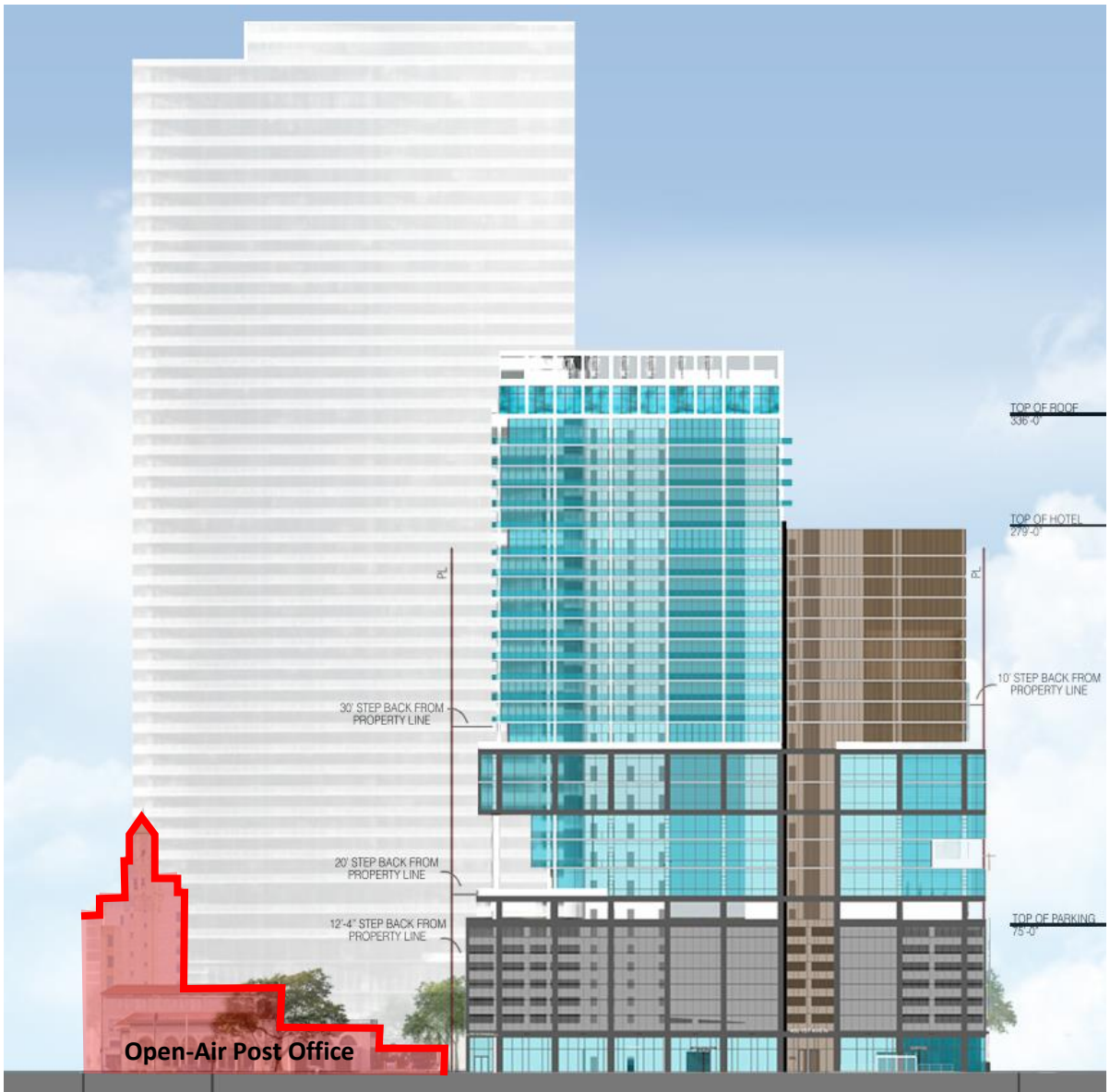
**CURRENT SITE PLAN PROPOSAL**

**Current Site Plan Proposal**

- **Overall Building Height.** Pursuant to City Code Section 16.20.120.7.1, the subject property has no maximum building height; for building heights more than 450-feet, a public hearing is required. According to the application, the proposed building height includes 28-floors measuring 336-feet

to the top of roof. Compared to adjacent historic buildings, the proposed overall building height is substantially taller than the more modest buildings located on the same city block including the 1-story Open-Air Post Office (east), 9-story Snell Arcade (southeast), 4-story McCrory's (southeast), 2-story general commercial (south), and 4-story Kress Building (south). Other existing mid-rise buildings located across 1<sup>st</sup> Avenue North include the 9-story Suwanee Hotel (northwest), 3-story Christ Methodist Church (north), and 9-story Princess Martha Hotel.

The proposed building appears to comply with code requirements for setbacks and height in the applicable zoning category, but is sharply contrasted against neighboring, historic buildings on the same city block. Given the current building height and floor area ratio allowances for the subject property and its lack of inclusion in a local historic district, staff acknowledges that a height distinction between buildings built in the downtown core in the 1920s and those built in the 2020s will exist. Despite this, staff finds that a number of design elements in the proposed construction will negatively impact the surrounding historic resources, but could be modified without decreasing the proposed new construction's square footage or contemporary marketability.

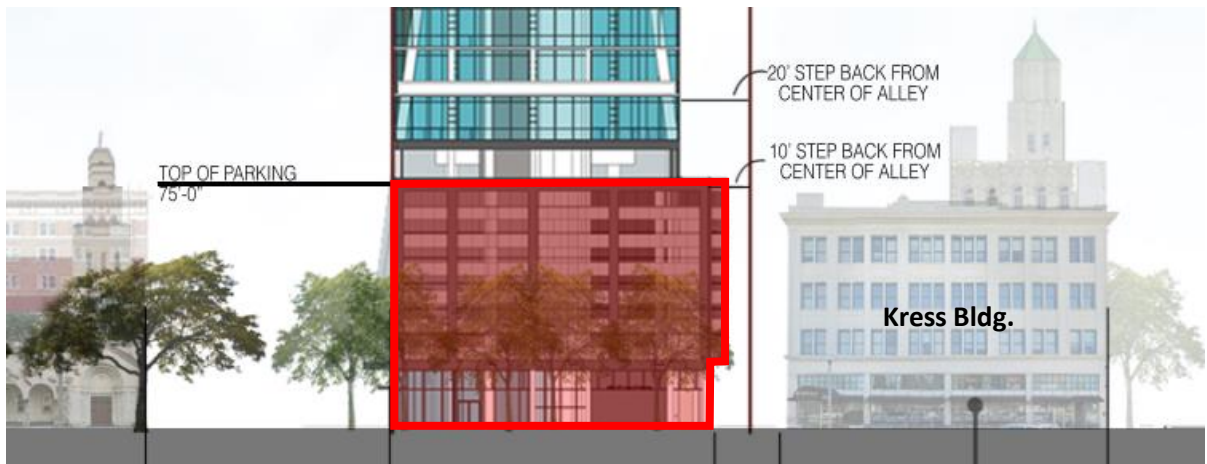




- Base (Pedestal Height).** According to the applicant’s submission, the base (pedestal) height to “top of parking” is approximately 75-feet. While the height of the proposed base exceeds the height of adjacent buildings including the Open-Air Post Office and commercial storefronts along Central Avenue, it appears the design team has considered approximate continuity with the height of adjacent Kress Building at approximately 70-feet.

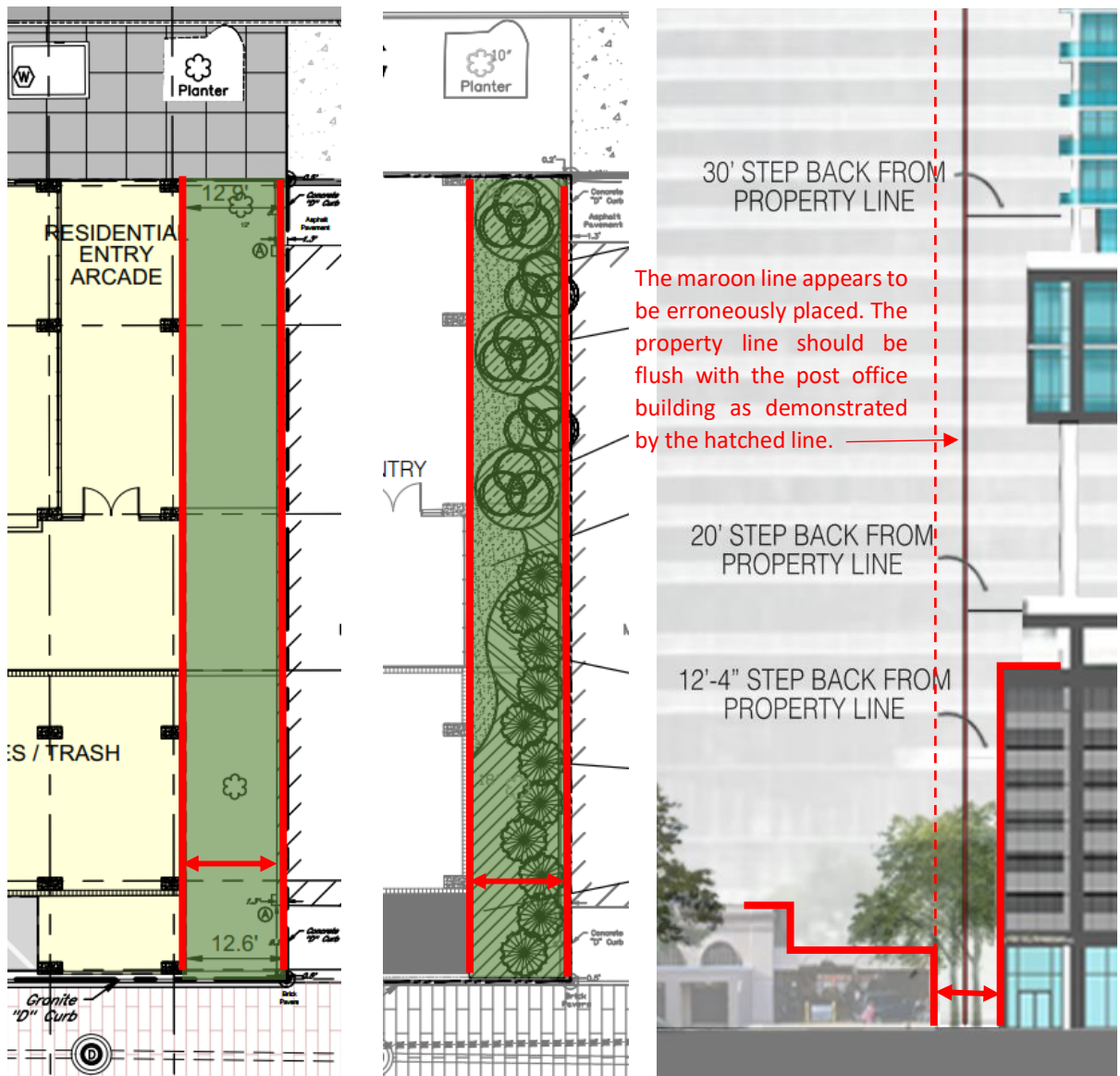




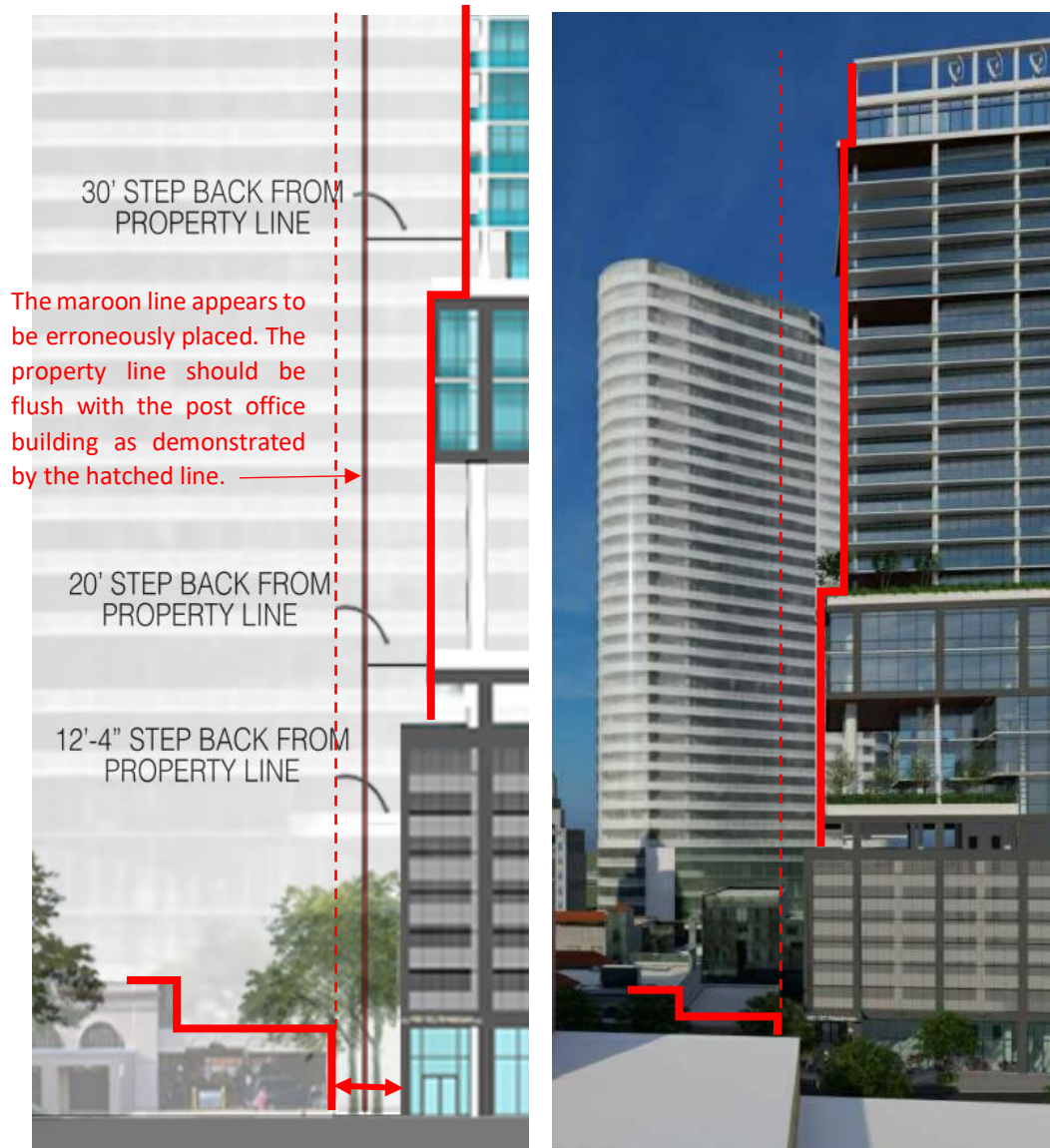


- **Interior Side Yard Setback (Base).** According to the applicant’s submission, the interior side yard setback of the base (pedestal) to the adjoining Open-Air Post Office is approximately 12.5-feet to the property line and 12.5-feet from building wall to building wall. This landscaped separation will help distinguish between the two (2) buildings.

The application includes two variations of Sheet L-1 titled *Landscape Development Plan*. Each landscape development plan appears to include vegetation only and does not accommodate pedestrian connectivity through the subject property from the 1<sup>st</sup> Avenue North public right-of-way to the public alley. Please see the following section titled *Pedestrian Access* for more information and detailed recommendations.



- Interior Side Yard Setback (Tower).** According to the applicant's submission, the interior side yard setback of the proposal varies from 20- to 30-feet to the property line shared with the Open-Air Post Office. This separation will help distinguish between the two (2) buildings.



- Visibility to Character Defining Elements.** With any proposal, a primary concern is whether the new construction will obscure visibility to character defining elements of a designated local landmark or other building of historic significance. In this instance, physical separation provided by the existing public alley, and public road rights-of-way provide sufficient separation to protect visibility to character defining elements on the National Register, local landmarks, and potentially eligible properties nearby.
- Ground Floor Design.** The proposed storefront is approximately two (2) stories in height, enclosed with sheer glass walls, and tall openings. For example, the proposed open “arcade” providing access to the residential portion of the project is two (2) stories in height. This entrance feature alone dwarfs the adjacent building. Throughout the street-facing elevations, the pedestrian is greeted only by a sheer glass wall with irregular mullion divisions. Awnings, where in use, appear to float 20-feet above grade.





*Recommendation:* An appropriate and compatible ground floor design should include a solid "base" element beginning at grade, consistent with historic design elements incorporated on the subject block and throughout the Downtown St. Petersburg National Register District. The ground floor design should incorporate commercial spaces that are constructed at a much finer human scale, using a consistent rhythm to create balance between its various elements.





- Massing.** The narrative suggests that the building's "base" consists of the ground floor commercial space with screened parking garage above. The materials, massing, and composition of the commercial space is distinct and visibly much lighter than the parking garage above. This makes the garage appear to float approximately two (2) stories above the ground, with the street-facing elevations of the proposed construction primarily consisting of sheer walls of glass with irregular divisions. As shown above, the historic commercial buildings surrounding the subject property feature commercial spaces marked by ornamentation, awnings, and numerous entrances following a consistent rhythm. These protected, visually interesting spaces are what draws pedestrians and activates the streetscape.

*Recommendation.* As noted above, the base should extend to the ground and incorporate commercial storefronts that present a consistent rhythm.

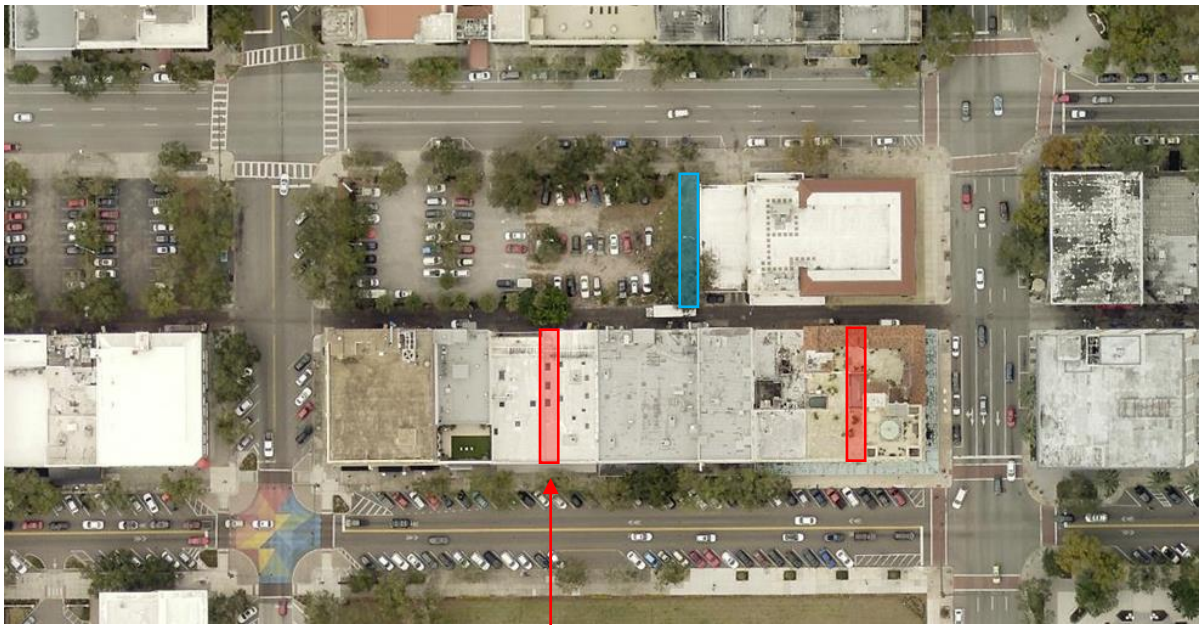
- Building Materials.** The renderings provided make it difficult to discern much detail of the proposed materials; however, they do make clear that both the base and shaft of the building employ a visible, external structural skeleton which is out of character with the surrounding masonry buildings.

*Recommendation:* Structural members should feature a degree of texture or embellishment.

- Pedestrian Access.** Downtown St. Petersburg and in particular, the Central Avenue corridor, has a long legacy of pedestrian arcades permitting mid-block connectivity in a north-south direction. There are two existing arcades (red) on this city block – 405 Central Avenue and 449 Central Avenue. The proposed site plan appears to show a mid-block, north-south connection (blue) along the east property line.

*Recommendation:* While it is not clear whether this is intended to be a publicly accessible or private open space, historic preservation recommends this corridor be publicly accessible to maintain neighborhood connectivity throughout the Downtown St. Petersburg National Register District; a pedestrian access easement should be considered. This public connection will also enhance pedestrian access to the proposed Bus Rapid Transit (“BRT”) along 1<sup>st</sup> Avenue North.





- **Vehicle Access.** The subject block was developed in the late 1910s through mid-1920s and clearly prioritizes pedestrian access over vehicle access. The Kress Building (south), Christ Methodist Church (north), and even City Hall (north) each have a strong sidewalk presence to 5<sup>th</sup> Street North. Making sure that people feel safe to walk (and bike, scoot, or rollerblade, etc.) past parking garage entrances is important to keeping the flow of humans and the pedestrian scale that characterizes the surrounding area.



- *Recommendation:* The vehicle entry and exit points at 5th Street North could be improved using design modifications that reinforce the driveways' secondary status to the sidewalk. The vehicle entrance should be redesigned to reduce the vehicle pavement area and incorporate contrasting pavement materials that continue the pedestrian sidewalk through the proposed asphalt material. Other modifications may be considered.

## **Conclusions**

This proposal will not result in the demolition of any individually listed landmarks or contributing resources to the Downtown St. Petersburg National Register District, and this application appears to otherwise comply with the applicable zoning requirements. However, this proposal will change the character of the subject block, which includes some of the most significant, celebrated, and iconic buildings within St. Petersburg. These impacts should be carefully considered and thoughtfully mitigated as recommended herein.

## **Recommended Conditions of Approval**

If SPR 20-3100017 is approved, historic preservation recommends the following considerations and conditions of approval:

1. **Historic Brick Surface and Granite Curbing.** Traditional streetscape materials shall be protected and preserved as required by City policy and outlined in this memorandum.
2. **Ground Floor Design.** An appropriate and compatible ground floor design should include a solid "base" element beginning at grade, consistent with historic design elements incorporated on the subject block and throughout the Downtown St. Petersburg National Register District. The ground floor design should incorporate commercial spaces that are constructed at a much finer human scale, using a consistent rhythm to create balance between its various elements.
3. **Massing.** The base design should extend to the ground and incorporate commercial storefronts that present a consistent rhythm, as described above.
4. **Building Materials.** Structural members should feature a degree of texture or embellishment, as described above.

5. **Pedestrian Access**. The proposed open space along the east property line is recommended to be publicly accessible and improved for pedestrian activity thereby maintaining neighborhood connectivity throughout the Downtown St. Petersburg National Register District; a pedestrian access easement is recommended.
6. **Vehicle Access**. The vehicle entrance should be redesigned to reduce the vehicle pavement area and incorporate contrasting pavement materials that continue the pedestrian sidewalk through the proposed asphalt material. Other modifications may be considered.
7. **Public Art**. If there is a public art requirement, it is recommended that consideration be given to the installation of interpretative signage around the subject block, which highlights the importance of each individual local landmark to the City's history and cultural heritage.



**Florida Master Site Files**

## HISTORICAL STRUCTURE FORM

Site #8: PI00223

First site form recorded for this site? Update form for a site previously recorded at FSF

Identifying code (field date): 199904

Recorder #: \*\* blank \*\*

Field Date: 04/21/1999

Form Date: 02/15/2001

Site name(s): US POST OFFICE

[Other name(s)]: \*\* blank \*\*

Mult. list #: \*\* blank \*\*

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: \*\* blank \*\*

National register category: Building(s)

### LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 400/\*\*/1ST/Avenue/North

Cross streets nearest/between: BETWEEN 4TH AND 5TH STREET NORTH

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: \*\* blank \*\*

Subdivision name: \*\* blank \*\*

Block: \*\* blank \*\*

Lot no.: \*\* blank \*\*

Ownership type: \*\* blank \*\*

Name of pubtract (e.g., park): \*\* blank \*\*

Route to (or vicinity of): EAST ON 4TH AV N, TURN S ON 1ST ST N, ON WEST SIDE OF 1ST ST N

### MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/\*\*

Irregular section: \*\* blank \*\*

Landgrant: \*\* blank \*\*

UTM Zone/Easting/Northing: 17/338530/3072800

Plat or other map (map's name, location): \*\* blank \*\*

### DESCRIPTION

Style: Mediterranean Revival: ca. 1880-1940

[Other style]: \*\* blank \*\*

Exterior plan: Rectangular

[Other exterior plan]: \*\* blank \*\*

No. stories: 2

Structural system(s): Unknown, as specified by documenter

[Other structural system(s)]: \*\* blank \*\*

Foundation types: Continuous

[Other foundation type]: \*\* blank \*\*

Foundation materials: Not specified by surveyor

[Other foundation materials]: \*\* blank \*\*

Exterior fabrics: Terra cotta

[Other exterior fabrics] POLYCHROME

Roof types: Hip

[Other roof types]: \*\* blank \*\*

Roof materials: Tile unspecified

[Other roof materials]: \*\* blank \*\*  
Roof secondary structures (dormers etc): \*\* blank \*\*  
[Other roof secondary structures]: FLAT ADDITION TO N.  
Chimney no.: \*\* blank \*\*  
Chimney materials: \*\* blank \*\*  
[Other chimney materials]: \*\* blank \*\*  
Chimney locations: \*\* blank \*\*  
Windows (types, materials, etc.): LARGE ARCH TOP  
Main entrance (stylistic details): \*\* blank \*\*  
# of open porches: 1  
# of closed porches: \*\* blank \*\*  
# of incised porches: \*\* blank \*\*  
Porch locations: E. ELEVATION WRAPS TO N.  
Porch roof types: UNDER HIP ROOF--ARCADE--6 ARCHES ON N. , 5 ON E. FACADE  
Exterior ornament: MARBLE PIERS W/ TERRA COTTA FACING MARBLE TUSCAN COLUMNS, BEAMED CEILING IN ARCADE  
Interior plan: Unspecified by documenter  
[Other interior plan]: \*\* blank \*\*  
Condition: Excellent  
Narrative description: \*\* blank \*\*  
Commercial surroundings (proportion): All/nearly all cult. resources show quality (>90%)  
Residential surroundings (proportion): No/few cultural resources show quality (<10%)  
Institutional surroundings (proportion): No/few cultural resources show quality (<10%)  
Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)  
Ancillary features (no., outbldings, etc.): \*\* blank \*\*  
Artifacts or other remains: \*\* blank \*\*  
FMSF Archaeological form completed? No: Archaeological Form not done

## HISTORY

Construction year (e.g. C1933, 1936+, 1936-): C1920  
Architect (last name first): \*\* blank \*\*  
Builder (last name first): \*\* blank \*\*  
Change status/year changed/date noted/nature: \*\* blank \*\*  
Original, intermediate, present uses/year started/year ended: \*\* blank \*\*  
[Other uses]: \*\* blank \*\*  
Ownership history (esp. original owners): \*\* blank \*\*

## RESEARCH METHODS

Research methods: Florida Site File search for this property; Windshield\*\*; Local tax records only  
[Other research methods]: \*\* blank \*\*

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites  
Local register eligible for: \*\* blank \*\*  
Individually elig. for Nat. Register? Eligible for NR considered independently  
Potential contributor to NR district? Potential contributor, National Register district  
Area(s) of historical significance: \*\* blank \*\*  
[Other historical associations]: \*\* blank \*\*  
Explanation of evaluation: LISTED ON NRHP

## DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe \*\* blank \*\*

## RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.

**Recorder address and phone:** 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

**Recorder affiliation:** \*\* blank \*\*

**[Other affiliation]:** \*\* blank \*\*

**Is text-only supplement file attached?** \*\* blank \*\*

# Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

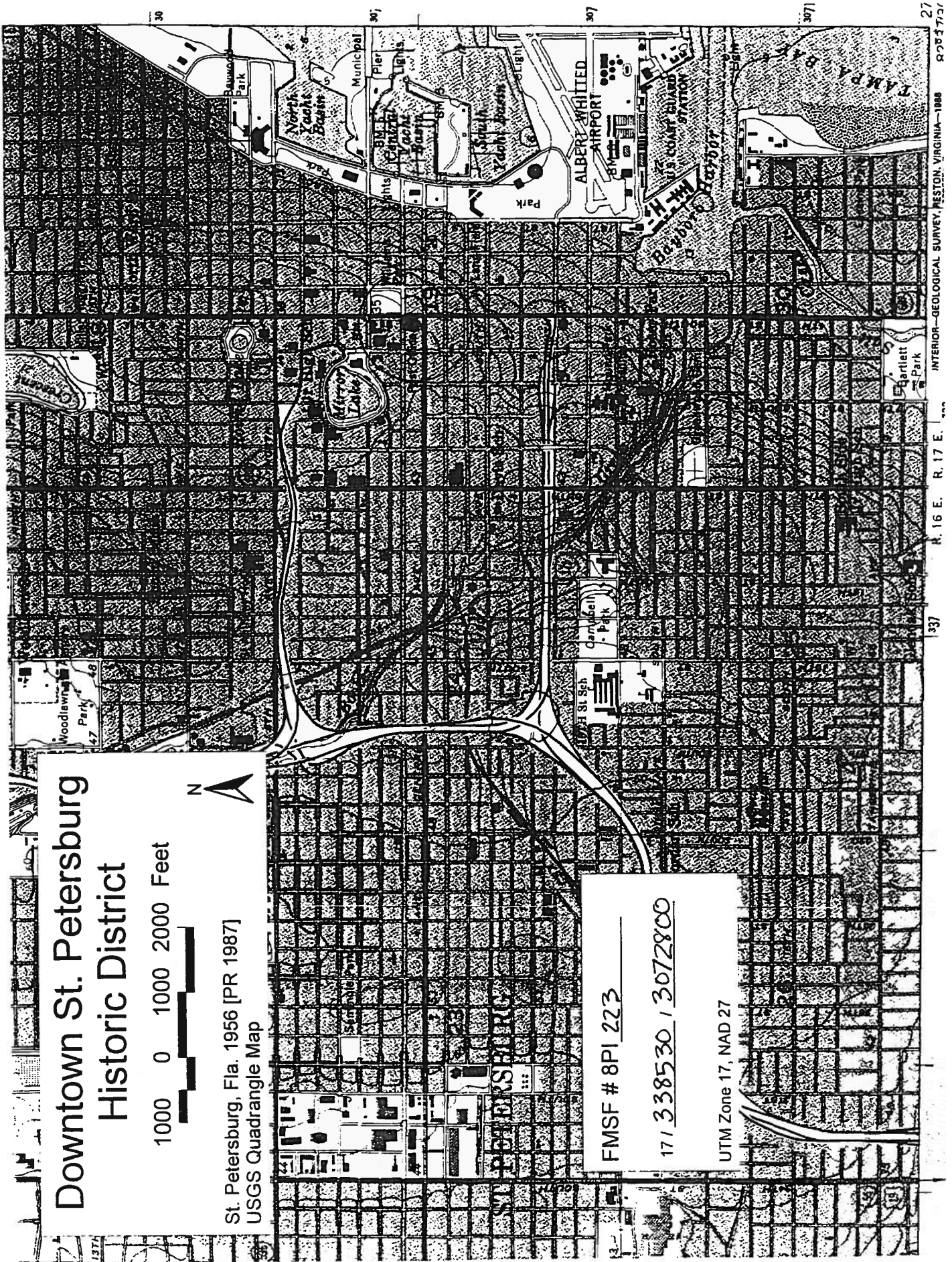


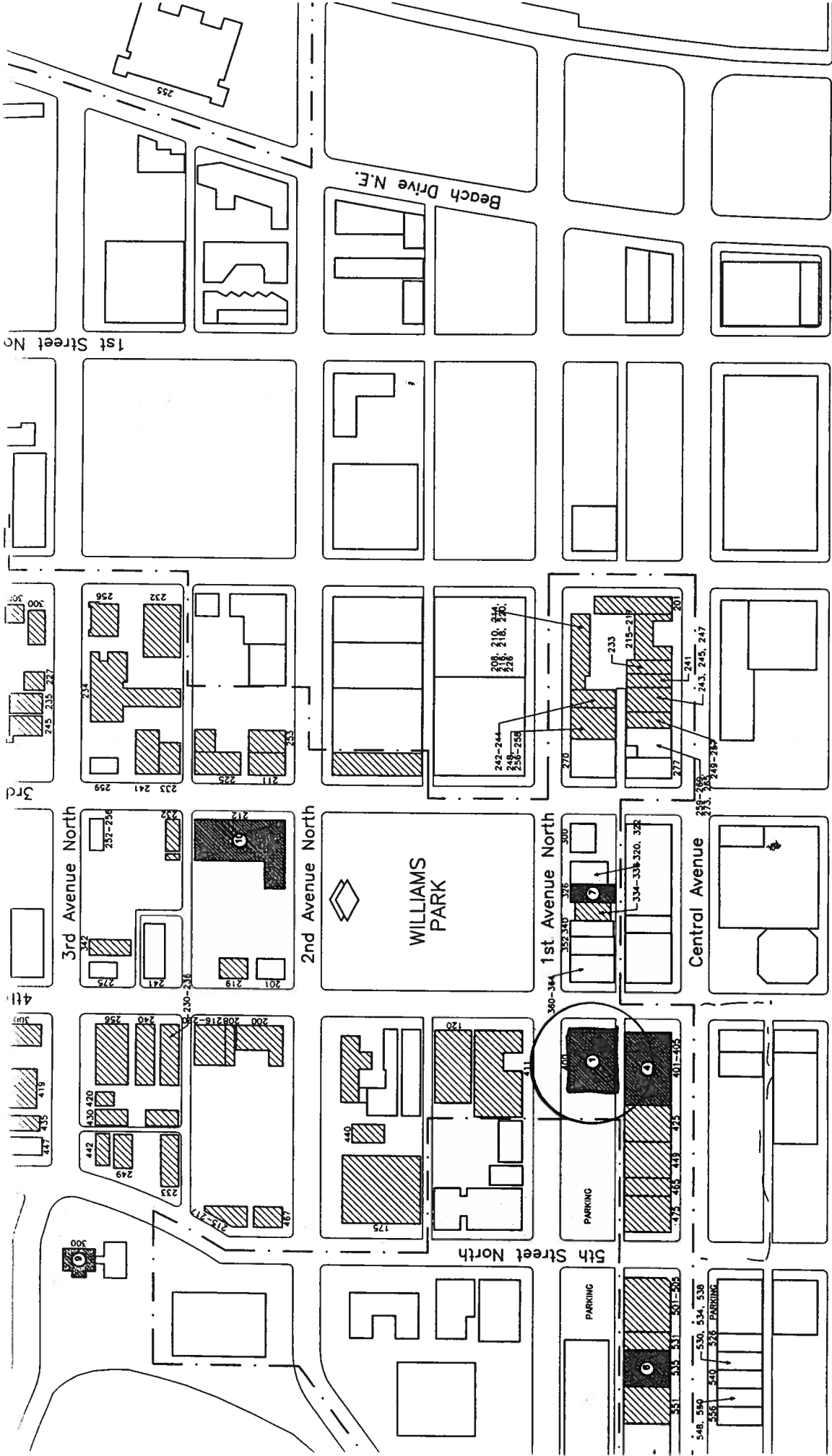
St. Petersburg, Fla. 1956 [PR 1987]  
USGS Quadrangle Map

FMSF # 8PI 223

17 / 338530 / 3072800

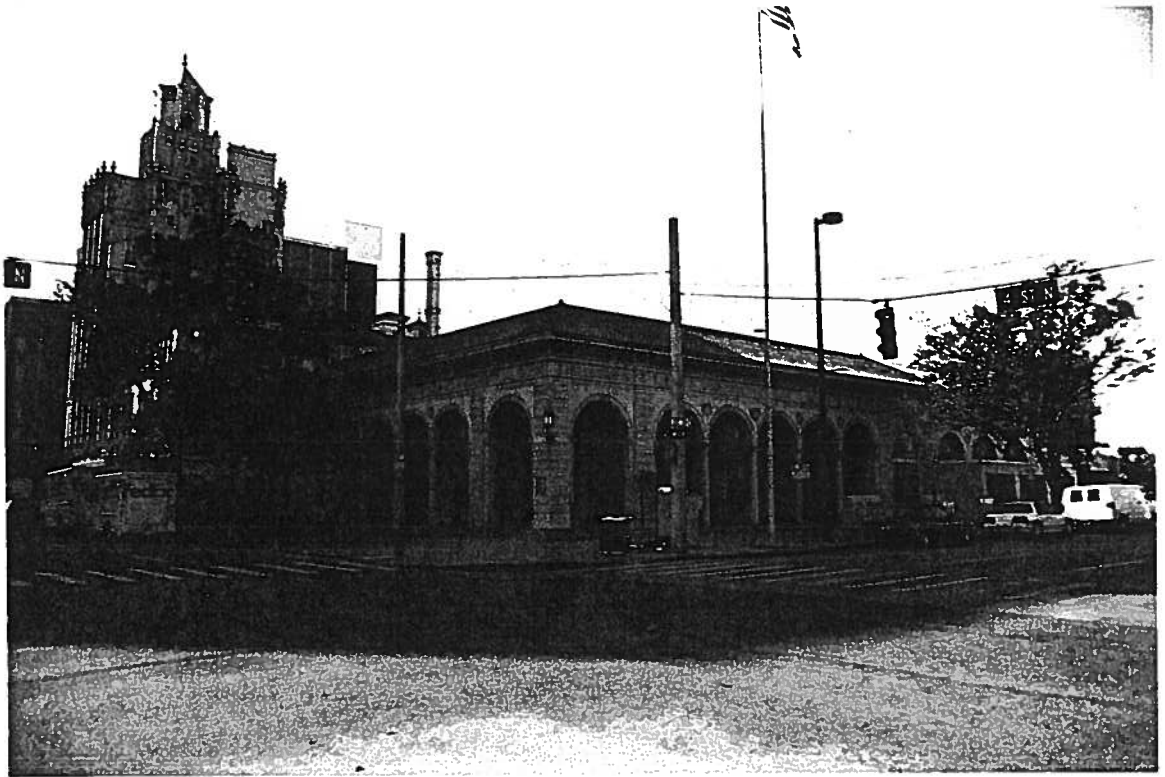
UTM Zone 17, NAD 27





# St. Augustine Historic District

Florida



"U.S. Post Office"

400 1<sup>st</sup> Ave. North

St. Pete

8PI 223

Panamerican Consultants, Inc.

1/2001

NE

EXP. 10/ROLL 8

FLORIDA MASTER  
SITE FILE

FDAH RM 802==

Site No. PI 223 1009==  
Site Name U.S. Post Office 830==

Other Name(s) for Site Open-Air Post Office 930==

Other Nos. for Site \_\_\_\_\_ 906==

Type of Site Building 832==

Location of Site:

County Pinellas 808==

Instructions for locating site (or address) S.W. corner of First Avenue, North  
and 4th Street North  
St. Petersburg, Fla. 813==

Ownership:

Owner of Site: Name U.S. Treasury Department 902==

Address Washington, D.C. 903==

Occupant, Tenant or Manager:

Name U.S. Post Office 904==

Address S.W. corner of First Ave., North and  
4th St., North, St. Petersburg, Fla. 905==

Form Prepared By:

Reporter (or local contact):

Name Fred C. Humberstone 816==

Address 5580 Park Blvd.  
St. Petersburg, Fla. 817==

Recorder:

Name & Title Greer, Diane, Historic Sites Specialist 818==

Address Div. of Archives, History & Records Mgt.  
Department of State, The Capitol 819==

Date of Site Survey January 21, 1974 Tallahassee, Florida 820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State,  
County or Local, Location of Survey Report(s) and Material's Collected).

N/A

839==

Photographic Record Numbers 74-N-02-23

860==



Location of Site (Specific):

Map Reference (incl. scale & date) USGS St. Petersburg Quad.; 1:24000 812==  
Photorevised 1969

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
31S	17E	19			
					812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees Minutes Seconds	
	° ' "	° ' "	N27° 46' 17"	W82° 38' 21"	
	° ' "	° ' "			
	° ' "	° ' "			
	° ' "	° ' "			
	° ' "	° ' "			
	° ' "	° ' "			
					812==

Global Reference Code 884==

Description of Site:

Site Size (approx. acreage of property) less than one 833==

Present Condition of Site

Check one			Check one		Check one if appropriate		
<input checked="" type="checkbox"/> Excellent	863==	<input type="checkbox"/> Determinated	863==	<input type="checkbox"/> Altered	863==	<input type="checkbox"/> Moved	863==
<input type="checkbox"/> Good	863==	<input type="checkbox"/> Fair	863==	<input checked="" type="checkbox"/> Unaltered	863==	<input checked="" type="checkbox"/> Original Site	863==
<input type="checkbox"/> Fair	863==	<input type="checkbox"/> Unexposed	863==				

Present & Original Physical Appearance (use continuation sheet if necessary)

The Open Air Post Office in St. Petersburg is treated as a loggia on three sides whereby access to offices and postal boxes can be gained. The overall effect of the building is one of lightness and airiness along with a visual interpenetration of interior and exterior surfaces. The facades which face 4th Street, North and 1st Avenue, North are treated as loggias. According to the architect's drawings the exterior consists of granite risers with brick treads on the stairs, terra cotta piers, column caps and arches, marble columns, granite plinths, stucco spandrils and terra cotta disks. The entire frieze is of terra cotta, the cornice is wood and the roof is covered with red Spanish tile. Vibrant paint colors were used on the exterior, particularly in the frieze area, giving the effect of colored tile. The dominant motifs on the building are the recurrent arches, roundels and the symbolic American eagle seen in the frieze, on the individual boxes and in ceiling decoration. Other motifs employed throughout the structure are a modified egg and dart, tiny gargoyle-like faces, Greek fretwork and many and varied organic forms intertwined one with another. Inside the loggia are the decorative screens and grilles which define the office area of the post office. The building is a full two stories and upstairs is the Postmaster's office.

CONTINUATION SHEET

Present & Original Physical Appearance

-2-

There is as much attention to decorative detail on the interior as the exterior. A curving stair has a cast iron open string, cast iron newel posts, wrought iron balusters and handrail and terra cotta brackets. Light fixtures and grilles (for which we are in possession of the architect's drawings) are of wrought iron and very intricate in design.

It is the considered opinion of this staff that in quality of design, intricacy of pattern and detail, originality of adaptation to meet the needs of climate, location and demands of the clientel, that this building is one of the finest of Florida's eclectic "boom" structures to evolve during an early phase of the period.

HISTORIC SITE DATA SUPPLEMENT

Present Use (check one or more as appropriate)

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Agricultural 838==  | <input checked="" type="checkbox"/> Government 838== | <input type="checkbox"/> Park 838==              | <input type="checkbox"/> Transportation 838== |
| <input type="checkbox"/> Commercial 838==    | <input type="checkbox"/> Industrial 838==            | <input type="checkbox"/> Private Residence 838== | Other (Specify): _____                        |
| <input type="checkbox"/> Educational 838==   | <input type="checkbox"/> Military 838==              | <input type="checkbox"/> Religious 838==         | <input type="checkbox"/> _____ 838==          |
| <input type="checkbox"/> Entertainment 838== | <input type="checkbox"/> Museum 838==                | <input type="checkbox"/> Scientific 838==        | <input type="checkbox"/> _____ 838==          |

Period (check one or more as appropriate)

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Pre-Columbian 842== | <input type="checkbox"/> 16th Century 842== | <input type="checkbox"/> 18th Century 842== | <input checked="" type="checkbox"/> 20th Century 842== |
| <input type="checkbox"/> 15th Century 842==  | <input type="checkbox"/> 17th Century 842== | <input type="checkbox"/> 19th Century 842== |  |

Specific Dates: Beginning 1916 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal Prehistoric 910==  | <input type="checkbox"/> Education 910==              | <input type="checkbox"/> Political 910==           | <input type="checkbox"/> Urban Planning 910== |
| <input type="checkbox"/> Aboriginal Historic 910==     | <input type="checkbox"/> Engineering 910==            | <input type="checkbox"/> Religion/Philosophy 910== | Other (Specify): _____                        |
| <input type="checkbox"/> Agriculture 910==             | <input type="checkbox"/> Industry 910==               | <input type="checkbox"/> Science 910==             | <input type="checkbox"/> _____ 910==          |
| <input checked="" type="checkbox"/> Architecture 910== | <input type="checkbox"/> Invention 910==              | <input type="checkbox"/> Sculpture 910==           | <input type="checkbox"/> _____ 910==          |
| <input type="checkbox"/> Art 910==                     | <input type="checkbox"/> Landscape Architecture 910== | <input type="checkbox"/> Social/Humanitarian 910== | <input type="checkbox"/> _____ 910==          |
| <input type="checkbox"/> Commerce 910==                | <input type="checkbox"/> Literature 910==             | <input type="checkbox"/> Theater 910==             | <input type="checkbox"/> _____ 910==          |
| <input type="checkbox"/> Communications 910==          | <input type="checkbox"/> Military 910==               | <input type="checkbox"/> Transportation 910==      |   |
| <input type="checkbox"/> Conservation 910==            | <input type="checkbox"/> Music 910==                  |  |   |

Thematic Classification:

- |   |   |                                      |
|---|---|--------------------------------------|
| <input type="checkbox"/> Aboriginal 912==               | <input type="checkbox"/> Military 912==             | Other (Specify): _____               |
| <input checked="" type="checkbox"/> Architectural 912== | <input type="checkbox"/> Political 912==            | <input type="checkbox"/> _____ 912== |
| <input type="checkbox"/> The Arts 912==                 | <input type="checkbox"/> Society 912==              | <input type="checkbox"/> _____ 912== |
| <input type="checkbox"/> Exploration & Settlement 912== | <input type="checkbox"/> Science & Technology 912== | <input type="checkbox"/> _____ 912== |

Statement of Significance (use continuation sheet if necessary)

Unsatisfied with plans drawn up in Washington, D.C. for the new St. Petersburg Post Office, Postmaster Roy S. Hanna submitted plans of his own design drawn by retired St. Petersburg architect, George W. Stuart. It was Hanna's desire to have a building which was unique for the climate of the area and easily accessible to the people of the city at all times. He designed a building which was open on three sides and had no stairs so that patrons could go to their boxes with ease at any hour. The Hanna-Stuart plans were redrawn in Washington and sent back nearly unchanged. Purchase of the site had taken place by March 8, 1909 following appropriations by Congress of \$7,500. Three lots on the southwest corner of First Avenue, North and Fourth Street, North previously owned by the Congregational Church, had been purchased. In February of 1915, Congress provided \$102,500 for the construction of the building. On January 26, 1916, the contract for construction was awarded to M.C. Holliday of Greensboro, N.C. The cornerstone was laid Oct. 12, 1916 and the building was officially dedicated Sept. 27, 1917.

Remarks & Recommendations:

836--

Major Bibliographic References:

- Historical and Biographical  
Grismer, Karl. History of St. Petersburg St. Petersburg:  
Tourist News Publishing Co., 1924.
- The History of Lower Pinellas Peninsula and the Sunshine  
Grismer, Ka l. The Story of St. Petersburg St. Petersburg: Cl  
P.K. Smith and Co., 1948.
- St. Petersburg, 1915.  
Original Drawings for Open Air Post Office./ Duplicate set  
in possess on of Division of Archives, History and  
Records Management, Department of State, The Capitol,  
Tallah s ee, Florida.

820--

CONTINUATION SHEET

Statement of Significance

-2-

The St. Petersburg Open Air Post Office has served the people of that city since 1916. Located as it is, amidst the central business district, the structure has become a landmark for residents and visitors alike. Not only is the structure unique in a utilitarian sense, that is, open to the public at all times, but it is one of the finest examples of Florida "boom" architecture to be seen anywhere in the state. It combines all the elements that have come to be associated with the style and the period in an aesthetically and visually pleasing manner, creating a beautiful and useful public building befitting the climate, the people and the surroundings.



NATIONAL SYSTEM OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries in block letters)

SEE INSTRUCTIONS

STATE	
Florida	
COUNTY	
Pinellas	
FOR NPS USE ONLY	
PROPERTY NUMBER	DATE

PROPERTY AND NUMBER: S.W. corner of First Avenue, North and Fourth Street, North

CITY OR TOWN: St. Petersburg

STATE: Florida COUNTY: Pinellas CODE: 103

REFERENCE: [Blank]

DATE PHOTO TAKEN: [Blank]

NEGATIVE FILED AT: Div. of Archives, History and Records Management

DESCRIPTION: Detail of exterior ornament.

NATIONAL SYSTEM OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries in block letters)

SEE INSTRUCTIONS

STATE	
Florida	
COUNTY	
Pinellas	
FOR NPS USE ONLY	
PROPERTY NUMBER	DATE

PROPERTY AND NUMBER: S.W. corner of First Avenue, North and Fourth Street, North

CITY OR TOWN: St. Petersburg

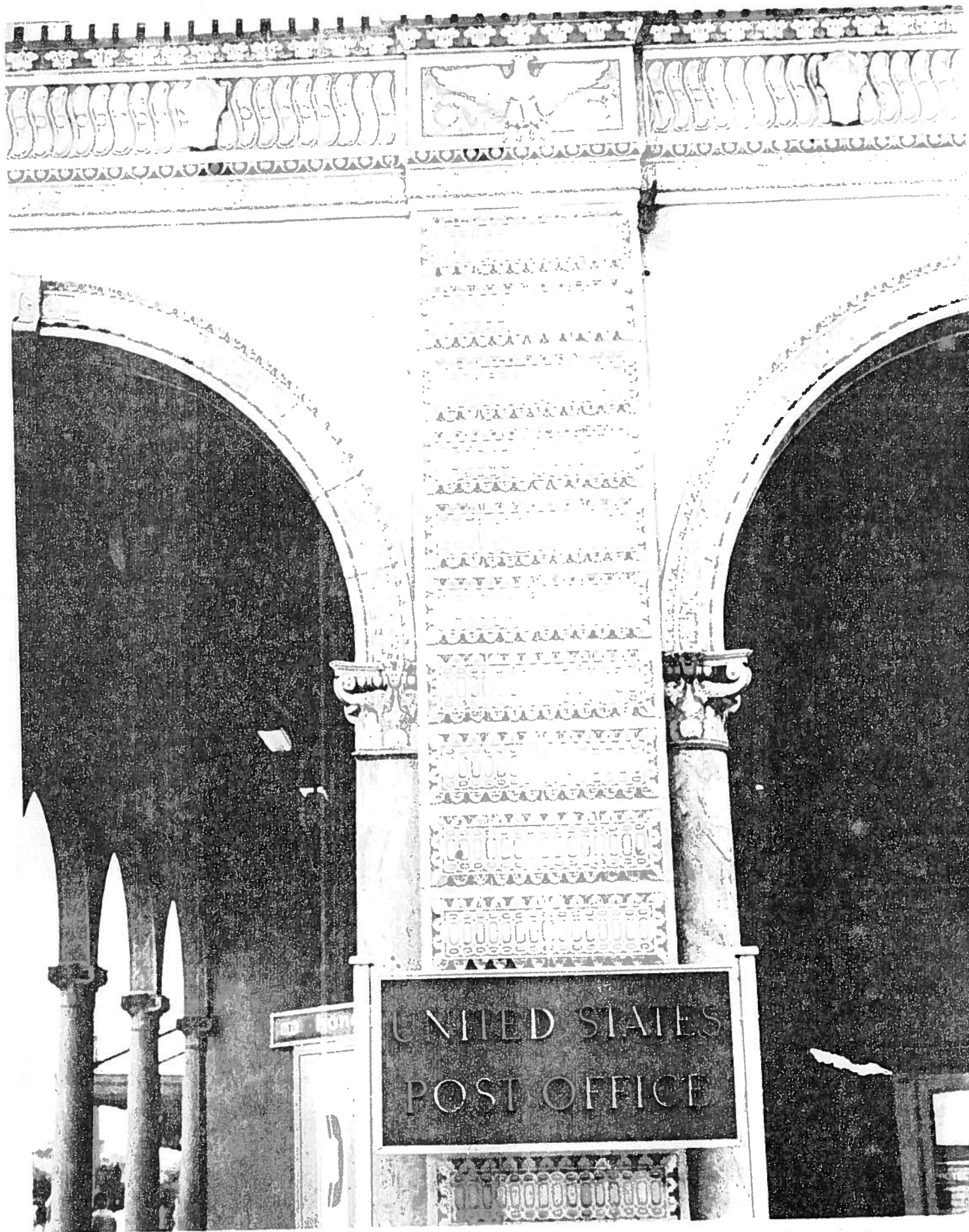
STATE: Florida COUNTY: Pinellas CODE: 103

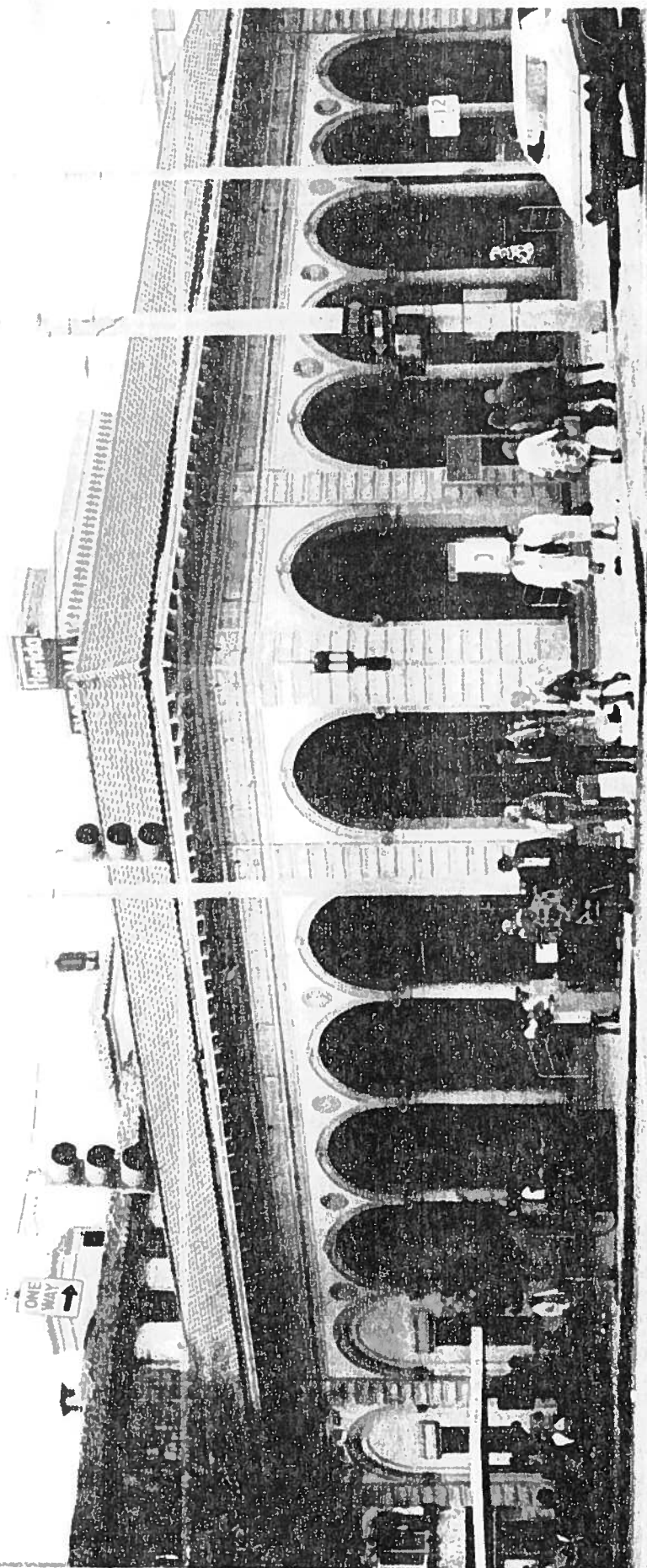
REFERENCE: [Blank]

DATE PHOTO TAKEN: [Blank]

NEGATIVE FILED AT: Div. of Archives, History and Records Management

DESCRIPTION: Northeast corner







FLORIDA MASTER SITE FILE

Site Inventory Form

*Declared Historical  
On National Register*

FDAHRM 802==

Site No. PI 223 1009==

Site Name U.S. Open Air Post Office 830== Survey Date 820==

Instruction for locating (or address) 400 First Ave. North  
St. Pete Fla. 813==

Location: Revised / 27 / A 1, 2 3 868==  
subdivision name block no. lot no.

County: PI 808==

Owner of Site: Name: U.S.. Post Office ;

Address: 4th St. and First Ave. N.  
St. Pete, Fla. 33731 902==

Occupant, Tenant, or Manager:  
Name: \_\_\_\_\_ 904==

Type of Ownership Federal govt. 848== Recording Date 10/77 832==

Recorder:  
Name & Title: Margaret Nuccio ;

Address: City Hall, St. Pete Fla.  
\_\_\_\_\_ 818==

Condition of Site: Integrity of Site: Original Use Post Office 838==

Check one Present Use Post Office 850==

Excellent 863==  Altered 858==

Good 863==  Unaltered 868==

Fair 863==  Original Site 868==

Deteriorated 863==  Restored ( ) Date: ( ) 858==

Moved ( ) Date: ( ) 858==

Dates: Beginning + 1917 844==

Culture/Phase sp. Meditteranean 840==

Developmental Stage 20 cent. 842==

NR Classification Category: \_\_\_\_\_ 916==

Threats to Site:  
Check one or more

<input type="checkbox"/> Zoning ( ) _____ ( ) 878==	<input type="checkbox"/> Transportation ( ) _____ ( ) 878==
<input type="checkbox"/> Development ( ) _____ ( ) 878==	<input type="checkbox"/> Fill ( ) _____ ( ) 878==
<input type="checkbox"/> Deterioration ( ) _____ ( ) 878==	<input type="checkbox"/> Dredge ( ) _____ ( ) 878==
<input type="checkbox"/> Borrowing ( ) _____ ( ) 878==	
<input type="checkbox"/> Other (See Remarks below): _____ 878==	

Areas of Significance: ~~State~~ On National Register - Submitted as part 910==  
of historic district

Significance:  
first and only open air Post Office in U.S. 6000 to build 1939  
\_\_\_\_\_ 911==

ARCHITECT \_\_\_\_\_ 872==  
 BUILDER \_\_\_\_\_ 874==  
 STYLE AND/OR MODE \_\_\_\_\_ 964==  
 PLAN TYPE \_\_\_\_\_ 966==  
 EXTERIOR FABRIC(S) stone/brick 854==  
 STRUCTURAL SYSTEM(S) concret reinforced 856==  
     FOUNDATION: special footing      slab on grade 942==  
     ROOF TYPE: steel trus/purlin 942==  
     SECONDARY ROOF STRUCTURE(S): 942==  
     CHIMNEY LOCATION: 942==  
     WINDOW TYPE: 942==  
     CHIMNEY: 882==  
     ROOF SURFACING: clay tile 882==  
     INTERIOR WALLS: panel custom 882==  
     ORNAMENT INTERIOR: hard tile floors 882==  
     ORNAMENT EXTERIOR: 882==  
 NO. OF CHIMNEYS \_\_\_\_\_ 952== NO. OF STORIES 1 950==  
 OTHER (SPECIFY) \_\_\_\_\_ 954==  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809==  
 Latitude and Longitude: \_\_\_\_\_ 800==

LOCATION SKETCH OR MAP N

Township	Range	Section

812==

UTM Coordinates;

890==

Zone      Easting      Northing

Contact Print

FLORIDA MASTER SITE FILE

Site Inventory Form

193117 74466 03-10010

FDAHRM 802==

Site No. PI 223 1009==

Site Name Airmail P. Office 830== Survey Date \_\_\_\_\_ 820==

Instruction for locating (or address) 400 1st Ave N. (

St Pete Fla 813==

Location: Remsid 1 27 1 A 1,2,3 868==  
subdivision name block no. lot no.

County: \_\_\_\_\_ 808==

Owner of Site: Name: USA Post Office ;

Address: 4 St + 1st Ave N.

St Pete Fla 33731 902==

Occupant, Tenant, or Manager:  
Name: \_\_\_\_\_ 904==

Type of Ownership Federal Govt. 848== Recording Date \_\_\_\_\_ 832==

Recorder:  
Name & Title: \_\_\_\_\_ ;

Address: \_\_\_\_\_  
818==

Condition of Site:

- Check one
- Excellent 863==
  - Good 863==
  - Fair 863==
  - Deteriorated 863==

Integrity of Site:

- Check one or more
- Altered 858==
  - Unaltered 858==
  - Original Site 858==
  - Restored ( ) Date: ( ) 858==
  - Moved ( ) Date: ( ) 858==

Original Use U.S. Post Office 838==

Present Use U.S. Post Office 850==

Dates: Beginning 1917 844==

Culture/Phase Medieval 840==

Developmental Stage 20 Cent 842==

NR Classification Category: Federal 43801 916==

Threats to Site:

- Check one or more
- Zoning ( ) ( ) 878==
  - Development ( ) ( ) 878==
  - Deterioration ( ) ( ) 878==
  - Borrowing ( ) ( ) 878==
  - Other (See Remarks below): 878==

- Transportation ( ) ( ) 878==
- Fill ( ) ( ) 878==
- Dredge ( ) ( ) 878==

Areas of Significance: \_\_\_\_\_ 910==

Significance: cost 6000-39  
only 1st open air PO in US.

911==

Photographic Record Numbers \_\_\_\_\_ 860==

ARCHITECT \_\_\_\_\_ 872==  
 BUILDER \_\_\_\_\_ 874==  
 STYLE AND/OR MODE \_\_\_\_\_ 964==  
 PLAN TYPE \_\_\_\_\_ 966==  
 EXTERIOR FABRIC(S) stone / brick 854==  
 STRUCTURAL SYSTEM(S) concrete reinforced 856==  
 FOUNDATION: special footing slab on grade 942==  
 ROOF TYPE: stl truss/purlin 942==  
 SECONDARY ROOF STRUCTURE(S): 942==  
 CHIMNEY LOCATION: 942==  
 WINDOW TYPE: 942==  
 CHIMNEY: 882==  
 ROOF SURFACING: clay tile 882==  
 INTERIOR WALLS: panel custom 882==  
 ORNAMENT INTERIOR: hard tile floors 882==  
 ORNAMENT EXTERIOR: 882==  
 NO. OF CHIMNEYS \_\_\_\_\_ 952== NO. OF STORIES 1 950==  
 OTHER (SPECIFY) \_\_\_\_\_ 954==  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809==  
 Latitude and Longitude: \_\_\_\_\_ 800==

LOCATION SKETCH OR MAP N

Township	Range	Section

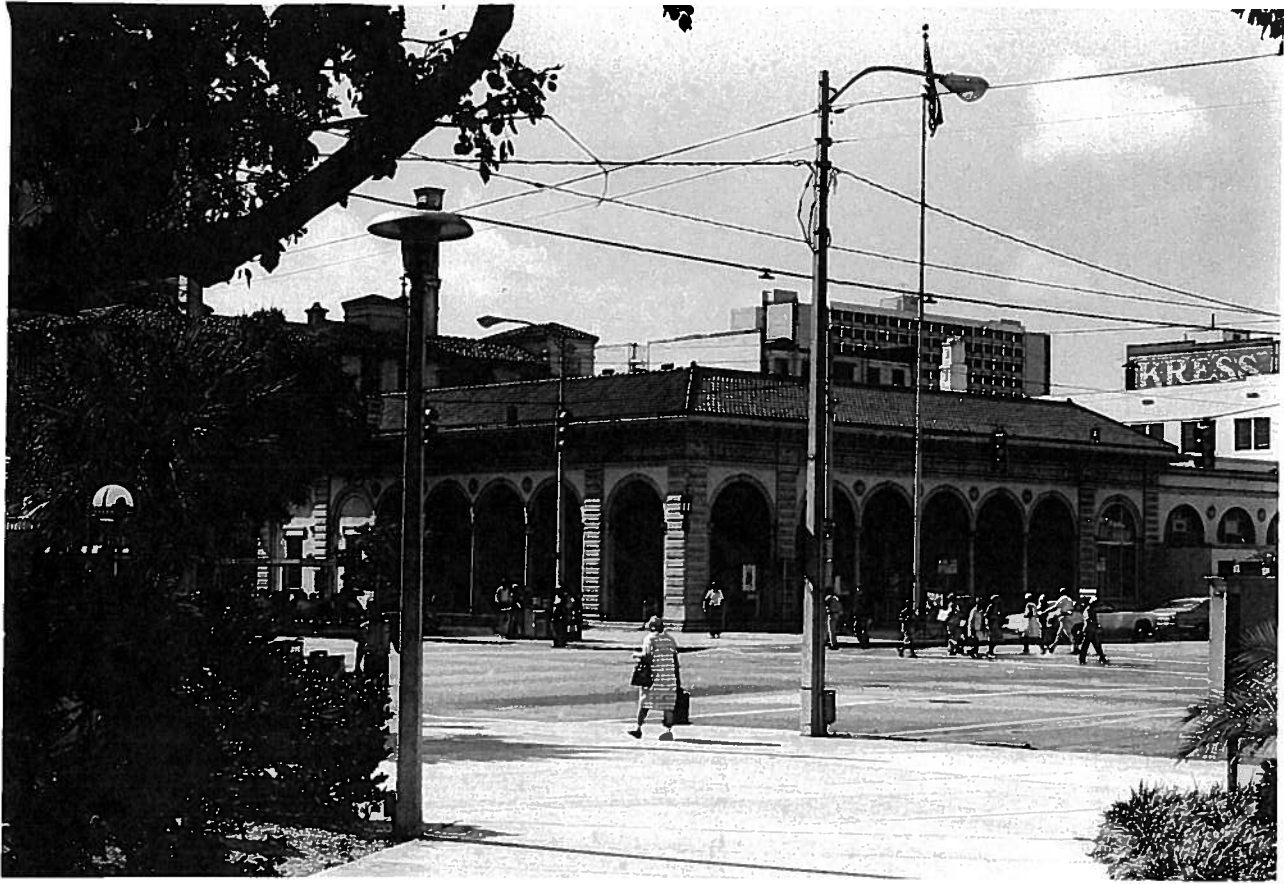
812==

UTM Coordinates;

890==

Zone Easting Northing

Contact Print





## HISTORICAL STRUCTURE FORM

Site #8: PI00279

First site form recorded for this site? Update form for a site previously recorded at FSF

Identifying code (field date): 200101

Recorder #: \*\* blank \*\*

Field Date: 01/18/2001

Form Date: 02/22/2001

Site name(s): SNELL ARCADE

[Other name(s)]: \*\* blank \*\*

Mult. list #: \*\* blank \*\*

Survey names: ST. PETERSBURG PRESERVATION INC.

Survey #: \*\* blank \*\*

National register category: Building(s)

### LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 401-405/\*\*/CENTRAL/Avenue/\*\*

Cross streets nearest/between: CENTRAL AVENUE AND 4TH STREET

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: \*\* blank \*\*

Subdivision name: \*\* blank \*\*

Block: \*\* blank \*\*

Lot no.: \*\* blank \*\*

Ownership type: Private-unspecified\*\*

Name of pubtract (e.g., park): \*\* blank \*\*

Route to (or vicinity of): \*\* blank \*\*

### MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/\*\*

Irregular section: \*\* blank \*\*

Landgrant: \*\* blank \*\*

UTM Zone/Easting/Northing: 17/338500/3072760

Plat or other map (map's name, location): \*\* blank \*\*

### DESCRIPTION

Style: Other: Does not fit any style listed

[Other style]: VENETIAN ROCCOCO

Exterior plan: Unspecified by the documenter of the form

[Other exterior plan]: \*\* blank \*\*

No. stories: 7+

Structural system(s): Not specified by surveyor

[Other structural system(s)]: \*\* blank \*\*

Foundation types: Not specified by person completing the form

[Other foundation type]: \*\* blank \*\*

Foundation materials: Not specified by surveyor

[Other foundation materials]: \*\* blank \*\*

Exterior fabrics: Concrete block; Terra cotta

[Other exterior fabrics] \*\* blank \*\*

Roof types: Flat; Pyramid

[Other roof types]: \*\* blank \*\*

Roof materials: Other  
[Other roof materials]: COPPER  
Roof secondary structures (dormers etc): \*\* blank \*\*  
[Other roof secondary structures]: \*\* blank \*\*  
Chimney no.: \*\* blank \*\*  
Chimney materials: \*\* blank \*\*  
[Other chimney materials]: \*\* blank \*\*  
Chimney locations: \*\* blank \*\*  
Windows (types, materials, etc.): REPLACEMENT ALUM HORIZONTAL SLIDERS MATCH THE ORIGINAL STEEL CASEMENT SIDE SWING WINDOWS  
Main entrance (stylistic details): CENTRAL HALLWAY AND COURTYARD  
# of open porches: \*\* blank \*\*  
# of closed porches: \*\* blank \*\*  
# of incised porches: \*\* blank \*\*  
Porch locations: \*\* blank \*\*  
Porch roof types: \*\* blank \*\*  
Exterior ornament: PAINTED TERRA COTTA, TILE, MOSAIC, IRON CANOPY (MOST IS ORIGINAL, SOME ADDED IN 1930S BY SNELL, SOME RECONST IN 1980S)  
Interior plan: \*\* blank \*\*  
[Other interior plan]: \*\* blank \*\*  
Condition: Excellent  
Narrative description: \*\* blank \*\*  
Commercial surroundings (proportion): Most cultural resources show quality (>50%-<90%)  
Residential surroundings (proportion): No/few cultural resources show quality (<10%)  
Institutional surroundings (proportion): Some cultural resources show quality (>10%-<50%)  
Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)  
Ancillary features (no., outbldgs, etc.): ASSOCIATED GARAGE WITH SEPARATE ADDRESS (506 5TH ST N)  
Artifacts or other remains: \*\* blank \*\*  
FMSF Archaeological form completed? No: Archaeological Form not done

## HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1928  
Architect (last name first): \*\* blank \*\*  
Builder (last name first): HARRY SNELL  
Change status/year changed/date noted/nature: Altered not according to the Secretary's standards/C1980/\*\*/ARCADE CONSTRUCTION  
Original, intermediate, present uses/year started/year ended: Office/\*\*/\*\*; Commercial unspecified/\*\*/\*\*/\*\*; Restaurant/\*\*/\*\*  
[Other uses]: RETAIL  
Ownership history (esp. original owners): \*\* blank \*\*

## RESEARCH METHODS

Research methods: Florida Site File search for this property; Florida Site File for past architectural surveys; Windshield\*\*  
[Other research methods]: \*\* blank \*\*

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites  
Local register eligible for: \*\* blank \*\*  
Individually elig. for Nat. Register? Eligible for NR considered independently  
Potential contributor to NR district? Potential contributor, National Register district  
Area(s) of historical significance: \*\* blank \*\*  
[Other historical associations]: \*\* blank \*\*  
Explanation of evaluation: CONTRIBUTOR TO HISTORIC DISTRICT DUE TO TIME OF CONSTRUCTION AND LISTING ON THE NATIONAL REGISTER

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe \*\* blank \*\*

RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.

Recorder address and phone: 1207 NORTH HIMES AVENUE, SUITE 5, TAMPA, FLORIDA

Recorder affiliation: \*\* blank \*\*

[Other affiliation]: \*\* blank \*\*

Is text-only supplement file attached? \*\* blank \*\*

# Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

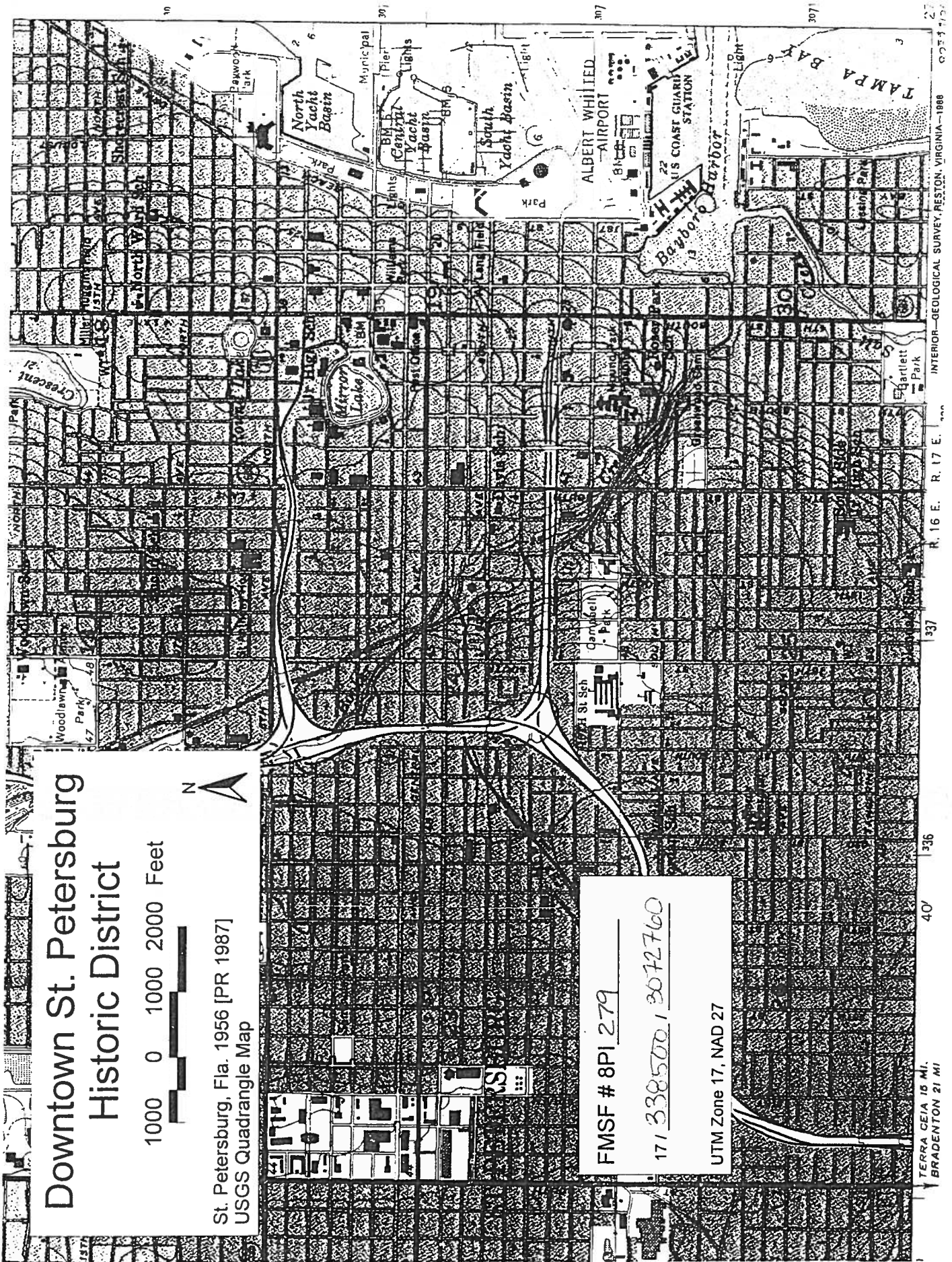


St. Petersburg, Fla. 1956 [PR 1987]  
USGS Quadrangle Map

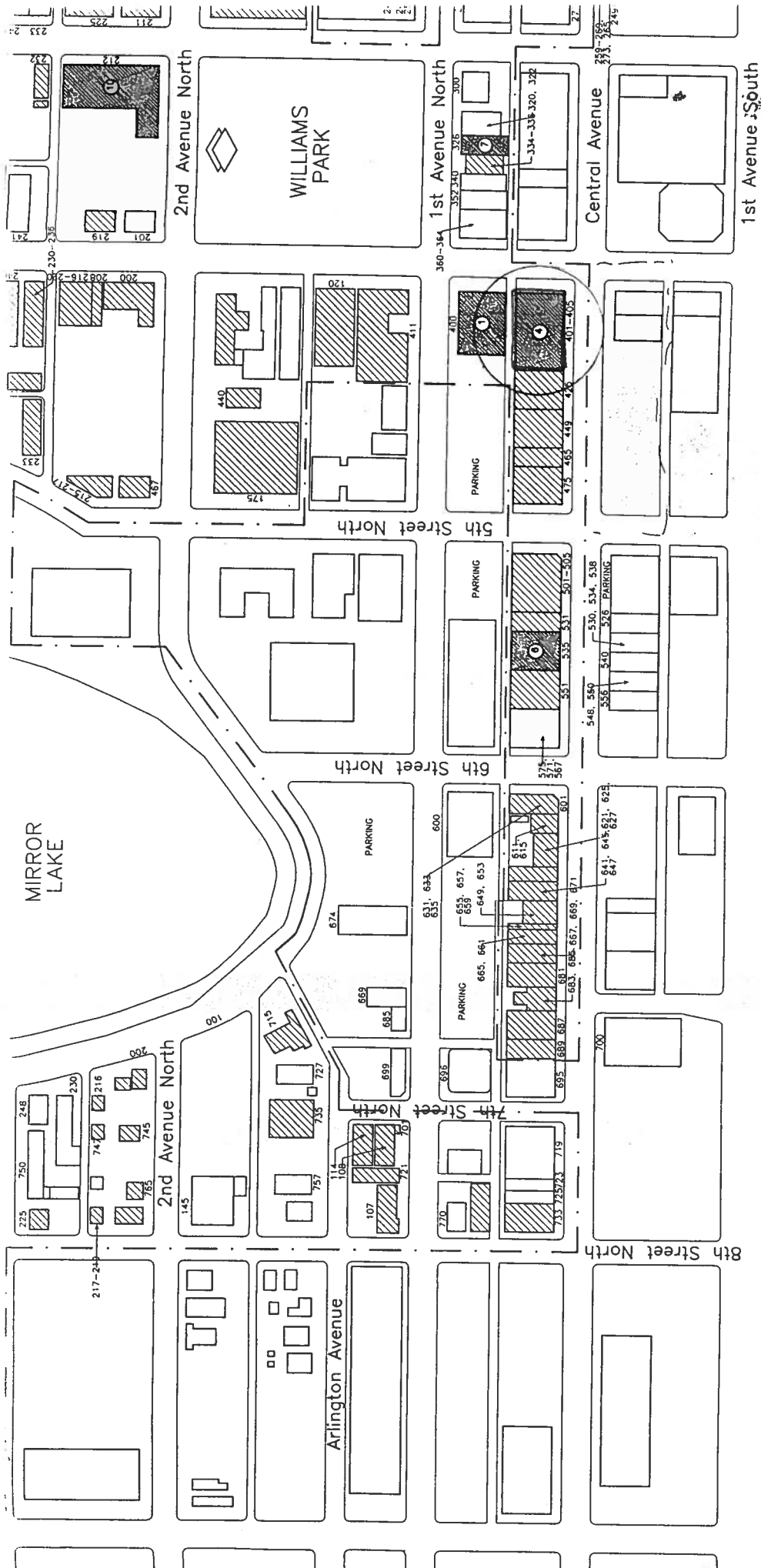
FMSF # 8PI 279

171 338500, 13072760

UTM Zone 17, NAD 27



TERRA CEIA 16 MI.  
BRADENTON 21 MI.  
R. 16 E. R. 17 E. 1:50,000  
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988



# Downtown St. Petersburg Historic District

## Pinellas County, Florida







FLORIDA MASTER SITE FILE

Site Inventory Form

PI 00279 B1

F-2  
42

FDAHRM 802==

Site No. PI-279 1009==

(formerly Snell Arcade)

Site Name Rutland Building 830== Survey Date 7711 820==

Instruction for locating (or address) 405 Central Ave.  
St. Pete Fla. 813==

Location: revised / 27 / 19, 20 & B 868==  
subdivision name block no. lot no.

County: PI 808==

Owner of Site: Name: Hubert Rutland ;  
Address: P.O. Box 11209  
St. Pete Fla. 33733 902==

Occupant, Tenant, or Manager:  
Name: Ruths Apparel, Misc tenants in offices 904==

Type of Ownership private 848== Recording Date \_\_\_\_\_ 832==

Recorder:  
Name & Title: Margaret Nuccio, Hist Res. ;  
Address: City Hall, St. Pete  
818==

Condition of Site:	Integrity of Site:	Original Use <u>Commercial</u> 838==
Check one	Check one or more	Present Use <u>Commercial</u> 850==
<input checked="" type="checkbox"/> Excellent 863==	<input checked="" type="checkbox"/> Altered 858==	Dates: Beginning <u>+1925 1926</u> 844==
<input type="checkbox"/> Good 863==	<input type="checkbox"/> Unaltered 858==	Culture/Phase <u>American</u> 840==
<input type="checkbox"/> Fair 863==	<input checked="" type="checkbox"/> Original Site 858==	Developmental Stage <u>20 century</u> 842==
<input type="checkbox"/> Deteriorated 863==	<input type="checkbox"/> Restored ( ) Date: ( ) 858==	
	<input type="checkbox"/> Moved ( ) Date: ( ) 858==	

NR Classification Category: building 916==

Threats to Site:

Check one or more

<input type="checkbox"/> Zoning ( ) _____ ( ) 878==	<input type="checkbox"/> Transportation ( ) _____ ( ) 878==
<input type="checkbox"/> Development ( ) _____ ( ) 878==	<input type="checkbox"/> Fill ( ) _____ ( ) 878==
<input type="checkbox"/> Deterioration ( ) _____ ( ) 878==	<input type="checkbox"/> Dredge ( ) _____ ( ) 878==
<input type="checkbox"/> Borrowing ( ) _____ ( ) 878==	
<input type="checkbox"/> Other (See Remarks below): _____ 878==	

Areas of Significance: Architecture 910==

Significance:  
Built by St. Pete's first developer C. Perry Snell. Lauded as the most artistic building in Fla. in 1926. Cost to build \$750,000. A few years after it was built C. Perry Snell lost the arcade thru foreclosure. Located in central business district; use consistent with area.

911==

ARCHITECT Krehnel & Elliott 872==  
 BUILDER Rang, E.B. contractor Snell, Perry builder 874==  
 STYLE AND/OR MODE ~~modernistic~~ Mediterranean Revival 964==  
 PLAN TYPE rectilinear 966==  
 EXTERIOR FABRIC(S) stone/brick 854==  
 STRUCTURAL SYSTEM(S) reinf concrete 856==  
 FOUNDATION: spread ftg 942==  
 ROOF TYPE: reinf. concrete 942==  
 SECONDARY ROOF STRUCTURE(S): 942==  
 CHIMNEY LOCATION: 942==  
 WINDOW TYPE: casement 942==  
 CHIMNEY: 882==  
 ROOF SURFACING: built up 882==  
 INTERIOR WALLS: plastered furred 882==  
 ORNAMENT INTERIOR: 882==  
 ORNAMENT EXTERIOR: 882==  
 NO. OF CHIMNEYS 952== NO. OF STORIES 9 950==  
 OTHER (SPECIFY) 954==  
 Map Reference (incl. scale & date) 809==  
 Latitude and Longitude: " " " " 800==

LOCATION SKETCH OR MAP N

Township	Range	Section
31	17	19

UTM Coordinates; 812==  
 Zone Easting Northing 890==

Contact Print





## HISTORICAL STRUCTURE FORM

Site #8: PI10535

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 199904

Recorder #: \*\* blank \*\*

Field Date: 04/21/1999

Form Date: 02/15/2001

Site name(s): MCCRORY'S

[Other name(s)]: HOTEL ALDEN

Mult. list #: \*\* blank \*\*

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: \*\* blank \*\*

National register category: Building(s)

### LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 425/\*\*/CENTRAL/Avenue/\*\*

Cross streets nearest/between: BETWEEN 4TH AND 5TH STREET NORTH

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: \*\* blank \*\*

Subdivision name: \*\* blank \*\*

Block: \*\* blank \*\*

Lot no.: \*\* blank \*\*

Ownership type: \*\* blank \*\*

Name of pubtract (e.g., park): \*\* blank \*\*

Route to (or vicinity of): EAST ON 4TH AV N, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

### MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/\*\*

Irregular section: \*\* blank \*\*

Landgrant: \*\* blank \*\*

UTM Zone/Easting/Northing: 17/338480/3072740

Plat or other map (map's name, location): \*\* blank \*\*

### DESCRIPTION

Style: International (Bauhausian, Meisian): ca. 1925-now

[Other style]: \*\* blank \*\*

Exterior plan: Rectangular

[Other exterior plan]: \*\* blank \*\*

No. stories: 4

Structural system(s): Steel skeleton

[Other structural system(s)]: \*\* blank \*\*

Foundation types: Continuous

[Other foundation type]: \*\* blank \*\*

Foundation materials: Not specified by surveyor

[Other foundation materials]: \*\* blank \*\*

Exterior fabrics: Stucco

[Other exterior fabrics] \*\* blank \*\*

Roof types: \*\* blank \*\*

[Other roof types]: PARAPET WALL

Roof materials: Unspecified by surveyor  
[Other roof materials]: \*\* blank \*\*  
Roof secondary structures (dormers etc): \*\* blank \*\*  
[Other roof secondary structures]: \*\* blank \*\*  
Chimney no.: \*\* blank \*\*  
Chimney materials: \*\* blank \*\*  
[Other chimney materials]: \*\* blank \*\*  
Chimney locations: \*\* blank \*\*  
Windows (types, materials, etc.): CRAFTSMAN STYLE REPLACEMENTS 1 OVER 1 DOUBLE HUNG SASH W/ FAKE DIVISIONS, PLATE GLASS WINDOWS  
Main entrance (stylistic details): FACES S. PLATE GLASS DOORS & WALLS  
# of open porches: 1  
# of closed porches: \*\* blank \*\*  
# of incised porches: \*\* blank \*\*  
Porch locations: S. FACADE MARQUEE TYPE  
Porch roof types: FLAT  
Exterior ornament: CONTINUOUS WINDOW LEDES & HEADERS GIVE INTERNATIONAL FEELING  
Interior plan: Unknown Interior Plan  
[Other interior plan]: \*\* blank \*\*  
Condition: Good  
Narrative description: \*\* blank \*\*  
Commercial surroundings (proportion): All/nearly all cult. resources show quality (>90%)  
Residential surroundings (proportion): No/few cultural resources show quality (<10%)  
Institutional surroundings (proportion): No/few cultural resources show quality (<10%)  
Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)  
Ancillary features (no., outbldings, etc.): VERTICAL MCCROY SIGN FROM 40'S OR 50'S  
Artifacts or other remains: \*\* blank \*\*  
FMSF Archaeological form completed? No: Archaeological Form not done

## HISTORY

Construction year (e.g. C1933, 1936+, 1936-): C1920  
Architect (last name first): \*\* blank \*\*  
Builder (last name first): \*\* blank \*\*  
Change status/year changed/date noted/nature: \*\* blank \*\*  
Original, intermediate, present uses/year started/year ended: Store unspecified/\*\*/\*\*; Office/\*\*/\*\*  
[Other uses]: \*\* blank \*\*  
Ownership history (esp. original owners): \*\* blank \*\*

## RESEARCH METHODS

Research methods: Florida Site File search for this property; Windshield\*\*; Local tax records only  
[Other research methods]: \*\* blank \*\*

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites  
Local register eligible for: \*\* blank \*\*  
Individually elig. for Nat. Register? Ineligible for NR, considered independently  
Potential contributor to NR district? Potential contributor, National Register district  
Area(s) of historical significance: \*\* blank \*\*  
[Other historical associations]: \*\* blank \*\*  
Explanation of evaluation: NEW WINDOWS ARE INAPPROPRIATE STYLE, BUT WINDOW LEDGES & HEADERS ARE NICE ELEMENT

## DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe \*\* blank \*\*

RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.

Recorder address and phone: 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

Recorder affiliation: \*\* blank \*\*

[Other affiliation]: \*\* blank \*\*

Is text-only supplement file attached? \*\* blank \*\*

# Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

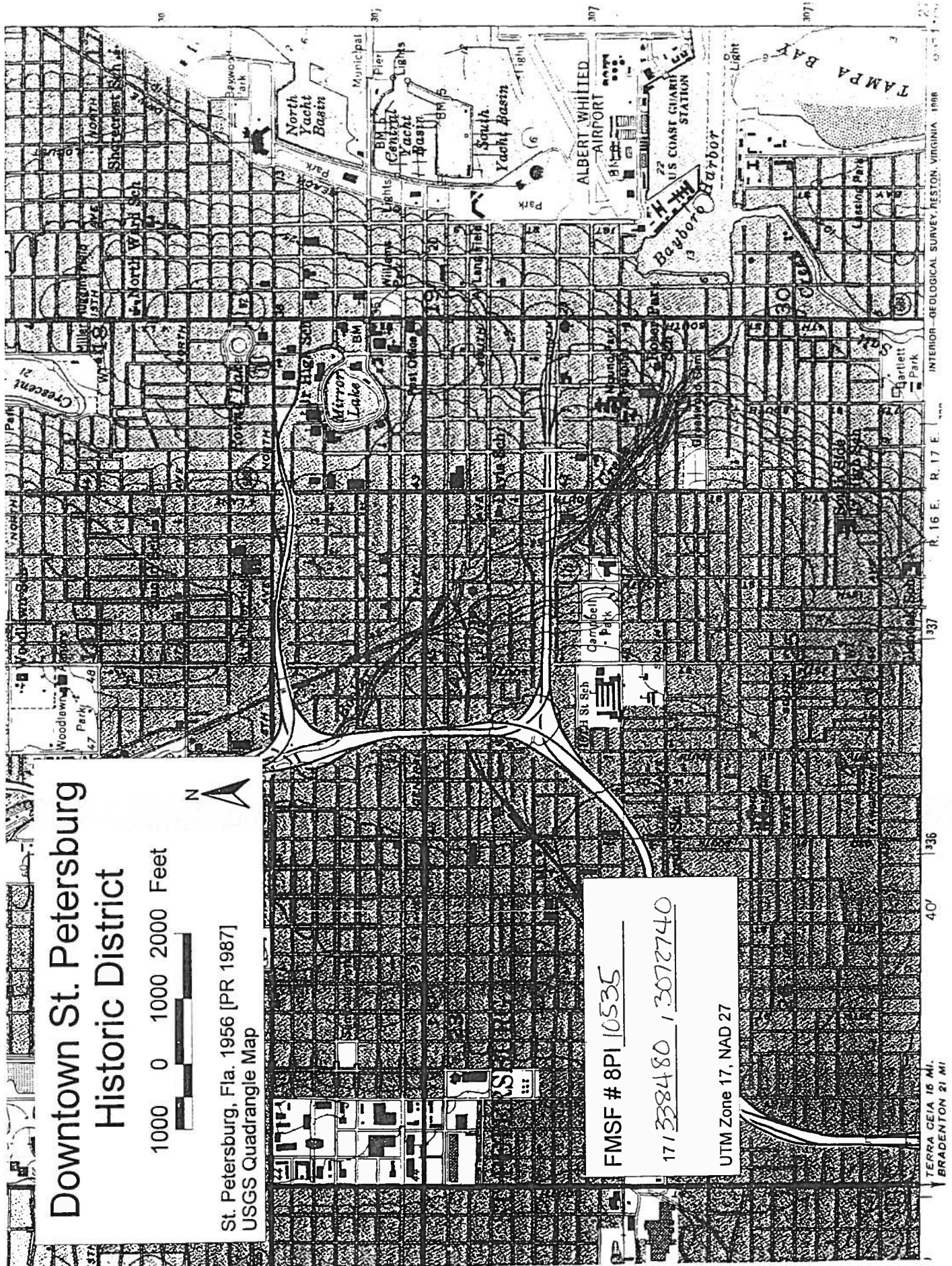


St. Petersburg, Fla. 1956 [PR 1987]  
USGS Quadrangle Map

FMSF # 8PI 10535

171 338480 / 3072740

UTM Zone 17, NAD 27



TERRA CEIA 15 MI.  
BRADENTON 21 MI.

40'

337

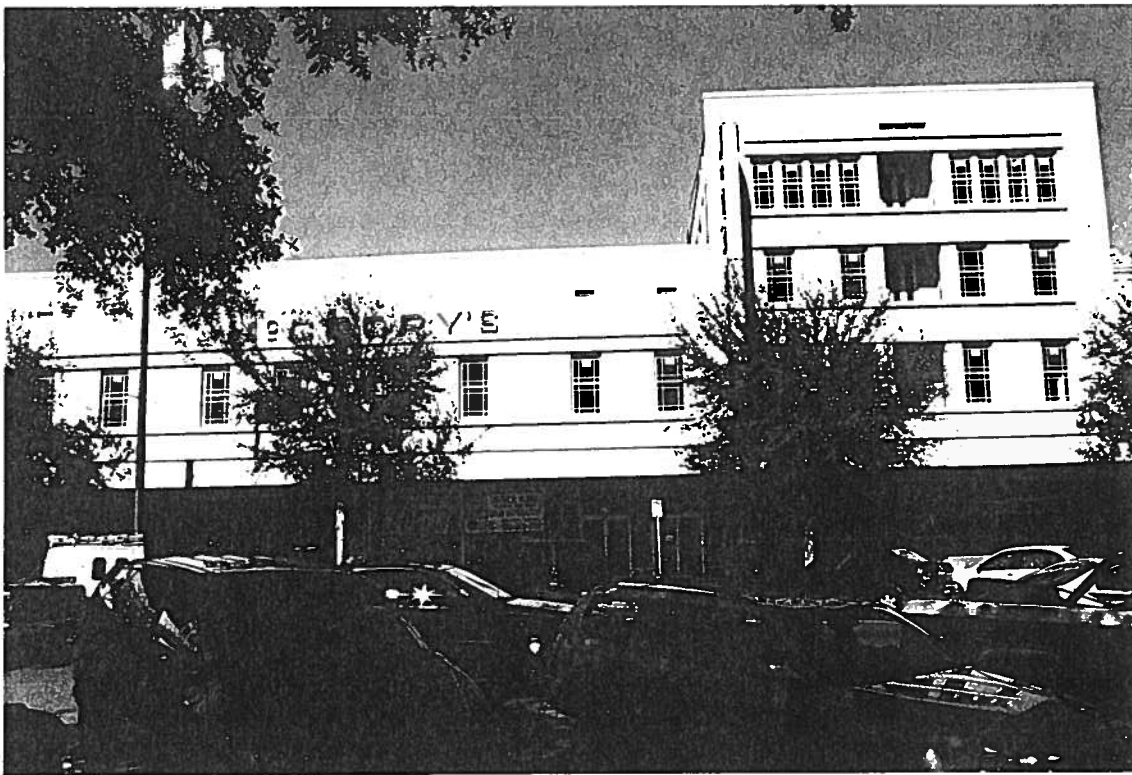
R. 16 E. R. 17 E.

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA 1986

22







FLORIDA MASTER SITE FILE

Site Inventory Form

F-2

FDAHRM 802==  
Site No. PI-10535 1009==

Site Name McCrory's Hotel Alden 830== Survey Date 7712 820==

Instruction for locating (or address) 425 Central Ave.  
St. Petersburg, Florida 813==

Location: revised / 27 / 16,17,18 868==  
subdivision name block no. lot no.

County: PI 808==

Owner of Site: Name: Mc Crory Corporation (Tax Dept 25 fl.) ;  
Address: 888 Seventh Ave.  
New York, New York 10019 902==

Occupant, Tenant, or Manager:  
Name: \_\_\_\_\_ 904==

Type of Ownership corporate 848== Recording Date \_\_\_\_\_ 832==

Recorder:  
Name & Title: Nuccio, Margaret Historical Research ;  
Address: City Hall, St. Petersburg, Florida  
818==

Condition of Site: Check one	Integrity of Site: Check one or more	Original Use <u>Hotel</u> 838==
<input type="checkbox"/> Excellent 863==	<input checked="" type="checkbox"/> Altered 858==	Present Use <u>Stores</u> 850==
<input checked="" type="checkbox"/> Good 863==	<input type="checkbox"/> Unaltered 858==	Dates: Beginning <u>1904</u> 844==
<input type="checkbox"/> Fair 863==	<input checked="" type="checkbox"/> Original Site 858==	Culture/Phase <u>American</u> 840==
<input type="checkbox"/> Deteriorated 863==	<input type="checkbox"/> Restored ( ) Date: ( ) 858==	Developmental Stage <u>20 century</u> 842==
	<input type="checkbox"/> Moved ( ) Date: ( ) 858==	

NR Classification Category: building 916==

Threats to Site:  
Check one or more

<input type="checkbox"/> Zoning ( ) _____ ( ) 878==	<input type="checkbox"/> Transportation ( ) _____ ( ) 878==
<input type="checkbox"/> Development ( ) _____ ( ) 878==	<input type="checkbox"/> Fill ( ) _____ ( ) 878==
<input type="checkbox"/> Deterioration ( ) _____ ( ) 878==	<input type="checkbox"/> Dredge ( ) _____ ( ) 878==
<input type="checkbox"/> Borrowing ( ) _____ ( ) 878==	
<input type="checkbox"/> Other (See Remarks below): _____ 878==	

Areas of Significance: \_\_\_\_\_ 910==

first

Significance: One of the smaller hostelryes located downtown commercial district.

911==

ARCHITECT Carpenter, W.J. 872==  
 BUILDER Holliday, M.L. 874==  
 STYLE AND/OR MODE ~~masonry vernacular~~ modernistic 964==  
 PLAN TYPE rectangle 966==  
 EXTERIOR FABRIC(S) stucco 854==  
 STRUCTURAL SYSTEM(S) masonry 856==  
 FOUNDATION: spread footing 942==  
 ROOF TYPE: flat 942==  
 SECONDARY ROOF STRUCTURE(S): \_\_\_\_\_ 942==  
 CHIMNEY LOCATION: center 942==  
 WINDOW TYPE: DHS 1/1 942==  
 CHIMNEY: brick 882==  
 ROOF SURFACING: built up 882==  
 INTERIOR WALLS: dry wall 882==  
 ORNAMENT INTERIOR: \_\_\_\_\_ 882==  
 ORNAMENT EXTERIOR: \_\_\_\_\_ 882==  
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 4 950==  
 OTHER (SPECIFY) \_\_\_\_\_ 954==  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809==  
 Latitude and Longitude: \_\_\_\_\_ 800==  
 ° : " ° ' "

LOCATION SKETCH OR MAP N

Township	Range	Section
31	17	19

UTM Coordinates; \_\_\_\_\_ 890==  
 Zone Easting Northing

Contact Print



## HISTORICAL STRUCTURE FORM

Site #8: P110536

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 199904

Recorder #: \*\* blank \*\*

Field Date: 04/21/1999

Form Date: 02/15/2001

Site name(s): 449 CENTRAL AVE

[Other name(s)]: \*\* blank \*\*

Mult. list #: \*\* blank \*\*

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: \*\* blank \*\*

National register category: Building(s)

### LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 449/\*\*/CENTRAL/Avenue/\*\*

Cross streets nearest/between: BETWEEN 4TH AND 5TH STREET NORTH

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: \*\* blank \*\*

Subdivision name: \*\* blank \*\*

Block: \*\* blank \*\*

Lot no.: \*\* blank \*\*

Ownership type: \*\* blank \*\*

Name of pubtract (e.g., park): \*\* blank \*\*

Route to (or vicinity of): EAST ON 4TH AV N, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

### MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/\*\*

Irregular section: \*\* blank \*\*

Landgrant: \*\* blank \*\*

UTM Zone/Easting/Northing: 17/338450/3072750

Plat or other map (map's name, location): \*\* blank \*\*

### DESCRIPTION

Style: Art Deco: ca. 1920-1940

[Other style]: \*\* blank \*\*

Exterior plan: Rectangular

[Other exterior plan]: \*\* blank \*\*

No. stories: 2

Structural system(s): Unknown, as specified by documenter

[Other structural system(s)]: \*\* blank \*\*

Foundation types: Continuous

[Other foundation type]: \*\* blank \*\*

Foundation materials: Not specified by surveyor

[Other foundation materials]: \*\* blank \*\*

Exterior fabrics: Stucco

[Other exterior fabrics] \*\* blank \*\*

Roof types: \*\* blank \*\*

[Other roof types]: PARAPET WALL



Roof materials: Unspecified by surveyor  
[Other roof materials]: \*\* blank \*\*  
Roof secondary structures (dormers etc): \*\* blank \*\*  
[Other roof secondary structures]: \*\* blank \*\*  
Chimney no.: \*\* blank \*\*  
Chimney materials: \*\* blank \*\*  
[Other chimney materials]: \*\* blank \*\*  
Chimney locations: \*\* blank \*\*  
Windows (types, materials, etc.): MODERN TRIPLE WINDOWS METAL FRAME PLATE GLASS 2ND FLOOR W/ GLASS BLOCK TRANSOM  
Main entrance (stylistic details): \*\* blank \*\*  
# of open porches: 1  
# of closed porches: \*\* blank \*\*  
# of incised porches: \*\* blank \*\*  
Porch locations: FACES S.  
Porch roof types: FLAT MARQUEE  
Exterior ornament: INCISED HORIZONTAL BANDS BETWEEN WINDOWS  
Interior plan: \*\* blank \*\*  
[Other interior plan]: ARCADE N. TO S. ENTRANCE  
Condition: Good  
Narrative description: \*\* blank \*\*  
Commercial surroundings (proportion): All/nearly all cult. resources show quality (>90%)  
Residential surroundings (proportion): No/few cultural resources show quality (<10%)  
Institutional surroundings (proportion): No/few cultural resources show quality (<10%)  
Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)  
Ancillary features (no., outbuildings, etc.): \*\* blank \*\*  
Artifacts or other remains: \*\* blank \*\*  
FMSF Archaeological form completed? No: Archaeological Form not done

## HISTORY

Construction year (e.g. C1933, 1936+, 1936-): C1920  
Architect (last name first): \*\* blank \*\*  
Builder (last name first): \*\* blank \*\*  
Change status/year changed/date noted/nature: \*\* blank \*\*  
Original, intermediate, present uses/year started/year ended: Store unspecified/\*\*/\*\*; Office/\*\*/\*\*  
[Other uses]: \*\* blank \*\*  
Ownership history (esp. original owners): \*\* blank \*\*

## RESEARCH METHODS

Research methods: Florida Site File search for this property; Windshield\*\*; Local tax records only  
[Other research methods]: \*\* blank \*\*

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites  
Local register eligible for: \*\* blank \*\*  
Individually elig. for Nat. Register? Ineligible for NR, considered independently  
Potential contributor to NR district? Potential contributor, National Register district  
Area(s) of historical significance: \*\* blank \*\*  
[Other historical associations]: \*\* blank \*\*  
Explanation of evaluation: OF STYLE AND PERIOD

## DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe \*\* blank \*\*

## RECORDER

**Recorder name (last name first):** PANAMERICAN CONSULTANTS, INC.

**Recorder address and phone:** 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

**Recorder affiliation:** \*\* blank \*\*

**[Other affiliation]:** \*\* blank \*\*

**Is text-only supplement file attached?** \*\* blank \*\*

# Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

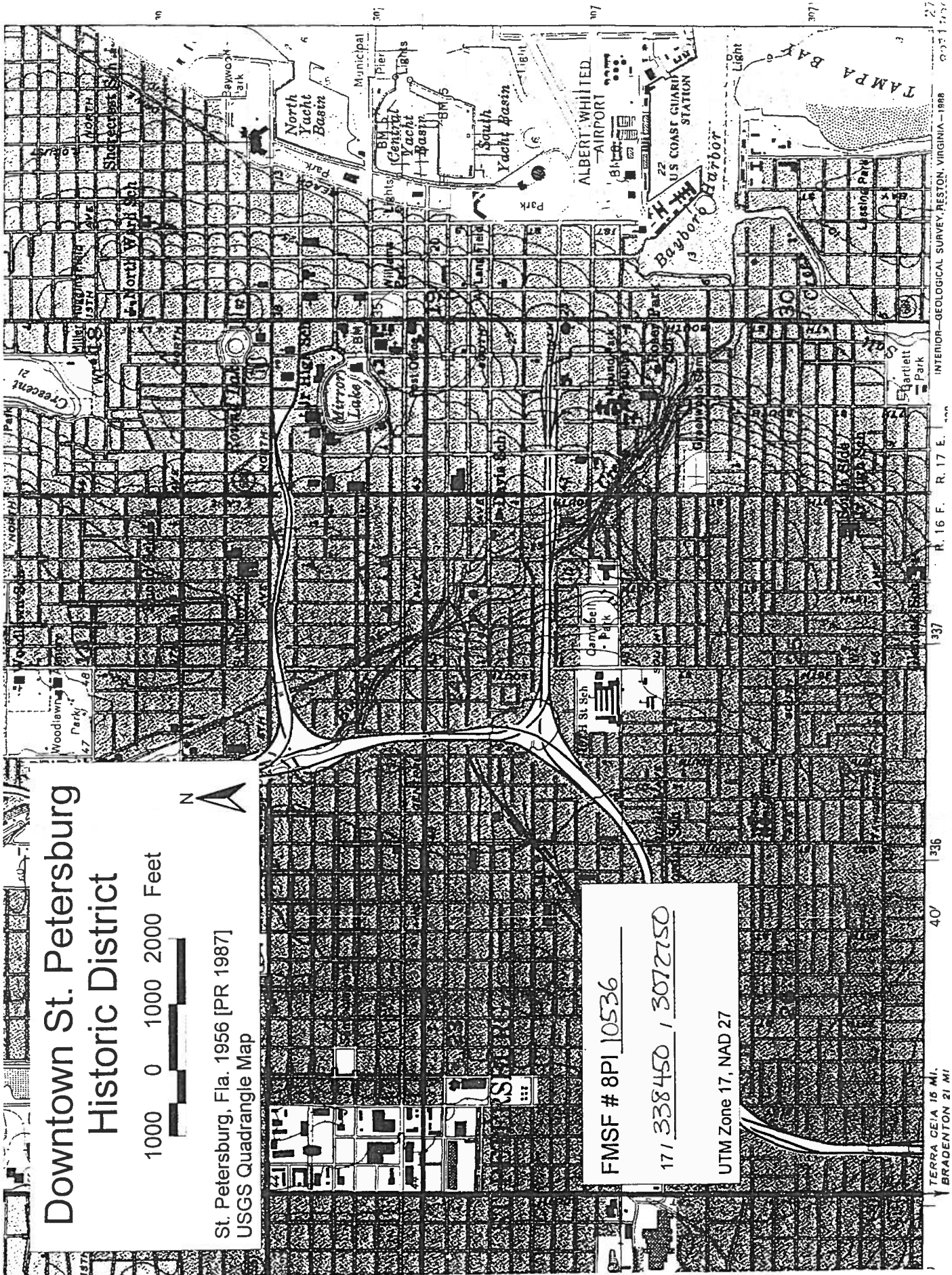


St. Petersburg, Fla. 1956 [PR 1987]  
USGS Quadrangle Map

FMSF # 8PI 10536

171 338450 / 3072750

UTM Zone 17, NAD 27



TERRA CEIA 16 MI.  
BRADENTON 21 MI.

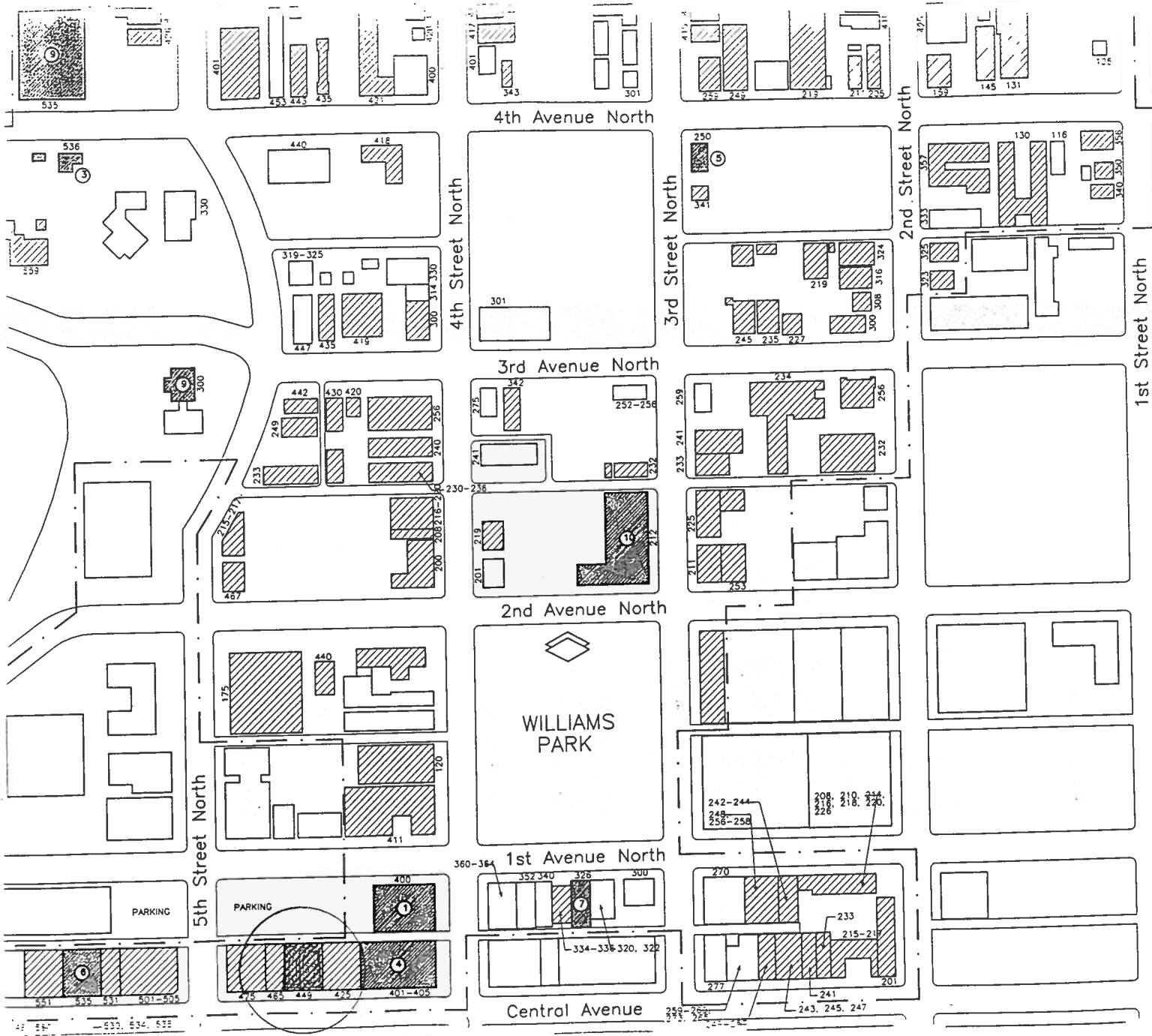
336

337

R. 16 F. R. 17 E.

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988

27







## HISTORICAL STRUCTURE FORM

Site #8: PI10537

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 199904

Recorder #: \*\* blank \*\*

Field Date: 04/21/1999

Form Date: 02/15/2001

Site name(s): THRIFTY DISCOUNT

[Other name(s)]: \*\* blank \*\*

Mult. list #: \*\* blank \*\*

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: \*\* blank \*\*

National register category: Building(s)

### LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 465/\*\*/CENTRAL/Avenue/\*\*

Cross streets nearest/between: BETWEEN 4TH AND 5TH STREET NORTH

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: \*\* blank \*\*

Subdivision name: \*\* blank \*\*

Block: \*\* blank \*\*

Lot no.: \*\* blank \*\*

Ownership type: \*\* blank \*\*

Name of subtract (e.g., park): \*\* blank \*\*

Route to (or vicinity of): EAST ON 4TH AVN, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

### MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/\*\*

Irregular section: \*\* blank \*\*

Landgrant: \*\* blank \*\*

UTM Zone/Easting/Northing: 17/338450/3072750

Plat or other map (map's name, location): \*\* blank \*\*

### DESCRIPTION

Style: Moderne (Modernistic, Art Moderne): ca. 1920-1940

[Other style]: \*\* blank \*\*

Exterior plan: Rectangular

[Other exterior plan]: \*\* blank \*\*

No. stories: 3

Structural system(s): Steel skeleton

[Other structural system(s)]: \*\* blank \*\*

Foundation types: Continuous

[Other foundation type]: \*\* blank \*\*

Foundation materials: Not specified by surveyor

[Other foundation materials]: \*\* blank \*\*

Exterior fabrics: Brick; Concrete

[Other exterior fabrics] 7 COURSE AMERICAN BAND

Roof types: Flat

[Other roof types]: \*\* blank \*\*

Roof materials: Unspecified by surveyor  
[Other roof materials]: \*\* blank \*\*  
Roof secondary structures (dormers etc): \*\* blank \*\*  
[Other roof secondary structures]: \*\* blank \*\*  
Chimney no.: \*\* blank \*\*  
Chimney materials: \*\* blank \*\*  
[Other chimney materials]: \*\* blank \*\*  
Chimney locations: \*\* blank \*\*  
Windows (types, materials, etc.): METAL FRAMED STORE FRONT WINDOWS ON FACADE, 1 OVER 6 DOUBLE HUNG SASH ON REAR (1 WINDOW ONLY)  
Main entrance (stylistic details): RECESSED PLATE GLASS, RECENT TERRACOTTA TILE FLOORING, DOUBLE PLATE GLASS DOOR  
# of open porches: \*\* blank \*\*  
# of closed porches: \*\* blank \*\*  
# of incised porches: 1  
Porch locations: S. FACADE  
Porch roof types: \*\* blank \*\*  
Exterior ornament: REAR ENTRANCE--INTERNATIONAL STYLE W/LEDGE OVER SLIGHTLY RECESSED DOOR, REAR FIRE ESCAPE W/ 2 DOOR FRONT COPPER MOLDING  
Interior plan: Unknown Interior Plan  
[Other interior plan]: \*\* blank \*\*  
Condition: Good  
Narrative description: \*\* blank \*\*  
Commercial surroundings (proportion): All/nearly all cult. resources show quality (>90%)  
Residential surroundings (proportion): No/few cultural resources show quality (<10%)  
Institutional surroundings (proportion): No/few cultural resources show quality (<10%)  
Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)  
Ancillary features (no., outbldings, etc.): \*\* blank \*\*  
Artifacts or other remains: \*\* blank \*\*  
FMSF Archaeological form completed? No: Archaeological Form not done

## HISTORY

Construction year (e.g. C1933, 1936+, 1936-): C1940  
Architect (last name first): \*\* blank \*\*  
Builder (last name first): \*\* blank \*\*  
Change status/year changed/date noted/nature: \*\*/\*\*\*/FRONT WINDOWS  
Original, intermediate, present uses/year started/year ended: Commercial unspecified\*\*/\*\*/\*\*  
[Other uses]: \*\* blank \*\*  
Ownership history (esp. original owners): THRIFTY DISCOUNT STORE (FADED PAINT ON FRONT)

## RESEARCH METHODS

Research methods: Florida Site File search for this property; Windshield\*\*; Local tax records only  
[Other research methods]: \*\* blank \*\*

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites  
Local register eligible for: \*\* blank \*\*  
Individually elig. for Nat. Register? Ineligible for NR, considered independently  
Potential contributor to NR district? Potential contributor, National Register district  
Area(s) of historical significance: \*\* blank \*\*  
[Other historical associations]: \*\* blank \*\*  
Explanation of evaluation: \*\* blank \*\*

## DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe \*\* blank \*\*

RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.

Recorder address and phone: 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

Recorder affiliation: \*\* blank \*\*

[Other affiliation]: \*\* blank \*\*

Is text-only supplement file attached? \*\* blank \*\*

# Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

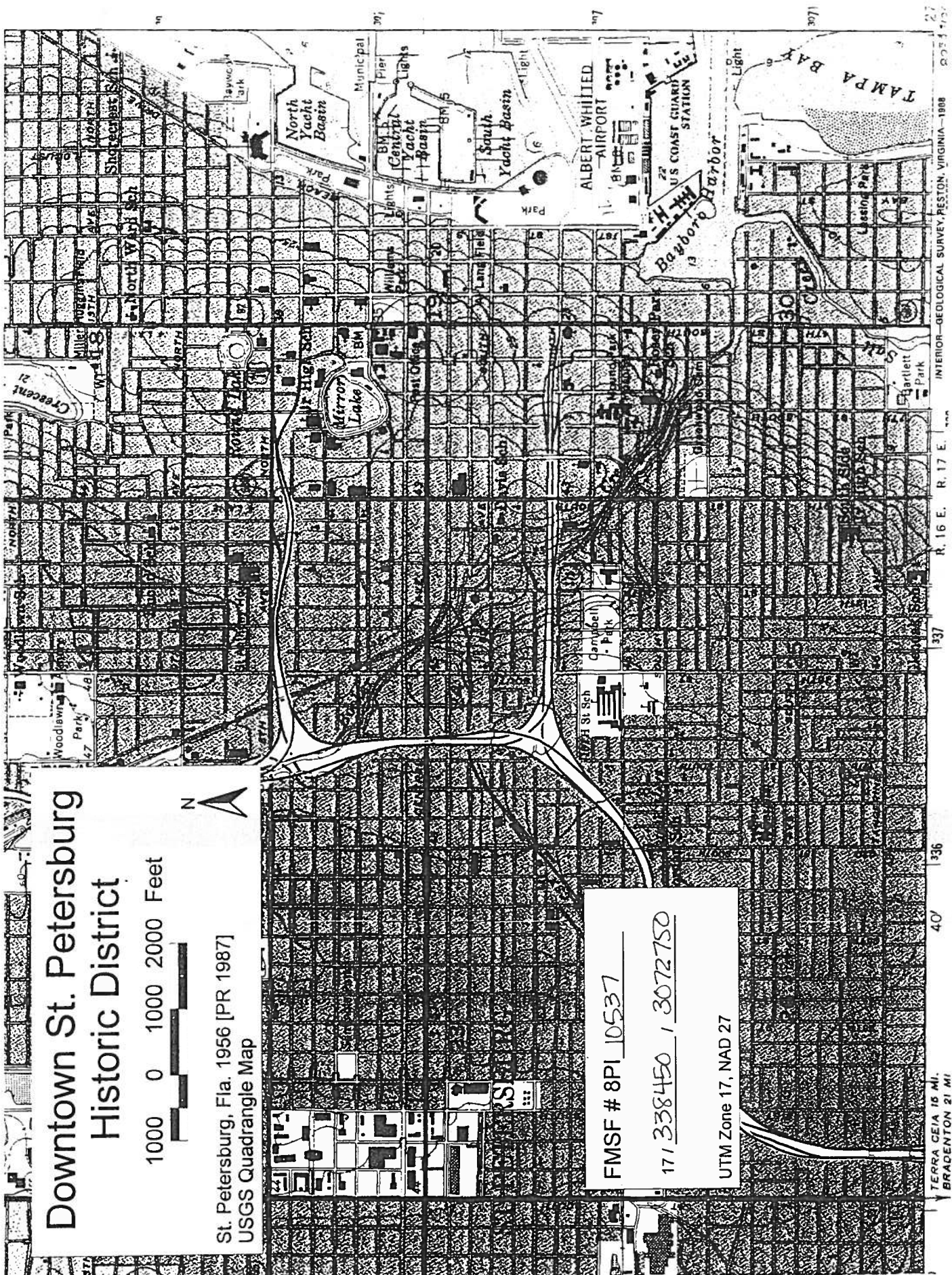


St. Petersburg, Fla. 1956 [PR 1987]  
USGS Quadrangle Map

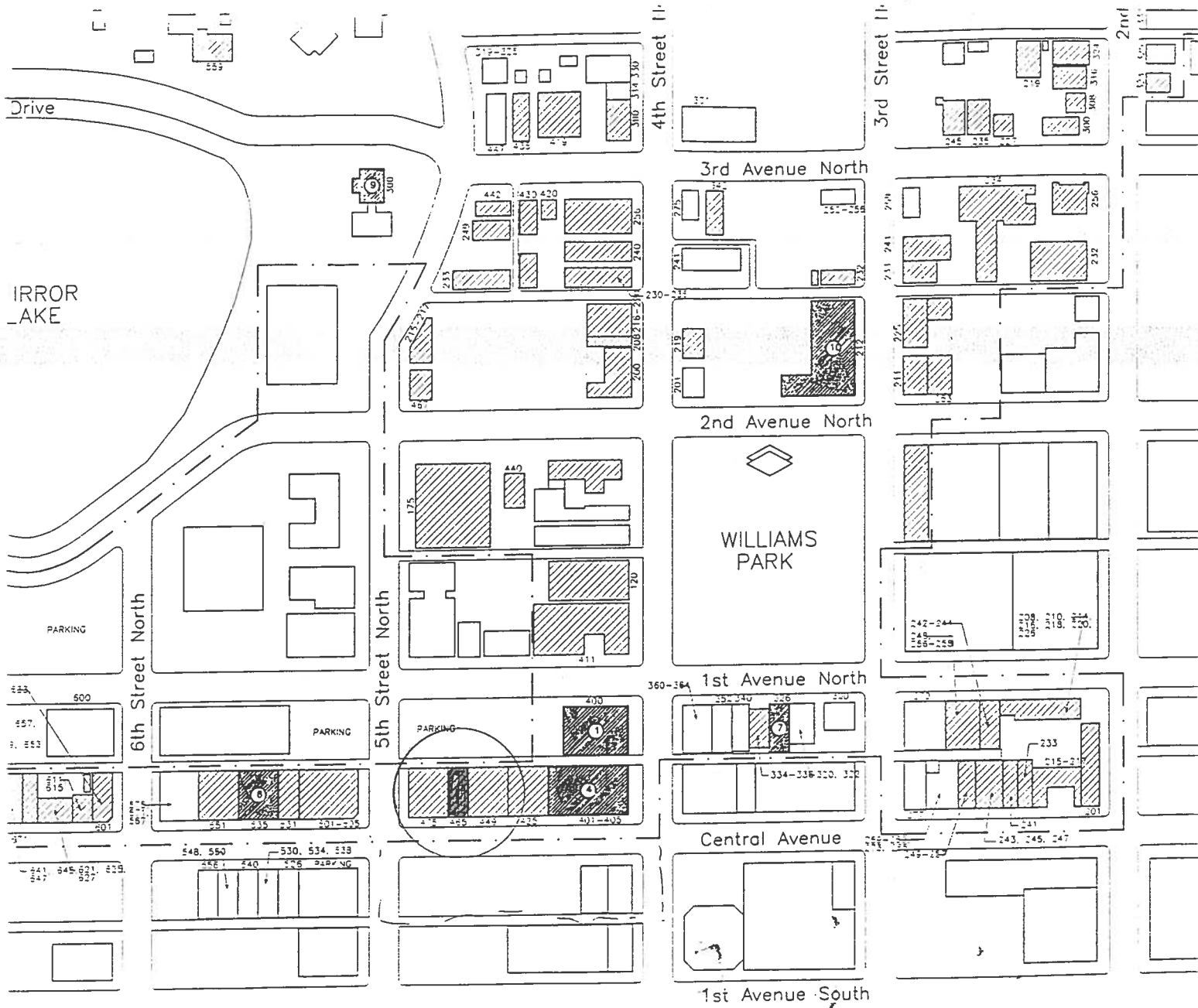
FMSF # 8PI 10537

171 338450 1 3072750

UTM Zone 17, NAD 27



INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988  
R. 16 E. R. 17 E.  
TERRA CEIA 16 MI.  
BRADENTON 21 MI.







## HISTORICAL STRUCTURE FORM

Site #8: PI00290

First site form recorded for this site? Update form for a site previously recorded at FSF

Identifying code (field date): 199904

Recorder #: \*\* blank \*\*

Field Date: 04/21/1999

Form Date: 02/15/2001

Site name(s): 475 CENTRAL AVE

[Other name(s)]: KRESS BUILDING

Mult. list #: \*\* blank \*\*

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: \*\* blank \*\*

National register category: Building(s)

### LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 475/\*\*/CENTRAL/Avenue/\*\*

Cross streets nearest/between: BETWEEN 4TH AND 5TH STREET NORTH

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: \*\* blank \*\*

Subdivision name: \*\* blank \*\*

Block: \*\* blank \*\*

Lot no.: \*\* blank \*\*

Ownership type: \*\* blank \*\*

Name of subtract (e.g., park): \*\* blank \*\*

Route to (or vicinity of): EAST ON 4TH AV N, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

### MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/\*\*

Irregular section: \*\* blank \*\*

Landgrant: \*\* blank \*\*

UTM Zone/Easting/Northing: 17/338460/3072740

Plat or other map (map's name, location): \*\* blank \*\*

### DESCRIPTION

Style: Mediterranean Revival: ca. 1880-1940

[Other style]: 2ND PART COMMERCIAL

Exterior plan: Square

[Other exterior plan]: \*\* blank \*\*

No. stories: 5

Structural system(s): Steel skeleton

[Other structural system(s)]: \*\* blank \*\*

Foundation types: Continuous

[Other foundation type]: \*\* blank \*\*

Foundation materials: Not specified by surveyor

[Other foundation materials]: \*\* blank \*\*

Exterior fabrics: Stone; Terra cotta

[Other exterior fabrics] MARBLE VENEER

Roof types: Unspecified by documenter

[Other roof types]: \*\* blank \*\*

Roof materials: Unspecified by surveyor

[Other roof materials]: \*\* blank \*\*  
Roof secondary structures (dormers etc): \*\* blank \*\*  
[Other roof secondary structures]: \*\* blank \*\*  
Chimney no.: \*\* blank \*\*  
Chimney materials: \*\* blank \*\*  
[Other chimney materials]: \*\* blank \*\*  
Chimney locations: \*\* blank \*\*  
Windows (types, materials, etc.): PLATE GLASS & FIXED SASH (1ST & 2ND FLOOR) 1 OVER 1 DOUBLE HUNG SASH METAL IN NEXT 3 FLOORS  
Main entrance (stylistic details): FACES W. PLATE GLASS DOORS  
# of open porches: \*\* blank \*\*  
# of closed porches: \*\* blank \*\*  
# of incised porches: \*\* blank \*\*  
Porch locations: \*\* blank \*\*  
Porch roof types: \*\* blank \*\*  
Exterior ornament: MOLDED TERRA COTTA BELT COURSE AND CORNICE DECROATIVE PANELS UNDER WINDOWS ON 3-5 FLOOR  
Interior plan: Unknown Interior Plan  
[Other interior plan]: \*\* blank \*\*  
Condition: Excellent  
Narrative description: \*\* blank \*\*  
Commercial surroundings (proportion): All/nearly all cult. resources show quality (>90%)  
Residential surroundings (proportion): No/few cultural resources show quality (<10%)  
Institutional surroundings (proportion): No/few cultural resources show quality (<10%)  
Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)  
Ancillary features (no., outbldings, etc.): \*\* blank \*\*  
Artifacts or other remains: \*\* blank \*\*  
FMSF Archaeological form completed? No: Archaeological Form not done

## HISTORY

Construction year (e.g. C1933, 1936+, 1936-): C1920  
Architect (last name first): \*\* blank \*\*  
Builder (last name first): \*\* blank \*\*  
Change status/year changed/date noted/nature: \*\* blank \*\*  
Original, intermediate, present uses/year started/year ended: Office/\*\*/\*\*; Store unspecified/\*\*/\*\*  
[Other uses]: \*\* blank \*\*  
Ownership history (esp. original owners): \*\* blank \*\*

## RESEARCH METHODS

Research methods: Florida Site File search for this property; Windshield\*\*; Local tax records only  
[Other research methods]: \*\* blank \*\*

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? \*\* blank \*\*  
Local register eligible for: \*\* blank \*\*  
Individually elig. for Nat. Register? \*\* blank \*\*  
Potential contributor to NR district? \*\* blank \*\*  
Area(s) of historical significance: \*\* blank \*\*  
[Other historical associations]: \*\* blank \*\*

Explanation of evaluation: ATTRACTIVE BUILDING WITH GOOD TERRA COTTA BUILDING DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe \*\* blank \*\*

RECORDER

**Recorder name (last name first):** PANAMERICAN CONSULTANTS, INC.  
**Recorder address and phone:** 1207 N. HIMES, SUITE 5, TAMPA, FL 33607  
**Recorder affiliation:** \*\* blank \*\*  
**[Other affiliation]:** \*\* blank \*\*  
**Is text-only supplement file attached?** \*\* blank \*\*

# Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

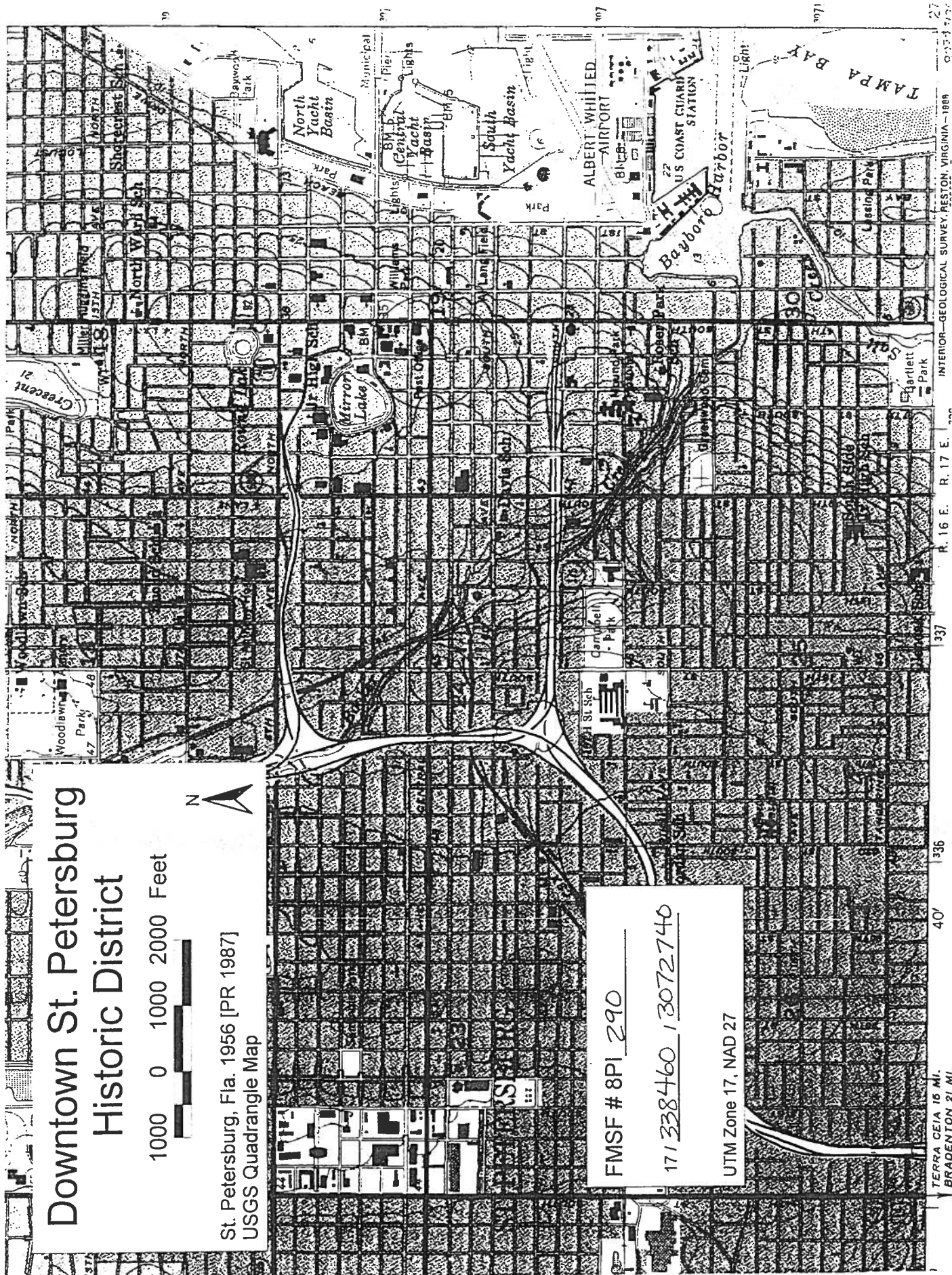


St. Petersburg, Fla. 1956 [PR 1987]  
USGS Quadrangle Map

FMSF # 8PI 290

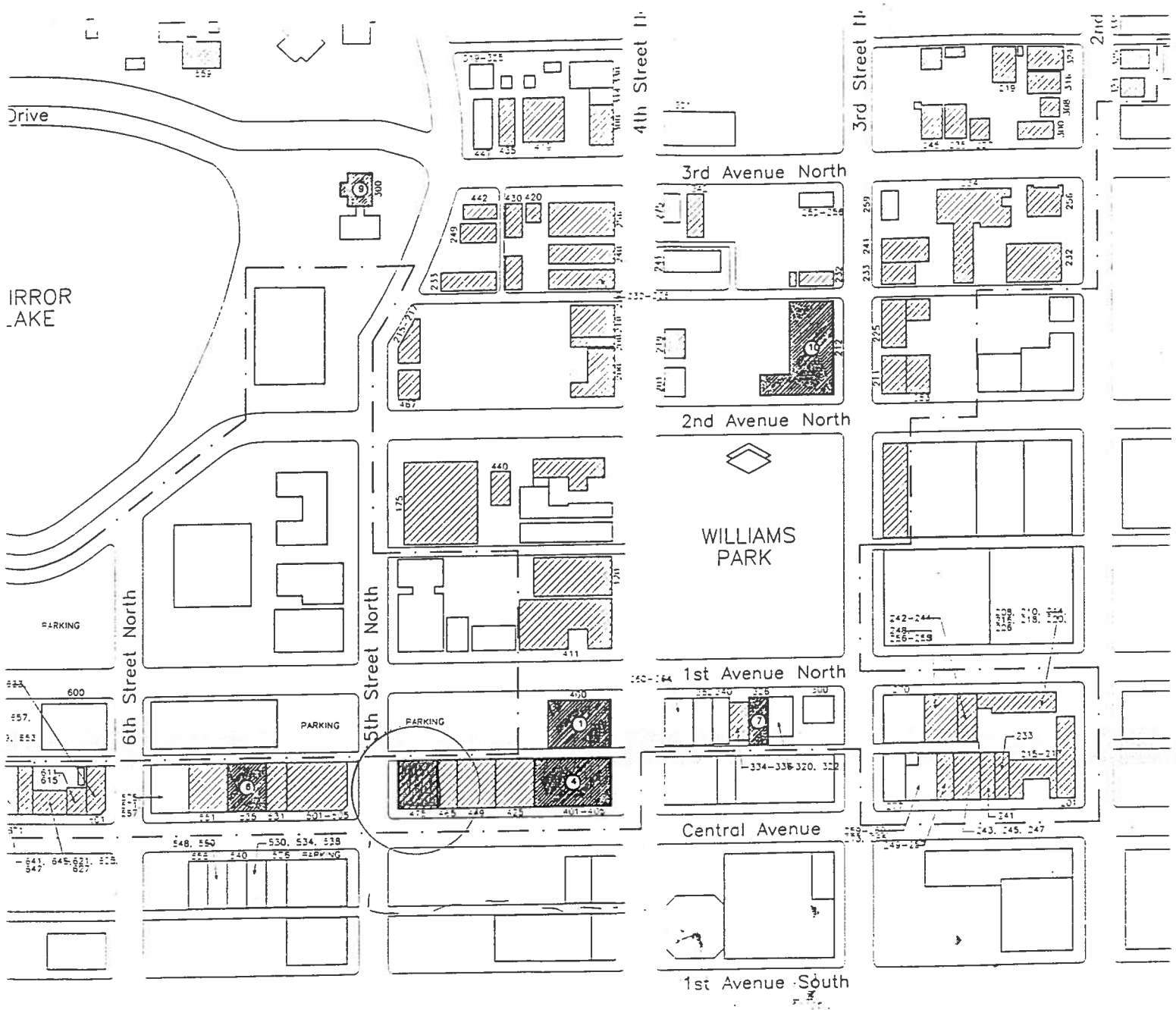
171 338460 13072740

UTM Zone 17, NAD 27



336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500







FLORIDA MASTER SITE FILE  
Site Inventory Form

PI-290

FDAHRM 802 = =

Site No. 23 1009 = =

Site Name Kress Building 830 = = Survey Date 84-10 820 = =

Address of Site: 475 Central Avenue 905 = =

Instruction for locating \_\_\_\_\_

Location: Revised Map of St. Petersburg/ 27 / 11 & 12 868 = =  
subdivision name block no. lot no.

County: Pinellas 808 = =

Owner of Site: Name: St. Petersburg Kress Ltd. ;  
Address: c/o City of St. Petersburg  
P.O. Box 2842 St. Petersburg, FL 33731 902 = =

Occupant, Tenant, or Manager:  
Name: City of St. Petersburg ;  
Address: P.O. Box 2842, St. Petersburg, FL 33731 904 = =

Type of Ownership Private 848 = = Recording Date \_\_\_\_\_ 832 = =

Recorder:  
Name & Title: Rosetti, Lynn M.; Planner II ;  
Address: City of St. Petersburg Planning Department  
P.O. Box 2842 St. Petersburg, FL 33731 818 = =

Condition of Site:	Integrity of Site:	Original Use <u>Commercial</u> 838 = =
Check One or More	Check One or More	Present Use <u>Municipal</u> 850 = =
<input checked="" type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning <u>+ 1925</u> 844 = =
<input type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =
<input type="checkbox"/> Fair 863 = =	<input checked="" type="checkbox"/> Original Site 858 = =	Period <u>20th Century</u> 845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored ( ) Date: ( ) 858 = =	
	<input type="checkbox"/> Moved ( ) Date: ( ) 858 = =	

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

<input checked="" type="checkbox"/> Zoning ( X ) 878 = =	<input type="checkbox"/> Transportation ( X ) 878 = =
<input type="checkbox"/> Development ( X ) 878 = =	<input type="checkbox"/> Fill ( X ) 878 = =
<input type="checkbox"/> Deterioration ( X ) 878 = =	<input type="checkbox"/> Dredge ( X ) 878 = =
<input type="checkbox"/> Borrowing ( X ) 878 = =	
<input type="checkbox"/> Other (See Remarks Below): 878 = =	

Areas of Significance: Architecture 910 = =

Significance:

Built for S. H. Kress Co., department store located central commercial district. Use is consistent with area.

911 = =

ARCHITECT \_\_\_\_\_ 872 = =  
 BUILDER Miller, G.A. 874 = =  
 STYLE AND/OR PERIOD Commercial 964 = =  
 PLAN TYPE Rectangular 966 = =  
 EXTERIOR FABRIC(S) Concrete/Block/Stucco 854 = =  
 STRUCTURAL SYSTEM(S) Masonry 856 = =

**PORCHES, VERANDAS, GALLERIES AND BALCONIES:**

\_\_\_\_\_ 942 = =

FOUNDATION: Spread footing 942 = =

ROOF TYPE: Bar joist/rigid frame; flat 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: End rear 942 = =

**MATERIALS:**

CHIMNEY: \_\_\_\_\_ 882 = =

ROOF SURFACING: Built up 882 = =

ORNAMENT EXTERIOR: Cornice Urns 882 = =

**QUANTITATIVE DATA:**

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 4 950 = =

NO. OF DORMERS \_\_\_\_\_ 954 = =

OTHER (SPECIFY) Basement and mezzanine 956 = =

Map Reference (incl. scale & date) \_\_\_\_\_

809 = =

Latitude and Longitude:

° ' " ° ' "

800 = =

Site Size (Approx. Acreage of Property): \_\_\_\_\_ 833 = =

LOCATION SKETCH OR MAP N

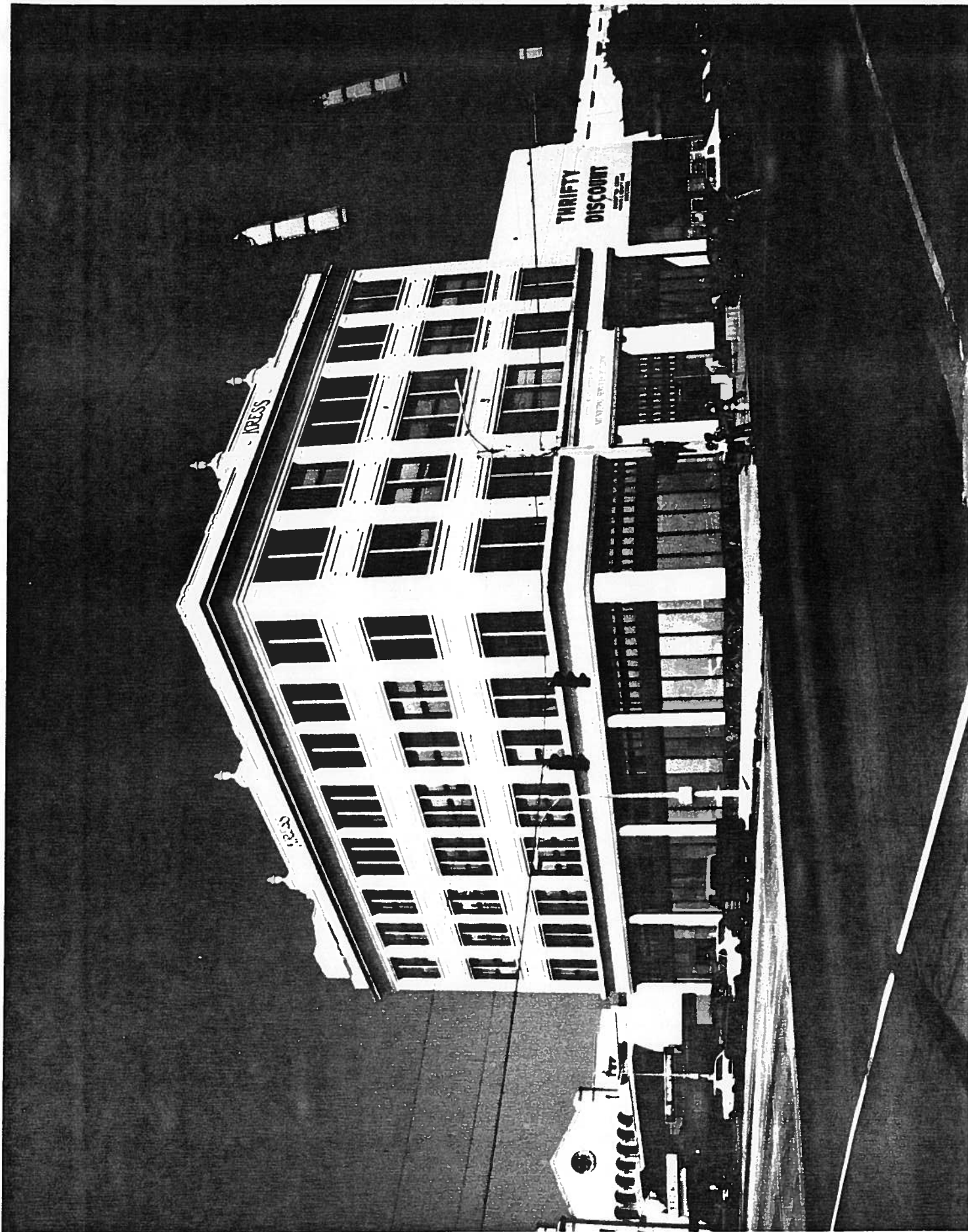
Township	Range	Section
31	17	19

812 = =

UTM Coordinates:

\_\_\_\_\_ 890 = =  
 Zone Easting Northing

Contact Print





FLORIDA MASTER SITE FILE

Site Inventory Form

F-2  
43

FDAHRM 802==  
Site No. PI-290 1009==

Site Name Kress Building 830== Survey Date 77 11 820==  
Instruction for locating (or address) 475 Central Ave.  
St. Pete Fla. 813==

Location: revised / 27 / 11 & 12 868==  
subdivision name block no. lot no.

County: PI 808==

Owner of Site: Name: S.H. Kress Co ;  
Address: 475 Central Ave.  
St. Pete Fla. 33701 902==

Occupant, Tenant, or Manager:  
Name: S.H. Kress Co. 904==

Type of Ownership corporate 848== Recording Date \_\_\_\_\_ 832==

Recorder:  
Name & Title: Margaret Nuccio, Hist. Res. ;  
Address: City Hall, St. Pete Fla.  
\_\_\_\_\_ 818==

Condition of Site: Integrity of Site: Original Use Commercial 838==  
Check one Check one or more Present Use Non-Commercial 850==  
 Excellent 863==  Altered 858==  
 Good 863==  Unaltered 858==  
 Fair 863==  Original Site 858==  
 Deteriorated 863==  Restored ( ) Date: ( ) 858==  
 Moved ( ) Date: ( ) 858==  
Dates: Beginning +1925 844==  
Culture/Phase American 840==  
Developmental Stage 20 century 842==  
NR Classification Category: building 916==

Threats to Site:  
Check one or more  
 Zoning ( ) \_\_\_\_\_ ( ) 878==  
 Development ( ) \_\_\_\_\_ ( ) 878==  
 Deterioration ( ) \_\_\_\_\_ ( ) 878==  
 Borrowing ( ) \_\_\_\_\_ ( ) 878==  
 Other (See Remarks below): \_\_\_\_\_ 878==  
 Transportation ( ) \_\_\_\_\_ ( ) 878==  
 Fill ( ) \_\_\_\_\_ ( ) 878==  
 Dredge ( ) \_\_\_\_\_ ( ) 878==

Areas of Significance: Architecture 910==

Significance:  
Built for S.H. Kress Co.- department store located central commercial district. Use is consistent with area. cost to build \$225,000.  
\_\_\_\_\_ 911==

ARCHITECT \_\_\_\_\_ 872==  
 BUILDER Miller, G.A. 874==  
 STYLE AND/OR MODE commercial 964==  
 PLAN TYPE rectangular 966==  
 EXTERIOR FABRIC(S) conc/block/stucco 854==  
 STRUCTURAL SYSTEM(S) masonry pil/stl 856==  
 FOUNDATION: spread ftg 942==  
 ROOF TYPE: bar joist/rigid frame flat 942==  
 SECONDARY ROOF STRUCTURE(S): - 942==  
 CHIMNEY LOCATION: end rear 942==  
 WINDOW TYPE: DH 1/1 942==  
 CHIMNEY: \_\_\_\_\_ 882==  
 ROOF SURFACING: built up 882==  
 INTERIOR WALLS: plastered direct 882==  
 ORNAMENT INTERIOR: ~~XXXXXXXXXX~~ 882==  
 ORNAMENT EXTERIOR: cornice urns 882==  
 NO. OF CHIMNEYS \_\_\_\_\_ 952== NO. OF STORIES 4 950==  
 OTHER (SPECIFY) basement and mezzanine 954==  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809==  
 Latitude and Longitude: \_\_\_\_\_ 800==

LOCATION SKETCH OR MAP N

Township	Range	Section
31	17	19

812==

UTM Coordinates;

890==

Zone Easting Northing

Contact Print



## HISTORICAL STRUCTURE FORM

Site #8: PI00280

First site form recorded for this site? Update form for a site previously recorded at FSF

Identifying code (field date): 199904

Recorder #: \*\* blank \*\*

Field Date: 04/21/1999

Form Date: 02/15/2001

Site name(s): MASON/PRINCESS MARTHA HOTEL

[Other name(s)]: \*\* blank \*\*

Mult. list #: \*\* blank \*\*

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: \*\* blank \*\*

National register category: Building(s)

### LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 401-11/\*\*/1ST/Avenue/North

Cross streets nearest/between: BETWEEN 4TH AND 5TH STREET NORTH

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: \*\* blank \*\*

Subdivision name: \*\* blank \*\*

Block: \*\* blank \*\*

Lot no.: \*\* blank \*\*

Ownership type: \*\* blank \*\*

Name of pubtract (e.g., park): \*\* blank \*\*

Route to (or vicinity of): EAST ON 4TH AV N, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

### MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/\*\*

Irregular section: \*\* blank \*\*

Landgrant: \*\* blank \*\*

UTM Zone/Easting/Northing: 17/338520/3072810

Plat or other map (map's name, location): \*\* blank \*\*

### DESCRIPTION

Style: Mediterranean Revival: ca. 1880-1940

[Other style]: \*\* blank \*\*

Exterior plan: Square

[Other exterior plan]: \*\* blank \*\*

No. stories: 2

Structural system(s): Masonry: don't use; specify brick, block, or stone

[Other structural system(s)]: \*\* blank \*\*

Foundation types: Continuous

[Other foundation type]: \*\* blank \*\*

Foundation materials: Brick

[Other foundation materials]: \*\* blank \*\*

Exterior fabrics: Brick

[Other exterior fabrics] COMMON BOND

Roof types: Unspecified by documenter

[Other roof types]: \*\* blank \*\*

Roof materials: \*\* blank \*\*

[Other roof materials]: \*\* blank \*\*

Roof secondary structures (dormers etc): \*\* blank \*\*

[Other roof secondary structures]: \*\* blank \*\*

Chimney no.: \*\* blank \*\*

Chimney materials: \*\* blank \*\*

[Other chimney materials]: \*\* blank \*\*

Chimney locations: \*\* blank \*\*

Windows (types, materials, etc.): WOOD CASEMENTS, LARGE FIXED SURROUNDED BY SIDELITE & TRANSOM  
WOOD; REPLACEMENTS TRIPLE WINDOWS

Main entrance (stylistic details): FACES S., 2 FULL VIEW DOORS W/ WIDE SIDELITES

# of open porches: 1

# of closed porches: \*\* blank \*\*

# of incised porches: \*\* blank \*\*

Porch locations: S. FACADE

Porch roof types: MARQUEE

Exterior ornament: SHAPED GABLE PARAPET WALL W/ CARTOUCHE, TERRA COTTA SURROUNDS ON 2ND & 3RD  
FLOOR WINDOW

Interior plan: Unknown Interior Plan

[Other interior plan]: \*\* blank \*\*

Condition: Good

Narrative description: \*\* blank \*\*

Commercial surroundings (proportion): All/nearly all cult. resources show quality (>90%)

Residential surroundings (proportion): No/few cultural resources show quality (<10%)

Institutional surroundings (proportion): No/few cultural resources show quality (<10%)

Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)

Ancillary features (no., outbuildings, etc.): \*\* blank \*\*

Artifacts or other remains: \*\* blank \*\*

FMSF Archaeological form completed? No: Archaeological Form not done

## HISTORY

Construction year (e.g. C1933, 1936+, 1936-): C1920

Architect (last name first): \*\* blank \*\*

Builder (last name first): \*\* blank \*\*

Change status/year changed/date noted/nature: \*\* blank \*\*

Original, intermediate, present uses/year started/year ended: Hotel/\*\*/\*\*

[Other uses]: \*\* blank \*\*

Ownership history (esp. original owners): \*\* blank \*\*

## RESEARCH METHODS

Research methods: Florida Site File search for this property; Windshield\*\*; Local tax records only

[Other research methods]: \*\* blank \*\*

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites

Local register eligible for: \*\* blank \*\*

Individually elig. for Nat. Register? Ineligible for NR, considered independently

Potential contributor to NR district? Potential contributor, National Register district

Area(s) of historical significance: \*\* blank \*\*

[Other historical associations]: \*\* blank \*\*

Explanation of evaluation: NICE EXAMPLE OF EARLY 20'S GUEST HOTEL W/ SHOPS

## DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe \*\* blank \*\*

RECORDER



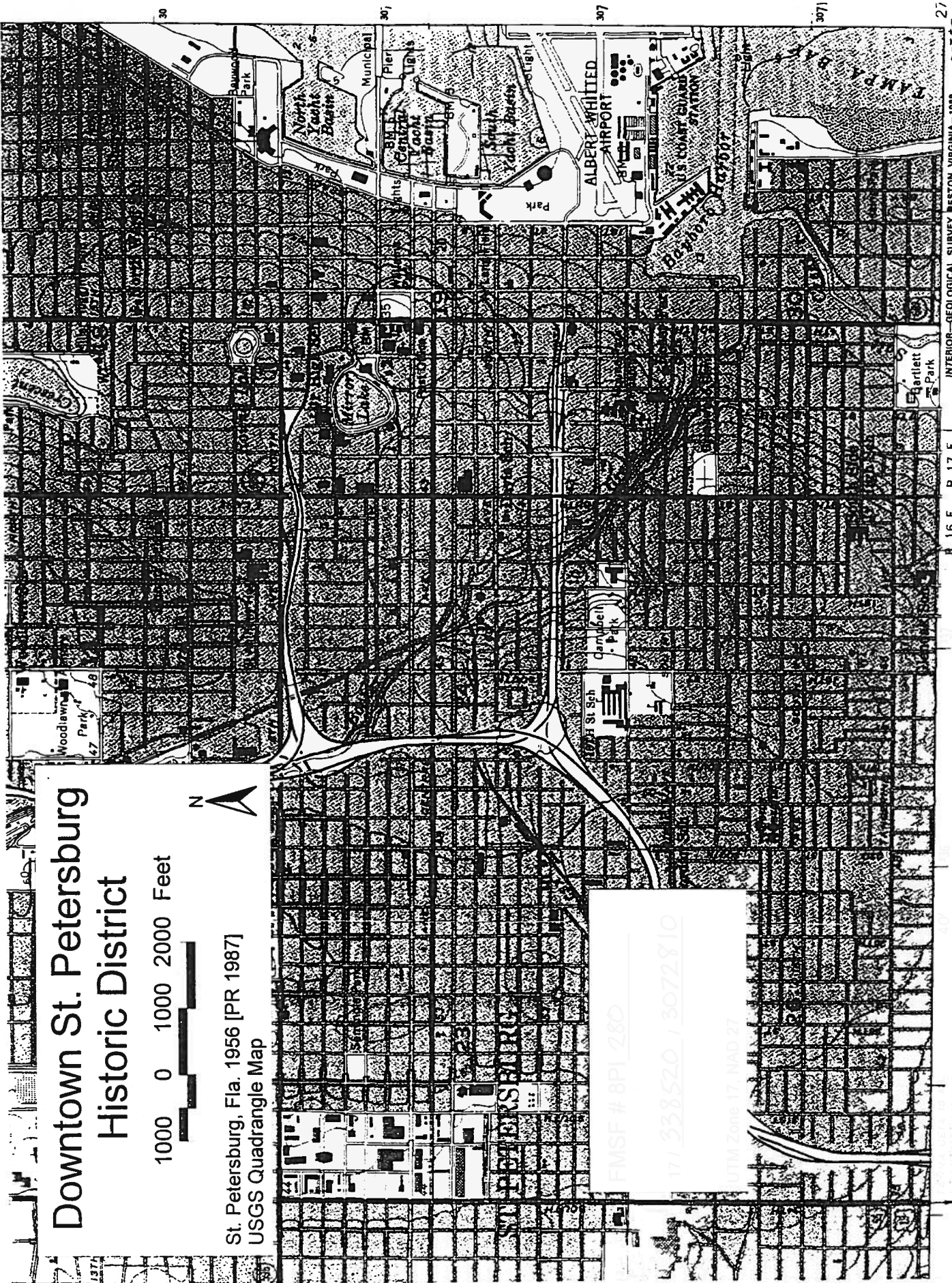
**Recorder name (last name first):** PANAMERICAN CONSULTANTS, INC.  
**Recorder address and phone:** 1207 N. HIMES, SUITE 5, TAMPA, FL 33607  
**Recorder affiliation:** \*\* blank \*\*  
**[Other affiliation]:** \*\* blank \*\*  
**Is text-only supplement file attached?** \*\* blank \*\*

# Downtown St. Petersburg Historic District

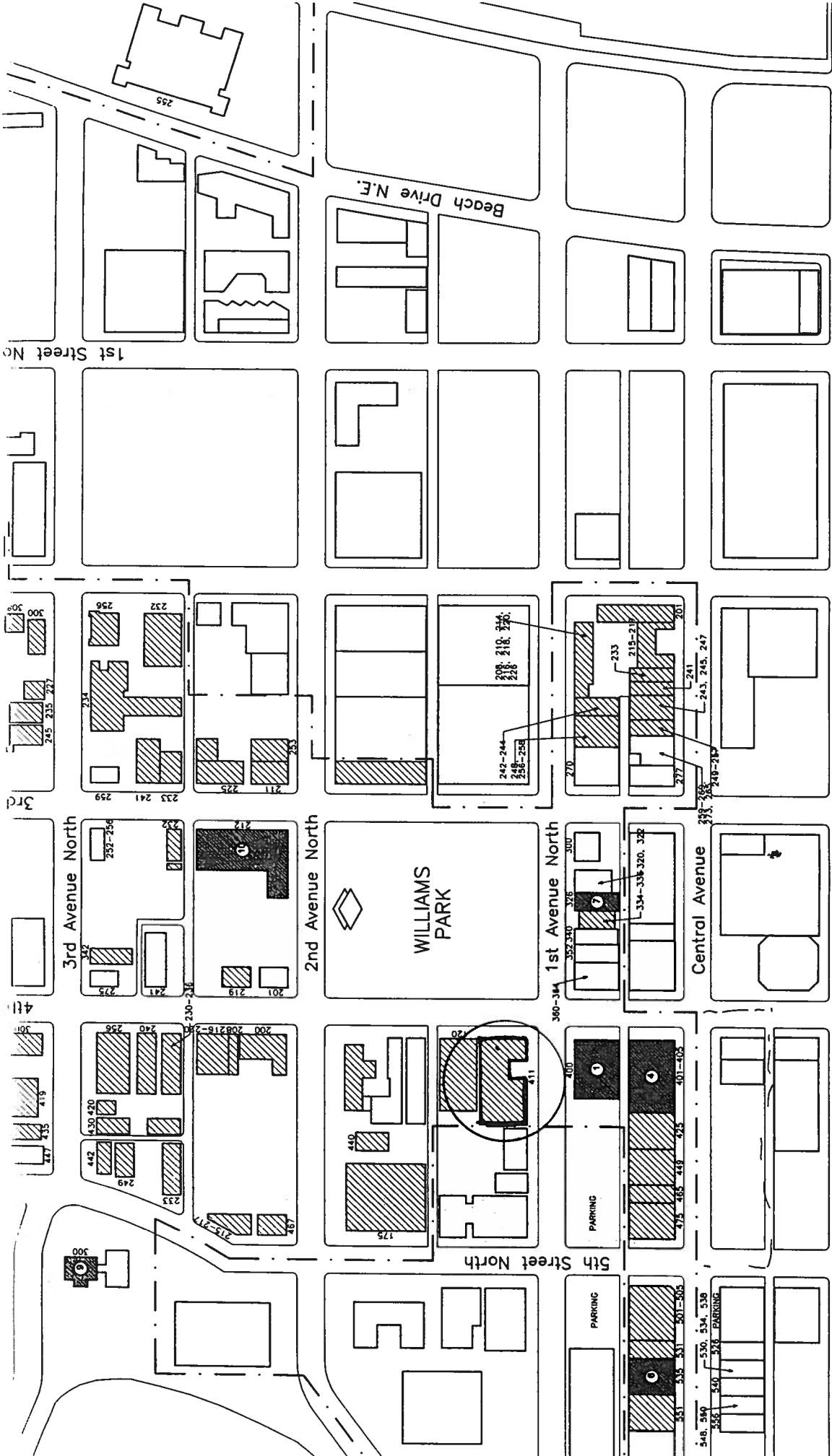
1000 0 1000 2000 Feet



St. Petersburg, Fla. 1956 [PR 1987]  
USGS Quadrangle Map



R. 16 E. R. 17 E. INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988 R 034773r 27



# St. Augustine Historic District

Florida



**The Princess Martha**



FLORIDA MASTER SITE FILE

Site Inventory Form

F-2  
40

FDAHRM 802==  
Site No. PI 280 1009==

Site Name Princess Martha Hotel 830== Survey Date 77 11 820==

Instruction for locating (or address) 401 First Ave. N.  
St. Pete Fla. 813==

Location: revised / 20 12,13 & S $\frac{1}{2}$  of Lots 868==  
subdivision name block no. lot no. 14,15,16B

County: PI 808==

Owner of Site: Name: First Baptist Church ;  
Address: 120 Fourth St. N.  
St. Pete, Fla. 33701 902==

Occupant, Tenant, or Manager:  
Name: Joan & Wally West 904==

Type of Ownership Institutional 848== Recording Date \_\_\_\_\_ 832==

Recorder:  
Name & Title: Margaret Nuccio, Hist Res. ;  
Address: City Hall, St. Pete Fla.  
818==

Condition of Site: Check one	Integrity of Site: Check one or more	Original Use <u>Commercial</u> 838==
<input type="checkbox"/> Excellent 863==	<input type="checkbox"/> Altered 858==	Present Use <u>Commercial</u> 850==
<input checked="" type="checkbox"/> Good 863==	<input checked="" type="checkbox"/> Unaltered 858==	Dates: Beginning <u>+1923</u> 844==
<input type="checkbox"/> Fair 863==	<input checked="" type="checkbox"/> Original Site 858==	Culture/Phase <u>American</u> 840==
<input type="checkbox"/> Deteriorated 863==	<input type="checkbox"/> Restored ( ) Date: ( ) 858==	Developmental Stage <u>20 century</u> 842==
	<input type="checkbox"/> Moved ( ) Date: ( ) 858==	

NR Classification Category: building 916==

Threats to Site:  
Check one or more

<input type="checkbox"/> Zoning ( ) _____ ( ) 878==	<input type="checkbox"/> Transportation ( ) _____ ( ) 878==
<input type="checkbox"/> Development ( ) _____ ( ) 878==	<input type="checkbox"/> Fill ( ) _____ ( ) 878==
<input type="checkbox"/> Deterioration ( ) _____ ( ) 878==	<input type="checkbox"/> Dredge ( ) _____ ( ) 878==
<input type="checkbox"/> Borrowing ( ) _____ ( ) 878==	
<input type="checkbox"/> Other (See Remarks below): _____ 878==	

Areas of Significance: Commerce 910==

Significance: One of the 10 big hotels built during boom era/formerly Mason Hotel. Located downtown commercial dist. and immed adjacent to waterfront. Started with public ownership through sale of stock. Recently sold for retired persons residential hotel. Used by army for recruits during WWII.

911==



ARCHITECT Jonsberg, Frank, Boston, Mass 872==  
 BUILDER Mason, Franklin 874==  
 STYLE AND/OR MODE Commercial 964==  
 PLAN TYPE U 966==  
 EXTERIOR FABRIC(S) Brick 854==  
 STRUCTURAL SYSTEM(S) reinforced steel 856==  
     FOUNDATION: spread footing 942==  
     ROOF TYPE: flat reinf conc. 942==  
     SECONDARY ROOF STRUCTURE(S): none 942==  
     CHIMNEY LOCATION: 942==  
     WINDOW TYPE: chicago 942==  
     CHIMNEY: 882==  
     ROOF SURFACING: blt up comp. 882==  
     INTERIOR WALLS: plastered furred 882==  
     ORNAMENT INTERIOR: 882==  
     ORNAMENT EXTERIOR: 882==  
 NO. OF CHIMNEYS 952== NO. OF STORIES 128 950==  
 OTHER (SPECIFY) 954==  
 Map Reference (incl. scale & date) 809==  
 Latitude and Longitude: 800==

LOCATION SKETCH OR MAP N  
 [Empty box for sketch or map]

Township	Range	Section
31	17	19

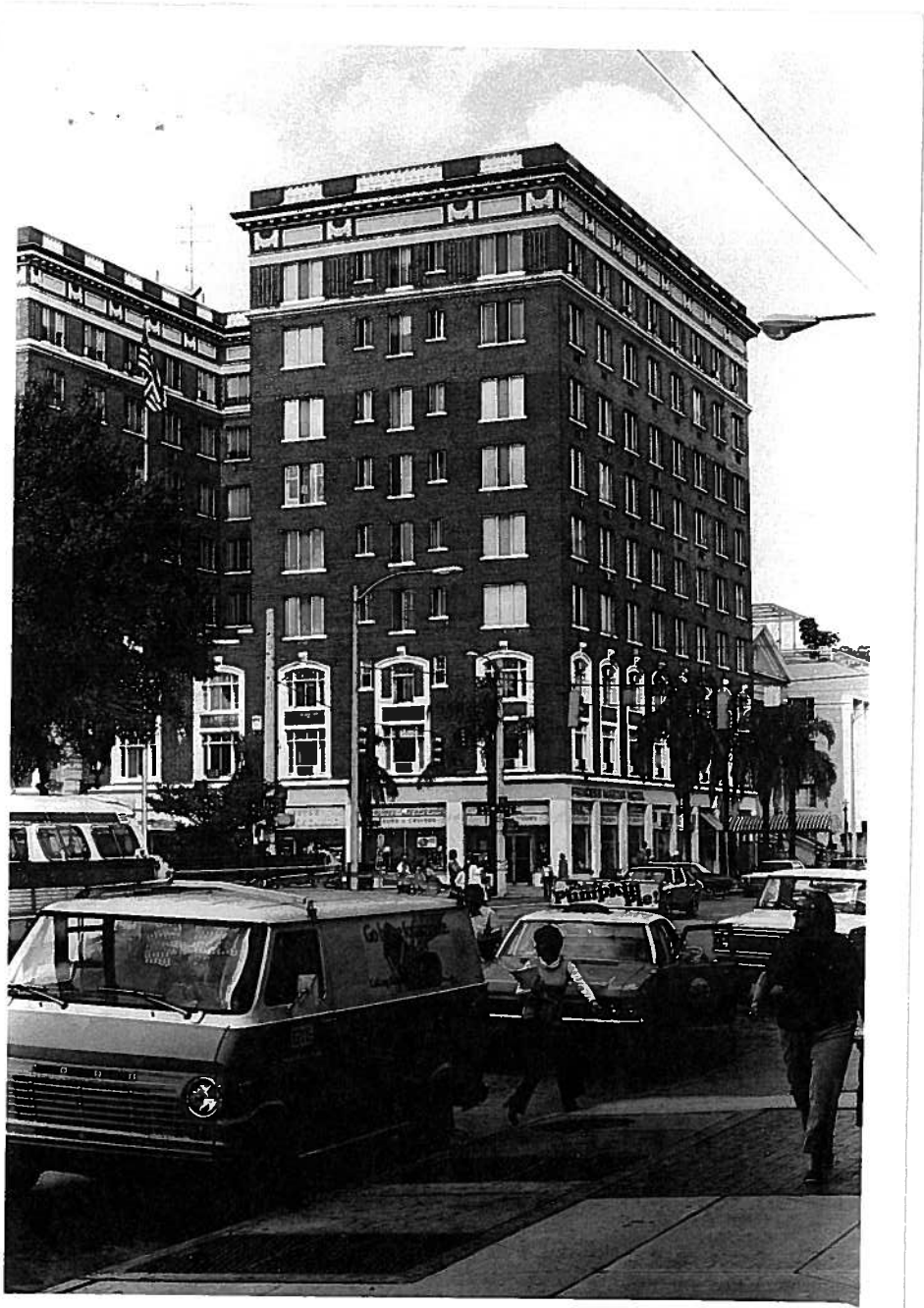
812==

UTM Coordinates;

890==

Zone	Easting	Northing

Contact Print



FLORIDA MASTER SITE FILE  
Site Inventory Form

PI 00280

FDAHRM 802 = =

Site No. 19 1009 = =

Site Name Princess Martha Hotel 830 = = Survey Date 84-10 820 = =

Address of Site: 401 - 1st Avenue North 905 = =

Instruction for locating \_\_\_\_\_

Location: Revised Map of St. Petersburg / 20 / 12, 13, and S $\frac{1}{2}$  of Lots 813 = =  
subdivision name block no. lot no. 14, 15, & 16 B 868 = =

County: Pinellas 808 = =

Owner of Site: Name: Gulf Hotel Company ;  
 Address: c/o Princess Martha Hotel, 401 1st Avenue North  
St. Petersburg, Florida 33701 902 = =

Occupant, Tenant, or Manager:  
 Name: \_\_\_\_\_ ;  
 Address: \_\_\_\_\_ 904 = =

Type of Ownership Corporate 848 = = Recording Date \_\_\_\_\_ 832 = =

Recorder:  
 Name & Title: Rosetti, Lynn M.; Planner II ;  
 Address: City of St. Petersburg Planning Department  
P.O. Box 2842 St. Petersburg, FL 33731 818 = =

Condition of Site:	Integrity of Site:	Original Use <u>Commercial</u> 838 = =
Check One or More	Check One or More	Present Use <u>Commercial</u> 850 = =
<input type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning <u>+ 1923</u> 844 = =
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =
<input type="checkbox"/> Fair 863 = =	<input checked="" type="checkbox"/> Original Site 858 = =	Period <u>20th Century</u> 845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored ( ) Date: ( ) 858 = =	
	<input type="checkbox"/> Moved ( ) Date: ( ) 858 = =	

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

<input type="checkbox"/> Zoning ( <input checked="" type="checkbox"/> ) 878 = =	<input type="checkbox"/> Transportation ( <input checked="" type="checkbox"/> ) 878 = =
<input type="checkbox"/> Development ( <input checked="" type="checkbox"/> ) 878 = =	<input type="checkbox"/> Fill ( <input checked="" type="checkbox"/> ) 878 = =
<input type="checkbox"/> Deterioration ( <input checked="" type="checkbox"/> ) 878 = =	<input type="checkbox"/> Dredge ( <input checked="" type="checkbox"/> ) 878 = =
<input type="checkbox"/> Borrowing ( <input checked="" type="checkbox"/> ) 878 = =	
<input type="checkbox"/> Other (See Remarks Below): 878 = =	

Areas of Significance: Architecture 910 = =

Significance: One of the 10 big hotels built during the boom era of the 1920's. The Princess Martha was formerly called the Mason Hotel. The Princess Martha began in public ownership through the sale of stock. Later it was used by Army for recruits during World War II. The Princess Martha is primarily a retired persons residential hotel at this time.

911 = =

ARCHITECT Jonsberg, Frank (Boston, Massachusetts) 872 ==  
 BUILDER Mason, Franklin 874 ==  
 STYLE AND/OR PERIOD Commercial 964 ==  
 PLAN TYPE U-Shaped 966 ==  
 EXTERIOR FABRIC(S) Brick 854 ==  
 STRUCTURAL SYSTEM(S) Reinforced Steel 856 ==

PORCHES, VERANDAS, GALLERIES AND BALCONIES:  
 \_\_\_\_\_ 942 ==

FOUNDATION: Spread Footing 942 ==

ROOF TYPE: Flat reinforced concrete 942 ==

SECONDARY ROOF STRUCTURE(S): 942 ==

CHIMNEY LOCATION: 942 ==

MATERIALS:

CHIMNEY: 882 ==

ROOF SURFACING: Built up 882 ==

ORNAMENT EXTERIOR: 882 ==

QUANTITATIVE DATA:

NO. OF CHIMNEYS 952 == NO. OF STORIES 9 950 ==

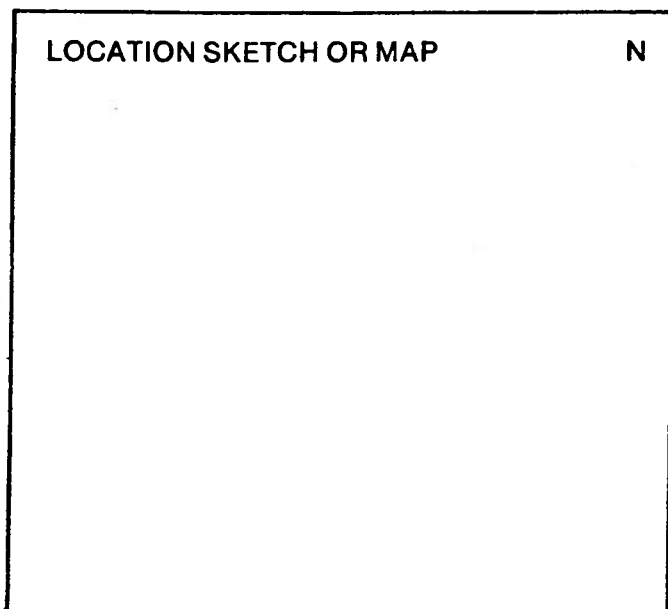
NO. OF DORMERS 954 ==

OTHER (SPECIFY) 956 ==

Map Reference (incl. scale & date) \_\_\_\_\_ 809 ==

Latitude and Longitude:  
 \_\_\_\_\_ 800 ==

Site Size (Approx. Acreage of Property): 833 ==



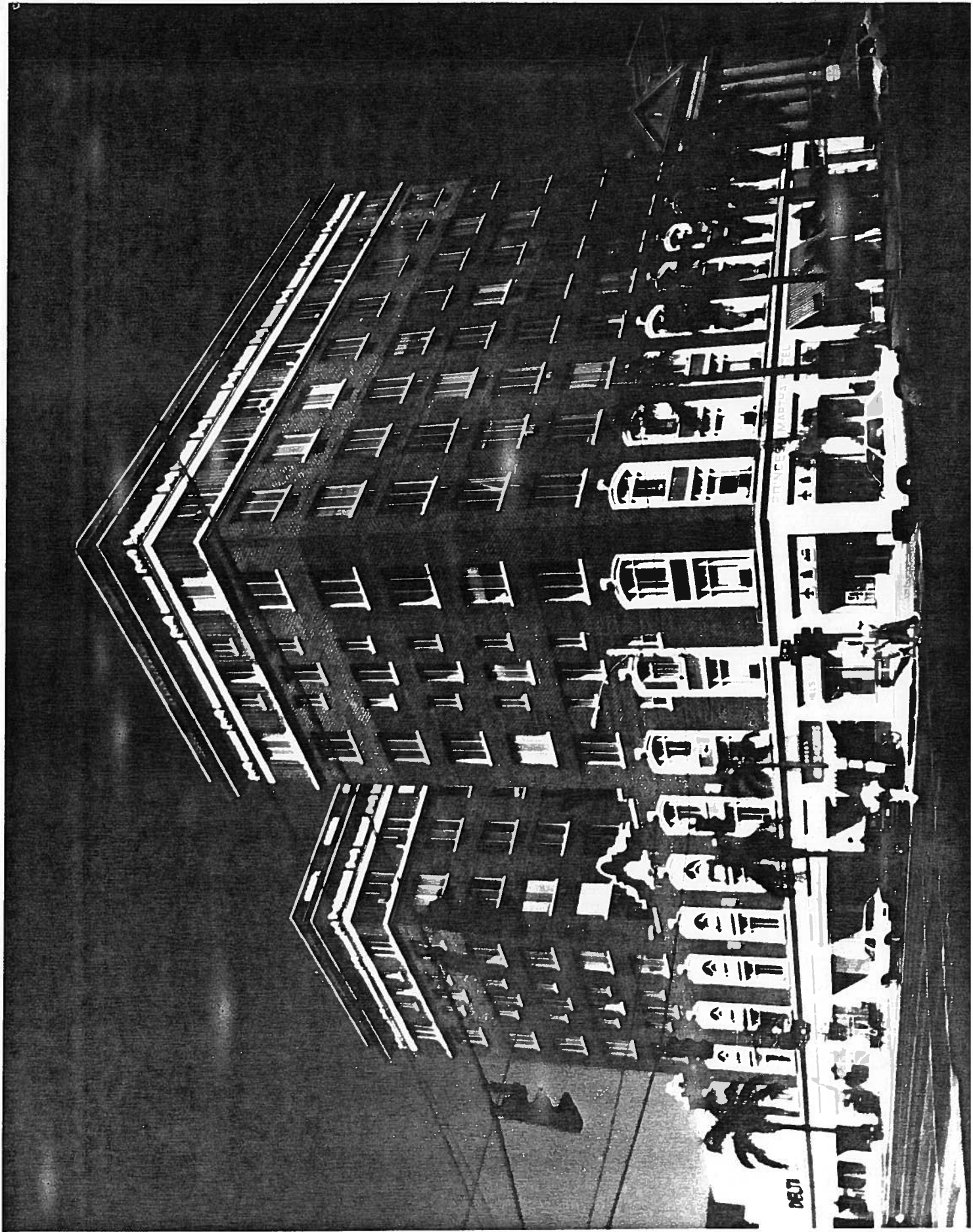
Township	Range	Section
31	17	19

812 ==

UTM Coordinates:

\_\_\_\_\_ 890 ==  
 Zone Easting Northing

Contact Print





FLORIDA MASTER SITE FILE

Site Inventory Form

PI 00200



FDAHRM 802==

Site No. 1009==

Site Name Suwanee Hotel 830== Survey Date 77 11 820==

Instruction for locating (or address) 500 First Ave. N.

St. Pete, Fla. 813==

Location: revised / 19 E 5' of S 1/2 of L. 13 & E 30' of N 1/2 of L. 13 & all 868==  
subdivision name block no. of lots 14 & 15

County: PI 808==

Owner of Site: Name: Suwanee Hotel Co. of St. Pete ;

Address: 500 First Ave. N.

St. Pete, Fla. 33731 902==

Occupant, Tenant, or Manager:

Name: \_\_\_\_\_ 904==

Type of Ownership corporate 848== Recording Date \_\_\_\_\_ 832==

Recorder:

Name & Title: Margaret Nuccio, Hist Res. ;

Address: City Hall, St. Pete, Fla.

818==

Condition of Site: Integrity of Site: Original Use Commercial 838==

Check one Present Use Commercial 850==

Excellent 863==  Altered 858==

Good 863==  Unaltered 858==

Fair 863==  Original Site 858==

Deteriorated 863==  Restored ( ) Date: ( ) 958==

Moved ( ) Date: ( ) 858==

Dates: Beginning +1922 844==

Culture/Phase American 840==

Developmental Stage 20 century 842==

NR Classification Category: building 916==

Threats to Site:

Check one or more

Zoning ( ) \_\_\_\_\_ ( ) 878==

Development ( ) \_\_\_\_\_ ( ) 878==

Deterioration ( ) \_\_\_\_\_ ( ) 878==

Borrowing ( ) \_\_\_\_\_ ( ) 878==

Other (See Remarks below): \_\_\_\_\_ 878==

Transportation ( ) \_\_\_\_\_ ( ) 878==

Fill ( ) \_\_\_\_\_ ( ) 878==

Dredge ( ) \_\_\_\_\_ ( ) 878==

Areas of Significance: Commerce Architecture / History 910==

Significance: One of the big 10 built during boom era. Located downtown commercial dist. Built by John N. Brown early pioneer Fla stock. Was County Clerk, city commissioner, St. Pete mayor, pres Chamber of Commerce, pres. Ninth St. Bank, now Union Trust. Political boss of Pinellas County for 25 years. Story of St. Pete Fuller p 159

911==



ARCHITECT \_\_\_\_\_ 872==  
 BUILDER John N. Brown 874==  
 STYLE AND/OR MODE commercial 964==  
 PLAN TYPE rectangular 966==  
 EXTERIOR FABRIC(S) stone/brick 854==  
 STRUCTURAL SYSTEM(S) conc reinf 856==  
 FOUNDATION: spec ftg 942==  
 ROOF TYPE: flat 942==  
 SECONDARY ROOF STRUCTURE(S): \_\_\_\_\_ 942==  
 CHIMNEY LOCATION: \_\_\_\_\_ 942==  
 WINDOW TYPE: DH 1/1 942==  
 CHIMNEY: \_\_\_\_\_ 882==  
 ROOF SURFACING: blt up 882==  
 INTERIOR WALLS: plastered furred 882==  
 ORNAMENT INTERIOR: \_\_\_\_\_ 882==  
 ORNAMENT EXTERIOR: \_\_\_\_\_ 882==  
 NO. OF CHIMNEYS 952== NO. OF STORIES 8 950==  
 OTHER (SPECIFY) garage in basement 954==  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809==  
 Latitude and Longitude: \_\_\_\_\_ 800==

LOCATION SKETCH OR MAP N

Township	Range	Section
31	17	19

812==

UTM Coordinates; \_\_\_\_\_ 890==

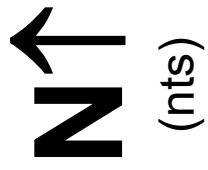
Zone      Easting      Northing

Contact Print





Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 20-31000017  
Address: 450 1<sup>st</sup> Avenue North









<b>FAR SUMMARY:</b>		
<b>Site Area (SF) :</b>		28,079
<b>Summary</b>		
<b>Area</b>	<b>Square Footage</b>	<b>Note</b>
<i>Development Area Available:</i>		
Max FAR (8.0)	224,632	
Structured Parking	187,675	Fully Exempt From FAR
Office	73,145	Fully Exempt From FAR
Hotel	42,119	1.5 Exempt From FAR
<b>Total Development Area Available</b>	<b>527,571</b>	
<i>Proposed Constructed Area (GSF):</i>		
Residential	154,521	
Structured Parking	187,675	
Hotel	72,065	
Office	73,145	
Retail	40,165	
<b>Total Area to be Built</b>	<b>527,571</b>	

<b>FAR BREAKDOWN:</b>		
<b>Area</b>	<b>Square Footage</b>	<b>Note</b>
Total	527,571	
Parking	187,675	Deduct Full Area
Office	73,145	Deduct Full Area
Hotel	42,119	Deduct 1.5 FAR
<b>Calculated FAR SF</b>	<b>224,632</b>	
<b>Calculated FAR</b>	<b>8.00</b>	
<b>Base FAR SF</b>	<b>112,316</b>	
<b>Base FAR</b>	<b>4.00</b>	
<b>Bonuses Needed FAR SF</b>	<b>112,316</b>	
<b>Bonuses Needed FAR</b>	<b>4.00</b>	
Workforce housing (financial contribution)	28,079	1.00 FAR
Historic Preservation (TDRs)	84,237	3.00 FAR
<b>Total Bonus SF</b>	<b>112,316</b>	
<b>Total Bonus FAR</b>	<b>4.00</b>	



PRELIM REVIEW

DATE

E-001

SHEET NUMBER

CONCEPTUAL ELEVATIONS

DRAWING TITLE

DATE

PROJECT NO

ST. PETERSBURG, FLORIDA

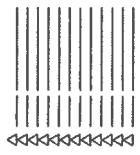
450 1ST AVENUE

STYAN, PETERANECZ ARCHITECTURE INTERIORS

2400 TERMINAL DRIVE SOUTH | ST. PETERSBURG, FLORIDA 33712  
7737 800-5200 | ARCHITECTURE.COM | 4428001704 | 82809174



NORTH ELEVATION



# 450 1ST AVEN



WEST ELEVATION





BeharPeteranecz  
 ARCHITECTURE | INTERIORS  
 2430 TERRELL DRIVE SOUTH | ST. PETERSBURG, FLORIDA 33712  
 (727) 800-5200 | ARCHITECTURE@BP.COM | A42001704.002001074

ST. PETERSBURG, FLORIDA  
 450 1ST AVENUE  
 18.25  
 10/30/2020

ST. PETERSBURG, FLORIDA  
 450 1ST AVENUE  
 18.25  
 10/30/2020

450 1ST AVENUE  
 ST. PETERSBURG, FLORIDA

PROJECT NO. 18.25

DATE: 10/30/2020  
 DRAWING TITLE: CONCEPTUAL ELEVATIONS

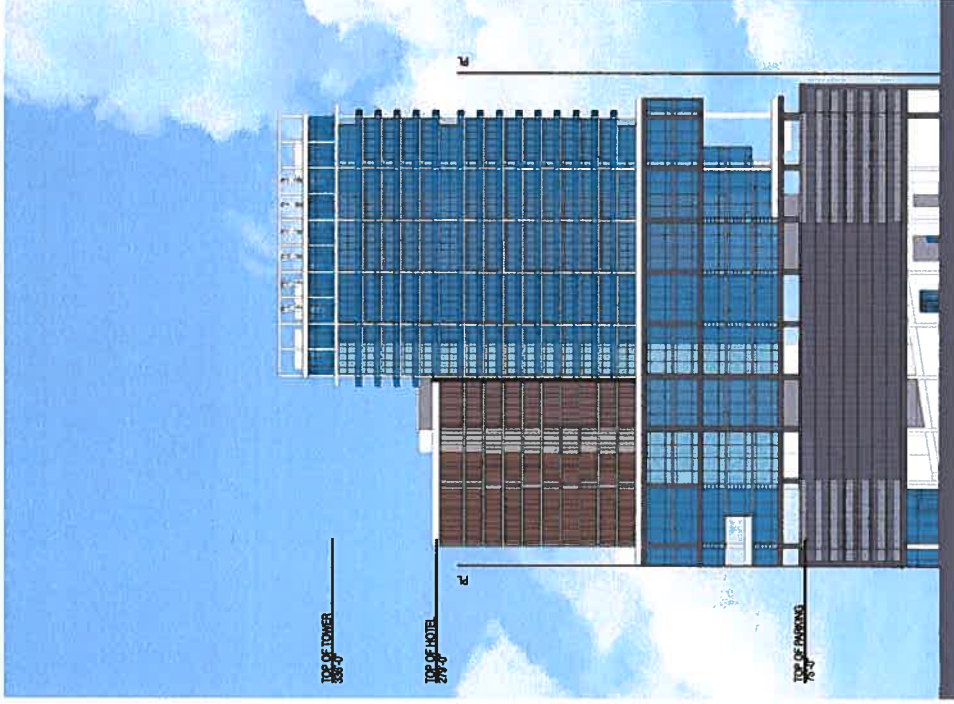
PROJECT NO. 18.25  
 DATE: 10/30/2020  
 DRAWING TITLE: CONCEPTUAL ELEVATIONS

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 DATE: 10/30/2020  
 DRAWING TITLE: CONCEPTUAL ELEVATIONS

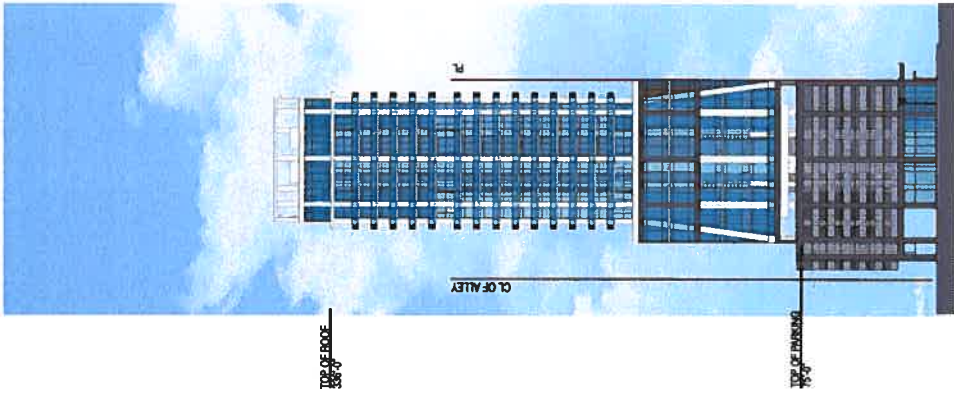
PROJECT NO. 18.25  
 DATE: 10/30/2020  
 DRAWING TITLE: CONCEPTUAL ELEVATIONS

E-003

CONCEPTUAL ELEVATIONS  
 SHEET NUMBER: E-003  
 EDITION: PRE-APP REVIEW



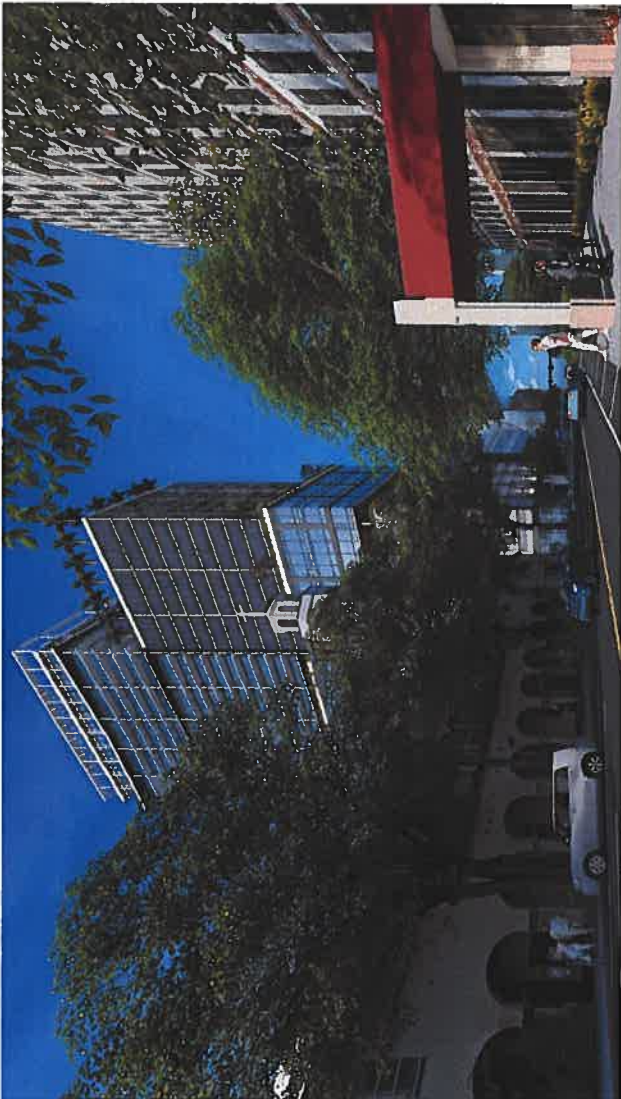
SOUTH ELEVATION



EAST ELEVATION



1 NORTH AERIAL VIEW  
NTS



2 NORTH VIEW FROM 5TH STREET N  
NTS

450 1ST AVENUE  
SAINT PETERSBURG, FLORIDA

RYAN L. PETERANECZ  
ARCHITECT  
ARCHITECTURE  
FLORIDA

BeharPeteranecz  
ARCHITECTURE | INTERIORS  
7271 800-5300 | ARCHITECTURE@BPC.COM | ARCHITECTURE@BPC.COM



PROJECT NO. 18-25  
DATE: OCTOBER 30, 2020  
DRAWING TITLE: CONCEPTUAL VIEWS  
SHEET NUMBER: A-200

EDITOR:





1 WEST VIEW FROM 1ST AVE N  
NTS



2 WEST VIEW FROM 5TH ST N  
NTS

450 1ST AVE N  
SAINT PETERSBURG, FLORIDA

BEHAR PETERANECZ  
ARCHITECTS  
ARCHITECTS  
FLORIDA

Behar Peteranecz  
ARCHITECTURE INTERIORS  
2430 TERESA DR. SOUTH | ST PETERSBURG, FLORIDA 33712  
(772) 905-5300 | ARCHITECTURE@BP.COM | MAKE001104 00000124



PROJECT NUMBER	100
PROJECT NAME	450 1ST AVE N
PROJECT ADDRESS	SAINT PETERSBURG, FLORIDA
PROJECT DATE	10/30/2020
PROJECT ARCHITECT	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT ENGINEER	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT CONSULTANT	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT CONTRACTOR	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT OWNER	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT SCHEDULE	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT BUDGET	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT RISK	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT STATUS	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT PHASE	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT TEAM	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT CONTACT	BEHAR PETERANECZ ARCHITECTURE INTERIORS
PROJECT NOTES	BEHAR PETERANECZ ARCHITECTURE INTERIORS

PROJECT NO. 18.25  
 DRAWING DATE: October 30, 2020  
 DRAWING TITLE: CONCEPTUAL VIEWS

CONCEPTUAL VIEWS  
 SHEET NUMBER: A-201

DATE: 10/30/2020





1 WEST VIEW FROM CENTRAL AVE  
NTS



2 EAST VIEW FROM CENTRAL AVE  
NTS

450 1ST AVENUE  
SAINT PETERSBURG, FLORIDA

BY: IVAN L. PETERANECZ  
ARCHITECT  
FLORIDA

BeharPeteranecz  
ARCHITECTURE | INTERIORS  
2430 TERESA DRIVE SOUTH | ST. PETERSBURG, FLORIDA 33712  
(772) 403-5300 | ARCHITECTURE@PETERANECZ.COM | ADDRESS@PETERANECZ.COM

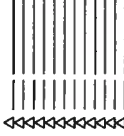


A-202

CONCEPTUAL  
VIEWS

DATE: OCTOBER 30, 2020

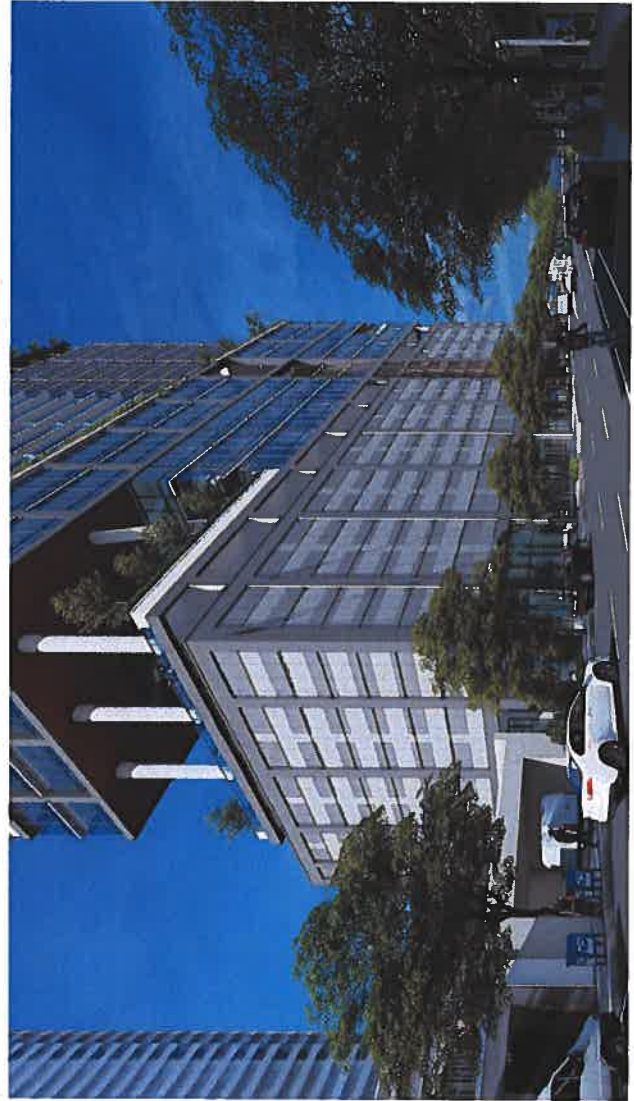
PROJECT NO: 18-25



SCALE: 1/8" = 1'-0"



1 EAST VIEW FROM 4TH ST N  
NTS



2 EAST VIEW FROM 1ST AVE N  
NTS

450 1ST AVENUE  
SAINT PETERSBURG, FLORIDA

STYAN L. PETERANECZ  
ARCHITECT  
FLORIDA  
LICENSED

BeharPeteranecz  
ARCHITECTURE INTERIORS  
7430 TERESA DRIVE SOUTH | ST. PETERSBURG, FLORIDA 33712  
(772) 888-5300 | ARCHITECTURE@BHP.COM | A432091104 B20201014



PROJECT NO.	18-25
REVISION	OCTOBER 30, 2020
DRAWING TITLE	CONCEPTUAL VIEWS
SHEET NUMBER	A-203
SECTION	





1 RESIDENCES ENTRANCE FROM 1ST AVENUE  
NTS



2 HOTEL ENTRANCE FROM 1ST AVENUE  
NTS

450 1ST AVENUE  
SAINT PETERSBURG, FLORIDA

BEHAVIORAL PETERANECZ  
ARCHITECTURE INTERIORS  
ARCHITECTS

BeharPeteranecz  
ARCHITECTURE INTERIORS  
2430 TERESA WAY SOUTH, ST. PETERSBURG, FLORIDA 33712  
(772) 805-5300 | ARCHITECTURE@BHP.COM | A426201174 | B26021124



PROJECT NUMBER: 18.25  
DATE: October 30, 2020  
DRAWING TITLE: CONCEPTUAL VIEWS

CONCEPTUAL VIEWS  
SHEET NUMBER: A-204  
EDITOR:











## **NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION**

PLDD 1st Avenue, LLC (“Owner”) is the owner of the property located at 450 1st Ave. N., St. Petersburg (the “Property”). The Property is zoned DC-C, which permits various residential and commercial uses by right.

The Owner is requesting bonus approval, streamline.

### **Project**

The Developer is proposing a 336 foot, 28 story mixed-use building with 110 hotel rooms, 165 residential units, 73,145 sf of office space, 47,615 sf of retail space and a 456 space parking garage (collectively, the “Project”). Of note, at least four levels of the parking garage containing at least 240 parking spaces will be public parking owned by the City, pursuant to an agreement between the Owner and the City.

The maximum FAR in the DC-C district which can be obtained by streamline approval is 8.0 FAR. The Developer proposes to utilize the exemptions and bonuses set forth in the attached table to achieve 8.00 FAR. The historic preservation bonus will be provided through the use of TDR credits and the workforce housing bonus will be provided through a financial contribution.

Owner proposes 1,284 sf (4.6%) of ground level, pervious open space. Applicant will make a prorated payment of 0.08% of total construction cost in lieu of providing 5.0% open space, pursuant to Sec. 16.20.120.7.3.B of the Code.

### **Discussion of Standards of Review for Site Plans** (Sec. 16.70.040.1.4 of the Land Development Code)

- 1. The use is consistent with the Comprehensive Plan;*

The Project is consistent with the Comprehensive Plan.

- 2. The property for which a site plan review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;*

The land use and zoning for the Property permit the project.

- 3. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and county roads shall be based on the latest access management standards of FDOT or the county, respectively;*



The Project complies with these items and meets or exceeds all Code requirements. Vehicular access to the Property will be provided on 5<sup>th</sup> St. N. and the adjacent alley, while pedestrian access will be provided on 1<sup>st</sup> Ave. N., 5<sup>th</sup> St. N. and the alley.

4. *Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;*

The Project complies with these items and meets or exceeds all Code requirements. Off street parking will be provided within the Project's parking garage, which is accessed on 5<sup>th</sup> St. N. and the adjacent alley. Off street loading areas will be available at the port cochere on the 5<sup>th</sup> St. N. entrance, adjacent to the alley and within the parking garage. Additional loading areas are proposed on 1<sup>st</sup> Ave. N. on the east side of the Property. The parking garage will be screened and the Project will be landscaped in accordance with the Code.

5. *Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;*

Traffic impact reports are not required in the DC districts. The entitlements for the Project are already permitted by the Property's land use and zoning designations.

6. *Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval of a drainage plan as required City ordinance, county ordinance, or SWFWMD;*

The Project complies with these items and meets or exceeds all Code requirements.

7. *Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;*

All signage or lighting for the Project will meet or exceed all Code requirements.

8. *Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;*

The Project complies with these items and meets or exceeds all Code requirements. The building is oriented towards 1<sup>st</sup> Ave. N. and 5<sup>th</sup> St. N., which are the primary frontages for the Property. The east and south sides of the Property front on blank

walls of adjacent buildings and an alley, but will still be finished consistent with the other sides of the building. The Project meets or exceeds all required setbacks and is consistent with the appearance of other buildings in downtown.

9. *Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;*

There are no known environmental, historic or archaeological features on the Property. The Project is compatible with the surrounding high-intensity, downtown mixed-use neighborhood.

10. *Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;*

The Project is not expected to cause any detrimental effects on property values in the neighborhood. The surrounding neighborhood consists of mixed-uses and the Project will likely enhance property values in this area.

11. *Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;*

The Project complies with these items and meets or exceeds all Code requirements. No adverse effects of noise, lights, dust, fumes and other nuisances is expected given the compatibility of the Project with the surrounding high-intensity, downtown mixed-use neighborhood. The Project meets or exceeds all required setbacks and the parking garage will be screened from surrounding properties.

12. *Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;*

The Property is of sufficient size for the development proposed and is appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.

13. *Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;*

The Project complies with these items and meets or exceeds all Code requirements. No protected trees or vegetation, or wetlands exist on the Property.

14. *Sensitivity of the development to on-site and or adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;*



The Project complies with these items and meets or exceeds all Code requirements.

The Property and those surrounding it are located within the Downtown St. Petersburg National Register Historic District. The Property is noncontributing to the district and contains no historic resources.

The following is a description of the historic resources located within 200 ft of the Property, along with the Project's sensitivity to them:

1. Open Air Post Office (76 4<sup>th</sup> St. N.)
  - a. Location- immediately east of Property
  - b. Historical Significance- Local and National Register Landmark
2. Snell Arcade (401 Central Ave.)
  - a. Location- 45 ft southeast of Property
  - b. Historical Significance- Local and National Register Landmark
3. Preston Hotel/Alden Hotel/McCrory's 5 & 10 (425-445 Central Ave.)
  - a. Location- 20 ft south of Property
  - b. Historical Significance- Potentially Eligible Local Landmark
4. Florida Arcade (449 Central Ave.)
  - a. Location- 20 ft south of Property
  - b. Historical Significance- Potentially Eligible Local Landmark
5. S.H. Kress and Company Building (475 Central Ave.)
  - a. Location- 20 ft south of Property
  - b. Historical Significance- Local and National Register Landmark
6. Suwannee Hotel (501 1<sup>st</sup> Ave. N.)
  - a. Location- 140 ft northwest of Property
  - b. Historical Significance- Potentially Eligible Local Landmark
7. Christ United Methodist Church (451 1<sup>st</sup> Ave. N.)
  - a. Location- 100 ft north of Property
  - b. Historical Significance- Potentially Eligible Local Landmark
8. Princess Martha Hotel (411 1<sup>st</sup> Ave. N.)
  - a. Location- 100 ft north of Property
  - b. Historical Significance- Local Landmark

The Project was been designed with specific consideration to the Post Office, given its close proximity and prominence in the City. A special 12 ft +/- setback has been provided from the property line with the Post Office to the Project, where no setback is otherwise required. Additionally, a 15.5 ft +/-, two-story entry arcade is also

proposed along 1st Ave. N. adjacent to the Post Office. Combined, these features will provide a two-story, 27.5 ft +/- separation for about half the width of the east side of the Project.

While the Post Office building extends to the Project's property line, the portion immediately adjacent to the Property (approximately 38 ft wide) is a non-historic addition. When added to the setbacks and separations proposed for the Project, this results in a 50 ft +/- setback of the Project from the historic structure, and a two-story, 65.5 ft +/- separation between the Project and the historic structure for about half the width of the building.

Along the south side of the Project, a 20 ft alley separates the Property from adjacent historic resources on Central Ave. The rear, relatively unarticulated facades of these resources will face the Project. On the north side of the Project, historic resources on 1<sup>st</sup> Ave. N. are separated from the Property by a 100 ft right of way.

As the Project increases with height, the building is setback significantly further from the east and south property lines. Starting at 75 ft high, this setback ranges from 20 ft to 47 ft on the east property line, and from 20 ft to 30 ft on the south property line (from the centerline of the alley).

The base/pedestal height of the Project (75 ft) has also been designed to closely mirror the height of the S.H. Kress and Company Building (70 ft +/-), which is the tallest immediately adjacent historic resource.

Additionally, the attention to detail and design elements at the ground level (two stories of commercial uses; transparent storefronts; two-story entry arcade; two-story porte cochere) will activate the pedestrian level and reduce the perception of height. The parking garage will be screened on all sides to further reduce impacts to adjacent properties.

The proposed setbacks and separation distinguish between the Project from surrounding historic resources and allow for ample visibility to them. No character defining elements of any historic resources will be obstructed by the Project.

Based on the foregoing, the Owner believes it has shown ample sensitivity to surrounding historic resources.

*15. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;*

N/A- the Property is not located within a hurricane vulnerability zone.

*16. Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of service for:*

- a. *Water.*
- b. *Sewer.*
- c. *Sanitation.*
- d. *Parks and recreation.*
- e. *Drainage.*

The Project will meet all adopted levels of service.

**Discussion of Standards of Review for Planning and Zoning Decisions, Generally**  
(Sec. 16.70.040.1.E of the Land Development Code)

- E. Standards for review. In reviewing the application for a planning and zoning decision in addition to the standards of review applicable to the decision, the POD, commission or the City Council shall consider whether the proposed amendment is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the plan.*

The application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment, the removal of surface parking lots, the provision for workforce housing and the promotion of office and residential uses in downtown.



## CITY OF ST. PETERSBURG

### Transportation and Parking Management Department

#### MEMORANDUM

**TO:** Corey Malyszka, Urban Design and Development Coordinator, Planning and Development Services

**FROM:** Tom Whalen, Planner III, Transportation and Parking Management Department

**DATE:** December 15, 2020

**SUBJECT:** Approval of a Site Plan to construct a 28-story, 110-room hotel, 165-dwelling units, 47,615 square-feet of commercial space, 73,145 square-feet of office space and a 456-space parking garage. The applicant is requesting floor area ratio bonuses.

**CASE:** 20-31000017

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The Transportation and Parking Management Department has reviewed the site plan for the proposed mixed-use development located at 444 1st Avenue North, 476 1st Avenue North and 486 1st Avenue North. We have several comments on the case.

The applicant has designed a pop-out curb at the southeastern corner of 1<sup>st</sup> Avenue North and 5<sup>th</sup> Street that does not match the City standard for a Type II Pop-Out Curb Detail (Drawing No. S20-02). Given the existing roadway conditions at the intersection, we believe that the applicant's pop-out curb design is appropriate. It will enable the curb ramp to remain in its current location and line up with the existing crosswalk on 5<sup>th</sup> Street. The use of the City's standard, which would require a large radius at the corner of 1<sup>st</sup> Avenue North and 5<sup>th</sup> Street, might encourage some motorists to turn right at 1<sup>st</sup> Avenue North and drive the wrong way on 1<sup>st</sup> Avenue North.

The proposed concrete pavement sidewalk, illustrated on the site plan as a saw-cut pattern, must be continuous through the driveways on 5<sup>th</sup> Street. The applicant should consider bringing the driveways up to the sidewalk level for the crossings rather than bringing the sidewalk down to road level.

The northern driveway on 5<sup>th</sup> Street should not be marked as right turn only, since 5<sup>th</sup> Street is a two-way street and we don't see a need to restrict egress. We recommend that the northern driveway be narrowed.

The applicant needs to address bicycle parking requirements. The location of short-term and long-term bicycle parking should be identified on the site plan.

The Transportation Department has informed the applicant that the Pinellas Suncoast Transit Authority (PSTA) is constructing a transit station for their SunRunner Bus Rapid Transit Project on 1<sup>st</sup> Avenue North adjacent to the subject property and provided design plans for the station. Ongoing coordination between the applicant and PSTA will be needed during the permitting and construction phases and when SunRunner service begins. If you have any questions about this memorandum, please call me at (727) 893-7883.



**MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT**

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**TO:** Iris Winn, Administrative Clerk, Development Services Department  
Jennifer Bryla, Planning & Development Services Zoning Official, Development Services  
Corey Malyszka, Urban Design and Development Coordinator

**FROM:** Nancy Davis, Engineering Plan Review Supervisor

**DATE:** December 17, 2020

**SUBJECT:** Site Plan

**FILE:** 20-31000017

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**LOCATION** 444 1<sup>st</sup> Avenue North; 19/31/17/74466/027/0040  
476 1<sup>st</sup> Avenue North; 19/31/17/74466/027/0070  
486 1<sup>st</sup> Avenue North; 19/31/17/74466/027/0100

**ATLAS:** F-2                      **ZONING:** Downtown Center, Core (DC-C)

**REQUEST:** Approval of a Site Plan to construct a 28-story, 110-room hotel, 165-dwelling units, 47,615 square-feet of commercial space, 73,145 square-feet of office space and a 456-space parking garage. The applicant is requesting floor area ratio bonuses.

The Engineering and Capital Improvements Department has no objection to the proposed site plan, provided the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. Please assure that the developer's design professional(s) coordinate with Duke Energy to assure that adequate space is provided to accommodate Duke Energy equipment (transformers, etc.) required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to [newconstruction@duke-energy.com](mailto:newconstruction@duke-energy.com).
2. Any pedestrian lighting needs within adjacent right of way must be coordinated by the developer through Duke Energy. Duke will provide a design team contact to coordinate the design and installation. Duke provides the materials and installation at the expense of the developer. After the lights are installed, the City will assume the new lighting account and take over payment for monthly power and maintenance. Further information and assistance regarding this procedure may be coordinated through the City Capital Improvements Coordinator for street lighting, Michael Kirn ([Michael.Kirn@stpete.org](mailto:Michael.Kirn@stpete.org)).
3. It is noted that City ECID has initiated project 19076-112, a preliminary engineering design to enhance

curb ramps, bulb-outs, crosswalks, medians and sidewalk gaps between 1st Ave N and 1st Ave S for new bus stops in preparation for the PSTA Bus Rapid Transit project. A proposed stop at the 5th Street North intersection is adjacent to this project boundary. The applicant will be required to coordinate all work proposed within the 1<sup>st</sup> Avenue North right of way with the City Project plans. It is recommended that the applicant's design professional make contact with the ECID Design Manager ([Evan.Birk@stpete.org](mailto:Evan.Birk@stpete.org)) to obtain further information regarding ECID project 19076-112.

4. Habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. For a finish floor determination, the survey will also need to include road crown elevations along Central Avenue.

It is highly recommended that proposed floor elevations be submitted to ECID for approval prior to further development of the building or site plan. Elevating building floors to meet the code criteria will require sidewalks around the perimeter of this site to be elevated to maintain ADA access to each proposed building entrance. The design must also assure that ADA access is maintained to all adjacent on-street public parking spaces and to intersection curb ramps. Within the DC zoning district, a 10' wide sidewalk is required in all rights-of-way adjacent to the project boundary. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel.

A minimum 30" wide ADA compliant sidewalk must be maintained, paralleling the road curb, as access to public parking spaces. Where grading transitions are challenging, consider the use of a linear planter in the sidewalk to separate the upper main sidewalk from the lower minimum 30" wide sidewalk to allow for grade transition, as a strategy to maintain accessibility throughout the public right of way, similar to the streetscape design used at other properties in the area. The lower sidewalk will require ADA compliant transitions to the main sidewalk at each end or corner of the site. Maximum 5-foot wide mid-block stairs (1-2 steps) may be used if necessary, for more direct access to the lower sidewalk from the upper sidewalk, provided they are placed between planter beds to isolate stairs from the main sidewalk path for public safety. Even if there are no ADA compliant public parking spaces, the City strives to make all areas of the right of way accessible.

5. With the redevelopment of this site, any existing road curb around the perimeter of the site that has less than a 4-inch curb reveal above existing or proposed road pavement must be raised to a 6-inch curb reveal per current City Engineering standards and specifications. New sidewalk construction shall not occur until road curbs meet this requirement. Also note that any existing granite curb must remain granite and cannot be replaced with concrete.

6. Proposed connections to public infrastructure including potable water, reclaimed water, and sanitary sewer must receive approval from the City's Water Resources department.

7. Development shall be in compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters

must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

8. Site stormwater attenuation and treatment system discharges are to be piped to connect directly to a public storm sewer conveyance system when a conveyance system is reasonably available. This project will be required to install a positive outfall (direct) connection to the City storm sewer system. It is noted that this site discharges to two drainage basins. Post-development discharges shall not exceed pre-development discharges within each drainage basin.

9. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC-1 zoning a 10' wide sidewalk is required in all rights-of-way adjacent to the project boundary. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel. If proposed sidewalk cannot meet the width requirements the applicant must obtain a variance processed through the Zoning division. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to Certificate of Occupancy.

10. Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department (Kelly.Donnelly@stpete.org). Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly (Kelly.Donnelly@stpete.org). All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

11. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of

adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

12. Parking garage entrances/exits shall meet requirements as mandated by the City of St. Petersburg land development code section 16.40.090.3.5. Garage security gates with controlled access must be designed to meet the minimum vehicle stacking requirements identified in section 16.40.090.3.5(g) without encroachment into the public sidewalk or roadway. Any proposed card access readers shall be located within private property boundaries. An automatic warning system must be installed at the garage exit which activates a signal sufficient to warn pedestrians of vehicles exiting the garage and to require vehicles to yield to pedestrians. The final plan must include adequate signage, warning lights and wiring placed within the private property as required for public safety.

13. The developer will be required to obtain a minor easement permit approval for all proposed streetscape and any other private encroachments into the public right of way during the building permit plan review process.

14. A work permit issued by the Engineering and Capital Improvements Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards, Specifications, and policies adopted by the City.

15. All required improvements shall be installed by and at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

**STANDARD COMMENTS:**

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards for City approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Approval of proposed roadway travel lane closures is discouraged and will

be at the discretion of the City's Engineering director pending receipt of adequate justification. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for future development on this site. Plans and specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh  
pc: Kelly Donnelly  
Correspondence File





## **CITY OF ST. PETERSBURG**

### **Transportation and Parking Management Department**

#### **MEMORANDUM**

**TO:** Corey Malyszka, Urban Design and Development Coordinator, Planning and Development Services

**FROM:** Tom Whalen, Planner III, Transportation and Parking Management Department

**DATE:** December 15, 2020

**SUBJECT:** Approval of a Site Plan to construct a 28-story, 110-room hotel, 165-dwelling units, 47,615 square-feet of commercial space, 73,145 square-feet of office space and a 456-space parking garage. The applicant is requesting floor area ratio bonuses.

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## Corey D. Malyszka

---

**From:** Mathew S. Poling <MPoling@trenam.com>  
**Sent:** Monday, January 25, 2021 4:16 PM  
**To:** Corey D. Malyszka  
**Subject:** RE: 450 1st Ave

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes, there were apparently a few errors. I'm told this is correct now:

### Ground Level:

- Coffee shop, Commercial / Retail Spaces,
- hotel, Office, and Residential lobbies, mechanical rooms,
- loading and trash spaces, transformers...
- Hotel Porte Cochere
- Garage entry
- Valet queuing

### Level 2 / Mezzanine:

- Mechanical spaces
- building management
- Residential leasing office

### Levels 3-6:

- Public Parking - +/- 272 spaces

### Levels 7-9:

- Hotel Parking, Residential parking
- Building mechanical spaces.

### Levels 10:

- Hotel lobby and Admin
- Hotel support
- Fitness facility
- Outdoor pool and lounge deck

### Level 11:

- Restaurant / Bar / Kitchens
- Building Services
- Outdoor sunset deck

### Levels 12-14

- Office Levels

### Levels 15-24:

- Hotel and Residential Levels

### Level 25:

- Residential only
- Residential amenity and roof deck

### Levels 26-29:

- Residential only

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**From:** Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>  
**Sent:** Monday, January 25, 2021 12:19 PM  
**To:** Mathew S. Poling <[MPoling@trenam.com](mailto:MPoling@trenam.com)>  
**Subject:** RE: 450 1st Ave

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.**

Matt,

What floors will be devoted towards the office space?

Corey

**From:** Mathew S. Poling <[MPoling@trenam.com](mailto:MPoling@trenam.com)>  
**Sent:** Friday, January 22, 2021 4:40 PM  
**To:** Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>  
**Subject:** RE: 450 1st Ave

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Corey- does this work:

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- Coffee shop, Commercial / Retail Spaces,
- hotel, Office, and Residential lobbies, mechanical rooms,
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- Garage entry
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- Hotel lobby and Admin,
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To: Mathew S. Poling <[MPoling@trenam.com](mailto:MPoling@trenam.com)>

Subject: 450 1st Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.

Matt,

Have you had a chance to get a description of the building program?

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