



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

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION REQUEST FOR LISTING IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, April 12, 2022, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at https://www.stpete.org/connect_with_us/stpete_tv.php.

According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

CASE NUMBER:	22-90300001
LANDMARK NAME:	John Louis (Jack) Kerouac House
STREET ADDRESS:	5169 10 th Ave N
PARCEL ID NUMBER:	16-31-21456-000-0160
LEGAL DESCRIPTION:	DISSTON RIDGE ESTATES LOT 16
OWNER:	5169 10 th AVE LLC
APPLICANTS:	William Kennedy Burchenal for 5169 10 th AVE LLC Emanuel Leto for Saint Petersburg Preservation dba Preserve the 'Burg
REQUEST:	Owner-initiated designation of the John Louis (Jack) Kerouac House as a Local Historic Landmark of the St. Petersburg Register of Historic Places [Quasi-Judicial]

Summary: John Louis (Jack) Kerouac House

Date of Construction:	1963
Period of Significance:	1963-1969
Builder:	Oakley V. Burrow and Angus C. Craft, Jr. for Ridge Development, Inc.
Criteria for Landmark Eligibility:	C
Areas of Significance:	Literature
Retention of Historic Integrity:	Location, Setting, Design, Materials, Workmanship, and Feeling

**OVERVIEW AND BACKGROUND**

The residence at 5169 10th Ave N ("the subject property") was constructed in 1963 by Ridge Development. From c. 1968 until his death in 1969, author Jack Kerouac resided at the subject property with his wife, Stella Sampas-Kerouac, and his mother, Gabrielle Levesque Kerouac. Following Kerouac's death, Stella and Gabrielle continued to reside at the property at least part time until their own deaths in 1990 and 1973, respectively. The house remained unoccupied but owned by Stella's heirs until 2020.

The application (Appendix A) includes detailed architectural and historical narratives as well as a statement of significance. The application proposes the subject property's designation under criterion C for its association with Jack Kerouac. Staff recommends approval, noting that the property's area of significance is Literature.

ARCHITECTURAL DESCRIPTION

A detailed narrative description of the property is included in the application documentation (Appendix A). The subject property is a single-story masonry building featuring the low-pitched roof and horizontal massing that characterize the Mid-Century or Ranch House style of its construction. The property's façade takes the form of a low-slung gabled ell, with a shallow recessed front porch along the side-gabled portion of the building. While the sides and rear of the house show the masonry block construction, the façade is highlighted with brick veneer and cast faux lap siding. Windows are aluminum awning and feature masonry sills. Two windows at the front-gabled ell are accented with louvered faux shutters.

Although the property's interior features will not be subject to future COA review, an incredibly high degree of integrity inside the home is worth noting. Terrazzo floors, a built-in planter and cast iron screen details in the living and dining rooms, and original bathroom and kitchen cabinets and fixtures are the result of the very small number of times that the property has changed hands over the decades.

HISTORIC CONTEXT

Although St. Petersburg's developmental history is often associated with the boom years of the 1920s, the wave of construction – particularly of single-family residences – that followed World War II had a substantial impact on the city's built environment. Throughout the 1950s and 1960s in St. Petersburg, new houses filled the subdivisions platted during the 1920s, but left vacant by the real estate decline and the Great Depression. Much of the area to the north, west, and south of the downtown core filled in during this time with single-family residential construction. Both new residential and commercial areas built to serve the neighborhoods that boomed in the post-War era were designed to facilitate easy access by vehicle.

The area containing the subject property had remained undeveloped through the 1920s and the early years of the post-War developmental booms. The plat for Disston Ridge Estates, spanning the area from 10th to 11th Avenues N and 49th to 52nd Streets N, was approved by the City of St. Petersburg in February 1962 and filled with speculatively built homes. New residents, be they young families or retirees, were streaming into Florida, whether for a season or permanently.

Among these postwar transplants were several members of the Kerouac family. As the application details, Jack's sister Caroline resided in Orlando before her sudden death in 1964, which brought Jack and his mother Gabrielle to live nearby for two brief periods during the late 1950s and early 1960s between stretches of residency in New York. Not long after Caroline's death, Gabrielle suffered a stroke and remained paralyzed on the left side of her body. Jack married Stella Sampas shortly thereafter. Stella, the sister of a childhood friend, would serve as a caretaker for both Jack and his ailing mother during their time in St. Petersburg.

The three moved to St. Petersburg in 1967, but first lived in the house next door to the subject property. After another stint up north, they settled at 5169 10th Ave. N., the subject of this application and Jack Kerouac's final residence.

Jack Kerouac in American Literature and the Sunshine City

The application contains a thoughtful discussion of Jack Kerouac's life and contribution to American literature and culture. Best known for his second novel *On the Road* (published 1957), Kerouac was both a prolific author and served as a spokesperson for the Beat Generation of writers which spawned the counterculture movement of postwar America.

Professor Thomas Hallock makes the point that, although Florida does not appear as the setting for Kerouac's works, he returned to the state to live for stints numerous times following the publishing of his acclaimed novels (Hallock, Thomas, "Jack Kerouac's Florida," Forum, Florida Humanities, Summer 2021). In this regard, Florida served as a retreat rather than a stage, for Kerouac's writing.

His final return to St. Petersburg was a brief one, and by all accounts Kerouac spent much of his time between 1968 and 1969 in a state of heavy drinking and poor health. Shortly before his death he told reporter Jack McClintock of his loneliness, financial troubles, and declining feelings of association with the Beats and the culture they inspired.

STAFF FINDINGS

In St. Petersburg, eligibility for designation as a local historic landmark is determined based on evaluations of age, context, and integrity as found in Section 16.30.070.2.5(D) of the City Code. Under the age test, a property must have been gained significance over 50 years prior to designation. Historic documentation demonstrates that the subject property was initially constructed approximately 59 years ago, surpassing the required 50-year threshold of age. The property's primary historic significance is derived from its association with author Jack Kerouac, who resided there until his death in 1969, which was 53 years prior to the writing of this report.

Further, staff suggests that the subject property satisfies one Criterion for Significance and six Criteria of Integrity. Staff, therefore, recommends **approval** of the application to designate the subject property to the St. Petersburg Register of Historic Places.

Historic Significance and Satisfaction of Eligibility Criteria

The first portion of the evaluation to determine eligibility for the St. Petersburg Register of Historic Places examines a resource's historic significance with relation to nine criteria. One or more of these criteria must be met in order for a property to qualify for designation as an individual landmark or district to be placed in the St. Petersburg Register. The nine criteria are based on the National Park Service's criteria for listing in the National Register of Historic Places, and are designed to assess resources' importance in a given historic context with objectivity and comprehensiveness. In the case of the subject property, the applicant proposes that the property be designated under Criterion C for its significance in the area of Literature.

<i>Is at least one of the following criteria for eligibility met?</i>		
No	A	Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.

No	B	Its location is the site of a significant local, state, or national event.
Yes	C	It is identified with a person who significantly contributed to the development of the city, state or nation.
No	D	It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.
No	E	Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
No	F	It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
No	G	Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
No	H	Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
No	I	It has contributed, or is likely to contribute, information important to the prehistory or history of the city, state, or nation.

Literature

Kerouac's brief presence in St. Petersburg and early death at the age of 47 are intertwined with the legacy of the Beat Generation and with the characterization of St. Petersburg as the postwar boom years drifted into the late-twentieth century. Kerouac partly inspired a movement that changed the way that youth is conceived in the United States to this day. The subject property's association with him may not have occurred during his most productive years, but his pattern of repeatedly returning to Florida sheds light on Kerouac's own struggles with identity and changes in the world around him following his early appointment as a cult hero. This final relocation also relates to the increasing role that St. Petersburg and similar Floridian cities played during the late 20th century as places of refuge and convalescence.

Historic Integrity

Under the second part of the two-part assessment of eligibility for designation as a historic landmark, staff finds that the subject property retains integrity in six of seven given criteria, surpassing the requirement of one or more.

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

Primary Character-Defining Historic Features

Future exterior alterations to the property will be subject to Certificate of Appropriateness review. The following list does not define all significant features of the subject property but is intended to identify the most distinct elements of this designation:

- Low, horizontally-oriented single-story massing,
- Exterior finishes of brick veneer and faux lap siding at façade and masonry block at side and rear elevations,
- Aluminum awning windows with masonry sills,
- Faux shutters,
- Integral two-car garage,
- Overall simplicity of design and minimal ornamentation.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The proposed local landmark designation was submitted by William Kennedy Burchenal on behalf of 5169 10th Ave LLC (owner) and Emanuel Leto for Preserve the 'Burg. The designation is owner-initiated.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the city, some relief from the requirements of the Florida Building Code and FEMA regulations, and tax incentives, such as the local ad valorem tax exemption and federal tax credit for qualified rehabilitation projects. The designation of historic landmarks protects and enhances the St. Petersburg's historic character, fulfills the City's goals as a Certified Local Government in Historic Preservation, and reinforces a strong sense of place.

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

The proposed local historic landmark designation is consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The local landmark designation will not affect the Future Land Use Map (FLUM) or zoning designations, nor will it significantly constrain any existing or future plans for the development of the City. The proposed landmark designation is consistent with the following objectives:

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

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

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

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

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

RECOMMENDATION

Based on a determination of general consistency with Section 16.30.070.2.5(D) and the submitted designation application, staff recommends **APPROVAL** of the request to designate the John Louis (Jack) Kerouac house, located at 5169 10th Ave N, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.

Appendix A

Application for Local Historic Landmark Designation



Local Landmark Designation Application

Type of property nominated (for staff use only)

- building structure site object
 historic district multiple resource

1. NAME AND LOCATION OF PROPERTY

historic name John Louis (Jack) Kerouac House

other names/site number Kerouac-Sampas House

address 5169 Tenth Avenue, North

historic address 5169 Tenth Avenue, North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name 5169 10TH AVE LLC

street and number 4036 CHURCH CREEK POINT,

city or town LARGO

state FL

zip code 33774-1000

phone number (h) 512-694-0060

(w) _____

e-mail wkburchenal@gr

3. NOMINATION PREPARED BY

name/title William Kennedy Burchenal and Emanuel Leto

organization 5169 10th Ave LLC and Saint Petersburg Preservation dba Preserve the 'Burg

street and number 4036 CHURCH CREEK POINT,

city or town Largo

state FL

zip code 33774-1000

phone number (h) 512-694-0060

(w) _____

e-mail wkburchenal@gmail.com

date prepared 11/15/2021

signature William Kennedy Burchenal Digitally signed by William Kennedy Burchenal
Date: 2021.11.15 10:29:44 -0500

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

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

Lot 16 Disston Ridge Estates, according to the Plat thereof recorded in the public records of Pinellas

5. GEOGRAPHIC DATA

acreage of property less than one acre, (75')

property identification number Parcel # 16-3

John Louis Kerouac (Jack) Kerouac House

Name of Property

6. FUNCTION OR USE

Historic Functions

Domestic/ single family, detached, residence

Current Functions

Domestic/ single family, detached, residence

7. DESCRIPTION

Architectural Classification

(See Appendix A for list)

Florida Ranch House

Materials

concrete block, poured-in-place concrete

Narrative Description

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

8. NUMBER OF RESOURCES WITHIN PROPERTY

Contributing

Noncontributing

Resource Type

Contributing resources previously listed on the National Register or Local Register

Buildings
Sites
Structures
Objects
Total

Number of multiple property listings

John-Louis (Jack) Kerouac House

Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(mark one or more boxes for the appropriate criteria)

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

Areas of Significance

(see Attachment B for detailed list of categories)

It is identified with a person or persons who **si**

Period of Significance

1964 - 1969

Significant Dates (date constructed & altered)

1963

Significant Person(s)

Jack Kerouac

Cultural Affiliation/Historic Period

20th Century

Builder

Oakley V. Burrow

Architect

NA

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criterial and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

St. Petersburg Local Landmark Designation Application

Name of property John Louis (Jack) Kerouac House

Continuation Section

Page _____

Addendum to Section 7 of application, "Description"

The History of 5169 10th Avenue N

The Kerouac House is located on the Disston Ridge that runs North to South through the geographic center of the city. It is the watershed for the lower county and rises to 50' elevation in this area. It was named for Hamilton Disston (1844-1896) of Philadelphia who purchased 4 million acres of land in Florida in 1881; large portions of Pinellas County were in his vast non-contiguous tracts. By the late 1880s a cattle trail was created along this ridge and developed into one of the first North-South roads in the lower county running from Gulfport north to Pinellas Park. Upon the suicide of Disston in 1896, his creditors - a group of Philadelphia banks - took control of his property and created real estate investment trusts. the Southern Pinellas land was controlled first by F. A. Davis and later by H. W. Fuller and his son Walter P. Fuller. The 1913 USDA Soil Survey Map of Pinellas County depicts a straight unpaved road within the present 49th Street right of way; the only other roads in this area shown are present-day Ninth Avenue North and Seventeenth Avenue North extending to the east and dead end at 49th. No man-made structures in this area are shown on the map. During the 1920s Land Boom era, parcels of land in this area were gradually sold for suburban development; many residential subdivisions were plotted on the east side of 49th Street between 5th Avenue to 17th Avenues North and fronting on 49th Street. However, the tract between 9th to 11th Avenues and 49th to 51st Streets remained undeveloped. The 1953 Sanborn Fire Insurance Co. Map of St. Petersburg depicts the said parcel as vacant land.

On 23 January 1962, Ridge Development Inc. filed its incorporation with the State of Florida and named as its president Angus C. Craft Jr., treasurer Virginia J. Craft, and director O. V. Burrow, mail address 225 Park St. N. St. Petersburg (FL Dept. Of State, FL Corporations Database, ID# 255244). Angus was the son of Angus Creighton Craft Sr. (1898-1957) a "real estate salesman, home builder, and broker who was born in Hartwell, Georgia and came to St. Petersburg 24 years ago (1933) from North Carolina. Angus died at his home at 6441 Seventh Avenue North on 21 Dec. 1957 (Craft, Angus obit. "St Petersburg Times" 22 Dec. 1957, p. 30). Angus Creighton Craft Jr. was born 29 Sep. 1931 and died 20 Feb. 1987 (aged 56) at Pinellas Co. FL (Social Security Death Index). Angus was a 1953 graduate of Emory University and member of the Phi Delta Theta Fraternity His obituary states that he was a retired developer and builder in Pinellas County, Florida, founding director of the First National Bank of Seminole, and director of Liberty National Bank and the Northeast Bank (Phi Delta Theta Fraternity, A.C. Craft obit "The Scroll", Summer 1987, p.71). Angus Jr. is buried in Memorial Park Cemetery, St. Petersburg ("Find a Grave.com" online burial index, retrieved Sep. 2021).

Oakley V. "Tex" Burrow, the third named director of Ridge Development Inc., was the building construction contractor for the corporation. Burrow was born in Arkansas on 12 Dec. 1919 and died on 15 Sep. 1981 at Aiken, SC (Social Security Death Index, online database, retrieved Sep. 2021). He is buried at Memorial Park Cemetery in Hillsborough Co. FL (Find a Grave.com, online burial database, retrieved Se. 2021).

Ridge Development Inc. purchased the tract of land bounded by 10th and 11th Avenues, and 49th to 51st Streets North; they subdivided the parcel into the Disston Ridge Estates

Subdivision containing 31 lots approximately 70' X 135', and filed its survey map by 1961 (Pinellas Co. FL Plat Book 58, p.560). An advertisement for the new spec-built houses in the subdivision appeared on 18 Aug. 1962 in the "Weekend Model Home Tour" section of the "St. Petersburg Times" newspaper. The ad states "49th St. and 11th Ave. N, 2 bed - 2 bath, and 2 bed- 1 bath models, O.V. "Tex" Burrows, developers and builders." (S.P.T. 18 Aug. 1962, sec, A, p.20). A review of City of St. Petersburg, Property Cards for houses within this subdivision states construction dates between 1962 and 1965 and names O.V. Burrows as owner/contractor.

In 1963 Burrows built a three bedroom house for Angus Craft at 5169 10th Ave. N located on a corner lot, it was the largest home in their subdivision. The building permit is dated 26 Aug. 1963, \$17,500, owner O.V. Burrows, 6 room residence, 3 baths, garage, and porch, 49' X 74' (type V). permit 29 Nov. 1963, owner Burrow & Craft, erect screen porch add on rear of existing property, 12' X 27', Baker Ind. contractor (City of St. Petersburg, Property Card 5169 10th Ave. N).

Kerouac's ownership of 5169 10th Avenue N

In 1964 Jack Kerouac purchased a newly built two bedroom house at 5155 Tenth Avenue, North, St. Petersburg from Craft & Burrows as a home for himself and "Memere" his widowed mother, Gabrielle Ange Levesque Kerouac. She was born on 4 Feb. 1895 in Quebec and married Leo Kerouac (1889-1946) in 1915. They had three children; Gerard Kerouac (1916-1926), Caroline "Nin" Kerouac Blake (1918-1964), and John-Louis Kerouac (1922-1969). In 1964 Caroline was living with her son Paul Blake Jr. in Orlando, FL, a city where Jack had lived with his mother from 1957 To 1962. Despite complaining in letters to friends about how much he hated the city and the hot climate, in 1961 Jack purchased a house in the Kingwood Manor subdivision, but a familial dispute about money with Caroline's husband provoked Jack and his mother to sell the house in 1962 and remove to Northport, NY where they had lived between 1958 and 1961 (Amburn, Ellis, *_Subterranean Kerouac: The Hidden Life of Jack Kerouac* (1998) passim & Maher, Paul, *_Kerouac: The Definitive Biography* (2007) passim). The cottage in Orlando where Jack lived with his mother in a small apartment rented for \$33 per month from 1957 to 1961 was listed in the National Register of Historic Places in 2013 (NRHP ref.# 12001254). Jack's birthplace, a rental fourplex in Lowell, MA is also on the National Register and is a museum operated by the National Parks Service.

Why St. Petersburg was chosen as a new home is unknown although some evidence suggests that it was his mother's decision and not his. Jack was utterly devoted to his mother, a deeply devout Roman Catholic who disapproved of his lifestyle and his friends in the NYC literary world. Northport was a short train ride into the city which allowed Jack to separate his mother from his social life; in addition, she wanted to be near her daughter. So in August 1964 they arrived in St. Petersburg to a new home conveniently located near suburban shopping centers, bus lines, and only eight blocks from St. Jude's R.C. Church which she frequently attended. In a letter from this year Jack told his friend Ann Charters "St. Petersburg is a good place to come to die". On 19 Sep. 1964 sister Caroline aged 45 died suddenly from a heart attack in Orlando, an event that traumatized Jack and Memere (Maher, Paul, *_Kerouac: The Definitive Biography* (2007) passim).

In September 1966 Jack and his mother were in Lowell visiting friends and family when Gabrielle had a stroke that paralyzed the left side of her body. Two months later while she was undergoing rehab, Jack married Stella Sampas (1918-1990), the 48 year old spinster sister of Sebastian "Sammy" Sampas. Sammy Sampas was Jack's dearest childhood friend who died during World War II at age 21.

The trio returned to St. Petersburg in 1967, where Jack purchased the house at 5155 10th Avenue N. The construction permit for this first house owned by Kerouac was dated 27 Apr. 1964. Owner Angus C. Craft contracted with O. V. Burrows to build a 5 room and 1 bath residence with 1 car garage (52' X 41') (type V). This permit data shows that 5155 has been substantially altered from its appearance during its period of historic significance. On 9 Mar. 1967 A.C. Craft pulled a permit for 1 closet, 1 shower, relocate washing machine. A sewer inspection was made on 9 May 1967. In addition to changes made circa Kerouac's ownership, on 26 Jan. 1978 the then owner Fred Mignone was issued a permit for \$10,368 to add a family room, 1 bath and 1 bedroom addition 36' X 18' (type V) 648 sq. ft. (City of St. Petersburg, Property Card). (N.B. Check with your title insurance co. for their chain of title notes, or ask city staff to confirm 1967 deed of sale at Pinellas Co. Reg. of Deeds website to confirm transfer, date and terms).

However, the two bedroom house at 5155 10th Avenue N was too small to comfortably accommodate Kerouac, his wife, and his mother, so Jack swapped houses with Angus Craft who owned the house next door in 1967 (i.e. 5169 10th Avenue N, the subject of this application). The move to Jack's second larger house next door at 5169 10th did little to improve the domestic atmosphere for the trio, but they all continued to live there until Kerouac's death in late September, 1969.

The exact cause of Kerouac's death is somewhat disputed. Almost a month before his death, Jack and a buddy went to the Cactus Bar at 1840 18th Ave. S. and were involved in a violent altercation. The public record shows Kerouac was tossed from the bar into the parking lot, where several men took turns beating him, breaking his ribs. He was arrested by the police for public intoxication, stitched up at Mound Park Hospital and given a tetanus shot. He spent four hours in jail with black eyes, a twisted knee, and bruised arms. Stella retrieved him and paid the \$25 bail at 8pm that evening.

Stella Kerouac then quit her part time cashier job to stay home with the two invalids. Jack feared doctors and hospitals and lacked money for follow-up treatments. On the night of 20 Oct. 1969 Jack crawled to his bathroom vomiting blood and was rushed to St. Anthony's Hospital. Emergency surgery and 30 units of blood were to no avail and he was pronounced dead at 5:45am 21 Oct. 1969. His funeral was at Lowell and he was buried at the Edson Cemetery in the Sampas family plot next to his best friend Sammy Sampas (Maher, Paul, *Kerouac: The Definitive Biography* (2007) p. 472, 475-7).

After Jack's mother died in 1973, Stella continued to live at 5169 10th Avenue N until her death on 10 Feb. 1990 aged 71. Stella refused to grant interviews to reporters and did not cooperate with scholars seeking access to Jack's papers. She allegedly told callers "No one loved or cared about Jack when he was alive, so why now? If you want to know about him, go read his books!" (Maher, Paul). The will of Stella Kerouac divided her estate in equal shares for her four surviving brothers and two sisters (Pinellas Co. FL, Will Book).

After Stella's death in 1990, the Kerouac estate was in dispute off and on for over twenty years. Kerouac's earnings in 1969 came to under \$2000. He died testate, and his estate, including the St Petersburg house, his letters, and papers, was valued at \$53,280, two-thirds of which Kerouac left to his mother (Florida law mandated that one-third go to Stella). Stella cared for Kerouac's mother until Memere's death in 1973. Gabrielle Kerouac's two-page will bequeathed everything to Stella. When Stella died in 1990, she left everything to her four brothers and two sisters (three of the ten original Sampas siblings had died). "Everything" included Kerouac's paintings, unpublished manuscripts, some 20 book drafts, including the *On the Road* scroll, letters, photographs, and journals as well as Jack's clothes, the wool plaid shirts he favored, and his navy blue knit watch caps and baseball caps. "Everything" did *not* include royalties on sales of Kerouac's books. Federal copyright law mandates that the widow or widower and children of the creator of words are entitled to the decedent's royalties for 75 years after the date of the copyright. Jan Kerouac, therefore, after her father's death was automatically entitled to half the royalties on all books published by her father during his lifetime. Since 1985, royalties have added up to between \$90,000 and \$120,000 per year.

In May 1995 Jan Kerouac (1952-1996), Jack's only child by Joan Haverty (to whom he was married between 1950 and 1952) announced she had brought a suit in the St. Petersburg, Florida court where Gabrielle Kerouac's will was probated, claiming the will was forged and therefore invalid. In July 2009 after a 15 year court battle, Judge George W. Greer ruled that the will of Gabrielle Kerouac was improperly executed and her signature a forgery. However, this did not change control of the estate since under Florida law the estate would pass to her next of kin, Stella, and moreover by that time Jan Kerouac had died indigent in 1996 in New Mexico with no heirs of her body ("*New York Times*" 28 Jul. 2009). Consequently, the house at 5169 10th Avenue N was unoccupied during the period from Stella's death in 1990 till its sale in 2020 except for brief winter stays by the Sampas family.

Stella Kerouac's brother John Sampas was the administrator of the Stella Kerouac estate until he died in 2017. His surviving kin were his sister Helen Suprenant, and his adopted son, John Shen Sampas. (obit. "*San Francisco Chronicle*" 15 Mar. 2017). John Shen Sampas became the sole heir of the John G. Sampas Trust which acquired full ownership of the house at 5169 10th Avenue N from Stella's only surviving sibling, Helen Suprenant by warrant deed for \$55,000 on 2 Apr. 2018 (Pinellas Co. FL Deed Book 19492/1990). On 15 Nov. 2018, the Sampas Trust sold the house to John Shen Sampas for \$10,000 (Pinellas Co. Deed Book 203337/0917). After several years of failed negotiations by a non-profit group to purchase and preserve the property, Sampas sold the house on 29 June 2020 for \$220,000 to Flip Side LLC. On 17 Nov. 2020

Flip Side Llc. sold the property for \$360,000 to William K. and Gina M. Burchenal. The Burchenal's subsequently created "5169 10th Ave, LLC" which currently owns the property

Architectural Details of 5169 10th Avenue N

Our research shows the basic, exterior elements of the house at 5169 10th Ave N. are substantially unchanged since its construction in 1963 (other than the replacement of features due to degeneration, such as the roof, garage doors, and porch screens). Our research also shows the current exterior paint scheme (white with black trim) is original. The exterior elevations are as follows:

Front of house (South facing, bordering 10th Ave): As with the rest of the house, this side is cinderblock and concrete construction with a concrete slab; the western half of this elevation is dedicated to a front porch (see photos 1 and 2). The walls of the front porch are clad in red and tan brick up to the ceiling. There is a small, coplanar pony wall (48" L x 46" H) extending from the western-most edge of the porch that is also made of brick (see photo 3). The Eastern half of the front elevation (the right-hand side in photo 1) is clad in an unusual concrete siding designed to mimic wooden plank siding (see photo 4). There is a small, coplanar pony wall (48" L x 29" H) also clad in concrete siding extending from the eastern-most corner of the front elevation (photo 4). There are three windows on the front elevation: one large, multi-paned, aluminum casement window with a brick sill centered on the front porch wall (142.5" L x 50" H), and 2 aluminum casement windows (each 53" L x 38" H) placed symmetrically on the eastern half of the front elevation (see photo 1). These windows have concrete sills and faux shutters, both painted black. The front porch also has 3 symmetrically placed wooden columns (5" x 5" square) on brick plinths (12.5" L square x 9" H). The front door is a standard 40" L x 81" H with a screen door. There is one concrete step down from the porch to a concrete walkway that extends to 10th Ave N.

West side of house (bordering 52nd St):

Other than the front, this side, like all other sides of the house, are unclad concrete block, painted white with black trim at eaves and window sills (photo 5). There is a small, concrete block pony wall extending from the northern-most corner of this side of the house (48" L x 47" H). There are two, identical, aluminum garage doors, painted black (108" L x 87" H). These garage doors are not original to the house, but were in place when the house was last purchased in November 2020 (photo 6). There are 3 windows on the West side of the house; all three are multi-paned, aluminum casement windows with concrete sills painted black. From north to south (left to right in photo 5), the measurements of these windows are 106" L x 50.5" H, 53" L x 38.5L, and 53.5L x 50.5H respectively (photo 5).

North side of Garage

This side of the house/garage has only one architectural feature, an aluminum, casement window centered on the wall (73.5" L x 32.5" H) (photo 7). The wooden fence that extends from this wall and encloses the rest of the back yard is not original, but it was in place when the house was purchased in November 2020.

East side of Garage

This side of the house/garage faces East toward 5155 10th Ave N. It has 2 identical aluminum casement windows separated by a door (windows 37" L x 38" H; door 35.5" L x 81" H) (photo 8).

The door is steel and is not original, but it was in place when the house was purchased in November 2020.

Back Porch (north facing)

This side of the house has a screened porch with aluminum roof and beams and an aluminum door at its western corner (photo 9). The metal parts of the porch were constructed in September 2021 to replace the original screened porch which had become dilapidated and leaked. The only difference between the existing screen porch and the original is the original had brushed aluminum metal parts and the existing aluminum is painted white. The footprint of the back porch is the same as in 1963. Also, guttering and drainage were added to this part of the house in September 2021 to reduce flooding of the back yard. A 24" high concrete block wall runs along two sides of the screened porch and support the beams of the porch. Inside the screened porch there are the two original 1963 sliding doors, one on the north facing wall going into the master bedroom (72"L x 80"H) and one on the east facing wall going in to the family room (100"L x 80"H) (photos 10 & 11). There are also 2 aluminum, casement windows (both 37"L x 38"H) on the north facing wall, both of which open into bathrooms (photo 11). The floor is unpainted concrete. The brushed aluminum light fixtures are original.

Eastern-most side of the house (facing 5155 10th Ave N.)

This side of the house is comprised of the east facing portion of the screened porch and the walls of the two eastern-most bedrooms (photo 12). Each of the two aluminum, casement windows open into the two eastern-most bedrooms and each is 53"L x 38"H.

Addendum to section 9 of the application, "Statement of Significance"

Jack Kerouac's literary and cultural importance

Jean-Louis Lebris de K  rouac, known as Jack Kerouac, was an American novelist and poet perhaps best known as a pioneer of the Beat Generation, the first manifestation of the American counterculture that starts in the 1940's and is still going strong. His first published book was *The Town and the City* (1950), but it was not until his second novel *On the Road* was published in 1957 that he became an internationally recognized artist and celebrity. *On the Road* made Kerouac an icon of the youth counterculture of the late 50's and 60's, and he would publish another twelve novels and numerous poetry volumes before his untimely death in St. Petersburg in 1969 at the age of 47.

Jack Kerouac's cultural influence is twofold: as a literary innovator and the public face of the Beat Generation. Although his first novel was stylistically conventional, over the next few years Kerouac developed a new style and method of writing, what he called "spontaneous prose." He famously wrote the first draft of what became *On the Road* in three weeks in 1951, but that manuscript was preceded by years of preparation and followed by years of editing and revision. However, the free-flowing, non-linear structure of Kerouac's prose in that and subsequent works has the *appearance* of springing forth spontaneously from the author's head, an apparent rejection of traditional literary stylistics and the dictum that art should be carefully and meticulously crafted. In this respect, Kerouac's prose has much in common with similar developments in the visual, musical, theatrical, and even architectural arts of the 1950's and 60's.

Thematically, his work covers topics such as Catholicism, jazz, travel, sexual promiscuity, Buddhism, drugs, alcoholism and poverty. The artists of the Beat Generation and “Beatniks” in general were already controversial since their rejection of conservative, heteronormative, middle-class values was anathema to many Americans of the period. However, the emerging youth counterculture of the time embraced the Beats and the free-wheeling lifestyle they represented. With the publication of *On the Road*, Kerouac became an underground celebrity and, with other Beats like Allen Ginsberg, William Burroughs, Lawrence Ferlinghetti, and Gregory Corso, was seen as a progenitor of the cultural revolution that hit its peak in the 1960’s. While other artists were nearly as important to the cultural moment, Kerouac’s novels proved to be more accessible than say Ginsberg’s poems or Burroughs’ strange works, and therefore were read by more people.

Between 1957 and his death in 1969 in St. Petersburg, Kerouac published fourteen works of fiction, about half of which were written prior to the publication of *On the Road*. Throughout this same period Kerouac’s popularity and fame in mainstream American culture steadily decreased. However, his reputation as an underground iconoclast has steadily grown from that time until the present day. His books have been translated into many languages and are read and taught around the world. Moreover, the influence he has had upon writers, artists, and musicians over the last sixty years can not be overstated. From Bob Dylan to *Death Cab for Cutie*, Thomas Pynchon to Patti Smith, Steve Allen to Johnny Depp, artists from all over the world list Kerouac as a major influence on their work. Although Kerouac himself resisted his status as a cultural icon and the fame that came with it, he and his work have proven to be an enduring cultural force. It would be fitting if on the centennial year of his birth (i.e. 2022) his last residence should be registered as a historical landmark.

























Appendix B
Maps of Subject Property



Community Planning and Preservation Commission

5169 10th Ave N

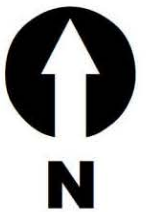
AREA TO BE APPROVED,

CASE NUMBER

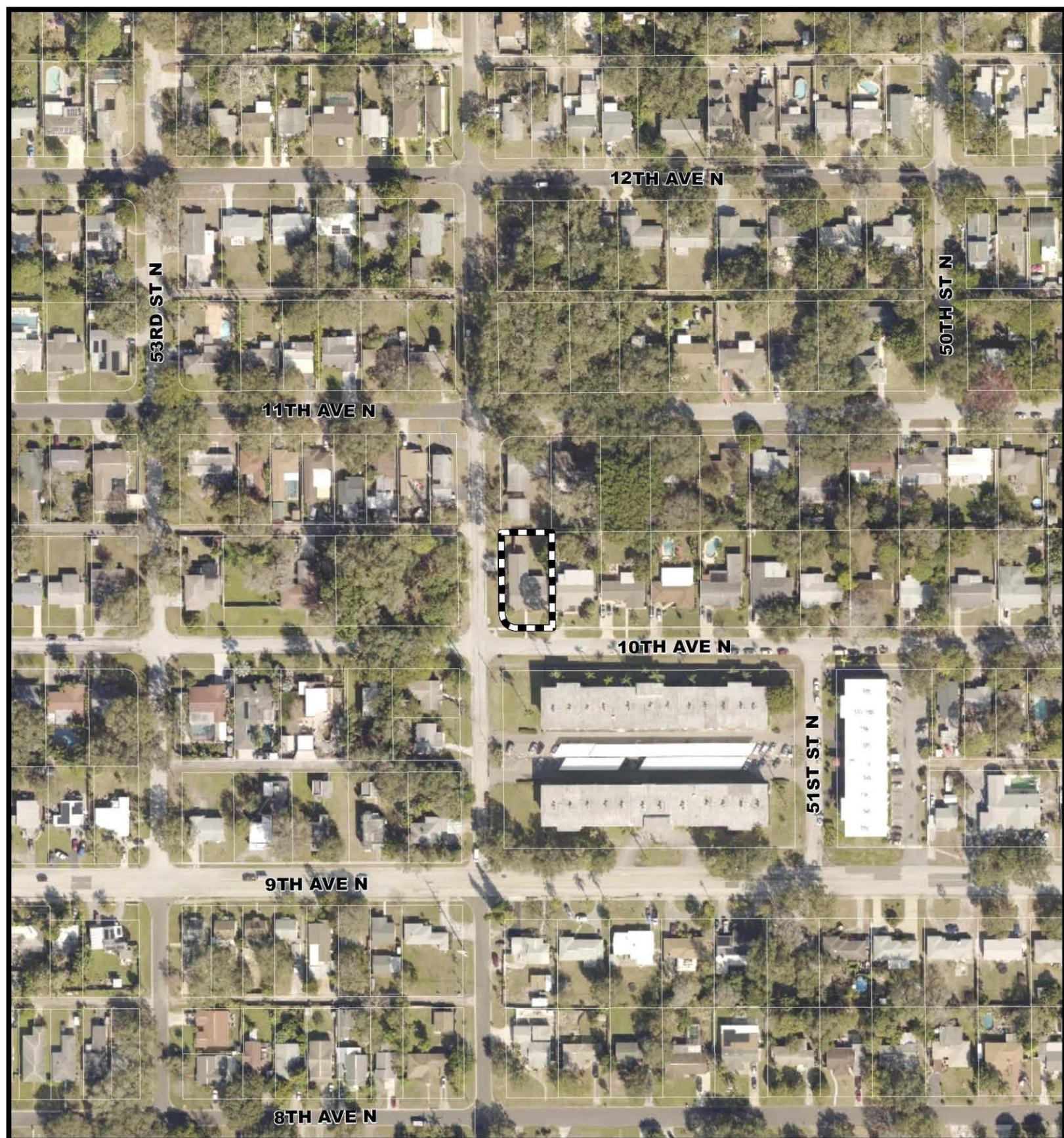
SHOWN IN



22-90300001



SCALE:
1" = 200'



Community Planning and Preservation Commission

5169 10th Ave N

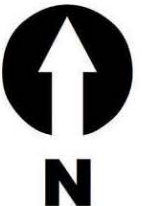
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

22-90300001



**SCALE:
1" = 200'**