



CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION

LOCAL DESIGNATION REQUEST

For **Public Hearing** and **Recommendation to City Council** on **January 10, 2017** beginning at 3:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

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

CASE NO.:	HPC 16-90300004
STREET ADDRESS:	126 Fifth Avenue North
LANDMARK:	Dr. William E. and Emma Pricer House
OWNER:	Fuel Investment & Development II, LLC
APPLICANT:	St. Petersburg Preservation, Inc.
REQUEST:	Local Landmark Designation of the Pricer House



Dr. William E. and Emma Pricer House, 126 Fifth Avenue North

OVERVIEW

A non-owner initiated application for Local Historic Landmark designation of the Dr. William E. and Emma Pricer House (subject property), located at 126 Fifth Avenue North, was submitted by St. Petersburg Preservation, Inc. in July of 2016. Prepared by Howard Ferebee Hansen, the application provides thorough information regarding the building's early ownership and its historic and architectural context. The subject property is listed as a contributing property to the Downtown St. Petersburg Historic District, which was added to the National Register of Historic Places on March 3, 2004.

STAFF FINDINGS

Staff finds that the Pricer House (126 Fifth Avenue North) is **eligible for designation as a Local Historic Landmark**. In St. Petersburg, Local Historic Landmark eligibility is determined based on evaluations of age, context, and integrity under a two-part test as found in Section 16.30.070.2.5(D) of the City Code. Under the first test, historic documentation demonstrates that the Pricer House was constructed approximately years ago, surpassing the minimum required age of 50. Further, staff concurs with the application's assertion that the subject property satisfies criteria E and F in the area of architecture, and notes that its significance under criteria G and H should further be considered. Under the second test, staff finds that all of the seven factors of integrity are met.

Historic Significance and Satisfaction of Contextual Criteria

The first portion of the two-part test to determine Local Historic Landmark eligibility 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 a Local Historic Landmark. The applicant contends that the property satisfies the criteria as follows.

Is at least one of the following historic contextual criteria met?								
A	B	C	D	E	F	G	H	I
N	N	N	N	Y	Y	N	N	N

Staff agrees with the applicant's finding that the Pricer House meets criteria E and F, which relate to the building's significance in the area of architecture.

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

The Local Historic Landmark nomination demonstrates the subject property's architectural significance as an exemplar of the Craftsman style bungalow with incredibly high retention of even its finest details. The impressions that the Craftsman style and bungalow form made on America's architectural history are the result of a number of inter-related economic and cultural changes that were occurring at the turn of the twentieth century.¹ Unlike classically-inspired residential building forms, bungalows were designed with function in mind and broke from traditional conventions of massing and symmetry, especially when it came to the application of the Craftsman style, as in the subject property. Bungalows' organic interior plans, which were generally reflected in their exterior footprints, represent efforts to modernize and add efficiency to domestic routines.² The

¹ Anthony D. King, *The Bungalow: the Production of a Global Culture*, (London: Routledge & Kegan Paul, 1984); 154.

² Clay Lancaster, *The American Bungalow 1880-1930*, (New York: Dover Publications, Inc., 1995); 241.

focus on the connection between the living room and porch or veranda as the home's social core is visible in the Pricer House's form, with its expansive, sheltered porch, onto which broad windows from the living room face.

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

The Local Historic Landmark nomination documentation shows that the subject property is a noteworthy example of an early Craftsman style bungalow in St. Petersburg. Visibly constructed for a relatively wealthy family, the subject property exhibits fine details which continue to successfully communicate the labor-intensive nature of its Craftsman style. The Craftsman style, which was popular in the United States between the turn of the twentieth century and the Great Depression, revolved around the three tenets of the Arts and Crafts philosophy – simplicity, harmony with nature, and the promotion of craftsmanship.³ The Craftsman style's nationwide popularity coincided with a time of rapid growth in many of Florida's coastal cities, and a number of its most common features made it well-suited for the local climate. Deep porches and wide eaves sheltered interiors from harsh sunlight, truncated columns set on high masonry pedestals withstood storms, and large windows encouraged cross-ventilation.⁴ The Pricer House embodies the Craftsman style with a grander approach than many of its contemporary residences in St. Petersburg, which exhibit a stronger focus on economy and often were constructed to serve as rental or winter residences.

Beyond its individual architectural significance as noted by the applicant, staff finds that the subject property meets two additional criteria which acknowledge the strong dialogue between the building and its surroundings. The subject property's eligibility under these criteria could not be considered by the applicant, as Section 16.30.070.2.5.B.2 of City Code requires evidence of support from the owners of 66 percent of tax parcels within a proposed district's boundaries, a written description and map of said boundaries, and a list of contributing and non-contributing properties, a process generally led by an association of homeowners. As a non-owner-supported application, therefore, the subject property cannot be designated under these criteria. However, the applicant notes the increasing scarcity of contiguous collections of single-family homes dating to the early twentieth century within the Downtown St. Petersburg Historic District. Staff recommends that the subject property's significance as a part of one such remaining cluster should, at the very least, be noted. Because of the intact nature of the subject property's immediate environs, staff suggests that it is eligible under the following criteria.

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.

The Pricer House is located within a concentrated area of bungalows dating to the 1910s, during which time St. Petersburg saw its first major building boom and the early stages of suburbanization. Both the Pricer House and the residences which surround it are notable for their large size and grand architecture. Other remaining concentrations of historic residential buildings in the Downtown St. Petersburg Historic District were originally constructed at a more affordable scale for families of their era, like Lang's Bungalow Court, or multi-family units meant to house seasonal residents, like the concentration of apartment buildings surrounding Mirror Lake. The

³ King, *The Bungalow*, 134.

⁴ Hap Hatton, *Tropical Splendor: An Architectural History of Florida* (New York: Alfred A. Knopf, 1987), 47.

residences on the 100 block of Fifth Avenue North, however, were initially constructed for St. Petersburg's early upper middle class, including doctors, City Commissioners, and builders.

H) Its character is an established or geographically definable neighborhood, united in culture, architectural style or physical plan and development.

When considered in dialogue with its surrounds, the subject property contributes to the concentration of buildings representing the pre-World War I period of development in St. Petersburg. As compared to later Florida bungalows, the subject property and those surrounding it are relatively long and narrow, the result being that they feature larger interiors than one might guess from a glance at their facades. This characteristic was influenced by the pedestrian scale and deep, narrow lots that dominated the first-developed areas of St. Petersburg. Many of the buildings were used as boarding houses during the early-to mid-twentieth centuries, as was common practice for homes in or near downtown St. Petersburg. Despite their later reuse as multi-family residences or even commercial spaces, the area retains a historic continuity defined and united by a consistency of form and scale, historic hex block sidewalks, and historic landscaping that extends beyond the significance of each individual building. With the exception of the parcels at its east and west edges, the buildings on the 100 block of Fifth Avenue North are one to two stories in height and constructed for single-family residential use.

The bungalow form would remain immensely popular in St. Petersburg during the late 1910s and into the 1920s. The building type was particularly embraced as the young city spread to the north, south, and west of downtown with neighborhoods dominated by single-family residences, and high style houses within those neighborhoods generally feature wider footprints and more blatant horizontal massing. The Pricer House and its neighbors, however, are representative of a period of transition as the era of centralized downtown development shifted toward the suburbs that followed. It is worth noting that the buildings were built within five years following the expansion of streetcar lines along Second Street, only a few hundred feet from the subject property.⁵

As noted above, the subject property and its surroundings appear to constitute the most intact collection of its type remaining within the Downtown St. Petersburg Historic District. In spite of its close proximity to continuing redevelopment, this cluster of residences provides a sense of immersion that is exceedingly rare in the city and cannot be replicated.

Historic Integrity

Once a potential resource has been found to meet at least one of the nine criteria for historical significance, a second test, which involves the property's integrity, is begun. In order for a resource to pass the second test, at least one of the seven factors of integrity (location, design, setting, materials, workmanship, feeling, and association) must be met. In most cases, integrity of feeling and association by themselves rarely merit a property's eligibility for designation, since these factors often rely on personalized experiences, emotions, and perceptions. The applicant does not individually discuss each element of integrity beyond noting alterations, as discussed below. Staff finds that the Pricer House does meet all seven of these factors, albeit with some having been diminished over time, as follows.

Is at least one factor of the following factors of integrity met?						
Location	Design	Setting	Materials	Workmanship	Feeling*	Association*
Y	Y	Y	Y	Y	Y	Y

⁵ James Buckley, *Street Railways of St. Petersburg Florida*, (Forty Fort, PA: Harold E. Cox, 1983); 8.

*Must be present in addition to at least one other factor.

Location: The building's location remains unchanged.

Design: Despite additions, the building's overall form has been maintained, and its carved details have been preserved to a high degree.

Setting: The bungalows surrounding the subject property comprise a continuous and concentrated representation of early twentieth century single-family residences.

Materials: The building's historic materials, including its lead glass windows and carved brackets and details, remain in place. Sacrificial materials, such as roof cladding, have been replaced as part of routine and necessary maintenance without detracting from the building's overall appearance.

Workmanship: The methods used to create and apply the home's Craftsman style details visibly tie it to its historic construction date.

Feeling: The subject property retains its overall historic appearance and continues to convey the feeling of a grand, single-family, Craftsman style residence.

Association: The subject property clearly communicates its association with the movements that characterized construction of its era.

NARRATIVE DESCRIPTION AND BACKGROUND

The subject property first appears on fire insurance maps drawn by the Sanborn Map Company in 1918.⁶ Although a 1910 notice appearing in the *St. Petersburg Daily Times* references the sale of a home at this address from Dr. William Pricer to Johannes Anderson, the absence of the subject property's depiction on the 1913 Sanborn Map suggests that the 1910 notice may have been a speculative sale.⁷ This is reinforced by information from the 1910 U.S. Census, which does not list any houses on the south side of the 100 block of Fifth Avenue North, and lists Dr. Pricer as a resident of Ironton, Ohio. City directories list a building at this address, occupied by F.B. Welsh, in 1914; property cards suggest that the building had been constructed by 1916.⁸ A two-story garage apartment, constructed circa 1920, faced the alleyway to the south of the parcel. It was demolished in the 1980s.

The subject property is a one story wood frame residence with an exterior treatment of wood siding and rusticated concrete block and a front-gabled roof surfaced in asphalt shingles. Its façade is roughly symmetrical, with picture windows flanking a central single action door with sidelights opening onto an integral front porch (Figure 1). Its broad front gable and expansive integral porch place an emphasis on horizontality when viewed from Fifth Avenue North, despite its long and narrow footprint.

As the applicant details in the nomination report, the house features a number of remarkably intact crafted wooden details which are associated with the Craftsman style. The gable end at the façade is highlighted with five large wooden brackets and a trio of framed, louvered vents. The integral

⁶ Sanborn Map Company, *St. Petersburg, Pinellas County, Florida* [map], 1918, ProQuest, LLC: 2016.

⁷ *St. Petersburg Daily Times*, "Pricer Sells House," September 4, 1910; Sanborn Map Company, *St. Petersburg, Pinellas County, Florida* [map], 1913, ProQuest, LLC: 2016.

⁸ Polk's City Directory, *St. Petersburg, Pinellas County, Florida*, 1914, on file, St. Petersburg Museum of History; City of St. Petersburg, Property Card for 126 5th Ave. N., on file, City of St. Petersburg, Florida.

porch below is framed by paired square truncated columns resting on rusticated concrete block pedestals. Above the columns, notched wooden brackets, a simple cornice, and a dentil row separate the porch opening from the wood siding at the gable end.

Fenestration along this porch includes a single-action wood door with a nine-light, high-set window; this door is flanked by leaded glass sidelights and centered between twin picture windows (Figure 2). The picture windows are separated into a single, large fixed pane with a fixed, leaded glass transom light above. The windows' surrounds are battered, adding to their solid and heavy appearance (Figure 3). Together, details such as the rusticated concrete block base, the battered window surrounds, and the high-set lights in the front door and transoms create the overall appearance of an incredibly sturdy, almost bottom-heavy structure. This imposing massing not only enhances the impression of high-quality construction, but emphasizes the building's sense of permanence and stability.



Figure 1: North façade of 126 Fifth Avenue North

NOTABLE CHARACTERISTIC FEATURES

Despite having been vacant for an extended period, the Pricer House continues to convey its historic significance as a fine and intact example of the Craftsman style. It retains a high degree of the historic and carefully crafted ornamentation that connect it to the style and era. The subject property's primary character-defining elements include:

- The building's broad, front-gabled plan, sturdy overall massing, and small setback,
- Exterior treatments, such as wood siding and rusticated concrete porch foundation and piers,
- Wide, integral front porch,
- Crafted wood details, including louvered gable vents, porch columns and brackets, and battered window frames,

- Fenestration pattern, placement, sizing, and materials of historic fixed and double-hung sash windows and wood frames, and
- Leaded glass details at façade.



Figure 2: Front entrance at façade of Pricer House, facing south



Figure 3: Window at façade of Pricer House, facing south

ALTERATIONS

In the Local Historic Landmark nomination documentation, the applicant discusses the circa 1920 construction, and later demolition, of a two-story garage apartment building at the rear (southern end) of the subject property. Property records and historic maps additionally indicate the construction of additions in 1930 and 1934 while the home was owned by the Anderson family, and again in 1937 and 1939-1941 under the ownership of E.L. Savage.⁹ These additions have expanded the east, west, and south elevations (as can be seen when comparing the 1918 map in Figure 4 to the 1952 map in Figure 5). However, these additions have not obscured the building's façade or significantly altered its overall appearance when viewed from Fifth Avenue North.

The width of the home has been expanded beyond the porch, which was originally the full width of the building, as depicted in Figure 6; the home's rear elevation has also been extended, as shown in Figure 7. These alterations uphold the original front-gabled roofline and continue the original building's intended fabric, including horizontal wood cladding and wood-framed windows. When considering the overall appearance of the building and the preservation of the character-defining features discussed above, staff finds sufficient architectural integrity for individual Local Historic Landmark designation despite these alterations.

⁹ Property Card for 126 5th Ave. N.



Figure 4: 1918 Sanborn Map of the 100 block of Fifth Avenue North with parcel of 126 highlighted¹⁰

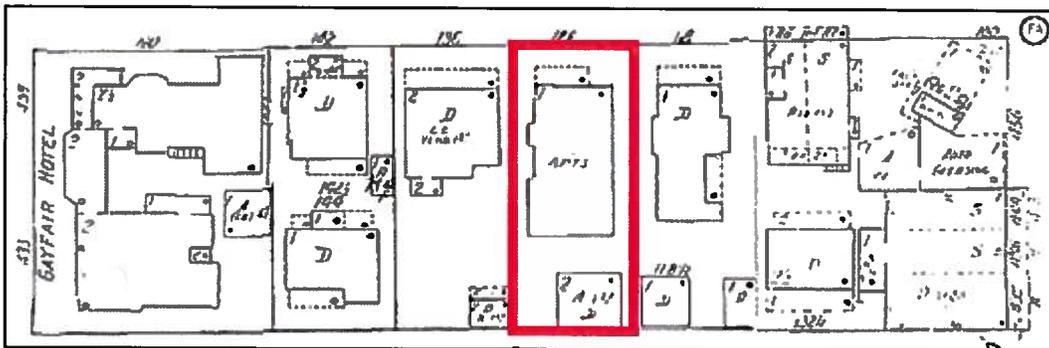


Figure 5: 1952 Sanborn Map of the 100 block of Fifth Avenue North with parcel of 126 highlighted¹¹

As noted on the Sanborn Maps above, the enlarged house was in use as an apartment building by 1952. Property records indicate that the building was later used as an assisted living facility in the 1980s. The only visible exterior alteration to suit this use is a wheelchair ramp appended to the rear addition (Figure 7).

¹⁰ Sanborn Map Company, 1918.

¹¹ Sanborn Map Company, *St. Petersburg, Pinellas County, Florida* [map], 1952, ProQuest, LLC: 2016.



Figure 6: Addition to east elevation of Pricer House, facing south

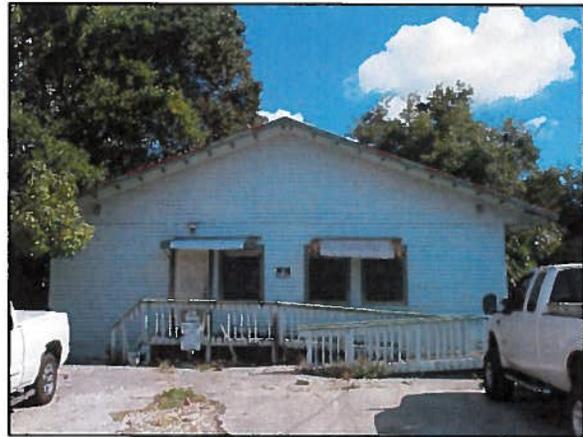


Figure 7: Addition to rear (south) elevation of Pricer House, facing north

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The proposed Local Historic Landmark designation was submitted by St. Petersburg Preservation, Inc., a third party non-owner of the subject property. As required by Section 16.30.070.2.5.C.4 of City Code, the applicant included documentation showing that a copy of the application was provided to the registered owner via certified mail, when the application was submitted. Separately, a copy of the application and materials were provided by City Staff to Larry Hyman, who was officially appointed as receiver for the subject property by the court.

Benefits of Local Historic Landmark designation include increased heritage tourism through the maintenance and promotion of the city's historic character and significance. Certain relief from the requirements of the Florida Building Code and FEMA regulations are also available to designated Local Historic Landmarks, as are tax incentives such as the Ad Valorem Tax Exemption.

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

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

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and the commission designated in the LDRs, shall be incorporated into the Comprehensive Plan 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 Community Planning and Preservation Commission 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

The subject property has a Future Land Use Plan designation of CBD (Central Business District) and is zoned DC-2 (Downtown Center-2) on the City's Official Zoning Map. Maximum density in all DC categories is limited by Floor Area Ratio (FAR), rather than units per acre. CBD designation allows a mixture of high-intensity retail, office, industrial, service, and residential uses up to a FAR of 4.0 and a net residential density not to exceed the maximum allowable in the land development regulations. There are no known plans at the time of this report to change the allowable uses of the subject property, or those properties that border it.

This district comprises St. Petersburg's historic and original downtown core, and was platted to reflect the pedestrian-oriented scale that was necessary and typical of urban centers before mainstream automobile ownership. Redevelopment of properties in the surrounding area has been increasing over the past several years as part of a prospering local economy and booming real estate market. A number of extant historic buildings within this district have also been preserved, both with and without the protection of a Local Historic Landmark designation.

RECOMMENDATION

Staff recommends **APPROVAL** of the request to designate the Pricer House, located at 126 Fifth Avenue North, as a Local Historic Landmark, thereby referring the application to City Council for first and second reading and public hearing.

RESOURCES

- Buckley, James. *Street Railways of St. Petersburg, Florida*. Forty Fort, PA: Harold E. Cox. 1983.
- City of St. Petersburg, Florida. Property Card for 126 5th Ave. N. On file, City of St. Petersburg, Florida.
- Hatton, Hap. *Tropical Splendor: An Architectural History of Florida*. New York: Alfred A. Knopf. 1987.
- King, Anthony D. *The Bungalow: the Production of a Global Culture*. London: Routledge & Kegan Paul. 1984.
- Lancaster, Clay. *The American Bungalow: 1880-1930*. Mineola, New York: Dover Publications, Inc. 1985.
- Polk's City Directory. *St. Petersburg, Pinellas County, Florida*. 1914. On file, St. Petersburg Museum of History.
- Sanborn Map Company. *St. Petersburg, Pinellas County, Florida* [map]. 1913. ProQuest, LLC: 2016.
- Sanborn Map Company. *St. Petersburg, Pinellas County, Florida* [map]. 1918. ProQuest, LLC: 2016.
- Sanborn Map Company. *St. Petersburg, Pinellas County, Florida* [map]. 1952. ProQuest, LLC: 2016.
- St. Petersburg Daily Times*. "Pricer Sells House." September 4, 1910.

APPENDIX A: AERIAL AND STREET MAPS



Community Planning and Preservation Commission

126 5th Avenue North

AREA TO BE APPROVED,

SHOWN IN



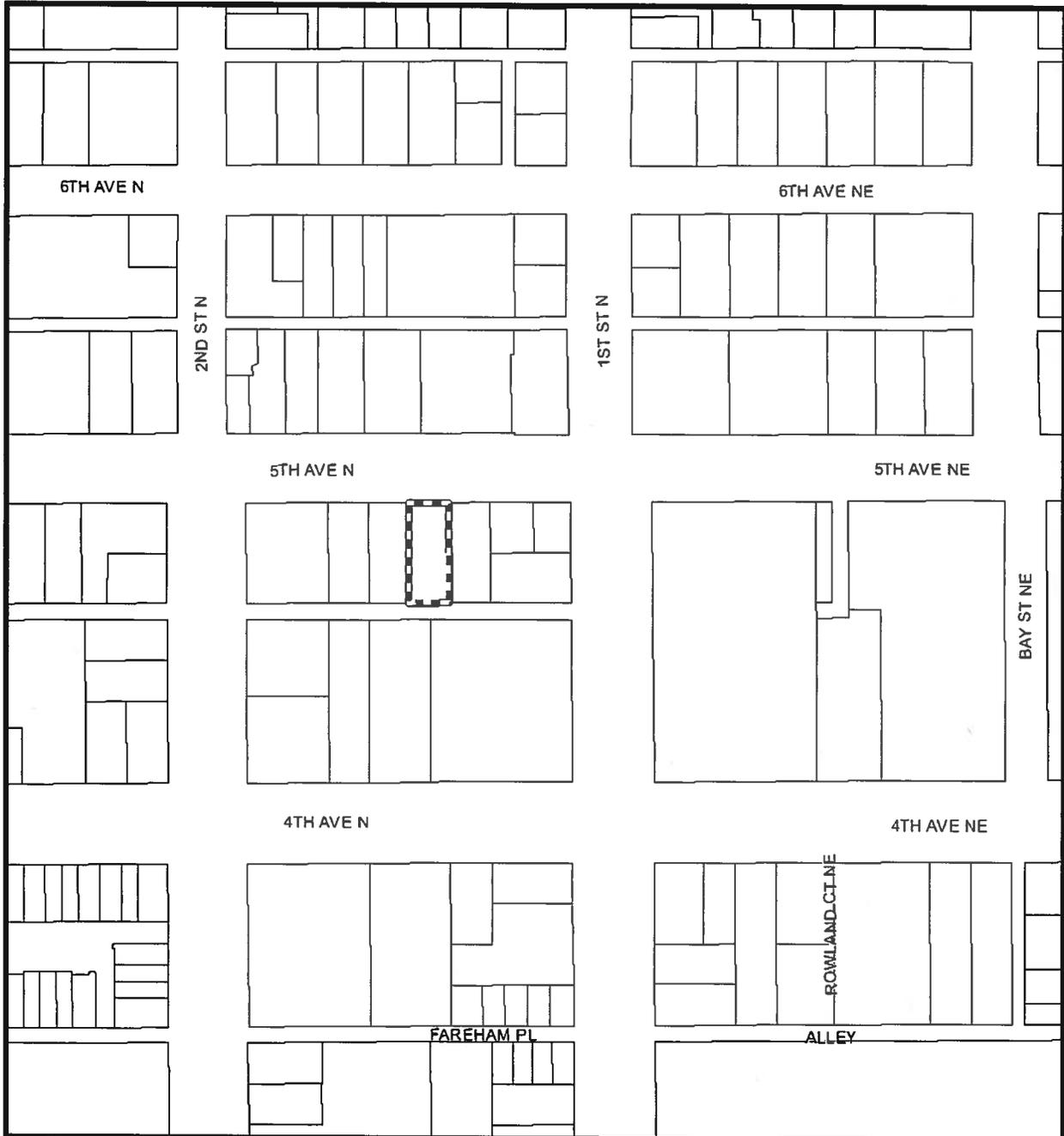
CASE NUMBER

16-90300004



N

**NOT TO
SCALE**



Community Planning and Preservation Commission

126 5th Avenue North

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

16-90300004



N

**NOT TO
SCALE**

APPENDIX B: DESIGNATION APPLICATION

City of St. Petersburg
Division of Urban Planning, Design,
and Historic Preservation

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Subject

Local Landmark Designation Application

1. NAME AND LOCATION OF PROPERTY

historic name Dr. William E. Pricer House

other names/site number Johannes Anderson House, 8Pi10452

address 126 Fifth Avenue North

historic address 126 Fifth Avenue North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name Fuel Investment & Dvelopment II LLC

street and number 201 North Franklin Street, suite 2505

city or town Tampa state FL zip code 33602-5800

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

3. NOMINATION PREPARED BY

name/title Howard Ferebee Hansen

organization St. Petersburg Preservation

street and number Box 838

city or town St. Petersburg state FL zip code 33703

phone number 727-323-1351 (w) 727-323-1351 e-mail fenford1@gmail.com

date prepared 1 May 2016

signature



4. BOUNDARY DESCRIPTION AND JUSTIFICATION

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

Lot 4 of Block 3 of the Revised Map of St. Petersburg as recorded in Plat Book 1, p. 49 of the official records of Hillsborough County, Florida of which Pinellas County was formerly a part.

The parcel of land known as Lot 4 was the historic boundary of this property from the time of the construction of the house until today (2016).

SEE ATTACHED MAP

5. GEOGRAPHICAL DATA

acreage of property	less than 1 acre 50'X123'
property identification number	19-31-17-74466-003-004

Dr. Pricer House

Name of Property

6. FUNCTION OR USE

<u>Historic Functions</u>	<u>Current Functions</u>
DOMESTIC/ single-family	vacant
_____ DOMESTIC/ multi-family	_____
_____	_____
_____	_____

7. DESCRIPTION

Architectural Classification

(See Appendix A for list)

Craftsman Bungalow

Materials

wood

rusticated concrete block

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;

NEIGHBORHOOD SETTING

The Dr. Pricer House is located on Block 3 at the northern edge of the Revised Map of St. Petersburg that was surveyed in 1888. Fifth Avenue North a 100' r.o.w. street runs along the northern boundary of this original plat. This block is situated on a sandy ridge about 10' above sea level and lies about 1000' west of the original shoreline of Tampa Bay which since circa 1905 became Beach Drive NE. This northeastern section of the original town plat had sparse development before the first decade of the 20th century. Between 1905 and 1916 it became a residential neighborhood favored by the wealthy citizens and winter visitors because of its proximity to the waterfront and isolation from the congestion of the nearby downtown commercial district. The majority of the buildings in this area were built before the construction hiatus of 1917 caused by the Great War. These buildings were all residential, a combination of detached single family homes, tourist rental cottages, apartment buildings, and small winter tourist hotels. Generally they were of frame construction and one or two stories high. By the close of the Florida Land Boom in 1926 this neighborhood was "built out". By the late 1920s and through the 1930s many of the single family homes were converted into small apartment buildings and boarding houses because the more affluent residents had moved north to the more fashionable new neighborhoods of the Old Northeast and Snell Isle. During the 1980s the city drastically changed the zoning of this area designating it "Central Business District 2" that granted high density construction and building heights to these properties. This triggered the demolition of many of the older structures and the construction of high-rise condominiums. This area forms the northeastern corner of the National Register of Historic Places, Downtown St. Petersburg Historic District (8PI10648) which was enacted in 2004 to help preserve the remaining historic resources here.

PHYSICAL DESCRIPTION OF PROPERTY

The Dr. Pricer House was built on a 50' X 123' lot in the center of Block 3 of the Rev. Map of St. Petersburg. The house fronts north onto Fifth Avenue North which is a 100" right of way street and the rear of the lot faces a 20' wide alley. The public sidewalk along 5th Ave. is of hex-blocks, 2 mature Sabal palmettos occupy the 5th Ave. r.o.w. which are part of a historic row of such palms planted on both sides of 5th Ave. before 1920 that extends from Beach Drive to 2nd St. N. The front yard is paved with red, light grey, and dark grey hex-blocks from the sidewalk to its front porch. A small hexblock walkway extends from the public sidewalk to the curb of 5th Ave. There are no historic fences or walls, ancillary buildings, structures, or objects that were observed on the lot.

The foundation is a poured in place concrete spread footing surmounted by a continuous foundation wall about 24" of rusticated concrete blocks. The one story house is of balloon frame construction with exterior load bearing walls sheathed in clapboards. The floor is supported by wood joists and finished in wood strip flooring. Interior partitions are wood studs covered with wood lath and smooth plaster as are the ceilings. It is rectangular in plan, 37' wide and 66' long (N-S) with a projecting front porch 8' wide and 32' long, in all it is of 2,698 sq. ft. The roof is a simple high pitched gable of wood trusses and sheathed in asphalt composition shingles, it has wide projecting eaves that have exposed rafter ends and supported by decorative wood Craftsman style knee braces. Windows are wood double hung sash with one over one lights that have simple wood surrounds and sills. The two large front (north) facade windows have upper sashes filled with leaded diamond shaped clear glass as do the sidelights of the front door. The front door is of plain wood with a small central window with Craftsman style wood moldings it is flanked by a pair of sidelights. The front porch has an apron wall (with projecting piers) about 30' high of rusticated blocks topped by a plain concrete cap that support paired wood "Tuscan" pillars that support a heavy wood cornice with decorative moldings. The gable end of the porch, is sheathed in shingles and has three wood ventilators with Craftsman style details, 4 knee braces support the projecting porch eaves. The front porch floor is paved with concrete tiles and the steps to it are concrete.

Historic (pre 1966) Alterations- In 1920 Anderson pulled a permit for a \$2,000 frame two story garage apartment to be built on the rear (south) of the lot adjacent the alley (city "Property Card").

Modern (post 1966) Alterations- In 1984 the garage apartment was demolished due to extensive fire damage (city "Property Card")

8. NUMBER OF RESOURCES WITHIN PROPERTY

<u>Contributing</u>	<u>Noncontributing</u>	<u>Resource Type</u>	Contributing resources previously listed on the National Register or Local Register
1	0	Buildings	1 8Pi10452 is a contributing building to the Nat. Reg. Downtown St. Petersburg Historic District (2004) 8Pi10648
0	0	Sites	
0	0	Structures	
0	0	Objects	Number of multiple property listings N.
1	0	Total	

Dr. Pricer 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 of 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)

architecture

Period of Significance

1909

Significant Dates (date constructed & altered)

1909

Significant Person(s)

Cultural Affiliation/Historic Period

20th century

Builder

unknown

Architect

unknown

Narrative Statement of Significance

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

SUMMARY OF SIGNIFICANCE

The Dr. Pricer House located at 126 Fifth Avenue North, meets two of the nine criteria necessary for designating historic properties listed in Section 16-525(d) of the City of St. Petersburg Code of Ordinances. These criteria are:

(5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance; and (6) it has distinguishign characteristics of an architectural style and valuable for the study of a period, method of construction, or use of indigenious materials. Under **Criterion 5** and **Criterion 6** the residence is significant as a well preserved Craftsman style bungalow that exhibits a high level design and workmanship. The Dr. Pricer House is also significant as one of the contributing historic buildings within the National Register of Historic Places "Downtown St. Petersburg Historic District" (8PI10648).

HISTORIC CONTEXT

During the First Boom Period in St. Petersburg, 1909-1914, the city of St. Petersburg experienced dramatic population growth and real estate development in the brief period beginning in 1909 and ending with the outbreak of World War I. The population was 4,500 in the 1910 Federal Census and rose to 14,237 in the 1920 Census, an increase of 245%. The county's property tax evaluation for the city in 1911 was \$3,546,130 and it grew to \$8,977,930 in 1915 (Fuller, Walter, *St. Petersburg and its People* (1972) p. 142). In 1909 local voters approved a large municipal bond issuance that provided for major upgrades to the potable water, sewer system, and brick paving of city streets (Grismer, Karl, *The Story of St. Petersburg* (1948) p. 120). The City's western municipal limits in 1907 were at 7th Street N., jogging at Central Ave. to 12th St. S., but by 1914 the City stretched to Boca Ciega Bay (Fuller 1972:132). The city's trolley system grew from 3 miles in 1909 to 23 miles by 1917 (Arsenault, Raymond, *St. Petersburg and the Florida Dream 1888- 1950* (1988) p. 136). This explosive growth was the result of residential real estate subdivision projects created by local developers; H. Walter Fuller, Noel Mitchell, Perry Snell, and many smaller speculators (Arsenault 1988: 136). The expansion was in all directions from original plat of the town, bounded roughly by 5th Avenues North and South, west to 12th Street, and followed new streetcar lines largely financed by the private developers. The buyers of these 22,000 lots that existed in 1914 (Fuller 1972:131) were the seasonal winter tourists who were lured to the city in ever increasing numbers by a sophisticated national advertising campaign. An estimate of the 1910-1911 tourist season made by the Board of Trade, claimed 4,518 seasonal visitors registered at their welcome station, but this was likely only 50% of the real total. The majority came from Ohio, Indiana, Illinois, and New York (*Evening Independent* 7 Mar. 1911, p.6). A major difference between this real estate boom and the larger one of 1920 to 1926, was the emphasis on selling suburban

houses versus selling vacant lots. These houses were intended as winter homes to be used as investment rentals until the owners retired to St. Petersburg. A brisk business for both residential and commercial properties began in the winter of 1908-1909. Each winter thereafter the demand increased. By the winter of 1912-1913 it became a "boomlet of the super- dooper variety" (Fuller 1972:131). This boom was short lived, by the fall of 1913 it began to taper off and during the early months of 1914 real estate advertising almost disappeared from the newspapers. The market had been oversold and there was a public fear that the country seemed headed for another depression. The outbreak of World War I in July 1914 completely stopped the boom. Although tourism remained strong during the 1914-1915 tourist season, buyers became reluctant to invest in vacation homes and bankers became stingy in extending more credit to the developers. There was no "crash" in the local real estate market, home prices and tax evaluations did not deflate, but cash flow problems crippled the developers who had to bide their time till the end of war in 1918 (Grismer 1948:235-6).

HISTORY OF 126 5th Avenue North

The Dr. Pricer House is located on Lot 4 of Block 3 of the Revised Map of St. Petersburg which was surveyed originally in 1888 and later revised. Fifth Avenue North was the northern boundary of the town's first subdivision and development did not occur here until the first decade of the 20th century. The 1908 Sanborn Fire Insurance Co. map of this block shows no buildings or structures along its northern half that fronts onto Fifth Avenue North. The Thornton's Addition subdivision on the north side of Fifth Avenue in this block had a similar pattern of development, however the 1910 U.S. Census lists four houses here and no houses on the south side of the 100 block of 5th Avenue North. Construction in this area began in earnest with St. Petersburg's first real estate boom cycle that occurred from 1909 until 1915.

Evidence suggests that the bungalow located at 126 5th Avenue North was built between 1909 and early 1910 since the house does not appear on the 19 Apr. 1910 enumeration made by the federal census taker and the item below which shows that it was sold in September 1910. "Dr. W. E. Pricer has sold his residence property, 126 5th Avenue North, to Johannes Anderson of Alta, Iowa for \$7,500 cash. The house which has five rooms and bath was sold fully furnished. The lot is 50 by 136 feet. Miss Florence Overly handled the deal." ("St. Petersburg Daily Times, 4 Sep. 1910, p. 10, 'Pricer Sells House to Johannes Anderson'). The 1918 city directory lists the resident of 126 5th Ave.

N. as Dr. W. E. Pricer (wife Emma C.), physician office 567 Central Ave. In 1917 a news article says, "Dr. William E. Pricer, Ironton, Ohio and family have gone to St. Petersburg, Florida." ("Journal of the American Medical Association", vol. 69 #2, 28 Nov. 1917, p. 1368). This evidence suggests that Pricer rented his former house seven years after the sale. Dr. William E. Pricer was born 19 May 1878 at Delphos, Allen Co., Ohio (Church of LDS, International Genealogical Index, database online, retrieved 20 Apr. 2016). He appears in the 1920 U.S. Census living at Ironton, Ohio and in the 1930 census living at Dayton, Ohio, he does not appear in the 1940 census.

A letter from S. G. Gilfillan, president of the Belfont Iron Works at Ironton, OH sent to St. Petersburg's Board of Trade in 1918 says"I want to say further that you have one of the greatest boosters for St. Petersburg I have ever known in Dr. W. E. Pricer of Ironton, OH who two winters ago went to St. Petersburg for his health, which he recovered, and last year went there and practiced throughout the winter and was very successful. It is my understanding that Dr. Pricer will return again early in December for the entire winter. Dr. Pricer has insisted on my going to St. Petersburg as there is no other place in Florida he advised and he has sent 10 to 20 other people to the city last winter." ("*St. Petersburg Evening Independent*", 13 Nov. 1918, p. 4).

The 1920-1 city directory lists the resident of 126 5th Ave. N. as Johannes Anderson (wife Ola). Johannes and Ola Anderson are listed in the 1920 U.S. Census at this residence, he is aged 72 born in Denmark and retired. Ola was born in Florida aged 46 and had two teenaged daughters from a previous husband named Yarnley (1920 U.S. Census, St. Petersburg). The 1922 city directory lists Charles R. Day living here and the 1926 directory shows a Jesse B. Green residing here, this suggests that the house was rented to winter tourist in this period. In 1938 Ola Anderson pulled a permit for a new roof on this house, this is the last evidence of their ownership. The 1940 city directory shows that the house was owner occupied by Ernest L. Savage who remained in the house until 1950. In 1970 it is listed as the Ridge Apts. (6 units), In 1980 it is listed as 7 apartment units, in 1990 it is listed with 6 units (R.L.Polk, St. Petersburg City Directory, 1920 to 1990, passim).

The city "Property Card" is incomplete before 1917, but it shows that the house functioned as rental apartments from the 1950s onwards until it became an assisted living facility during the 1980s. On 12 Nov. 1998 Yves Morency and Mireille his wife sold the house for \$120,000 to Gary Adkinson. On 25 Apr. 2006

Adkinson sold the house to Fuel Investment & Development II LLC for \$1,200,000. Fuel Investment attempted to finance and build a 20 story high hotel on this and 3 other adjacent parcels. However, this corporation went into Chapter 11 bankruptcy proceedings in 2013. The house has remained vacant and deteriorating due to neglect since 2008. (Pinellas County Tax Assessor, Property Database online, retrieved 21 Apr. 2016).

ARCHITECTURAL SIGNIFICANCE

The Dr. Pricer House at 126 5th Avenue North is a textbook illustration of a classic Craftsman style bungalow. The exterior of the house has retained its historic appearance and integrity with only minor alterations to its fabric. The front (north) facade exhibits a high level of craftsmanship and ornamental detail that employ quintessential design elements of this style. The quality of this home's design when combined with the similar high-style design of the three adjacent Craftsman style houses creates a splendid collection of architectural artifacts of this style built between 1909 and 1916. There is no other grouping of Craftsman style residences of this quality surviving within the National Register listed St. Petersburg Downtown Historic District (2004) 8Pi10648. The only similar assemblage of Craftsman style houses of this period is the Lang Bungalow Court local landmark district (2014) HPC-14-90300002. However, the four houses in the 100 block of Fifth Avenue North were built for a wealthier class of clients than the houses of Lang Court and therefore were able to display a more expensive level of ornamental design and construction.

The American Craftsman style, or the American Arts and Crafts Movement, is an American domestic architectural, interior design, landscape design, applied arts, and decorative style and lifestyle philosophy that had its origins in the last decade of the 19th century. As a comprehensive design and arts movement it remained popular till the 1930s Great Depression. The Craftsman style took its inspiration from the British Arts and Crafts movement founded on the philosophy and writings of William Morris (1834 -1896). Morris was appalled by the shoddy workmanship and gaudy tastes of the Victorian era which were a result of mass production caused by the Industrial Revolution. In his opinion the beauty of an object, fabric, or building was the result of the handcrafted labor by skilled artisans who understood and respected the intrinsic qualities of the materials that they used. Yes, it was a nostalgic yearning for "the good old days" that appears naive, however the goal of preserving traditional artisanal skills via apprenticeship had a profound impact on the creation of vocational training schools across Europe and The U. S. The European proponents of the Arts and

Crafts style were closely allied politically and philosophically with the growth of Socialism and its concern for the “working man” and attempting to improve the working conditions and housing of this class. This movement laid a special emphasis on the design of affordable, yet aesthetically pleasing, housing for the middle and working class that incorporated the latest innovations in sanitation and modern technology. Ironically the booming mill towns of Britain became the first laboratory for these new experiments in city planning, and affordable housing.

The American Craftsman style was formally born in 1897 when the non-profit American Society of Arts and Crafts was founded in Boston. The publications of this society and articles in American architecture journals featuring this “modern architecture” evolving across Europe introduced American architects and builders to this new aesthetic and design vocabulary. Elbert Hubbard (1856-1915) inspired by William Morris created the Roycroft artisanal community in East Aurora, NY in 1895, one of the main products of this group was the Roycroft Press whose books also spread the concepts of this movement. Adventurous U. S. architects embraced the tenants of this style which had spread from Glasgow to Vienna, the most famous being Louis Sullivan (1856-1924) and Frank Lloyd Wright (1867-1959). In California which was booming with new construction in this era many architects began creating residences in the Arts and Crafts style. Bernard Maybeck (1862-1957) in San Francisco and the brothers Charles (1868-1957) and Henry Greene (1870-1954) of Pasadena by 1905 had created a synthetic new style and started calling these houses bungalows. They were adapted to function in a warm climate and well suited to the new “streetcar suburbs” springing up in southern California. And this housing type became instantly popular with the California public and when the bungalow style home spread to other parts of the country they were commonly called “California Bungalows”. St. Petersburg’s two great historic building boom periods were 1909 to 1914 and 1921 to 1926 and both occurred during the height of this housing type’s popularity. As a result this form of domestic architecture is the predominant style in most of the city’s pre World War II neighborhoods.

The Craftsman bungalow style was synthesized from a wide range of sources which include; British Colonial era homes in India where the term “bungalow” originated and Japanese domestic architecture with its wood frame skeleton, open floor plan, widely projecting and flaring eaves, and large open porches. These exotic styles were grafted onto the common American one story frame

vernacular style cottage and elements of high-style European Arts and Crafts were added for flair. This hybrid creation called the bungalow was coeval with the similar synthetic styles of early modern architecture known as Jugendstil in Germany, Secession in Vienna, Modernismo in Spain, and Art Nouveau in France. All of these styles had the common denominator of fusing together the best of local traditional "folk style" buildings with a new aesthetic derived from Asian art and applying the early modernist philosophy of "organic design" derived from nature. The novel experimental designs of architects; Charles Rennie Mackintosh in Scotland, Frank Lloyd Wright in Chicago, Josef Hoffmann in Vienna, Lluís Domènech y Montaner in Barcelona, and Sir Edward Lutyens in Britain although superficially different in appearance all sprang from the same aesthetic source as the Craftsman bungalow found along suburban streets across the U.S. In the state of Florida the Craftsman bungalow was generally built of wood frame construction with brick, concrete block, or oolitic limestone as secondary materials. Most were one story high, but the two story "aeroplane bungalow" with a second floor bedroom with banks of windows on all four sides was also popular. The use of wide roof eaves and many windows for cross-ventilation made these houses perfect for Florida in the era before air-conditioning.

Craftsman style Characteristics

- 1 - 2 stories
- Low-pitched roof, hipped, gabled, sometimes with a clipped gable. Roof lines may be complex and cross gabled.
- Broad eaves
- Heavy masonry porch piers supporting squat tapered pillars or paired posts
- Knee braces, exposed rafter tails and beams, elaborated rafter ends and verge boards, occasionally roof ridge finials are seen
- Natural materials indigenous to location (exception: kit homes)
- Open floor plan
- Dormers: shed, gabled, hipped, sometimes in combination
- Fireplace and chimney, brick or native stone
- Handcrafted, built-in cabinetry including as buffets, bookcases, colonnades
- Unique custom features such as inglenooks and window seats
- Substantial covered porches
- Windows, double-hung, multiple lights over single pane below. Multiple windows appear together in banks. Casement windows are also seen.
- Shingle, lapped, and stucco siding is common.

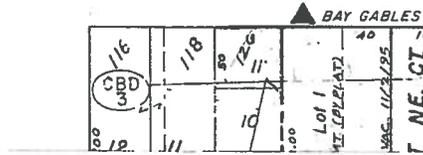
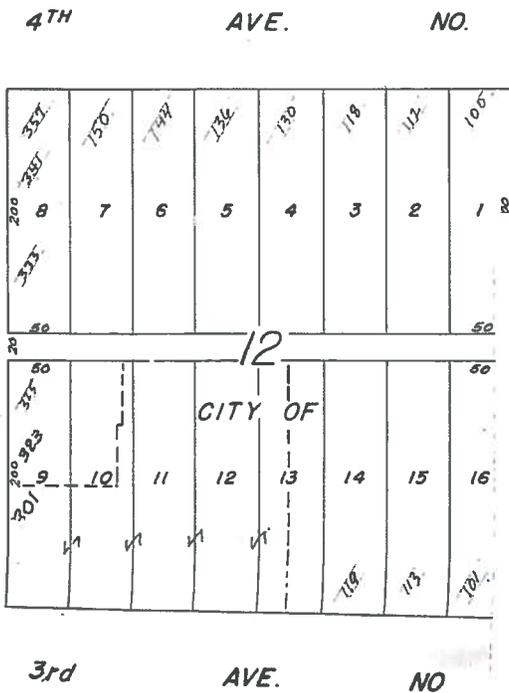
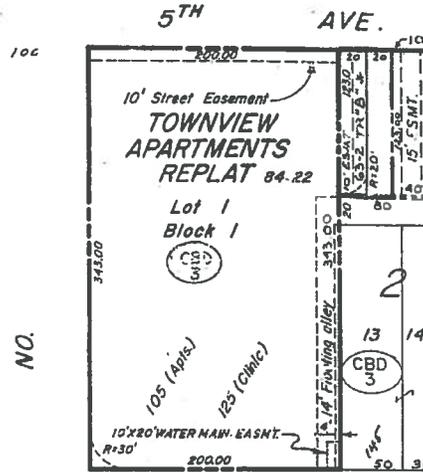
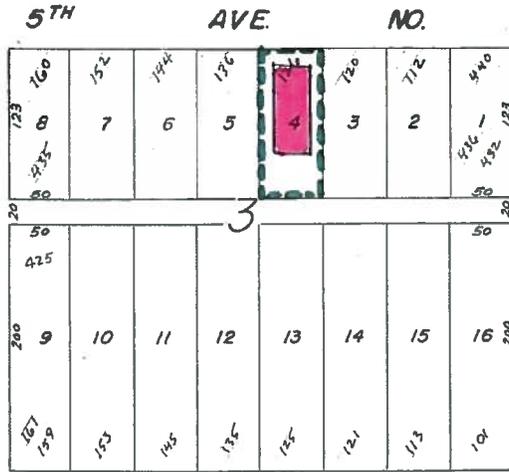
10. MAJOR BIBLIOGRAPHICAL REFERENCES

Please list bibliographical references.

(Please see contextual source citations)

MAP

E-6



DR PRICER HOUSE

BOUNDARY MAP

--- denotes bounds

scale 1" = 100'

1265TH AVE. N.



PHOTOS



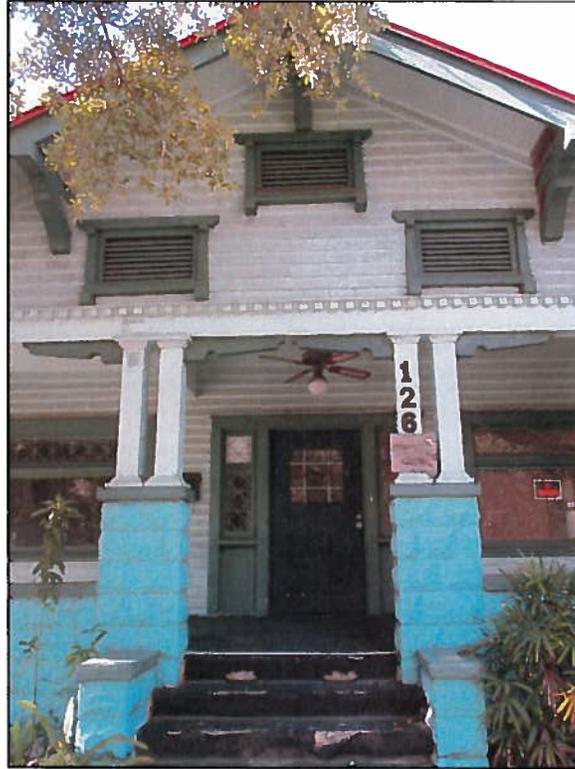








APPENDIX C: ADDITIONAL PHOTOGRAPHS



Photograph 1: Front porch and entrance, facing south



Photograph 2: Detail of porch columns, brackets, and dentil detailing at front porch, facing southwest



Photograph 3: Louvered gable vents above entrance, facing south



Photograph 4: East elevation, facing southwest

APPENDIX D: PUBLIC COMMENT

Three comments in opposition of designation (attached, to follow) and none in support have been received as of January 3, 2017.

**In re Historical Landmark Designation Applications:
118, 126, 136, 142, and 142 ½ 5th Avenue North, St. Petersburg, Florida**

**HPC 16-90300003
HPC 16-90300004
HPC 16-90300005
HPC 16-90300006**

**AFFIDAVIT OF CHANDRESH S. SARAIYA
AS MANAGER OF SUBURBAN FEDERAL PROPERTY, LLC**

BEFORE ME, the undersigned authority, personally appeared Chandresh S. Saraiya, being first duly sworn, deposes and says:

1. This affidavit is submitted in opposition to the Local Landmark Designation Applications (together, the "Applications") filed by St. Petersburg Preservation for the contiguous parcels of property located at 118, 126, 136, 142, and 142 ½ 5th Avenue North, St. Petersburg, Florida (together, the "Subject Property"), copies of which are attached hereto as Composite Exhibit "A."

2. My name is Chandresh S. Saraiya, I am over the age of eighteen years old, and I am the Manager of Suburban Federal Property, LLC ("Suburban"), the seventy percent (70%) owner of Fuel Investment & Development II, LLC ("FID II"). Suburban was ten percent (10%) owner of FID II in 2006, but due to performance issues with the initial developer, Suburban ended up acquiring all of the developer's interest and is now seventy percent (70%) owner of FID II.

3. FID II is the owner of the Subject Property, having purchased all applicable parcels between December 2005 and April 2006 for a total of \$3,100,000, and an additional two contiguous parcels of property in November 2006 for \$3,500,000, representing a total purchase price of \$6,600,000.

4. In addition to being the majority owner in FID II, Suburban is a co-managing member of FID II. FID II has an additional three (3) co-managing members, who have not been consulted in the drafting of this Affidavit. I am unaware of whether or not any of the other co-managing members have received notice of the Applications.

5. The Applications were submitted on May 1, 2016 by Howard Ferebee Hansen of St. Petersburg Preservation ("St. Pete Preservation"), a non-profit organization whose mission is described as educating the public about local historic architecture resources, landmarking or assisting in the landmarking of "deserving" sites and structures, and preserving sites and structures previously landmarked.

6. St. Pete Preservation has no ownership or other interest in the Subject Property, and, to the best of my knowledge, submitted the Applications without any notice to or communication with any representative of FID II.

7. FID II purchased the Subject Property in order to redevelop the same and take a city block that has, even as acknowledged by the Applications, been blighted by neglect and crime.

8. During my involvement with the Subject Property as Manager of the majority owner and otherwise, I was unaware of any potential historical landmarks on any of the Subject Property.

9. After purchase of the Subject Property, FID II submitted applications for approval of two (2) separate projects, each of which were rejected by the City of St. Petersburg. In addition to issues with zoning and approval of FID II's development projects, and in large part because of the same, FID II experienced financial difficulties which resulted in (a) default on its

obligations to its lenders, (b) initiation of foreclosure on the Subject Property, and (c) two (2) bankruptcy proceedings.

10. As a result of these issues, the Subject Property has been the subject of a foreclosure action styled First Street and Fifth Avenue, LLC v. Fuel Investment & Development II, LLC, Case No. 09-16378-CI-15 (the "Foreclosure Action"), which has been pending before the Circuit Court for the Sixth Judicial Circuit in and for Pinellas County, Florida (the "State Court") since August 15, 2009.

11. The Foreclosure Action has been pending for more than seven (7) years and has prevented any potential development of the Subject Property while it remains in limbo. The senior mortgage holder of the property, First Street and Fifth Avenue, LLC, holds a lien on the Subject Property in an amount exceeding \$10,000,000.

12. FID II has been dissolved and non-operational since at least September 27, 2013.

13. As a result of the years of limbo and uncertainty created by the Foreclosure Action and lack of financial resources of FID II, the Subject Property has fallen further into disrepair.

14. On May 11, 2016, the City of St. Petersburg Code Enforcement department ("Code Enforcement") sent out two (2) notices of their intent to seek demolition of portions of the Subject Property (the "Demolition Notices"), copies of which are attached hereto as Composite Exhibit "B."

15. I have personally walked the Subject Property with Code Enforcement in order to gain a better understanding of the issues associated with the Demolition Notices and other code enforcement violations.

16. On November 23, 2016, after hearings on August 22, 2016, and November 4, 2016, the State Court appointed Larry S. Hyman, CPA (the "Receiver") as receiver over the Subject Property in order to address the issues identified in the Demolition Notices, delinquent taxes, and other issues of the Subject Property.

17. Accordingly, the Receiver is in control of the Subject Property for the balance of the Foreclosure Action or until otherwise discharged by the State Court.

18. If the Applications are successful, the value of the Subject Property will be severely impaired and it is unlikely that any revitalization or improvement to the Subject Property will take place.

19. This will, in effect, leave half of a block in downtown St. Petersburg in a state of neglect that impacts the surrounding community, particularly where downtown St. Petersburg is in the middle of a redevelopment and revitalization effort that involves new construction and an influx of residents and businesses.

20. It would require an enormous amount of resources in order to clear the Demolition Notices and other Code Enforcement violations, and even more resources would be required in order to restore the Subject Property to even the most minimal of habitable condition.

21. If there is no possibility for future development on the Subject Property due to a Local Landmark status, it is unlikely that any entity would be willing to commit the appropriate resources in order to correct or maintain the Subject Property.

22. It is my understanding that the purpose of the City of St. Petersburg Code on "Preservation of Historic Properties" (Sec. 16.30.070.2) includes stabilizing and improving property values "in historic districts and in the City as a whole" (16.30.070.2.1.B.3), strengthening the economy of the City (16.30.070.2.1.B.5), and enhancing the "visual and

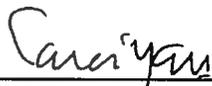
aesthetic character, diversity and interest of the City” (16.30.070.2.1.B.7). I do not believe that any of these purposes are furthered by the designation of the Subject Property as local landmarks.

23. At the very least, it is incumbent upon the City of St. Petersburg to delay any decision of the Historic Preservation committee to delay consideration of any of the Applications until the Foreclosure Action is resolved and a new and solvent owner of the Subject Property is identified to allow full due process to the owner.

24. I did not receive any formal notice of the Applications or any steps to consider the same by the City of St. Petersburg, and only received notice through proceedings involving appointment of the Receiver in the Foreclosure Action.

FURTHER AFFIANT SAYETH NOT.

Dated this 3rd day of January, 2017.

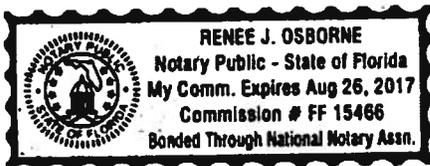


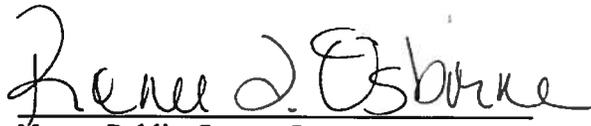
CHANDRESH S. SARAIYA

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED before me this 3rd day of January, 2017, by Chandresh S. Saraiya, Manager of Suburban Federal Property, LLC, a Florida limited liability company. He is personally known to me or has produced personally ✓ as identification.





Notary Public, State at Large
Serial Number and Seal

Exhibit “A”

To prevent redundancy within this packet, please refer to **Appendix B: Designation Application**.

Exhibit “B”



codes compliance assistance department
post office box 2842 st. petersburg, florida 33731-2842

DEMOLITION VIOLATION NOTICE

Delivered via U.S. Certified and First Class Mail

May 11, 2016

FUEL INVESTMENT & DEVELOPMENT II LLC
201 N FRANKLIN ST STE 2505

TAMPA FL 336025800

DEMOLITION CASE NO: 15-00022138
RESPONSIBLE PARTY: FUEL INVESTMENT & DEVELOPMENT
PROPERTY IN VIOLATION: 118 5TH AVE N
REV MAP OF ST PETERSBURG
BLK 3, LOT 3

STRUCTURE(S): DUPLEX & INGROUND POOL

This notice is directed to the above legal property owner(s) of record (responsible party) and additional copies are being provided to potentially interested parties including the person whose name and address appears at the top of this letter.

The property described above has been evaluated and determined to have conditions which appear to not comply with the City Code: **CHAPTER 8, DIV. 4, SEC. 8-263 - UNFIT OR UNSAFE DWELLINGS OR STRUCTURES**

The property owner or duly authorized representative **must obtain permits** to make repairs to the above referenced structure(s). The property owner may be required to retain a design professional to conduct an evaluation of the structure and produce a detailed written report with rehabilitation plans. A licensed contractor may also be required to provide a cost estimate and conduct the rehabilitation.

Permits to rehabilitate or to demolish the structure(s) must be obtained by June 20, 2016.

If these conditions are not corrected by the specified date, the City can take action to condemn and demolish the structure(s). All costs incurred in any condemnation action will be assessed as an interest bearing lien against the property. If additional time is needed to obtain permits for rehabilitation or demolition of the structure(s), contact me in writing with an outline of your plans before June 20, 2016.

Respectfully,

MAUREEN PALMER 892-5488 (Area Code 727), Building Demolition Coordinator



codes compliance assistance department
post office box 2842 st. petersburg, florida 33731-2842

DEMOLITION VIOLATION NOTICE

Delivered via U.S. Certified and First Class Mail

May 11, 2016

FUEL INVESTMENT & DEVELOPMENT II LLC
PO BOX 273944

TAMPA FL 336883944

DEMOLITION CASE NO: 16-00008671
RESPONSIBLE PARTY: FUEL INVESTMENT & DEVELOPMENT
PROPERTY IN VIOLATION: 142 5TH AVE N
REV MAP OF ST PETERSBURG
BLK 3, LOT 6

STRUCTURE(S): SGL FAM RES & TRIPLEX

This notice is directed to the above legal property owner(s) of record (responsible party) and additional copies are being provided to potentially interested parties including the person whose name and address appears at the top of this letter.

The property described above has been evaluated and determined to have conditions which appear to not comply with the City Code: **CHAPTER 8, DIV. 4, SEC. 8-263 - UNFIT OR UNSAFE DWELLINGS OR STRUCTURES**

The property owner or duly authorized representative **must obtain permits** to make repairs to the above referenced structure(s). The property owner may be required to retain a design professional to conduct an evaluation of the structure and produce a detailed written report with rehabilitation plans. A licensed contractor may also be required to provide a cost estimate and conduct the rehabilitation.

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Respectfully,

HAQREEM PALMER 892-5486 (Area Code 727), Building Demolition Coordinator

**In re Historical Landmark Designation Applications:
118, 126, 136, 142, and 142 ½ 5th Avenue North, St. Petersburg, Florida**

**HPC 16-90300003
HPC 16-90300004
HPC 16-90300005
HPC 16-90300006**

**AFFIDAVIT OF CHANDRESH S. SARAIYA AS
PRESIDENT OF FIRST STREET AND FIFTH AVENUE, LLC**

BEFORE ME, the undersigned authority, personally appeared Chandresh S. Saraiya, being first duly sworn, deposes and says:

1. This affidavit is submitted in opposition to the Local Landmark Designation Applications (together, the "Applications") filed by St. Petersburg Preservation for the contiguous parcels of property located at 118, 126, 136, 142, and 142 ½ 5th Avenue North, St. Petersburg, Florida (together, the "Subject Property"), copies of which are attached hereto as Composite Exhibit "A."

2. My name is Chandresh S. Saraiya, I am over the age of eighteen years old, and I am the President of First Street and Fifth Avenue, LLC ("FSFA"), the senior mortgage holder on the Subject Property, and the additional contiguous parcel located at 135 5th Avenue North.

3. FID II is the owner of the Subject Property, having purchased all applicable parcels between December 2005 and April 2006.

4. On November 6, 2006, FID II borrowed funds in the original principal amount of \$4,800,000, and executed a "Mortgage, Assignment of Leases and Rents and Security Agreement" (the "Mortgage") in favor of Broadway Bank, a copy of which is recorded in the Official Records of Pinellas County, Florida at Official Records Book 15475, beginning at 1387.

5. After a series of assignments that are a matter of public record, on September 28, 2012, FSFA received an "Assignment of Mortgage and Loan Documents" assigning all right,

title, and interest in the Mortgage to FSFA. Accordingly, FSFA is now the owner and holder of the Mortgage and the associated rights thereunder.

6. The Applications were submitted on May 1, 2016 by Howard Ferebee Hansen of St. Petersburg Preservation (“St. Pete Preservation”), a non-profit organization whose mission is described as educating the public about local historic architecture resources, landmarking or assisting in the landmarking of “deserving” sites and structures, and preserving sites and structures previously landmarked.

7. St. Pete Preservation has no ownership or other interest in the Subject Property, and, to the best of my knowledge, submitted the Applications without any notice to or communication with any representative of FSFA.

8. The Subject Property has been the subject of a foreclosure action styled First Street and Fifth Avenue, LLC v. Fuel Investment & Development II, LLC, Case No. 09-16378-CI-15 (the “Foreclosure Action”), which has been pending before the Circuit Court for the Sixth Judicial Circuit in and for Pinellas County, Florida (the “State Court”) since August 15, 2009.

9. The Foreclosure Action has been pending for more than seven (7) years and has prevented any potential development of the Subject Property while it remains in limbo.

10. During the pendency of the Foreclosure Action, the Subject Property, which was initially purchased as a development investment, has fallen further into disrepair.

11. On May 11, 2016, the City of St. Petersburg Code Enforcement department (“Code Enforcement”) sent out two (2) notices of their intent to seek demolition of portions of the Subject Property (the “Demolition Notices”), copies of which are attached hereto as Composite Exhibit “B.”

12. As a result of the Demolition Notices and other Code Enforcement violations, on July 29, 2016, FSFA filed “FSFA’s Emergency Motion for Appointment of Receiver to Maintain and Safeguard Assets” in the Foreclosure Action, seeking an order of the State Court appointing a receiver over the Subject Property and the remaining contiguous parcel covered by the Mortgage in order to correct code enforcement violations and protect the Subject Property from further serious issues during the pendency of the Foreclosure Action.

13. On November 23, 2016, after hearings on August 22, 2016, and November 4, 2016, the State Court appointed Larry S. Hyman, CPA (the “Receiver”) as receiver over the Subject Property in order to address the issues identified in the Demolition Notices, delinquent taxes, and other issues of the Subject Property.

14. Accordingly, the Receiver is in control of the Subject Property for the balance of the Foreclosure Action or until otherwise discharged by the State Court.

15. If the Subject Property is designated as a Local Landmark, the value of the Subject Property will be further impaired, impacting the Mortgage and the ability of FSFA to recover the sums due thereunder, which now exceeds \$10,000,000.

16. Further, if the Subject Property is limited in its uses, there will be a limited market for sale of the Subject Property, and limited uses for the same, after foreclosure or otherwise, and this will in effect leave half of a block in downtown St. Petersburg in a state of neglect that impacts the surrounding community.

17. At the very least, it is incumbent upon the City of St. Petersburg to delay consideration of any of the Applications until the Foreclosure Action is resolved and a new and solvent owner of the Subject Property is identified to allow full due process to the owner.

18. FSFA did not receive any formal notice of the Applications or any steps to consider the same by the City of St. Petersburg, and only first received notice of the same through the proceedings involving appointment of the Receiver in the Foreclosure Action.

FURTHER AFFIANT SAYETH NOT.

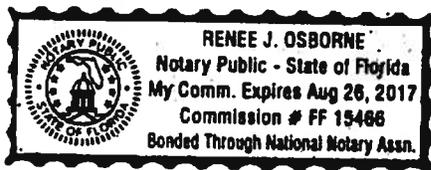
Dated this 3rd day of January, 2017.

Chandresh S. Saraiya
CHANDRESH S. SARAIYA

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED before me this 3rd day of January, 2017, by Chandresh S. Saraiya, President of First Street and Fifth Avenue, LLC, a Florida limited liability company. He is personally known to me or has produced personally ✓ as identification.



Renee J. Osborne
Notary Public, State at Large
Serial Number and Seal

Exhibit “A”

To prevent redundancy within this packet, please refer to **Appendix B: Designation Application**.

Exhibit “B”



codes compliance assistance department
post office box 2842 st. petersburg, florida 33731-2842

DEMOLITION VIOLATION NOTICE

Delivered via U.S. Certified and First Class Mail

May 11, 2016

FIRST STREET & FIFTH AVE LLC
18608 MONACO AVE

LUTZ FL 33558

DEMOLITION CASE NO: 15-00022138
RESPONSIBLE PARTY: FUEL INVESTMENT & DEVELOPMENT
PROPERTY IN VIOLATION: 118 5TH AVE N
REV MAP OF ST PETERSBURG
BLK 3, LOT 3

STRUCTURE(S) : DUPLEX & INGROUND POOL

This notice is directed to the above legal property owner(s) of record (responsible party) and additional copies are being provided to potentially interested parties including the person whose name and address appears at the top of this letter.

The property described above has been evaluated and determined to have conditions which appear to not comply with the City Code: **CHAPTER 8, DIV. 4, SEC. 8-263 - UNFIT OR UNSAFE DWELLINGS OR STRUCTURES**

The property owner or duly authorized representative **must obtain permits** to make repairs to the above referenced structure(s). The property owner may be required to retain a design professional to conduct an evaluation of the structure and produce a detailed written report with rehabilitation plans. A licensed contractor may also be required to provide a cost estimate and conduct the rehabilitation.

Permits to rehabilitate or to demolish the structure(s) must be obtained by June 20, 2016.

If these conditions are not corrected by the specified date, the City can take action to condemn and demolish the structure(s). All costs incurred in any condemnation action will be assessed as an interest bearing lien against the property. If additional time is needed to obtain permits for rehabilitation or demolition of the structure(s), contact me in writing with an outline of your plans before June 20, 2016.

Respectfully,

MAUREEN PALMER 892-5438 (Area Code 727), Building Demolition Coordinator

VI



codes compliance assistance department
post office box 2842 st. petersburg, florida 33731-2842

DEMOLITION VIOLATION NOTICE

Delivered via U.S. Certified and First Class Mail

May 11, 2016

FIRST STREET & FIFTH AVE LLC
18608 MONACO AVE

LUTZ FL 33558

DEMOLITION CASE NO: 16-00008671
RESPONSIBLE PARTY: FUEL INVESTMENT & DEVELOPMENT
PROPERTY IN VIOLATION: 142 5TH AVE N
REV MAP OF ST PETERSBURG
BLK 3, LOT 6

STRUCTURE(S): SGL FAM RES & TRIPLEX

This notice is directed to the above legal property owner(s) of record (responsible party) and additional copies are being provided to potentially interested parties including the person whose name and address appears at the top of this letter.

The property described above has been evaluated and determined to have conditions which appear to not comply with the City Code: **CHAPTER 8, DIV. 4, SEC. 8-263 - UNFIT OR UNSAFE DWELLINGS OR STRUCTURES**

The property owner or duly authorized representative **must obtain permits** to make repairs to the above referenced structure(s). The property owner may be required to retain a design professional to conduct an evaluation of the structure and produce a detailed written report with rehabilitation plans. A licensed contractor may also be required to provide a cost estimate and conduct the rehabilitation.

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Respectfully,

MAUREEN PALMER 392-5488 (Area Code 727), Building Demolition Coordinator

VI

Laura Duvekot

From: kimmylevell@gmail.com
Sent: Tuesday, January 03, 2017 4:30 PM
To: Laura Duvekot
Subject: Amended version previous email. Please include this version.

Dear Ms Duvekot,

I'm am writing to you about the proposed homes located at 118, 126, 136, and [142 5th Ave North](#) has historic designation. I own a home located at [155 5th Ave N.](#) As an accomplished exterior designer from the area I am all for preserving historic homes, however, for 5th Ave I believe this ship has sailed. In other words to force upon owners historic designation which would require costly repairs to these homes is unfair due to the fact that they are now surrounded and continue to be surrounded with new luxury town homes and high rises which have now made their homes be worth the land value only. It's my belief that no one will pay the premium price for an older home with the extreme costs it would require for repairs to these homes on a street that has eclectically been transformed over the years at today's current market values. If historic preservation had taken place before many other homes had been destroyed for "newer bigger homes" the "habu" or highest and best value of the land would stand for square footage price. Within the confines of Old North East where designating historic homes have occurred I could agree because they are surrounded by like properties, however, on 5th the city is too little too late and should not fiscally strangle the owners of these homes by requiring them to keep these homes as is or repaired to their former grandeur. It's unfortunate but this is entirely an unfair proposal based on allowing these homes as well as my own to be surrounded by high rises and high end townhomes yet not allowing these owners to do the same to their land within the confines of building codes and requirements.

My suggestion would be to be more pointed about the style of architecture or vision for St. Petersburg and requiring new structures to fall into this realm of design. As far as I can see now it's a free for all and not all what's being built is aesthetically cohesive or in many cases simply put bland and not attractive.

I am unable to attend this meeting and would like my voice heard. Is there anything else I can do to communicate my feelings?

Thank you in advance,

Kim Levell
[813-810-5469](tel:813-810-5469)

www.exteriordecorating.com

Please excuse the grammatical and spelling errors, auto correct is my editor. 😊

APPENDIX E: TIMELINE AND SUPPORTING INFORMATION

- 1914 – Occupied by F.B. Welsh.¹²
- 1916 – Owners Johannes and Ola Anderson “1-family duplex w/ 7 rooms and bath.”¹³
- 1917 – 2-family garage apartment constructed.¹⁴
- 1930 – Porch and frame additions constructed.¹⁵
- 1936-1941 – Multiple additions and alterations by owners E.L. and Minnie Savage.¹⁶
- 1984 – 2 story frame garage apartment (156 ½) demolished after extensive fire damage.¹⁷

SUBDIVISION REVISED MAP		LOT 4	BLOCK 3
BUILDING		ELECTRICAL	PLUMBING
LOCATION: 126 - 5th Ave. N. Owner Anderson Johannes Date 1916 - 1-family duplex - 7-room and bath Date 1917 - 2-family garage apt. 3-room and bath #3692 - 3/30/20 - \$2000 Owner J. Anderson - 2-story gar. #27454 - 3/13/30 - \$100 1-story frame porch addition #27613 - 5/23/30 - \$600 (3) 1-story frame additions #32183 - 10/2/34 - \$200 Owner Ola Anderson - Reroof res. #36669 - 10/12/36 - \$500 Owner E. L. Savage - Remodel 4-rms. #37653 - 4/2/37 - \$550 Owner Savage - Addition and alter- ations to residence #41733 - 1/3/39 - \$300 Owner Savage - Addition for bath Ext. Ed. Rm. (4'6" x 18 x 14) #45350 - 5/22/40 - \$250 Owner Minna B. Savage - Addition to N.W. Corner of residence 4' x 14' #48041 - 5/12/41 - \$200 Owner Minnie B. Savage - (5x16) Add. to bedroom #63076 - 5/29/47 - \$300 Owner E.L. Savage - Screen in present porch at NW side of house (7'x10') Remove partition, install kitchen and dinette		#13887 - 6/14/30 - Johannes Keesler - 24-openings 2-meters #23802 - 11/10/36 - Savage 6c 6s 12p 3ws 2-meters #30368 - 30454 - 1/10/39 - 1/25/39 Owner Savage - Hayes - Keesler Cont. 1sw 1b 4p OK 1/25/39 #646A - 5/26/41 - Savage Hayes - 1c 3sw 3p 3b #3392 - 6/24/47 - Savage Wallis - 3c 3p	#5586 - 6/2/30 - Johannes E. W. Craighead - 1c 1-lav 2s 1b 1-tray #9927 - 1/19/36 - Miller Savary - 1-lav. 1bath OK 1/19/36 #10551 - 4/21/37 - Savage Willy - 2c 1-lav. OK 4/21/37 #13240 - 1/6/39 - M. Savage Roberts - 1c 1-lav. 1-bath OK 1/7/39 #18914 - 5/15/41 - M. Savage Cyphers - 1c 2-lav. 2b #29482 - 6/25/47 - E. Savage Godsey - sink

Item 1: Property Card depicting dates and costs of additions to Pricer House

¹² Polk's City Directory. *St. Petersburg, Pinellas County, Florida*. 1914, on file, St. Petersburg Museum of History.

¹³ City of St. Petersburg, Florida, Property Card for 126 Fifth Avenue North, on file, City of St. Petersburg.

¹⁴ Property Card.

¹⁵ Property Card.

¹⁶ Property Card.

¹⁷ Property Card.