



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 16-90300006
STREET ADDRESS:	142 and 142 ½ Fifth Avenue North
LANDMARK:	Walter C. and Mamie Henry House
OWNER:	Fuel Investment & Development II, LLC
APPLICANT:	St. Petersburg Preservation, Inc.
REQUEST:	Local Landmark Designation of the Henry House



Walter C. and Mamie Henry House, 142 Fifth Avenue North

OVERVIEW

A non-owner initiated application for Local Historic Landmark designation of the Walter C. and Mamie Henry House (subject property), located at 142 Fifth Avenue North, was submitted by St. Petersburg Preservation, Inc. in July of 2016. Prepared by Howard Ferebee Hanson, the application provides detailed information regarding the building's early ownership, as well as 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. This application considers the designation of two residential buildings which share a single parcel. The subject property's secondary building, a cottage facing the rear alleyway, is generally referred to as 142 ½ Fifth Avenue North, but is listed in certain historical documentation as 144 Fifth Avenue North. The two buildings have now been owned and operated together for over 100 years, warranting their consideration as two dwellings which comprise a single potential Landmark.

STAFF FINDINGS

Staff finds that the Henry House and its associated ancillary building, located at 142 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 Henry House was constructed approximately 103 years ago, surpassing the minimum required age of 50. Further, staff concurs with the application that the subject property satisfies criteria C, E, and F, and recommends that its significance under criteria G and H should additionally 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. Nomination documentation suggests 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	Y	N	Y	Y	N	N	N

Staff concurs with the applicant's finding that the Burnside House meets criteria C, E, and F, which relate to the building's significance in the area architecture and for its relationship with significant individuals.

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

The applicant details the subject property's historic and long-lasting ties to the Walter C. Henry family in the nomination's arguments for the subject property's significance under Criterion C. Walter C. Henry was a prominent local developer who was responsible for the construction of St. Petersburg's earliest brick-paved roads, numerous houses, and several noteworthy public buildings. Local Historic Landmarks including the Carnegie Mirror Lake Library (HPC90-02), First Congregational Church (HPC 92-02), and the Henry-Bryan House (93-06), which was built as a gift to his son, were all constructed by Walter C. Henry. Henry appears to have constructed the

primary house and lived on the subject property (whether in the primary house or rear cottage), periodically until his death at the home in 1940; his widow and their descendants maintained ownership until 1984. Although a handful of extant buildings in St. Petersburg have associations with Walter C. Henry, no other residence is known to have so longstanding a connection.

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

The applicant notes that the Henry House is representative of the Craftsman style and features few modern alterations. Only a small number of buildings of this style and grand scale remain in the city; such examples are especially rare in the Downtown St. Petersburg Historic District. 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 some 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

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 subject property, the applicant finds, is a noteworthy example of an early Craftsman style bungalow in St. Petersburg. It retains a high degree of integrity of its unique form and details, and successfully conveys its connection to the city's architectural evolution. 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 Henry House embodies the Craftsman style with a grander approach than many of its contemporary residences in St. Petersburg, which exhibit more of a focus on economy and often were constructed to serve as rental or winter residences.

Beyond its individual 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 discusses the increasing scarcity of contiguous collections of architecturally significant single-family homes

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.

³ *The Bungalow*, 134.

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

dating to the early twentieth century within the Downtown St. Petersburg Historic District in the nomination report. 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 Henry House is located within a concentrated area of bungalows dating to the early 1910s, during which time St. Petersburg saw its first major building boom and the early stages of suburbanization. Both the Henry 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 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 a concentration of buildings representing the pre-World War I period of development in St. Petersburg. Despite their later reuse as multi-family residences or even commercial spaces, the area retains a historic continuity defined by a consistency of form and scale, historic hex block sidewalks, and historic landscaping, that extends beyond the significance of each individual building. The Henry House is located within a continuous grouping of relatively grand, Craftsman-influenced bungalows constructed during the 1910s. 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.

Despite the buildings' evolution of use, this block collectively conveys the appearance of an upper-middle class residential street dating to St. Petersburg's first "Land Boom," which occurred during the early 1910s. Although Fifth Avenue North has been converted to a one-way street and carries somewhat heavy traffic, the block retains many of its historic granite curbs, historic street trees, and nearly all of its historic hex block sidewalks. The four houses fronting the south side of Fifth Avenue North adhere to a uniform setback from the street and feature similar massing and overall building heights, creating a sense of cohesiveness. When 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.

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 houses within those neighborhoods generally feature wider footprints and more blatant horizontal massing. The Henry House and its neighbors, however, are representative of a period of transition as the era of centralized downtown development made way for the era suburbanization that followed. It is worth noting that the buildings, constructed between circa 1913 and 1916, 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, the experience of walking through this cluster of residences provides a sense of immersion that is exceedingly rare 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 methodically discuss integrity factors in the nomination report. However, staff finds that the Henry House does meet all seven of these factors, although some have 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
*Must be present in addition to at least one other factor.						

Location: The primary residence's location remains unchanged. Although the rear cottage was likely moved, this relocation occurred before or during construction of the primary residence circa 1913, making its present location relevant to the property's period of significance

Design: The buildings' overall forms remain unchanged. The intended aesthetics of both the primary residence's Craftsman style and the rear cottage's Frame Vernacular design are clearly legible.

Setting: The subject property lies at the west edge of a grouping of historic bungalows which comprise a continuous and concentrated representation of early twentieth century single-family residences.

Materials: The primary building's historic materials, including its double hung sash windows and the majority of its carved wooden detailing, remain in place. Sacrificial materials, such as roof cladding, have been replaced as part of maintenance without detracting from the building's overall appearance. However, the imminent threat of deterioration is highly visible, especially in the wooden elements of the building's front porch. Likewise, the rear cottage has retained the majority of its historic materials, including historic wood framed double hung sash windows and brick piers. Several incongruous repairs to the cottage have been made, most notably those changes made to the front (south) porch and steps. The added materials, however, look to be removable, making a full restoration feasible.

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

Workmanship: The methods used to construct the buildings at the subject property visibly tie them to the period of significance.

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

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

NARRATIVE DESCRIPTION AND BACKGROUND SUMMARY

The primary building of the two residences which comprise the subject property is a circa 1913 one and one-half story bungalow of wood frame construction with a stucco and wood shingle exterior and asphalt shingle-clad cross gabled roof. Its windows are three-, four-, and five-over-one double hung wood frame sash, many of which are arranged in paired or tripartite units. The building's footprint is an irregular rectangle, though it appears symmetrical when viewed from its Fifth Avenue North façade. While the building primarily takes the Craftsman style, the strong vertical emphasis and dominant, projecting front gable are reminiscent of bungalows exhibiting Swiss Chalet influence. The placement of oriels above gracefully-sloping stucco supports at its east and west elevations reinforce this influence (Figure 1).

As elaborated by the applicant in the Local Historic Landmark nomination, the building's first known owner was Walter C. Henry, a local contractor and builder who was noted to reside there in 1914.⁶ After Walter Henry's death in 1940, his son, Mack L. Henry, and Mack's wife Myrtle Henry, retained ownership of the building until Myrtle's death in 1984.⁷

⁶ Polk's City Directory, St. Petersburg, Florida, 1914.

⁷ City of St. Petersburg, Florida. Property Card for 142 5th Ave. N., on file, City of St. Petersburg, Florida.



Figure 1: West elevation of 142 Fifth Avenue North, facing southeast

The exact construction date and architect of the residence at 142 Fifth Avenue North are unknown. The building's footprint first appears on the Sanborn Map of the area produced in 1913, as shown in Figure 2.

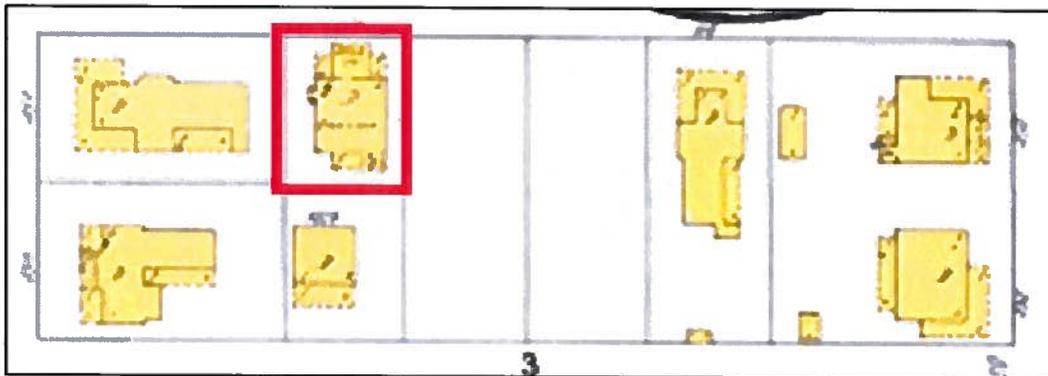


Figure 2: 1913 Sanborn Map of 100 block of Fifth Avenue North with main house on the 142 parcel highlighted⁸

In addition to the main residence, the subject property contains a smaller cottage which fronts the alley between Fourth and Fifth Avenues North. The building, referred to in modern property records as 142 ½ Fifth Avenue North, and sometimes historically with the street number 144, is a single story wood frame house with a gabled ell plan (Figure 3). It rests on a brick pier

⁸ Sanborn Map Company, "St. Petersburg, Pinellas County, Florida," [map], 1913. ProQuest, LLC. 2016.

foundation. Its walls are clad in horizontal wood siding, its roof in asphalt shingles, and windows are two-over-two double-hung sash. A shed-roofed porch extends across the western, side-gabled portion of the building's façade and is roughly flush with the ell projection. The cottage residence at 142 ½ Fifth Avenue North is Frame Vernacular in style, with minimal ornamentation and utilitarian design. It is presently divided into three apartments; property records indicate that it has been used as a triplex since at least the 1950s.



Figure 3: South façade of 142 ½ Fifth Avenue North

The construction date of this building remains unknown, but based on its design and construction methods, it is apparent that this building predates the main house on its parcel. The earliest Sanborn Map depicting the area shows the building with a roughly square footprint and lacking the ell gable that now projects at the eastern side of the building (Figure 4). Its front porch was present at that time.

Without the ell addition, the building took the form of a “saddlebag” house, a common house type constructed throughout the American South during the nineteenth and early twentieth centuries. This house type focused on simplicity and economy, and generally consisted of only two rooms flanking a central chimney. Though they were sometimes built with a single front door into an interior vestibule connecting the two rooms, two separate doors opening onto a wide front porch were commonly employed; such is the case of the cottage at 142 ½ Fifth Avenue North.⁹ The addition of a gabled ell, as was constructed here between 1913 and 1918, would have been a common expansion over the building's lifespan (Figure 5).

⁹ Georgia SHPO, “House Types in Georgia,” p. 4.

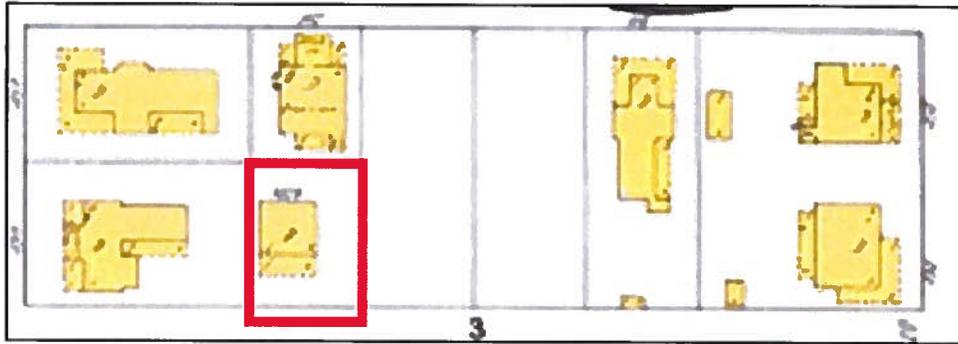


Figure 4: 1913 Sanborn Map of 100 block of Fifth Avenue North with 142 ½ highlighted¹⁰

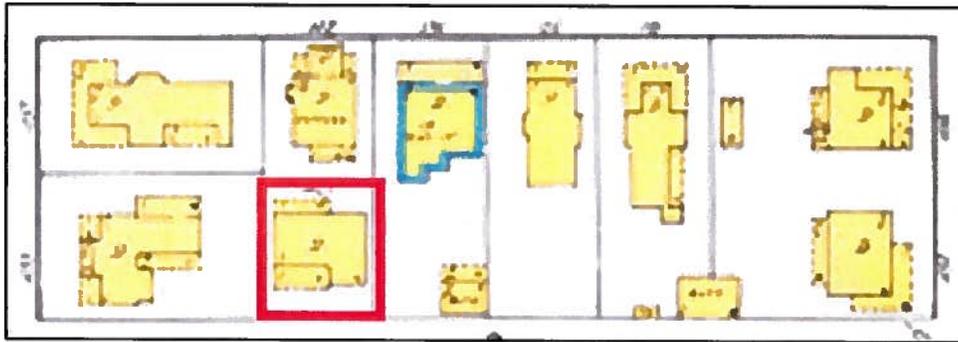


Figure 5: 1918 Sanborn Map of 100 block of Fifth Avenue North with 142 ½ highlighted¹¹

As St. Petersburg evolved from a small outpost into a destination for wintering northerners during the 1910s and 1920s, simple wood frame houses and vacation cottages were rapidly replaced with more modern, higher-end buildings such as the main building at this property, apartment buildings or hotels, and commercial buildings. This rear cottage, which is located just within the city's original limits, may have been situated differently on its parcel before the construction of the main house, and moved to face the alley for use as a boarding or apartment house.

As noted above, the construction date of the building at 142 ½ Fifth Avenue North is not known. However, it is certain that it was constructed before 1913, as it appears on a map from that year (Figure 4). Based on its form and materials, staff concurs with the applicant's estimate that the cottage was constructed circa 1900.

The early additions constructed during the building's ownership by the Henry family are considered to have gained their own significance. Therefore, as in the case of the main building on this parcel, the period of significance continues until 1966, during which time it was owned by the Henrys and likely used as a source of rental income.

NOTABLE CHARACTERISTIC FEATURES

The primary building at 142 Fifth Avenue North remains remarkably intact. Its character-defining features include:

- Steeply-pitched cross-gabled roof, brackets, and exposed rafter tails,

¹⁰ Sanborn Map Company, "St. Petersburg, Pinellas County, Florida," [map], 1913. ProQuest, LLC: 2016.

¹¹ Sanborn Map Company, "St. Petersburg, Pinellas County, Florida," [map], 1918. ProQuest, LLC: 2016.

- Full-width integral porch and projecting front dormer with supporting square battered columns on masonry pedestals,
- Front steps sheltered by dormer,
- Exterior treatment of stucco and wood shingle details, and
- Original double-hung sash windows.

For its location, the building at 142 ½ Fifth Avenue North is a rare example of Frame Vernacular construction dating to early construction in St. Petersburg. Primary character-defining features include:

- The building's gabled-ell plan,
- Shed-roof porch spanning the original façade,
- Separate entrances to the building's two original rooms,
- Large two-over-two double-hung sash windows, and
- Louvered wooden vent at the circa 1918 addition.

ALTERATIONS

The applicant notes the buildings' overall integrity, noting that minor changes to create a rear steel fire escape were made in 1956 and that a detached garage apartment was demolished at an unknown date. Property records and field observations confirm that few changes have been made to either building's exterior. As discussed above, an addition to the east elevation of the rear cottage at 142 ½ was constructed before 1918. The applicant additionally notes that a rear (north) porch was enclosed after 1945.

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 proof 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 Historic Landmark designation is consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The proposed Local Historic 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 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 Henry House, located at 142 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 142 5th Ave. N. On file, City of St. Petersburg, Florida.

Evening Independent. "Do You Really Know? Walter C. Henry." April 29, 1924.

Georgia State Historic Preservation Office (SHPO). "House Types in Georgia." Georgia Historic Preservation Division, Department of Natural Resources. n.d.

Polk's City Directory, St. Petersburg, Florida, 1914.

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 Times, "Walter Henry." April 12, 1940.

"United States Census, 1920," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MNB4-CN3>).

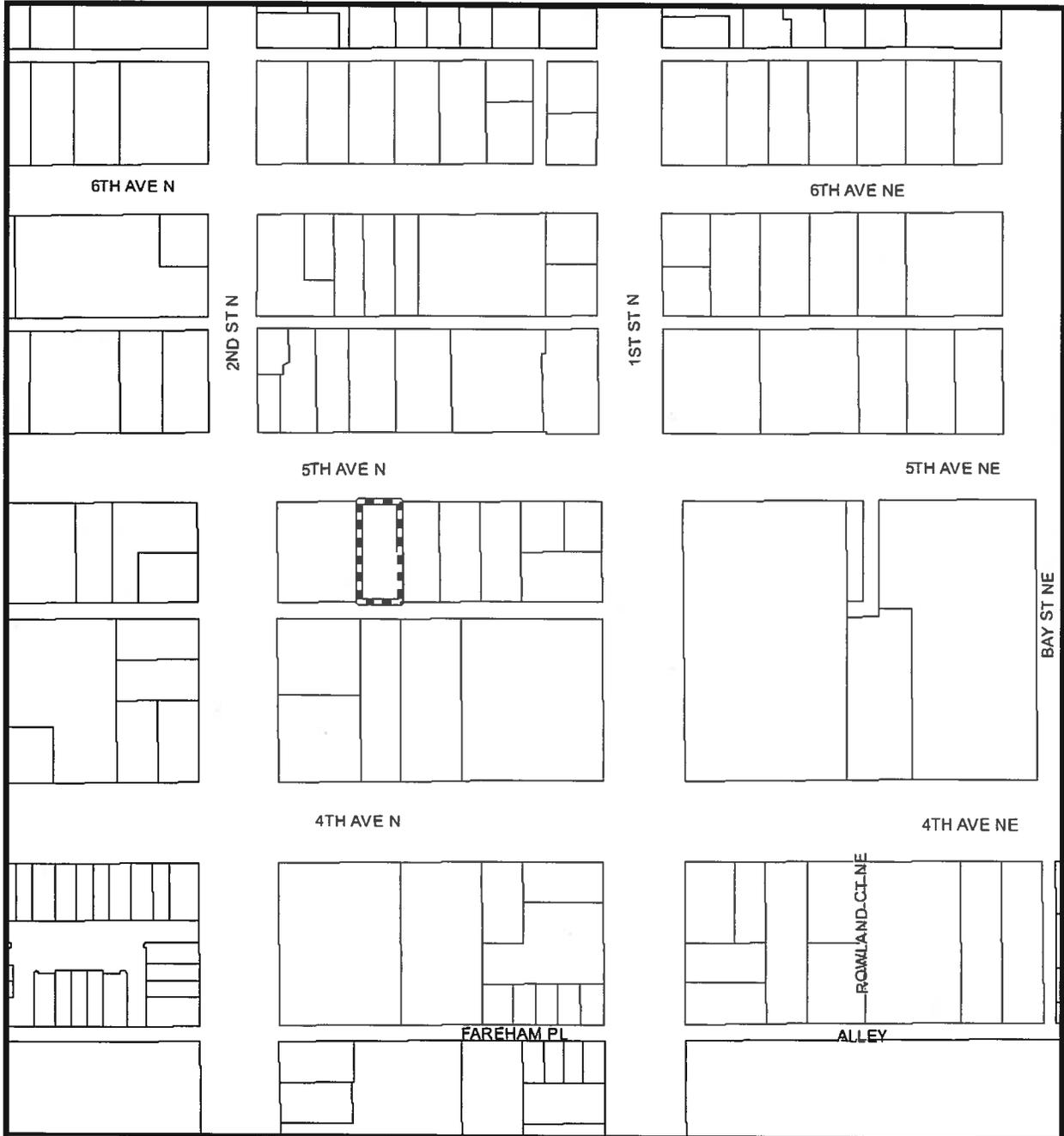
"United States Census, 1930." database with images. *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:XQ5B-YFR> :).

"United States Census, 1940." database with images/ *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:K4VZ-SB9>).

APPENDIX A: AERIAL AND STREET MAPS



Community Planning and Preservation Commission		 N NOT TO SCALE
142 5th Avenue North		
AREA TO BE APPROVED, SHOWN IN 	CASE NUMBER 16-90300006	



Community Planning and Preservation Commission

142 5th Avenue North

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

16-90300006



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 Henry House

other names/site number 8Pi 10454

address 142 Fifth Avenue North, 142 ½ Fifth Avenue North

historic address 142 Fifth Avenue North, 142 ½ Fifth Avenue North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name Fuel Investment & Development II LLC

street and number P. O. Box 273944

city or town Tampa state Florida zip code 33688 -3944

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

3. NOMINATION PREPARED BY

name/title Howard Ferebee Hansen

organization St. Peteresburg Preservation

street and number P.O. Box 838

city or town St. Petersburg state Florida zip code 33703

phone number 727-323-1351 (w) _____ 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 6 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 was formerly a part.

This parcel of land, lot 6, was the original and current boundary of this historic resource.

5. GEOGRAPHICAL DATA

acreage of property	less than 1 acre (50'X123')
property identification number	19-31-17-74466-003-0 60

Henry 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 style

Materials

wood

stucco

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 Henry House is located on Block 3 at the northern edge of the original plat 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 1917-8 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 1920 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.

DESCRIPTION OF PROPERTY

The Henry 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. right of way 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 house is set back about 10' from the 5th Ave. N. sidewalk, it is set back about 10' from its eastern lot line, and about 5' from its western lot line. The walkway from the 5th Ave sidewalk to the front porch steps is of small diamond shaped pavers set in a checkered pattern of dark and light pavers. A small hexblock walkway extends from the public sidewalk to the curb of 5th Ave. There are no historic fences or walls, structures, or objects that were observed on the lot except for the driveway described below.

Building 1 - The main house is one and ½ stories high, rectangular in plan about 35' wide (E-W) and 48' deep (N-S) and contains 2786 sq. ft. The foundation is a poured in place concrete spread footing surmounted by a continuous foundation wall about 36" high of concrete blocks that are finished with stucco. The one and one half story house is of balloon frame construction with exterior load bearing walls sheathed in wood lath and concrete in smooth sand finish stucco. 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. The front door opens into a double parlor that is separated by a wide doorway which is flanked by a pair of wood Craftsman style pillars. The front parlor has a large brick fireplace that is ornamented by a pattern of raised brickwork. The roof is a high pitched cross 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. The gable ends are sheathed in shingles. The front (north) gable end has a large wood ventilator with ornamental details. There is one chimney located at the center of the house. Windows are wood double hung sash with 5/1, 4/1, and 3/1 lights that have simple wood surrounds and sills. The centrally placed front door is of wood with a large single glass pane, it

is flanked by paired windows. The recessed front porch has an apron wall (with projecting piers) about 30' high of stuccoed concrete blocks topped by a plain concrete cap that support tapering wood "Tuscan" style pillars that support the roof and a pair of larger similar columns rise from the apron walls of the front steps to support a large central cantilevered dormer that projects from the roof over the front steps. The porch floor is wood as are the front steps. A 1916 newspaper article (see below) refers to 142 5th as "the white house" which indicates that it was originally painted white.

Historic (pre 1966) Alterations -1956 steel fire escape on the west side of house and alteration of a window into a door for it.

Modern Alterations - none observed on exterior of house. In 1987 the house was reroofed.

Building 2 - 142 ½ 5th Ave. N. -The cottage on the rear (south) of the property is one story high, rectangular in plan about 41' wide (E-W) and 36' deep (N-S) and contains 1490 sq. ft. The foundation is brick piers about 12' high that rest on concrete pad footers. The exterior load bearing walls are balloon frame construction finished in wood novelty siding. Windows are wood double hung sash 2/2 lights with plain sills and surrounds. The roof is a cross gable that kicks out (changes slope) to accomodate the front (south) and rear (north) porch, it is of wood truss construction sheathed in asphalt composition shingles. There are two brick chimneys located on the north roof slope. The front (south) porch is about 20' long and 8' deep, it has simple wood posts, railings, and steps leading to it. The rear (north) porch is about 6' wide, runs the length of the cottage (41') and was enclosed with wood siding and windows that date to the 1950s to 1980s.

Historic Alterations - None observed on the exterior.

Modern (post 1966) Alterations - Enclosure of rear (north) porch after 1945.

A small one bay, one story concrete block garage with a flat roof was built in the rear yard of the property with its door facing 5th Ave. and a pair of poured in place concrete rails that form a driveway which runs out to 5th. It was demolished date unknown, but driveway remains.

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
2	0		Building 8Pi10454 is a contributing building to the N. R. St. Petersburg Downtown Historic District (2004) 8Pi10648
0	0	Sites	
0	0	Structures	
0	0	Objects	Number of multiple property listings
2	0	Total	N. A.

Henry 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.

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

1912 to 1968

Significant Dates (date constructed & altered)

1912

Significant Person(s)

Walter C. Henry (1856 -1940)

Cultural Affiliation/Historic Period

20th century

Builder

Walter C. Henry

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.)

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 STATEMENT OF SIGNIFICANCE

The Henry House, located at 142 Fifth Avenue North, meets three 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; (3) It is identified with a person or persons who significantly contributed to the development of the City, state, or nation; (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance; (6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

Under Criterion (3), the property is significant as the home of Walter C. Henry, pioneer St. Petersburg building contractor and Town Council member in 1901. Under Criteria (5) and (6) the main house is significant as an important local example of the Craftsman style of architecture that retains its original appearance and historic integrity. The rear cottage (142 ½ 5th) is significant as a rare surviving example of a circa 1900 winter tourist rental cottage.

NARRATIVE STATEMENT OF SIGNIFICANCE

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 new 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 the first 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 and 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." 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 142 5th Avenue North

**The house and rear cottage located at 142 and 142 ½ 5th Ave. N. is referred to by this author as the "Henry House" to distinguish it from the local landmark Henry-Bryan House also built by Walter C. Henry House which was formerly located on the SE corner of 4th Ave. & Rowland Court NE (now moved to MLK St. S.).*

The Henry House is located on Lot 6 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. Construction in this area began with St. Petersburg's first real estate boom cycle that occurred from 1909 until 1915.

The original city "Property Card" is lost so no reliable date of construction or names of contractor and architect survive. However, it is almost certain that Walter C. Henry was the building contractor for his own house. This house and rear cottage appear on the 1913 Sanborn Fire Insurance Co. map of this block (with same footprint as existing buildings today) suggesting a construction date of 1912 for the stucco Craftsman style main house. However, the rear cottage (142 ½ 5th) is of earlier construction which is demonstrated by its building material which were in common use between 1895 and 1905. Since it does not appear on this site in the 1908 Sanborn map of this block, it was most likely moved to this property from another location. It is likely that Henry relocated a small winter cottage about to be demolished from somewhere downtown during this boom era and hauled in on a flatbed with mules to reuse as income property.

Walter C. Henry and his wife and children are listed in the 1912 city directory (compiled in late 1911) as living at 509 2nd Street North. It appears that this new house and cottage were intended as rental income property by Henry because the house appears in the 1916 City Directory occupied by Marion G. and Della Carter. "Mr. and Mrs. M. G. Carter who have been spending the winter in the Sunshine City will leave for their home in Toledo tomorrow. They have been located at "the white house" 142 Fifth Avenue North for the past winter. They were much pleased with this city, this being their first trip here, they will

probably return next season.” (“*St. Petersburg Evening Independent*”, 14 April 1916, p. 5 ‘The Day’s Roundup’).

The main house appears in the 1918 city directory as being occupied by Walter C. Henry and Mamie his wife. Their son Walter L. Henry occupied the rear cottage. In 1920 the city directory lists it as vacant, but Walter C. Henry is listed from 1925 to 1930 living in the main house and Walter L. Henry in the cottage and both appear at these loations in the 1930 federal census. The 1940 federal census lists two renters in the main house; Gertrude Rodgers aged 58, and Anna Hyland (her sister) aged 78, the census states that they paid \$70 per month rent. Walter C. Henry is listed at 142 ½ 5th Ave. N. and the census states that the value of this owner occupied property was \$500 (R. L. Polk, *St. Petersburg City Directory 1920 to 1930*, 1940 U. S. Census, St. Petersburg). The City Directory from 1947 to 1951 lists Mack and Myrtle Henry in the main house and the widow Mamie in the cottage. The City Directories in the 1950s and 1960s lists Mack Henry, furnished rooms at this address.

In 1980 the house was still owned Mrs. Myrtle Henry and offered “furnished rooms.” In 1990 it was occupied by Louise Curry, owner and 3 renters R. L. Polk, *St. Petersburg City Directory*, 1947 to 1990, passim). Myrtle Henry (Mrs. Mack Henry) died in 1984 and the property was sold by her estate. On 7 April 1987 Darrell Curry and Louise his wife sold the property for \$64,000. On 17 April 2000 Louise E. Duby sold the property to Helena M. Murphy for \$225,000. On 25 Apr. 2006 Helena Murphy sold the property to Fuel Development & Investment II LLC for \$600,000 (Pinelaas County Tax Assesor Database, retrieved 25 Apr. 2016). In 2007 the house and cottage were still functioning as rental rooms when a tenant, Clenton McKinney aged 60 who lived in an upper apartment was shot and died from multiple gunshot wounds. His brother, Theodore aged 56 was wounded in the foot. Another tenant of the house named Turner, was arrested for the crime in the St. Anthony Hospital emergency room where he sought aid for a gunshot wound to his leg (“*Tampa Tribune*”, 4 Nov. 2007). The house has remained vacant and deteriorating since 2008.

BIOGRAPHY OF WALTER C. HENRY (1856-1940)

Walter Caldwell Henry was born near Mooresville, Iredell County, North Carolina in 1856, the son of William Henry and his wife, Mary (1870 U.S. Census, Iredell Co. NC). Walter moved to Sumter County, Florida aged 21. In 1881 he moved to Leesburg and became a carpenter (Grismer, Karl, *History of St. Petersburg* (1924) pp. 251-2). He moved to St. Petersburg in 1896 with his wife, Mamie and

children, and became a building contractor supervising the construction of many of the city's major buildings until his retirement in 1916. He was elected to the Town Council in 1901, but resigned to bid on and win the contract to construct the new city school a \$10,000 project located on the site of today's City Hall. He also built the city's first high school in 1909 that cost \$32,000. He was the contractor for the First Congregational Church on Fourth Street North. Mr. Henry's last contract in 1915 was the construction of the public library (Mirror Lake Library). Survivors are three sons; Walter L. Henry, Love L. Henry, and Mack L. Henry, and one daughter, Mrs. W. T. Baynard. ("St. Petersburg Evening Independent", 10 April 1940, p. 9 'Walter Henry, City Pioneer, Passes at 84'). Walter and Mamie Henry are buried beside each other in Greenwood Cemetery.

BIOGRAPHY OF MACK HENRY (1894-1968)

Mack Lee Henry was born in Sumter County, Florida in 1894 the son of Walter C. Henry and Mamie his wife, he came to St. Petersburg with his parents in 1896. He apprenticed as a carpenter under his father and worked for him until 1916. In the 1920 federal census he is living at 118 2nd Ave. NE with his parents and is married to Myrtle aged 25 and their two children; Evelyn aged 4 and Caldwell aged 1 (1920 U.S. Census, St. Petersburg, FL). The City Directory shows that he owned and lived from 1945 to his death in 1968, at 142 5th Ave. N. where he and his wife rented furnished rooms. His widow, Myrtle lived in the same house renting rooms until 1980 and died in 1984 (R. L. Polk, St. Petersburg City Directory 1945 to 1980, passim, State of Florida, death certificates, Mack L. Henry 7 Myrtle Henry).

ARCHITECTURAL SIGNIFICANCE

The Henry House at 142 5th Avenue North is a classic Craftsman style single family detached house. 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 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 made possible 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

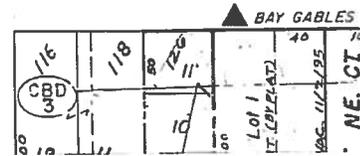
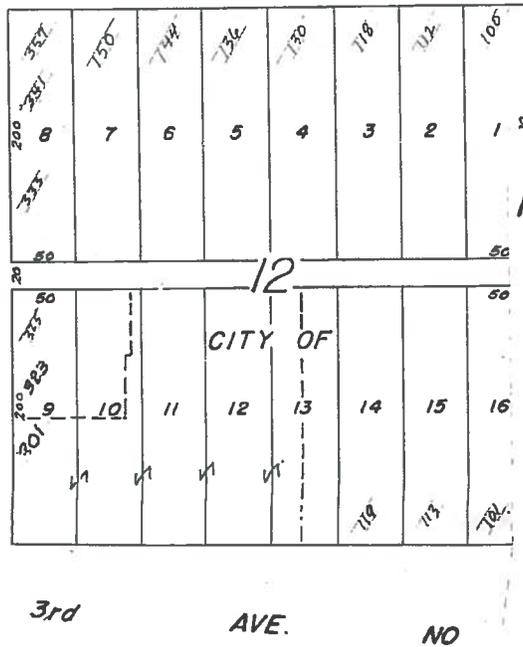
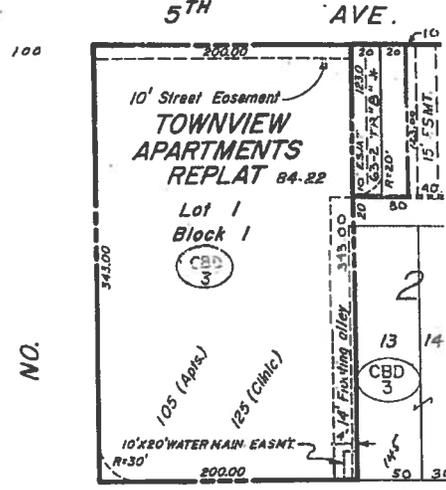
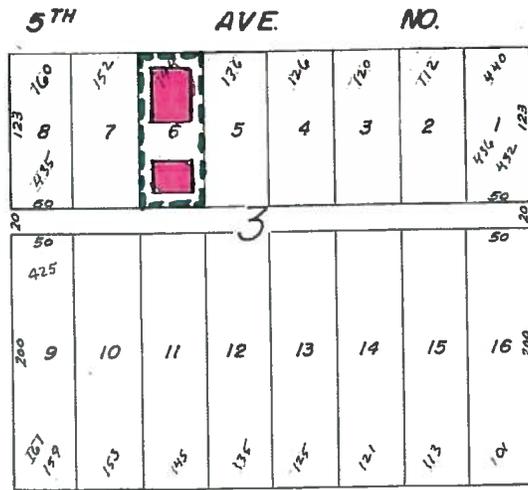
the Arts and Crafts style. Bernard Maybeck (1862-1957) in San Francisco and the brothers Charles (1868-1957) and Henry Greene (1870-1954) of Pasadena by 1905 had created a synthetic new style and started calling these houses bungalows. They were adapted to function in a warm climate and well suited to 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.

Maps

E-6



MACK HENRY HOUSE

BOUNDARY MAP

denotes bounds

scale 1" = 100'

142 5TH AVE. N.



Photographs

Photo 1, Front



Photo 2, Rear



Photo 3 - East facade



Photo 4 West facade





Photo 7 Detail



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.

APPENDIX C: ADDITIONAL PHOTOGRAPHS



Photograph 1: Front (north) entrance of primary residence, facing south



Photograph 2: Façade and west elevation of primary residence, facing southeast



Photograph 3: Façade and east elevation of primary residence, facing southwest



Photograph 4: Oriel at east elevation of primary residence, facing southwest



Photograph 5: South façade of cottage, facing northeast



Photograph 6: Front porch and west elevation of cottage, facing northeast



Photograph 7: Façade and east elevation of cottage, facing northwest

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

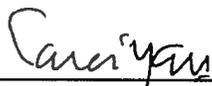
aesthetic character, diversity and interest of the City” (16.30.070.2.1.B.7). I do not believe that any of these purposes are furthered by the designation of the Subject Property as local landmarks.

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.

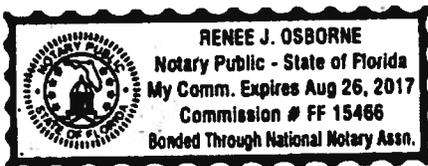


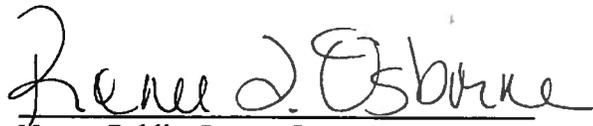
CHANDRESH S. SARAIYA

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.

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Respectfully,

MAUREEN 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.

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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.

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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

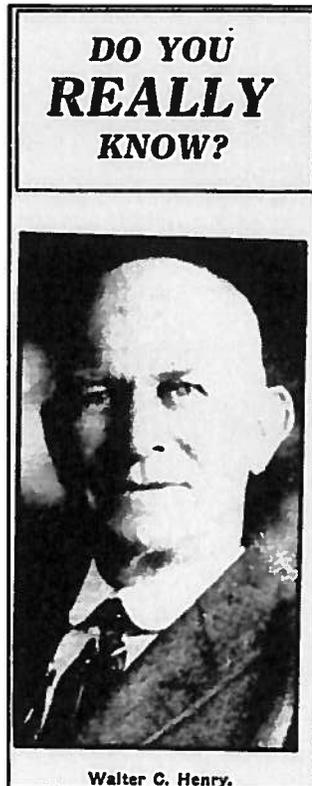
[813-810-5469](tel:813-810-5469)

www.exteriordecorating.com

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

APPENDIX E: TIMELINE AND SUPPORTING INFORMATION

- Circa 1900 – Cottage constructed.
- Circa 1913 – Main house constructed, most likely by William C. Henry.¹²
- Circa 1918 – Gabled ell constructed at eastern elevation of cottage.¹³
- Circa 1913-1984 – Henry family were listed as residents of main house and cottage, off and on. Boarders often occupied parts or all of at least one building.



The man who build the first school building in St. Petersburg and who put down the first brick streets here, streets that yet are good, is Walter C. Henry who came here in the early days and has made money as the city grew from a little town into a real city. Mr. Henry has owned much valuable property at various times and is still a large holder of real estate here.

Mr. Henry was another of the sufferers from the freeze of 1895 who came to Pinellas county. He was born March 6, 1856 in Iredell county, North Carolina. He was educated in the little red school house and spent his early days on his father's farm. Leaving the farm when he was 21 years old he learned the carpenter's trade and in 1882 he came to Florida, locating in Leesburg. He began to build houses on contract and in many instances took second mortgages instead of cash for his pay. The freeze killed the business of that section and the second mortgages were not worth anything, so that Mr. Henry was practically broke. He went to Tampa but found that there was not much building being done. He had heard of St. Petersburg as a live and growing city so he came here in 1896.

Mr. Henry was offered a lot at Central avenue and Fifth street, where the First National bank building now stands, for \$400, the owner, Col. L. Y. Jenness, manager of the St. Petersburg Land and Development company stipulating that a house must be built on it at once and \$100 a year be paid for five years. Mr. Henry accepted the proposition and built a two

story house there. In 6 years he sold it for \$1,800. Mr. Henry then engaged in the general contracting business.

Mr. Henry and O. G. Wishard put in a bid for the first paving job that ever was undertaken here. This was in July, 1904. Three blocks of paving, on Central avenue from Second to Fifth streets. The cost was \$1.82 1-2 a square yard. The paving is as good as any in the city today.

Mr. Henry was elected to the council in 1901 for a two year term but resigned before his term was out so that he could bid on the contract to build a new school house here. A bond issue had been voted for \$11,000 to erect the building. Mr. Henry got the contract and put up the building for \$10,200. Mr. Henry also built the first high school building here in 1909 the cost being \$32,000. He was contractor on the public library here the money for which was furnished by Andrew Carnegie.

Mr. Henry's wife was Miss Mamie Dinkins and they were married Feb. 16, 1888. They have four children Love L. Henry, Mack L. Henry, Mrs. Bessie L. Baldwin and Walter L. Henry, all now living in St. Petersburg except Walter who is in Midland, Mich.

Mr. Henry is a member of the Elks Lodge and the Methodist Episcopal church. He is a member of the chamber of commerce.

Item 1: *Evening Independent*, April 29, 1924.

¹² Sanborn Map Company, *St. Petersburg, Pinellas County, Florida* [map], 1913. ProQuest, LLC: 2016.

¹³ Sanborn Map Company, *St. Petersburg, Pinellas County, Florida* [map], 1918. ProQuest, LLC: 2016.

Walter Henry

Walter Henry knew St. Petersburg in the days when it was a small village, not the bustling Sunshine City of today. His death will sadden the many oldtimers who were here when he came over from Tampa at the turn of the century and cast his lot with this community.

Walter Henry was a builder. He helped construct St. Petersburg business blocks and pave the city's streets. Most of Central avenue was originally paved by his contracting firm. He constructed the building which now houses the Junior college; it was erected in 1909 as the first high school building. The public library was also built by Mr. Henry.

One of the leading pioneers of city and state, Walter Henry will be missed. He was typical of many citizens from states farther north who saw and capitalized on the advantages of Florida. Horace Greeley told the young men of his day to go west. Walter Henry and others came south instead.

Item 2: *St. Petersburg Times*, April 12, 1940.