



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

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION

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

For **public hearing and recommendation to City Council** on July 10, 2018 beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, no commission member 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 NUMBER:	HPC 18-90300004
STREET ADDRESS:	3650 Foster Hill Drive North, St. Petersburg FL 33704-1136
LANDMARK NAME:	Foster Grove House
OWNERS:	Gregory B. Tappan and Keith D. Weiler
APPLICANT:	Gregory B. Tappan
REQUEST:	Designation of the Foster Grove House as a local historic landmark to be listed in the St. Petersburg Register of Historic Places

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OVERVIEW

On March 29, 2018, a local historic landmark designation application was submitted for the Foster Grove House at 3650 Foster Hill Drive North (“the subject property”) by Gregory B. Tappan, a property owner. Following an analysis of the subject property, its contextual history, and extant conditions, staff concurs with the applicant’s assertion that the subject property is eligible for inclusion in the St. Petersburg Register of Historic Places as a local historic landmark.

Summary: 3650 Foster Hill Drive North

Property Name (Current/Common):	Foster Grove House
Historic Names:	Fostoria House John C. Blocker House
Date of Construction:	1904
Period of Significance:	1904-1957
Predominant Architectural Style:	Eclectic Mediterranean Revival
Builder:	W. C. Henry and O. G. Wishard (Renovated by Cade B. Allen c. 1922)
Criteria for Landmark Eligibility:	C, D, E, and F
Areas of Significance:	Agriculture, Architecture, Community Planning and Development
Retention of Historic Integrity:	Location, Design, Setting, Materials, Workmanship, Feeling, and Association

NARRATIVE DESCRIPTION AND BACKGROUND

Historical Context

The southern portion of the Florida peninsula was largely unsettled in the mid-nineteenth century.¹ The vast majority of the Seminole tribes who had resided in Tampa Bay had been eliminated, migrated, or killed by disease by the conclusion of the Indian Wars in 1858.² A small handful of settlers had established fish ranchos and small farms in the lower Pinellas area by the dawn of the Civil War, but most relocated during the conflict.

Following the war, politicians in Florida and states throughout the South struggled to recoup financially while still bickering over the ramifications of emancipation. During these early post-war years, some of the settlers that had called the Pinellas Peninsula home prior to the Civil War returned, and their numbers slowly grew. The expansion of railroad construction further into the

¹ The following historical context includes sections prepared by staff Historic Preservationist Kimberly Hinder as supporting documentation for the designation of the Cade Allen Residence (HPC Case No. 14-90300001) as a local historic landmark in 2014.

² Nevin D. Sitler, *Warm Wishes from Sunny St. Pete*, (Charleston, SC: The History Press, 2014), 21-22.

state allowed a growing number of large-scale landowners to begin developing what had previously been agricultural land in the final decades of the 1800s. One such landowner was Peter Demens (born Pyotr Alexeyevitch Dementyev), a Russian immigrant and speculative real estate developer. Partially financed by Philadelphian and fellow area landowner Hamilton Disston, Demens expanded the Orange Belt Railway into, and platted the land that would become, St. Petersburg. When the first trains arrived in the newly-named town in 1888, it was home to only 30 residents.

Although the Orange Belt Railway was providing service into St. Petersburg, it was not initially successful. The American Medical Association's Dr. W.C. Van Bibber had endorsed the Pinellas peninsula as the perfect location for a "Health City" in 1885. To boost ridership and capitalize on the idea that St. Petersburg's climate offered healing powers, the Orange Belt Railway started to offer seaside excursions to St. Petersburg in 1889.³ These excursions were among the first concentrated efforts by the community and its boosters to attract tourists.⁴ When the railroad could not pay its debts in 1889, the syndicate of Philadelphia financiers holding the debts took over the railroad and the investment company, which was responsible for the land held in the name of the railroad.⁵

Frank Davis, a prominent publisher from Philadelphia who arrived in Florida to alleviate his own health problems, also utilized Dr. Van Bibber's endorsement to heavily promote the benefits of St. Petersburg. Davis, along with other new residents including St. Petersburg Times editor William Straub and St. Petersburg Evening Independent editor Lew Brown, tirelessly promoted the community during the late 1800s and early 1900s.⁶ By 1890, the population grew from less than 50, prior to the arrival of the railroad, to 273 residents. With two hotels, two ice plants, two churches, a school, a pier, and a sawmill, the economy remained largely dependent on commercial fishing.⁷ Incorporated as a city in 1892, St. Petersburg received telephone, public water, and electric service by 1900. During the early 1900s, the creation of St. Petersburg's waterfront park system, the incorporation of a trolley system, and the construction of the Electric Pier drew additional tourists and new residents to the area.⁸ The area surrounding the subject property remained predominantly rural and beyond the service area of public transit through the first decade of the twentieth century.

In his economic history of Florida, William B. Stronge notes the significant and growing impact that the "sunshine sector" had in the twentieth century as production shifted away from "frontier industries" such as lumber and open-range cattle ranching and the state began to establish itself as a destination. His evaluation of the state's growing economy considers the combined impact of all industries which depend upon Florida's warm weather, and, perhaps more specifically, upon its mild winters. When taking the impact of tourism into account alongside the production

³ Arsenault, 62.

⁴ Grismer, 70, 97, 111; "Heavy Real Estate Deal: Old Company Goes Out of Business," *St. Petersburg Times*, December 15, 1906.

⁵ *Ibid.*

⁶ Arsenault, 82-85.

⁷ *Ibid.*, 52-61.

⁸ *Ibid.*, 64, 81-82, 87-89.

downtown was being cultivated as citrus groves with neatly-spaced dots of trees, quite often comingling with new housing developments and land that had been cleared and readied for development through the grading and paving of streets, sidewalks, and alleys.



Figure 2: 1926 Aerial photograph of citrus farms interspersed with developments of single-family homes.

Largely as a result of the efforts of city boosters to attract businesses and residents, developers such as H. Walter Fuller, Noel Mitchell, Charles Hall, Charles Roser, and C. Perry Snell triggered the city's first real estate land boom from 1909 to the start of World War I.¹¹ Promotional efforts by the Atlantic Coast Line railroad (created in 1902 from the former Orange Belt Railroad and Henry Plant's South Florida Railroad) brought organized tourist trains from New York in 1909 and from the Midwest in 1913.

Many early tourists continued to winter in the city; some purchasing second homes in St. Petersburg.¹² This appears to be true of the first residents of the subject property, the family of Anna and William Lewis Foster, who were prominent residents of Canandaigua, New York. The exact date at which they began to visit St. Petersburg remains unknown, but records indicate that near the turn of the twentieth century they both began spending winter vacations at the Hotel Detroit, and began cultivating citrus trees at a grove they owned near town. Although Anna and William Foster would continue to call Canandaigua their permanent home, their daughter Mary ultimately married Tampa native James Hendry Watson in 1905 and eventually seems to have

¹¹ Arsenault, 136.

¹² Ibid, 135-137; 144-145.

become primarily established here, despite maintaining close ties to family and social affairs in New York.¹³

The City's administration itself began to formally encourage tourism with promotional campaigns following the election of Al Lang as mayor in 1916. Lang had been elected after he arranged to bring the Philadelphia Phillies baseball team to the city for spring training. Under his leadership, the City publicly encouraged tourism and made efforts to improve the physical appearance of the city. With approximately 83 real estate companies operating in the city in 1914, the focus turned increasingly to attracting winter residents. The local population soon doubled during "the season." Winter residents even formed tourist societies organized by their state or region of origin which acted as booster clubs in their native states. Although the real estate market collapsed during World War I, the boom of development had created a pattern for the future growth of the city. During the 1910s, the city's population grew from 4,127 to 14,237.¹⁴

A mason named Cade Allen came to St. Petersburg during the city's first boom in 1911, later citing the promotional literature touting Dr. Van Bibber's paper and the health benefits of the Pinellas peninsula as the enticement for relocation. A native of Lownanville, New York, Allen's father passed away just after Cade completed the eighth grade, prompting him to go to work to help support the family. He became a brick mason, transitioning into building construction, and eventually real estate. He acquired land with high quality clay for brick manufacturing, selling the land to his brother-in-law, who developed the Binghamton Brick Yard in Binghamton, New York. With the proceeds, Allen and his mother, Jennie Vining Allen, came to St. Petersburg in 1911. Allen quickly established a real estate business utilizing penny postcards to advertise the business. Cade Allen, "The Man with the Bargains," opened an office at 510 Central Avenue, where the Plaza Theater would later be built. He was one of many new agents in the growing city. In 1912, real estate agents met at the Ridgely Real Estate Company office to form the St. Petersburg Board of Realtors.¹⁵

In 1912, Allen married his longtime Binghamton sweetheart, Eva Bennett, and brought her, along with his sister and brother-in-law, Floyd Riggs, to St. Petersburg. Allen continued his real estate business with his brother-in-law, opening an office at 73 7th Avenue North. In 1913, Allen built his first house in St. Petersburg for his family at present-day 145 7th Avenue Northeast, where he lived until 1916. That year, he started purchasing land in Snell & Hamlett's Crescent Lake Subdivision. One of the lots included the house at 1492 4th Street North, which he remodeled and moved into with his family.¹⁶

The Crescent Lake Subdivision was one of the developments spearheaded by C. Perry Snell. Snell, who had arrived in St. Petersburg in 1904, proceeded to develop St. Petersburg's earliest subdivisions including Bay Shore, North Shore, Lake Side, and Crescent Lake in conjunction with

¹³ *St. Petersburg Times*, December 14, 1901; March 17, 1903; August 30, 1905; December 29, 1912.

¹⁴ *Ibid*, 121-125, 143-146, 190; Peck and Wilson, 41; Karl H. Grismer, *The Story of St. Petersburg: The History of Lower Pinellas Peninsula and the Sunshine City*, (St. Petersburg, FL: P.K. Smith & Company, 1924), 189.

¹⁵ Allen, *A Life Remembered*, 1-12; "Real Estate Men to Organize," *St. Petersburg Evening Independent*, June 8, 1912; Arsenault, *Florida Dream*, 143-146.

¹⁶ Allen, *A Life Remembered*, 12-30.

various partners. J.C. Hamlett, with whom he formed Snell and Hamlett Real Estate Company, purchased Crescent Lake, the land immediately surrounding it, and the area to the east of the lake in 1910. The land was transferred into the holdings of the company and subdivided into the Crescent Lake Addition. The new subdivision, filed in 1911, extended from 12th Avenue to 22nd Avenue North and from 4th Street to 7th Street North and included the area which would become Crescent Lake Park.¹⁷

In spite of a number of successful projects, the increasingly risky ventures and business interests in other cities led Hamlett to dissolve the partnership in 1916 and transfer his interests to Snell over the following three years. Cade Allen assembled a section of this land roughly located between 13th and 17th Avenues and 4th and 5th Streets North. While still operating his real estate office, the decline in the market due to the onset of World War I led Allen to open a truck farm and dairy on his newly acquired land east of Crescent Lake.¹⁸

Although World War I had limited tourism, St. Petersburg quickly rebounded quickly, with the winter season of 1918-1919 being even more profitable than the season before the war. Thanks in part to the efforts of John Lodwick, publicity agent for the Chamber of Commerce and the City of St. Petersburg, hotels and boarding houses were filled to capacity during the season.¹⁹

The construction of a national, state, and local road system opened St. Petersburg to an increasing number of middle-class vacationers as well as a new type of vacationer known as “tin-can tourists.” This type of vacationer typically came by car and generally favored campgrounds to hotels. The city’s shortage of hotel rooms led to the 1920 creation of Tent City, a municipal campground for the “tin-can tourists.” This new type of tourist threatened the city’s established hotel industry and was not the class of visitor the leaders of the city were interested in attracting.²⁰ With only five hotels providing fewer than 500 hotel rooms at the start of the boom, city leaders were encouraged by the construction of mid-sized hotels, such as the Alexander Hotel, the Mari-Jean, and the Hotel Cordova, and several large hotels, including the Princess Martha, Pennsylvania Hotel, and Vinoy Park Hotel, during the boom.²¹

The lack of hotel space and the booming economy during the late 1910s and early 1920s prompted the conversion of a number of private residences immediately north of downtown into boarding houses, apartment buildings, or small hotels. Many owners in this once residential neighborhood north of downtown recognized the inevitable growth of the central business district and built new houses farther north of downtown in the newly opened residential sections now known as the Old Northeast, Round Lake, Uptown, Euclid/St. Paul, and Crescent Lake neighborhoods.²²

¹⁷ Judy Lowe Wells, *C. Perry Snell: His Place in St. Petersburg, Florida History* (St. Petersburg, FL: privately printed by author, 2006), 40-41, 47, 58-60; Arsenault, *Florida Dream*, 137.

¹⁸ Wells, *C. Perry Snell*, 40-41, 47, 58-60; Allen, *A Life Remembered*, 30.

¹⁹ *Ibid*, 186-189.

²⁰ *Ibid*, 186-189.

²¹ *Ibid*, 201.

²² Sanborn Map Company, Sanborn Fire Insurance Map, 1923; Arsenault, *Florida Dream*, 199-200.

In 1919, Snell, who was a strong supporter of a public park system, convinced the City to purchase Crescent Lake and the surrounding 26 acres for a public park. Although the \$30,000 would be paid in installments through 1928, the City started improvements to the park immediately including clearing brush around the lake, improving drainage, creating a municipal nursery, and installing a baseball field in 1925. Initially known as the Crescent Lake Baseball Park, the field was renamed the Huggins-Stengel Field and served as the training facility for the New York Yankees from 1925 through 1961. The new homes in the subdivision and park amenities drew residents to the Crescent Lake area during the boom. The opening of the Gandy Bridge to Tampa in 1924 further encouraged widespread development and construction extending north of downtown to the bridge.²³

With the creation of Crescent Lake Park and the onset of the Florida Land Boom, Cade Allen decided to sell his cattle and return to the construction and real estate development field. In 1920, Allen opened a real estate office with Harold Smith at 430 Central Avenue. In 1922, the men purchased Foster Grove, 135 acres formerly owned by William L. and Amanda Foster located along Euclid Boulevard North (renamed 9th Street North in 1928 and now Dr. Martin Luther King Jr. Street North). Euclid Boulevard, labeled as such on Sanborn Fire Insurance Maps as early as 1918, was the northern extension of 9th Street situated north of 9th Avenue. The original development of the town had focused on the intersection of Central Avenue and 9th Street, making the street a major north-south corridor when new development spread north of the city in the late 1910s and 1920s. By the early 1920s, the streetcar line extended along 9th Street/Euclid Boulevard North to 34th Avenue, the southernmost boundary of the Allendale development, before turning east toward the North Shore development. Upon purchasing Foster Grove, Cade Allen moved his family into the subject property, the former Foster residence,²⁴ and remodeled it to depict the style that would become signature to Allendale, a combination of Colonial sensibility and safety, with inspiration from the imaginative Mediterranean Revival styles that were the focus of many Florida developers of the era (Figure 3).

²³ Wells, *C. Perry Snell*, 40-41, 58-60; Sanborn, 1923; Arsenault, *Florida Dream*, 199-200.

²⁴ Allen, *A Life Remembered*, 30, 38-39; Sanborn Map Company, Sanborn Fire Insurance Map, 1918.

ALLENDALE

Euclid Boulevard at Thirty-Ninth Avenue
THE HIGHEST HIGH-GRADE RESIDENTIAL DEVELOPMENT
IN ST. PETERSBURG

BEGUN IN 1923—NEVER STOPPED FOR A DAY

NOW COMPRISES

MORE THAN 30 BEAUTIFUL HOMES

OWNED AND OCCUPIED BY SOME OF AMERICA'S BUSINESS AND INDUSTRIAL LEADERS



Here is a typical Allendale house, the first to be built in this beautiful subdivision, owned and occupied by John O. Blocker, local attorney, located at 3650 Foster Hill drive. The home was erected in 1923, and Mr. Blocker has owned the home and lived there for two years.

It is Mr. Blocker's opinion that Allendale Terrace is superior to any other residential section in St. Petersburg. He says he prefers it because it is one of the healthiest spots in the city, has a cool breeze all the time, and is easily accessible to the downtown business and shopping districts. He considers it a good, quiet family residential district and is glad that he purchased the home.

FOR PARTICULARS, CALL OR ADDRESS

CADE B. ALLEN, Developer, St. Petersburg, Fla.

Figure 3: Allendale advertisement featuring subject property as altered by Cade Allen. *St. Petersburg Times*, July 28, 1931.

Allen and Smith retained engineer George F. Young to survey the land and, in 1923, filed the plat for Allendale Terrace. Extending from present-day 34th to 38th Avenues North and 7th Street to Haines Road, the subdivision incorporated a five-acre public park and soon featured brick streets, granite curbs, and hexagon block sidewalks. Soon after, Allen bought Smith's interest in the subdivision, and moved his real estate office to 3649 Haines Road. In 1924, a new plat, Blocks 7-13 of Allendale Terrace Subdivision, was filed for the area north of the original plat extending from 7th Street to Euclid Blvd. and from 38th to 42nd Avenues North. Two years later, in 1926, the final plat, designated as the Northwest Quarter of Allendale Terrace, was filed covering the area from Euclid Boulevard to Haines Road and from 38th to 42nd Avenues North. Like the first plat, the two later plats were drawn by the office of George F. Young, Civil and Landscape Engineers.

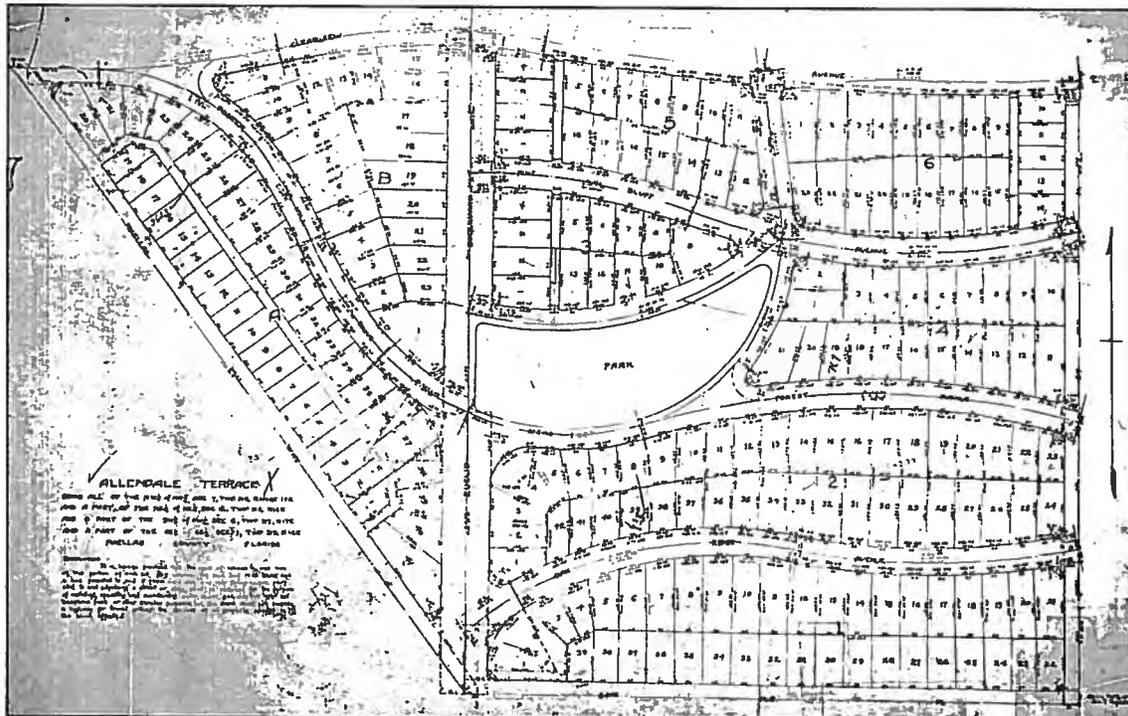


Figure 4: Allendale Terrace plat. PCCCC, Plat Book 4, Page 66.

Deed restrictions limited development of each parcel to one single-family residence, to cost no less than \$10,000, and be constructed in the “Spanish, Grecian, Moorish, Mission, Italian, Colonial or English types of architecture.” Houses were required to be built of masonry with at least one room on the second floor or a high ceiling to give the appearance of a second story. As owner of the subdivision, Allen made all new construction subject to his review and approval of building plans. Apartment buildings and stores were prohibited.²⁵

The first new home built in the neighborhood was located at 3410 Euclid Boulevard North. Constructed of coquina rock quarried on Florida’s east coast, the house was an unusual Mediterranean Revival style built of stone, tile, and stucco, a mixture which would characterize most of Allen’s future construction. Across Euclid Boulevard, Allen completed a new house for

²⁵ Allen, *A Life Remembered*, 38; PCCC, *Revised Map*, Plat Book 4 - Page 66, Plat Book 7 – Page 18.

his family which was located at 3405 Euclid Boulevard North, but the family lived in it for only about a year.²⁶

In 1924, Allen initiated construction on another new house for his family located at 3600 Euclid Boulevard North, (now with the address of 3601 Foster Hill Drive and designated as a local historic landmark, HPC 14-90300001). It was the third of six Allendale homes that the Allen family eventually occupied. When constructed, it had six or seven rooms on the first floor and four bedrooms and three baths on the second floor with an attached garage. Living quarters above the garage housed Mr. and Mrs. Warren Hodges and their son, who worked for the Allens. Warren Hodges wrote his name with the date of February 14, 1925 in the concrete driveway, possibly the date that the house was substantially completed. During this period, Cade and Eva Allen, along with five other residents, met in the Allen home and established the Allendale Methodist Episcopal Church. The eighth, and final, child of Cade and Eva Allen was born in the house in November 1926. According to the Allen family, the projecting granite stones at the corners of the house made for an afternoon of fun “mountain climbing” to the second floor porch and roof. This ever-present danger to her children prompted Eva to want to relocate, so Cade built the house at 944 39th Avenue North for his family in 1928, where they lived until 1947. During the 1920s, Allen built 22 homes as well as the Allendale Methodist Episcopal Church.²⁷



Figure 5: 3600 Euclid Boulevard North, 1926.
Courtesy of Burton Allen.

A relatively healthy tourist trade initially kept the local economy afloat following the downturn of the real estate market in 1926 and the devastating hurricanes which damaged south Florida in 1926 and 1928. However, the crash of the stock market in 1929 kept the traveling public at home during the ensuing national depression. A dismal tourist season during the winter of 1929-1930 led to business failures, mortgage foreclosures, and unemployment in the city. Every bank in the city failed and closed by April 1931.²⁸

Federal relief projects helped revive the local economy by the mid-1930s. Local projects included the construction of Bay Pines Veterans’ Hospital, an addition to Albert Whitted Airport, Bartlett Park, an addition to Mound Park City Hospital, a beach water system, a new city hall, the construction of the U.S. Coast Guard Air Station near Bayboro Harbor, the North Shore sewer system, a National Guard armory, and a new campus for the St. Petersburg Junior College. By providing these kinds of projects throughout the nation, the New Deal agencies brought partial

²⁶ Allen, *A Life Remembered*, 38-41.

²⁷ Allen, *A Life Remembered*, 41-46.

²⁸ Arsenault, *Florida Dream*, 253-255.

economic recovery to residents of St. Petersburg as well as other cities. With an improved financial outlook, tourists began returning to St. Petersburg during the late-1930s.²⁹

During the 1930s, Cade Allen continued to live in and develop the Allendale neighborhood. Unlike many developers who had been completely bankrupted during the decline of the real estate market and Great Depression, Cade Allen managed his development well, installing streets and improvements without encumbering the land. As a result, he retained ownership of most parcels, sold a few, and continued to build during the 1930s even though money was tight.³⁰ Between 1930 and 1932, Allen completed seven and sold eight homes in Allendale Terrace. At the height of the Depression, however, he only completed and sold two homes from 1932 to 1936. As construction resumed between 1937 and 1940, he built 16 homes.³¹

Due to a doctrinal disagreement, Allen left Allendale Methodist Episcopal Church and joined Central Presbyterian Church, where he built the new Sunday school class rooms in 1938. As his sons finished school, they also joined the business, and the company became Cade B. Allen & Sons, Designers and Builders. With the onset of World War II, all five of Cade Allen's sons joined the military. Due to gasoline rationing and limited building materials, little new construction occurred during the war, but Cade Allen managed to keep his real estate office open.³²

Although tourism had rebounded to some extent by 1940, the activation of the military, rationing, and travel restrictions of World War II severely curtailed St. Petersburg's tourism based economy. Most of the city's hotels and boarding houses remained empty during the winter of 1941-42. Realizing that the empty rooms could be an asset as military housing, city leaders successfully lobbied the War Department for a military base. The opening of a technical services training center for the Army Air Corps brought over ten thousand soldiers to the city during the summer of 1942. The military leased almost every major hotel and many of the smaller hotels in the city. Only the Suwannee Hotel and some of the smaller hotels and boarding houses were open to civilian use. By the time the training center closed in July 1943, over 100,000 soldiers had visited St. Petersburg. Although the training center closed, the United States Maritime Service Bayboro Harbor Base, which trained merchant seamen, continued to grow, and eventually leased four of the downtown hotels abandoned by the Army Air Corps. Other bases and support facilities throughout the area brought thousands of soldiers to central Florida and the St. Petersburg area.³³

The city rapidly demilitarized following the war, and many veterans returned to St. Petersburg. Among those returning, the Allen sons rejoined Cade B. Allen & Sons, which now offered "A Complete Home Building Service."³⁴ The Great Depression and governmental restrictions during the war led to a housing shortage following World War II. Many hotels and boarding houses were

²⁹ Arsenault, *Florida Dreams*, 257-260.

³⁰ Fuller, 203; Miller, "Houses, Family Built on Solid Foundation," *St. Petersburg Times*, March 4, 1991.

³¹ Allen, *Homes*, 16.

³² Allen, *A Life Remembered*, 48-52.

³³ Arsenault, *Florida Dreams*, 298-301.

³⁴ Allen, *A Life Remembered*, 53.

again filled with tourists and new residents awaiting the construction of new homes. In 1957, Cade Allen retired and passed the family business over to his sons. He died in 1959.

Throughout the 1950s and 1960s in St. Petersburg, new houses filled the subdivisions platted during the 1920s, but left vacant by the real estate decline and the Great Depression. As development spread westward, the introduction of shopping centers, including Central Plaza and Tyrone Gardens Shopping Center, and motels along the west coast drew new residents and tourists away from downtown St. Petersburg.³⁵ During the 1960s, downtown and the neighborhoods surrounding the city core entered a period of decline and abandonment. Many of the buildings associated with the early history of the community slowly deteriorated until reinvestment and preservation revived the area during the 1990s.

Subject Property Background

The history of the subject property, which has variously been known as the Foster Grove House, Fostoria, the John C. Blocker, Jr. House, and the Cade Allen House over time, is an undeniably unique story which weaves together numerous themes of St. Petersburg's development. As briefly discussed in *Historical Context* and shown in Figure 1, the land containing the house, and today generally comprising the Allendale neighborhood, is known to have been owned by William Lewis Foster of Canandaigua, New York by 1902, though he is noted by the U.S. Population Census of 1900 as a resident of 345 Main Street in Canandaigua, along with his wife Anna, adult children Mary and William, Jr. (then 25 and 23 years old, respectively), and domestic servant Jennie McMaster.³⁶ He was, however, noted at that time to be employed as a "fruit farmer," which runs in contrast to an earlier listing in the New York Population Census identifying William as a bookseller.³⁷ When he married Anna (née Gasper) in 1871, he purchased land on Canandaigua Lake and established an apple farm, dubbed "Fostoria,"³⁸ perhaps to be able to spend more time at home than employment as a traveling salesman would require.

Early records suggest that both father and son, William L. Foster, Sr. and William L. Foster, Jr., were instrumental in the establishment of St. Petersburg's southern offshoot of Fostoria. The exact date that the groves near the present-day intersection of Dr. Martin Luther King, Jr. Street North and 38th Avenue North is unknown, but a 1901 article in the *St. Petersburg Times* noted that,

W.L. Foster, the well-known bonanza fruit man of Canandaigua, N.Y., and owner of the Fostoria grove of this place, arrived in the city last week and settled down to business so quietly that he escaped the notice of the local reporters. Mr. Foster is always welcomed back to St. Petersburg by a host of friends. Mrs. Foster and the young folks will probably come down later.³⁹

³⁵ Arsenault, *Florida Dreams*, 307-313.

³⁶ Family Search, "United States Population Census," 1900. Accessed via www.familysearch.org.

³⁷ Family Search, "New York State Population Census," 1875. Accessed via www.familysearch.org.

³⁸ Carol Truesdale, *When Camp Onanda Gives Her Call: Camp History on Candaigua Lake.* (Charleston, SC: The History Press, 2015), 34-35.

³⁹ *St. Petersburg Times*, "W.L. Foster," December 14, 1901, accessed via newspapers.com.

Honorable mentions of noteworthy winter residents' return to St. Petersburg at the beginning of "the season" were typical for local papers to publish during the early decades of the twentieth century, but these brief lines reveal two important facts about the Fosters' farming activities. First, a 1901 mention that "Mr. Foster is always welcomed back" suggests that his presence in the community was well-established and that he had been spending winters here for at least several prior seasons. Second, the reference to "Mrs. Foster and the young folks" joining later implies that the W.L. noted in this article is William, Sr., as the younger William did not marry until 1905.⁴⁰ This information gives a better understanding of the St. Petersburg Fostoria as a family business, which was initially established by William, Sr., and later cared for by the younger generation.

Despite the establishment and seeming success of Fostoria near the turn of the century, however, the Fosters chose to reside in the hotels of St. Petersburg's rapidly-growing downtown during the early years of the business, in lieu of immediately establishing an estate at the site. Mr. and Mrs. Foster (still presumed to be William, Sr. and Anna), were welcomed to the Hotel Detroit at Central Avenue and 2nd Street in January of 1903.⁴¹ Before long, though, the success of the groves, and perhaps the increasing social ties to the growing community, warranted the construction of a "country" house at Fostoria, which at the time was about three miles north of St. Petersburg proper and accessible only by unpaved roads.⁴² The house was built by local contractors W.C. Henry and O.G. Wishard, with Henry taking command of the project. It was predicted at that time that the house would become "perhaps the most valuable country property on Pinellas Peninsula."⁴³

The house's builder, Walter C. Henry, made a lasting impact on St. Petersburg's first generation of development beginning with his move to the city in 1896 from North Carolina via Leesburg, Florida. His firm laid the first brick streets in St. Petersburg, and constructed many of the early commercial buildings which faced them, as well. Among the few remaining buildings constructed by Walter C. Henry is the 1915 Carnegie Library at Mirror Lake, a landmark listed in the National Register of Historic Places in 1981 and the St. Petersburg Register of Historic Places in 1990.⁴⁴

Due to its location outside of the City Limits of the time, early images of the Foster Grove House have not been found at present. Thanks to newspaper accounts of local social goings-on, it can be demonstrated that the Foster family continued to take advantage of Fostoria as both a winter retreat and an agricultural asset. The family grew and deepened its connections to St. Petersburg when both Mary and William, Jr. were married in 1905 to Floridians James H. Watson and

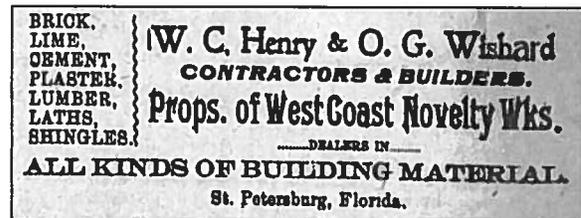


Figure 6: Period advertisement for Henry & Wishard, original builders of subject property. *St. Petersburg Times*, January 9, 0904.

⁴⁰ Truesdale, 35.

⁴¹ *St. Petersburg Times*, "Mr. and Mrs. Foster," January 17, 1903, accessed via newspapers.com.

⁴² *St. Petersburg Times*, "Two Miles paved Road," July 8, 1905, accessed via newspapers.com.

⁴³ *St. Petersburg Times*, "Building," March 12, 1904, accessed via newspapers.com.

⁴⁴ Grismer, 251-252.

Amanda Cage Powell respectively, each couple seemingly having met during winters here.⁴⁵ Mary and James Watson were noted in 1910 Census records as permanent residents of St. Petersburg, though were shown to live downtown, not at Fostoria.⁴⁶ Later that decade, James Watson operated a cigar shop on Central Avenue.⁴⁷

Fund-raising parties and other grand social functions were noted to have been held at the Foster Grove House, primarily by Anna Foster and daughter Mary Watson, that were attended by the wives of big-name contemporary locals as C.M. Roser, William Straub, Al Lang, Charles Davis, and George Gandy.⁴⁸ Adding to the groves' accessibility for social functions, though also ultimately contributing to their redevelopment and suburbanization, was the fact that the Piedmont line of the St. Petersburg & Gulf Railway, the local streetcar line, was extended northward along the present-day Dr. King Street throughout this time, reaching 30th Avenue North in 1913 and 34th Avenue North in 1914.⁴⁹

Throughout this period, and most rapidly during the 'teens, St. Petersburg's residential suburbs expanded in all directions. The elder William Foster passed away around 1911, and Anna Foster in 1919.⁵⁰ Despite the family's frequent stays Fostoria (apparently conducted by Mary and James Watson more often than Amanda and William Foster, Jr.), the home does not appear to have been used as a permanent residence. This is further evidenced by a 1915 advertisement posting: "Wanted – Family to occupy house at Foster's Grove during summer up to Dec 1, rent free."⁵¹

As noted above, Cade B. Allen and Harold Smith entered the St. Petersburg real estate business quite close to the time of Anna Foster's death, access to Fostoria becoming easier due to streetcar line expansion, and ever-heightened interest in the development of surrounding lands. A small portion of the grove land was sold to O.B. Moore and S. F. Nobles, both of Indianapolis, shortly before Anna's death in 1919.⁵² Three years later, in 1922, with St. Petersburg's "1920s Land Boom" gaining momentum, Allen and Smith purchased the remaining 134 acres of Foster Grove from siblings Mary Watson and William L. Foster, Jr., reportedly for over \$150,000 - approximately \$2.25 million, or slightly under \$17,000 an acre, in 2018.⁵³ The *Tampa Tribune* noted that the grove land bordered Pinellas Park Road (now Haines Road), and contained a large residence at its edge.⁵⁴

⁴⁵ *Buffalo Evening News*, "Watson-Foster Wedding at Canandaigua," September 8, 1905, accessed via newspapers.com; Truesdale, 35.

⁴⁶ Family Search, "United States Population Census," 1910. Accessed via www.familysearch.org.

⁴⁷ *St. Petersburg Times*, "To the Discriminating Tourist," March 1, 1916, accessed via newspapers.com.

⁴⁸ *St. Petersburg Times*, "Society," May 2, 1915, accessed via newspapers.com

⁴⁹ James Buckley, *Street Railways of St. Petersburg, Florida*, (Forty Fort, PA: Harold E. Cox, 1983), 3.

⁵⁰ *St. Petersburg Times*, "Obituary: Mrs. William L. Foster," June 25, 1919, accessed via newspapers.com.

⁵¹ *St. Petersburg Times*, "Wanted," May 2, 1915, accessed via newspapers.com.

⁵² *The Tampa Tribune*, "Buy \$150,000 Grove," December 20, 1922, accessed via newspapers.com.

⁵³ U.S. Department of Labor, Bureau of Labor Statistics, *CPI Inflation Calculator*, accessed online at https://www.bls.gov/data/inflation_calculator.htm.

⁵⁴ "Buy \$150,000 Grove."

Few primary resource documents surrounding the Allen-Smith partnership's decision to remodel and incorporate the Foster Grove House into their plans for Allendale seem to survive, but in his 2007 compilation of memories, photographs, and articles, Cade's son Burton L. Allen asserts,

The first house occupied by the Allen family [in Allendale] was a large two-story frame residence that came with the purchase of the land from the Fosters. This house had eight brick chimneys which were torn down and used as a brick veneer which were stuccoed over. In addition to the brick and stucco veneer the interior was redecorated, and Mr. and Mrs. Allen moved in with six children... The address is 3650 Foster Hill Drive. After the Allens moved it was later sold to Judge and Mrs. John C. Blocker who had three daughters; Margaret Ann, Sally and Joan.⁵⁵

The plat of the Allendale Terrace Subdivision was recorded on April 4, 1923 (Figure 4), with the Foster Grove House roughly centered on the parcel newly-described as "Allendale Terrace Block A, Lot 29."⁵⁶ The plat shows the curvilinear path of "Foster Hill Drive," a road named in recognition of the groves that once occupied the land. The following month, it was reported that contracts had been secured to pave nearly two and a half miles of roads in the new subdivision with brick by the Georgia Engineering Company, to be paid for almost entirely by the Allen and Smith. The path of Foster Hill Drive was said to follow the edge of the grove behind the house that had previously been the Foster residence.⁵⁷ The house is visible in the 1926 USDA aerial photograph of the area, and, although three years into the neighborhood's development the groves had been partially cleared and several new homes constructed, the shape that once defined the edge of the Fosters' groves is clearly visible (Figure 7). By the time of the 1926 aerial photograph, Cade Allen's extensive alterations of the subject property, essentially a redesign, were complete. It is known from Allen's son's above accounts that these changes included cladding the home, which had featured wood siding originally, in a brick veneer coated with the extant rough dashed stucco treatment. It is also probable that the porch configuration was altered at that time.

Cade Allen, his wife Eva, and their growing family often lived in the homes that they had built for sale for a short period of time, and the subject property would be the first of the six Allendale dwellings that the family would occupy.⁵⁸ By the following year, the family had relocated to the newly-built home at 3405 9th Street North.⁵⁹ Little is known about Wilson Overturff, who appears to have lived in the house for at least a portion of the late 1920s,⁶⁰ but in 1929, in the midst of St. Petersburg's experience of the Depression, an ad ran with the heading, "Positively Biggest Sacrifices in St. Petersburg Today!!"

Beautiful 9-room home at 3650 Foster Hill Drive; tastefully furnished; constructed of brick veneer and stucco on 60 foot log; garage with servants' quarters; surrounded by

⁵⁵ Allen, "A Life Remembered," 39.

⁵⁶ Both the subject property and its containing parcel were later expanded, as described elsewhere in this document.

⁵⁷ *Tampa Tribune*, "Paving Contract Let at Petersburg," May 9, 1923, accessed via newspapers.com.

⁵⁸ Allen, "A Life Remembered," 39.

⁵⁹ *Ibid*, 59.

⁶⁰ *St. Petersburg Times*, "Woman Killed by Auto; Three Others Injured," December 12, 1927, accessed via newspapers.com.

beautiful homes. Price \$16,000.00 with terms. Open from 12 to 4 p.m. today for inspection.⁶¹



Figure 7: Section of 1926 USDA Aerial of St. Petersburg showing Allendale Terrace Subdivision; subject property highlighted by author. Image on file, City of St. Petersburg Engineering Department.

This information dates the construction of the extant building once used as a garage and servants' quarters, which does not appear in the 1926 aerial photograph, to between 1926 and 1929. It also demonstrates the crippling effect of the Depression on St. Petersburg's real estate market. The asking price of \$16,000 would be roughly equivalent to \$240,000 in 2018,⁶² a low price and admittedly a "big sacrifice" considering the fact that Allendale was considered among the most premier locations in town. As the Depression crept through the nation, the Home Owners' Loan Corporation, an agency created by the New Deal, documented the real estate situation in St. Petersburg, among other cities. Even though Allendale was one of the very few neighborhoods in town to be given an A rating, indicating that homeownership in the area was among the safest investments in town, it was stated that "peak sale values occurred in '25-26 and were 200% of the 1929 level. Sadly, one of the factors that went into this high rating was the area's racially homogenous population. Compared to other subdivisions in St. Petersburg, Allendale is noted to be pleasantly-landscaped and developed with well-kept homes and roads, with much credit given to Cade Allen's unique vision for the neighborhood."⁶³

⁶¹ *St. Petersburg Times*, "Positively Biggest Sacrifices in St. Petersburg Today!" April 15, 1929, accessed via newspapers.com.

⁶² Bureau of Labor Statistics.

⁶³ Mapping Inequality: Redlining in New Deal America, St. Petersburg, Map A3 Allendale, accessed online at <https://dsl.richmond.edu/panorama/redlining/>.



Figure 8: John C. Blocker.

St. Petersburg Times,
September 25, 1957

Within a year of the above advertisement, attorney John C. Blocker (Figure 8) and family – wife Ruby and young daughters Margaret Anne, Sallie Mae, and Joan – purchased and moved into the subject property.⁶⁴ John's father, John C. Blocker, Sr., had arrived in St. Petersburg the same year as the first train, 1888, and John, Jr. was born here in 1896. The Blocker family became well-respected community members and owners of early boarding houses, and as such John had had a close view of the town's early development as a child. He even had been among the riders of the maiden trip of St. Petersburg's first streetcar. As an adult he not only practiced as an attorney, serving as County Attorney for 24 years and president of the St. Petersburg Bar Association, but he retained a deep passion for local history and served for two years as president of the Florida Historical Society.⁶⁵ John Blocker wrote extensively on the topic of Pinellas history and even identified a previously-undetected shell mount at Mullet Key in 1950.⁶⁶

According to property records, the Blocker family made few changes to the subject property. A small ancillary building with an exterior, glass-block bar, located between the primary residence and the garage building, appears to have been constructed by the Blockers in or before 1946, when there was a permit issued for construction or alteration. John is said to have often enjoyed mint juleps at the courtyard bar during his many years residing there.⁶⁷ The family continued to live in the home following John's death in 1957. The property has changed hands several times in the past half-century, but the applicants appear to be only the fifth owners, which is remarkable given the house's status as one of the few in St. Petersburg to date to the very early 1900s. Recent alterations that have occurred outside of the period of significance include an addition to the northwest elevation and the construction of a pool, as well as modifications to non-historic landscape features.

⁶⁴ Property Card.

⁶⁵ *St. Petersburg Times*, "John C. Blocker Dies," September 25, 1957, accessed via newspapers.com.

⁶⁶ *St. Petersburg Times*, "Indian Shell Mound Discovered at Mullet Key by John Blocker," October 2, 1950, accessed via newspapers.com

⁶⁷ Allen, "A Life Remembered," 92-93.

Narrative Description



Figure 9: Foster Grove House façade. 2009 addition visible at right of photograph.

The subject property is a two-story, single-family house which now occupies approximately one and one-half 60-foot-wide parcels of the 1923 Allendale plat. The original (1904) footprint appears to have been a regular rectangle; a one-story addition now extends from the northwest elevation but is sufficiently articulated from the building's historic mass to convey the historic building's footprint (Figure 9).

The building as a whole features a strong sense of symmetry, with entrances centered at front and rear, bays of tripartite window units flanking the entrance portico centered beneath a pair of windows at the façade. The regularity and symmetry of form, perhaps more than any other features of the building, belie its unique history as an earlier home that was altered, but not initially designed, by Cade Allen. While the forms of Allen's homes were often inspired by the asymmetry and almost rambling irregularity of the Mediterranean Revival style, or took notes from L-shaped English cottages, the subject property's overall form has more in common with the I-House or Four-Square plans that would have been more common to the first decade of the twentieth century in St. Petersburg, still then a frontier in many respects. Although a much simpler residence from its inception, the Rawls House, Local Historic Landmark HPC 96-02 (Figure 10), built approximately six years prior to the Foster Grove House's initial construction, provides

a fairly contemporary local example of the simple and symmetrical forms that were constructed at the dawn of the twentieth century, as opposed to the dynamic form found in Allen's later work such as the Cade Allen Residence, Local Historic Landmark HPC 14-90300001 (Figure 11).



Figure 10: Rawls House



Figure 11: Cade Allen Residence

The roof is low and hipped with deep overhangs, which were likely extended as part of Allen's alteration and somewhat reference the prairie style. The windows, which do not feature exterior frames beyond wooden mullions and brick sills, extend to the top plate at the second floor. Combined with the low pitch of the roof and broad overhangs, the house presents a horizontal, though certainly not squat, appearance. The attached application notes that the interior of the roof decking, when viewed from within the attic, has the appearance of boards commonly used historically in porch ceilings, so it is possible that the wood from an original porch, which would

likely have extended the full width of the façade, was reused by Allen to reconfigure the roof shape and reference the prairie style.



Figure 12: Rear elevation

The windows themselves are three-over-one and four-over-one sash windows, many of which are arranged in pairs or tripartite units. Several openings at the rear elevation have been altered and do not feature sills (Figure 12).

Perhaps the most distinguishable feature of the house is its highly-textured, dashed stucco exterior, which juxtaposes not only the orderliness of the symmetrical façade, but the tidy, red brick windowsills (Figure 12). The stucco treatment continues the full height of the building's two stories, and extends below the floor level to create an enclosed foundation wall. This exterior treatment is said to be the result of Allen's use of the bricks from six chimneys that were present at the house when he purchased it from the Foster family as veneer, over which he



Figure 13: Porch at north-facing facade

applied wire lath and stucco. At the façade, smooth circles are centered between each bay of windows, both vertically and horizontally. This unique feature, as well as the texture of the stucco, has been replicated at the one-story northwestern addition. A mason by training, Allen's homes commonly feature unique combinations of masonry and stucco.

The front porch features dual arches whose supports run visually past the level of the floor. As seen in Figure 3, this porch, as altered by Cade Allen, featured a crenellated parapet with a clay tile visor beneath. The date of its alteration to a simple hipped roof is unknown but appears to predate 1987. Despite the alteration, the porch's arcade has been retained, a common feature of Cade Allen's Mediterranean references (Figure 13). A non-historic, single-action windowed door with sidelights opens onto the porch.



Figure 14: Ancillary buildings

The ancillary buildings (Figure 14) include the garage which appears to have been constructed between 1926 and 1929, originally also containing space for servants' quarters, and the c. 1946 building between the garage and primary residence with its outdoor glass-block bar. Windows at the garage building have been replaced with one-over-one sash windows. The textured stucco

pattern has been replicated across both ancillary structures.

Primary Character-Defining Features

- Regularity and overall symmetry of the dwelling's form, resulting from its two-story primary mass with centered front porch;
- Low-hipped roof with wide overhangs;
- Stuccoed chimney stack;
- Front porch of slightly over one bay in width with round arches;
- Exterior treatment of highly-textured, dashed stucco (sometimes known as "wedding cake stucco") which has been applied over a brick veneer surrounding the original wood frame construction of the primary residence and replicated on the c. 1926 and c. 1946 ancillary buildings. Especially at the primary residence, where the layering of masonry and

stucco over lap siding is representative of the subject property’s evolution from a country estate surrounded by groves to the showpiece of a premier streetcar suburb, extreme care should be taken to preserve this historic fabric;

- Wood sash windows with two-, three-, and four-over-one divided lights, and arrangements in pairs or tripartite units where applicable; and
- Brick window sills.

Alterations

The subject property retains remarkable historic integrity to its 1922 redesign by Cade Allen, however, all buildings evolve somewhat over time. As mentioned above, the subject property has been expanded through the 2009 addition of a one-story addition at the northwest. The cladding of the roof appears to have been tile on the 1951 Sanborn Map of the area and in a 1987 photograph, but is noted to be shingle in 1996 survey documents, as it remains now. The crenellated parapet with tile visor roof system of the one-story front porch was altered at some point before 1987 and is now a simple hipped shape. The landscape has also been altered through the construction of a pool and resurfacing of the rear courtyard created between the rear of the residence and the two ancillary buildings. The subject property conveys its historic significance well despite these minor changes.

STAFF FINDINGS

In St. Petersburg, eligibility for designation as a local historic landmark 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 Foster Grove House was initially constructed approximately 114 years ago and altered approximately 96 years ago, surpassing the minimum required age of 50. Further, staff finds that the subject property satisfies criteria C, D, E, and F. Under the second test, staff finds that each of the seven factors of integrity are met.

Historic Significance and Satisfaction of Eligibility Criteria

The first portion of the two-part test to determine eligibility for the St. Petersburg Register of Historic Places examines a resource’s historic significance with relation to nine criteria. One or more of these criteria must be met in order for a property to qualify for designation as an individual landmark or district to be placed in the St. Petersburg Register. The nine criteria are based on the National Park Service’s criteria for listing in the National Register of Historic Places, and are designed to assess resources’ importance in a given historic context with objectivity and comprehensiveness. In the case of the Foster Grove House, staff has determined that the property satisfies the St. Petersburg Register criteria as follows.

<i>Is at least one of the following criteria for eligibility met?</i>								
A	B	C	D	E	F	G	H	I
no	no	YES	YES	YES	YES	no	no	no

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

A building or site is generally considered to be significant due to association with an individual and his or her contribution to history if either: a) the event which makes that individual important to history occurred at that site, or b) in the case of a significant individual's residence, if he or she resided at that place during the time that his or her significant contributions to history occurred. In the case of the Foster Grove House, evidence indicates that Cade Allen and his family lived in and remodeled the subject property during the earliest stages of Allendale's conception and development. While Allen built, designed, and resided in numerous homes in the area over a period of several decades, the Foster Grove House's unique association with the conception of Allendale makes it significant for its association with him as an individual in the area of Community Planning and Development.

D) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation;

The Foster Grove House is unique as the work of two separate builders who each impacted the architectural palette of St. Petersburg in a distinct way. Although the style has been altered completely, the house's origin as a construction of Walter C. Henry through his partnership with O.G. Wishard is undeniably significant, as few dwellings remain within the city that hold verifiable connections to St. Petersburg's agricultural past. As an esteemed builder of St. Petersburg's first generation of development, the fact that Henry was said to have personally overseen the construction of the Fosters' "country estate" is indication that it was an exceptional work designed to be a showpiece of the "Fostoria grove." Further, the 1922 redesign of the subject property by Cade Allen, though changing the building's aesthetic quite impactfully, has gained significance in its own right, as Allen went on to develop his own distinct style. For both its original construction by the Henry Wishard Company, and for its 1922 alterations by Cade Allen, the Foster Grove House is significant in the area of Architecture.

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

It is difficult to classify the Foster Grove House with a singular architectural style. As Allen drew from a number of styles, his approach to architectural eclecticism has become iconic to St. Petersburg in its own right. Homes constructed in his Allendale subdivision were required to have tile or masonry structures and stone or stucco exteriors. His style was practical yet grand, playful yet solid. The Foster Grove House demonstrates an early step in the evolution of Allen's work. Though he did not practice within the confines of a defined academic style, Cade Allen's homes have, indeed, achieved the timelessness that he advertised: it is likely that many residents of St. Petersburg would be able to identify the Foster Grove House as an Allen design, even if not by name.

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 history of the Foster Grove House is dual-sided: it tells both the story of St. Petersburg as a turn-of-the-century village that was becoming a winter retreat for the wealthy but whose land beyond a small downtown was valued for its output. Hardly a generation later, that same land was valued for proximity and streetcar access to a once-remote downtown. The fact that the two themes, which are often so dissonant that only photographs of a neighborhood's predecessors remain, if that, overlap within a single structure make the subject property incredibly value to the study of the history of St. Petersburg. For its association with Fostoria, the subject property is significant in the area of Agriculture, and for its association with Allendale, it is significant in the area of Community Planning and Development.

Historic Integrity

Under the second part of the two-part assessment of eligibility for designation as a historic landscape, staff finds that the Foster Grove House retains integrity in all seven of seven given criteria, surpassing the requirement of one or more.

<i>Is at least one of the following factors of integrity met?</i>						
Location	Design	Setting	Materials	Workmanship	Feeling*	Association*
Yes	Yes	Yes	Yes	Yes	Yes	Yes
*Must be present in addition to at least one other factor.						

Location

The Foster Grove House remains in the same location that it has been at least since its redesign by Cade Allen in 1922.

Design

With the exception of several a relatively small addition and small alterations, the Foster Grove House retains its historic footprint, fenestration pattern, roofline, and dashed stucco finish that were part of Cade Allen's vision of it as an early showpiece of his Allendale neighborhood.

Setting

The Foster Grove House is located within a concentration of homes designed and constructed by Cade Allen as part of the establishment of the Allendale subdivision. Further, the layout of Allendale, as drawn by Young for Allen and Smith, has been retained.

Materials and Workmanship

The Foster Grove House's irregular, dashed stucco finish over a brick veneer has been preserved by its owners. It retains its brick window sills and the majority of the wood sash windows which appear to date to the Allen redesign, which have recently been carefully restored.

Feeling and Association

As noted in the discussion of significance above, the Foster Grove House has retained its distinct appearance and serves as a reminder of Cade Allen's unique contribution to St. Petersburg's architectural heritage.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The application for the proposed local landmark designation was submitted and is supported by the subject property's owners, Gregory B. Tappan and Keith D. Weiler.

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

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

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

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

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

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

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

- National Register or DOE status
- Prominence/importance related to the City

- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support

RECOMMENDATION

Staff recommends *approval* of the request to designate the Foster Grove House, located at 3650 Foster Hill Drive North, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.

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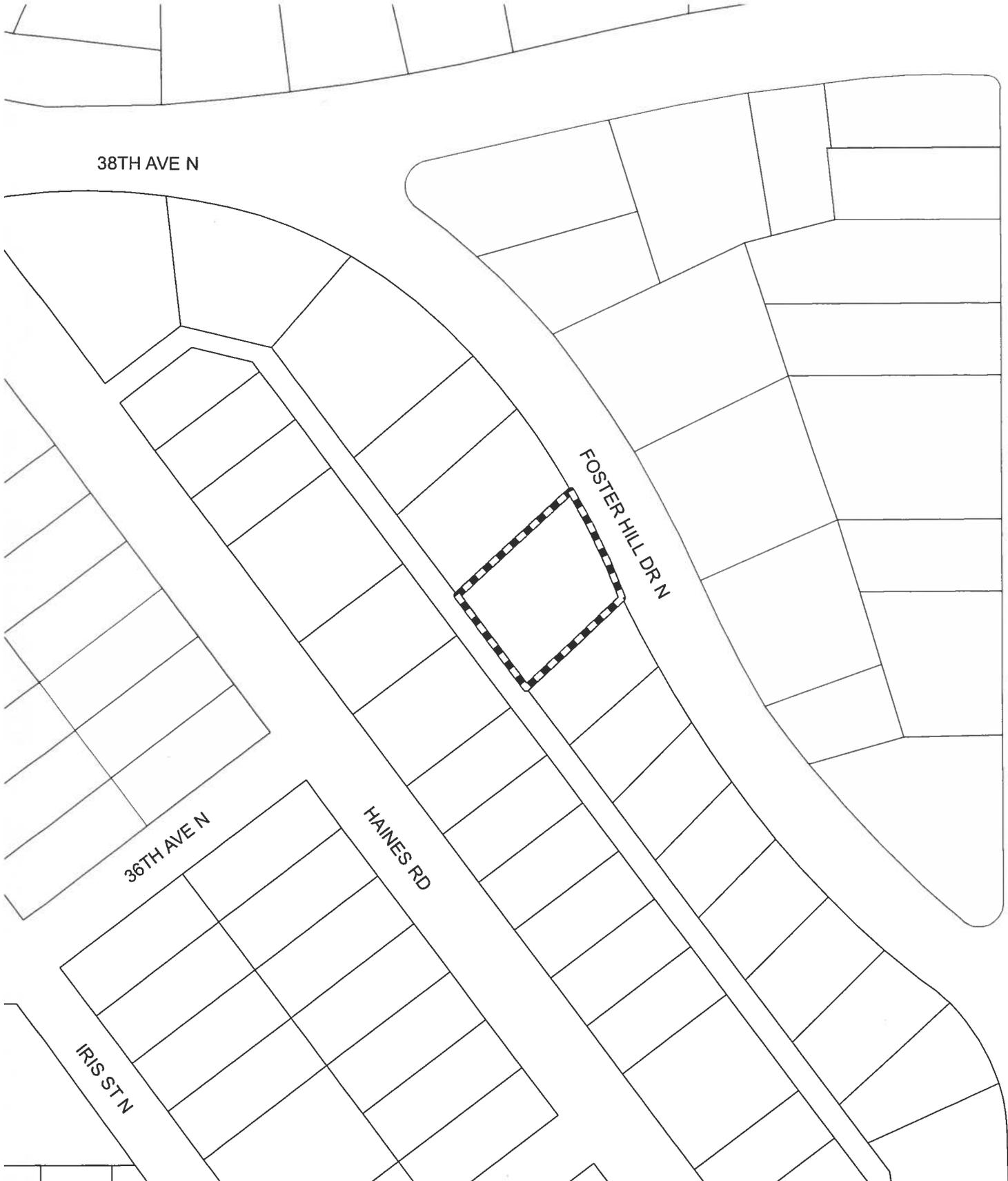
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Appendix A
Maps of Subject Property



DR M L KING JR ST N

Community Planning and Preservation Commission

3650 Foster Hill Drive North

AREA TO BE APPROVED,

CASE NUMBER

SHOWN IN



18-90300004



N
SCALE:
1" = 125'



Community Planning and Preservation Commission

3650 Foster Hill Drive North

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
18-90300004**



N
SCALE:
1" = 125'

Appendix B
Application



Local Landmark Designation Application

Type of property nominated (for staff use only)

- building structure site object
- historic district multiple resource

1. NAME AND LOCATION OF PROPERTY

historic name Foster Grove Home

other names/site number Cade Allen/John Blocker House

address 3650 Foster Hill Drive North

historic address 3650 Foster Hill Drive North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name Gregory B. Tappan and Keith D. Weiler

street and number 3650 Foster Hill Drive North

city or town St. Petersburg state FL zip code 33704

phone number (h) 7276315364 (w) 3107403146 e-mail gregtappan70@gmail.com

3. NOMINATION PREPARED BY

name/title Gregory B. Tappan

organization Homeowner

street and number 3650 Foster Hill Drive North

city or town St. Petersburg state FL zip code 33704

phone number (h) 7276315364 (w) 3107403146 e-mail gregtappan70@gmail.com

date prepared 3-22-18 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)

ALLENDALE TERRACE BLK A, LOT 29 & S 1/2 OF LOT 28
LOT SIZE 50X130

5. GEOGRAPHICAL DATA

acreage of property Lot size 50x130

property identification number _____

Foster Grove. Foster/Allen/Blocker House

Name of Property

6. FUNCTION OR USE

Historic Functions

Private Home

Farmhouse for a 160 acre citrus grove

First home of Cade Allen in Allendale

Current Functions

Private Home

7. DESCRIPTION

Architectural Classification

(See Appendix A for list)

20th Century American Movement -
Prairie School

20th Century Revival - Mediterranean
Revival

Materials

Prairie School hip roof, wide eaves, and
craftsman style windows from 1922

Heavy textured stucco over brick from
1922. Over original wood frame circa
1900.

Narrative Description

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

8. NUMBER OF RESOURCES WITHIN PROPERTY

<u>Contributing</u>	<u>Noncontributing</u>	<u>Resource Type</u>	<u>Contributing resources previously listed on the National Register or Local Register</u>
1		Buildings	Main house
		Sites	
2		Structures	Guest house (original garage) and laundry/bar building
		Objects	Number of multiple property listings
		Total	

Foster Grove, Foster/Allen/Blocker residence
Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(mark one or more boxes for the appropriate criteria)

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

Areas of Significance

(see Attachment B for detailed list of categories)

Period of Significance

Pioneer farmhouse circa 1900, 1922 remodel
by Cade B. Allen

Significant Dates (date constructed & altered)

House was remodeled in 1922 by Cade Allen
as the first home in Allendale Terrace

Significant Person(s)

William L. and Amanda P. Foster, owners of
Foster Grove

Cade B. Allen, Developer of Allendale

Judge John C. Blocker (2nd owner)

Cultural Affiliation/Historic Period

Victorian Pioneer Farmhouse, remodeled in
the distinctive Prairie/Mediterranean style of
Cade B. Allen

Builder

Original builder unknown, significant
alteration by Cade B. Allen in 1922

Architect

Original unknown, significant alteration by
Cade B. Allen in 1922

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.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Please list bibliographical references.

St. Petersburg Local Landmark Designation Application

Name of property _____

Continuation Section

Page _____

St. Petersburg Landmark Designation Application

Name of Property Foster Grove. Foster/Allen/Blocker House. 3650 Foster Hill Drive North
Page 1

The home at 3650 Foster Hill Drive North in St. Petersburg, Florida has an interesting history reflected in its unique architectural characteristics from two significant periods in the development of St. Petersburg.

The home is listed on the county records as being built in 1900. We believe it may be older as this is a common date assigned to any building from this time or earlier. Due to a lack of record keeping prior to that year and a fire that destroyed many earlier records, many buildings constructed pre-1900 were assigned that year of construction at a later date.

The home was the original farmhouse for a property known as Foster Grove. Foster Grove was a 135-acre citrus grove owned by William L. and Amanda P. Foster. According to local oral history the property also included a citrus packing warehouse, a barn, and several other outbuildings originally located on what is now Haines Road behind the current property. Those buildings are all gone but the house retains the original garage that was converted to servant's quarters at an early date. The house also retains a small building we believe was the original laundry and an outdoor toilet. That building now has an art deco style glass block bar on one side and according to long time neighbors this was added by Judge John C. Blocker, the third owner of the home who purchased it from Cade B. Allen circa 1924.

The core of the home is the original wood frame, balloon-construction late Victorian style building with it's original lap siding still in place. We were able to view this when an addition was added in 2009. Much of the roof decking appears to be tongue and groove beadboard that was reused from original porches we believe were removed in the 1922 remodel. When viewed from the underside in the attic, most of this beadboard decking has the haint-blue paint that was common on southern porch ceilings in the Victorian era, and this is our basis for that assumption.

In 1922 Cade B. Allen acquired the 135 acres known as Foster Grove from William L. Foster Jr. and Mary A. Watson, sole heirs of William L. Foster (deceased) and his widow Amanda P. Foster for \$186,000 or \$1,378 per acre. He began development of Allendale Terrace as a high end residential neighborhood and started with the Foster family home. According to Burton L. Allen, son of Cade B. Allen, in his history of Allendale and his father's property development, the home originally had multiple brick chimneys which were torn down and the bricks used to face over the original lap siding. Over this brick base the heavily textured wedding cake stucco with interesting circular details you see today was applied. We were also able to view this unique layering of materials from the two significant periods of the homes construction when the addition was added in 2009. Original lap siding is still in place with an air pocket and small metal ties holding the brick to the original structure. Over this wire lath and the visible stucco are attached to the brick. This also accounts for the brick window sills which are another unique architectural feature of the home.

St. Petersburg Landmark Designation Application

Name of Property Foster Grove. Foster/Allen/Blocker House. 3650 Foster Hill Drive North
Page 2

We were lucky enough to meet Burton Allen in 2016 when we hosted a St. Pete Preservation porch party and he attended in person. He stated he lived in this house for the first two years of his life and shared great stories about his father's architectural style and business.

The front porch is also from the 1922 remodel and features the same wedding cake stucco as the main portion of the house. The porch has its original Cuban tile floor in a swirling green and yellow pattern from this era. The porch features unique rounded arches more in keeping with the Mediterranean Revival style which had wrought iron inserts added, we believe during the 1980's remodel by the Willingham family. A wrought iron wall with stucco pillars across the front of the property is a nice addition stylistically and we also believe this dates to the 1980's and was added by the Willinghams.

The hip roofline also features extra wide overhangs that are smooth stucco over lath. This is an interesting treatment we haven't seen repeated on many buildings in the area and seems to be a feature unique to Cade Allen's blend of architectural styles. This roofline along with the window style and general massing of the home aligns more closely with the Prairie School style while the unique stucco treatment and porch style reflect elements more aligned with Spanish Colonial or Mediterranean Revival styles.

The home has all but two of its historic windows in the craftsman/Prairie School style with vertical upright pains over solid lower pains. We believe these windows date to the 1922 remodel as they are more contemporary in style than what would have likely been in place for a circa 1900 dwelling. Original 2 over 2 windows in the former garage/guest house hinted at what might have been on the main house pre-1922. The windows are very large and arranged in symmetrical arrangements with multiple triple windows featuring a large center sash framed by smaller sashes on both sides. The house also has roughly 80% of the original screens from this period, which we have restored and duplicated to replace missing originals.

While the interior has changed a lot over time we have strived to maintain the 1922 era by preserving as many original interior elements as possible. We have also replaced some poor quality, anachronistic non-original features with elements more sympathetic to the style of that period. The large dining room has a unique and beautiful wall of built in china cabinets with integrated window seats and an unusual window arrangement that incorporates the triple window into the design of the cabinetry. We believe these built ins are from the 1922 period based on the design, but there is a possibility they could be the only remaining interior feature from the original construction.

The second floor retains heart pine flooring we believe to be from the 1922 remodel. Staircase work shortly after we bought the house revealed that these floors are laid over a wider plank floor from the original construction. The first floor features oak flooring that dates from a 1980's remodel but is in keeping with the style of the house. The 2009 addition also revealed that this floor is laid over flooring from 1922, which like the

St. Petersburg Landmark Designation Application

Name of Property Foster Grove. Foster/Allen/Blocker House. 3650 Foster Hill Drive North
Page 3

upstairs appears to be laid over a wider plank floor we believe is from the original construction.

In 1924 Cade B. Allen sold the home to a local judge and business owner John C. Blocker and his wife. They owned a local business called Blocker Moving and Storage and according to long time neighbors also produced and sold a hot sauce. We found old labels for the hot sauce in our attic, lending credibility to that story. Another neighborhood legend relates to the glass block bar on the small outbuilding behind our kitchen we believe was an original laundry. According to this story, Judge Blocker liked to host parties and enjoyed serving mint juleps, so he had the bar and nearby fireplace added to entertain outside. The Blocker family owned the house from 1924 until 1987 when Al and Annette Willingham bought it.

We purchased the home in 2008 after two successive owners from the Willinghams. At the time it was in poor repair and we undertook major projects to save it and return it stylistically to its 1922 appearance. Structural and roof work ensures the home will stand for another 100 years. The 1922 windows had been previously restored but additional work maintained them and returned them all to perfect working order. Kitchen and bath remodels removed bland later additions to return these areas to a style more aligned with the 1922 design. By seeking local historic designation, we hope to preserve this home for future generations and continue to share its unique history as a landmark from two significant eras related to three significant families.



CITY OF ST. PETERSBURG, FLORIDA
PLANNING & ECONOMIC DEVELOPMENT
DEPARTMENT, URBAN PLANNING & HISTORIC
PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) REQUEST

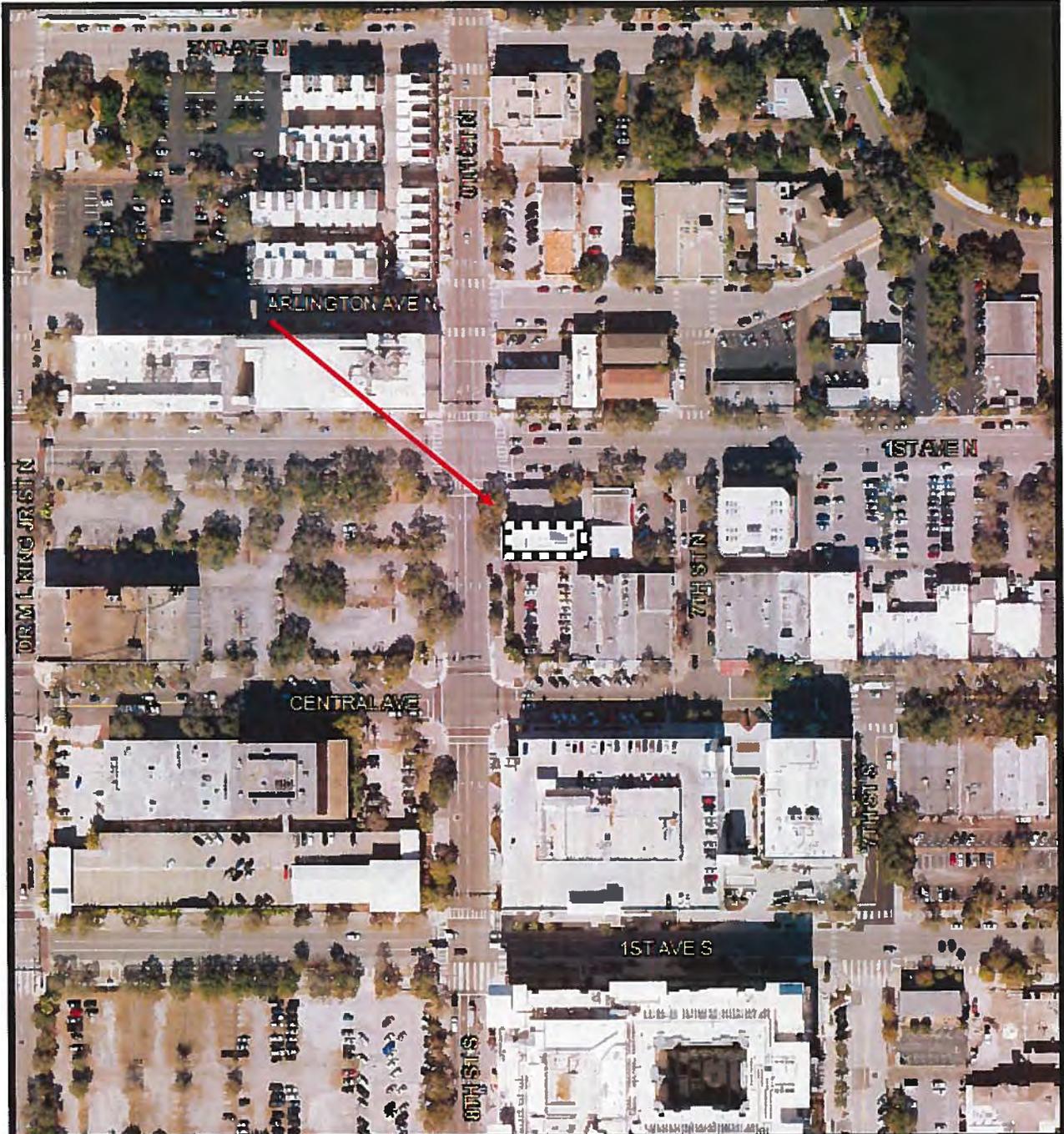
For **Public Hearing** and **Executive Action** on **July 10, 2018** beginning at 2:00 P.M.,
Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development records, 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.:	18-90200035
Address:	15- 8 th Street North
Legal Description:	GULF PENINSULAR IMPROVEMENT CO'S SUB LOT 9
Parcel ID No.:	PID: 19-31-17-34218-000-0090)
Local Landmark	The Harlan Hotel (HPC-96-04)
Owner(s):	Harlan LLC
Request:	Approval of Certificate of Appropriateness (COA) for certain alterations to a four-story, non-residential building, including, but not limited to infill of existing exterior wall openings, creation of new exterior wall openings, replacement of windows, addition of a rooftop elevator shaft, and replacement of a frontal awning.



View of west façade of the Harlan Hotel building. Photo by Staff 2018.



Community Planning and Preservation Commission		 N SCALE: 1" = 160'
15 8th St N		
AREA TO BE APPROVED, SHOWN IN 	CASE NUMBER 18-90200035	

DETAILED PROJECT OVERVIEW

The Harlan Hotel is a local historic landmark building consisting of four stories. The applicant proposes to:

- Replace 44 existing metal windows at the third and fourth floor elevations with code compliant, metal clad windows of a 1/1 configuration in-kind, and as currently configured.
- Fill in with cement blocks and matching stucco cladding, three existing roll-up garage doors at the south elevation;
- Create a rear door opening from a proposed interior stairwell;
- Construct an elevator shaft that protrudes above the existing roofline; and
- Replace an existing frontal awning in-kind.

Local Landmark History and Significance

Historic Architectural Significance and Description

The Harlan Hotel, completed in 1926 by J. Frank Chase, for Curry & Bocher, is a four-story building designed according to principles that fit a Masonry Vernacular type of description. It is significant for its extantcy as one of the few remaining historic hotels in the City that were constructed using more common building methods during the 1920s land boom. This common character reflects a type of building that was commonly found to serve the robust tourist industry and its less affluent visitor. Therefore, it has distinguishing characteristics of an architectural style and relative rareness that are valuable for study of a period, method of construction, or use of indigenous materials, with an approved period of significance from 1925-1956.

Character-Defining Features

The primary character-defining feature is the building's Masonry Vernacular styling with a common, yet bold façade and its shaped parapet that establish an asymmetrical composition. The parapet is perhaps its most distinguishing feature with end crenels and central pediment shape, with the entire frontal run revealing a cement overhanging coping. The side elevations reveal stepped parapets above four-story pilasters running the entire length and dividing the openings into even columns. Ribbons of individual windows create a horizontal flow along the north and south elevations' upper two floors, whereas the lower floors at the south elevation have larger configurations that have been modified over time. Evenly spaced pilasters along these elevations are also character-defining, allowing an expression of horizontal window division as an effect to vertical thrust of the pilasters.

Previous Alterations

The building's exterior profile is mostly intact, so its general shape and composition on the site is historically similar. Alteration of openings and solid walls at the west, south, and east elevations have affected major changes to the integrity of the building's original fenestration over time. A decorative cartouche (likely foam) at the parapet pediment and the balcony were added after 1997. Additional undocumented alterations have been made to the building, such as the openings and appearance of the west façade and rear and south elevations that have had adverse effects to its historic composition. The original building was cited as having three stories; however, there are four stories to its current construction due to the alteration of what was likely a tall first floor with a mezzanine that encompassed the early first two levels, and the upper floors then considered to be the second and third floors. Multiple reroofing occurrences have been made to the building since its original 1926 completion, whereas the dates of other alterations are also unknown, such as an approved COA for alterations in 2004, which there are no tangible records of. The following are known major alterations:

- 1953: Add pedestrian connector at upper floor to 719 Central Avenue.
- 1959: Remove a fan opening to the exterior.
- 1997: COA #97-02AV approved for the garage doors at the south elevation, new storefront windows/openings and additional entry door (left) at the west façade, and the installation of the decorative metal balcony and canopy at the west façade. At that time, the previously boarded windows at the third and fourth floors were also revealed and repaired.

REVIEW OF CERTIFICATE OF APPROPRIATENESS

In approving or denying COA applications for alterations, the CPPC shall consider the *Request for Alterations Assessment* criteria below as part of their decision-making process. These criteria are based on the *St. Petersburg Design Guidelines for Historic Properties*, which are based generally on the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties*. In addition, recognized standards of urban design, cultural landscape, and historic preservation review are also referenced. The guidance that follows is intended to assist reviewers and decision-makers in considering how changes to historic buildings can be compatible and appropriate in order to retain the strongest elements of historic character and recognition of that character within newer settings and contexts.

Evaluation Criteria

Request for Alterations Assessment

General Criteria for Granting Certificates of Appropriateness

- 1. The effect of the proposed work on the landmark or the property upon which such work is to be done.***

For a proper evaluation of the overall effects, it is important to assess the approach to be taken by the applicant regarding the proposed alterations and changes to the building previously completed. In this case, evaluations include how size and scale is affected, any impact to historic materials, and how inconspicuous or not the proposed alterations will be, especially at pedestrian levels.

Architectural Styling: No stylistic changes are proposed for the historic Harlan Hotel building, which is a Masonry Vernacular with classical references.

Height: No changes are proposed to the peak height of the historic Harlan Hotel building, except where the proposed elevator shaft will protrude from the roof, but will not likely be visible from the pedestrian level. Photograph 1 in Appendix B reveals the visible elements of the height and the roofline of the subject building. It also reveals the effects of tall structures not associated with the building, but providing distortion of the roofline through circumstance not controlled by the subject building's owner.

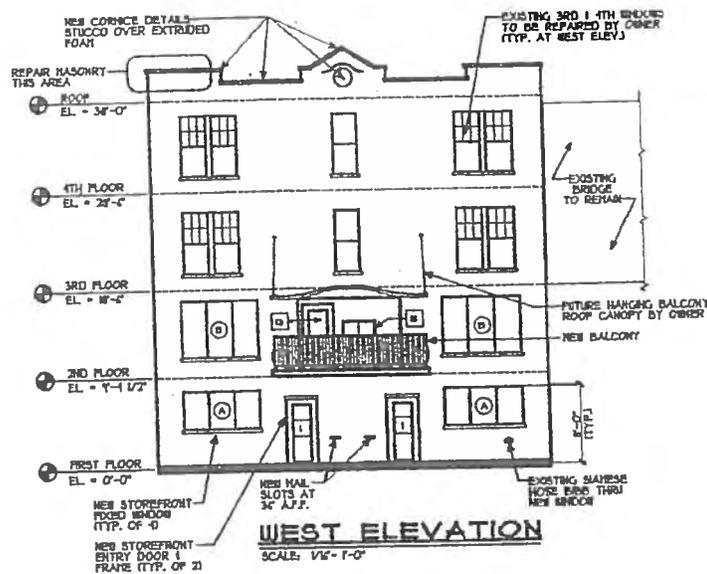
Roofline: See "Height," above.

Scale and Orientation to the Public View: No changes to the scale and orientation are proposed or affected.

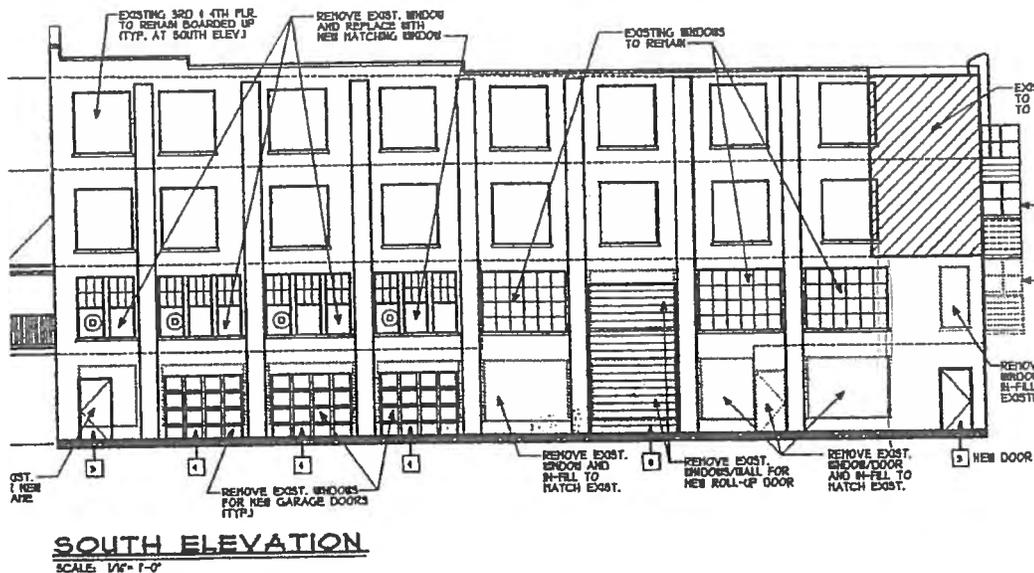
Façade and Elevation Composure: No remarkable changes to the frontal façade are proposed, except for replacement of an existing awning. From an earlier alteration, the

existing windows along the first and second floors do not appear to match the vernacular character and original appearance that the original hotel use would likely have established. Sanborn Maps indicate the possibility of three entries, with a frontal canopy extending the full length of the façade at the first floor. The result is a heavily altered frontal façade.

The windows at the frontal façade vary in detail from those found on the other three elevations, and do not reflect an accurate relationship to the historic hotel configuration, but are more appropriate to the alterations that occurred with the establishment of the furniture store in the 1950s. However, the applicants propose replacing the existing 6/1 window patterns with a 1/1 fixed window type for 21 windows on the third floor, and 22 windows on the fourth floor. One additional window at the third floor is proposed for a single-hung type. A 1997 COA report appears to indicate that 6/1 windows existed up to that time, as indicated by the graphic below. The first and second levels were referenced as having 6/1 configurations and large metal industrial windows with operable hoppers.



PROPOSED RENOVATION



The south alley elevation is most affected by the applicant's proposal. The third and fourth floor metal windows and original wood frames are proposed to be removed and replaced with code-compliant window sets of a mostly single-hung 1/1 configuration. At the first level, the three existing roll-up garage doors to the west will be replaced with solid wall infill. These existing roll-up doors were installed in 1997 and are not historic, nor is the taller roll-up door just east of these, which is proposed to remain. Some existing solid wall infill also does not appear to be historic since first-floor windows were likely there originally, supporting the heavy alteration of the first level over time to accommodate different uses and functions. Therefore, the recurring alteration of this elevation at the first-floor level lessens the adverse effect to materials since the adverse effect has already been evident from previous undertakings. A more coordinated rehabilitation should therefore proceed versus what exists at the time of this writing.

However, the more historic window pattern, versus the proposed blank walls is recommended, for at least the westernmost garage door opening, which is the most visible from the public view along the alley, the street, and the sidewalk (Condition 1). This particular alley benefits from increased pedestrian traffic because of the wall mural program that is heavily visited here. The replacement of the windows at the upper floors does not have a significant adverse effect since the original windows have been removed previously. However, it is recommended that a 6/1 pattern be installed for those replacements at the frontal façade, and north and south elevations (Condition 2). **While the loss of the wood window frames likely represents a loss of historic wood fabric, there is justification in remediating the older material with code compliant standard in order to match the lower floors.** There is no reasonable justification for keeping the wood casings, since legible understanding of the building would not be significantly degraded by their removal.

Materials and Architectural Detailing: See above regarding materials. There is no reasonable justification for keeping the wood casings, since legible understanding of the building would not be significantly degraded by their removal. No changes to the architectural details of the historic Harlan Hotel building are proposed, except for how the openings at the south elevation are treated. The applicant proposes to use a similar stucco exterior surface treatment for infill of the openings. No other significant removal or physical effect is proposed for historic exterior elements.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

The historic Harlan Hotel building is an individual landmark and its designation is only tied to the lot upon which it is sited. The building is constructed to its property lines so there are no other historic buildings, structures, or objects to consider.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or property will be affected.*

Historic records indicate that the building has maintained its basic original form and structural composition materials, though some elements such as original windows and new openings and enclosures have created an adverse effect previously. The basic form and composition of the building would likely still be recognized today from its original composition. Perhaps one significant alteration has been the addition of the second floor, which likely existed as a combination of the first and second levels originally, with some open mezzanine areas. This may have changed the exterior appearance of the building

from a three-story composition to its current four-story composition. No early photographs or details have been identified to date.

Little, if any of the character-defining features of the historic building, as they are extant at the time of this writing, will be affected in an adverse manner by the applicant's proposal. In fact, most observers at ground level would not be able to discern the proposed window alterations, though the removal and enclosure of garage doors will be obvious and evident as more of a restoration versus new openings. The proposed elevator shaft is of a limited height and may not be an exposed height element to the typical pedestrian at street level.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his property.*

There is no evidence presented to indicate that denial of this COA would deprive the owner of reasonable beneficial use of the property.

5. *Whether the plans may be reasonably carried out by the applicant.*

The proposed plans submitted for the historic building are reasonably designed, and there is no evidence presented to date that would prevent such plans from being carried out by the applicant.

6. *Certificates of Appropriateness for non-contributing structures in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate the negative impacts.*

Not applicable.

Additional Guidelines for Alterations

1. *A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The property was designated without benefit to its original hotel use, as determined by the period of significance, and subsequently converted to a furniture store and storage facility, and finally to work space and office uses. The building will continue to be used for office types of uses.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*

The building was previously rehabbed 1997 under COA/AVT #97-02AV in order to preserve its historic characteristics. While some architectural details were added that are not typically appropriate given the vernacular aesthetic of the building, it remains in relatively good and well-maintained condition and its overall composure in the setting still exudes a historic quality, while nearby historic buildings have been demolished and replaced with newer constructs. The applicant's proposal would eliminate outdated or obsolete openings, while replacing some historic materials in openings that are not currently code compliant. The latter alterations will help to maintain the building's overall historic integrity into the future, provided a more consistent and accurate window configuration is agreed upon.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.**

Some conjectural features such as the façade balcony and cartouche were previously added that do not necessarily reflect the building's vernacular legacy. Other alterations such as the pedestrian bridge connector and the array of openings along the frontal façade, south alley, and rear wall were added or enclosed for functional purposes with various uses over time, which have eroded the physical integrity of the building.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

There are no later elements of the building that can be considered historically significant.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

Not applicable.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

*NOTE: In order to understand the federal standards guideline referenced above regarding window replacement, a narrow examination of the provision suffices here. The provision recommends: (underline by that author)

Replacing in kind an entire window that is too deteriorated to repair—if the overall form and detailing are still evident— using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The applicant has indicated that the window replacement program is to upgrade to code compliant systems and that there is currently no evidence of deterioration or water intrusion. Obviously, the provision provides limited flexibility for replacement over repair under certain circumstances. For example, windows that are difficult to reach, or that are in comparatively inconspicuous locations may be suitable for replacement with alternative materials when they can be replaced in-kind; i.e., other than materials, all other key factors are closely copied or retained such as opening size, sash and light shape, size, and configuration, operation, color, muntin profile, etc. The applicant proposes to replace the existing non-historic windows with 1/1 metal clad configurations; however, the wood casings appear to be historically significant fabric. It is recommended that the windows on the third and fourth floors be replaced with 6/1 configurations. In this case, the profile of the muntins should either match any known profile that once adorned the historically original windows, or to at least follow those occurring along the upper levels of the frontal façade.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Chemical and physical treatments are not part of the proposed scope of work, and shall not be used inadvertently without future approval by the City Historic Preservation Staff.

RECOMMENDATION

COA 18-90200035: City staff recommends that the Community Planning and Preservation Commission **Approve with Conditions** the Certificate of Appropriateness request to: 1) replace 44 existing metal windows at the third and fourth floor elevations with code compliant, metal clad windows in-kind, as currently configured, except as otherwise noted herein; 2) infill with cement blocks and matching stucco cladding, certain existing roll-up garage doors at the south elevation, except as otherwise noted herein; 3) create a rear door opening from a proposed interior stairwell; 4) construct an elevator shaft that protrudes above the existing roofline; and 5) replace an existing frontal awning in-kind, as part of a proposed rehabilitation and restoration for the historic Harlan Hotel building, located at 15 8th Street North, subject to the following Approval Conditions:

1. Provide appropriate glazing to first-floor opening where westernmost garage door currently exists, or as deemed appropriate by the CPPC.
2. Provide a 6/1 window configuration for all replacements at the third and fourth floor elevations, or as deemed appropriate by the CPPC. Muntin type to be determined by CPPC.
3. All other codes, regulations, and standards, as applicable, apply. Any revisions pursuant to this Staff Report or architectural details not mutually agreed upon pursuant to these Approval Conditions shall require a follow-up public hearing by the CPPC for review and approval.

Appendix A Public Input

The following public input has been received by the Urban Planning and Historic Preservation Office as of July 2, 2018: **None**

Appendix B Photographs

Photo 1: South elevation. Photo by Staff, 2018.





Photo 2: Frontal façade facing west. Notice 6/1 divided windows at upper floors. Photo by Staff, 2018.



Photo 3: Rear elevation facing east. Photo by Staff, 2018.



Photo 4: Closeup of typical window at south elevation to be replaced. Photo by Staff, 2018.

Appendix C
COA Application

(document follows as attached without page numbering)



CERTIFICATE OF APPROPRIATENESS

Application No. 18-9020035

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): The Harlan, LLC

Street Address: 15 8th Street North
City, State, Zip: Saint Petersburg, FL 33701
Telephone No: (727)608-8770
Email Address: Brown4now@gmail.com

NAME of AGENT or REPRESENTATIVE: CHESTNUT BUSINESS SERVICES, LLC

Street Address: 333 3RD THIRD AVENUE NORTH, SUITE 200
City, State, Zip: ST. PETERSBURG, FL 33701
Telephone No: 727.800.5980
Email Address: WillC@jpfirm.com

PROPERTY INFORMATION:

Street Address: 15 8th Street North
Parcel ID or Tract Number: 19-31-17-34218-000-0090
General Location: 8th Street N. between Central and 1st Ave N. on the East side

Designation Number: 1730 HPC-96-04

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:**
- 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
 - 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner / Agent: _____

Date: _____

5/22/18



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay ([City Code Section 16.30.070](#)). These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available on-line at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: 15 8th Street North COA Case No: 18-90200035

Type of Request

- Alteration of building/structure
- New Construction
- Relocation
- Demolition
- Alteration of archaeological site
- Site Work

Proposed Use

- Single-family residence
- Multi-family residence
- Restaurant
- Hotel/Motel
- Office
- Commercial
- Other

Estimated Cost of Work: \$60,000

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System

2. Roof and Roofing System



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3. Windows

~~REPLACING ALL WINDOWS ON THE 3RD AND 4TH TO MATCH EXISTING. PRODUCT APPROVALS WERE SUBMITTED AS PART OF OUR PERMIT PACKAGE.~~

4. Doors

~~(1) SINGLE 3070 DOOR ON THE FRONT OF THE BUILDING WHICH CURRENTLY SWINGS INWARD, WILL BE REPLACED WITH A DOOR THAT SWINGS OUTWARD FOR EGRESS PURPOSES AND REQUESTED BY THE FIRE MARSHAL~~

5. Exterior siding

6. Decorative elements

7. Porches, Carriage Porch, Patio, Carport, and Steps

8. Painting and/or Finishes

9. Outbuildings

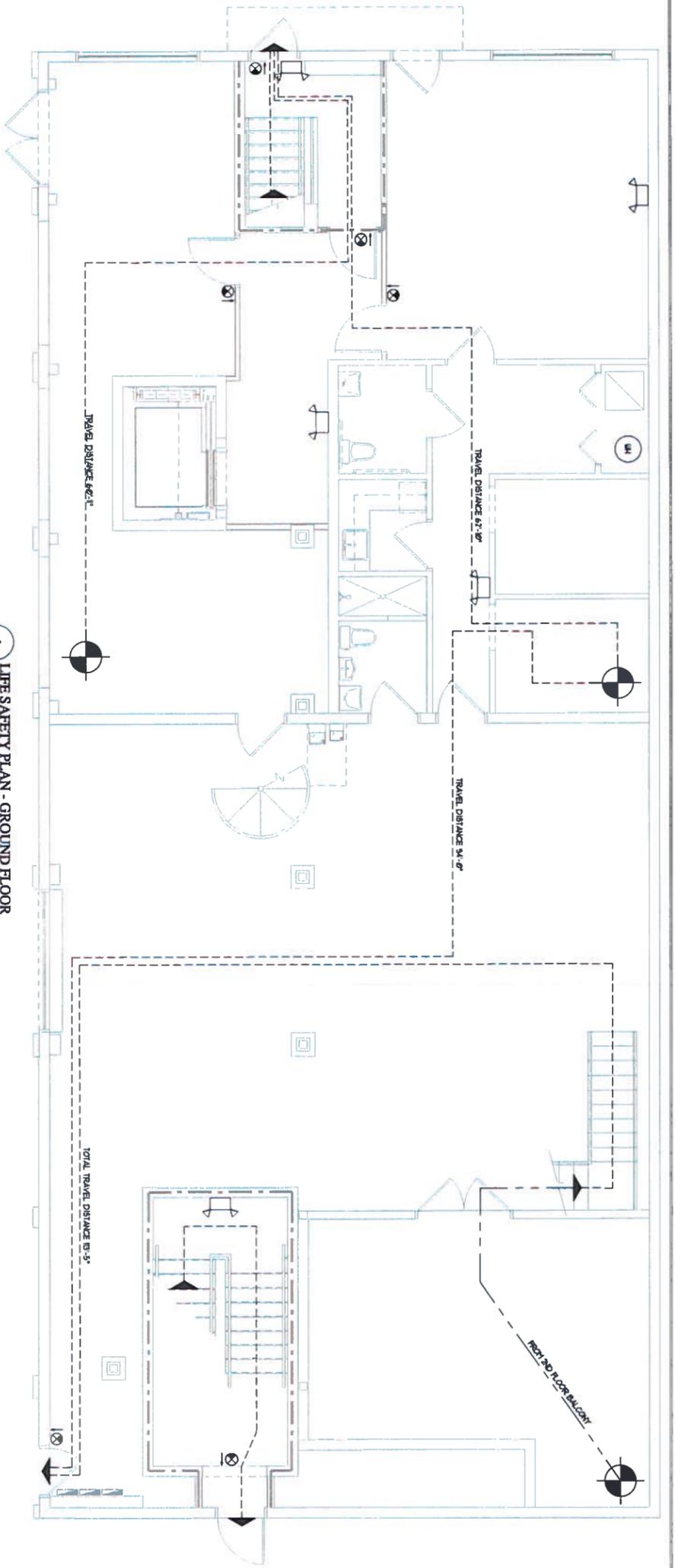
10. Landscaping, Parking, Sidewalk, Garden features

11. Other

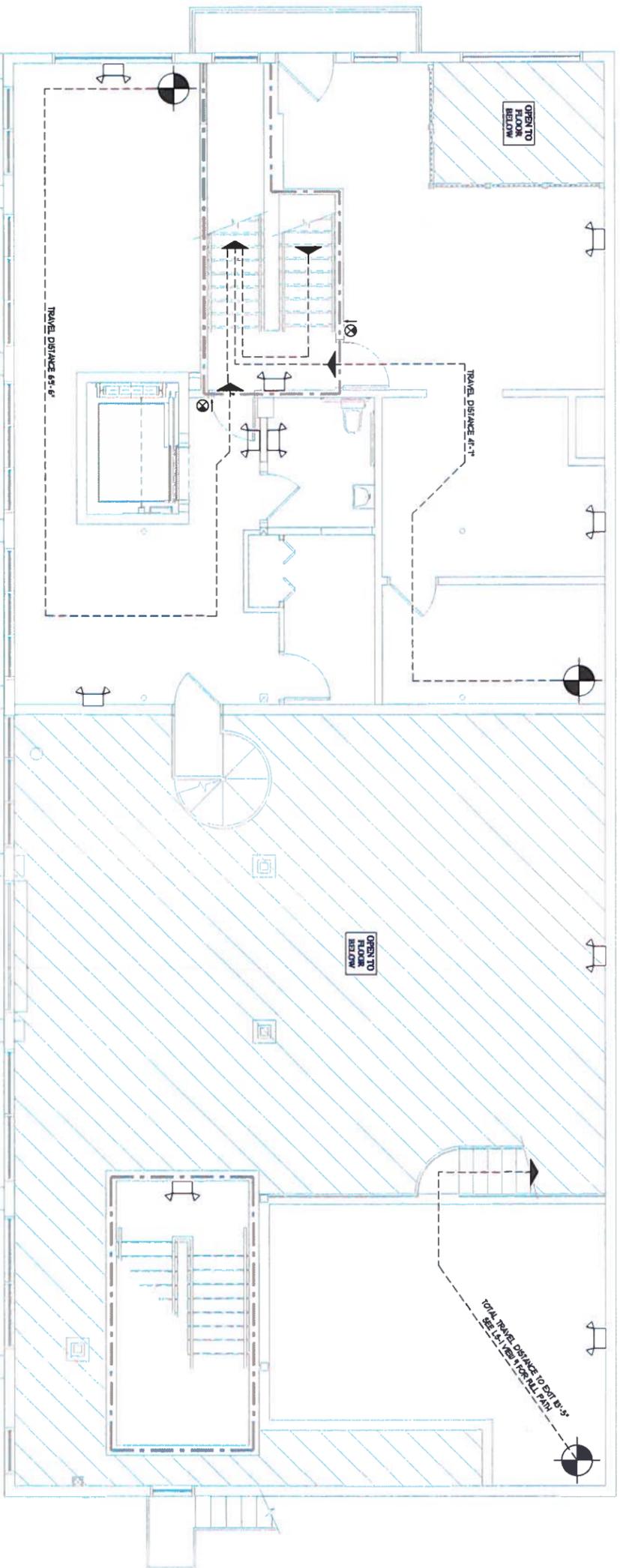
PLANES: A-2) Remove Garage doors - south, remove porch wall east A-2.4) ^{Fixed:} Replace 22 windows 3rd Fl
A-2.6) Replace 22 windows - 4th Fl A-3) Replace car van awning - 1st, close garage doors w/ block south
Add door east Elevator shaft thru roof

Appendix D
Plans and Drawings

(applicable graphics follow as attached without page numbering)



1 LIFE SAFETY PLAN - GROUND FLOOR
SCALE: 1/8" = 1'-0"



2 LIFE SAFETY PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

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ALL CONDITIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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LS-1

SHEET NUMBER

LIFE SAFETY PLAN
FLOOR 1 & 2

FRAZE design

commercial
residential
architecture

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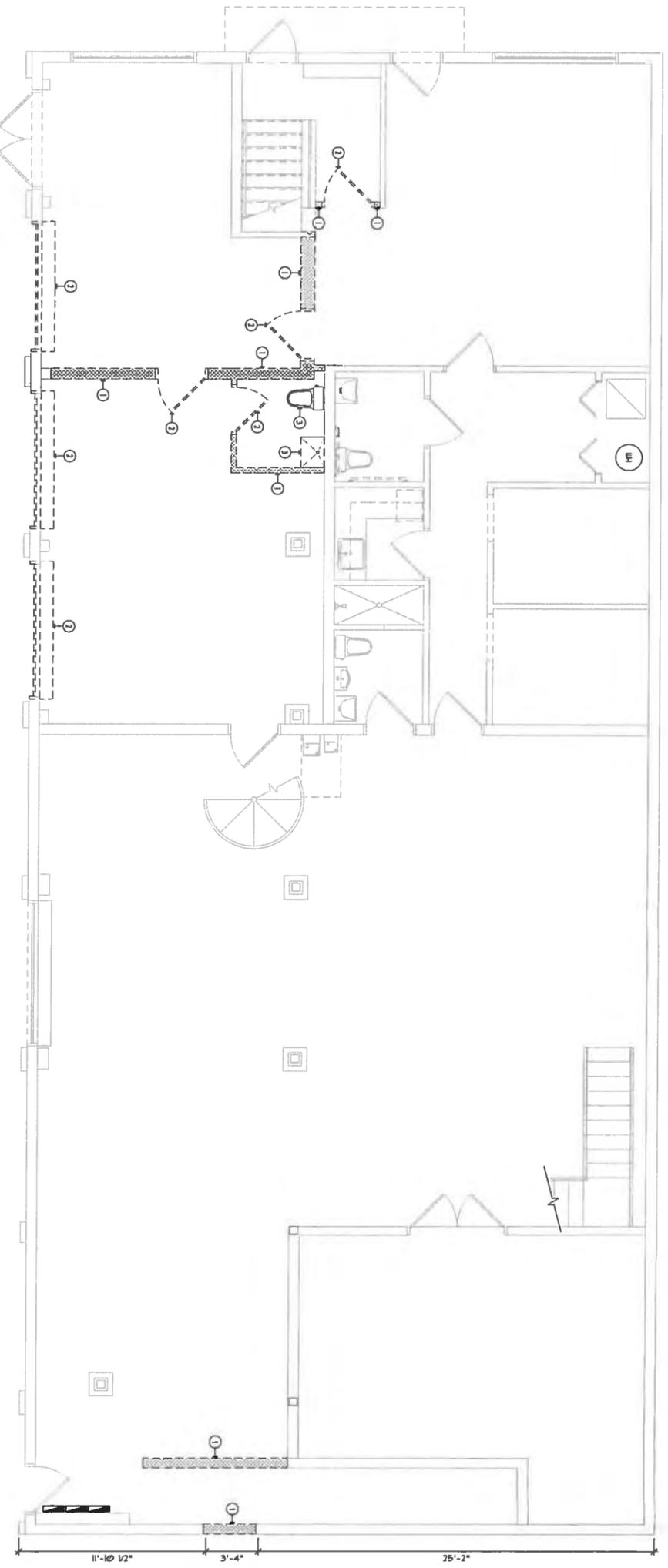
Construction Documents for:

THE HARLAN
15 8TH STREET NORTH
ST. PETERSBURG, FLORIDA

FD# 1801.00



ISSUE	DATE	BY
REVISED	05/14/16	TF
PERMIT	05/15/16	TF
REV		



1 DEMOLITION PLAN - 1ST FLOOR
 SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. IN COMPANY WITH THE OWNER, VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
2. GENERALLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
3. MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN ALSO TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE.
4. RAIL OFF CURB AND ORANGE PEEL OFF EXISTING DEMOLITION.
5. COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO DETAIL BIDD AND REMOVED LEAVING SURFACES CLEAN, SOLID AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE.
6. IN ALL ACTIVITIES, COMPLY WITH PERMITS, REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
7. DEPOSITED MATERIAL SHALL BE CONSIDERED TO BE REMOVED FROM THE JOB SITE AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
8. ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.
9. THE DEMOLITION WORK IS NOT LIMITED TO OPERATIONS ITEMS LISTED OR SPECIFICALLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS BUT SHALL INCLUDE THOSE ITEMS NECESSARY FOR A FINISHED AND COMPLETE PROJECT.
10. GENERAL CONTRACTOR SHALL INCLUDE ALL MINOR AND EXTENSION PACKAGING PREPARING AND REMOVAL FROM THE PROJECT AND SHALL BE COMPLETELY FINISHED PROJECT.

DEMOLITION NOTES:

1. REMOVE EXISTING WALL
2. REMOVE EXISTING DOORS
3. REMOVE EXISTING PLUMBING FIXTURES
4. REMOVE EXISTING WINDOW FOR REHAB/ASBEST

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ALL PERMITS AND JOB CONDITIONS SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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REV.	05/09/18	TF
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 15 8TH STREET NORTH
 ST. PETERSBURG, FLORIDA

FDI# 1801.00

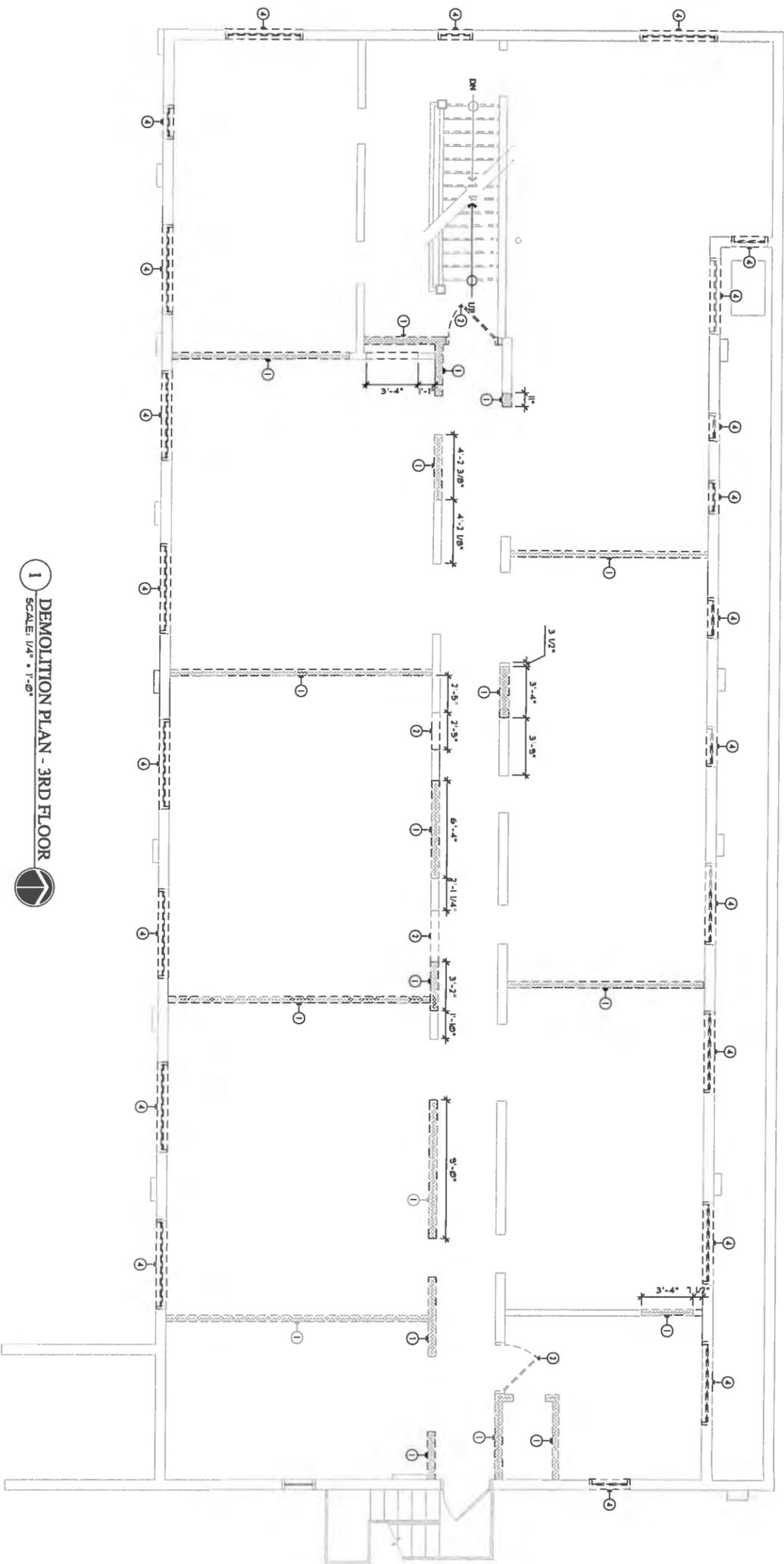


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 PHONE: 727/328-3608 FAX: 727/328-3609 STUDIO: 727/821-8355

SHEET TITLE
 1ST FLOOR
 DEMOLITION PLAN

SHEET NUMBER
A-2



1 DEMOLITION PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. IN COMPANY WITH THE OWNER VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
2. CAREFULLY DETERMINE LIMITS OF SELECTIVE DEMOLITION.
3. MARK INTERFACE SURFACES AS REQUIRED TO BE ABLE WORKMEN ALSO TO DETERMINE ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE.
4. SAUT OR CAP AND OTHERWISE PROTECT EXISTING PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAVING JURISDICTION.
5. COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO CLEAN, LEAD AND RESIST TO REMOVAL SURFACES MATERIALS SPECIFIED ELSEWHERE.
6. IN ALL ACTIVITIES COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
7. DEMOLISHED MATERIAL SHALL BE CONFINED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
8. ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.
9. THE DEMOLITION WORK IS NOT LIMITED TO DEMOLITION ITEMS LISTED OR SPECIFICALLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS, BUT SHALL INCLUDE THOSE ITEMS NECESSARY FOR A FINISHED AND COMPLETE PROJECT.
10. GENERAL CONTRACTOR SHALL INCLUDE ALL INTERIOR AND EXTERIOR PATIOING, REPAIRS AND PAINTING TO PROVIDE A PROFESSIONAL AND COMPLETELY FINISHED PROJECT.

DEMOLITION NOTES:

1. REMOVE EXISTING WALL
2. REMOVE EXISTING DOORS
3. REMOVE EXISTING PLUMBING FIXTURES
4. REMOVE EXISTING WINDOW FOR REPLACEMENT

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FDI# 1801.00



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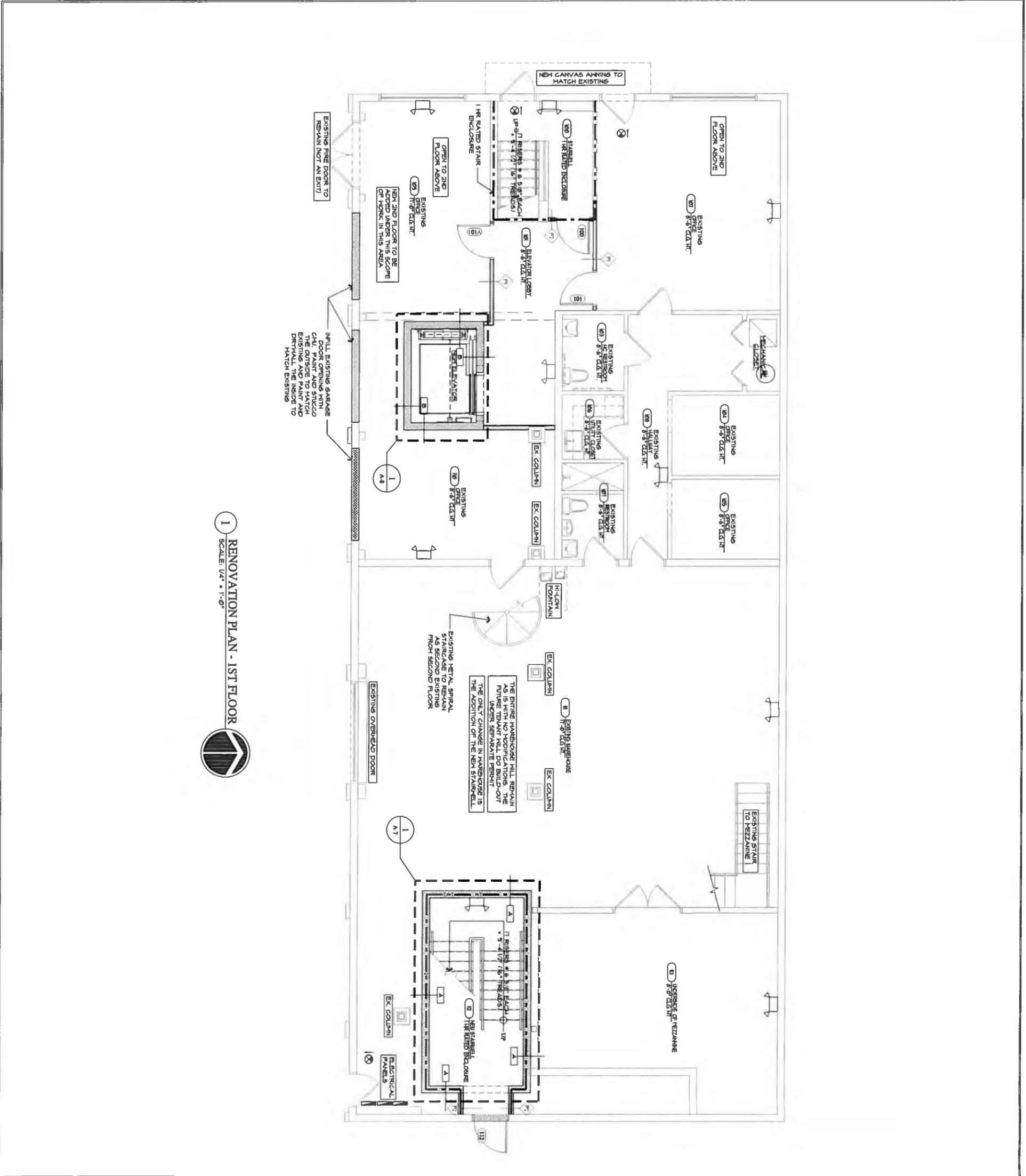
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PHONE: 727/328-3608 FAX: 727/328-3609 STUDIO: 727/821-8355

SHEET TITLE
3RD FLOOR
DEMOLITION PLAN

SHEET NUMBER
A-2.4



1 RENOVATION PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"

RENOVATION NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST STANDARD BUILDING CODE & ALL LOCAL BUILDING DEPARTMENTS.
2. ALL DEMOLITION WORK SHALL BE PERFORMED WITH THE CARE & DILIGENCE SO AS TO PREVENT THE ABNORMAL DESTRUCTION OF INTERFERING OR CONCEALED UTILITIES WHICH ARE KNOWN TO EXIST IN THE ROOMS OR ARE DISCOVERED DURING THE COURSE OF THE WORK. ALL SUCH DISCOVERIES OF UTILITIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT BY THE CONTRACTOR BEFORE ANY DEMOLITION WORK IS PERFORMED.
3. REMOVE ALL CONSTRUCTION DEBRIS TO BE REMOVED TO BE REMOVED; CLEAR TO RECEIVE NEW WORK AS HEREIN INDICATED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
5. THE OWNER WILL NOT BE HELD LIABLE FOR FIELD CHANGES THAT ARE NOT CONTRACTOR ERROR OR OMISSIONS.
6. THE CONTRACTOR GUARANTEES ALL WORK AGAINST DEFECTS OR INTERFERING MATERIALS OR WORKMANSHIP. ALL WORK SHALL BE SUBJECT TO INSPECTION & APPROVAL BY THE ARCHITECT IN ACCORDANCE WITH THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO THE ARCHITECT OF ANY MATERIALS, EQUIPMENT OR DESIGN FEATURES WHICH HE BELIEVES INADEQUATE OR DEFICIENT IN QUALITY OR DESIGN OR WHICH MAY BE SUBJECT TO DISCREPANCIES BETWEEN DRAWINGS & CONDITIONS ON THE WORK, OR OF ANY NECESSARY PERMITS OR WORK ORDERED FROM THE PERMITS OR AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

RENOVATION LEGEND:

- █ INDICATES NEW WALL
- █ INDICATES NEW EXTERIOR R-FILL WALL
- █ INDICATES EXISTING WALL

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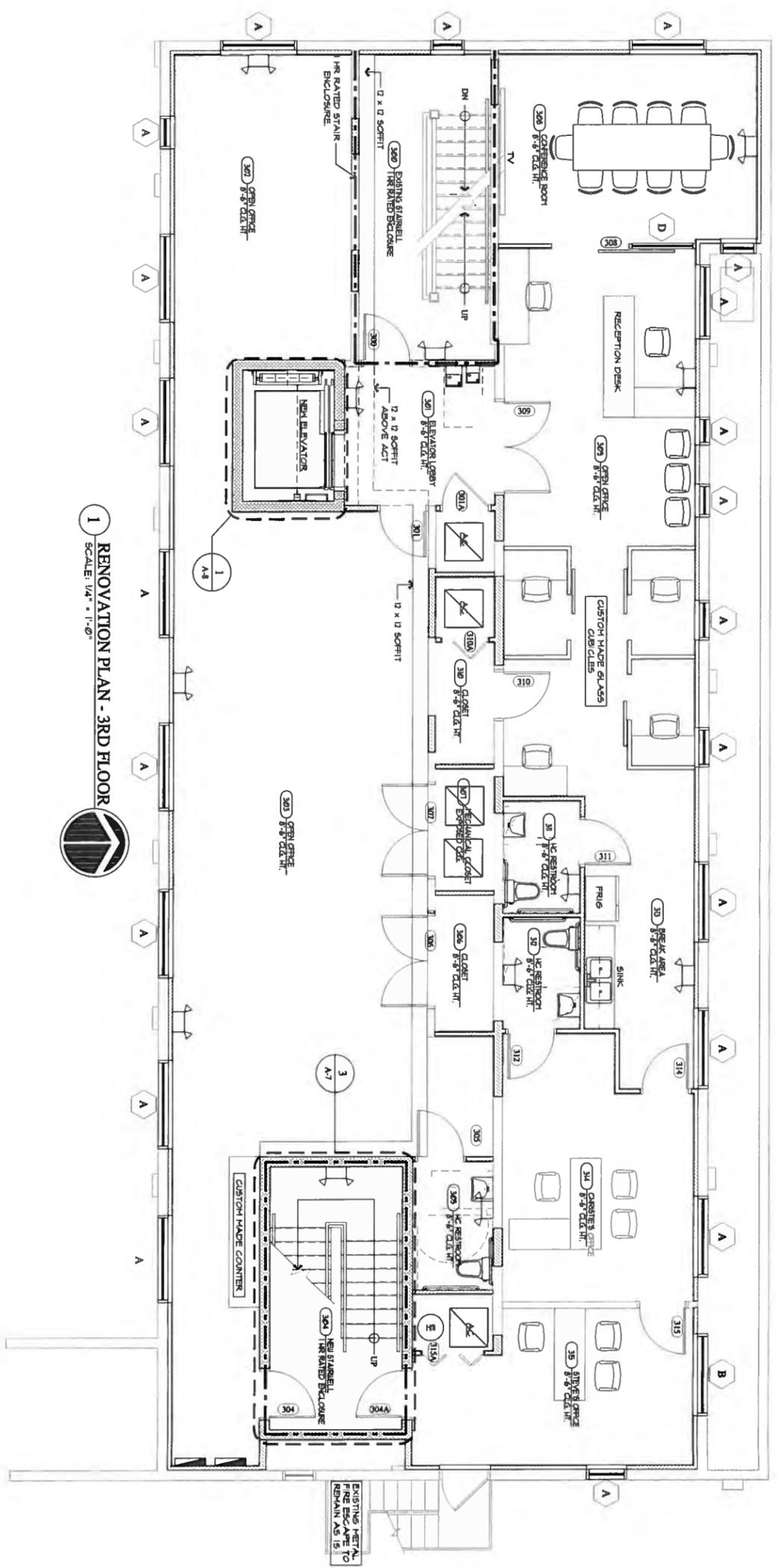
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ALL PERMITS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

<p>commercial residential architecture</p> <p>6-MAIL: 646@frazedesign.com 1750 CENTRAL AVENUE PHONE: 727/328-3608</p>	<p>FL. LIC. NO. AA26000385 ST. PETERSBURG, FLORIDA 33712 STUDIO: 727/821-8355</p>	<p>MEMBER OF AIA AMERICAN INSTITUTE OF ARCHITECTS</p>	<p>DATE: 09/14/16</p>	<p>DATE: 09/14/16</p>
			<p>REV. 09/14/16</p>	<p>REV. 09/14/16</p>
<p>1750 CENTRAL AVENUE ST. PETERSBURG, FLORIDA 33712 PHONE: 727/328-3608 FAX: 727/328-3609</p>		<p>FD# 1801.00</p>		<p>CONSTRUCTION DOCUMENTS FOR: THE HARLAN 15 8TH STREET NORTH ST. PETERSBURG, FLORIDA</p>
<p>1ST FLOOR</p>		<p>SHEET NUMBER</p>		<p>DATE: 09/14/16</p>
<p>1ST FLOOR</p>		<p>RENOVATION PLAN</p>		<p>DATE: 09/14/16</p>
<p>A-3</p>		<p>RENOVATION PLAN</p>		<p>DATE: 09/14/16</p>



1 RENOVATION PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"

- 3RD FLOOR NOTES:**
1. ALL EXISTING WALLS WILL BE REPLACED WITH NEW LVL & BRIDGE FRAMING SYSTEM.
 2. ALL WINDOWS WILL BE RELOCATED EXCEPT SINGLE HUNG IN THE NORTH EAST CORNER.
 3. THE EXISTING OPEN STAIRWELL WILL BE CONVERTED INTO AN ENCLOSED FIRE RATED STAIRWELL.
 4. THE WALLS OF THE STAIRWELL WILL BE 2" CERAMIC TILE.
 5. THE RELOCATING STAIRWELL SHALL BE IN THE EAST WALL.
 6. THERE WILL BE 1/2" REINFORCED CONCRETE SLAB WITH 4" REINFORCING BARS AND PART OF TOP OF THE EXISTING FLOOR SHALL REMAIN AS IS.

- RENOVATION NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST STANDARD BUILDING CODE & ALL LOCAL BUILDING DEPARTMENT ORDINANCES.
 2. ALL DEVIATIONS FROM THE LATEST STANDARD BUILDING CODE & ALL LOCAL BUILDING DEPARTMENT ORDINANCES SHALL BE APPROVED BY THE ARCHITECT & ENGINEER BEFORE CONSTRUCTION.
 3. THE DEVIATION PROCESS WHICH ARE IN A LOCATION OF THE DEVIATION SHALL BE REPORTED TO THE ARCHITECT & ENGINEER BEFORE CONSTRUCTION.
 4. REMOVE ALL CONSTRUCTION DEVIATIONS TO BE REPORTED & CLEAR TO RECEIVE NEW WORK AS HEREIN INDICATED.
 5. REMOVE ALL CONSTRUCTION DEVIATIONS TO BE REPORTED & CLEAR TO RECEIVE NEW WORK AS HEREIN INDICATED.
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- RENOVATION LEGEND:**
- INDICATES NEW WALL
 - - - INDICATES NEW EXTERIOR WALL
 - - - INDICATES EXISTING WALL

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15 8TH STREET NORTH
ST. PETERSBURG, FLORIDA

FD# 1801.00



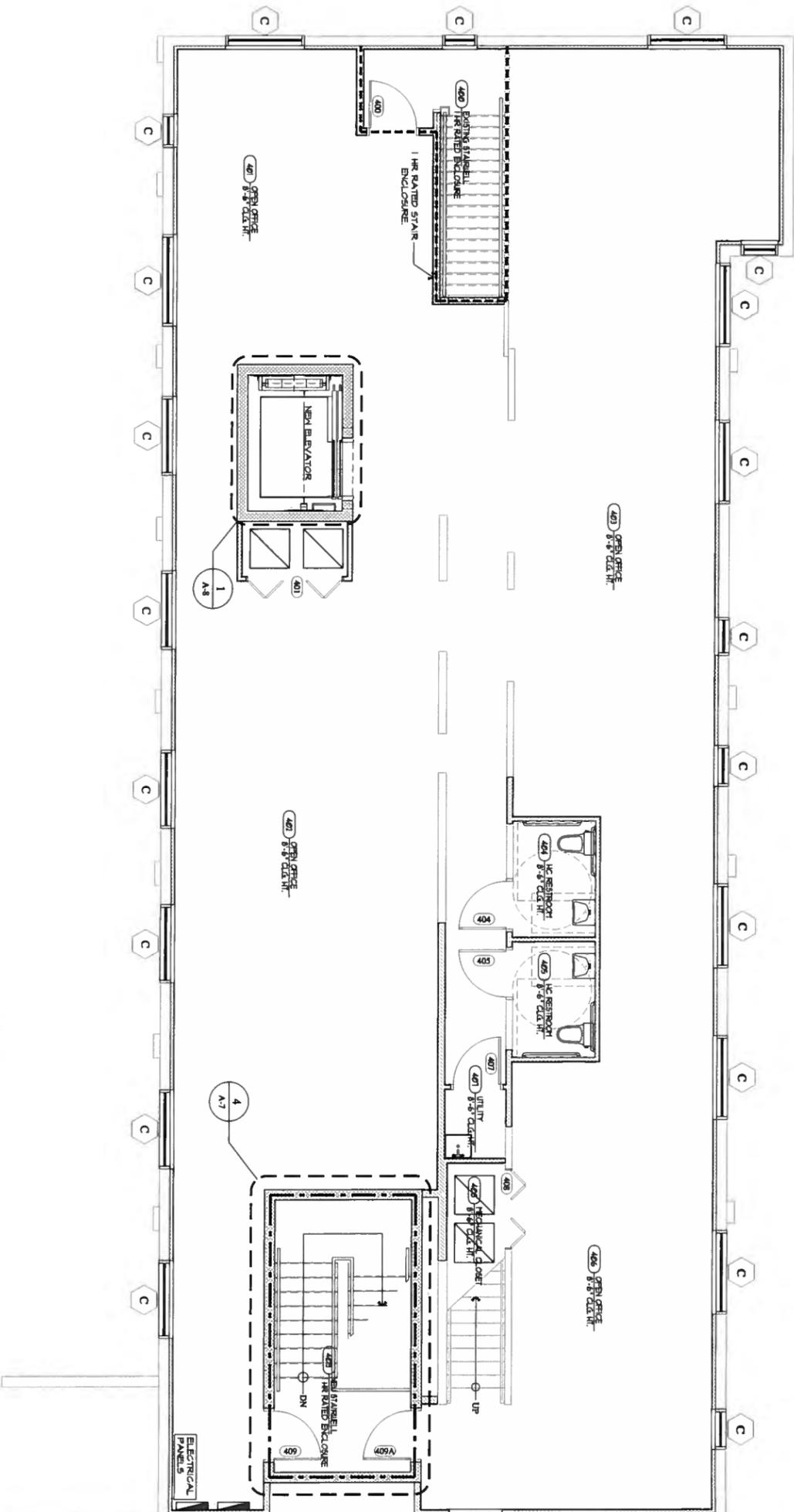
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PHONE: 727/328-3608 FAX: 727/328-3609 STUDIO: 727/821-8355

E-MAIL: fdi@frazedesign.com

SHEET TITLE
3RD FLOOR
RENOVATION PLAN

SHEET NUMBER
A-3.2



1 RENOVATION PLAN - 4TH FLOOR
SCALE: 1/4" = 1'-0"

- 4TH FLOOR NOTES:**
1. ALL EXISTING WINDOWS WILL BE REPLACED WITH LOW E ENERGY EFFICIENT WINDOWS
 2. ALL WINDOWS WILL BE FINISH BRONCOS
 3. THE EXISTING FLOOR FINISHES WILL BE CONCRETE AND IN RELOCATED AREAS SHALL BE
 4. THE SULLS OF THE STAIRWELL SHALL BE UL DETAIL, 0.055
 5. THE FLOORING IN STAIRWELL SHALL BE UL DETAIL LSPK
 6. THERE WILL BE 1" OF METAL STUDS WITH RA INSULATION AND NON PERMISSIBLE JOINT AND PLANT ON TOP OF THE EXISTING EXTERIOR WALL

- RENOVATION NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST STANDARD BUILDING CODES & ALL LOCAL BUILDING CODES
 2. ALL DEMOLITION WORK SHALL BE PERFORMED WITH THE PROTECTION OF ADJACENT AREAS AND THE REMOVAL OF DEBRIS SHALL BE INSTANTLY REMOVED FROM THE SITE
 3. THE DESTINATION OF INTERIOR OR CONCEALED UTILITIES WHICH ARE IMBEDDED TO REMAIN IN USE & THE ROOMS OF WHICH COULD NOT BE PRE-DETERMINED UNTIL OPENING UP THE WALLS SHALL BE IDENTIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH UTILITIES AND ROOMS
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ROOMS WHICH ARE NOT TO BE REMOVED OR RELOCATED
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ROOMS WHICH ARE NOT TO BE REMOVED OR RELOCATED
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 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ROOMS WHICH ARE NOT TO BE REMOVED OR RELOCATED

- RENOVATION LEGEND:**
- INDICATES NEW WALL
 - INDICATES NEW EXTERIOR METAL WALL
 - INDICATES EXISTING WALL

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ISSUE DATE BY
 REVIEW 05/11/18 TF
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FD# 1801.00

MEMBER OF AIA

Construction Documents for:
THE HARLAN
 15 8TH STREET NORTH
 ST. PETERSBURG, FLORIDA

commercial residential architecture

FRAZE design

F-MAIL: f44@frazedesign.com FL LIC. NO. AA26000585
 1750 CENTRAL AVENUE ST. PETERSBURG, FLORIDA 33712
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STATE OF FLORIDA
 FRANK FRAZE, AIA
 ARCHITECT

SEAL OF FRANK FRAZE, AIA

4TH FLOOR RENOVATION PLAN
 SHEET NUMBER
A-3.3



CITY OF ST. PETERSBURG, FLORIDA
PLANNING & ECONOMIC DEVELOPMENT
DEPARTMENT, URBAN PLANNING & HISTORIC
PRESERVATION DIVISION

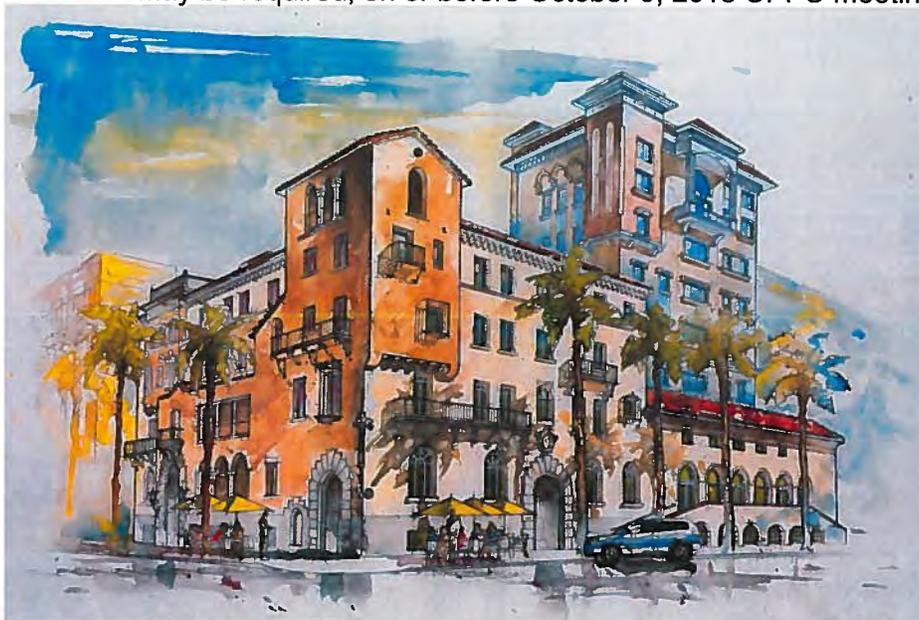
STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) REQUEST

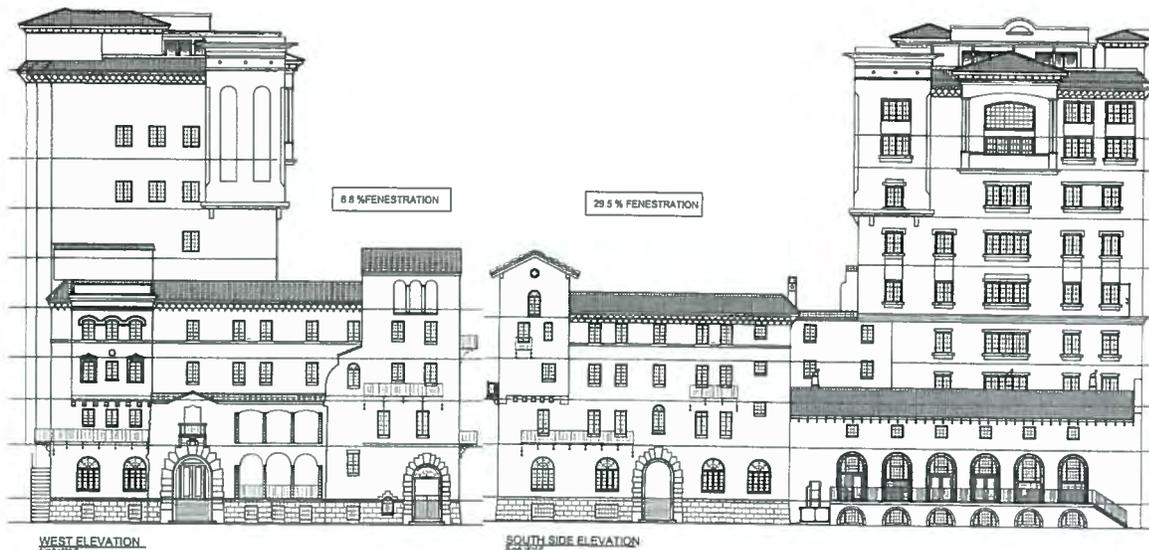
For **Public Hearing and Executive Action** on **July 10, 2018** beginning at 2:00 P.M.,
Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development records, 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.:	17-90200003
Address:	116 5 th Street South
Legal Description:	REV MAP OF ST PETERSBURG (HISTORIC LANDMARK) BLK 38, LOTS 11 THRU 14
Parcel ID No.:	19-31-17-74466-038-0110
Local Landmark	YMCA Building (HPC-90-03)
Owner(s):	Florida Fair Housing Corp/Nicholas Economou for NE Apts Assn, Inc
Request:	Approval of a Conceptual Design Plan for the construction of a rear eight-story addition with rooftop bar and superstructures; Rehabilitation of the existing historic building; and review of certain Variances for setback reductions, minimum distance between buildings, fenestration, and minimum parking. This does not constitute approval of any required final COA nor Variance. The Applicant shall return to the CPPC for such final approval, as may be required, on or before October 9, 2018 CPPC meeting.



Rendering of historic YMCA building with proposed addition upper right.
Drawing submitted by Architect for Applicant, June 14, 2018.

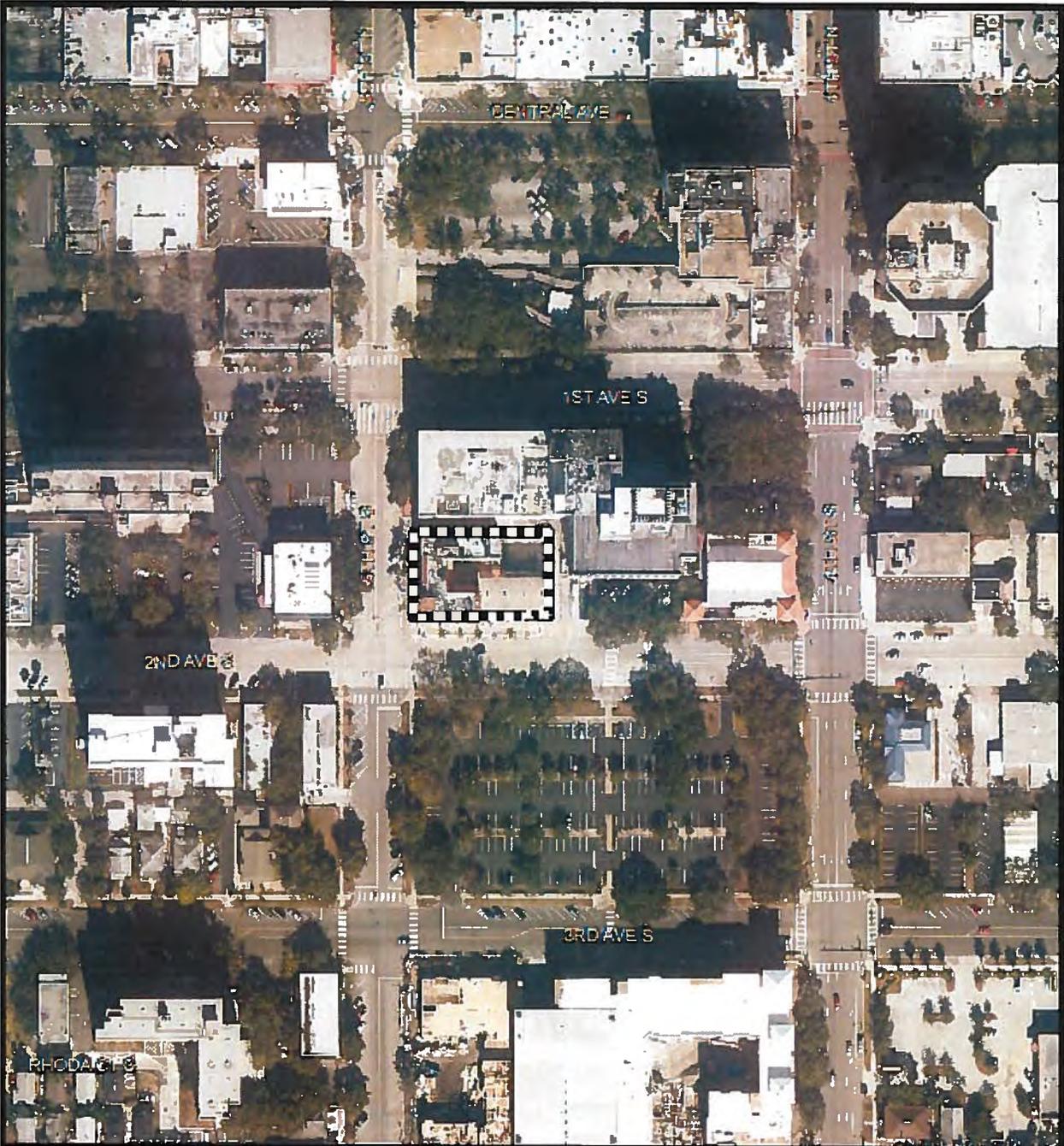


West (l) and South (r) elevations of historic YMCA and taller proposed addition; also see Appendix E for 11" x 17" versions of all elevations and floor plans. Plans submitted by Architect for Applicant, June 14, 2018.

Outstanding Issues/Deficiencies not yet received by Staff highlighted in red:

- 1) North alley (laden with utility lines) encroachment of stairs and building. Requires proof of alley vacation and City Engineering review or easement permit prior to COA/Variance review. Also may require approval of full or partial Vacation of alley by City Council.
- 2) South ROW encroachment of balcony approval per Engineering in 2005. In a discussion with Riedmueller, Aug 18, 2017, this previously approved easement runs with the land, as long as structure does not increase in size or exceed approved encroachment. Any proposed request to increase from prior approval requires revised easement permit and City Engineering approval.
- 3) North elevation Variance required for 15' distance between bldgs-up to 75' hgt, and 60' for hgts above 75' as measured 7.5' from c/l of alley. Also requires combined graphic showing details of encroachments.
- 4) East elevation Variance would be required for 15' distance between bldgs-up to 75' hgt with windows (zero for blank wall to blank wall), and 60' for hgts above 75' as measured from prop line. LDR exemption allows 25' based on 100' lot of record width. Also requires combined graphic showing details of encroachments.
- 5) North (13.3%), south (29.5%), and west (6.8%) elevations of new tower do not meet minimum LDR wall composition standards of 30% fenestration. Variance required.
- 6) Provide approval for parking dedication along 2nd Ave S, or include in Variance for minimum parking. Approved extension of partial street vacations by the DRC to February 7, 2019. Parking plan required.
- 7) Requires Variance application to progress with COA (emailed to applicant 8/11/17). Also requires combined graphic showing details of encroachments.
- 8) Revised plans received 8/11/17; Revised elevations received 8/16/17. Revised plans and elevations received 4/2018; Revised plans received June 15, 2018. Site plan view should reveal the relationship of how new addition connects to the historic building—will any of the historic building be built upon or removed?
- 9) Submit phased Rehabilitation Plan for the historic YMCA building to explain repairs to date and proposed improvements and rehabilitation. **(Condition 1)**

Locator Map



Community Planning and Preservation Commission		 N SCALE: 1" = 170'
116 5TH ST SOUTH		
AREA TO BE APPROVED, SHOWN IN 	CASE NUMBER 17-90200003	

DETAILED PROJECT OVERVIEW

The YMCA Building is a local historic landmark building consisting generally of four stories plus basement, and a corner tower above the fourth floor at the SW corner. The subject property is located in the Downtown Center-1 zoning district (DC-1). The applicant proposes to adaptively reuse the building as a hotel (permitted) to also include a first-floor restaurant and bar (permitted use), and a rooftop bar (permitted-subject to LDR Section 16.50.320). A new eight-story addition is proposed to be located at the rear (NE corner) of the existing historic building. Rehabilitation of the entire historic building interior is also proposed to repair deficiencies and damage from years of deferred maintenance and idleness. The exterior will be repaired to stabilize and correct the existing window deficiencies, and to apply a final surface finish to paintable walls. All architectural detailing of woods, metals, and cast forms will be restored and repaired, as needed. Natural stone is proposed to remain, though the applicant proposes to paint over the stone and apply a sealant to better protect the natural surfaces from vandalism. The building continues to be a victim of transient intrusion and graffiti (e.g., Appendix B, Photograph #10). The flat roof and parapet hood tile systems have been repaired as of early 2018. More specifically, the applicant proposes to:

- Construct an eight-story, 35,667 square-foot (net), 39-hotel room addition at the northeast corner at approximately 126 feet in height to the peak roof. The historic building is proposed to carry 44 hotel rooms. Four on-site parking spaces are proposed, with 16 spaces to be included as part of a temporarily approved partial street vacation. Also proposed is the use of valet parking in association with nearby parking garages and lots. Therefore, a variance from minimum on-site parking is required as part of this approval. **(Condition 2)**
- Add an elevated balcony (9'10" hgt) to the south elevation that encroaches into the public sidewalk by six feet, with a length of 87 feet. This was approved by the City Engineering Department in 2005 and such approval runs with the land. The applicant requests an increase of this approved encroachment by up to 18 inches from the vertical wall of the existing historic building, which if approved by the CPPC, will be subject to a new approval by the Engineering Department. **(Condition 3)**
- Encroach into the north public alleyway by five feet (cantilevered 16 feet above ground level) for the proposed addition. This partial or full vacation requires subsequent approval by the City Council. **(Condition 4)**
- Replace and repair in-kind, all missing, damaged, and deteriorated windows as specified in the Rehabilitation Plan. In addition, the applicant requests a variance to the minimum 30% fenestration requirements of the LDRs, as proposed in the site plan elevation drawings.
- Replace and repair in-kind, all missing, damaged, and deteriorated doors, as specified in the Rehabilitation Plan. **(Condition 1)**
- Repair deteriorated roof, eave, and cornice elements (non-structural) in-kind as specified in the Rehabilitation Plan. **(Condition 1)**
- Repair and preserve architectural detailing and elements in-kind as specified in the Rehabilitation Plan. **(Condition 1)**
- Repair/rehab/relocate historic corner stick-out sign as specified in the Rehabilitation Plan. **(Condition 1)**
- Unidentified repair/rehabilitation as identified through a progression/discovery of this overall undertaking, and as specified in the Rehabilitation Plan. **(Condition 1)**
- Add new signage.
- Obtain all required Variances from LDR requirements, as indicated below. **(Condition 2)**

Variance Review Considerations:

Based on the proposed Concept Design Plan, and depending on final design, the Applicant appears to need Variance approvals for 1) distance between buildings at the north and east elevations; 2) building setbacks from the north property line; 3) fenestration on all elevations; and 4) minimum parking.

The Applicant appears to need City Engineering approval for any increase in encroachment of a new balcony into the public sidewalk at the south elevation.

The Applicant appears to need City Council approval for an alley vacation at the north elevation property line.

The Applicant appears to need an Irrevocable Letter of Authorization from the abutting property owner to the east, for adding windows to the east elevation of the proposed addition.

Local Landmark History and Significance

Historical Context

The YMCA building is significant for its distinction as one of the largest community funded projects in the City of St. Petersburg during the 1920s land boom period. Its construction at the time was made possible through the generous donations of individuals and businesses throughout the Tampa Bay area totaling nearly \$550,000 (approximately \$7 million in 2017). In 1920, the St. Petersburg chapter of the Young Men's Christian Association (YMCA) was officially organized and established in the City.

The YMCA leadership initiated construction of the current historic building at its present site in 1925, completing it in 1927. Initially open only to males, the YMCA offered a gymnasium, lobbies for boys and men, club rooms, luncheon rooms, and a cafeteria along with facilities for boxing, wrestling, swimming, and a baseball league. Public rooms and offices were located on the first and second floors, while 54 dormitory rooms on the third and fourth floors provided inexpensive lodging for men. The cafeteria and pool were located in the basement, while a gymnasium and suspended running track were situated on the first floor directly above the pool. By the early 1960s, the club had opened fitness, dancing, and trampoline classes to girls and women. An attached handball court was added to the northeast corner, which has been demolished.

In 1985, the YMCA was determined to be eligible for individual listing in the National Register of Historic Places based upon its significant historical associations and architectural significance. It was listed in the St. Petersburg Register of Historic Places on October 24, 1991 based on the following criteria (Ordinance 2028-F):

- 4. It is identified as the work of a master builder, designer, or architect whose individual work has influenced 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.*

While the residential program closed in 1989, the gym remained open. The building has been totally vacant since 2001. The property exchanged ownership several times during the 2000s, with various plans for redevelopment not being realized. The applicant purchased the property in 2014.

Historic Architectural Significance and Description

Construction of the YMCA building was completed in 1927. It is significant for its complex architectural massing and detailing and is an example of a nuanced Mediterranean Revival style, popular during the 1920s land boom in St. Petersburg. The YMCA building is significant as the work of University of Minnesota professor Clarence Brown, of Woolpert & Brown, and Brown's student intern at the time, and later local architect Archie Parish. Edward S. Moore & Sons served as the contractors, and the locally established Crescent Tile Company furnished the decorative tile, consisting of locally manufactured materials, as well as, imports from Seville, Spain. This decorative tile is mostly still extant and evident around the window exteriors and the swimming pool area. The overall roofline is irregular and asymmetrical consisting of a flat roof surrounded by a mix of parapets, pitched roof extensions, towers, architectural and ornamental stone works.

Character-Defining Features

The original and unusual architectural presence of the building remains highly visible and extant to the casual observer. Overall, the building is easily identified as exhibiting a Mediterranean Revival style of architecture. A mosaic of projections, voids, extensions, and offsets are compounded by textural nuances of material and color contrasts. The building retains much of its architectural integrity from the exterior, with original wood, copper, iron, terra cotta, stone, tile, and stucco components still extant, though some being in varied states of degradation. The interior is mostly gutted with some architectural details such as wall systems and ceiling beam detailing readily observable. It retains notable interior features such as an upper, hidden courtyard, Mayan relief panels and custom tiling throughout, a below ground, tiled swimming pool, and hand-painted motifs on cypress ceiling beams at the lobby area. False solid block wood lintels and internal span beams, and exterior stone voussoirs provide a heightened aesthetic.

The subject building contains approximately 50,640 square feet of interior space incorporated into a four-story structure with a five-story tower. By the end of 2005, interior demolition resulted in the loss of much of the interior walls in the basement and on floors 2-4.

Previous Alterations

Most of the building's exterior fabric is still extant, such as stucco, windows, coursework and precast stone features, terra cotta and stone features, metal railings and grilles, and wood elements. Though its basic design, form, and fenestration pattern is nearly unchanged, previous alterations, including multiple reroofing occurrences, have been made to the building since its original 1927 completion, including, but not limited to the following:

- 1928: Install corner sign
- 1948: Interior swimming pool ceiling repaired
- 1949: Install dumbwaiter
- 1955: Install elevator
- 1957: Replace 50x80 gymnasium floor
- 1958: Addition of 46x62 exercise room to NE elevation (conjectured to re: replacement of arched steel windows with wood at south elevation)
- 1965: Install 30x12 aluminum patio roof at courtyard
- 1970: Construct new handball courts at second floor
- 1976: Glass doors and transoms of residences covered/enclosed
- 1979: Renovate sauna and add spa pool/deck

- 2004: 1957-1958 addition removed at northeast elevation/openings enclosed
2016: Faux brick scoring added to lower east elevation; work begun on flat roof
2018: Flat roof repaired; Spanish roof barrel tile replaced where needed
2018: Windows boarded, exterior walls cleaned and painted; west elevation decorative sill removed for repairs

REVIEW OF CERTIFICATE OF APPROPRIATENESS

The evaluation of rehabilitating a local landmark building and an associated new construction as part of the COA process is important in terms of ensuring compatibility with the historic character of the historic building as it relates to design, scale, size, mass, materials, and orientation, relating in part to its historic architectural styling and ultimate appearance as part of adapting its use to one that is economically sound. In approving or denying COA applications for new construction, the CPPC shall consider the *Request for New Construction and Alterations Assessment* criteria below as part of their decision-making process. These criteria are based on the St. Petersburg Design Guidelines for Historic Properties, which are based generally on the U.S. *Secretary of the Interior's Standards for the Treatment of Historic Properties*. In addition, recognized standards of urban design, cultural landscape, and historic preservation review are also referenced. The guidance that follows is intended to assist reviewers and decision-makers in considering how changes to historic buildings can be compatible and appropriate. In order to retain the strongest elements of historic character and recognition of that character within newer settings and contexts. For example, the guidelines included herein at minimum attempt to assess:

- *whether a new addition's size and scale radically changes or affects the appearance of the local landmark building;*
- *how a new addition's design can fit into contemporary standards while also referencing the historic building, but without strict copying, and avoiding damage or destruction of historic materials, features, or relationships on the site, and how differentiation has been utilized in the proposed planning of the addition;*
- *the construction materials and detailing of the new addition should be compatible with the historic building; and*
- *when practicable, how a new addition is set back and located away from the public right of way in order to limit conspicuousness and severe alteration of the pedestrian experience.*

Evaluation Criteria

Architectural Styling: No stylistic changes are proposed for the historic YMCA building, which is classified as a 1920s Mediterranean Revival architectural style. The proposed addition styling is a modern version of this Mediterranean Revival character that references the historic style of the YMCA building. This referencing is found in tiled roof parapet extensions, stucco elevation walls, and the suggestive casement window configuration. The proposed parapet detail at the rooftop bar tends to deviate from the purely Mediterranean Revival styling of the historic YMCA building in that it associates with a Mission parapet form. The proposed upper story tower at the southwest corner also represents a differentiation that is more classical in character, though referencing the arched windows somewhat of the historic YMCA building. However, this tower overall tends to overwhelm the historic building below with openings that are much too dominant and uncharacteristically tall for the smaller details found historically. With the certain exceptions identified and recommended herein, the overall proposed style would be appropriate and compatible in relation to the historic building.

Height: No changes are proposed to the height of the historic YMCA building's current building footprint, except where it meets the proposed addition at the northeast corner. The proposed addition is twice as tall as the historic YMCA building, reaching to a height of approximately 126 feet above ground level compared to approximately 70 feet in height for the latter. However, other similarly tall buildings are nearby, with the adjacent building to the north consisting of at least five stories immediately adjacent, and eight stories elsewhere on the site. In the case of the proposed addition, its height does not adversely affect the historic YMCA building due to its placement at the now vacant and less visible northeast corner where a previous structure was constructed in the 1950s. This structure was demolished in 2011 leaving a sandy lot and unsightly rear elevation walls along an alley and private drive. Also, there is no continuity of rooflines to conform to, since the heavy urban character of the area is intended for one of the highest development intensities in the City, and any suggestion of continuity between separate buildings in addition to the historic YMCA is not under consideration. Therefore, the proposed height of the addition is appropriate and compatible, with certain exceptions to be noted elsewhere in this report.

Roofline: No changes to the roofline of the historic YMCA building are proposed. The roofline of the proposed addition does not translate well to the historic YMCA building in that there is opposition in roof structural types from gable to hipped, parapet pitch extensions to flat and Mission, and the subtle irregularity of the historic YMCA building to a more involved, complexed array of the proposed addition. For example, the simple gable towers and tile-capped rooflines of the historic YMCA seem overwhelmed by the top-heaviness of the tower configuration of the proposed addition. However, as merely being attached at its northeast corner, and at an unrelated height difference, it is not readily apparent that any bulkiness or inordinate composure of the roofline of the proposed building would adversely affect the historic roofline elements, except through a visual incongruity, which is subject to individual interpretation. Except for where it meets the northeast corner of the historic YMCA building walls, a full visual and interpretive understanding of the historic roofline would continue to be available for view, with treatments incorporated to differentiate between old and new. As proposed, the roofline of the addition does not appear to be sufficiently appropriate or compatible. Instead, modification through open debate by the CPPC and/or through subsequent Staff approval is recommended. **(Condition 5)**

Scale and Orientation to the Public View: The proposed addition is set back from all public sidewalks and streets, and would be placed behind the historic YMCA building. Therefore, the pedestrian experience, as related to the historic feeling along the sidewalk would not change enough to warrant a concern. This is supported by the fact of the existing mid-rise building that currently creates a modern backdrop for the historic YMCA silhouette. The proposed addition would be constructed to its property boundary, which in the downtown fringe, is historically accurate and suitable to the dense setting of surrounding buildings. In many cases, separately owned buildings here were often attached and continuous along a street as part of zero lot line configurations with varied facades.

When considering how the scale and bulk of the proposed addition relates to the historic YMCA building as it adjoins its northeast quarter, it appears more bulky and awkward from its south and west elevation perspectives, as if clumsily attempting to blend in with the historic. Again, from these views, the proposed addition's upper stories appear to be bloated in comparison. The softer, more geometric forms of the smaller historic YMCA building are inherently lost, giving way to what appears as a more voluminous inner spatial cavity and a mushrooming upper extent. The grandness of the upper story of the proposed addition is too extraneous in its attempt to reference the historic, while the historic uses well-fitted, smaller scale projections and extensions matched with like architectural detailing that works smoothly without over scaling.

Façade and Elevation Composure: No changes to the façade and south elevations of the historic YMCA building are proposed. The proposed addition does affect the northeast extent of the historic YMCA building at its north and east perpendicular indent, which is now a vacant lot. The associated elevation walls here, which have already been compromised by an earlier addition, would be altered again, and the existing openings likely altered to accommodate the new vertical structural system.

The east offset of the north elevation affected is currently the unremarkable wall of the former gymnasium consisting of four arched window openings and bands of squared, aligned window sets above and below the arches, and an access door at its eastern extent. The former handball courts were previously attached here, and all of the above openings were enclosed; the ghost outlines are still evident. The east wall of the primary building offset here, which makes up one side of the now vacant square plot, currently reveals an irregular and limited array of ten windows irregularly placed, some of which have been infilled with brick. The metal casements in these windows that remain would also be covered by the new vertical wall structure of the proposed addition, with no adverse effect due to previous undertakings, and the inconspicuousness of the walls to the rear of easily available public views.

The primary elevations of the proposed addition include the west and south walls, which compete with the relevant historic YMCA building walls. The east and south historic elevations were the historic entry points, each revealing an enormity of architectural detailing intended for public view and appreciation. It must be acknowledged that these elevations do themselves create a confused continuity where both symmetry and asymmetry are employed to deliver exterior aspects of appreciation guided somewhat by internal functions. Window bands along each floor level appear differently composed, with void and opening differentials that include open porches, columns, arcades, and surrounds configured meaningfully along the west elevation. The proposed addition's wall articulation may be too consistently placed, whereas, the upper extent may be too inconsistently placed. (Condition 6)

Materials and Architectural Detailing: No changes to the architectural details of the historic YMCA building are proposed, except for repair to damaged elements. In some cases, heavily deteriorated wood may be replaced with pressure treated pine. Damaged solid steel windows that reveal unreasonable deterioration would be replaced by metal clad windows in matching configurations. Based on a previous analysis, the existing bank of wood arched windows along the south elevation would be replaced with metal clad versus wood materials in order to provide consistency and to meet current building codes. It was determined from the previous evaluation of these windows, based on the 1925 and 1957 building plans, that solid evidence as to whether these windows were wood or steel, was inconclusive. The 1925 plans do indicate a type "P" window, but the respective plan detail description sheet is not available for interpretation. All other window sets on the building, including smaller casements with fanlights are specified as "Steel", according to types "A" - "Q". It is therefore conjectured that these windows too may have been of metal fabrication and changed to wood perhaps as part of a 1950s alteration. Except for the peacock sign to be repaired and relocated to an undesignated location on the building (tbd), all other details would be preserved in situ according to the Rehabilitation Plan.

For the proposed addition, the applicant would use a similar stucco exterior surface, which should be differentiated slightly from the original building surface. Window sills and eyebrows would be similarly made of pre-cast cement. Roof tile would match the existing historic roof tile profile.

Additional Considerations: A Rehabilitation Plan is required to be submitted for proper treatment of the overall building and its historic elements to guide future COA approval efforts that extend from this COA and the recommendations included herein. It is likely that future consideration by the CPPC for the various phases to be described in the Rehabilitation Plan will

be scheduled as a recurring process as determined by the HP Staff and the COA Review Matrix. **(Condition 1)**

Request for New Construction Assessment

General Criteria for Granting Certificates of Appropriateness

1. The effect of the proposed work on the landmark or the property upon which such work is to be done.

For a proper evaluation of the overall effects, it is important to assess the approach to be taken by the application regarding new construction of an addition in tandem with rehabilitation of the historic building, size and scale of the proposed addition that also includes a rooftop bar, its impact to historic materials, and how inconspicuous or not the proposed addition is in relation to the appearance and perception of the historic building, all according to the guidance offered by the LDRs, the Design Guidelines for Historic Properties, and the U.S. Secretary of the Interior's Standards, and COA precedents and decisions where the undertakings may have shared similarities.

First, the size and scale of the proposed rear addition is much less in footprint area than the historic building, comprising less than 20%, or about 18.3% of the historic building's footprint. The addition's proposed footprint would be generally square in shape and would replace a former building within approximately the same footprint. Its location is set back from the south and west elevations, and is in the furthest locational area away from pedestrian areas of east and south elevations, and instead would front what are now a side yard drive and public alleyway.

The most evident form of the proposed addition is in its height, which stands more than four stories above the highest point of the historic building's roof peak. However, given the locational placement of the proposed addition to the rear area, there would not appear to be any significant or adverse direct compromise of the readability of the primary elevations of the historic building. Also, the diversity of building types in the downtown fringe area, and the varied height levels do not create an obvious adverse impact based on a height differential. Varied heights of adjacent buildings and non-building structures are commonly found. Since no historic district or thematic program is involved, and therefore no compelling reason to require strict governance of scale when placing a new construct in an inconspicuous location such as the more utilitarian rear area, then scale becomes less critical in this case. The scale of a rear addition not keenly associated with the existing historic complex becomes part of the diversity of buildings in dense areas.

Second, impacts to highly exposed historic materials are minimal, since the proposed addition merely replaces another building that was attached similarly. Of course, the materials and historic openings along the east elevation within the footprint of the proposed addition would be lost as they become obscured by new wall construction. The west façade, as well as, the south and the primary north elevations would not otherwise be affected in an adverse manner by the proposed addition. The proposed south balcony creates the most adverse impact due to its length and tendency to obscure the basement (pool area) windows along this elevation. In this case, the scale of the balcony would run the entire length of the existing window ribbon for approximately 78 feet. However, as designed, it does not appear to negatively affect or compromise the integrity of the architectural flow of what had been formerly the gymnasium. Instead, it appears to incorporate pleasingly well as if it had been part of the original design. The proposed platform that makes up the base with a colonnade of open arches seems to represent a better design in framing the individual basement windows, while referencing the historic arches found elsewhere on the building.

This appears to a better solution than full enclosure of the base in front of the historic window openings, or a design with more angular openings. As part of current code adaptation, the proposed entry doors are appropriate and will be needed for adequate ingress/egress. Historic tiles here are unfortunately impacted and there would be an awkward oscillation of movement and flow of the arch shapes, that tend to compromise the historic design, as proposed. This should be explored further either as part of CPPC consideration or delegation to the staff for a more workable solution. The proposed accessible lift at the west end also appears awkwardly placed, and creates a mechanical-looking interference to the otherwise smart balcony addition. **(Condition 7)**

Third, regarding the location, or inconspicuousness of the proposed rear addition, the new building would be approximately 100 feet above pedestrian levels, approximately 45 feet above the roof height of the historic YMCA, but set back from the street fronting facades of the historic YMCA building. Basic line of sight trajectories would limit immediately apparent connections between old and new, and in most cases from proximate pedestrian vantage points within the abutting sidewalk construct. Other than the parapet system, the existing roof provides no contributing element to the building's visual quality or its historic significance, and the partially concealed rooftop additions would appear smaller than they really are.

This locational factor creates a circumstance of inconspicuousness and use of the least visible area of the building from pedestrian levels that, of course changes as one moves upward from the sidewalk. In the existing downtown setting with no area-wide thematic standard, variety in building and structure heights are ongoing and based upon an owner's desire to maximize development potential. Lacking a thematic or design directive based on a wider area than the subject property, an appropriate remedy other than avoiding more direct physical impacts and those of an obscuring nature, is not easily presented. Therefore, the apparent location of the proposed addition is generally compatible, with exceptions as noted herein.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

Not applicable.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or property will be affected.*

Historic records indicate that the building has maintained much of its original form and materials, most of which would likely be recognized today from its original composition. With the proposed addition, little, if any of the character-defining features of the historic building will be directly affected. In fact, most observers may not be able to immediately discern that the proposed addition was added directly to the historic rear of the YMCA. This is mainly due to the varied building heights and forms that make up the downtown fringe area and skyline profile.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his property.*

There is no evidence presented to indicate that denial of this COA and variance requests will deprive the owner of reasonable beneficial use of the property. However, any reuse of the existing historic building is an economic challenge without benefit of maximizing available square footage of the parcel, which is a standard pro forma for local valuation of

downtown fringe areas. Full rehabilitation of the historically significant aspects of the subject property are more likely then, with a full complement of new square-footage commercial, office, or residential use.

5. *Whether the plans may be reasonably carried out by the applicant.*

The proposed plans for rehabilitation of the historic building and a nine-story addition is reasonably designed, and there is no evidence presented or evaluated to date that indicates any major obstacles that would prevent such plans from being carried out by the applicant.

6. *Certificates of Appropriateness for non-contributing structures in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate the negative impacts.*

Not applicable.

Additional Guidelines for Alterations

1. *A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The property would adaptively change from a YMCA dormitory and athletic facility to a hotel. This represents a basic change from institutional residential/office/recreational to commercial as a hotel. The historic design of the building and its amenities are very suitable for reusing as a hotel. The applicant's intent is to significantly preserve the historic character of the YMCA building, while constructing an addition that references the historic, while serving a local need for overnight lodging, restaurant, and banquet uses. In addition, adaptively reusing the building enhances its economic viability given the extent of the rehabilitation necessary due to ongoing deterioration and outdated elements of the building.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*

The applicant is required to submit a detailed Rehabilitation Plan to be approved by the City's Historic Preservation staff. This plan would require preservation of as much historic fabric as is practical. No changes to the historic design is proposed other than repair and accessibility additions. Some historic elements such as the SW corner sign will be relocated after repairs are made to it. The existing stone elements, except for the voussoirs are to be painted using a natural, earthy color due to previous and inadvertent painting of the stone by the City in order to eliminate graffiti.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.*

No conjectural features are proposed as the historically documented windows and their configuration are to be replaced in-kind, except for their materials, which will match what is historic. It must be noted that the existing wood windows along the gymnasium's south elevation will be replaced with steel frames windows. It is unclear from available records whether these windows were original since wood windows are not identified on the available 1925 or 1957 plans.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Some elements may have changed over time such as the roof tile and roof build-up, which have undergone ongoing in-kind repairs over time. No other distinctive alterations, additions, or detailing appears to have been added since 1925 that suggest a realization of newer elements now having significance. The former handball court addition from 1957 may have been able to reach a level of significance had it not been demolished. The interior metal spiral stair systems are historically significant and will be relocated in order to preserve them, though their function for accessing the elevated running platform will no longer be served.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The applicant proposes to preserve the historic elements of the building in total as described in the Rehabilitation Plan, according to a phased program. **(Condition 1)**

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*NOTE: In order to understand the federal standards guideline referenced above regarding window replacement, a narrow examination of the provision suffices here. The provision recommends (underline by author)

Replacing in kind an entire window that is too deteriorated to repair—if the overall form and detailing are still evident— using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Obviously, the provision provides limited flexibility for replacement over repair under certain circumstances. For example, windows that are difficult to reach, or that are in comparatively inconspicuous locations may be suitable for replacement with alternative materials when they can be replaced in-kind; i.e., other than materials, all other key factors are closely copied or retained such as opening size, sash and light shape, size, and configuration, operation, color, muntin profile, etc.

The applicant is required to submit a Rehabilitation Plan for the historic building that provides a phased program over a period of three years to completion. It is recommended that all historic elements and the overall presentation of the historic design of the building be preserved where practicable, while allowing adaptive reuse of the building to accommodate viable new uses. This would lead to successful treatment of a building that is quickly deteriorating and reveals ongoing compliance issues. It is expected that the north and east walls of the building and all of its openings at the vacant plot will be irreversibly hidden where the proposed addition will connect to the existing structural walls.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Chemical and physical treatments are not part of the proposed scope of work, and shall not be used inadvertently without future approval by the City Historic Preservation Staff. It must be noted that some experimentation may be directed toward the natural stone base in order to remove the later paint patches. It is unlikely that this removal would yield a satisfactory result, and the better solution would fall to a paint application as identified in the Rehabilitation Plan.

Additional Guidelines for New Construction

- 1. The height of the proposed building shall be visually compatible with contributing resources in the district.***

The height of the proposed addition does not necessarily create an incompatibility depending on the final design of the new tower, especially at its upper floor and roof levels. In one aspect, it achieves compatibility in that it is located behind the significant architectural and aesthetic aspects of the historic YMCA. Thusly, it is fairly inconspicuous, and would tend to blend well within the surrounding downtown skyline, and that no local or national historic district is affected.

- 2. The relationship of the width to height of the frontal elevation shall be visually compatible with contributing resources in the district.***

There are two frontal elevations of the proposed addition, which are incorporated into the rear of the historic YMCA building. Due to the fairly inconspicuous location at the rear, the addition does not directly “relate” to the historic elements of the YMCA, and therefore, does not seem to compel a strong adherence to this guideline.

- 3. The relationship of width of the windows to height of windows in a building shall be visually compatible with contributing resources in the district.***

The windows in the proposed addition appear to reference the historic pattern without direct copying, but may require some refinements that encourage additional referencing such as the addition of minimal arches but with less direct replication, as may be more appropriate. Of note is that the east elevation does not carry any proposed windows due to a lack of property line setback and code requirements. The CPPC should consider if some modicum of windows should be permitted to enhance the proposed design at this elevation, especially at the upper floors. Input from the City Development Review Services Division is also required. **(Conditions 6, 8)**

- 4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front façade of a building shall be visually compatible with contributing resources in the district.***

The proposed addition, as it relates to the frontal façade, would result in minimal, and less conspicuous visibility from pedestrian levels, than if it were constructed along one of the street frontages. Regarding available views from upper levels of surrounding buildings and vantage points, the proposed orchestration of tower appears to fit into the intense character of the DC-1 zoning district, while avoiding direct interference to the readability of the historic YMCA character and profile. However, some modifications may enhance compatibility and appropriateness with regard to the roofline and upper structure profile, and the fenestration applications along the west and south elevations. **(Conditions 5, 6, 7, 8).**

- 5. The relationship of buildings to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.***

Not applicable.

- 6. The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible with contributing resources in the district.**

Not applicable.

- 7. The relationship of the materials, texture, and color of the façade of a building shall be visually compatible with the predominant materials used in contributing resources in the district.**

The proposed addition, with adherence to the Approval Conditions noted herein, would achieve enhanced compatibility in these areas.

- 8. The roof shape of a building shall be visually compatible with contributing resources in the district.**

See above.

- 9. Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building with contributing resources in the district.**

The Applicant is required to provide a Streetscape Improvement Plan per the LDRs.

- 10. The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.**

See above.

- 11. A building shall be visually compatible with contributing resources in the district in its directional character, whether this be vertical character, horizontal character or non-directional character.**

The proposed addition emphasizes a distinct vertical relationship to the historic building, serving as a new corner tower that due to its location to the rear of the visible west and south elevations is less conspicuous, and less directly associated with the historic building's roofline, profile, shape, and historic character at these primary elevations. Additional refinement of the proposed roofline, fenestration, and elevations is recommended to enhance compatibility and appropriateness.

- 12. New construction shall not destroy historic materials that characterize the property. The new construction should be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;**

The proposed addition is setback from the front façade and south and north elevations enough to be relatively inconspicuous. In this way, it is subordinate to the overall building and would not appear to adversely affect the character-defining elements and wall components of the historic YMCA presence.

It must be noted that the significant character defining elements of the hotel are not affected, and those elements that are deteriorated will be repaired or replaced in-kind.

The proposed addition, with referenced modifications, to the YMCA will also benefit the historic building's rehabilitation in a manner consistent with the historic character of other historically designated buildings in the Downtown St. Petersburg area. The proposed work will rehabilitate and enhance the use of a historic landmark building, which currently requires extensive structural repairs, including continued stabilization of the structure.

It is important to note that with the setback of the proposed structures, the massing, size, and scale of the historic building will remain identifiable even with added structures. Although the rear elevation requires variances for setbacks and distances from buildings, its location is not easily discernible to the general public, and instead appears along an alley with infrequent public access.

While the proposed building is conditioned herein to refer to the character of the existing local landmark building, its overall design, materials, method of construction, and approval conditions will cause it to be further differentiated from the local landmark through appropriate treatments that create strategic offsets, texture differences, and referential, but not duplicated voids, openings, and coursework detailing.

13. New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Removal of the proposed addition after its construction would likely not create any noticeable effect to the frontal façade (west) and south elevations since it would be located at the rear and northeast where a previous addition was and is now demolished. These sections of the existing building are altered and openings have been previously closed with masonry, and are currently in states of advanced neglect. The proposed stairwell at the north elevation would also have no adverse effect due to the existing escape elements currently in disrepair, and the neglected condition of the vertical walls where the effect would occur. There is a concern that the south access ramp may have an adverse effect from its installation to the façade here, which will require scrutiny of its design and attachment. Depending on the scope of such installation and its effect on the historic wall, it may not be considered an irreversible effect.

RECOMMENDATION

COA 17-90200003: City staff recommends that the Community Planning and Preservation Commission **Approve with Conditions** this **Conceptual Design Plan** for the YMCA building, located at 116 Fifth Street South, subject to the following Approval Conditions. This does not constitute approval of any required final COA nor Variance. The Applicant shall return to the CPPC for such final approval, as may be required, on or before October 9, 2018 CPPC meeting.

1. Submit a detailed Rehabilitation Plan for review and approval by City Historic Preservation Staff by October 1, 2018.
2. Obtain all required Variances as referenced in this Staff Report by October 1, 2018.
3. Obtain a revised approval for an increased encroachment of the elevated balcony from the south elevation into the public sidewalk by up to 18 inches from the vertical wall of the existing historic building from the City Engineering Department by October 1, 2018.
4. Obtain City Council approval of the north alley Vacation, if necessary, by October 18, 2018.

5. The Applicant shall work with Staff to develop a more compatible roofline of the proposed addition.
6. The Applicant shall work with Staff and the CPPC to modify the west and south elevation fenestration.
7. The Applicant shall work with Staff and the CPPC to modify the proposed south balcony to reduce impacts to the historic wall tile and openings.
8. Obtain CPPC approval for allowing windows and other fenestration at the east elevation, and obtain the required neighboring property owner irrevocable permissions and variance approval by October 1, 2018.
9. Return to the CPPC for review and consideration at their October 9, 2018 meeting, of this proposal with all requirements completed and submitted by October 1, 2018.
10. All other codes, regulations, and standards, as applicable, apply. Any revisions pursuant to this Staff Report and these Approval Conditions, or architectural details not mutually agreed upon pursuant to these Approval Conditions, shall require a follow-up public hearing by the CPPC for review and approval.

Appendix A

Public Input

The following public input has been received by the Urban Planning and Historic Preservation Office as of July 2, 2018:

1. Thomas Nestor has applied as Registered Opponent.

Appendix B
Photographs

Photo 1: West façade looking southeasterly. Photo by Staff, 2018.



Photo 2: South elevation. Photo by Staff, 2017.



Photo 3: North elevation at alley. Photo by Staff, 2018.



Photo 4: North elevation at alleyway. Photo by Staff, 2018.



Photo 5: Courtyard view from roof. Photo by Staff, 2018.



Photo 6: View looking upward at the NW corner details. Photo by Staff, 2017.



Photo 7: Courtyard entry. Photo by Staff, 2017.



Photo 8: Existing peacock sign at SW corner. Photo by Staff, 2017.



Photo 9a: NE corner of historic building and plot prior to code compliance response where proposed addition would be located. Photo by Staff, 2017.



Photo 9b: NE corner of historic building and plot after code compliance response where proposed addition would be located. Photo by Staff, 2018.

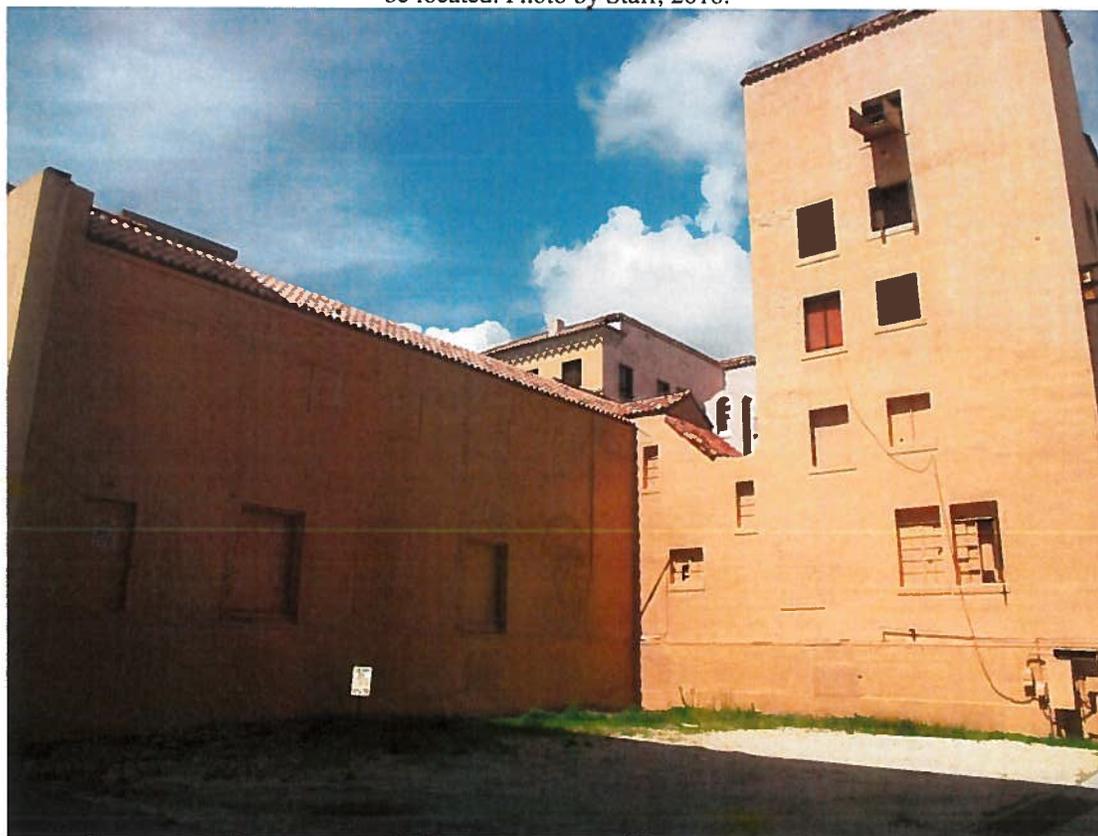


Photo 10: Ongoing graffiti problems over natural stone plinth painted by City as remediation. Photo by Staff, 2017.



Appendix C
COA Application

(document follows as attached without page numbering)

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

Larry Frey, PHD, AICP, CFM
Historic Preservation
City of St. Petersburg
One 4th Street N.
St Petersburg, FL

June 8, 2018

RE: Edward Boutique Hotel
Former YMCA
COA-17-90200003

Larry,

Completing the resubmittal for the above referenced COA has been a difficult one in that the City has a deep concern for the proper preservation of the Historic former YMCA Building, but its neglect and financial damage caused by sitting partially demolished since the unfortunate 2008 real estate collapse was certainly a major factor in its present condition.

As you know, Nick Ekonomou has endured a two year legal entanglement that seruptiously and un-necessary caused a continued delay.

However, the City must recognize that any significant Historical structure must balance its continued life with further restoration and financial success, to encourage and promote successful preservation.

I will further address this issue in my point by point responses as follows:

- 1) The attached Site Plan is now an overlay on the survey and reflects the underground utilities out of the construction envelope and slightly encroaching on the four (4) foot cantilever of the habitable space approximately 16 feet above. An alley vacation would provide the necessary 4'-0" encroachment and still provide 16 foot separation from the building preventing sharing the alley. There is an existing platform remaining from the original construction five (5) foot encroachment adjacent to the proposed new exit stair and a 3'-0" balcony at the Fifth Street corner of the alley. Also, the additional 5 foot building

2325 ULMERTON ROAD, SUITE 21 • CLEARWATER, FL • 33762
PHONE: (727) 327-1966 • FAX: 1 (727) 865-5119
FLA REG. #AR0005065

encroachment is the only means of fitting necessary functional new rooms designed to marketable standards in the new tower which is the only place available on the limited site area for necessary meaningful room addition. These existing structures are precedent and already limit unusually high traffic adjacent to the building and should not be removed.

Further, the existing building has major intrusions on its potential future success which goes hand in hand with a viability and contained functionality for any preservation are as follows:

- Low ceilings
- Difficult adaptation to HVAC, electrical and plumbing
- Limited construction flexibility
- Fragile dated construction methods
- Poor environmental efficiency
- Limited ability to adapt to stringent codes

The financial success and viability of the building is dependent upon the maximum development of the remaining open space available, increasing the financial viability of this stately structure. The City's flexibility and assistance in accomplishing both Historic and financial goals is imperative.

- 2) The requested expansion of the south row balcony encroachment is a necessary means of egress and ADA access to the ballroom (present gymnasium) as there is no other code compliant option available. The use of this grand space as a ballroom will be a centerpiece to special events and weddings it hopes to host.
- 3) North elevation must have windows and even with the requested 4' encroachment they are over 16 feet away from the existing office building. Windows will be limited in size to complement the existing buildings windows and be historically correct.
- 4) We have removed the windows from the additions east elevation. The existing building has no existing windows on that elevation and although we have matched that lack of fenestration we do feel that when the new tower with 25 new rooms exceeds the height of the existing building windows would be an appropriate request that would enhance that building elevation.

- 5) It is virtually impractical and unrealistic to impose 30% fenestration while attempting compatibility with the Historic structure. We would request a variance from that requirement.
- 6) We would request an exclusive permitted use of the adjacent sixteen Second Avenue South in street parking spaces as a permanent special exception. We will of course be dependent on valet parking acquisitions on one of the existing or proposed parking structures in close proximity to the building. The building cannot function without adequate parking and valet is the only available option, with the exclusive use of the 16 street spaces being our only life line to guest access, unloading valet and registration. We request this variance be granted.
- 7) We have implemented our deletion of windows on the attached elevations and request that they be allowed on upper floors only when above adjacent building.
- 8) Guests will be coming to enjoy this Historic Building. We have attempted to design a compatible addition that demonstrates materials and features complimentary but not copying the historic structure. As a hotel, guests will want to feel a part of the historic structure and its charm. We feel to stray too far from the charm of the existing structure would not be a desirable approach. We are open to moderate adaptation.
- 9) The eighth floor is a penthouse with high ceilings.
- 10) The square footages presented are net interior calculations.
- 11) Additional graphic representations will accompany this request.
- 12) Updated plans addressing all dimensional and building information are attached that address all items covered in your review and our response.
- 13) We are submitting a complete rehabilitation plan prior to our scheduled departmental meeting scheduled for July.
- 14) We will meet again with zoning staff to discuss all requested variances a list of which is attached as Exhibit "A" here-to.
- 15) An updated color rendering is being submitted.

I believe we have addressed what we feel are the necessary accommodations and variances we are seeking, and appreciate the City staff's good will and assistance to date.

We hope this COA submittal will result in a mutually and well received historic preservation of one of St. Petersburg's last Grand Dames of the past.

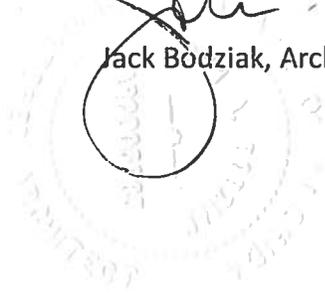
We would here-in request your support of the required variances.

Please feel free to call me with any additional questions.

Thank you,



Jack Bodziak, Architect, A.I.A.





CERTIFICATE OF APPROPRIATENESS

Application No. 17-90200003

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): N.E. Apartments Associates INC and/or new entity/LLC

Street Address: 116 5th St South

City, State, Zip: St. Petersburg, FL 33701

Telephone No: (954)449-5916

Email Address: theedward.nick@gmail.com

File Fair Hg. Corp

NAME of AGENT or REPRESENTATIVE: Nicholas Ekonomou

Street Address: PO BOX 330537

City, State, Zip: Miami, FL 33233

Telephone No: (954)449-5916

Email Address: theedward.nick@gmail.com

PROPERTY INFORMATION:

Street Address: 116 5th St South

Parcel ID or Tract Number: 19-31-17-74466-038-0110

General Location:

Designation Number: 90-03

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner / Agent: Nicholas Ekonomou
Nicholas Ekonomou (Jan 11, 2017)

Date: Jan 11, 2017



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay (City Code Section 16.30.070). These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available online at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: 116 5th St South St. Petersburg, FL 33701 COA Case No: 17-9020003

Type of Request

- Alteration of building/structure
- New Construction
- Relocation
- Demolition
- Alteration of archaeological site
- Site Work

Proposed Use

- Single-family residence
- Multi-family residence
- Restaurant
- Hotel/Motel
- Office
- Commercial
- Other

Estimated Cost of Work: \$450,000.00-\$16,000,000.00

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System

The structural system of the building will not be altered or changed in any way, as well as the architectural nature and features of the building will not be altered in any way.

2. Roof and Roofing System

Will remain intact and unchanged other than replacement of rotten wood where needed as well as replacement of re-roofs.



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3. Windows

As previously discussed with Larry and Derek the existing windows/ doors are being replaced due to 30% of them missing and stolen they will be replaced with same light kind metal material and casement in style with muttons (muntins) and Mullins to match the existing windows/ doors throughout the entire building. Subject to Review by HP.
(mullins)

4. Doors

As previously discussed with Larry and Derek the existing windows/ doors are being replaced due to 30% of them missing and stolen they will be replaced with same light kind metal material and casement in style with muttons and Mullins to match the existing windows/ doors throughout the entire building. Subject to Review by HP.

5. Exterior siding

N/A

6. Decorative elements

To remain untouched and preserved where and when needed.

7. Porches, Carriage Porch, Patio, Carport, and Steps

To remain untouched and preserved where and when needed.

8. Painting and/or Finishes

To be repainted and water proofed with the existing colors as it is shown currently with potential small color change if deemed appropriate.

9. Outbuildings

New construction component in previous racquet ball court building area. (Cppe Review)

10. Landscaping, Parking, Sidewalk, Garden features

To remain untouched and preserved where and when needed.

11. Other

As it becomes necessary we will add additional items and supplements to this COA as work progresses, we request that these items be added to the current COA.

corner sign.

Appendix D
Supporting Documents

(documents follow as attached without page numbering)



December 18, 2017

Nick Ekonomou
Florida Fair Housing Corporation
PO Box 330537
Miami, Florida 33233

Real Estate and Property Management
City of St. Petersburg
P.O. Box 2842
Saint Petersburg, Florida 33731

Re: Case No.: 12-33000018

Address: 116 5th Street South 19/31/17/74466/038/0110

Request: Approval of an extension from February 7, 2018, to February 7, 2019 of an approval of the partial street vacations of 2nd Avenue South and 5th Street South abutting the southern and western sides of 116 - 5th Street South (Lots 11 - 14, Block 38, Revised Map of the City of St. Petersburg), and the associated portion of the intersection

Dear Applicant:

This application to the Development Review Commission (DRC) has been administratively approved, thereby approving the extension of approval of the above-referenced case from February 7, 2018, to February 7, 2019. Upon review of the criteria of 16.70.010.9, the St. Petersburg City Code permits administrative approval of applications, following the prescribed notice.

CONDITIONS OF APPROVAL:

1. The applicant shall comply with all previous conditions of approval set forth in Case No. 12-33000018.

If there are any questions, please feel free to call Kathryn Younkin at 727-892-5958.

Sincerely,

Elizabeth Abernethy, AICP
Zoning Official (POD)
Development Review Services Division

Enclosures: Ordinance 1046-V

EA/KAY:iw



Nick Ekonomou ehff.nick@gmail.com
P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7171

ORDINANCE NO. 1046-V

AN ORDINANCE APPROVING THE PARTIAL STREET VACATIONS OF 2ND AVENUE SOUTH AND 5TH STREET SOUTH ABUTTING THE SOUTHERN AND WESTERN SIDES OF 116 - 5TH STREET SOUTH (LOTS 11 - 14, BLOCK 38, REVISED MAP OF THE CITY OF ST. PETERSBURG), AND THE ASSOCIATED PORTION OF THE INTERSECTION; PROVIDING AN EXCEPTION TO CERTAIN CONDITIONS IN THE CITY CODE; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission:

Portions of 2nd Avenue South and 5th Street South contiguous to the southern and western sides of the property located at 116 - 5th Street South, being more specifically described as:

Beginning at the Southeast corner of Lot 14, Block 38 of Revised Map of the City of St. Petersburg as recorded in Plat Book 1, Page 49 of the public records of Hillsborough County of which Pinellas County was formerly a part; Thence the following courses and Distances: South, 20 feet; S39°48'20"W, 19.53 feet; West, 147.50 feet; To a curve, having a radius of 35 feet, an arc length of 54.98 feet, a chord length of 49.50 feet, and a chord bearing N45°00'00"W; North, 100 feet; East, 35 feet to the Northwest corner of Lot 11, Block 38 of said Plat Book 1, page 49; South, 100 feet, coincident with the West lot line of said Lot 11 to the Southwest corner of said Lot 11; East, 160 feet, coincident with the South boundary line of said Block 38 to the Point of Beginning.

SECTION 2. The above-mentioned right-of-way is not needed for public use or travel.

SECTION 3. The vacation is subject to and conditional upon the following:

1. This vacation shall not become effective until all required conditions have been completed and the ordinance has been recorded.

Runs w/ LAND

MINOR EASEMENT PERMIT

City of St. Petersburg, Florida

RETURN TO
CITY CLERK
P.O. BOX 2842
ST. PETERSBURG, FL 33731

For Work Within Any Public Right-of-Way or City Owned Property

Application by: VPC 3 II, LLC

Application No: 05-523-ME

Address: 125 - 3RD STREET SOUTH
ST. PETERSBURG, FLORIDA 33701

Date: 11/04/2005

Engineer's Initials: HT

Office Contact: PATRICK J. PENROSE

Phone: (727) 823-1230

Fax:

Field Contact:

Phone:

Fax:

Permit Fee: 185.50	Connection Fee: 0.00	Construction Fee: 0.00	Total Fee: 185.50
--------------------	----------------------	------------------------	-------------------

A minor easement to allow the construction of two entry stairs and elevated walkways with hand railing within the 2nd Avenue South right-of-way, for the project known as The Seville Condominiums at The Historic YMCA, located at 116 - 5th Street South and platted as Lots 0110, Block 038, Revised Map of the City of St. Petersburg.

The metal stairs and elevated walkways with hand railing will encroach 6-feet in width and a total length of 87-feet and height of 9-feet -10-inch into the northern parkway of 2nd Avenue South, east of 5th Street South. As a condition of approval the applicant must maintain planter areas on each side of the elevated walkways as shown on the foreign drawing number 05-113-01-02.

As a condition of this approval the applicant is required to obtain all necessary permits from the Engineering, Department and the Development Review Service Permitting Division, prior to construction.

Engineering Dept. Plan No.: 05-113-01-02

ATLAS SH. NO.: F-1

Applicant's Signature

[Signature] Date 11/8/05

O.R. B
Page

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2005469100 11/23/2005 at 10:52 AM
OFF REC BK: 14760 PG: 458-462
DocType:EAS RECORDING: \$44.00

Engineering Director Approval

[Signature] Date Nov 7, 2005

Inst. #
Date

STANDARD CONDITIONS

The applicant/owner shall be responsible for maintenance of and any injury or damage caused by the structure(s) including court cost and attorney's fees; also for the removal of the structure(s) within thirty days if so requested by the City of St. Petersburg.

The City shall not be responsible for the restoration of the structure(s) should the City be required to perform maintenance or any other activity associated with the use of the referenced easement / right-of-way.

All other applicable City of St. Petersburg and other governmental approvals and / or permits are the responsibility of the applicant to obtain.

An Agreement between the City of St. Petersburg, the Applicant and his successors and assignees (collectively "Occupant"), to indemnify and hold the City harmless and providing other conditions, is incorporated into and made a part of this Minor Easement.

DISTRIBUTION: CLERK OF COUNCIL (ORIGINAL)

Applicant's Initials

HOLD HARMLESS AND INDEMNITY AGREEMENT

THIS AGREEMENT ("Agreement") is entered into this 13th day of October, ~~September~~, 2005, between the City of St. Petersburg, Florida ("City") and VPC3 II, LLC and his successor and assigns (collectively "Occupant").

WITNESSETH:

WHEREAS, the City is the owner and holder of a certain right-of-way or easement which Occupant desires to occupy and use pursuant to a minor easement; and

WHEREAS, Occupant, in exchange for the right to occupy and use said property, is agreeable to maintain and indemnifying the City for any personal injury or property damage that may occur on the property during its occupation and use.

NOW, THEREFORE, in consideration of the promises and covenants contained herein, the parties agree as follow:

1. RECITATION. The above recitations are true and correct and are incorporated herein by reference.

2. PROPERTY. The Occupant shall be permitted to occupy and utilize that portion of the right-of-way or easement which is owned and held by the City and which is more specifically described in the attached Exhibit "A" which is incorporated herein by reference ("SITE"), subject to the terms and conditions of the minor easement
Occupant's usage shall conform to all applicable Federal, State, County and City laws and regulations.

3. TERM. The right of the Occupant to occupy and utilize the Site :
For an indefinite period of time, subject to the terms and conditions stipulated in the Minor Easement application.

4. USAGE. The Occupant shall have non-exclusive right to occupy and utilize the Site for the following purposes: Two entrance stairs for the redevelopment of the Historic YMCA.

5. The Occupant shall protect, defend, hold harmless and indemnify the City from and against any and all actions, claims, damage and/or loss including court cost and attorney's fees, arising in any manner from the occupation and usage of the Site by the Occupant, its officers, employees, agents, and contractors.

RETURN TO
CITY CLERK
P.O. BOX 2842
PETERSBURG, FL 33724

WHEREFORE, the parties hereto have set their hands on the date first above written.

WITNESSES:

SIGN: Patrick J. Penrose
PRINT: Patrick J. Penrose

SIGN: Mary Ellen Dowdy
PRINT: MARY ELLEN DOWDY

ATTEST: Ann Lindqvist
CITY CLERK

Approved as to form and content:

[Signature]
City Attorney or designee

OCCUPANT

BY: [Signature]

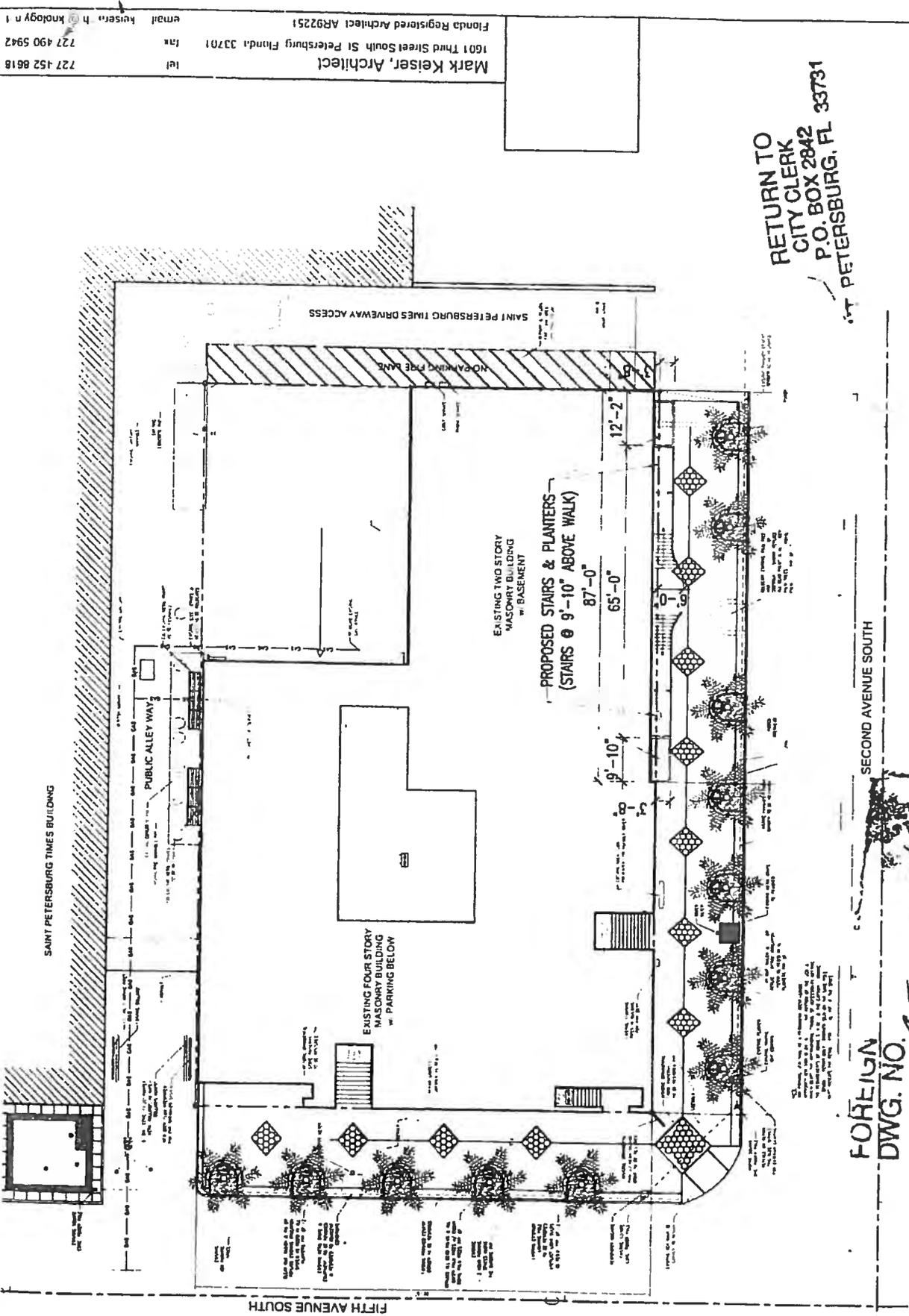
PRINT: Kenneth W. Henetick

CITY OF ST. PETERSBURG

BY: Thomas B. Helm

ITS: Engineering Director





RETURN TO
 CITY CLERK
 P.O. BOX 2842
 PETERSBURG, FL 33731

FOREIGN
 DWG. NO. 05-1130
 ENGINEERING & STORMWATER DEPARTMENT
 CITY OF PETERSBURG, FL

The Seville Condominiums At The Historic YMCA
 116 5th Street South, St. Petersburg, FL 33701-4112
 Title Site Plan with Proposed South Slair Easement
 Project 004 050 Scale 1" = 30'-0"

070CT05 - A1.0

Mark Keiser, Architect
 1601 Third Street South St Petersburg Florida 33701
 Florida Registered Architect AR92251
 tel 727 452 6618
 fax 727 490 5942
 email kuiser@markkeiser.com

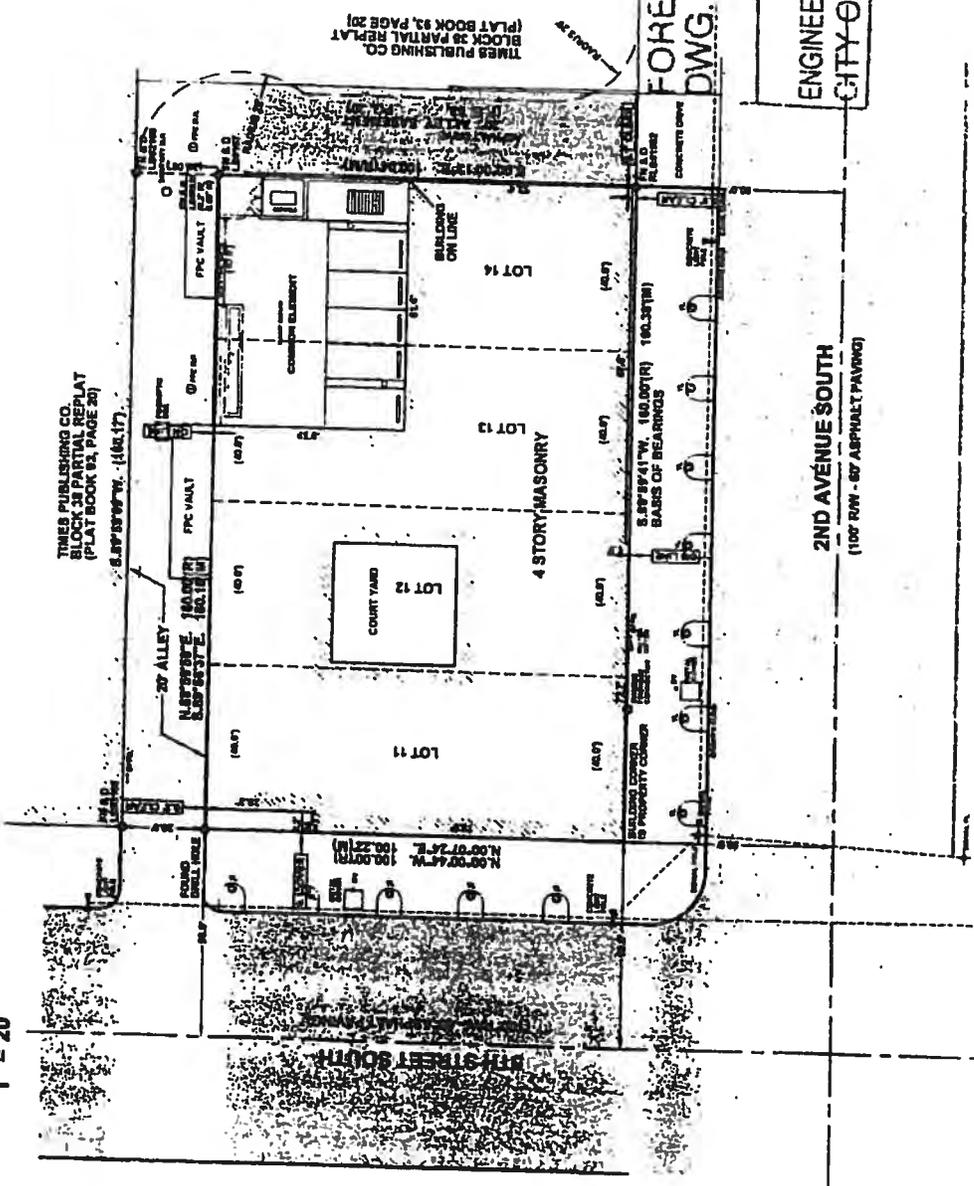
THE SEVILLE CONDOMINIUMS AT THE HISTORIC YMCA

A PORTION OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 16 EAST
CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA



- LEGEND**
- PP PREFACE
 - PC PLANNING
 - OV OVERLAY
 - YL YARD LIGHT
 - CL CONC
 - SL SLOPE
 - SD SAND
 - FD FOUND
 - FDND FLOOR AND DR
 - BFDD BACK FLOW PREVENTION DEVICE
 - CE COMMON ELEMENT
 - LCE LIMITED COMMON ELEMENT

DESCRIPTION: A Block 33 REVISED MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, recorded in Plat Book 1, Page 49, Public Records of Pinellas County, Florida, of which Pinellas County was formerly a part.



TIMES PUBLISHING CO.
BLOCK 33 PARTIAL REPLAT
(PLAT BOOK 93, PAGE 20)

FOREIGN
DWG. NO. 15-11367

ENGINEERING & SURVEYING DEPARTMENT
CITY OF ST. PETERSBURG, FL

INSPECTOR AND MAPPER'S CERTIFICATION:
I, the undersigned, being duly authorized to practice in the State of Florida, hereby certify that this map and survey were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and a duly licensed Professional Surveyor in the State of Florida. I also certify that this material together with the description, location and dimensions of the common elements and the building thereon as shown on said plat plan and description, I also certify that this material together with the working of the description is a correct representation of the proposed improvements described therein.

[Signature]
C. Fred Devel
Professional Engineer and Mapper's
DWS
Florida Registration Certificate Number 127

RETURN TO
CITY CLERK
P.O. BOX 2842
ST. PETERSBURG, FL 33731

C. Fred Devel and Associates, Inc.
CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS
ST. PETERSBURG - 227 HYDEGALLS
1601 FROST AVENUE NORTH
ST. PETERSBURG, FLORIDA 33713
TELEPHONE: (813) 922-4141
CERTIFICATE OF AUTHORIZATION L.S.P. 97

Appendix E
Plans and Drawings

(applicable graphics follow as attached without page numbering)

B



SHEET INDEX

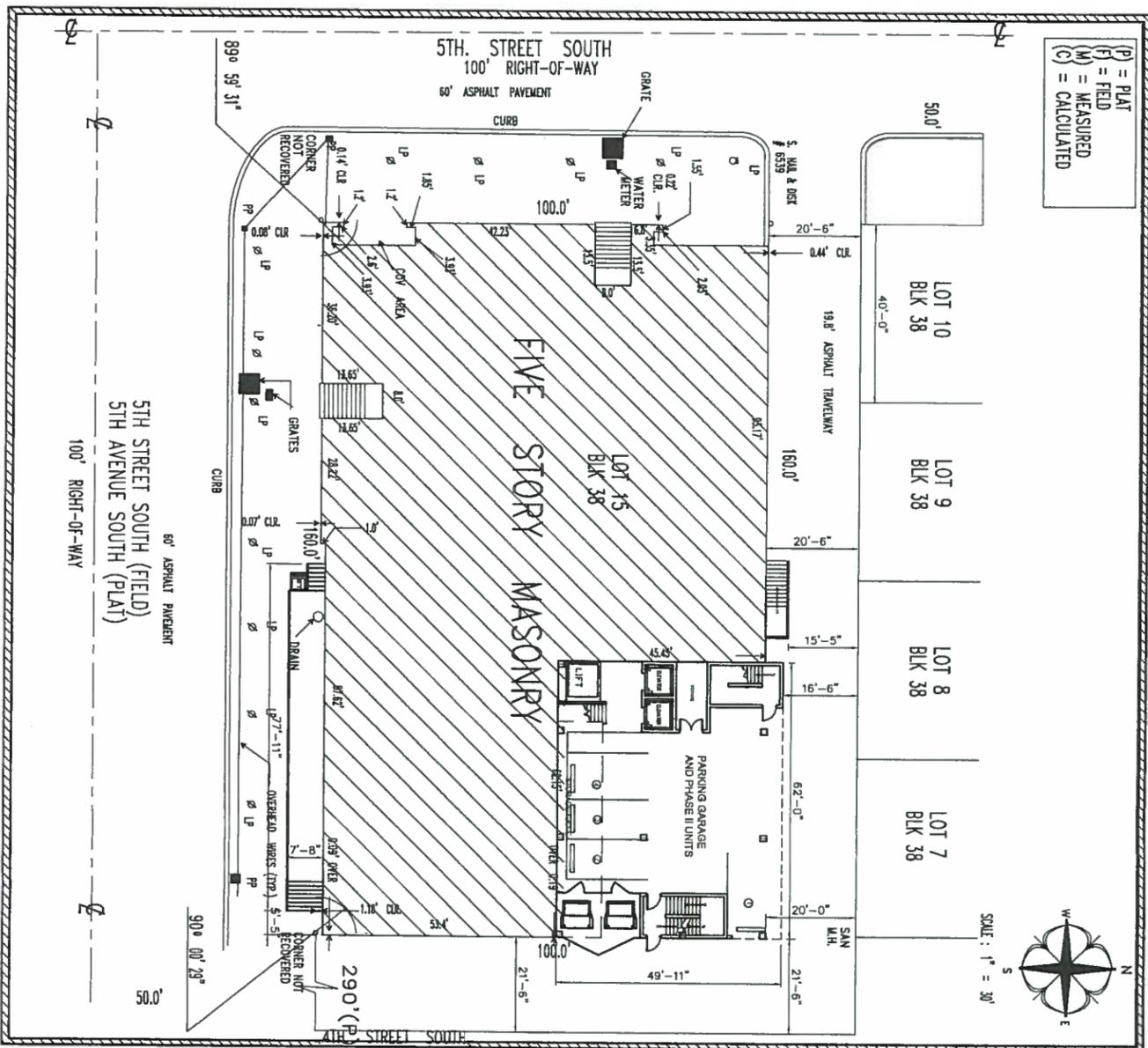
- C-1 SITE PLAN & INDEX, SYMBOLS, ABBREVIATIONS SURVEY
- A-1 BASEMENT FLOOR PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 THIRD FLOOR PLAN
- A-5 FOURTH FLOOR PLAN
- A-6 FIFTH FLOOR PLAN
- A-7 6th. FLOOR PLAN
- A-8 ROOF DECK
- A-9 WEST ELEVATION
- A-10 SOUTH ELEVATION
- A-11 EAST ELEVATION
- A-12 NORTH ELEVATION

**INTERIOR REMODEL AND ADDITION TO
FORMER YMCA**

THE EDWARD

116 5th. STREET S.
ST. PETERSBURG, FLORIDA 33701

- (P) = PLAT
- (F) = FIELD
- (M) = MEASURED
- (C) = CALCULATED



SITE PLAN
SCALE: 1" = 30'

SITE DATA

SECTION 21, TOWNSHIP 31, SOUTH, RANGE 16, EAST
FLOOD ZONE: "C" COMMUNITY PANEL
BASE FLOOR ELEV. NA
#125148-0023-B-SEPTEMBER, 30, 1983

LEGAL DESCRIPTION

LOTS 11, 12, 13, & 14, BLK 38, REVERSED MAP OF CITY OF ST. PETERSBURG RECORDED IN PLAT BOOK H-1, PAGE 49, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

STRUCTURAL DESIGN CRITERIA

FLORIDA BUILDING CODE:
FLORIDA ACCESSIBILITY CODE: FPIH EDITION (2014)
FLORIDA ELECTRICAL CODE: FEEC EDITION (2014)
FLORIDA MECHANICAL CODE: FMHC EDITION (2014)
FLORIDA PLUMBING CODE: FPLC EDITION (2014)
FLORIDA FIRE PREVENTION CODE: FFPC EDITION (2014)
FLORIDA FLOOD DAMAGE PREVENTION AND MITIGATION CODE: FFDMP EDITION (2014)
FLORIDA ENERGY CODE: FPEC EDITION (2014)
FLORIDA WIND RESISTANCE DESIGN CODE: FWRDC EDITION (2014)
FLORIDA SOILS AND FOUNDATIONS CODE: FSFC EDITION (2014)
FLORIDA SIGNAGE AND GRAPHIC DESIGN CODE: FSGDC EDITION (2014)
FLORIDA SAFETY ELEVATOR CODE: FSEC EDITION (2014)
FLORIDA SEWER AND WASTE WATER CODE: FSWWCC EDITION (2014)
FLORIDA TRAFFIC CONTROL DEVICES CODE: FTCCDC EDITION (2014)
FLORIDA TREE PRESERVATION CODE: FTPC EDITION (2014)
FLORIDA UTILITIES CODE: FUC EDITION (2014)
FLORIDA VEHICLE SAFETY CODE: FVSC EDITION (2014)
FLORIDA WATER SUPPLY CODE: FWSC EDITION (2014)
FLORIDA WIND RESISTANCE DESIGN CODE: FWRDC EDITION (2014)
FLORIDA WOOD PRESERVATION CODE: FWPC EDITION (2014)
FLORIDA YARD SIGNAGE CODE: FYSC EDITION (2014)



LOCATION MAP
SCALE: 1" = 30'

SQ. FT. AREA	
EXISTING BUILDING	
BASEMENT FLOOR LIVING AREA & POOL, 5 UNITS	13,139 SQ. FT.
FIRST LEVEL COMMERCIAL W/ BALLROOM, 13 UNITS	13,188 SQ. FT.
SECOND FLOOR LIVING AREA, 14 UNITS	7,229 SQ. FT.
THIRD FLOOR LIVING AREA, 12 UNITS	6,384 SQ. FT.
FOURTH FLOOR LIVING AREA, 12 UNITS	6,308 SQ. FT.
TOTAL UNITS EXISTING BUILDING	44 UNITS
NEW BUILDING	
GROUND LEVEL, 4 PARKING NO UNITS	3,148 SQ. FT.
FIRST LEVEL, 2 UNITS	3,148 SQ. FT.
SECOND LEVEL, 6 UNITS	3,148 SQ. FT.
THIRD LEVEL, 6 UNITS	3,870 SQ. FT.
FOURTH LEVEL, 6 UNITS	3,870 SQ. FT.
5th. THRU 7th. LIVING	11,810 SQ. FT.
8th. SUITE LIVING	1,870 SQ. FT.
ROOF DECK BARS	3,003 SQ. FT.
TOTAL UNITS NEW BUILDING	39 UNITS
TOTAL EXISTING & NEW BUILDING AREA	82,514 SQ. FT.
TOTAL BUILDING UNITS	78 UNITS

REVISIONS	
NO.	DESCRIPTION

JOHN A. BODZIAK
ARCHITECT, AIA, PA.
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0006085
EMAIL: JACK@JABODZIAK.COM
2325 ULMERTON RD., SUITE 21 CLEARWATER, FLORIDA
TEL: (727) 327-1966 FAX: (727) 865-5119

INTERIOR REMODEL YMCA
THE EDWARD
116 5th. STREET S.
ST. PETERSBURG, FLORIDA 33701
SITE PLAN & SHEET INDEX

DATE: 06-11-2017
SCALE: 10/5/00Z
SHEET: C-1

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THE ARCHITECT'S DESIGN AND CONSTRUCTION MANAGEMENT SERVICES ARE PROVIDED IN ACCORDANCE WITH CHAPTERS 626 AND 627, PART 1, FLORIDA STATUTES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 626 AND 627, PART 1, FLORIDA STATUTES.

ABBREVIATIONS

S.N&D = SET NAIL AND DISK # 6539 FD.PK.N. = FOUND PK NAIL
 S.I.R. = SET IRON ROD F.C.M = FOUND CONC. MON.
 S.C.M. = SET CONCRETE MONUMENT FD.N.&D. = FOUND NAIL AND DISC.
 F.I.R. = FOUND IRON ROD B.M. = BENCH MARK
 F.O.P. = FOUN OPEN PIPE L.F.L.E.L. = LOWEST FLOOR ELEV.
 F.P.P. = FOUND PINCHED PIPE GAR.FL.E.L. = GARAGE FLOOR ELEV.

SEC. 21 | TWP 31 | S, RGE 16 | E.

NO BEARINGS ON PLAT
 ANGLES TURNED IN FIELD

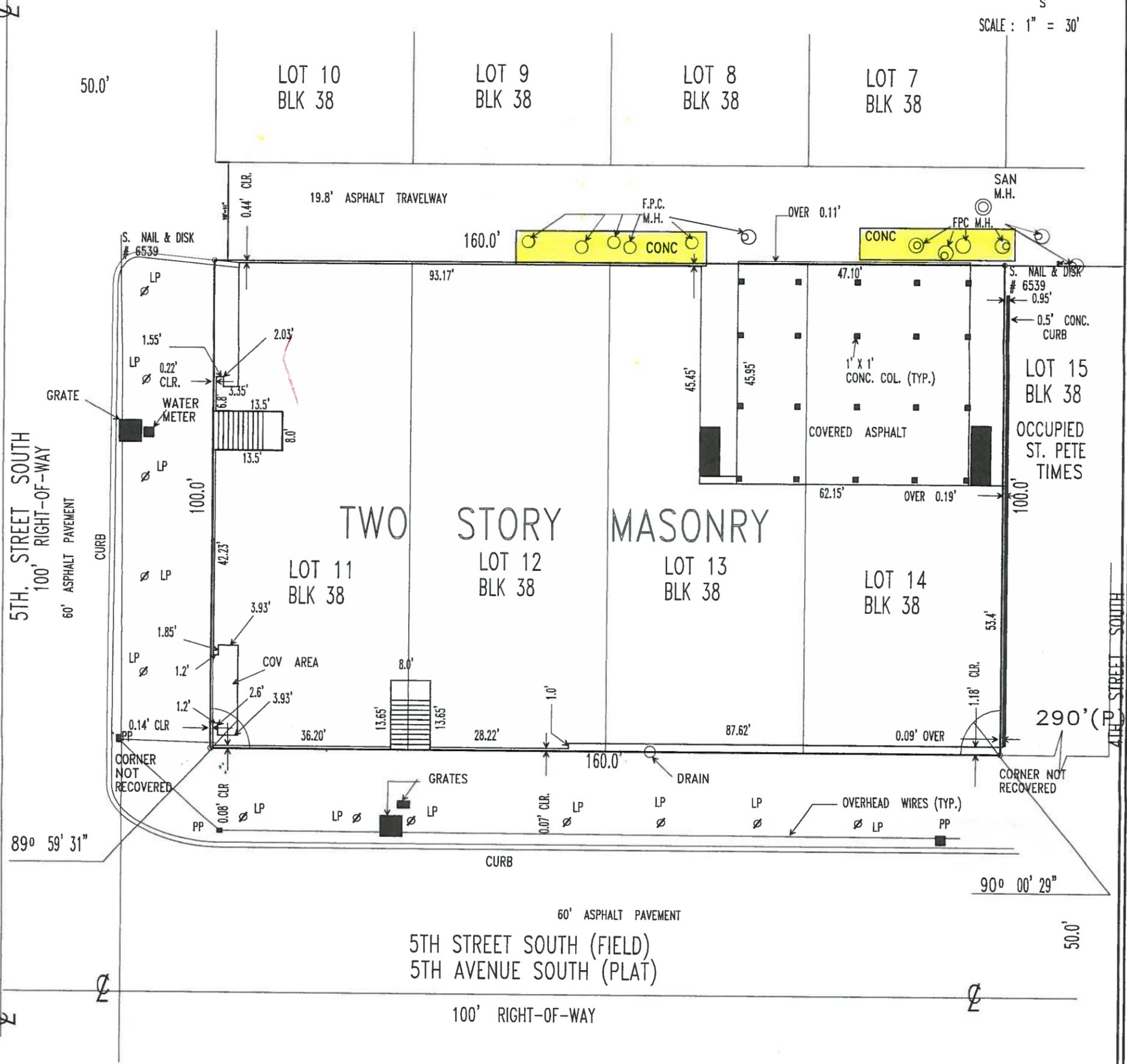
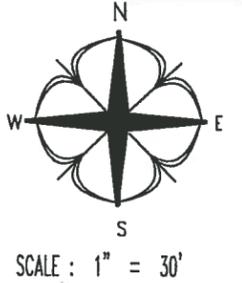
ADDRESS:
 116 5TH STREET SOUTH
 ST. PETERBURG, FLORIDA

FLOOD ZONE : "C", ACCORDING TO F.I.R.M.#125148-0023-B
 DATED :9-30-83

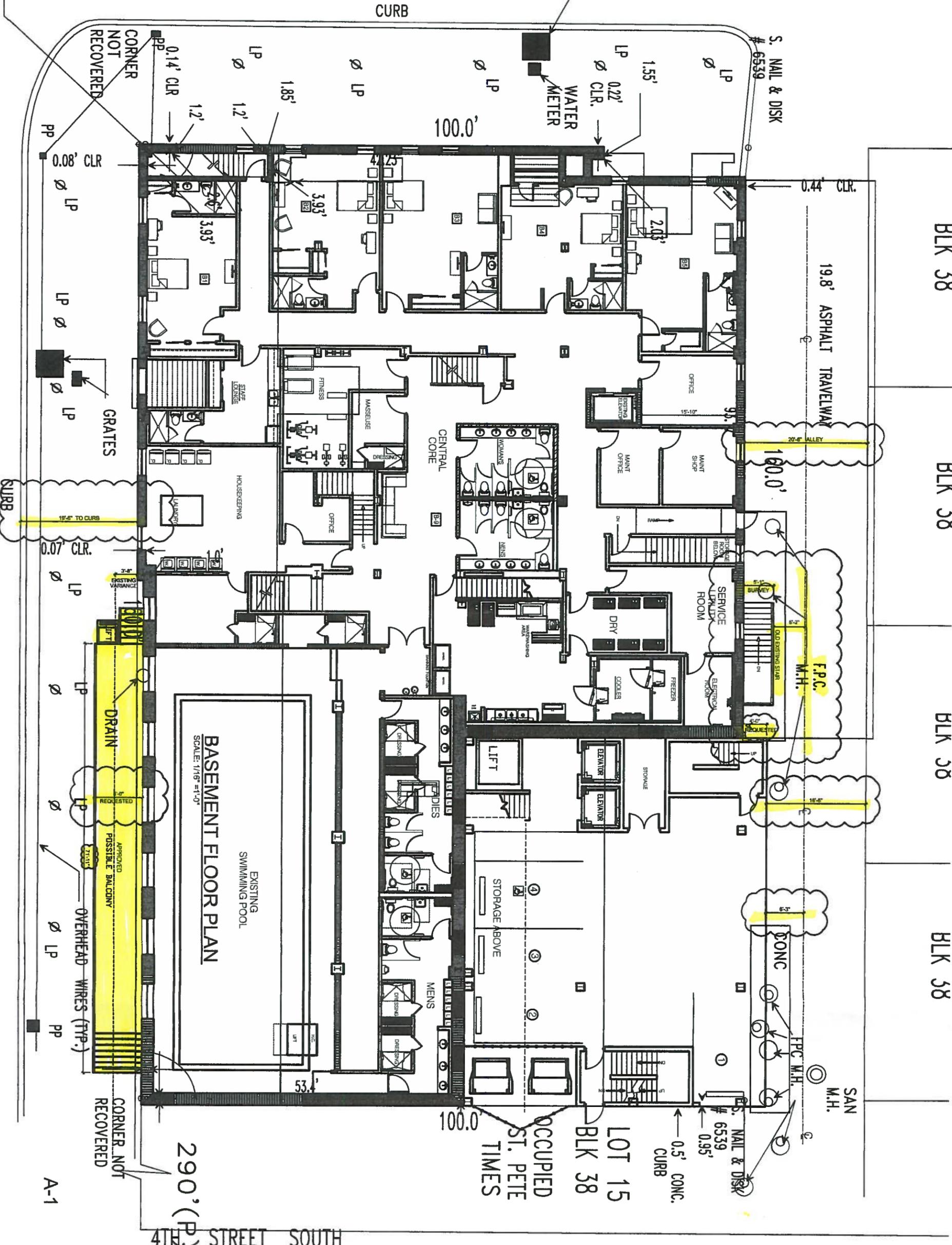
LEGAL DESCRIPTION :

LOTS 11, 12, 13, & 14, BLK 38, REVISED MAP OF CITY OF ST. PETERSBURG AS RECORDED IN
 PLAT BOOK H1 , PAGE(S) 49 , PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA

(P) = PLAT
 (F) = FIELD
 (M) = MEASURED
 (C) = CALCULATED



5TH. STREET SOUTH
100' RIGHT-OF-WAY
60' ASPHALT PAVEMENT



890 59' 31"

BLK 38

BLK 38

BLK 38

BLK 38

BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

290.0' (P)
4TH STREET SOUTH

100.0'
OCCUPIED
ST. PETE
TIMES
LOT 15
BLK 38

S. NAIL & DISK
6539

S. NAIL & DISK
6539

19.8' ASPHALT TRAVELWAY

20'-6" ALLEY

F.P.C.
M.H.

CONC

F.P.C. M.H.

SAN
M.H.

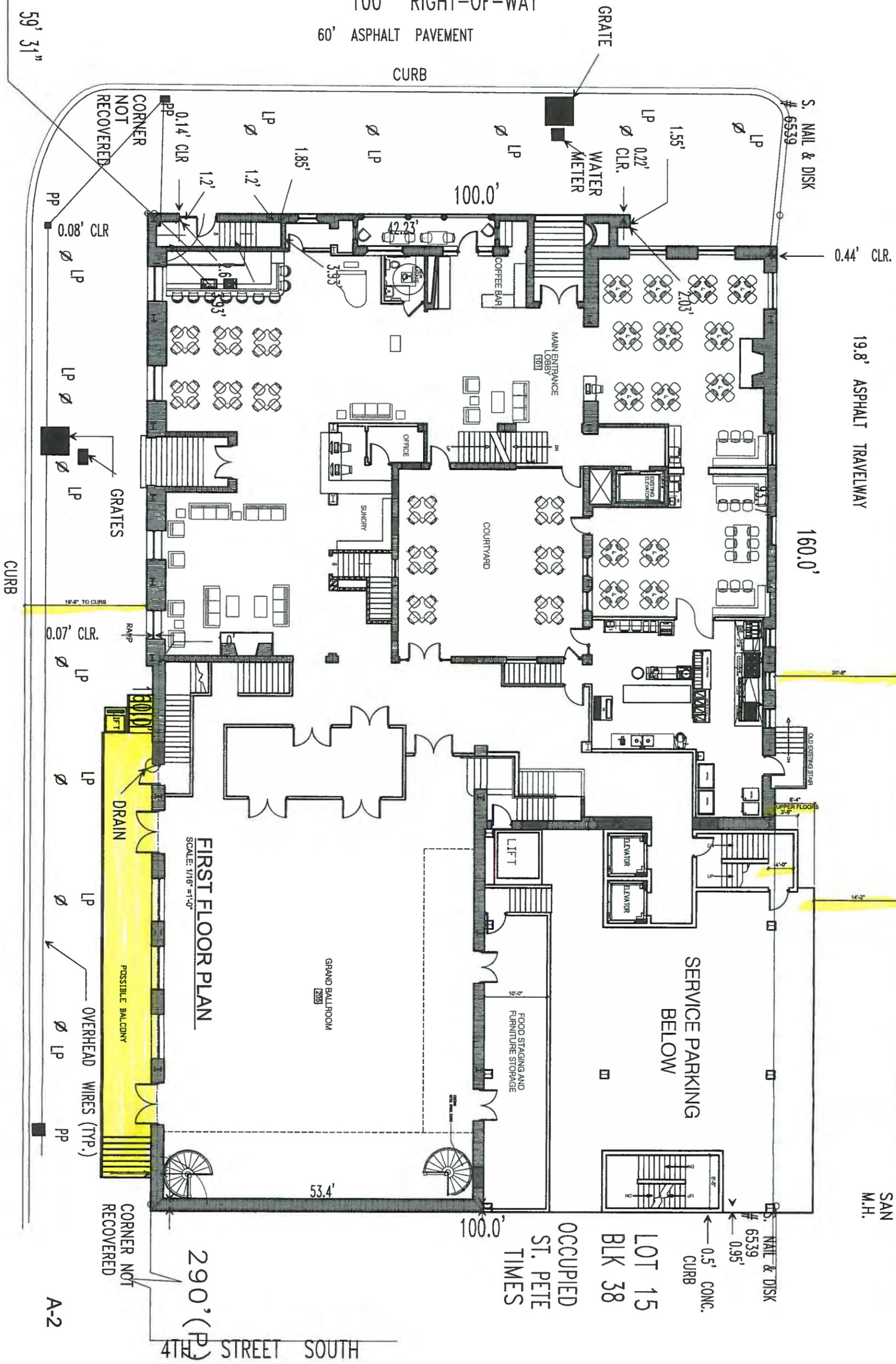
0.5' CONC.
CURB

CORNER
NOT
RECOVERED

CORNER NOT
RECOVERED

A-1

5TH. STREET SOUTH
100' RIGHT-OF-WAY
60' ASPHALT PAVEMENT



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

OCCUPIED
ST. PETE
TIMES
LOT 15
BLK 38

SERVICE PARKING
BELOW

GRAND BALLROOM
205

FOOD STAGING AND
FURNITURE STORAGE

POSSIBLE BALCONY

OVERHEAD WIRES (TYP.)

DRAIN

GRATES

MAIN LOBBY
101

COURTYARD

OFFICE

SUNDRY

COFFEE BAR

WATER METER

GRATE

19.8' ASPHALT TRAVELWAY

SAN M.H.

890 59' 31"

4TH STREET SOUTH
290' (P)

A-2

S. NAIL & DISK
6539

S. NAIL & DISK
6539

0.5' CONC.
CURB

160.0'

100.0'

53.4'

100.0'

0.44' CLR.

0.07' CLR.

0.08' CLR.

0.14' CLR.

18" TO CURB

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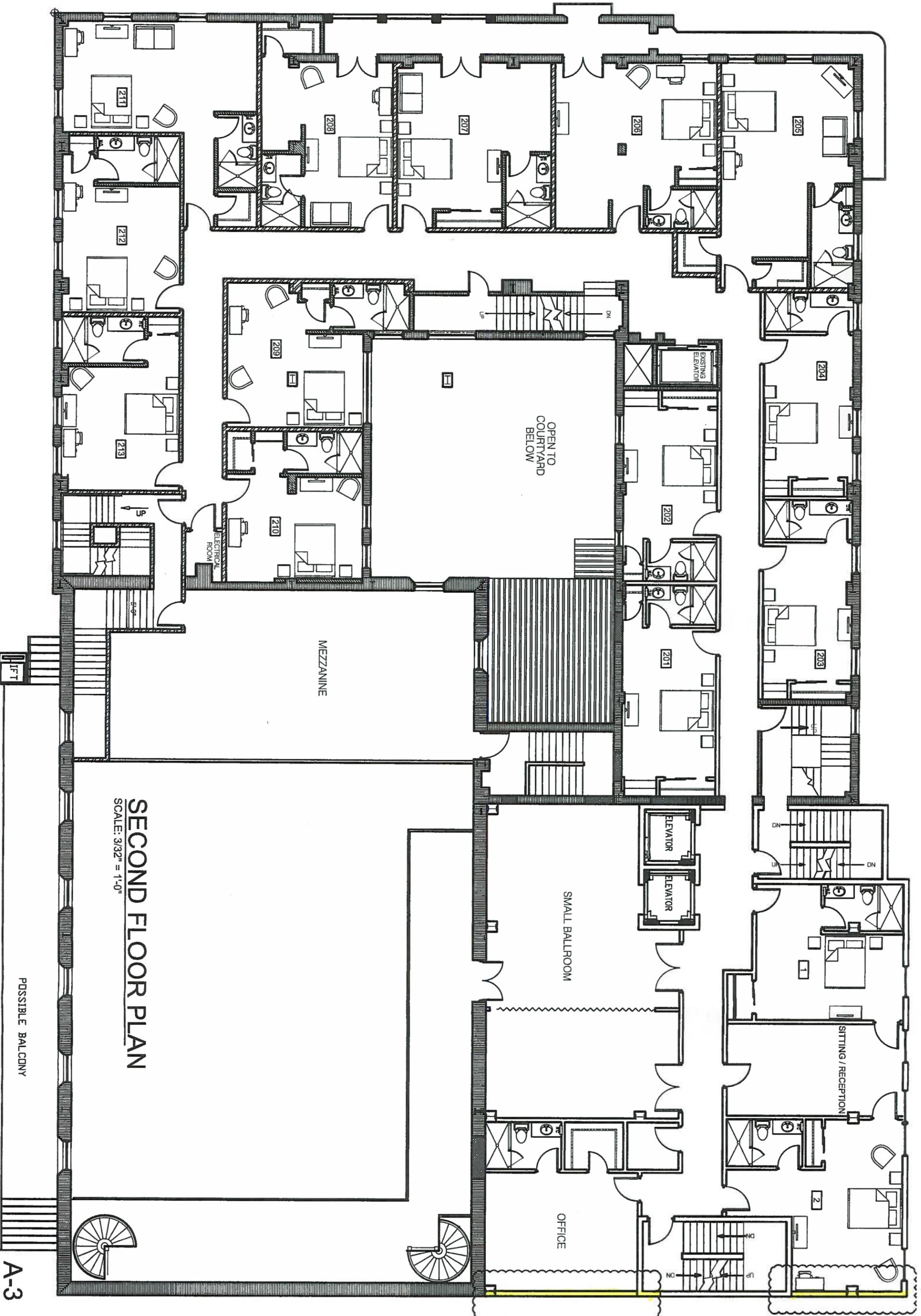
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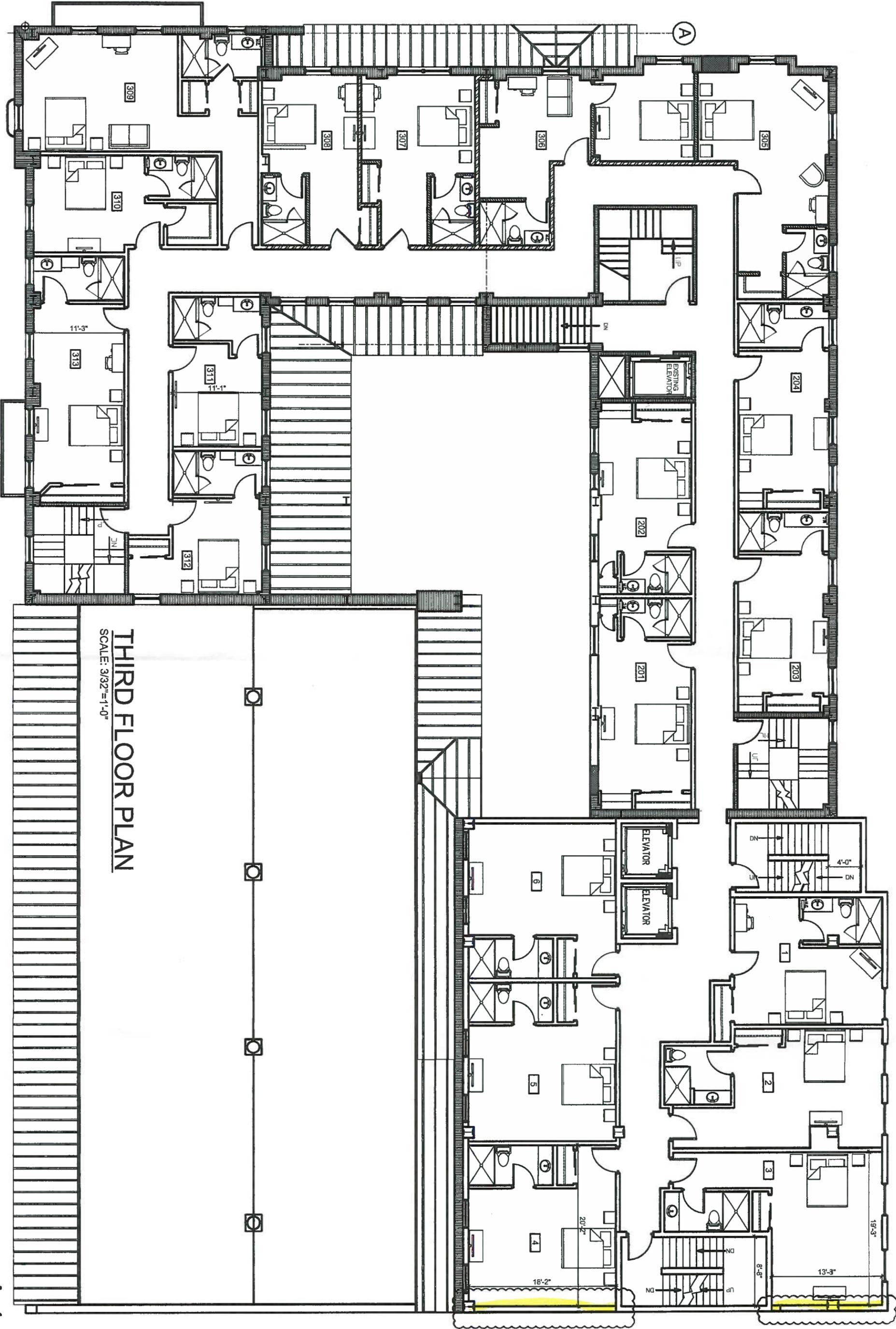
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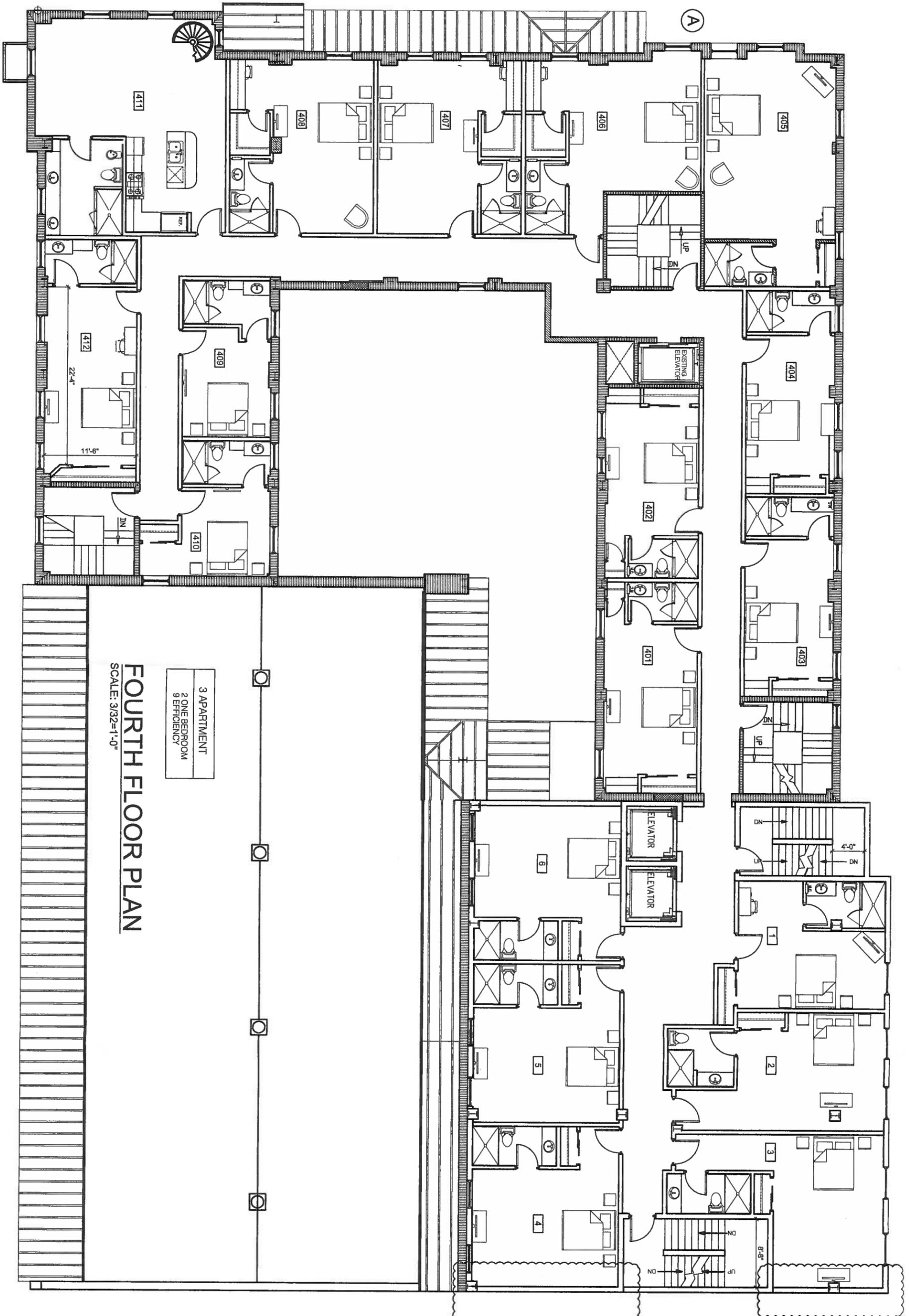


SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"



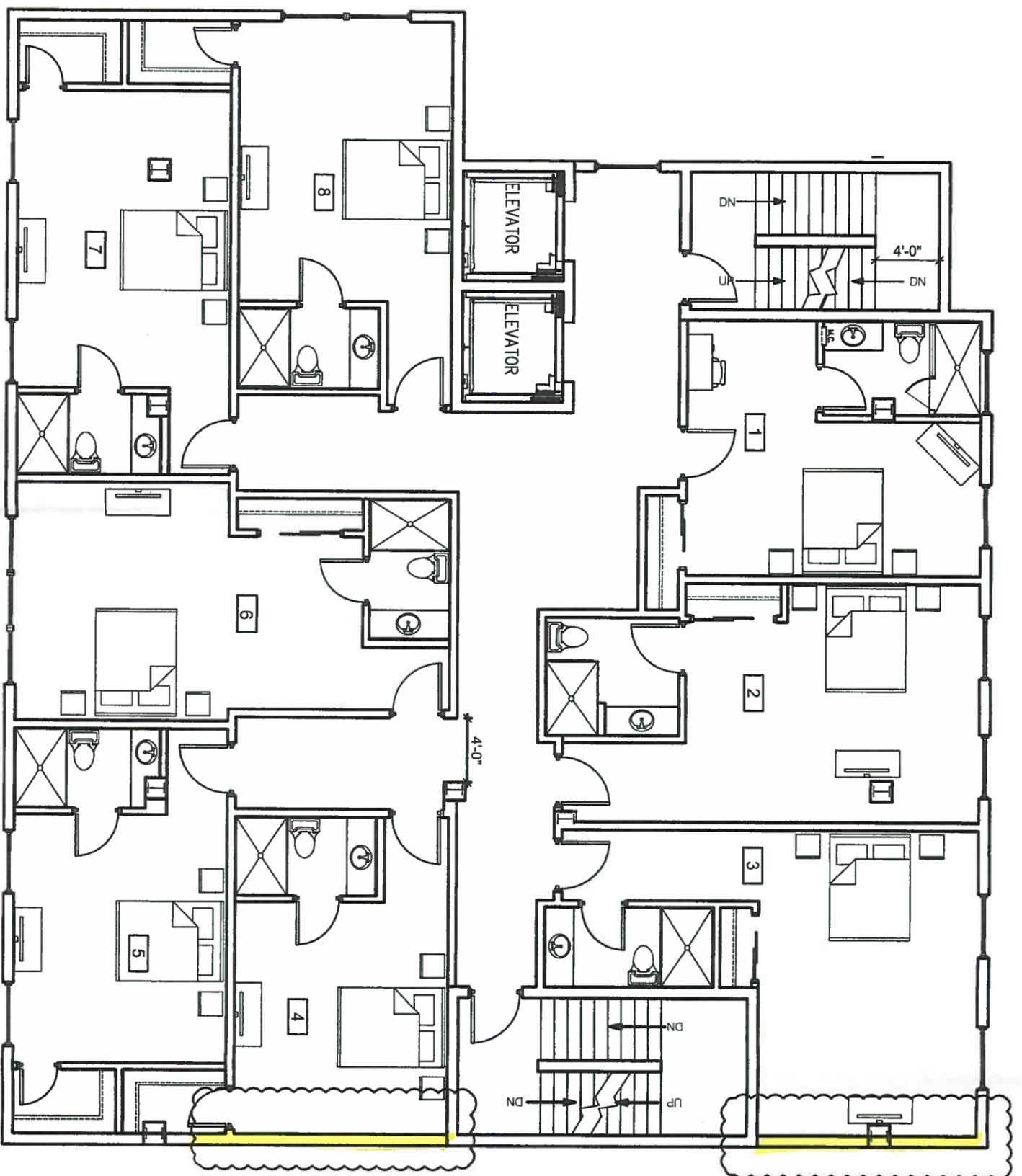
THIRD FLOOR PLAN

SCALE: 3/32"=1'-0"



3 APARTMENT
2 ONE BEDROOM
9 EFFICIENCY

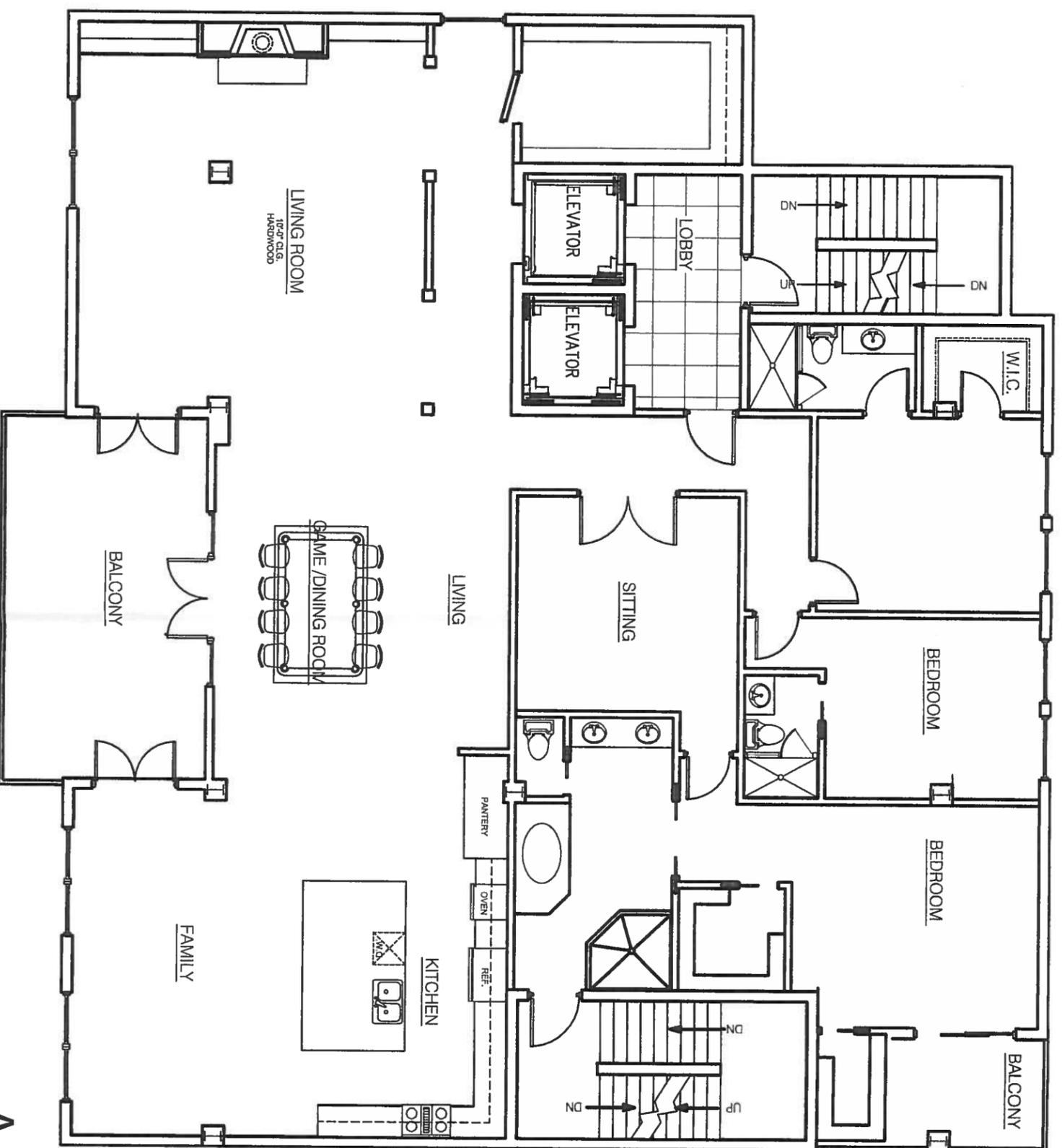
FOURTH FLOOR PLAN
SCALE: 3/32=1'-0"



5th. THRU 7 th. FLOOR PLAN

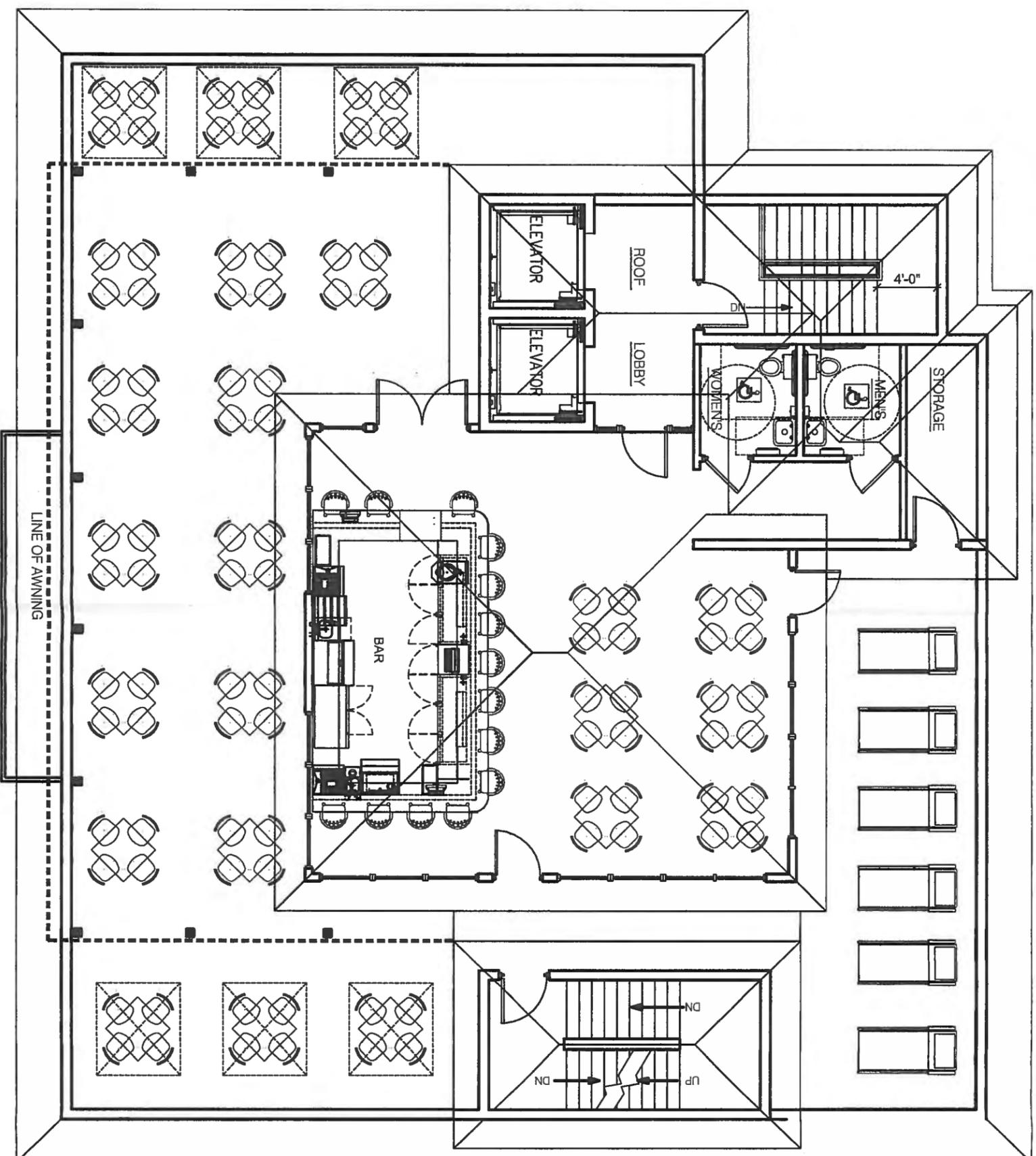
SCALE: 1/8"=1'-0"

A-6



8th. FL. FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

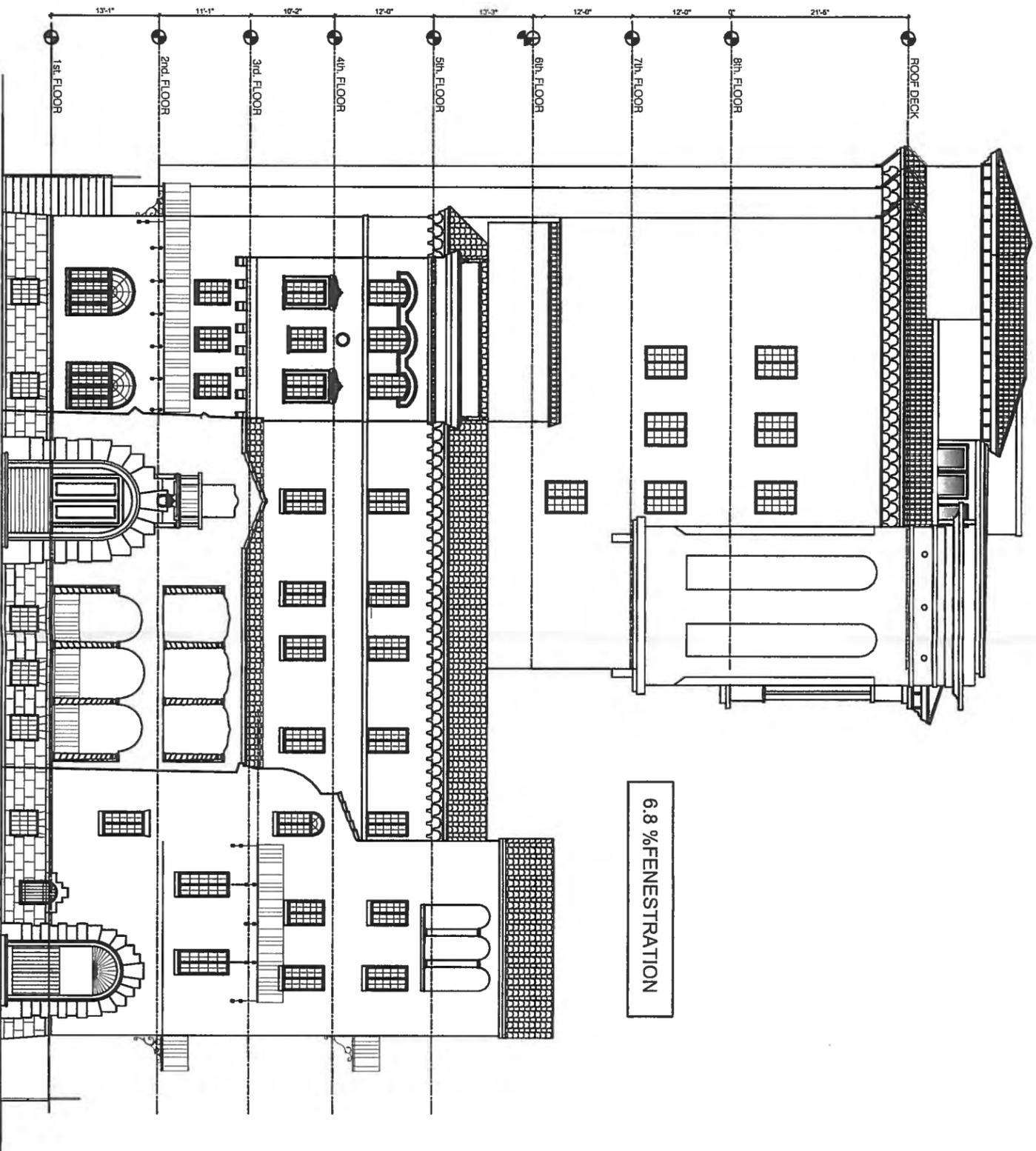
A-7



ROOF DECK BAR

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

A-8

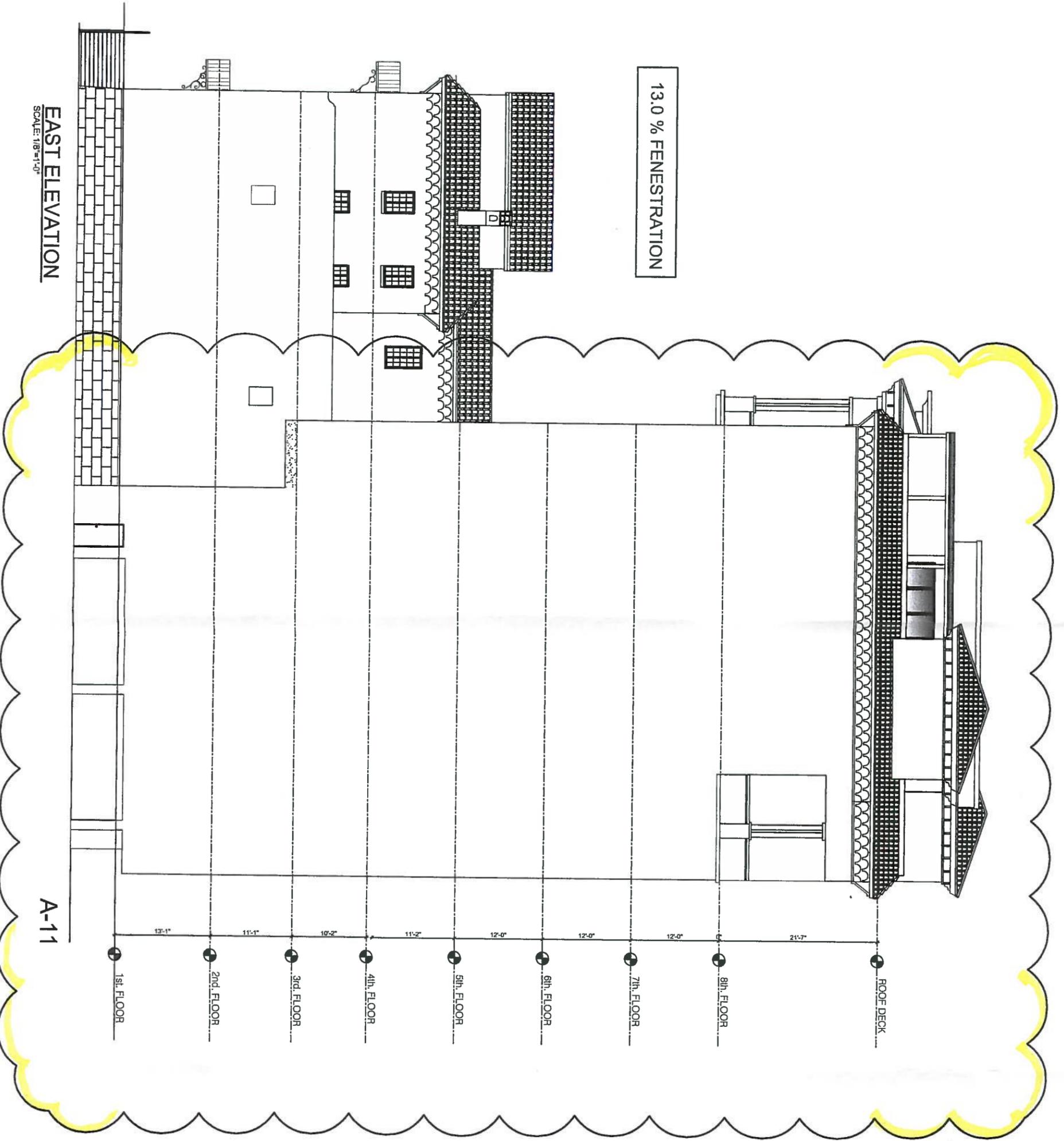


WEST ELEVATION

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

A-9

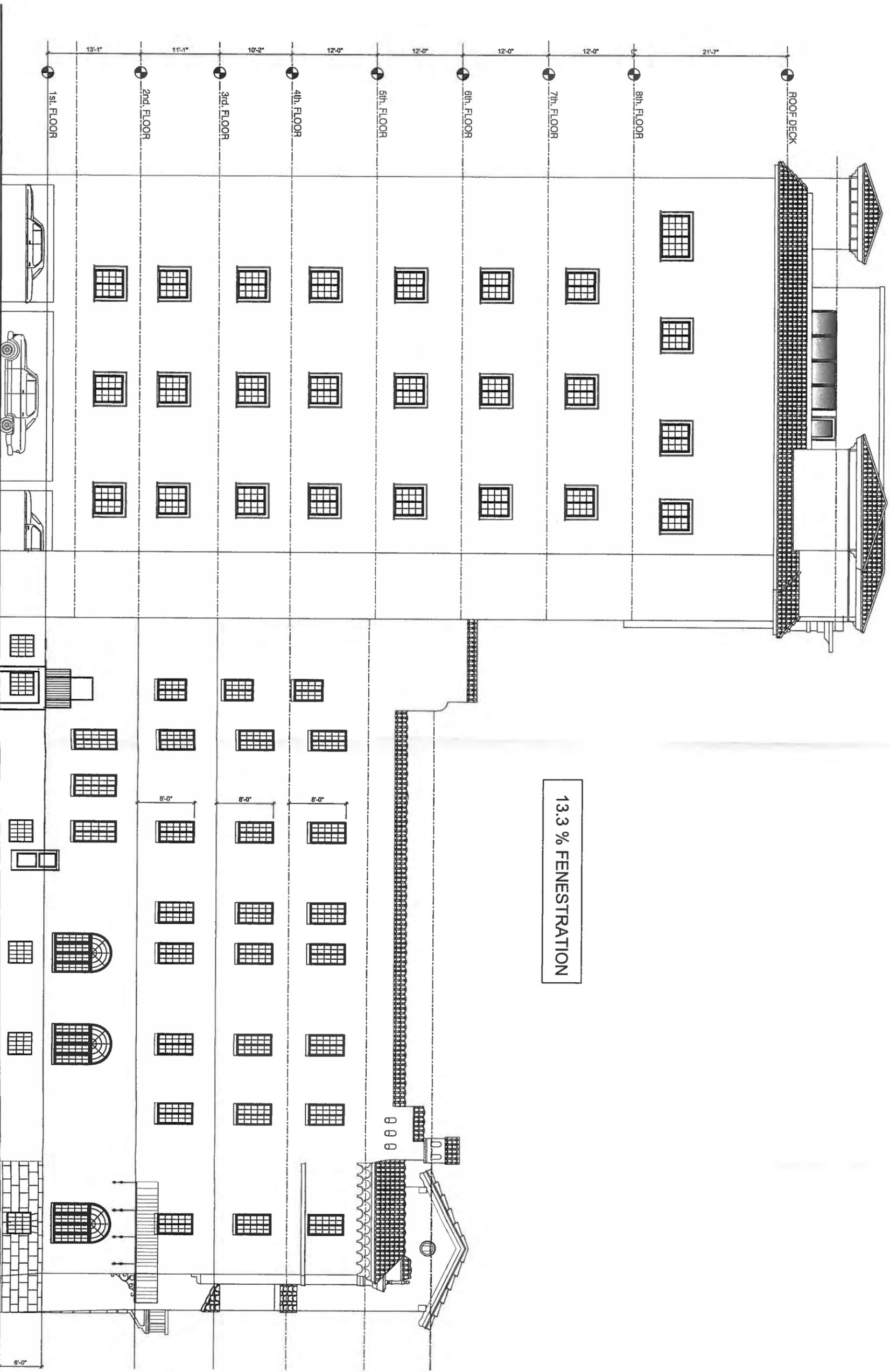
13.0 % FENESTRATION



EAST ELEVATION

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

A-11



ROOF DECK

8th. FLOOR

7th. FLOOR

6th. FLOOR

5th. FLOOR

4th. FLOOR

3rd. FLOOR

2nd. FLOOR

1st. FLOOR

13.3% FENESTRATION

8'-0"

8'-0"

8'-0"

6'-0"

NORTH SIDE ELEVATION
SCALE: 1/8"=1'-0"

A-12