CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

Community Planning and Preservation Commission
Certificate of Appropriateness Request

For **Public Hearing** and **Executive Action** on April 9, 2019 beginning at 2:00 p.m. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

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

Case No.:	19-90200006
Address:	215 Central Avenue (subject storefront functionally labeled 217 Central Avenue)
Legal Description:	THE DETROIT HOTEL CONDO
Parcel ID No.:	19-31-17-41408-000-0310
Date of Construction:	1888 (earliest portion of landmarked resource); 1911/1946 (portion of landmark primarily impacted)
Local Landmark:	Detroit Hotel (HPC 09-04/09-90300006), individually-designated local historic landmark
Owner:	St. Pete Jannus, LLC
Agent:	SOL Design Studio, LLC
Request:	Request for the approval of a Certificate of Appropriateness for the alteration of a local historic landmark

Historic Context and Significance

Constructed in 1888, the Detroit Hotel ("the subject property") was built simultaneously with the Orange Belt Railroad whose arrival essentially marked the establishment of St. Petersburg. The Detroit Hotel remains among the oldest buildings in town and the only visible resource downtown which conveys a the history of the city's earliest development as a rail stop and, ultimately, a resort town. The Detroit Hotel was designated as local historic landmark in the St. Petersburg Register of Historic Places in March of 2010 (HPC 09-04 / 09-90300006) and is perhaps the most historically significant individual building in the city.

The extent to which the subject property has been altered since its initial construction, including through changes that have become significant in their own right and through a partial restoration during the building's 2002 conversion to condominium use, poses a challenge in evaluating proposed alterations that impact earlier changes. The Period of Significance listed in the subject property's 2009 designation application extends from original construction (1888) through 1960, thus capturing both the 1911 and 1946 additions that will be affected by the proposed project.

The contemporary layout of the subject property's courtyard generally dates to a 1938-1940 "modernization" project that occurred shortly after the subject property was purchased by Hubert Rutland. Changes conducted at that time also included the application of stucco to the subject property's original wood siding, replacement of the two-story front porch with a one-story porch, the replacement of a covered wooden walkway extending from the entrance to Central Avenue with a canvas awning, and the construction of low garden walls at the property line to visually enclose the courtyard (Figure 1).[1] Shortly thereafter, a one-story stucco addition historically called the Patio Restaurant and currently part of Caddy's on Central, was constructed in 1946, as shown in Figure 2.[2]

Figure 1: Postcard showing Detroit Hotel Courtyard circa 1940, shortly after remodel during which stucco was applied, the front porch shown at center was rebuilt, a covered walkway was replaced with the yellow awning depicted, and the garden wall at the property line was built. Image courtesy of the St. Petersburg Museum of History.

Figure 2: Detroit Hotel circa 1946, showing one-story Patio Restaurant addition at lower left. Image courtesy of the St. Petersburg Museum of History.

[1] City of St. Petersburg, *Detroit Hotel – Case HPC 09-04 / 09-90300006.* On file, City of St. Petersburg, 6-7.

[2] City of St. Petersburg, *Property Card for 215 Central Avenue,* On file, City of St. Petersburg, 45.

All in all, the 1940s renovations removed many of the Queen Anne references of the original hotel building. The remaining material dating to 1888, as well as the 1911-1913 and 1938-1946 portions of the subject property, are relatively united with a predominantly early twentieth century Commercial Masonry Vernacular aesthetic that exhibits some visible influence from the Art Moderne style. This Moderne influence is perhaps most notable at the 1946 Patio Restaurant addition and the curved cantilevered awning just adjacent to it at the ground floor of the 1911 addition, both of which will be impacted by the proposed project.

The overall appearance and courtyard configuration established in the 1940s, shown again in 1972 in Figure 3, appears to have remained fairly consistent until the building's conversion to condominium use in 2002. Likely in the 1970s or 1980s, a faux mansard roof and siding consisting of false stones and diagonal wood siding were added to the Patio Restaurant space and adjacent portion of the 1911 addition, which operated for many years as the Garden Restaurant. The siding was removed, windows replaced, and stucco restored under COA 15-90200016 (Figure 4). The approximate shape of the large picture window portion of the Patio Restaurant addition was restored, as was the stucco exterior, though the distinctive porthole window visible to the left of the entry door was not. It appears that the doors and windows at the east elevation were also replaced during this renovation.

Figure 3: Detroit Hotel, as shown in 1972 *St. Petersburg Times* article.[3]

Figure 4: 1911 addition during 2015 rehabilitation with original brick, transom windows, c. 1938 cantilevered awning, and later concrete block infill visible

Since the early 2000s, and paralleling a growth and change in the nature of the demand for downtown bars and restaurants, a number of tenants have occupied the Central Avenue-facing commercial spaces in the subject property. Because interior changes are not subject to Certificate of Appropriateness review, the suitability of the combination, separation, or rearrangement of these storefronts and their uses is not being considered herein. However, it is important to note that the presence of multiple tenants within the subject property's commercial units has, at times, resulted in somewhat divergent goals for the building as a united resource. As the first Commission-reviewed COA for the subject property in recent

[3] Benbow, Charles, "Buildings Worth Saving," *St. Petersburg Times,* October 1, 1972.

years, the conversation surrounding this case will assist both staff and current and future tenants by strengthening the understanding of the City's goals for the building's preservation and interpretation of its significant features.

Project Description

Project Description

The proposed project will affect several portions of the subject property as depicted in Figure 5.

Figure 5: Affected portions of subject property

As further detailed in the application (Appendix A), the proposed project consists of the following alterations to the subject property:

- 1888 original Detroit Hotel Building:
  - Replacement of non-historic doors from porch into central "lobby" of building with windowed wooden doors in existing frames;
  - Retention of remaining historic two-over-two double hung sash windows and frames;
  - Retention of wooden porch, which appears to exhibit some replacement materials but follow footprint established during 1938-1940 remodel.
- 1911 Addition:

  - Removal of applied stucco and curved cantilevered awning at first story of south elevation;
  - Restoration of historic brick exterior;
  - Replacement of storefront door and window configuration with fixed-light storefront windows;
  - Infill of transom lights above existing line of awning.
- 1946 Patio Restaurant Addition:
  - Removal of non-historic faux mansard roof;
  - Cladding in synthetic wood siding;
  - Installation of a flat corner awning;
  - Replacement of current single-action door and picture window configuration at south elevation with metal-framed dual-action door, sidelights, and transom window;
  - Replacement of single-action door and fixed-light windows at east elevation with roll-up "garage doors" above fixed exterior bar.
- Courtyard:
  - Construction of low wall to define edge of courtyard, to be clad in synthetic wood to match Patio Restaurant addition;
  - Fixed booths, planters, and u-shaped bar within courtyard;
  - Removal of canvas awnings and frames and replacement with fixed frame to hold flat, retractable canvas awnings.

Staff Findings

The criteria used in COA evaluations are listed below. Because of the complexity and heightened significance of this particular property, a discussion of staff findings follows.

General Criteria for Granting Certificates of Appropriateness and Staff Findings

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

The project does not appear to successfully meet this criterion as proposed.

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

With a scope of work limited to the south elevation of the subject property's ground floor, impact is confined. The project meets this criterion.

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

The project does not appear to successfully meet this criterion as proposed.

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

The applicant appears to be able to complete the project.

5. *A COA for a noncontributing structure 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 negative impacts.*

This criterion is not relevant.

Additional Guidelines for Alterations

1. *A local landmark 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.*

No change of use is proposed. The impacted space was historically commercial/lobby space and has been reused as bar/restaurant space for at least 20 years.

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 reasonable.*

Finding the 1940s additions and alterations to be significant, staff does not find the proposed project to meet this criterion.

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 without sufficient documentary evidence, shall not be undertaken.*

The project appears to successfully meet this criterion as proposed.

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

The project does not appear to successfully meet this criterion as proposed.

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

Finding the 1940s additions and alterations to be significant, staff does not find the proposed project to meet this criterion.

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, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The project partially meets this criterion through its proposed restoration of historic windows and front porch elements.

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.*

No information provided has suggested that improper treatments will be used on historic surfaces proposed to be retained.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

This criterion not relevant.

Evaluation

The subject property has been altered several times, both within and following the end of its period of significance. The conversion to condominium use in the early 2000s partially restored the original painted and/or stucco-clad brick on the upper levels of the 1911 and 1913 addition of the property, but left the wood framed, 1888 portion of the building, as well as the commercial storefronts clad in other materials and introduced a pared-down recreation of the original Queen Anne-style tower. As such, existing conditions appear to reference both the building's original appearance and its circa 1940 "modernization."

The proposed project generally preserves the historic materials and design components of the 1888 portion of the building which remain in place. The few remaining historic two-over-two wooden sash windows at the subject property are in this location. Proposed doors, which will replace non-historic units shown in Figure 9, will be windowed wooden doors without a noteworthy degree of ornamentation. This is relatively appropriate given the pared-down aesthetic treatment that this portion of the building was given during the circa 1940 renovation. If the overall ambition of the approved design is to focus on the preservation of the 1940s designs and materials, including horizontal divisions to reference the doors believed to be original to that work (Figure 6) may benefit the overall project. It does not appear that changes will be made to the one-story porch or entry steps.

Figure 6: Entry doors from porch. Staff photograph, 2006.

Figure 7: Section of postcard image of Detroit Hotel's south elevation circa 1906 showing original Queen Anne detailing. On file, City of St. Petersburg.

Figure 8: Section of postcard image of Detroit Hotel's south elevation circa 1940, with tower, two-story porch, and wooden covered entry removed. On file, City of St. Petersburg.

Figure 9: Portion of existing south elevation from within porch

Figure 10: Proposed south elevation, from application

The application proposes restoration of the original bricks at the ground floor of the 1911 addition, noting that continuity with the exposed bricks on the remainder of that addition as a goal. The restoration of brick exteriors that have been concealed by stucco is often an objective of the rehabilitation of historic commercial buildings. However, given the fact that the circa 1940 alterations have gained significance in their own rights and now largely define the visible historic design of the subject property, staff recommends that the Commission consider requiring that these design alterations, including the application of stucco and curved cantilevered awning at the ground floor, be honored as historically significant elements of the subject property.

Figure 11: Section of postcard image of Detroit Hotel's south elevation circa 1912. On file, City of St. Petersburg.

Figure 12: Section of postcard image of Detroit Hotel's south elevation circa 1946 showing tripartite transom lights, curved cantilevered awning, and part of storefront configuration. On file, City of St. Petersburg.

Figure 13: 1911 addition during 2015 renovation with original bricks and transom (still present) exposed. Concrete block infill has since been replaced with modern window and door system.

Figure 14: Proposed treatment of 1911 addition storefront, from application

The proposed alterations to the 1946 Patio Restaurant addition involve reorganizing its fenestration throughout and cladding it with synthetic wood, as well as installing a large, flat awning which wraps the south and east elevations. The removal of the faux mansard and restoration of the building form as a simple rectangle will be a partial return to the 1946 design, though the introduction of non-historic

materials and configurations, including the synthetic wood siding and the "garage-door" rollup windows, is inappropriate.

Staff recently presented a proposed alteration of the Mari-Jean Hotel at 2349 Central Avenue (COA 18-90200052) to this Commission that suggested a similar configuration of rollup doors above a fixed indoor/outdoor bar and recommended against this pattern; this recommendation was approved by the CPPC as a Condition of Approval. Casement or pivoting windows that follow the historic pattern of the historic openings are proposed in this case, as in the rehabilitation of the Mari-Jean. In the case of the Mari-Jean, the windows that were being referenced were large storefront windows lacking any muntins, whereas the windows shown in Figure 15 appear to have historically been steel hopper or casement windows with fine muntins separating panes roughly square in shape, a common element of the Art Moderne style. The most appropriate replacement would replicate this configuration in fixed, casement, or even sliding windows.

Figure 15: Section of postcard image of Detroit Hotel's south elevation circa 1946 showing Patio Restaurant addition with horizontal banding, porthole window, and corner picture window. On file, City of St. Petersburg.

Figure 16: Patio Restaurant addition, 2019

Figure 17: Proposed treatment of Patio Restaurant addition, from application

Staff Recommendation

The proposed project includes several elements described in four parts:

- 1888 original Detroit Hotel,
- 1911 addition,
- 1946 patio restaurant addition, and
- Courtyard.

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve** the Certificate of Appropriateness request for the alteration of the 1888 and 1911 portions and courtyard of the Detroit Hotel, 215 Central Avenue, with the following conditions:

1. Stucco at the 1911 and 1946 additions be preserved;
2. The circa 1940 transom windows and cantilevered awning at the 1911 addition be preserved; and
3. The proposed wooden doors at the 1888 portion of the building include horizontal muntins to reference their circa 1940 predecessors.
4. Any additional work determined necessary during the course of the proposed project be discussed with staff for potential additional COA review at staff or Commission level.

Staff recommends **denial** of the proposed alterations to the 1946 Patio Restaurant portion of the subject property.

Appendix A:

Application No. 19-90200006

st.petersburg
www.stpete.org

CERTIFICATE OF APPROPRIATENESS

Application No. _____

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): St. Pete Jannus, LLC

Street Address: 4600 140th Avenue N, Suite 210
City, State, Zip: Clearwater, FL, 33762
Telephone No:
Email Address: barry@sunpubs.com

NAME of AGENT or REPRESENTATIVE: SOL Design Studio, LLC

Street Address: 1730 E 7th Avenue
City, State, Zip: Tampa, FL, 33601
Telephone No: 813-242-4267
Email Address: carlos.molnar@sol-designstudio.com

PROPERTY INFORMATION:

Street Address: 217 Central Avenue, St. Pete FL, 33701
Parcel ID or Tract Number:
General Location: On corner of 2 St North and Central Avenue
Designation Number:

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: 2/6/19

UPDATED 09-12-2012

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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: 217 Central Avenue, St. Pete, FL, 33701 COA Case No: _____

Type of Request	Proposed Use
■ Alteration of building/structure	☐ Single-family residence
☐ New Construction	☐ Multi-family residence
☐ Relocation	■ Restaurant
☐ Demolition	☐ Hotel/Motel
☐ Alteration of archaeological site	☐ Office
☐ Site Work	☐ Commercial
	☐ Other

Estimated Cost of Work: _____

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

   No anticipated work

2. Roof and Roofing System

   Roofing to be repaired/replaced above entry point.

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CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3. Windows

Replacing windows to match street style and street rhythm.
Historic Windows by stairs to remain.

4. Doors

All exterior doors to be replaced. Door to match and conform to existing style.

5. Exterior siding

Dark wood cladding/siding on exterior entry (at Non-Historic side)

6. Decorative elements

New street side covered booths at restaurant property line to assist in defining entry with planters for soft edges.

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

All existing patio canopies to be removed and replaced with an awning and a canopy over VIP Booths in front.
Existing pavers to be replaced. Existing stairway to mid-floor doors to remain.

8. Painting and/or Finishes

Building to be painted to achieve a more integrated look.
Portion of building next to Mandarin Hide at ground floor level to be brought back to brick and to continue historic downtown St. Pete aesthetic.

9. Outbuildings

10. Landscaping, Parking, Sidewalk, Garden features

Planters added to incorporate more into the space.

11. Other

217 on CENTRAL | Caddy's on Central Renovation

1 COVER PAGE

2 SITE LOCATION

3 DETRIOT HOTEL HISTORIC PICTURES

4 THE GARDEN RESTAURANT

5 FORD'S GARAGE FOOR PLAN & ELEVATIONS

6 OVERALL INTERIOR PLAN

7 FRONT BAR - MATERIALS AND LAYOUT

8 PATIO - MATERIALS AND LAYOUT

9 BACK BAR - MATERIALS AND LAYOUT

10 RENDERING OF PROPOSED RENOVATION

11 PROPOSED RENOVATION ELEVATIONS

12 RENDERINGS OF PROPOSED RENOVATION

13 RENDERINGS OF PROPOSED RENOVATION

14 PROPOSED MATERIALS - PHASE 2

SOL DESIGN STUDIO
1700 EAST 7TH AVENUE, STE. 1
TAMPA, FLORIDA 33605
T: 813.242.4267
AA26002080

PROJECT: 18-12
217 ON CENTRAL RENOVATION
217 CENTRAL AVENUE
ST PETERSBURG, FL 33701

TITLE:
217 HISTORIC MEETING

DATE: 02.22.2019

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SITE | Central Ave & 2cnd Street North

SITE LOCATION - **"FIRST BLOCK"**

First Block significance:

- Oldest and most significant block in the city
- Majority of the buildings on the block are pre-1910 structures, some of the city's oldest
- All other stuctures retain excellent historic integrity - excellent examples of early 20th century commerical architecture.
- The buildings are associated with city founders and pioneers and were designed and built by prominent architects & contractors/developers.

SOL DESIGN STUDIO
720 EAST 7TH AVENUE, STE. 1
TAMPA, FLORIDA 33605
T: 813.242.4267
AA26002080

PROJECT: 18-12
217 ON CENTRAL
RENOVATION
217 CENTRAL AVENUE
ST PETERSBURG, FL 33701

TITLE:
217
HISTORIC
MEETING

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217 on CENTRAL | Detroit Hotel

Pre 1910

1910

1939

2002

THE DETROIT HOTEL - The first hotel in St. Petersburg

- Built in 1888 by Peter Demens in Queen Anne style, after allegedly winning a coin toss. It stood 3.5 stories high with a 70 foot high tower, which is still seen today
- In the late 1890's, a gazebo with a minaret was added
- Around 1910, a brick addition with 63 rooms was added on the west side of the building. The year 1914 saw another brick addition on the east side. This expansion encased the original wood structure.
- It closed as a hotel in 1993 and was converted to condominiums in 2002.

SOL DESIGN STUDIO
700 EAST 7TH AVENUE, STE. 1
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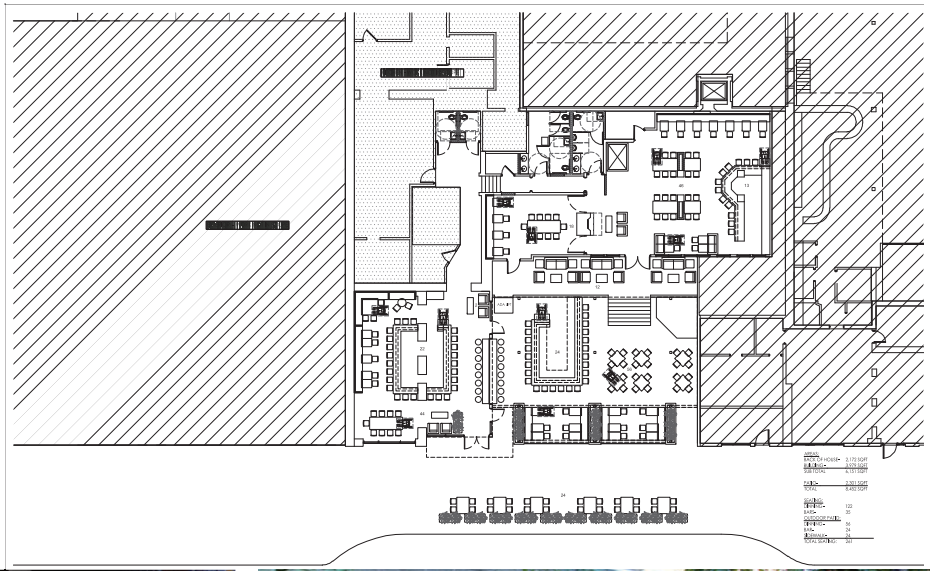
217 on CENTRAL | Garden Restaurant



PROPOSED FLOOR PLAN
217 CENTRAL

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PROJECT: 18-12
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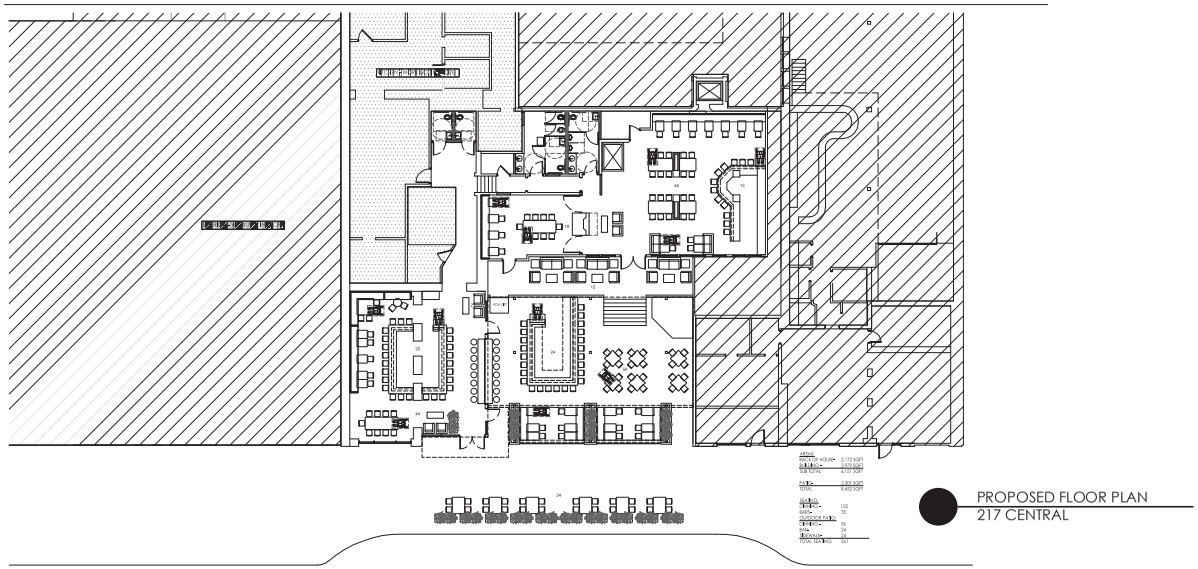
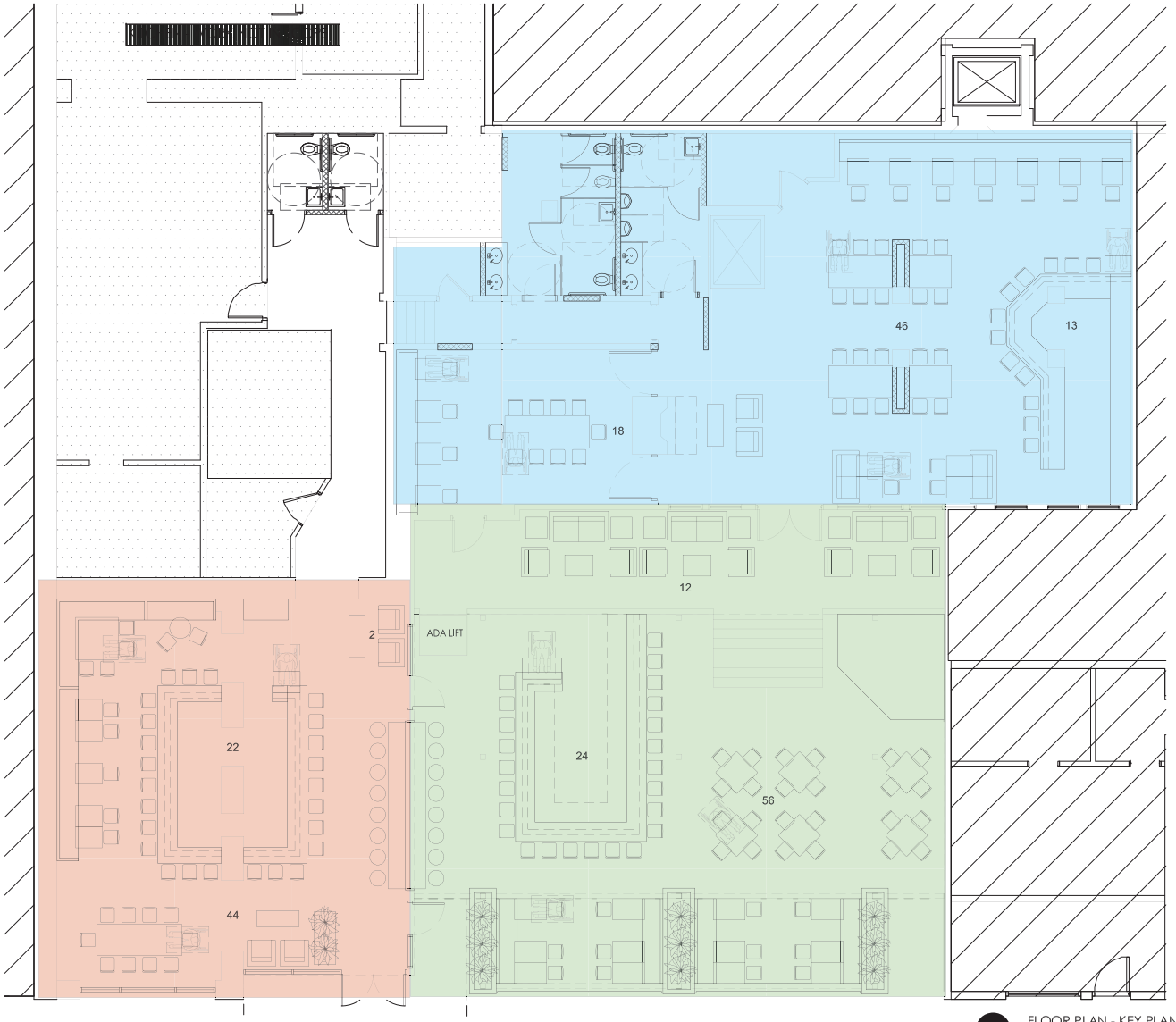
217 on CENTRAL | Caddy's on Central



217 on CENTRAL | Finish Plans



FLOOR PLAN - KEY PLAN
217 CENTRAL

SOL DESIGN STUDIO
1700 EAST 7TH AVENUE STE. 1
TAMPA, FLORIDA 33605
T: 813.242.4267
AA26002080

PROJECT: 18-12
217 ON CENTRAL
RENOVATION
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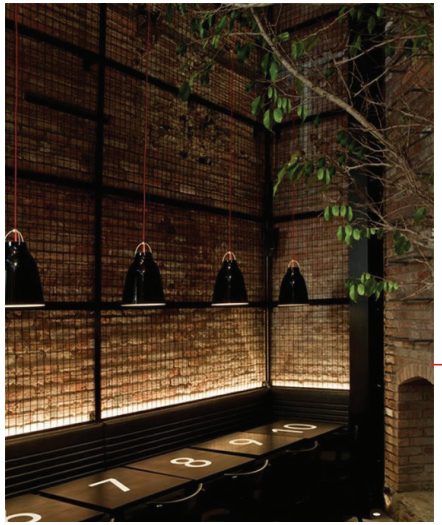
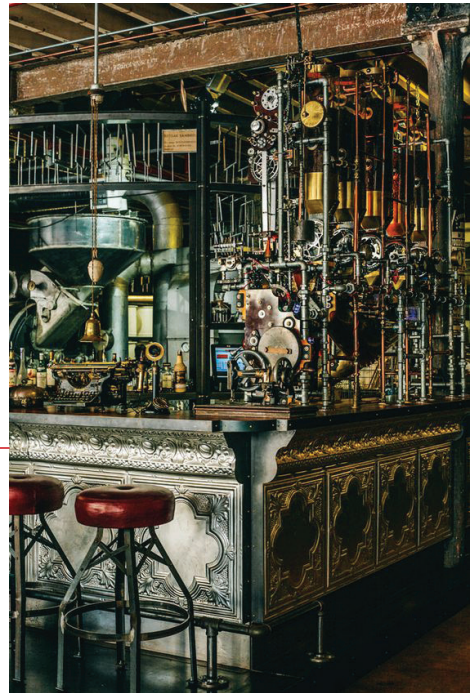
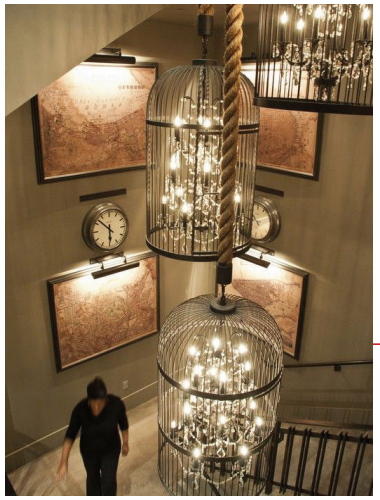
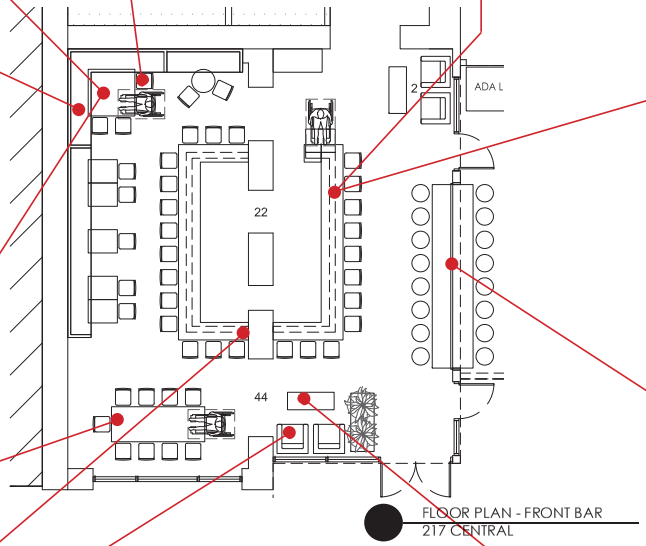


www.FisherCustomDesign.com



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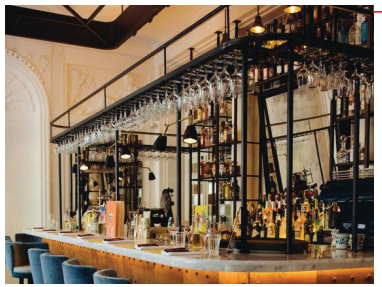
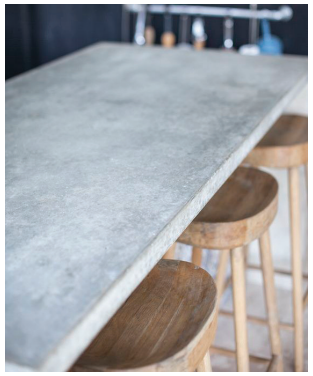
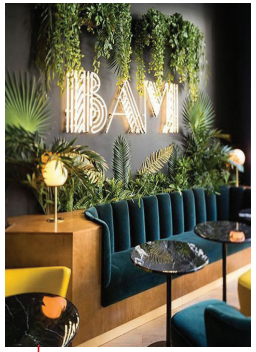
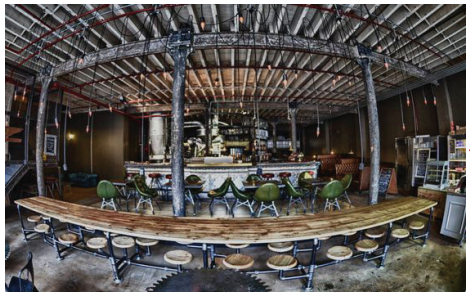
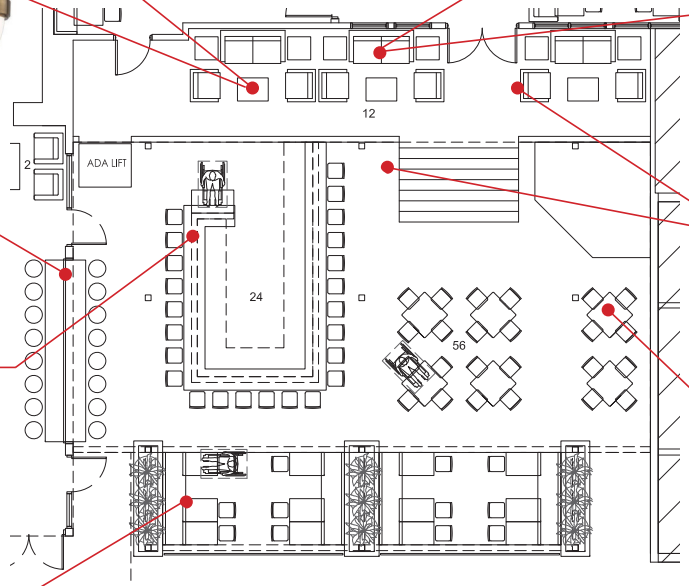
FLOOR PLAN - FRONT BAR
217 CENTRAL



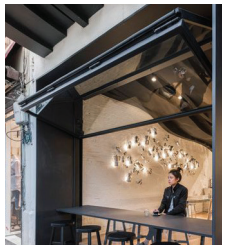


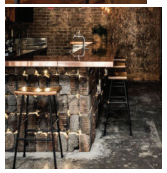






FLOOR PLAN - PATIO
217 CENTRAL





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PROJECT: 18-12
217 ON CENTRAL
RENOVATION
217 CENTRAL AVENUE
ST PETERSBURG, FL 33701

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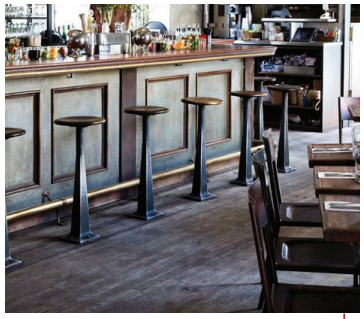
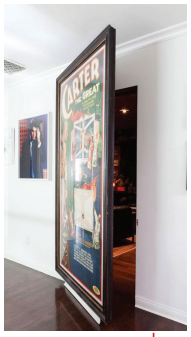
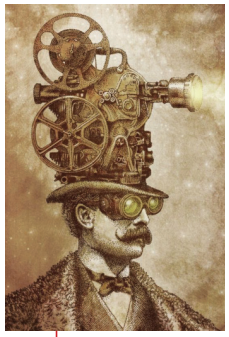
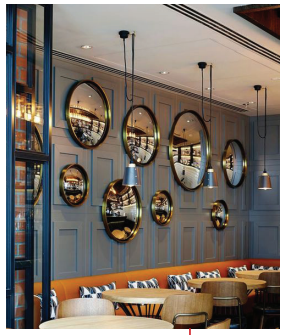
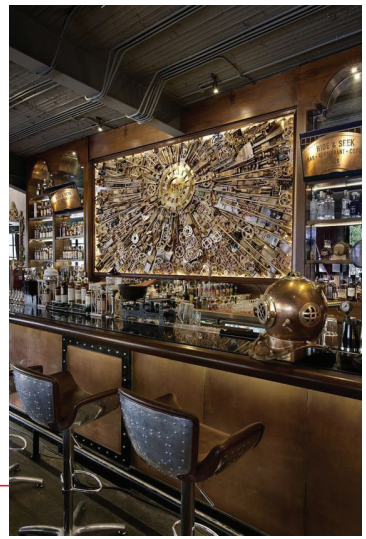


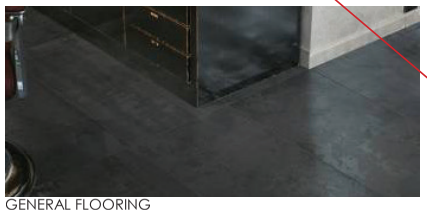




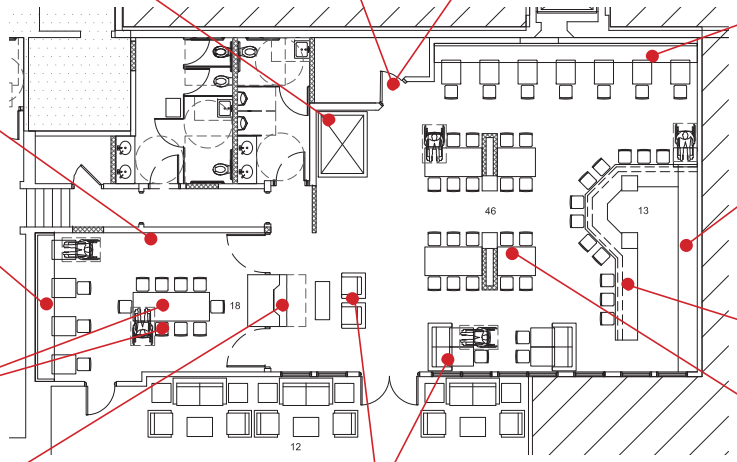




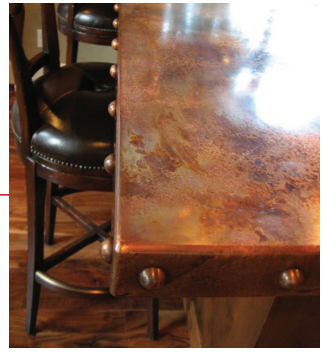
UPHOLSTERY FABRIC FOR BANQUETTES

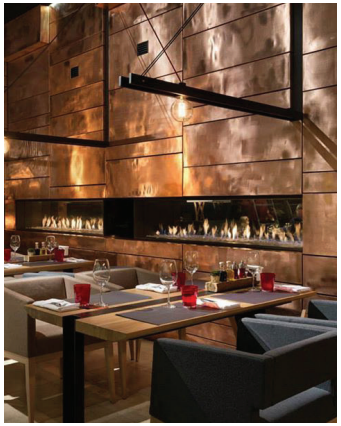


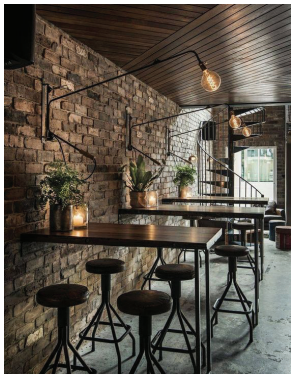
GENERAL FLOORING



FLOOR PLAN - BACK BAR/PRIVATE ROOM
217 CENTRAL







217 on CENTRAL | Proposed Concept

3D Rendering

DESIGN INTENT

The Detroit Hotel's importance in St. Petersburg's History is well documented and the Owner understands the responsibility they have for any project undertaken within its premises.

Our team was asked by the Owner to work with them to historically restore, with the purview of the St. Petersburg Historical Department, select exterior sections of the Detroit Hotel façade. The distinct historical character would also flow into the "interior" spaces. We would work as a team to upgrade the interior of the facility with restoration efforts as well as new elements, creating a special venue in downtown St. Petersburg.

Our research of the Detroit Hotel's architecture, additions, uses, and facades has revealed various finishes, styles, and elements over the years. The ground floor spaces have been re-worked in various configuration. For example, images of the current reincarnation as The Garden Restaurant, are shown. Our design objective is to provide a coherent renovation for the exterior and interior reflecting the "Detroit Hotel's" rich history.

Looking back, we found wood-lap siding was commonly used in the early days of the hotel. Enhancing the restored brick façade, we have proposed the use of a synthetic rich and dark wood siding. The siding brings an element of warmth throughout the project and especially at the West single-story entrance, welcoming those that enter. Introducing a warm-wood siding at this entrance and elsewhere, pays both an homage to the historic wood-sided building Pre-1910, and incorporates an element of old, yet new - modernity - and interest to the Street Façade.

One element we believe critical to the historic renovation is removing the cement plaster on the first-floor West façade, exposing and restoring the rich and distinctive brick below. Our goal is to unveil the historical integrity and consistency of the brick on all the stories of the West building facade. The exposed street-level brick texture and warmth will assist in enhancing and continuing the street rhythm prevalent in Downtown St. Petersburg.

In the following brochure, images of the proposed exterior and interior renovations are provided to help illustrate the team's vision for the project.

The proposed exterior design embraces the old world charm of the original exterior brick and revives the use of a rich dark wood slat appearance on adjacent front and sides. The rich dark wood continues along the front of the raised patio seating adjacent to the sidewalk. Walking into the patio or interior space, you see the rich wood visual continue with the bar, combined with modern elements. The overall visual blends historical elements from the Detroit Hotel with new into a distinctive style for the 217 on Central Restaurant and Lounge.

The true heart of the project is its spacious courtyard. The design goal for a coherent renovation and design, will be most evident in the flow between courtyard and interior spaces. An example of literally flowing between exterior and interior is, the proposed bar along the wall adjacent to the west wall that will open during clement weather using sliding window panels. The exterior bar design comprises design elements of the interior bar for a visual flow.

The Courtyard is proposed to undergo a major renovation to the bar and seating adjacent to the sidewalk. We are proposing booths with low planter elements perpendicular to the sidewalk and continue the rich wood siding on the front of the raised booths. These booths would have retractable canopies suspended on a metal "arbor" style, for solar protection from the Southern Exposure, yet open during evenings. The metal arbor finish is Dark Bronzed antiqued with canvas fabric shades. The new bar area would be enlarged to become the focal point of the Courtyard continuing the blend of historic elements with new using antiqued metals, warm worn wood accents, and vintage furniture. The addition of a classic festoon (small-round string lights) above the canopies will create a transparent ceiling element at night that provides the comfort of a celling element but doesn't block the sky view.

Elements of the Detroit Hotel's raised historic entrance are proposed to be restored and repaired. This area will be become a comfortable lounge area for eating, drinking, and provides a great visual vantage point to the Courtyard entertainment. The existing red canvas canopies are proposed to be removed on all sides and replaced with new retractable shades.

Consistent with the project's design intent, images of the proposed interior are provided to further show the use of the project's design aesthetics flowing from exterior to interior. The blending of historic elements with new textures and shapes provides a distinctive yet relaxed environment. An exciting aspect is original historical elements will be incorporated into the interior design. For example, we are working to restore and feature the original elevator as a Wine and Liquor display. Unfortunately the original doors from the raised deck to the inside were removed long ago. The current metal doors would be replaced with wooden doors with a glass motif in line with the design aesthetic. The historic interior side windows are still in place and will remain as they are integral to the site.

It is proposed, that by implementing these restorations, renovations and implementation of a coherent design blending historic elements with new, the project will not only pay homage to the historic "Detroit Hotel" aspect of the 217 on Central project, but also bring new life into the coveted First Block of Downtown St. Petersburg.

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PROPOSED LINE ELEVATION
217 CENTRAL

PROPOSED RENDERED ELEVATION
217 CENTRAL

3D renderings 1-4

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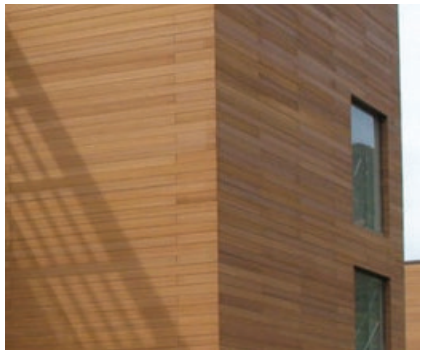
12

3D renderings 5-8

1- RESTORE BRICK FACADE

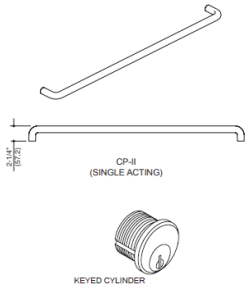
2 - WINDOW SYSTEM

3 - GARAGE DOOR



4 - SYNTHETIC WOOD PANELING

5 - 2CND FLOOR WOOD DOOR AND HARDWARE



6 - 2CND FLOOR STOREFRONT DOOR AND HARDWARE

BASIS OF DESIGN

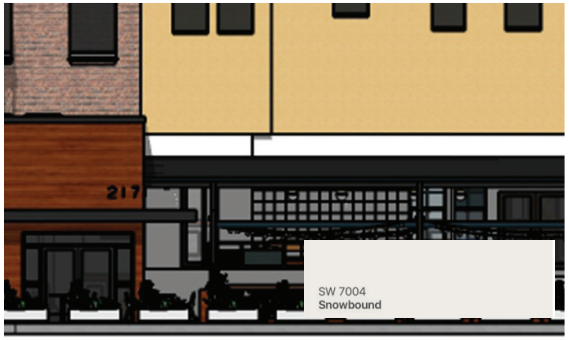
1. Restore original brick
2. Kawneer Fixed Window System
3. Banko Aluminum Glass Panel Door System
4. Resysta Wood Panel Siding
5. Jeld-Wen Fiberglass Impact Resistant Door System

   Schlage Bronze Commercial Grade Deadbolt

   CRL Bronze Commercial Door Pulls
6. Kawneer Tuffline Door System with Keyed Cylinder and CP-III Door Pulls
7. Akova Pendant Lighting on 2cnd Floor Lounge Area
8. Hydra STL Series Commercial Rated LED on Cable Transom String Lighting
9. Sherwin Williams Snowbound for Existing Stucco

7 - PATIO/LOUNGE AREA PENDANT LIGHT

9 - PATIO STRING LIGHTS



10 - STUCCO PAINT SELECTION

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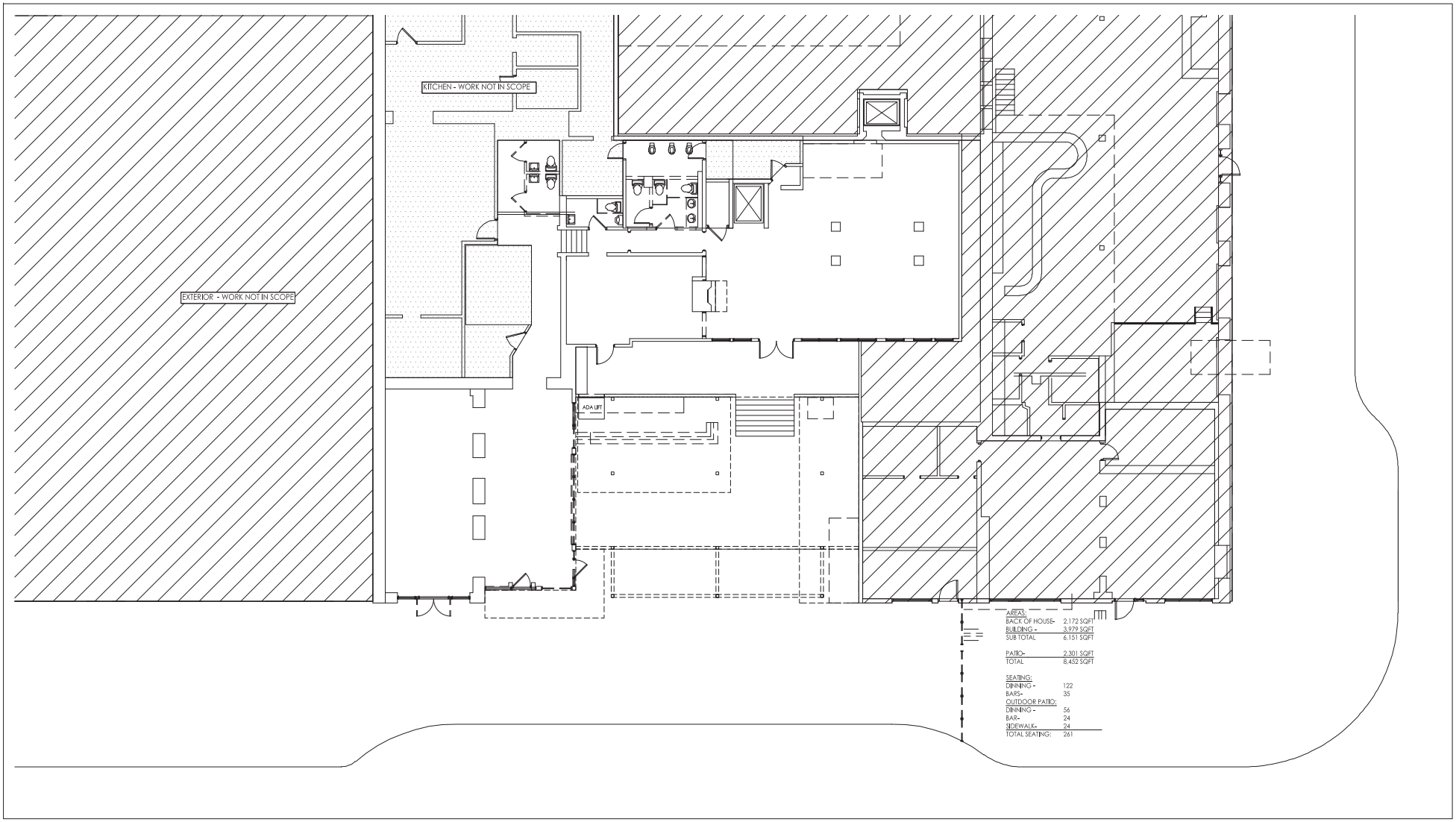


PROJECT

217 CENTRAL

ST. PETERSBURG, FLORIDA
07.30.18

SHEET NUMBER

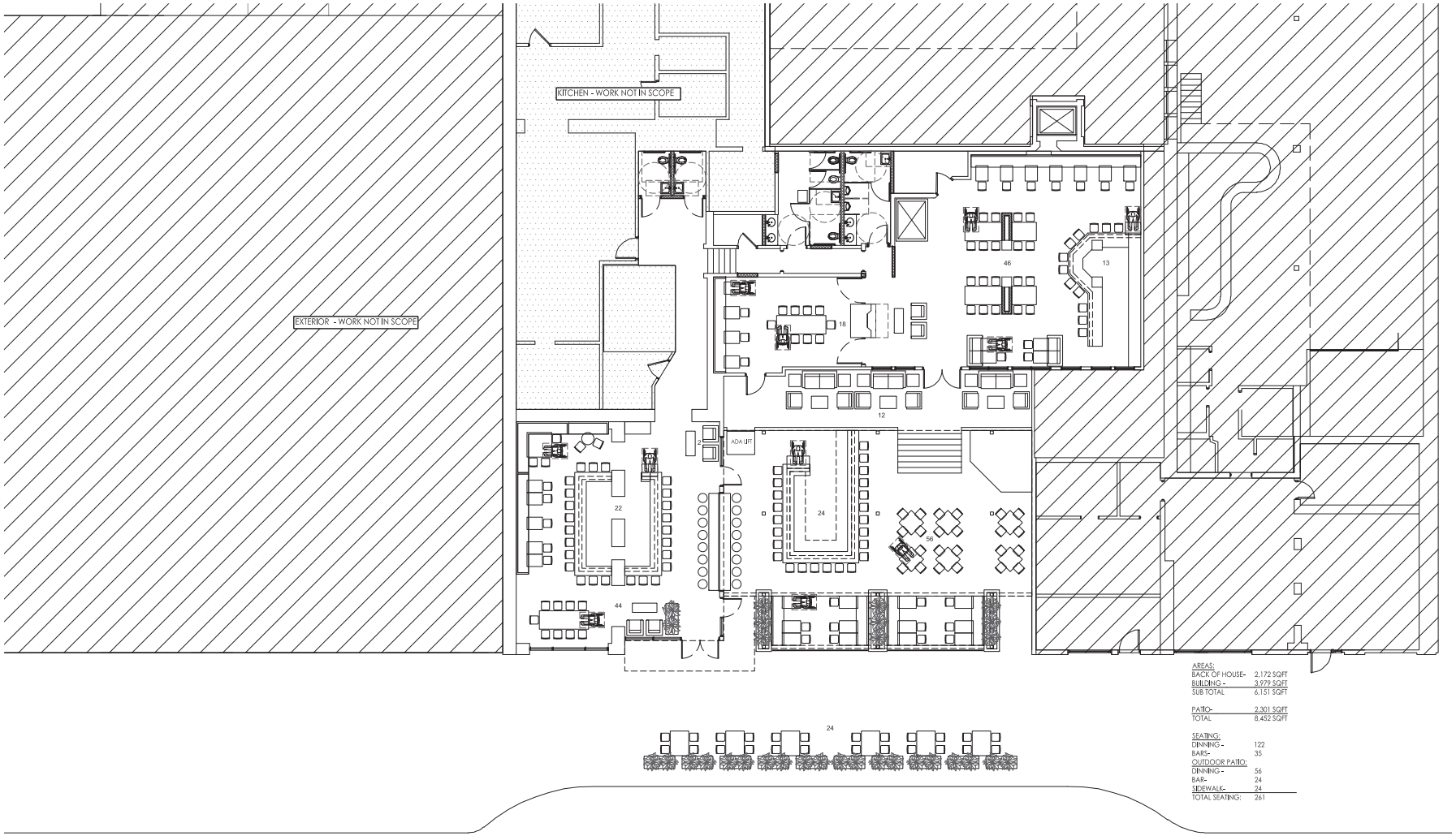
D1.0

TITLE

DEMOLITION PLAN

1/16" = 1'-0"

SOL DESIGN STUDIO
INTERIORS,ARCHITECTURE,SITE,GRAPHICS



AREAS:

BACK OF HOUSE-	2,172 SQFT
BUILDING -	3,979 SQFT
SUB TOTAL	6,151 SQFT
PATIO-	2,301 SQFT
TOTAL	8,452 SQFT

SEATING:

DINNING -	122
BARS-	35
OUTDOOR PATIO:	
DINNING -	56
BAR-	24
SIDEWALK-	24
TOTAL SEATING:	261

PROJECT

217 CENTRAL

ST. PETERSBURG, FLORIDA
07.30.18

SHEET NUMBER

A1.0

TITLE

PROPOSED FLOOR PLAN
1/32" = 1'-0"

SOI DESIGN STUDIO
INTERIORS.ARCHITECTURE.SITE.GRAPHICS

Appendix B:

Maps of Subject Property

Community Planning and Preservation Commission

215 Central Avenue

AREA TO BE APPROVED,

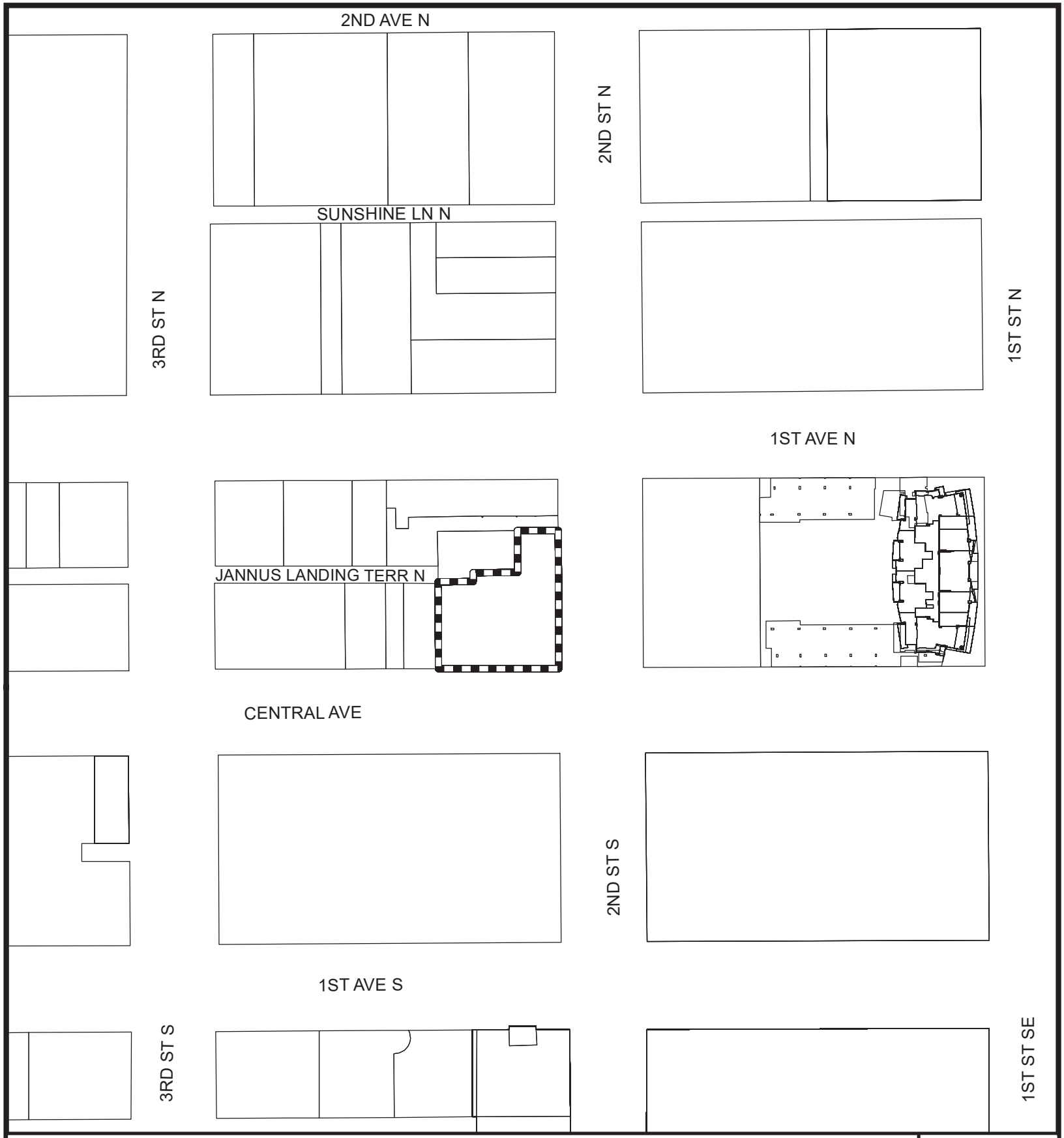
SHOWN IN

CASE NUMBER

19-90200006

N

SCALE:
1 " = 165 '



Community Planning and Preservation Commission

215 Central Avenue

AREA TO BE APPROVED,

SHOWN IN

CASE NUMBER

19-90200006

N

SCALE:
1 " = 165 '