



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 January 14, 2020 beginning at 2:00 p.m. in the Auditorium,
The Sunshine Center, 330 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.



AGENDA ITEM: CITY FILE NO.: 19-9020064

REQUEST: Review of a Certificate of Appropriateness for the alteration of storefront windows and doors at the south and east elevations of the Detroit Hotel (HPC 09-04), a landmark individually listed in the St. Petersburg Register of Historic Places

OWNER: St. Pete Jannus LLC

AGENT: John Bodziak

PARCEL ID NO.: 19-31-17-41408-000-0330

LEGAL DESCRIPTION: HOTEL DETROIT CONDO, THE UNIT C3

ZONING: DC-C

Historical 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 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 Period of Significance listed in the subject property’s 2009 designation application extends from original construction (1888) through 1960, thus including the addition of the 1914 brick wing that will be affected by the proposed alterations.

This four-story brick eastern wing was the second of the two large additions to the subject property constructed between circa 1910 and 1914. The eastern wing is prominently visible in Figure 1. Evidence observed at the subject property, and the configuration typical of commercial buildings of the era, suggests that the series of small windows at the east elevation had been altered by the 1920s.



Figure 1: Photograph of Detroit Hotel dated May 22, 1926, showing east and west brick wings added between circa 1910 and 1914. Courtesy, Tampa-Hillsborough County Public Library System. Location of proposed alterations highlighted in blue by staff.

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 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. Staff encourages Commissioners to consider the creation of a harmonious aesthetic between sections of the subject property to be among the goals of this and future COA approvals.

A rehabilitation of the ground-floor storefront and restaurant space at the historic frame portion of the building dating to 1888, western brick wing dating to circa 1910, and of the 1946 one-story restaurant addition, was approved by this Commission on May 14, 2019. A rendering of that approved plan is shown in Figure 2; construction remains in permitting as of the writing of this report. The application discussed

herein represents entirely distinct plans affecting a separate portion of the building, but should be considered by Commissioners to encourage consistency throughout the subject property.



Figure 2: Rendering of approved changes submitted as part of COA 19-90200006, affecting courtyard and western storefronts of subject property.

The COA application (Appendix A) proposes alterations to the ground floor storefront of the circa 1914 east brick wing. As noted above and in previous discussions of the appropriateness of alterations to the Detroit Hotel, the subject property evolved both within and following its period of significance. In the case of vernacular commercial storefronts, it is especially common for fenestration and ornamentation to be added and subtracted over time as properties change hands. There is commonly little evidence of the exact details that were originally present, so preservationists turn to documentation of common configurations and regional variations for information on the most likely historic conditions. In St. Petersburg, the *St. Petersburg Design Guidelines for Historic Properties* serve as a principal guide. Included in the guidelines is the image included as Figure 3, which indicates features common to a typical early-twentieth century storefront such as the subject property.

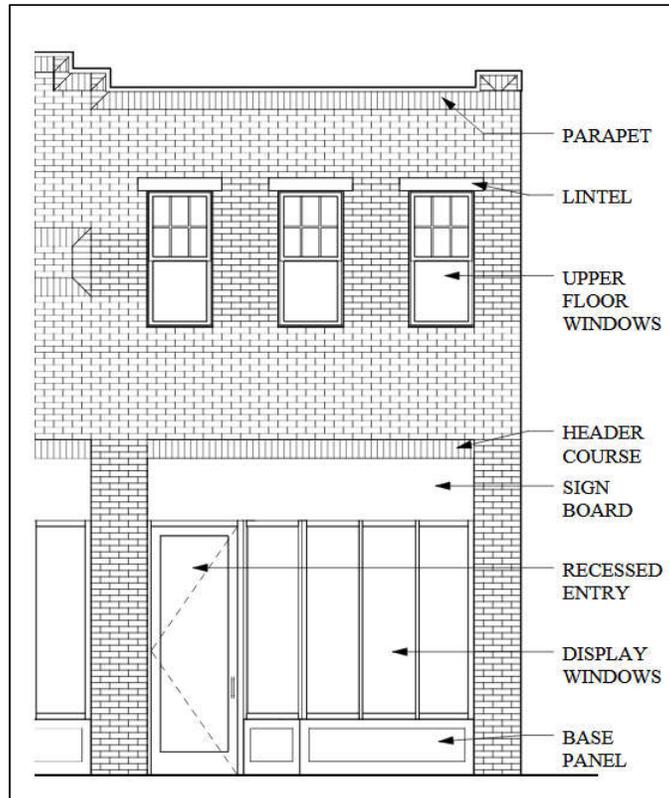


Figure 3: Diagram of common features of Commercial Storefronts included in *St. Petersburg's Design Guidelines for Historic Properties*, page 77.

The existing conditions of the southwestern corner of the subject property, most recently the Detroit Liquors store, have been altered through the application of stucco over the brick exterior, the alteration of window and door openings, and the application of inappropriate faux-stone window surrounds (Figure 5). The division through the center of the façade seen below, as well as evidence observed inside and in historic photographs, suggests that the space historically housed two storefronts.

Since the two storefronts have been combined, one doorway has been eliminated. The sign board areas, which originally housed transom windows to provide light and air circulation, have been infilled, and a steel beam has been placed at the location of the header course. These historic elements of the storefront system are important to the building's design and feeling, and contribute significantly to the original sense of rhythm. An ideal historic rehabilitation would restore each individual element of the historic storefront shown in the ground floor of Figure 3. During pre-application meetings, staff recommended accomplishing this goal by reinstalling transom windows and, perhaps more importantly, by keeping a second but inoperable doorway present in the right storefront.

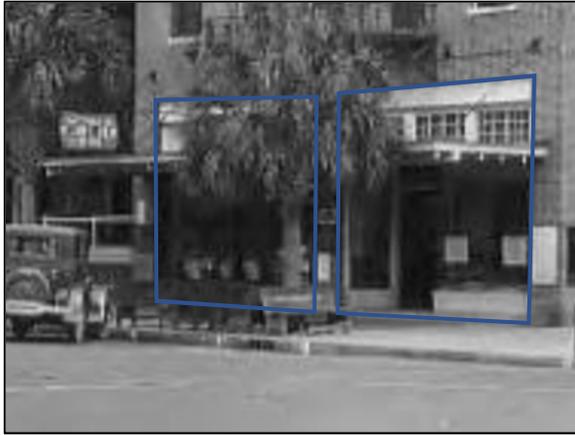


Figure 4: Southeast storefronts, 1926. Location of proposed alterations outlined in blue by staff.
 Courtesy, Tampa-Hillsborough County Public Library System.



Figure 5: Southeast storefronts, 2019.

Previous Approval – COA 18-90200058

In 2018, following the closure of the Detroit Liquor Store, COA application 18-90200058 was submitted by the Jannus Landing block’s manager for the replacement of the storefront windows at the southern façade with garage door style roll-up units. The heavy industrial appearance of the proposed doors was not considered by staff to be appropriate to the subject property. Further, changes in window and door opening size require approval by the CPPC per the City’s COA Matrix and can therefore not be processed administratively. In order to expedite the project so that the tenant space could be reoccupied, and the boards shown in Figure 1 removed from the building’s prominent storefront windows, the applicant agreed to reglaze the existing windows. This replacement of the glass within existing frames was able to be approved by staff. The approved work was never completed, but the COA approval (Appendix B) remains active and is referenced in the current application. If approved, the window replacements proposed by application 19-90200064 would supersede the prior approval for their reglazing.

Project Description and Review

Project Description

South Façade

The application proposes the installation of “horizontal sliding” windows in place of the previously-approved plate glass at the Central Avenue (south) façade. These storefront windows will be required to comply with the COA Additional Guidelines for Window Replacement (discussed below) as well as the Building and Architectural Design Standards established within the Downtown Center Districts zoning category of City Code (Section 16.20.120.8). As shown in Figure 6, a single-action aluminum door (most likely dating to the late twentieth century) uncovered during interior demolition will be restored for use as the commercial space’s main entrance, while the current door and faux-stone surround will be eliminated. The transoms will not be restored but remain as blind panels. The bricks surrounding the historic storefront openings will be removed, therefore restoring the original outline of each storefront.



Figure 6: Portion of proposed south elevation from application packet; affected storefront openings highlighted by staff.

East Elevation

During the course of interior demolition to repurpose the space as a bar, the applicants uncovered three historic openings, including two windows and one door, that had been concealed for many decades. The east elevation of the space in question has been covered by stucco and features a boarded window opening that was proposed to be opened and infilled with a horizontal sliding window during the original COA approval no. 18-90200058.



Figure 7: Existing east elevation. Note lintels of enclosed windows above stucco, circled in blue.

The four historic openings, two of which are shown in Figure 8, offer the applicant an opportunity to accomplish the dual goals of restoring long-forgotten features of the building and of providing additional openings to the subject property's 2nd Street elevations, thus improving the historic feeling of the streetscape at a vital corner of downtown St. Petersburg. The two central openings incredibly still house 12-over-12 double-hung sash windows, which had already been concealed by the time of the 1926 image included as Figure 1.



Figure 8: Interior of southeastern corner of subject property storefront, showing historic openings revealed by interior demolition.

Given the discovery of these historic windows and openings, the applicant now proposes restoration of the historic wood sash windows, installation of a single-action door with transom lite in the historic door opening, and installation of a horizontal sliding window in the boarded “pass-through” at the southern edge of the east elevation (Figure 10).



Figure 9: East elevation, 1926. Courtesy, Tampa-Hillsborough County Public Library System.

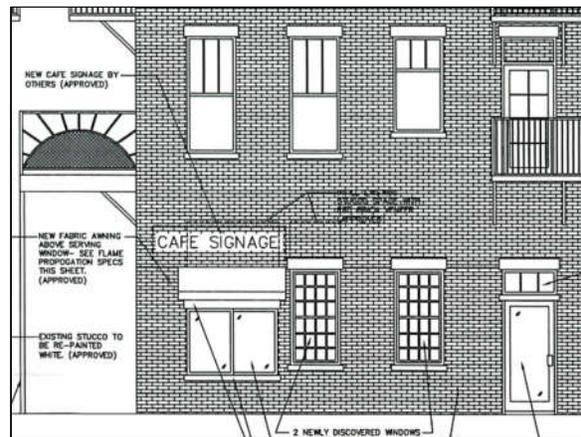


Figure 10: Proposed east elevation from application.

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.*

Consistent

Overall, the proposal will have a positive effect on the subject property’s historic integrity by restoring several historic features as well as a more appropriate storefront rhythm at the Central Avenue façade. Staff finds the proposal to be

appropriate under this criterion and consistent with *St. Petersburg's Design Guidelines for Historic Properties*.

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

Consistent Although the subject property is an individual local historic landmark and not part of a local historic district, it is one of several tenant spaces within the subject property. Staff finds the proposal to be appropriately consistent with other commercial rehabilitation projects that have been approved for commercial spaces within the building, in particular with COA application 19-90200006, which was approved by this Commission in May of 2019.

- 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.*

Consistent This project requires Commission review primarily because of the application of sliding windows at the Central Avenue façade and the enclosure of one of two historic doorways at that elevation. Despite the application of these new materials and reconfiguration of the traditional storefront openings, however, staff finds that the project as a whole will benefit the subject property by largely restoring the outlines of historic storefronts, as well as several historic openings and the original brick exterior surfaces.

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

Consistent The commercial space will function as a bar following rehabilitation.

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

Consistent The applicant has a history of rehabilitation of the subject property and appears by all measures to be capable of, and enthusiastic about, this rehabilitation project.

- 6. 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.*

Not applicable The subject property is an individual local historic landmark.

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.*

Consistent The space in question has been used for various commercial purposes throughout its life, most recently as a liquor store. The installation of horizontal sliding windows to accommodate engagement of the sidewalk will be the primary use-driven change, but staff finds this change to be consistent with

other previously-approved projects and to have low visual impact. Any negative effect to integrity will be largely mitigated by the restoration of the storefront openings' footprints and the brick exterior, which will more appropriately frame the historic commercial spaces than does the current stucco.

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.*

Consistent As noted above, a number of historic features will be restored by the proposed project.

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.*

Consistent The proposed project uses photographic evidence as well as physical evidence uncovered during the removal of non-historic materials.

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

Generally Consistent As shown in Figure 1, fenestration at ground floor of the subject property's east elevation was altered quite early in the building's life and within the period of significance. However, staff considers the restoration of the historic openings being proposed to be appropriate. Their evolution over time, notably their partial enclosure before 1926, is not uncommon given the common changes to commercial storefronts reflecting change of tenants and their needs. However, their restoration will improve the building's street-level rhythm. Staff concurs with the applicant that returning this pattern of openings will benefit the building's historic feeling.

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

Consistent Historic materials and design elements (most notably the brick exterior, historic wooden windows, and window/door openings) will be restored by the proposed project. The materials proposed for removal are not historic.

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.*

Consistent Staff finds the proposal to be consistent with this criterion. The horizontally-sliding windows proposed will differ from historic windows (not present) in operation but do closely match the historic opening sizes.

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.*

Consistent Care shall be taken when removing the stucco and cleaning and restoring the brick beneath.

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.*

Not applicable This is not an archaeological site.

Additional Guidelines for Window Replacement

The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. *Impact resistance. The replacement window and glass shall be impact resistant;*

Presumed consistent Window specs were not provided. Staff will confirm that proposed windows meet this criterion prior to final permit issuance.

2. *Energy performance. The replacement window shall be Energy Star qualified for southern climate zones;*

Presumed consistent Window specs were not provided. Staff will confirm that proposed windows meet this criterion prior to final permit issuance.

3. *Depth in wall. The replacement window shall be setback into the wall the same distance as the historic window;*

Presumed consistent Window specs were not provided. Staff will confirm that proposed windows meet this criterion prior to final permit issuance. Staff recommends that the outline of each Central Avenue storefront (shown in Figure 6) be recessed to reference the historic configuration.

4. *Frame size, shape and exterior trim. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;*

Consistent New windows proposed by this application will be located in existing openings. The size of these openings should be followed.

5. *Configuration. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;*

Consistent The proposed project will move the building's fenestration closer to historic conditions in a location where the original configuration has been largely

hidden for several decades. Although not an exact recreation, staff finds the proposal to be an improvement to the building's historic integrity.

6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*
 - a. *Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
 - b. *Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
 - c. *Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.*

Inconsistent The proposed storefront windows will be horizontal sliding, whereas the historic windows are believed to have been fixed plate glass. As discussed above, staff finds this to be an acceptable change given the overall improvement to the building's integrity and condition resulting from the project as a whole.

7. *Finish. The finished surface and appearance shall match the historic window, where practicable.*

Presumed consistent Window specs were not provided.

Summary of Findings

Staff evaluation yields a finding of the following criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 5 of 5 relevant criteria met.
- Additional Guidelines for Alterations: 7 of 7 relevant criteria met or generally satisfied.
- Additional Guidelines for Window Replacement: 4 of 7 criteria would be satisfied by Commission approval of proposed Conditions of Approval and 2 of 7 criteria satisfied. Staff finds inconsistency in the remaining criterion.

Staff Recommendation and Conditions of Approval

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the Detroit Hotel subject to the following:

1. The applicant shall provide staff with confirmation of the proposed new windows' impact resistance, Energy Star rating, depth in wall plane, profile, and material/finish. New windows shall meet requirements for impact resistance and Energy Star rating for southern climates and shall be recessed within wall plane at a depth that closely matches the existing, historic windows at the east elevation.
2. New windows shall match the size of historic openings to the greatest extent possible, with the exception of the Central Avenue transom lights and the right Central Avenue-facing door, which may remain blind for structural and use purposes.
3. The storefront systems at the Central Avenue (south) façade will be referenced by a material distinction and recessed from their brick surrounds, as shown in the application.

4. Stucco will be removed and brick beneath will be cleaned and restored by the gentlest means possible.
5. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
6. This approval will be valid for 18 months following Commission action and expire on July 14, 2021.

Appendix A:

Application No. 19-90200064

City of St. Petersburg
Building Department
Historic Preservation Division
St. Petersburg, Florida

November 14, 2019

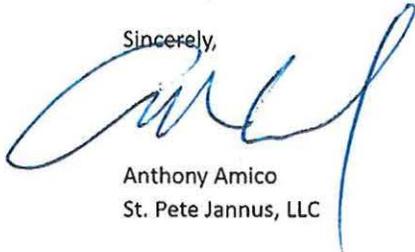
RE: Request to name Agent/Representative for project
Cafe/Bar known as Club 201 LLC
201 Central Avenue
St. Petersburg, Florida 33701
Permit #17-11000927

To Whom It May concern,

I am requesting as the property owner of the above mentioned address, that you accept John A. Bodziak, Jr. Architect A.I.A. (Florida Reg. #AR0005065) as the registered agent and representative in my behalf. He will be submitting a Certificate of Appropriateness package and representing myself at the January 14th CPC meeting.

Thank you for your help in this matter!

Sincerely,

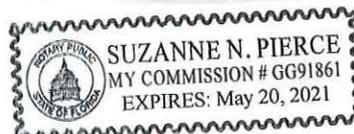


Anthony Amico
St. Pete Jannus, LLC

STATE OF FLORIDA
COUNTY OF PIWELLAS

Personally appeared before me, this 18th day of NOVEMBER, 2019
ANTHONY AMICO Who is being duly sworn on oath the he/she is OWNER of
ST. PETE JANNUS, LLC and that he/she hereby acknowledges the execution of the foregoing
instrument for and on special instance and request.



NOTARY PUBLIC



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): ANTHONY AMICO

Street Address: 4400 118TH AVE. N. STE. 100

City, State, Zip: CLEARWATER, FL 33762

Telephone No: 727-535-7558

Email Address: TAMICO77@GMAIL.COM

NAME of AGENT or REPRESENTATIVE:

Street Address: 2325 ULMERTON ROAD

City, State, Zip: CLEARWATER FL 33762

Telephone No: 727-327-1966

Email Address: JACK@JABODZIAK.COM

PROPERTY INFORMATION:

Street Address: 201 CENTRAL AVE, ST. PETERSBURG FL 33701

Parcel ID or Tract Number: PIN # 19-31-17-41408-000-0330

General Location: DOWNTOWN ST. PETE

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:

11-11-19



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: 201 CENTRAL AVE COA Case No: _____

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: \$69,500.

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

REQUEST USING HORIZONTAL SLIDING WINDOWS (2) ALONG CENTRAL AVENUE IN PLACE OF PLATE GLASS FOR ACCESS OF PATRONS & SEATING.

4. Doors

REQUEST USING AN UNCOVERED (DURING DEMO) ORIGINAL ENTRY DOOR & COVERING EXISTING DOOR W/ BRICK TO MATCH EXISTING.

5. Exterior siding

6. Decorative elements

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

8. Painting and/or Finishes

9. Outbuildings

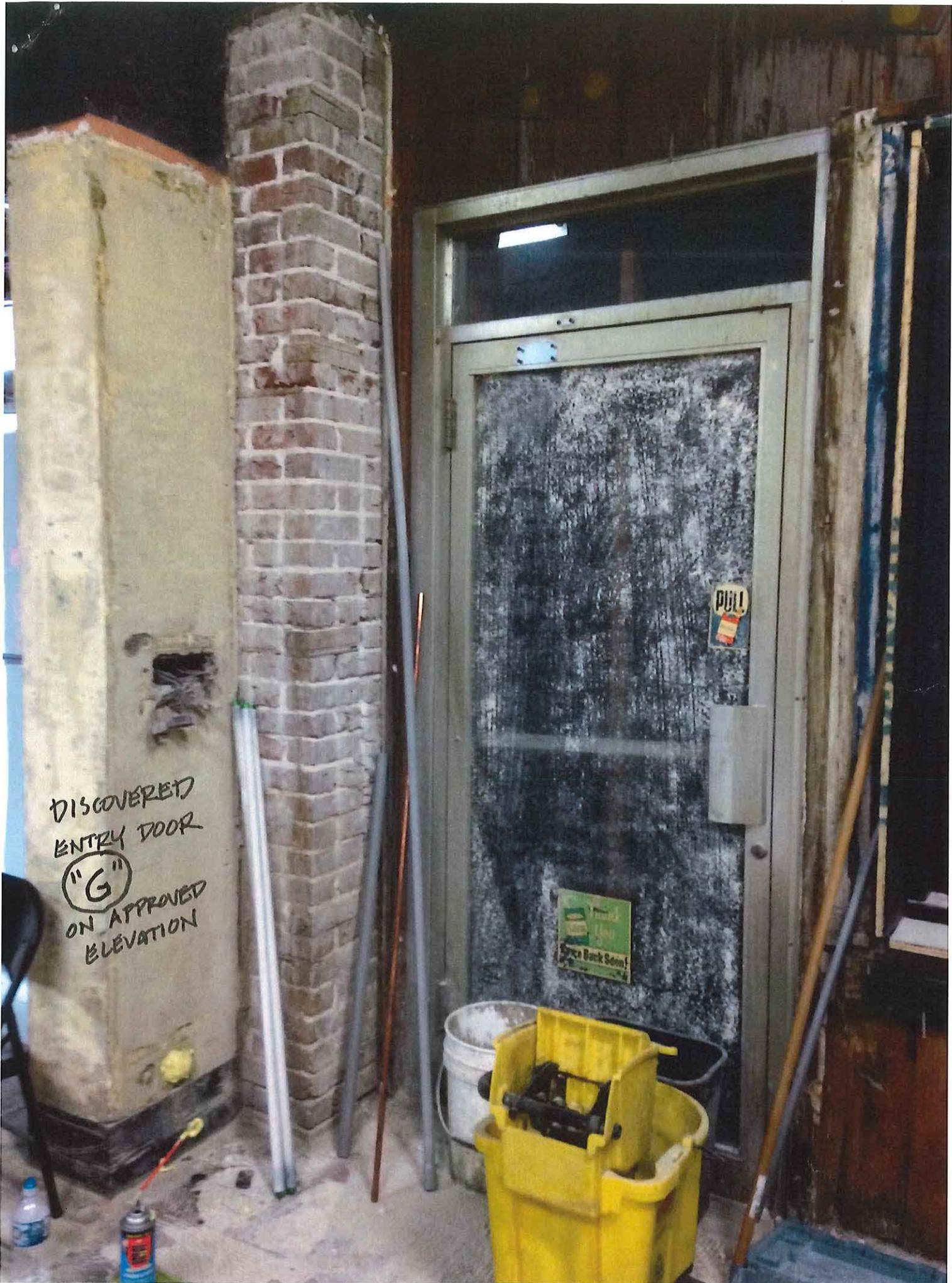
10. Landscaping, Parking, Sidewalk, Garden features

11. Other

REQUEST ELIMINATING APPROVED TRANSOM FIXED GLASS ABOVE WINDOWS ON CENTRAL AVENUE SINCE THERE IS NOT ADEQUATE SPACE BECAUSE OF AN EXISTING STEEL BEAM & THE FACT THAT THE 2 EXISTING WINDOWS ARE TALLER THAN WAS INDICATED ON THE APPROVED ELEVATIONS.



EXISTING
OLD DOORWAY TO
2ND ST.
ON APPROVED PLAN
ⓕ



DISCOVERED
ENTRY DOOR
"G"
ON APPROVED
ELEVATION

PULL

Sage Bank Sign

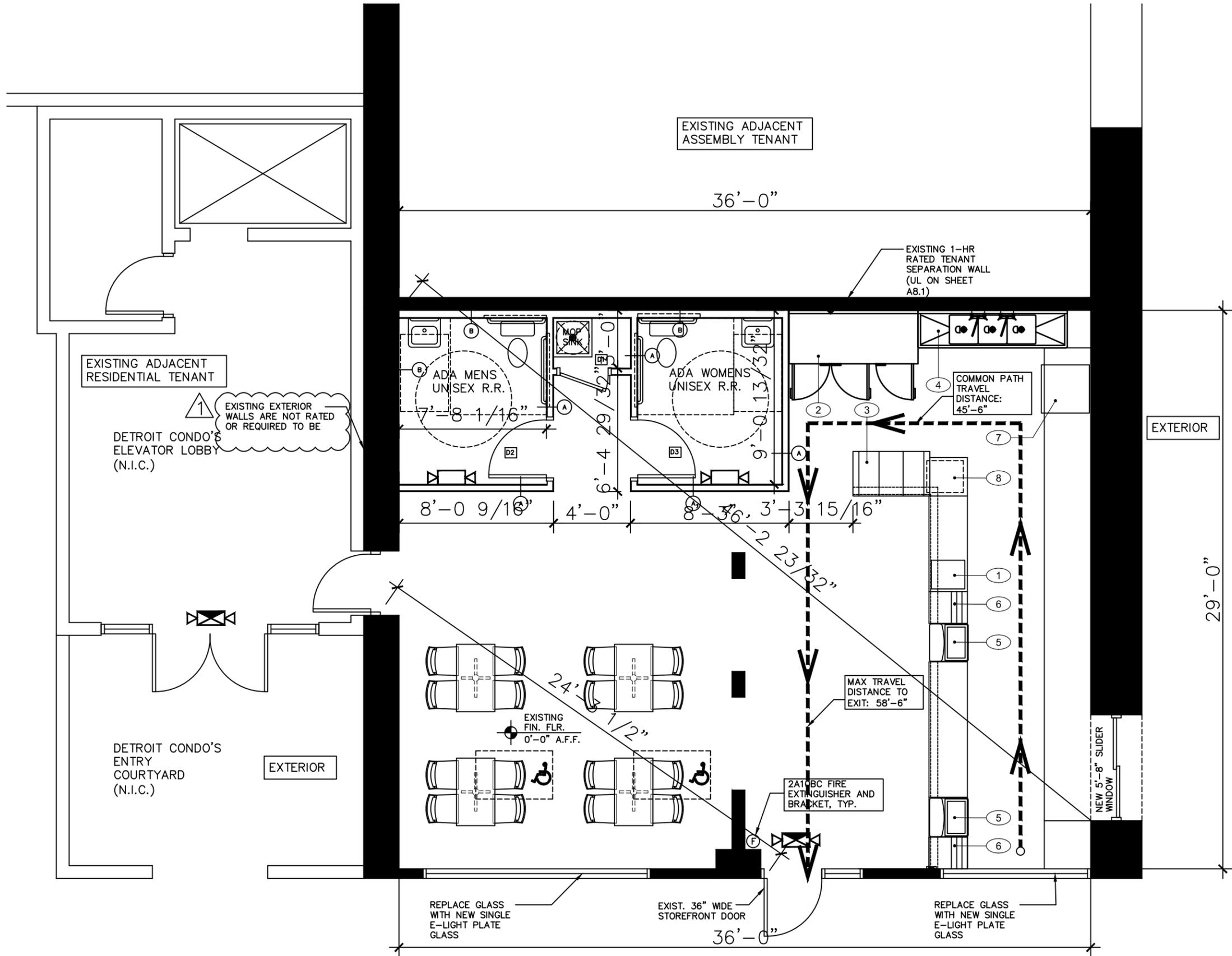


BECK'S STEEL BEER (B)

DETROIT LIQUORS

LIQ





APPROVED FLOOR PLAN
 SCALE: 3/16" = 1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND COMMENTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON AND DOES NOT ACCEPT ANY LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON AND DOES NOT ACCEPT ANY LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

NO.	DATE	DESCRIPTION

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED BY ACCORDANCE WITH THE BUILDING CODES AND FIRE SAFETY STANDARDS OF FLORIDA.

JOHN A. BODZIAK
 ARCHITECT AIA, PA
 ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
 FLORIDA REGISTRATION NO. AR0006065
 EMAIL: JACK@JABODZIAK.COM
 2325 ULMERTON RD., SUITE 21 CLEARWATER, FLORIDA 33762
 TEL: (727) 327-1866 FAX: (727) 826-0968

INTERIOR REMODEL
CLUB 201
 201 CENTRAL AVENUE ST. PETERSBURG, FL
 APPROVED FLOOR PLAN

DRAWN BY: JB / EB
 UPDATED ON: Nov. 18, 19
 DATE: 11 / 11 / 2019
 JOB PROJECT #: 2019-046
 SHEET #
1 of 2



HISTORIC PRESERVATION PHOTO

APPEARS THAT NO BRICK WAS PRESENT UNDER SOUTH ENTRY WINDOWS

SUNBRELLA FIRESIST SPECIFICATIONS:

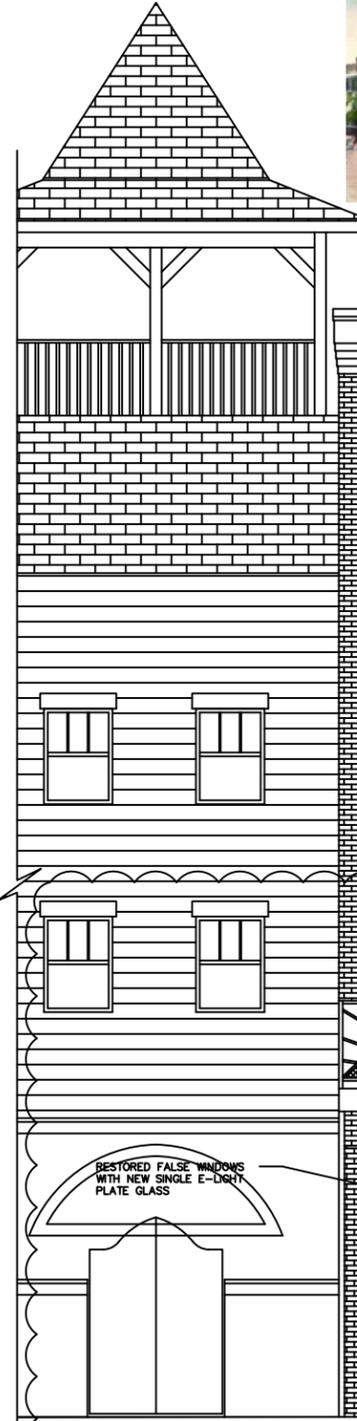
- **Generic Classification:** Woven fire-retardant polymer backed with urethane/acrylic.
- **Description:** Fabric woven from an inherently fire-retardant polymer, backed with a durable urethane/acrylic coating.
- **Typical Weight:** Approximately 8.75 oz. per square yard.
- **Width:** 60 inches / 152.4
- **Colors:** Very resistant to ultraviolet rays and color degradation (see warranty). Most colors tested up to 1,500 hours in a Fade-Ometer with minimal or no change. Fade resistant to most chemicals.
- **Underside:** Urethane/acrylic.
- **Surface:** Basket weave with a soil/stain release finish.
- **Transparency Level:** Light shades translucent for good illuminated use.
- **Abrasion Resistance:** Excellent.
- **Flexibility:** Excellent in both hot and very cold conditions. Will not crack.
- **Dimensional Stability:** Good. Remains fully flexible in frigid temperatures.
- **Mildew Resistance:** Excellent (with proper maintenance and cleaning).
- **Durability/Average Life Span:** 5 years. (Depends on climate and proper care of fabric).
- **Flame Resistance (FR):** Firesist passes the following flame-retardant requirements:
 - Meets California State Fire Marshall Title 19
 - NFPA 701-99, test method II
 - CPAI-84: Tent walls and roof
 - FMVSS 302
 - FAA 25.853 (Aviation)
 - UFAC Upholstered Furniture, Class 1
 - Outside North America: Consult Glen Raven for Specifications
- **Chemical Resistance:** Excellent.
- **Water Repellence:** Excellent.
- **Oil Resistance:** Very good.
- **Sealability:** Excellent.
- **Heat Sealing:** Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency bar type welder, etc.

SUNBRELLA AWNING SPECS

1
a2.1

APPLICANTS NOTES AFTER DEMOLITION:

- (A) THERE ARE NO FALSE WINDOWS TO RESTORE. THIS AREA IS FRAMED-IN AND COVERED WITH A STUCCO PANEL AFTER DEMOLITION OF INTERIOR.
- (B) THERE IS A 14 INCH TALL STEEL BEAM PAINTED DARK GREEN TO MATCH EXISTING BALCONY METAL (SEE EXISTING ELEVATION). THIS LEAVES VERY LIMITED SPACE TO INSTALL ANY NEW TRANSOM WINDOWS BELOW THIS BEAM AND ABOVE THE EXISTING WINDOWS.
- (C) THERE IS NO EXISTING BRICK IN THIS AREA TO RESTORE EXCEPT POSSIBLY THE 24 INCH WIDE COLUMN WHICH WE WOULD INTEND TO DO. HOWEVER WE COULD APPLY NEW BRICK PAVERS TO THIS AREA AS PREVIOUSLY SUGGESTED.
- (D) THESE 2 EXISTING VENTED AREAS ARE ONLY 12 INCHES TALL AND NOT 30 INCHES AS INDICATED.
- (E) WE HAVE UNCOVERED 2 ORIGINAL WINDOWS AND WHEN REMOVING THE STUCCO PANELS FROM THE SIDE OF THE BUILDING, RESTORE THESE WINDOWS TO THEIR ORIGINAL CONDITION.
- (F) WE HAVE UNCOVERED THE ORIGINAL SIDE DOORWAY WHICH WE THINK HAS BEEN CLOSED SINCE THE 1930'S AND WILL BE INSTALLING A NEW PERIOD APPROPRIATE DOOR WHICH WILL BE SUBMITTED PRIOR TO INSTALLATION FOR APPROVAL.
- (G) WE DISCOVERED THERE IS NO BRICK IN THIS AREA TO BE RESTORED AND THERE IS AN ORIGINAL FRONT ENTRY DOOR.



PAINTE WHITE TO MATCH TRIM ABOVE WINDOWS ABOVE

NEW SINGLE E-LIGHT PLATE GLASS

NEW ENTRY DOOR INTO EXISTING OPENING

EXISTING BRICK TO BE RESTORED IF POSSIBLE

PAINTE WHITE TO MATCH TRIM ABOVE WINDOWS ABOVE

ALL EXISTING STRUCTURE TO REMAIN AS IS

IF POSSIBLE, STUCCO CAST WINDOW SURROUNDS TO BE REMOVED AND BRICK BENEATH RESTORED. SEE HISTORIC PHOTO ABOVE FOR RESTORATION IDEALS.

NEW ROLLER WINDOW TO REPLACE EXISTING STOREFRONT WINDOW

STUCCO BANDS ABOVE AND BELOW OPENING TO MATCH ABOVE

NEW CAFE SIGNAGE BY OTHERS

INFILL EXISTING STUCCO SPACE WITH RED BRICK VENEER

NEW FABRIC AWNING ABOVE SERVING WINDOW- SEE FLAME PROPOGATION SPECS THIS SHEET

EXISTING STUCCO TO BE RE-PAINTED WHITE

REFURBISH EXIST. WINDOW FRAMES WHERE EXHAUST CURRENTLY ARE. INSTALL SINGLE E-LIGHT PLATE GLASS IN FRAMES

APPROVED SOUTH ELEVATION

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

APPROVED EAST ELEVATION

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

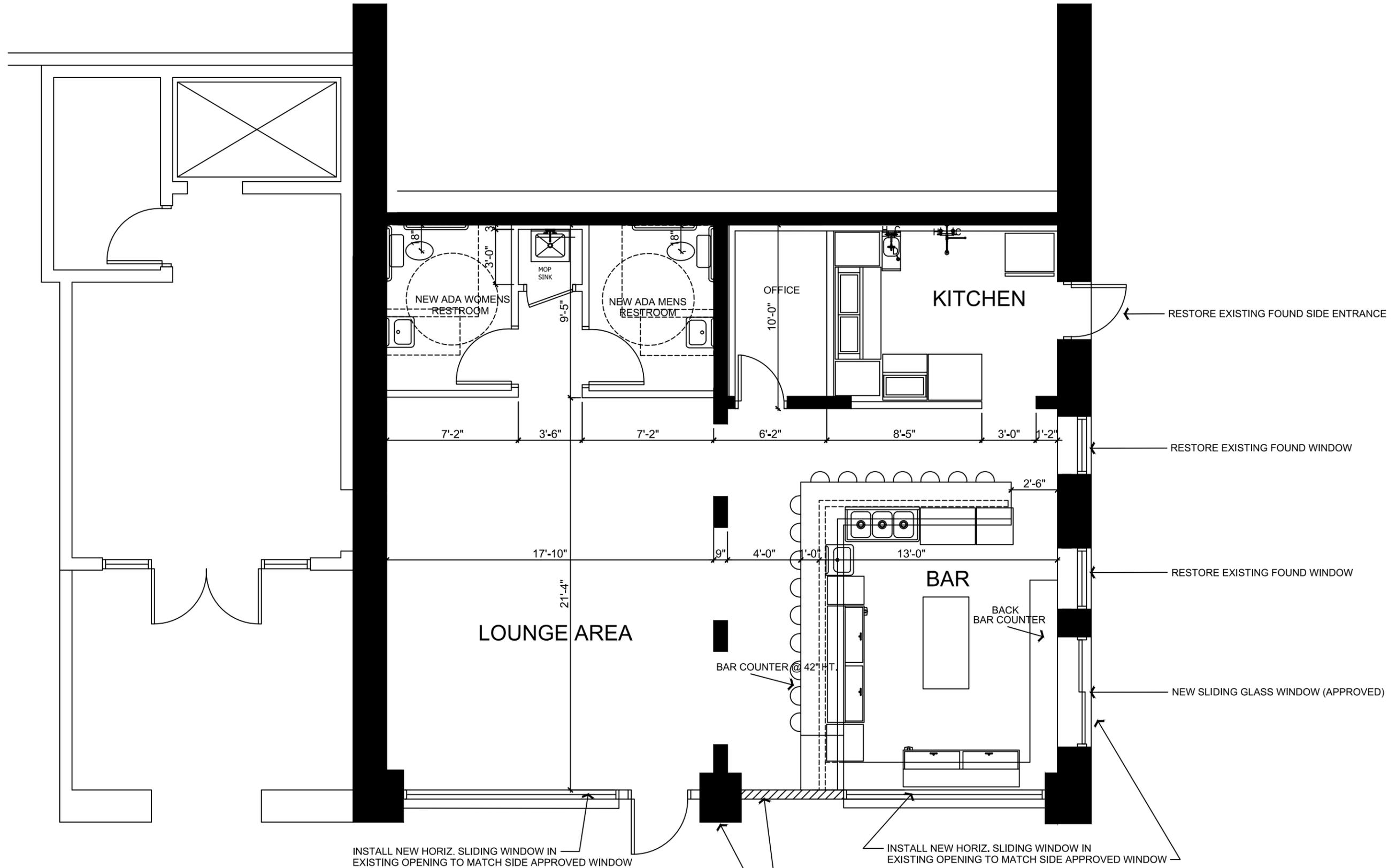
PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE AMERICAN SAFEETY STANDARDS AS DETERMINED BY ACCORDANCE WITH COMPATIBLE USE AND ASSESSMENT OF CONSTRUCTION.

JOHN A. BODZIAK ARCHITECT AIA, PA
 ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
 FLORIDA REGISTRATION NO. AR000606
 EMAIL: JACK@ABODZIAK.COM
 2325 ULMERTON RD, SUITE 21 CLEARWATER, FLORIDA 33762
 TEL: (727) 327-1866 FAX: (727) 826-0968

INTERIOR REMODEL
CLUB 201
 201 CENTRAL AVENUE ST. PETERSBURG, FL
 APPROVED ELEVATION

NO.	DATE	DESCRIPTION

DRAWN BY: JB / EB
 UPDATED ON: Nov. 18, 19
 DATE: 11 / 11 / 2019
 JOB PROJECT #: 2019-046
 SHEET # 1 of 3



PROPOSED FLOOR PLAN
 SCALE: 3/16" = 1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND COMMENTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. UNCORRECTED DISCREPANCIES AND COMMENTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE EMPLOYER'S SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH COMPARTMENTS AND SEALS LAWS OF FLORIDA.

JOHN A. BODZIAK ARCHITECT AIA, PA
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 TEL: (727) 327-1986 FAX: (727) 826-0968

NO.	DATE	REVISIONS	DESCRIPTION

INTERIOR REMODEL
CLUB 201
 201 CENTRAL AVENUE ST. PETERSBURG, FL
 PROPOSED FLOOR PLAN

DRAWN BY: JB / EB
 UPDATED ON: Nov. 18, 19
 DATE: 11 / 11 / 2019
 JOB PROJECT #: 2019-046
 SHEET #
2 of 2



HISTORIC PRESERVATION PHOTO

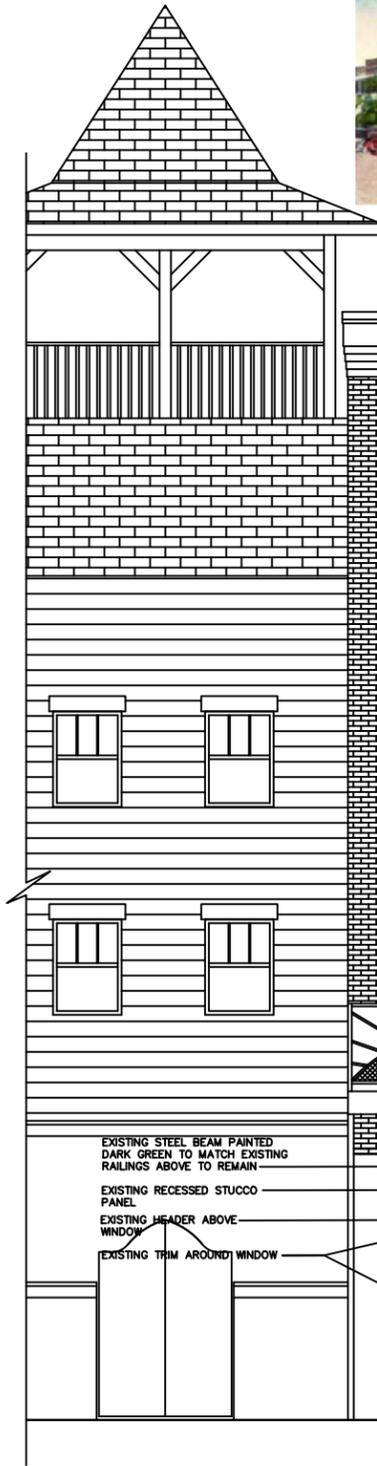
APPEARS THAT NO BRICK WAS PRESENT UNDER SOUTH ENTRY WINDOWS

SUNBRELLA FIRESIST SPECIFICATIONS:

- **Generic Classification:** Woven fire-retardant polymer backed with urethane/acrylic.
- **Description:** Fabric woven from an inherently fire-retardant polymer, backed with a durable urethane/acrylic coating.
- **Typical Weight:** Approximately 8.75 oz. per square yard.
- **Width:** 60 inches / 152.4
- **Colors:** Very resistant to ultraviolet rays and color degradation (see warranty). Most colors tested up to 1,500 hours in a Fade-O-Meter with minimal or no change. Fade resistant to most chemicals.
- **Underside:** Urethane/acrylic.
- **Surface:** Basket weave with a soil/stain release finish.
- **Transparency Level:** Light shades translucent for good illuminated use.
- **Abrasion Resistance:** Excellent.
- **Flexibility:** Excellent in both hot and very cold conditions. Will not crack.
- **Dimensional Stability:** Good. Remains fully flexible in frigid temperatures.
- **Mildew Resistance:** Excellent (with proper maintenance and cleaning).
- **Durability/Average Life Span:** 5 years. (Depends on climate and proper care of fabric.)
- **Flame Resistance (FR):** Firesist passes the following flame-retardant requirements:
 - Meets California State Fire Marshall Title 19
 - NFPA 701-99, test method II
 - CPAI-84; Tent walls and roof
 - FMVSS 302
 - FAA 25.853 (Aviation)
 - UFAC Upholstered Furniture, Class 1
 - Outside North America: Consult Glen Raven for Specifications
- **Chemical Resistance:** Excellent.
- **Water Repellence:** Excellent.
- **Oil Resistance:** Very good.
- **Sewability:** Excellent.
- **Heat Sealing:** Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency bar type welder, etc.

SUNBRELLA AWNING SPECS

1
a2.1



EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

INTERIOR REMODEL
CLUB 201
201 CENTRAL AVENUE ST. PETERSBURG, FL
EXISTING ELEVATION

CLUB 201
201 CENTRAL AVENUE ST. PETERSBURG, FL
EXISTING ELEVATION

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DRAWN BY: JB / EB
UPDATED ON: Nov. 18, 19
DATE: 11 / 11 / 2019
JOB PROJECT #: 2019-046
SHEET #
2 of 3



HISTORIC PRESERVATION PHOTO

APPEARS THAT NO BRICK WAS PRESENT UNDER SOUTH ENTRY WINDOWS

SUNBRELLA FIRE-SIST SPECIFICATIONS:

- **Generic Classification:** Woven fire-retardant polymer backed with urethane/acrylic.
- **Description:** Fabric woven from an inherently fire-retardant polymer, backed with a durable urethane/acrylic coating.
- **Typical Weight:** Approximately 8.75 oz. per square yard.
- **Width:** 60 inches / 152.4
- **Colors:** Very resistant to ultraviolet rays and color degradation (see warranty). Most colors tested up to 1,500 hours in a Fade-O-Meter with minimal or no change. Fade resistant to most chemicals.
- **Underside:** Urethane/acrylic.
- **Surface:** Basket weave with a soil/stain release finish.
- **Transparency Level:** Light shades translucent for good illuminated use.
- **Abrasion Resistance:** Excellent.
- **Flexibility:** Excellent in both hot and very cold conditions. Will not crack.
- **Dimensional Stability:** Good. Remains fully flexible in frigid temperatures.
- **Mildew Resistance:** Excellent (with proper maintenance and cleaning).
- **Durability/Average Life Span:** 5 years, (Depends on climate and proper care of fabric).
- **Flame Resistance (FR):** Fire-sist passes the following flame-retardant requirements:
 - Meets California State Fire Marshall Title 19
 - NFPA 701-99, test method II
 - CPAI-84; Tent walls and roof
 - FMVSS 302
 - FAA 25.853 (Aviation)
 - ULFAC Upholstered Furniture, Class 1
- **Outside North America:** Consult Glen Raven for Specifications
 - **Chemical Resistance:** Excellent.
 - **Water Repellence:** Excellent.
 - **Oil Resistance:** Very good.
 - **Sewability:** Excellent.
 - **Heat Sealing:** Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency bar type welder, etc.

SUNBRELLA AWNING SPECS

1
a2.1



NEW HORIZ. SLIDING WINDOWS TO MATCH SIDE APPROVED WINDOW. (PROPOSED)

EXISTING COVERED ENTRY DOOR TO BE EXPOSED AND USED (PROPOSED)

OLD ENTRY DOOR TO BE REMOVED (PROPOSED)

EXISTING BRICK TO BE RESTORED IF POSSIBLE (APPROVED)

PAINT WHITE TO MATCH TRIM ABOVE WINDOWS (APPROVED)

NEW HORIZ. SLIDING WINDOWS TO MATCH SIDE APPROVED WINDOW. (PROPOSED)

ALL EXISTING STRUCTURE TO REMAIN AS IS

NEW CAFE SIGNAGE BY OTHERS (APPROVED)

NEW FABRIC AWNING ABOVE SERVING WINDOW- SEE FLAME PROPOGATION SPECS THIS SHEET (APPROVED)

EXISTING STUCCO TO BE RE-PAINTED WHITE. (APPROVED)

CAFE SIGNAGE

2 NEWLY DISCOVERED WINDOWS TO BE RESTORED

NEW ROLLER WINDOW TO REPLACE EXISTING STOREFRONT WINDOW (APPROVED)

STUCCO BANDS ABOVE AND BELOW OPENING TO MATCH ABOVE WINDOWS (APPROVED)

REFURBISH EXIST. WINDOW FRAME WHERE EXHAUST FANS CURRENTLY ARE. INSTALL NEW SINGLE E-LIGHT PLATE GLASS IN FRAMES (APPROVED)

REMOVE EXISTING 8" CMU ENCLING OLD DOOR OPENING & INSTALL NEW 3088 PERIOD CORRECT DOOR IN ORIGINAL LOCATION (APPROVED)

ELEVATION NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS

PROPOSED SOUTH ELEVATION

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

PROPOSED EAST ELEVATION

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

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE AMERICAN FIRE SAFETY STANDARDS AS DETERMINED BY ADOPTED ORDINANCES WITH ANY LOCAL ORDINANCES THAT MAY BE APPLICABLE TO THIS PROJECT.

DATE: 11/11/2019

NO. 2019-046

DESCRIPTION: INTERIOR REMODEL CLUB 201 201 CENTRAL AVENUE ST. PETERSBURG, FL

PROPOSED ELEVATION

CLIENT

SEAL

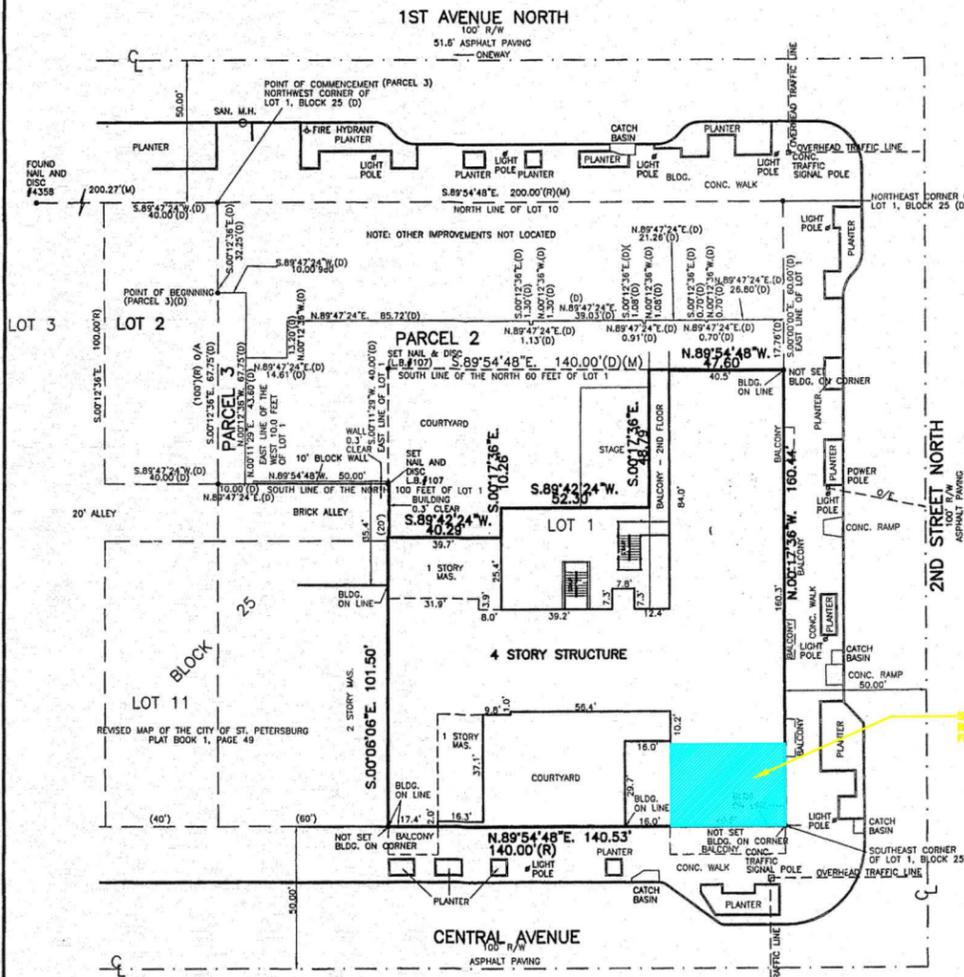
JOHN A. BODZIAK
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DRAWN BY: JB/EB
UPDATED ON: Nov. 18, 19
DATE: 11/11/2019
JOB PROJECT #: 2019-046
SHEET #: 3 of 3

BEING A PORTION OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST
CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

The within map or plat conforms to the requirements of Chapter 716, Florida Statutes, and was filed for record on this 20th day of July, 2002, at 3:31 o'clock P.M. and is a correct and true copy of the original as recorded in Public Records of Pinellas County, Florida, in Condominium Plat Book No. 1, Page 87-88, and is a true and correct copy of the original as recorded in Public Records of Pinellas County, Florida, in Condominium Plat Book No. 1, Page 87-88, and is a true and correct copy of the original as recorded in Public Records of Pinellas County, Florida, in Condominium Plat Book No. 1, Page 87-88.

By: *[Signature]*
C. Fred Deuel, Jr.
Surveyor and Mapper



DESCRIPTION:
A portion of Lot 1, Block 25, REVISED MAP OF THE CITY OF ST. PETERSBURG, as recorded in Plat Book 1, Page 49, Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part described as follows:
Beginning at the Southeast corner of Lot 1, Block 25, REVISED MAP OF THE CITY OF ST. PETERSBURG, thence N.00°17'36"W., along the East line of said Lot 1, 160.44 feet to the outside edge of the North wall of the 4-story Detroit Hotel Building; thence N.89°54'48"W., along the outside wall of the North wall of the said Detroit Hotel Building, and continuing a distance of 47.60 feet, thence S.00°17'36"E., 48.79 feet, thence S.89°42'24"W., 52.30 feet, thence S.00°17'36"E., 10.26 feet, thence S.89°42'24"W., 40.29 feet, thence S.00°06'06"E., 101.50 feet to a point on the South line of said Lot 1; thence N.89°54'48"E., 140.53 feet along said South line of Lot 1 to the Point of Beginning.

NOTE:
Property contains no on site parking.

SURVEYOR AND MAPPER'S CERTIFICATION:
I, C. Fred Deuel, hereby certify that to the best of my knowledge and belief the construction of the improvements are substantially complete so that the plat of THE DETROIT HOTEL, A CONDOMINIUM together with the provisions describing the condominium property, is an accurate representation of the location and dimensions of the improvements as to matters of survey and that the identification, location and dimensions of the common elements can be determined therefrom.

Date: July 31, 2002
[Signature]
C. Fred Deuel
Florida Surveyor and Mapper's Registration No. 827

C. Fred Deuel and Associates, Inc.
CONSULTING ENGINEERS · LAND SURVEYORS · LAND PLANNERS
ST. PETERSBURG · ZEPHYRHILLS
1620 FIRST AVENUE NORTH
ST. PETERSBURG, FLORIDA 33702
TELEPHONE: (727)822-4151
CERTIFICATE OF AUTHORIZATION L.B. # 107
PROJECT NUMBER: 98-537

ABBREVIATIONS:

R/W	RIGHT OF WAY
INC.	INCORPORATED
L.B.	LICENSED BUSINESS
SAN.	SANITARY
M.H.	MANHOLE
B.L.D.G.	BUILDING
DEED	DEED
(M)	MEASURED
REC.	RECORD
MAS.	MASONRY
CONC.	CONCRETE
O/E	OVERHEAD ELECTRIC
O/A	OVERALL



SITE PLAN
SCALE: 1"=30'-0"



Appendix B:

Previously-Approved COA 18-90200058



Certificate of Appropriateness

City of St. Petersburg

Urban Planning and Historic Preservation

COA Number Application Date

Applicant First Name Last Name

Property Owne First Name Last Name

Property Address
Number Street Street Type Direction Unit Number

Resource Name Designation Number

Cost Related File

Proposed Work:

Replacement of plate glass windows (S elev) with roll-up garage door or in-kind.
Removal of stucco at ground level where feasible (see application).

TypeReview CPC Date

Approval Action Date COA Expiration

Conditions Of Approval

1) Glass in existing storefront openings to be replaced with single-light plate glass, not roll-up units.
2) If possible, stucco and cast window surrounds to be removed and brick beneath restored. Please revisit with staff if brick below stucco is in poor condition and restoration is infeasible.
3) Any materials damaged in process of this project to be replaced in-kind. Changes to proposal will be submitted for staff or potential CPPC review.

Call 727.892.5451 for final approval.

This certifies that the proposed work related to the property listed above has been approved by the Urban Planning and Historic Preservation division of the Planning and Economic Development Department. The approval of this Certificate of Appropriateness in no way constitutes approval of an "Application for Permit to Build" by the City of St. Petersburg's Construction Services and Permitting Division or any other required City permit approvals.

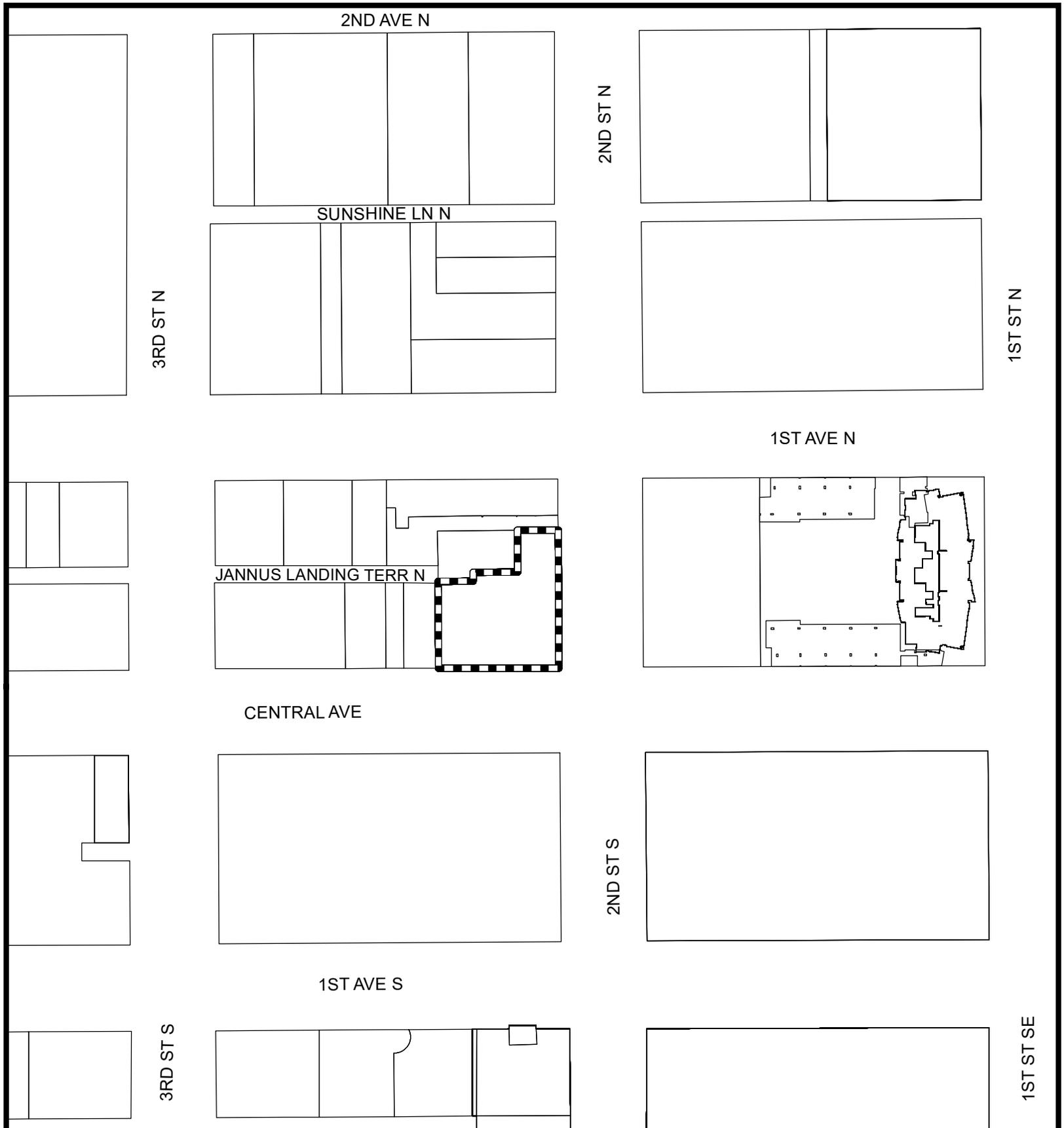
Staff Signature

Applicant Signature



Appendix C:

Maps of Subject Property



Community Planning and Preservation Commission

215 Central Avenue

AREA TO BE APPROVED,

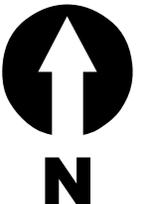
SHOWN IN

S

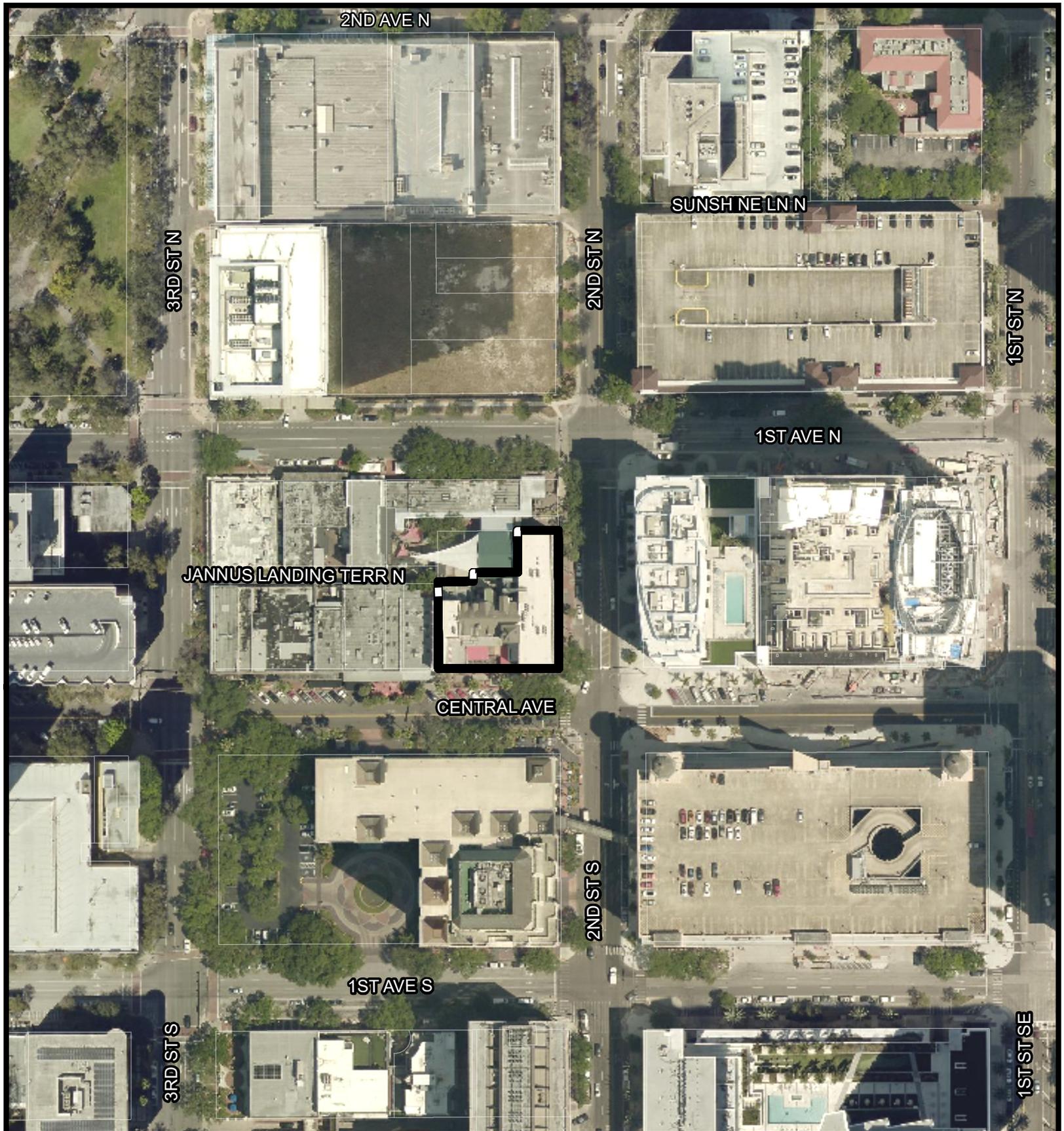


CASE NUMBER

19-90200064



SCALE:
1" = 165'



Community Planning and Preservation Commission

215 Central Avenue

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

19-90200064