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

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action Tuesday, January 12, 2021, beginning at 2:00 p.m., in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

UPDATE: COVID-19
Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing, with limitations on the number of attendees within Council Chambers. The City’s Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings and contact the case planner for up-to-date information pertaining to this case.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission 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.

<table>
<thead>
<tr>
<th>AGENDA ITEM:</th>
<th>CITY FILE NO.: 20-90200120</th>
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<tbody>
<tr>
<td>REQUEST:</td>
<td>Review of a Certificate of Appropriateness for the rehabilitation of historic buildings and structures at Sunken Gardens, an individually listed landmark of the St. Petersburg Register of Historic Places (98-03)</td>
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<td>OWNERS:</td>
<td>City of St. Petersburg</td>
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<td>PARCEL ID NO.:</td>
<td>18-31-17-86581-001-0010</td>
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<td>LEGAL DESCRIPTION:</td>
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<td>ZONING:</td>
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Historic Significance

(Excerpted from City of St. Petersburg, Florida Cultural Landscape Report of Sunken Gardens, August 8, 2011, by the City of St. Petersburg, Le-Huu Partners, David Sacks RLA, and Fishkind & Associates)

For nearly 100 years, the Turner family of St. Petersburg, Florida, through three generations, owned and operated the site that would come to be known as ‘Turner’s Sunken Gardens’ (later, simply ‘Sunken Gardens’), an enterprise that would entertain, educate and delight many millions of visitors with the natural phenomena of plants, water and animals, and with the personal, often whimsical touches of the Turners’ own styles of design and construction, as well as of marketing and publicity. Ultimately, this 5-acre, family-run roadside attraction would help define both the city of St. Petersburg and the state of Florida in the 20th century.

Not long prior to George T. Turner’s purchase of this land in 1903, the area was pioneer country. This part of Florida, in the 19th century, was very sparsely settle by Americans, and the prior occupants – Native American tribes – had been all but eliminated from the area.

The site had a large pond, surrounded by a marshy fringe, and was said to be a nuisance to neighbors whose horses and cows were frequently mired in the soft muck. Turner, a plumber, installed a pipe system and drained the pond, and set about growing fruits, vegetables, flowers and some ornamental plants, in the rich mucky flats as well as the sandier uplands around them. He built his young family a home on the site c. 1910… Roadside attractions proliferated in Florida from the 1930s to the 1960s… Turner’s Sunken Gardens was one of the earliest, most successful, and longest-lived examples of this phenomenon.

Turner hit upon the idea of a garden attraction around 1930, as a way to survive [the Great Depression] … He and his son Ralph spent much of the next six years building and planting the garden. (His other son, George Turner, Jr., would also soon join the enterprise.)
Sunken Gardens opened officially for the winter season in December 1936. It features winding concrete paths that led visitors through the royal palm grove to a central open lawn – soon known as the Wedding Chapel (the present Wedding Lawn) – edged by masses of flowering shrubs, especially gardenias, mixed with a wide assortment of tropical foliage and flowering plants, trees, palms, cacti and others....

The Turners made almost continual changes and improvements to Sunken Gardens. By the 1940s, the gardens' territory was largely developed, with paths and terraces, pools and plantings throughout, and a new Mediterranean Revival entrance building and sales shop on 18th Avenue North. With no space for new gardens, they enhanced what had already been established. Ralph and George, Jr. were taking on more responsibility; in 1952, George St. retired, and a new, larger entrance and gift shop was built facing 4th Street. The old Turner house was torn down to make room... By the mid 1970s Sunken Gardens would...come to feature some two dozen pens, aviaries and other enclosures on site, inhabited by everything from toucans to vultures to Australian wallabies and African pygmy goats – and, of course, Florida alligators.

Most of these exhibits were constructed by the Turners' staff using a custom technique they had developed, beginning in 1967, to make faux stone structures, spraying a gunite-like cement mixture over a hand-formed steel and mesh frame...

The Turner family sold Sunken Gardens to the City of St. Petersburg in 1999. Since then, it has operated as a municipally owned and run botanical garden. A small contingent of birds, including a handful of flamingos, remains, but the other animals are gone – with the exception of one large alligator snapping turtle – and more of the faux stone pens have been filled in with plantings. The City has made a number of changes to the property, removing the cave and waterfall rockwork on the Main Building, demolishing the 1952 entrance building and removing some of the animal enclosures, and has shifted the focus somewhat back towards plants and nature – in a non-commercial, more education-oriented way...With all its changes, however, the site retains integrity, and still speaks of the mystery an beauty of an old Florida garden, and of the vision of the people who made it.

The proposed project aims to rehabilitate and heighten visibility of and accessibility to the 1940 entrance house, several of the "gunite-like" faux rock structures, and historic pathways throughout the garden. Given the fact that the original Turner residence, 1952 entrance building, and several faux rock structures have been demolished in recent decades, these three physical elements remain among the most historic and character-defining manmade resources at the site.

The Unique Significance of Sunken Gardens as a Historic Landscape and Collection of Resources

Historically designated properties can include a number of types of tangible reminders of significant past activity: districts, buildings, sites, structures, or objects. In the case of Sunken Gardens, a locally designated historic site, a number of resources exist throughout. These include contributing, or historic, resources, and non-contributing resources. The proposed project will largely affect contributing resources, meaning that they are historic to the site and not later additions nor highly altered.

The proposal will affect several types of resources, including buildings (the Entrance Building and Restrooms), structures (pathways, animal enclosures, and site walls), and the designed landscape of Sunken Gardens as a whole. It is important to note that these contributing resources are significant and historic elements of Sunken Gardens as a local historic landmark. Because the majority of local historic landmarks are individual buildings or districts, COAs typically focus primarily on particular buildings. Sunken Gardens is unique in that it is classified as an individual landmark, but the site as a whole is of greater importance than any individual building located within its boundaries.

Further, it is worth noting that the proposal will include both elements of rehabilitation, meaning that a property is being altered or added to in order to meet contemporary needs while maintaining historic character, and of restoration, which is bringing a property back to its appearance at certain period in time.
Project Description and Review

Project Description

The application (Appendix A) proposes rehabilitation of a historic Entrance Building that has more recently been used to house animals overnight into a museum exhibit space, the rehabilitation of a restroom building, the rehabilitation of several faux-stone animal enclosures, and sitework including repairs to pathways and the Orchid Garden, which sits between the Entrance Building and restrooms to be updated. The application includes information on interior work, which is not subject to COA review. This COA application includes the following aspects of work:

1. 1940 Entrance Building ("Building A," or proposed museum location, per application):
   - Removal and replacement of knee walls surrounding original building;
   - Removal of non-historic metal awning structure at south elevation (historic façade);
   - Stucco repair;
   - Installation of site walls at southeastern corner to house vending machines;
   - Window replacement with aluminum or vinyl windows; and
   - Door replacement.

2. Restroom/Nursing Room ("Building B" per application):
   - Removal of shingle roof; replacement with clay barrel tile;
   - Removal and relocation of door;
   - Replacement of existing window on west elevation with door;
   - Replacement of window at east elevation.

3. Pathways and Orchid Garden
   - Removal of historic walkways in Orchid Garden;
   - Additional paving in various locations to improve stormwater runoff and ADA accessibility by modifying slope of current;
   - Since there are pathways dating to numerous times within the site's period of significance existing throughout Sunken Gardens, staff suggests that this COA approval include guidelines for the restoration of historic paths and construction of new pathways with an extended approval period under which projects can be administratively approved for several years.

4. Animal exhibits:
   - Repair or replacement of deteriorated doors;
   - New door openings with stainless steel doors and frames;
   - Repair to faux rocks at animal exhibits as needed.

5. Park site wall and fencing:
   - Creation of two openings at south site wall facing 18th Ave. N., to be 7.25 feet and 5 feet in width and feature aluminum gates;
   - A proposed curb cut facing 18th Ave. N. is within the City's Right of Way and will require review by the City's Engineering Department.
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**

As a whole, this proposal will have a positive effect on Sunken Gardens as a historic site by rehabilitating some of its most significant contributing buildings and structures.

In particular, the historic feeling of the site will be improved by the restoration of the historic appearance of the 1940 entrance house, which has been largely obscured from the visitor experience for several decades. Reintroducing it into visitor circulation through the site will serve as a tangible reminder of Sunken Gardens' origin as a pre-World War II-era roadside attraction operated for many years by the Turner family.

Although interior improvements are out of the realm of consideration during COA review, staff finds the restored Entrance Building's proposed use as a museum space to be worth noting, as it will further patrons' understanding of the site's history.

Likewise, proposed changes to the Restroom/Nursing Room, animal enclosures, and pathways throughout are intended to improve accessibility to the historic site. In general, the proposal's aim is to increase the visibility of the site's historic evolution. With historic rehabilitations there will always be a necessary balancing between historic integrity and contemporary needs. Staff finds the proposal to constitute an overall improvement to historic integrity.
Figure 2: Present appearance of 1940 Entrance Building from pathway along north elevation

Figure 3: Proposed north elevation of Entrance Building

Figure 4: South elevation of Entrance House, which historically served as main building entry

Figure 5: Rendering of proposed south elevation of Entrance Building, from 18th Ave. N.

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

Consistent The proposed project will partially restore the site’s historic circulation by reintroducing the Entrance Building. Although the primary entrance will continue to be located at the northwest corner of the site (through the building that was originally the Sanitary Public Market), the increased visibility of the 1940 Entrance Building and its interpretation to visitors will be an important restoration.
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** Overall, the proposal will constitute an improvement to the historic site’s integrity for reasons discussed above.

   There are two elements of the proposal that staff finds would negatively impact the integrity of resources within the larger site.

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

   **Consistent** Overall, the proposed changes will increase accessibility to Sunken Gardens as a public attraction and facilitate continued use.

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

   **Consistent** There is no indication that the applicant cannot carry out the proposal. The proposal is being partially funded by a grant from the State of Florida's Division of Historical Resources.

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** Affected resources are contributing to the site’s history.

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** Sunken Gardens has been in continuous use as a botanical attraction for nearly a century, and its use will not change.

   The Entrance Building, originally a gateway into the park and gift shop, has not served as the primary entrance to the park since another entrance was constructed in 1952. Due to its location facing 18th Ave. N., a primarily residential street, its use as the site's main entrance would no longer be appropriate. Adaptive reuse as a museum space will encourage interpretation of the site's growth and evolution throughout the twentieth century and is certainly a more appropriate use than its current use as a storage and preparatory building.

   The proposed changes to the animal enclosures will allow for them to be put back into the use for which they were originally intended, restoring an element of the park's historic attraction.
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.*

**Partially consistent**

The project as proposed will generally preserve character-defining elements of the historic site. There are two elements of the proposal, however, that staff finds worthy of careful consideration as part of this application.

The first historic element worth discussing is the windows at the Entrance Building. The proposed window replacement is certainly less desirable than the restoration of existing windows. Two sets of the building’s original paired French doors at the north and south elevations have been removed and replaced with unglazed wooden doors in the same opening, so staff supports the proposal to replace those with French doors that generally replicate those historically present, as proposed. One additional new opening on the west elevation is proposed to feature a matching pair of French doors, to be aluminum construction with bronze finish.

The current condition of the windows throughout the building, however, is unknown. Window openings have been encapsulated during the period that the building has been used for storage and utility. Prior evaluations of the site, including the Local Historic Landmark Designation (City File HPC 98-03) indicate that it was then believed that the original windows had been left in place. If this is the case and restoration of the original steel window frames is at all feasible, staff recommends recommendation over replacement.

The second historic element that staff finds to warrant note is the proposed addition of new pavement to the Orchid Garden between the Entrance Building and Restroom (Figure 6). As shown in Figure 7, the sidewalks throughout the site with their iconic scalloped "cobblestone" designs were constructed using several techniques throughout the attraction’s Period of Significance, and even supplemented with brick pavers.

![Figure 6: Rendered site plan showing Entrance Building (left), Orchid Garden (center), and Restroom/Nursing Room (right). Arrow indicates North.](image)
This variation provides an interesting portrayal of the site's continuing expansion and evolution. It also, however, creates ADA compliance and design challenges when alterations are necessary.

Perhaps it would seem that the simplest and most visually seamless approach would be to remove all historic pathways in areas of rehabilitation and replace them with contemporary concrete. However, as a designed landscape, the manmade pathways through Sunken Gardens, and the routes of circulation through the exhibits that they facilitate, are among the most fundamental of the landmark's resources. In no small part, the paths define the experience of visiting the site. The existing patchwork brings attention to its generations-long development and provide an opportunity for interpretation of the several periods that shaped the site.
In the 2012 Cultural Landscape Report of the site, several recommendations pertaining to the pathways were made, with approaches that should vary based on the condition of specific areas of walkway. Preservation was recommended for sections in good condition and meeting accessibility criteria, repair and restoration was recommended for sections with moderate condition issues, and restoration of the multicolored effect of the fish-scale pattern was also suggested. Where pavement requires replacement or addition, the Cultural Landscape Report suggests construction of "compatible but distinct" new paving, such as pavement scored with a simpler fish-scale pattern or one-foot grid.
The report further highlights the significance of the historic hierarchy of pathways, where the primary route through the site took precedence over secondary paths to enhance wayfinding.

In the case of the proposed project, the applicant proposes the removal of pathways and paved areas adjacent to the Entrance Building in order to address drainage issues. These walkways, as well as additional patio space surrounding the Entrance Building, are proposed to be paved.

Figure 10: Demolition plan for walkways and Orchid Garden

Figure 11: Proposed paving with hierarchy created by retaining multicolored pattern along primary walkway, as recommended by staff.
Staff recommends the walkways be differentiated to distinguish the coloring at the main circulation walk from the Orchid Garden/patio space and retain the restored historic path around the Orchid Garden pond as shown above. This is in keeping with the Cultural Landscape Report’s recommendations and staff agrees that it is a good approach to distinguish the new patio/plaza space from the original, vegetated garden.

As seen in the historic postcard on the cover of this report, the Entrance Building is historically depicted to have been rather tightly surrounded by lush plantings. Paving much of the Orchid Garden and space between the Entrance Building and Site Wall for outdoor dining space will diminish this effect. However, when considering the goal of increasing the building's use and adding historic interpretation to the site, staff considers it appropriate as part of the overall rehabilitation of this section of Sunken Gardens.

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

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

   Consistent   This project includes the rehabilitation and restoration of contributing resources from the 1940s through the 1960s.

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

   Consistent

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.

   Partially consistent   As noted, the present condition (or even existence) of the historic steel windows within the boarded openings of the Entrance Building is not known. Staff recommends restoration of any remaining windows at that building if at all possible.

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   No harsh treatments have been proposed or observed.
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 The subject property is not located within a known archaeological sensitivity area.

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;
   Consistent

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

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

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 The project proposes no change to the window opening sizes and arrangement.

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;
   Partially consistent The configuration of the proposed windows will feature grids creating the appearance of relatively square panes. The proposed windows are to be fixed. Although precise details of the historic windows is not known, they are thought to have been steel casement windows. The proposal will constitute a change in operation.
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.

Consistent

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

   Inconsistent  The proposal states that the replacement windows will be aluminum with bronze finish. The historic windows appear to have been painted steel.

**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 fully or partially met.
- Additional Guidelines for Window Replacement: 6 of 7 criteria fully or partially met.

**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 proposed alterations at Sunken Gardens. Staff recommends the following conditions:

1. A window conditions assessment be submitted to staff when the infill at the historic window openings is removed. If restoration of any or all of the existing historic windows is feasible, they will be retained and restored. If the historic windows are beyond repair, replacement windows will be installed as proposed. They will be recessed in the wall plane approximately 2 to 3 inches and feature exterior, three-dimensional muntins.

2. Pathways replacing the historic primary circulation route running to the north of the Entrance Building and Orchid Garden will feature a multicolored, "fish scale" pattern to reference the historic path.

3. New pavement surrounding the Entrance Building and Orchid Garden will feature a terra cotta "fish scale" pattern to provide differentiation from the historic path.

4. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.

5. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.
Appendix A:

Application No. 20-90200120 and Submittals
**GENERAL INFORMATION**

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<tr>
<th>Historic District / Landmark Name</th>
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<td>Sunken Gardens</td>
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<th>City of St. Petersburg</th>
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<tr>
<td></td>
<td><a href="mailto:dwayne.biggs@stpete.org">dwayne.biggs@stpete.org</a></td>
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<tr>
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<tr>
<td>Dwayne Biggs, Sunken Gardens Supervisor</td>
<td><a href="mailto:dwayne.biggs@stpete.org">dwayne.biggs@stpete.org</a></td>
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<td>Relocation</td>
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**AUTHORIZATION**

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 Community Planning and Preservation 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: [Signature] Date: 16·22·2020

Signature of Representative: [Signature] Date: 10·22·2020
All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists Laura Duvekot (Laura.Duvekot@stpete.org) or Kelly Perkins (Kelly.Perkins@stpete.org).

### PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

<table>
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<tr>
<th>Building or Site Feature</th>
<th>Photo No.</th>
<th>Proposed Work</th>
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<tbody>
<tr>
<td>Sunken Gardens Animal Exhibits</td>
<td>1</td>
<td>Animal exhibit doors are in need of repairs and replacement. Doors do not meet standards and guidelines for safe access and transfer of animal collection.</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>New door openings will be cut into gunite and repairs made to exhibit rock work and rebar structures. Existing doors will be resized to 36&quot;x84&quot; and new stainless steal doors and frames installed.</td>
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</table>
Good afternoon Laura—

Thank you for visiting with us at Sunken Gardens and touring the site for the 1940’s Building Renovation Project, soon to be History Center.

We are working on the COA for the future History Center renovations............

1. Do City Departments pay an Application Fee and if so, which one do you think applies to our project?
2. Did you say you thought the Turner House part of the project does not need a COA as it is not included in the “Historic” part of Sunken Gardens and it just needs a Commercial Zoning Review?
3. Would it be acceptable to attach the below Scope of Work information that we received from the architects to the application page marked PROPOSED SCOPE OF WORK as it does say to “Attach supplementary material as needed” – rather then filling in on the actual application?

As always, thank you for your assistance and direction.

-Lauren

Lauren Kleinfeld, Manager
Sunken Gardens
727.434.9883 mobile

Please see scope of work outline below:

**Building ‘A’ – Museum**

- Exterior Demolition Work to include:
  - Removing site walls surrounding the original building.
  - Removing metal roofing with wood framing that was not part of the original construction.
  - Cut slab to south of building which was not part of original construction.
  - Patch and repair exterior walls where demo has occurred/cause damage.
  - Remove portion of site wall to the south of building.

- Interior Demolition Work to include:
  - Replace doors and windows
  - Remove HVAC wall unit.
  - Relocate and replace electrical panel with new as required by code.
  - Open walls where original windows were closed in.
  - Flooring VCT finish to be removed.
  - Trench floor for new floor box power supply.
  - Open original archways at south entrance where they were closed up.

- Exterior New Work to include:
New site wall to the southwest for vending machines and division between employee-area and public area.
New site wall where portion was removed. New to match low wall on West side of the gardens near the parking lot with alum fencing above to give sight-lines back to original renovated entrance.
Refresh paint on exterior.
Paint “Sunken Gardens” lettering over entrance to match original signage.
New patio lighting and spot lighting on entrance.
New paving on south patio per civil drawings for required water drainage.

**Interior New Work to include:**
- Build out interior walls for insulation/acoustical value/blocking in wall for future exhibit requirements.
- New power throughout.
- New HVAC throughout.
- New finishes throughout.
- New windows to match original grille layout – but material will need to be aluminum or vinyl to meet code requirements.
- New doors to be French-style 12-lite doors to match similar grille layout as windows.
- New lighting throughout.

**Building ‘B’ – Restroom/Nursing Room**

**Demolition Work to include:**
- Remove portion of site wall on south side – as this is currently not a structural wall and has significant damage/cracking.
- Removing shingle roofing and roof framing.
- Remove framed walls above CMU walls.
- Patch and repair exterior CMU walls where demo has occurred/cause damage.
- Remove door and infill where removed on the East side of building.
- Remove door on West side of building to be relocated on wall and replaced.
- Remove window on East side of building and demo wall for new door opening.
- Remove window on West wide of building to be replaced.
- Trench floor as required for new plumbing.

**New Work to include:**
- New site wall where portion was removed. New wall to include alum fencing above continued from Garden scope of work.
- Refresh paint on exterior.
- New wall framing above existing CMU walls.
- New Mission Barrel clay tile roofing to match Building ‘A’.
- New raised slab on interior to accommodate for Garden scope of work.
- Build out interior walls for insulation/acoustical value/blocking in wall for plumbing lines and fixtures.
- New power throughout.
- New plumbing throughout.
- New finishes throughout.
- New window on East side replace old window.
- New HM painted doors on West side of building.
- New HVAC throughout.
- New lighting throughout.

**Orchid Garden**

**Demolition Work to include:**
- Removal of walkways as shown on civil drawings. This is to redirect storm water away from buildings – to keep the original Building ‘A’ intact with minimal demolition work to the building itself.
- Chainlink fencing above existing site walls to be removed.
- Portions of site walls to be removed and rebuilt as indicated under Building ‘A’ and ‘B’ scopes of work.
- Landscaping to be coordinated directly by the Sunken Gardens staff.

- New Work to include:
  - New paving for redirected storm water and ADA slope requirements.
  - New landscaping as coordinated directly by Sunken Gardens staff.
  - New aluminum fencing above site walls to match the existing aluminum fencing along the West side of the gardens near the parking lot – tying directly into the same alum fencing as outlined under Building ‘A’ and ‘B’ scope of work.
  - New aluminum frame with wood slat arbor design for added shade in garden and to allow for planting to be hung for a ‘green’ wall.
SUNKEN GARDENS RENOVATION
CITY OF ST. PETERSBURG

PROJECT NO. 19219-019

PROJECT ADDRESS: 1825 4TH STREET NORTH, ST. PETERSBURG FLORIDA 33704

ARCHITECTURAL
19219-1 A000 COVER SHEET
19219-1 A001 SITE PLAN & PROJECT NOTES
19219-1 A002 ARCHITECTURAL SITE PLAN
19219-1 A003 SITE DETAILS & RENDERINGS
19219-1 A102 DEMOLITION & RENOVATION FLOOR PLANS
19219-1 A103 DEMOLITION & RENOVATION EXTERIOR ELEVATIONS - MUSEUM
19219-1 A104 DEMOLITION & RENOVATION EXTERIOR ELEVATIONS AND SECTION - RESTROOM
19219-1 A105 DEMOLITION & RENOVATION ROOF PLANS
19219-1 A201 DEMOLITION & RENOVATION EXTERIOR ELEVATIONS - MUSEUM
19219-1 A202 DEMOLITION & RENOVATION EXTERIOR ELEVATIONS AND SECTION - RESTROOM
19219-1 A401 INTERIOR ELEVATIONS
19219-1 A501 DETAILS
19219-1 A601 SCHEDULES

STRUCTURAL
19219-14 S100 STRUCTURAL NOTES
19219-15 S101 FOUNDATION AND ROOF FRAMING PLANS
19219-16 S200 SECTIONS AND DETAILS

MECHANICAL
19219-17 M000 MECHANICAL NOTES & SCHEDULES
19219-18 M100 MECHANICAL RENOVATION FLOOR PLANS & DETAILS
19219-19 M200 PLUMBING RENOVATION FLOOR PLANS
19219-20 M201 PLUMBING DETAILS & SCHEDULES

PLUMBING
19219-20 P000 PLUMBING COVER SHEET
19219-20 P100 PLUMBING RENOVATION FLOOR PLANS
19219-21 P200 PLUMBING DETAILS & SCHEDULES

ELECTRICAL
19219-22 E000 ELECTRICAL COVER SHEET
19219-23 E100 ELECTRICAL PLAN
19219-24 E101 LOAD SUMMARY AND POWER RISER SHEET
19219-25 E201 ELECTRICAL SPECIFICATIONS

CIVIL
19219-26 C1 GENERAL NOTES & SPECIFICATIONS
19219-27 C2 EXISTING CONDITIONS / DEMOLITION PLAN
19219-28 C3 SITE PLAN
19219-29 C4 TYPICAL DRAINAGE PLAN
19219-30 C5 CIVIL DETAILS
19219-31 C6 UTILITY PLAN
19219-32 C7 UTILITY DETAILS

1825 4th Street North
SUNKEN GARDENS

SUNKEN GARDENS
CITY OF ST. PETERSBURG

ARC3 ENGINEERING
6800 13th Avenue North, Suite 4A
St. Petersburg, FL 33710
(727) 381-5220
(727) 381-0052 fax

Signature
Firm Registration
Date

Steven J. Vinci, AIA
AR-0017036
AA-26000510
August 12th, 2020

COPY No.

DATE: August 12th, 2020

DRAWING No. 19219-1

ARC3 COVER SHEET
SUNKEN GARDENS RENOVATIONS
CITY OF ST. PETERSBURG
CONSTRUCTION DOCUMENTS
CITY PROJECT NO. 19219-019
ARC3 PROJECT NO. 18012.01

6699 13th Avenue North, Suite 4A
St. Petersburg, FL 33710
(727) 381-5220
(727) 381-0052 fax

ENGINEERING and CAPITAL
IMPROVEMENTS DEPARTMENT

ARC3 architect

Steven J. Vinci, AIA
Firm Registration
AR-0017036
AA-26000510

MUSEUM, ARBOR, AND RESTROOMS
100% CONSTRUCTION DOCUMENTS

8/12/20
8/10/20
8/12/20

1/4" = 1'-0"

Demolition & Renovation
Roof Plans

19219-7
A103

Bldg A - Demolition Roof Plan - Restroom

Bldg A - Renovation Roof Plan - Restroom

Bldg B - Demolition Roof Plan - Museum

Bldg B - Renovation Roof Plan - Museum

N
A1
A2
B1
B2
N

Scale: 1/4" = 1'-0"

N

Scale: 1/4" = 1'-0"
D1 Bldg B - West Elevation - Demolition

C1 Bldg B - East Elevation - Demolition

D2 Bldg B - West Elevation - Renovation

C2 Bldg B - East Elevation - Renovation

A2 Bldg B - Building Section
### HVAC Symbol Legend

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### HVAC General Notes

#### Fan Schedule

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#### Mechanical Drawing Index

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#### Mechanical Notes & Schedules

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### ASHRAE 62.1 Outside Air Calculation Commercial

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### Heat Pump Schedule

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### Split System DX Air Handler Unit Schedule

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### Mechanical Notes

- Some symbols and abbreviations shown may not pertain to this project.

### General Notes

- Details need to be reviewed.
- Additional notes can be found on page 2 of the document.
<table>
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**Notes:**
- Sanitary waste & vent piping
- Plumbing general notes
- Domestic water piping notes

**Plumbing Drawing Index**
- Sheet
- Description

**Plumbing Specification**
- Pipe hanger spacing table
- Pipe material
- Pipe sizes

**PLUMBING LINETYPE LEGEND**
- Linetype
- Description

**PLUMBING SYMBOL LEGEND**
- Symbol
- Description

**Pipe Hanger Spacing Table**

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**Notes:**
- All drawing dimensions are in inches unless otherwise stated.
- All plumbing fixtures and fittings are to be installed in accordance with the manufacturer’s instructions.
- Pressure ratings should be considered when installing plumbing systems.

**Certificate of Authorization #3173**

**Firm Registration**

**Joseph H. Griner III, P.E.**

**Signature**

**Date:** 8/12/20

**Supervision:**
- N.T.S.
- Plumbing Cover Sheet
- 19219-19
- P000
- JL
- JHG
GENERAL RENOVATION SCOPE

1. Construction to commence and complete within 6 months from date of award.
2. Contractor to submit weekly progress reports for review.
3. Final inspection to be performed within 2 weeks of completion.

KEYED RENOVATION NOTES

- plumbing related to the area.
- all plumbing fixtures to remain (as listed in plans).
- all plumbing rough-ins to remain (as listed in plans).
- all plumbing rough-ins to remain (as listed in plans).
- all plumbing rough-ins to remain (as listed in plans).
- all plumbing rough-ins to remain (as listed in plans).
- all plumbing rough-ins to remain (as listed in plans).
- all plumbing rough-ins to remain (as listed in plans).
- all plumbing rough-ins to remain (as listed in plans).

P1: Bldg A - Plumbing Reno Floor Plan - Museum

P2: Bldg B - Sanitary Floor Plan - Restroom

P3: Bldg B - Supply Floor Plan - Restroom

P4: Sanitary Riser Diagram

P5: Supply Riser Diagram
### ELECTRICAL SYMBOL LEGEND

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### NATIONAL ELECTRIC CODE NOTES:

#### ELECTRICAL SYMBOL LEGEND

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#### ELECTRICAL SUBMITTAL NOTES:

1. All electrical systems are to be in compliance with the National Electrical Code (NEC).
2. All electrical systems are to be designed and installed in accordance with the NEC.
3. All electrical systems are to be inspected and tested in accordance with the NEC.

#### PROJECT SUMMARY

- The project involves the renovation of the Sunked Gardens in St. Petersburg, Florida.
- The project is under the supervision of Griner Engineering, Inc.

#### DRAWING INDEX

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#### ELECTRICAL GENERAL NOTES:

- All electrical systems are to be designed and installed in accordance with the NEC.
- All electrical systems are to be inspected and tested in accordance with the NEC.
- All electrical systems are to be approved by the local electrical inspector.
SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE SITE AND DETERMINING, THROUGH 1-02A SITE EXAMINATION - WELLS RECORDING AND PRESERVING HISTORICAL AND ARCHEOLOGICAL FINDS ACCOMPLISHED AS SOON AS POSSIBLE.

TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND THE TRANSPORT OF PUBLIC WATERS RUNNING THROUGH, OR ADJACENT TO THE PROJECT AREA.

PROTECTION OF WATER RESOURCES - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR CUT THEM WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. IN THE ABSENCE CLEARED, THE CONTRACTOR MUST NOT DEFACE, INJURE, OR DESTROY TREES OR SHRUBS OR

14. LIFT STATION INSPECTION (START-UP) REPORT(S) AND EQUIPMENT SHOP DRAWINGS.

PERFORM AN "AS-BUILT" SURVEY OF ALL COMPLETED IMPROVEMENTS. THE OWNER SHALL SECURE PRIOR TO CONSTRUCTION A PROFESSIONAL LAND SURVEYOR TO EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE CONTRACTOR OR ANY SUBCONTRACTOR.

ALL ACCEPTANCES HAVE BEEN OBTAINED. THE CONTRACTOR SHALL MAINTAIN TRAFFIC DURING EXISTING FACILITIES. ANY DISCREPANCIES BETWEEN THE CONTRACT REQUIREMENTS AND THE PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY THAT MAY RESULT FROM

5-03 SUBMITTALS

5-04 MATERIALS AND COLORS

5.  PAVEMENT MARKING

A.   FOUR INCH SOLID: 20 GALLONS PER MILE.

B.   EIGHT INCH SOLID: 15 GALLONS PER MILE.

C.   TEN INCH SOLID: 10 GALLONS PER MILE.

D.   TWELVE INCH SOLID: 7 GALLONS PER MILE.

E.   ALIGNMENT OF STRIPES: WHERE A STRIPE DEVIATES FROM THE CORRECT ALIGNMENT, AS INDICATED BY THE REFERENCES THERETO. TESTS SHALL BE PERFORMED IN

E.   ELONGATION OF STRIPES: WHERE A STRIPE DEVIATES FROM THE CORRECT LENGTH, AS INDICATED BY THE REFERENCES THERETO. TESTS SHALL BE PERFORMED AS SPECIFIED UNDER

SECTION 350 "CEMENT CONCRETE PAVEMENT".

REPAIR OF DAMAGED AREAS - ANY PORTIONS OF THE STRIPES DAMAGED BY PASSING TRAFFIC OR THEIR CORRECT LENGTH, AS INDICATED BY THE REFERENCES THERETO. TESTS SHALL BE PERFORMED AS SPECIFIED UNDER

SECTION 350 "CEMENT CONCRETE PAVEMENT".

E.   ELONGATION OF STRIPES: WHERE A STRIPE DEVIATES FROM THE CORRECT LENGTH, AS INDICATED BY THE REFERENCES THERETO. TESTS SHALL BE PERFORMED AS SPECIFIED UNDER

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SECTION 350 "CEMENT CONCRETE PAVEMENT".
1. Any existing sidewalks in the City Right-of-Way adjacent to the property, pathway around the site throughout construction. Please direct all questions to the Inspection of all work within the public Right-of-Way which will be billed to the permit holder. The fee is $150 plus the cost of required City testing and estimate required or $15,000, whichever is greater) prior to right-of-way permit issuance.

2. Prior to initiating any work in the public Right-of-Way the contractor should submit three copies of the City approved Civil Plans showing the work directly to the City Engineering Department. Allow a minimum of 5 business days for permit processing and issuance. All conditions required to be met in accordance with the standards, specifications, and policies adopted by the City. Obtain the City Engineering permit for the required Right-of-Way work. The City Engineering standards and specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

3. The contractor selected for this project will be responsible for filing a permit with the City of St. Petersburg for the proposed work within the Right-of-Way. Prior to the commencement of construction within the dedicated Right-of-Way or public easement.

4. Refer to General Notes & Specifications (Sheet C1) for additional information regarding the City Right-of-Way. The contractor will be required to provide a Certificate of Insurance (per current City requirements) and a Performance Bond (in the amount of the proposed work within the Right-of-Way. Prior to the commencement of construction within the dedicated Right-of-Way or public easement.

5. All areas of public roadways which are damaged during construction shall be milled and overlaid in full lane widths per current City of St. Petersburg standards and specifications. The existing irrigation well located on site shall be abandoned per SWFWMD requirements. The existing operation well located on site shall be abandoned per SWFWMD requirements. The irrigation well located on site shall be abandoned per SWFWMD requirements.

6. It is the responsibility of the property owner to protect and keep safe from theft and/or damage all granite curbing and/or street or alley brick which may be temporarily removed. A performance bond is required for sidewalks, streets, or alleys which may be temporarily removed and no provision for sidewalk, streets, or alleys which may be temporarily removed will be issued until such materials are safely removed and restored. The contractor shall be responsible for any and all damages to any such materials that may be temporarily removed.

7. The contractor selected for this project will be responsible for filing a permit with the City of St. Petersburg for the proposed work within the Right-of-Way. Prior to the commencement of construction within the dedicated Right-of-Way or public easement.

8. All areas of public roadways which are damaged during construction shall be milled and overlaid in full lane widths per current City of St. Petersburg standards and specifications. The existing irrigation well located on site shall be abandoned per SWFWMD requirements. The existing operation well located on site shall be abandoned per SWFWMD requirements. The irrigation well located on site shall be abandoned per SWFWMD requirements.

9. It is the responsibility of the property owner to protect and keep safe from theft and/or damage all granite curbing and/or street or alley brick which may be temporarily removed. A performance bond is required for sidewalks, streets, or alleys which may be temporarily removed. The contractor shall be responsible for any and all damages to any such materials that may be temporarily removed.
CITY NOTE:
A WORK PROGRAM AS PROVIDED BY THE ENGINEERING DEPARTMENT MUST BE DESIGNED PRIOR TO THE
COMMENCEMENT OF ANY WORK. A WORK PROGRAM MUST SUBMIT A NOTIFICATION OF WORK TO THE 
ENGINEERING DEPARTMENT. A WORK PROGRAM MUST ENSURE THAT ANY WORK PROGRAM MUST 
SUBMIT A NOTIFICATION OF WORK TO THE ENGINEERING DEPARTMENT. A WORK PROGRAM MUST 
ENSURE THAT ANY WORK IS COMPLETED IN APERTURES AS REQUIRED TO ENSURE THAT NO 
UNREASONABLE INTERFERENCE OR OBSTRUCTION TO THE PUBLIC RIGHT-OF-WAY EXIST. 

SITE NOTES FOR CITY RIGHT-OF-WAY:
1. CITY NOTIFICATIONS WILL BE REQUIRED FOR THE PROJECT TO PROCEED. A NOTIFICATION OF WORK 
   WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK. A NOTIFICATION OF WORK 
   MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY 
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SITE MAP:
- Denotes Proposed Concrete sidewalks
- Denotes Proposed Oversized Block sidewalks

18TH AVENUE NORTH

SUNKEN GARDENS
GRADING NOTES FOR CITY RIGHT-OF-WAY:

1. GRADING NOTES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) DATUM. WHEN LOCATING ELEVATIONS IN THE FIELD, USE THE NGS BENCHMARK "BV 263" HAVING AN ELEVATION OF 28.84 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

2. GRADE CONTROL POINTS SHALL BE REPOINTED AS NECESSARY TO PROVIDE FOR THE EASEMENT TO THE ELEVATION SPECIFIED ON THE SITE PLANS. ALL GEOREFERENCING WORK SHALL BE CONDUCTED TO THE HIGHEST LEVEL OF ACCURACY POSSIBLE.

3. ALL GRADE CONTROL POINTS SHALL BE REPOINTED AS NECESSARY TO PROVIDE FOR THE EASEMENT TO THE ELEVATION SPECIFIED ON THE SITE PLANS. ALL GEOREFERENCING WORK SHALL BE CONDUCTED TO THE HIGHEST LEVEL OF ACCURACY POSSIBLE.

4. GRADING NOTES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) DATUM. WHEN LOCATING ELEVATIONS IN THE FIELD, USE THE NGS BENCHMARK "BV 263" HAVING AN ELEVATION OF 28.84 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

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9. ALL GRADE CONTROL POINTS SHALL BE REPOINTED AS NECESSARY TO PROVIDE FOR THE EASEMENT TO THE ELEVATION SPECIFIED ON THE SITE PLANS. ALL GEOREFERENCING WORK SHALL BE CONDUCTED TO THE HIGHEST LEVEL OF ACCURACY POSSIBLE.

DATUM NOTES:

- GRADING NOTES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) DATUM. WHEN LOCATING ELEVATIONS IN THE FIELD, USE THE NGS BENCHMARK "BV 263" HAVING AN ELEVATION OF 28.84 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
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TYPICAL CONCRETE SIDEWALK DETAIL

SUBGRADE SHALL BE LBR 40 MINIMUM COMPACTED TO 98% MINIMUM T-180 A-3 OR BETTER MATERIAL

LIGHT BROOM (SANDY) SURFACE TEXTURE

FIBERMESH REINFORCING

NOTE:

CONCRETE STRENGTH = 3000 PSI

CONTROL JOINTS EVERY 5 FEET OF SIDEWALK OR WALKWAY.

EXPANSION JOINTS EVERY 20 FEET OF SIDEWALK OR WALKWAY.

1.

2.

3.

VICKSTROM  ENGINEERING SERVICES, INC.

KS

DV

CIVIL DETAILS

MUSEUM, ARBOR, AND RESTROOMS

100% CONSTRUCTION DOCUMENTS

CITY PROJECT NO. 19219-019

ARC3 PROJECT NO. 18012

SUNKEN GARDENS RENOVATIONS

CITY OF ST. PETERSBURG

CONSTRUCTION DOCUMENTS

Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida
Vickstrom Engineering
CA No. 30184

ARC3 PROJECT NO. 18012

505 20th Avenue NE
Telephone No. (727) 894-0404
St. Petersburg, FL 33704
CA No. 30184

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Appendix B:

Public Comment
Good morning Laura,

As our meeting was cut a bit short, I have attempted a recap of the most important items that we discussed with a few added comments.

If there is no alternative to regrading, what is the best way to deal with the walkways and paving on the east, north and south sides of the building? Everyone agrees that we all want what is best for the Gardens, with a goal of maintaining the historic ‘feel’ and tropical lushness of the landscape. Would it be helpful to have another engineer take a look at the site? I have a friend who works for Karins Engineering (probably on City contractor list) who might be willing to offer a second opinion pro bono. (It would be helpful going forward if the city had an architect on their preferred list with experience in dealing with historic properties.)

Restore the existing metal windows. Everyone agrees that this would provide an educational opportunity as well as being the most historically appropriate treatment.

Address the ‘faux history’ concept which has gradually changed somewhat over the last few years. It is my understanding that work considered a repair should adhere to the original and not try to look completely different. (This would suggest that the crazy paving should be recreated as it exists and painted/stained in multi-colors, and should not be dyed with a single color.)

SGFF will invite you (or a preservation staff member) to give a special presentation on recognizing and maintaining the historic character of Sunken Gardens for the benefit of new and current board members. The idea is to nurture a culture of preservation and understanding of this unique Florida Roadside Attraction.

At some point in the not too distant future, you suggested addressing the walkways in general and their importance to the site, speaking to the necessity for maintenance and safety with keeping them colorful, and maintaining their winding character.

Thank you again for your time and thoughts; we know how busy you are!

Robin
Appendix C:
Maps of Subject Property
Community Planning and Preservation Commission

1951 4th St N

AREA TO BE APPROVED, SHOWN IN

CASE NUMBER 20-90200120

SCALE: 1" = 140'