



Intown Redevelopment Plan Historic Preservation and Conservation Grant

Purpose

St. Petersburg has one of the oldest downtowns in the state of Florida and the rehabilitation and conservation of historic properties has shaped its economic development for the last forty years. In addition to the preservation of such landmarks as the Renaissance Vinoy, Snell Arcade, Kress Building, Mirror Lake High School, the Mirror Lake Library, the Coliseum and Lawn Bowling Club and Shuffleboard Courts, dozens of other smaller-scale historic preservation projects have helped preserve the unique architectural and local character of Downtown.

To maintain this distinctive quality of Downtown, in 2018 City Council approved up to **\$5 million** to the Intown Redevelopment Plan budget to support the continued rehabilitation and conservation of historic properties. See Attachment 1 for a map of the Intown Redevelopment Area.

This funding will be allocated to eligible properties defined below through a competitive grant process. City Council has found that the retention of a historic building is a substantial benefit to the health, prosperity, safety, welfare and economic well-being of the people. Preserving, protecting, perpetuating and using landmark sites and historic districts is promoted as public policy by the Historic Preservation Element of the Comprehensive Plan and implemented by the “Historic and Archaeological Preservation Overlay” of the City’s zoning ordinance, which identifies St. Petersburg landmarks and outlines the regulatory process for their protection (see St. Petersburg’s Land Development Regulations).

Eligible Properties

Historic properties located within the Intown Redevelopment Area are eligible for the grant program (see Attachment 1). “Historic properties” are defined as those listed individually on the St. Petersburg Register of Historic Places (SPRHP) or National Register of Historic Places (NRHP), or contributing buildings in St. Petersburg or National Register districts. Currently, there is one historic district partially located within the Intown Redevelopment Area – the Downtown St. Petersburg National Register District that was designated in 2004. For a list of Intown properties currently individually listed on the St. Petersburg or National Register of Historic Places, see Attachment 2. (To identify specific properties deemed contributing to a St. Petersburg or National Register district, please contact Planning and Development Services at 727-892-5451.)

In addition, properties that were determined eligible in 2006 for listing on the SPRHP may also take advantage of the program. Attachment 3 lists the properties that are currently deemed potential St. Petersburg historic landmarks based on a Determination of Eligibility. Properties not currently listed individually on the St. Petersburg or National Register of Historic Places, may undergo a Determination of Eligibility by City Historic Preservation staff to determine if

Historic Rehabilitation and Conservation Grant

Intown Redevelopment Plan

their properties are eligible for listing. However, to apply for the IRP historic preservation grant, a property must be formally deemed eligible for historic landmark listing by the Community Planning and Preservation Commission (CPPC), either as part of the 2006 group or by later action of the CPPC.

Award Amount

Applicants are eligible for an award **up to \$250,000** that will be reimbursable on issuance of a Certificate of Completion or Occupancy (depending on use) from the City of St. Petersburg's Construction Services and Permitting Division, and inspection and approval of the work by historic preservation staff. The City award will not exceed more than fifty percent (50%) of the total eligible project costs.

In addition to the grant award, awardee properties may be eligible for a Rehabilitation Ad Valorem Tax Exemption (property taxes), Rehabilitation Tax Credit (federal income taxes), and Florida Building Code Exemptions.

Selection Process

Applications will be accepted on a rolling basis. The fall 2018 round of funding will total **\$1,000,000** with amounts in future rounds dependent on available "pay-as-you-go" funding in successive fiscal years of the Intown Redevelopment Plan Redevelopment Trust Fund. It is expected that in future years a Notice of Funding Availability will be issued in the fall with applications accepted in the winter. Funding will not be available to pay for the awards until May in any given year.

City staff will review the applications through the scoring system identified in Attachment 4 below. The ranked applications will then be forwarded to City Council, which will make the final decision on the award(s).

Post Award Review and Compliance

Awardees will be required to sign a grant agreement that stipulates their rights and responsibilities under the **Historic Rehabilitation and Conservation Grant**. In addition, a Certificate of Appropriateness review of interior and exterior work is required for all awardees. Awardees not listed on the St. Petersburg Register of Historic Places at the time of grant award must agree to be listed on the St. Petersburg Register to ensure that future work on the property is conducted consistent with the requirements of the historic preservation ordinance.

Historic Rehabilitation and Conservation Grant

Intown Redevelopment Plan

Eligible and Ineligible Costs (see Attachments 5 and 6)

The **Historic Rehabilitation and Conservation Grant** program is available to fund eligible exterior and interior improvements for commercial, residential, industrial and mixed-use projects within the Intown Redevelopment Area.

Any expenditure for a structural component of a building will qualify for the rehabilitation tax credit. Treasury Regulation 1.48-1(e)(2) defines structural components to include walls, partitions, floors, ceilings, permanent coverings such as paneling or tiling, windows and doors, components of central air conditioning or heating systems, plumbing and plumbing fixtures, electrical wiring and lighting fixtures, chimneys, stairs, escalators, elevators, sprinkling systems, fire escapes, and other components related to the operation or maintenance of the building. The City of St. Petersburg allows certain expenses that typically are not eligible for the Federal Tax Credit, but that are historically appropriate for retaining essential character of a historic building (as deemed appropriate by City staff).

In addition to the above named "hard costs", there are "soft costs" which may also qualify. These include construction period interest and taxes, architect and engineering fees, construction management costs, reasonable developer fees, and any other fees paid that would normally be charged to a capital account.

Submittal Requirements

Applications are to be submitted in an 9"x12" envelope or larger with the project's name and location, and the applicant's name and address to the Economic and Workforce Development Department (or successor department) on the 9th Floor of the Municipal Service Building, which is located at 1 Fourth Street North, St. Petersburg, Florida, 33701.

Application packages must include the following information:

- Completed and signed application form
- \$35 application fee paid in check or money order
- Copy of current business tax certificate
- Submittal of appraisal conducted within the last year
- Confirmation that mortgage, property insurance and property tax payments are current and in good standing.
- Documentation of property ownership or written consent from property owner giving permission to conduct the identified improvements. (The property owner will be required to sign the Grant Agreement to assume responsibility for maintenance of improvements funded by the Grant.)
- Legal description and survey of project site

Historic Rehabilitation and Conservation Grant

Intown Redevelopment Plan

- Proof that proposed use is consistent with the City's land development regulations. (E-mail devrev@stpete.org for a zoning letter.)
- Digital photographs of existing conditions of the project site
- Documentation of building's historic appearance – photographs, Sanborn Maps, etc. (Contact the City's historic preservation office to determine where to find information.)
- Written description of project improvements for which the grant funds are being requested and identification of historic elements that will be impacted
- Estimates from three contractors on the construction cost of the project to be funded with the historic preservation grant
- Sketches or conceptual drawings of improvements that will be funded by the Grant.

Failure to provide required information will delay the review and/or approval process with the potential for the application being declined.

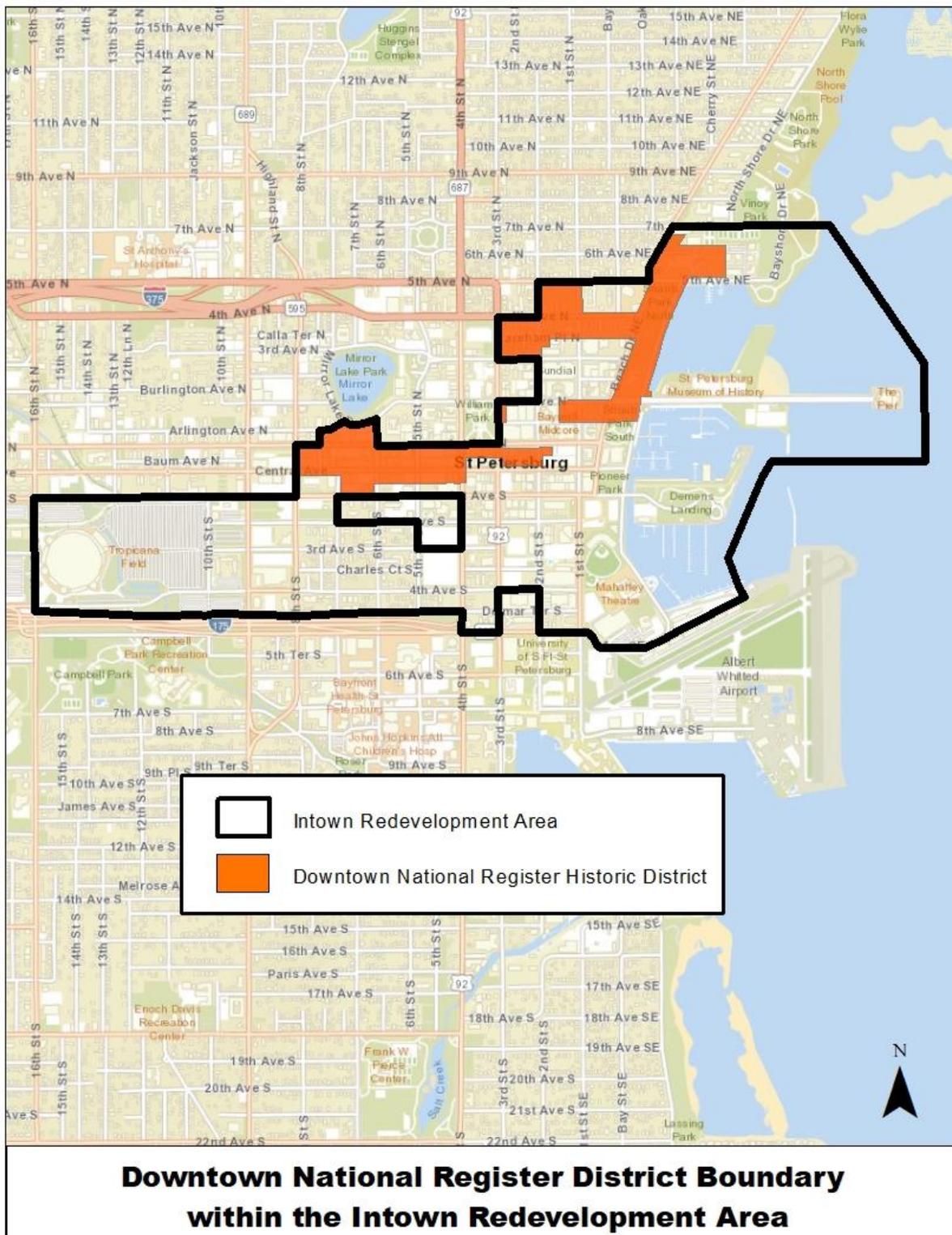
Program applicants and their related interests, including officers in a corporation or investment partners, will be evaluated on the basis of their financial character and **are ineligible** for the IRP historic preservation grant program if any of the following criteria are met:

- a. Code enforcement liens
- b. Special assessment liens
- c. Pending judgment or foreclosure
- d. Felony conviction
- e. Mortgage payments three months in arrears
- f. Unpaid property taxes
- g. Unpaid property insurance
- h. Pending litigation on foreclosure

Historic Rehabilitation and Conservation Grant Intown Redevelopment Plan

Attachment 1

Intown Redevelopment Area



Historic Rehabilitation and Conservation Grant

Intown Redevelopment Plan

Attachment 2

Individually Designated Historic Properties Currently Eligible for Grant

Address	Site	Listing
76 4 th St N	U.S. Post Office	LR & NR
501 5 th Avenue NE	Vinoy Park Hotel	LR & NR
262 4 th Avenue N	Veillard House	LR & NR
405 Central Avenue	Snell Arcade	LR & NR
535 Central Avenue	Alexander Hotel	LR & NR
326 1 st Avenue N	Dennis/McCarthy Hotel	LR & NR
689 Central Avenue	Green Richman Arcade	LR & NR
475 Central Avenue	S.H. Kress Building and Co.	LR & NR
685-87 Central Avenue	State Theater	LR
136 4 th Avenue NE	Bay Gables	LR
130 4 th Avenue N	Flori-de-Leon	LR
336 1 st Avenue N	Women's Town Improvement Association	LR
556 Central Avenue	St. Petersburg Federal Savings and Loan	LR
201-215 Central Avenue	Detroit Hotel	LR
256 1 st Avenue N	Binnie-Bishop Hotel	LR
136 5 th Avenue N	Burnside House	LR
305 5 th Street S	Emerson Apartments	LR
335 2 nd Avenue NE	Comfort Station	LR
95 Central Avenue	Ponce de Leon Hotel	LR
340 Beach Drive NE	Lantern Lane	LR
15 8 th Street N	Harlan Hotel	LR

“LR” = St. Petersburg Register of Historic Places

“NR” = National Register of Historic Places

Historic Rehabilitation and Conservation Grant

Intown Redevelopment Plan

Attachment 3

Properties within Intown Determined Eligible for Designation as St. Petersburg Historic Landmarks

Address	Site	Year Determined Eligible
200 1 st Avenue N	Jannus Landing	2006
242 1 st Avenue N	Tamiami Hotel	2006
235 Central Avenue	St. James Hotel	2006
243-45 Central Avenue	St. Charles Hotel	2006
425-45 Central Avenue	Preston Hotel/Alden Hotel/ McCrory's	2006
449 Central Avenue	Florida Arcade	2006
465 Central Avenue	Lerner Stores	2006
483-99 1 st Street S	Waterfront Park Apartments Coop	2006
128 3 rd Street S	Fire Station #1	2006
33 6 th Street S	Marbleside/St. Petersburg Federal S&L	2006
341 3 rd Street N	Victoria Apartments	2006

Historic Rehabilitation and Conservation Grant

Intown Redevelopment Plan

Attachment 4

Grant Review Process

City staff will review the applications through the scoring system identified in Attachment 4 below. The ranked applications will then be forwarded to City Council, which will make the final decision on the award(s).

Historic Significance

Both National and Local Register Individual Listing	15 points
Local Register of Historic Places only	10 points
Properties Determined Eligible for LRHP	10 points
National Register of Historic Places only	5 points
Contributing Property to NR District only	1 point

Capital Investment

Construction value as a percentage of the appraised value of the property minus the land value

100 percent or more	10 points
75% to 99%	7 points
50% to 74.9%	5 points

Investment in Rehabilitating Historic Exterior and Interior Features

75 percent or more of total capital investment	10 points
50% to 74.9%	7 points
25% to 49.9%	5 points

Investment in Major Building Systems to Extend Building Life

Reroofing	5 points
Structural repairs/upgrades to roof, walls and/or foundation	5 points
HVAC Replacement	5 points
Electrical wiring and service upgrade	5 points

Affordable Housing

Defined as annual rents not exceeding 30 percent of the income of households at 120 percent or less than the area median income. (see annual Florida SHIP Guidelines that can linked to at <https://www.floridahousing.org/owners-and-managers/compliance/rent-limits>)

10 or more units created or rehabilitated	10 points
7 to 9 created or rehabilitated	7 points
3 to 6 created or rehabilitated	5 points

Historic Rehabilitation and Conservation Grant

Intown Redevelopment Plan

Award Request/Leverage Needed

40% to 50% of total eligible project costs	7 points
30% to 39% of total eligible project costs	5 points
20% to 29% of total eligible project costs	3 points
<20% of total eligible project costs	0 points

Location along Central Avenue Corridor

(1st Avenues – from Beach Drive to 8th Street) 5 points

Small Storefront Width

Defined by the City of St. Petersburg “Storefront Conservation Corridor Plan” 5 points

Current or Proposed Use¹

Grow Smarter Industry	7 points
Class A Office Space	7 points

Existing Local Business Tenant

Defined by the City of St. Petersburg “Storefront Conservation Corridor Plan” 5 points

¹ “Use” will be determined by using the North American Industrial Classification System designations. If user is “proposed” then applicant must provide evidence of commitment to lease property upon project completion.

Historic Rehabilitation and Conservation Grant

Intown Redevelopment Plan

Attachment 5

Eligible Expenses for Grant

- Structure stabilization (repair/replacement of foundations, footers, load bearing walls, roofing systems)
- Room/space reconfiguration, wall relocations
- Plumbing, electrical and fire suppression systems
- Energy efficiency improvements (window upgrades, insulation, hot water heater, HVAC systems)
- Architectural and engineering fees as well as permitting and development review fees not to exceed 10 percent of the total eligible project cost
- Partial demolition of interior spaces made necessary for renovation or expansion
- Exterior painting, re-siding, and/or cleaning
- Masonry repairs
- Removal of architecturally inappropriate or incompatible exterior finishes and materials
- Restoration of significant architectural details or removal of materials that cover said architectural details
- Repair of exterior signage, including wall, window, hanging, and monument signs advertising the business name and identity
- Awnings and canopies installation or repair
- Doors and windows
- New roofing or roof repairs
- Demolition of obsolete accessory structures and partial demolition of exterior walls made necessary for renovation or expansion provided they receive COA approval prior to undertaking work
- Window and cornice flashing and repair
- Remediation of environmental contamination such as lead, petroleum or asbestos
- Equipment, mechanical and HVAC systems

Historic Rehabilitation and Conservation Grant

Intown Redevelopment Plan

Attachment 6

Ineligible Expenses for Grant

- Acquisition costs
- Appliances
- Cabinets (unless preserving 90% or more of the original design for any given room)
- Carpeting
- Decks (not part of original building design)
- Demolition costs (removal of a building or historic fabric on property site)
- Enlargement costs
- Fencing
- Feasibility studies
- Financing fees
- Furniture
- Landscaping
- Leasing Expenses
- Moving (building) costs (if part of acquisition)
- Outdoor lighting remote from building
- Parking lot, driveway
- Personnel expenses
- Paving
- Planters
- Porches (and enclosures) and Porticos (not part of original building)
- Retaining walls
- Security measures
- Sidewalks (except to preserve historic hex-block)
- Signage (except for costs associated with restoring historic signage)
- Storm sewer construction costs
- Utilities off-site
- Window treatments such as curtains and blinds (historic screens and original hardware are allowed as expense)