

# Historic Old Northeast Forever

[Support@HistoricOldNortheastForever.org](mailto:Support@HistoricOldNortheastForever.org)

May 22, 2017

Elizabeth Abernethy, Zoning Official  
Planning & Economic Development  
One 4th Street North  
P.O. Box 2842  
St. Petersburg, FL 33731-2842

Re: Subdivision of 209 13<sup>th</sup> Ave N

Dear Ms. Abernethy,

We, as homeowners in the Old Northeast and as neighbors of 209 13<sup>th</sup> Ave N, strongly oppose any request to subdivide that property, which, if granted, would result in the demolition of the existing historic home and the construction of three huge houses on three substandard, non-conforming lots.

Effective September 24, 2015, the City Council amended its non-conforming lot ordinance (Ordinance 194-H) to preclude just such a lot subdivision. In NT-3 neighborhoods like the Old Northeast, a "Buildable Lot" is now defined as one at least 60 feet wide and 7620 square feet in size. If subdivision of 209 13<sup>th</sup> Avenue N were permitted, the result would be **three** substandard, non-conforming lots, each about 47 feet wide and consisting of 6298 square feet. And, undoubtedly, three large houses, each nearly as big as the current historic home (4102 feet), would be built to maximize the developer's profit. Allowing three additional houses adjacent to the existing houses on substandard lots would render the amendment to the non-conforming lot ordinance meaningless.

Any such proposed subdivision of 209 13<sup>th</sup> Avenue N would also be inconsistent with the City's stated goal of maintaining the historical character and density of the Historic Old Northeast. And, one of the great, original houses in the neighborhood, built in 1919, would be lost forever.

We were disturbed when two huge houses were built on substandard lots at the corner of 14<sup>th</sup> Avenue N and 2<sup>nd</sup> Street N. These houses, which back up to 206 13<sup>th</sup> Avenue N, while architecturally suitable, are both far too large for the small lots they occupy. As residents, we oppose any further similar infringements of the City's zoning requirements.

We understand that there is or soon will be an offer to purchase this great home for the purpose of renovating and preserving it in keeping with the objectives of both the City and the Old Northeast residents. We salute and will support such efforts.

We the undersigned Old Northeast residents, oppose the subdivision of 206 13<sup>th</sup> Avenue N into three "substandard, non-conforming lots." Thank you for your consideration of our concerns.

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Roger and Suzanne McClow  
Ellen Engels  
Lawrence and Ellen Nist  
Burt and Carol Kline  
Kent and Joan Ulrich  
Sara Young and David Watson  
Hillary Pennypacker  
Mary Dowd and Michael Myers  
Jane Nicholas  
Bill and Marcy Osier  
John Peter Barie  
Tom and Jeri Flanagan  
Dawn Lynch  
Janice and Gilbert Henry  
Mike Carley  
Catherine E Hamel  
Gary and Lynne Mormino  
Kathleen A. Kroupa  
Andrew J. Muss  
Lucinda and Howard Johnston  
Jeff and Lisa Blake  
Frank & Susan Lewis  
Tom and Betty Herzhauser  
Stephanie and Ben Siwinski  
Beth Forsys  
Neverne Covington and Don Strobel  
Paula Albinson

John and Cheryl Welch  
Sue Blanshan and Barbara Smith  
Cecelia Messina O'Dowd  
Burt and Carol Kline  
Suzanne Andrew  
Cynthia N. Serra  
W.P. and G. K. Gorrell  
Robert and Angela Schuck  
Catherine Landstra and Gerald Meaders  
Kimberley Wolf  
Diane Cardin-Kamleiter  
and Mark S. Kamleiter, Esq  
Lauren Rolfe and Arnie Arluke  
Brooke Rosenberg  
Donna Gilbert  
Jewell Christie  
Howard and Patricia Hermans  
Julia Brazier  
Irma Witbreuk  
Fumiko Coppard and Ryan Burri  
Jules Cozine  
Connie Lancaster and Annie Hiotis  
Charleen McGrath and Bob Young  
Bill and Kim Potts  
Don and Marylee Zink  
Sally Ann Lawson  
Orlando and Myra Perez

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cc: Mayor Rick Kriseman  
Members of City Council

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Roger and Suzanne McClow  
111 14<sup>th</sup> Ave N

John and Cheryl Welch  
243 19<sup>th</sup> Ave NE

Sara Young and David Watson  
220 14<sup>th</sup> Ave N

Both of us support the efforts to prevent the building of three homes on substandard-sized lots at 209 13th Avenue N. We both also endorse the letter to Ms. Abernethy dated 5/16/17. Sincerely,  
Kent and Joan Ulrich  
656 1st St N

We support the letter sent to Elizabeth Abernethy this week regarding the subdivision of 209 13th Ave N.  
Lawrence & Ellen Nist  
237 6<sup>th</sup> Ave NE

I own my home at 230 24<sup>th</sup> Avenue, N., St. Petersburg, FL 33704. I wish to lend my support to your letter to Elizabeth Abernethy, opposing the destruction of historic homes in Old Northeast and allowing developers to build huge houses on substandard lots.  
Ellen Engels  
230 24<sup>th</sup> Avenue N

We write in support of the letter opposing the subdivision of the lot at 209 13th Ave N.  
Sue Blanshan & Barbara Smith  
241 10th Ave NE

I fully endorse this letter to be sent to Elizabeth Abernathy, Zoning Official, City of St. Petersburg. The charm of the Old NE neighborhood adds to the vibrancy of the city and it is being diminished with each and every monstrous house that is allowed to be built in the neighborhood.  
Cecelia Messina O'Dowd  
326 21st Avenue NE  
Dated: May 22, 2017

I support the points in the letter.  
Suzanne Andrew  
236 21st Ave N

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I agree with your letter.  
Cynthia N. Serra  
1000 3rd St N. 33701  
Cynthia N. Serra

We endorse the contents of this letter.  
W.P. and G. K. Gorrell

My wife and I would like to add our strong endorsement of your letter dated May, 16, 2017. We own the home at 121 13th Ave N and share your concern ref 209 13th Ave N. Please let us know what else we might do to support this effort and feel free to contact us at 727-656-6936. Best regards,  
Robert and Angela Schuck

Thank you for taking the time to alert us to this latest project plan and for writing such an excellent letter. Please add our names to your list of concerned residents who oppose the development of 209 13th Ave. N. Thank you again.  
Mary Dowd and Michael Myers  
205 8th Avenue NE

Jane Nicholas  
153 29th Ave. N.

We endorse the letter dated May 22, 2017 to Ms. Elizabeth Abernethy, Zoning Official, City of St. Petersburg. We live on 11th Avenue NE where there is a redevelopment plan for an old bungalow built as a duplex located at the corner of 11th Avenue and Cherry Street. The bungalow built sometime before 1923 has 6 grandfathered in rental units dating back to the 1950's. It is to be demolished and the developer would like to build four town homes with a third story porch. We live next door at 515 11th Avenue NE and are in shock. There will be a hearing on June 7 and we plan to be there to speak. We've been in our house since 1984 and love this neighborhood. Thank you for all your efforts to preserve the integrity of our neighborhood. We stand with you! Sincerely,  
Catherine Landstra and Gerald Meaders  
515 11th Avenue NE

If not to, late, we want to be on record as supporting your efforts regarding enforcement of zoning regulations, and in particular the situation at 209 13th Ave N. Thanks for putting this together, we walked by that property last night and cannot imagine how 3 homes could fit in that lot.  
Bill and Marcy Osier  
636 16th Ave NE

I oppose any effort to subdivide the property noted above. I support my neighbors and the position they outline in their letter - subject as noted -addressed to Elizabeth Abernathy dated May 22, 2017.  
John Peter Barie  
2121 First St NE

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I heartily support this movement. I would also like to add that something needs to be done with the permitting process to save more trees. It seems the permit bureau is giving permits to remove all trees...

Paula Albinson  
305 16<sup>th</sup> Avenue NE

I definitely support your letter. Very nicely worded. Please add me to your supporters. You may use my name and information. Sincerely,  
Kimberley Wolfe  
600 1st St N

We support your efforts to stop the demolition of historic houses which are being replaced with huge non-conforming big box houses  
Tom and Jeri Flanagan 120 15th Ave NE

We would like that you add our names in support of any future interactions to be encountered w/E. Abernethy or the zoning department of St. Petersburg relative to issues involving unbridled over-development vs. preserving the character of our Historic Old Northeast. Regards & thanks for your initiative,  
Diane Cardin-Kamleiter & Mark S. Kamleiter, Esq.  
435 11th Ave NE  
St. Petersburg, FL 33701

We both endorse this attached letter for the effort to retain the historic characteristics of the Old Northeast neighborhood:  
Janice and Gilbert Henry  
255 9<sup>th</sup> Ave NE

We agree with you and oppose the subdivision of 209 13th Avenue N into three substandard, non-conforming lots. Thank you for your work to preserve the character of our neighborhood.  
Lauren Rolfe and Arnie Arluke  
445 11th Ave NE

One such "McMansion" is now towering over the nationally historic designated Monticello House on 8th and 3rd. The property owners are horrified the city would let this happen after the time, effort, and great expense they incurred to not only renovate according to historic guidelines, but they actually relocated and saved the structure at great cost from becoming the latest victim of your neighborhood, friendly "developer". While some see this as progress, and I can't deny some ONE houses are irredeemable I can't but help believe a proper home can't replace the old one. Just look who's purchasing these homes...not individuals, but out of state LLC's. No more friendly neighbors, but high end rentals is the direction we're going. I have endorsed the letter and am prepared to do more.

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Please accept my complete endorsement for your letter to Ms. Elizabeth Abernethy. The destruction of historic homes within the Historic Old Northeast only to be replaced by full lot modern mansions is becoming detrimental to the appearance of our neighborhood. We cannot allow this to continue. Please let me know how else I can help.

Mike Carley  
226 10th Ave NE

Please add Brooke Rosenberg to the names if still possible  
Brooke Rosenberg  
436 12th Ave NE

I support this letter  
Donna Gilbert  
1400 Poplar St NE 33704

Any new homes built in the ONE should be those that ONLY match the design of historic homes in each neighborhood. Too many behemoth, modern homes being built among our older designs with more than one on a single home lot – this is UGLY and ruins the historic appeal of the ONE. Disallow any more of these out-of-place homes being built here.

Rev. Catherine E Hamel  
110 26<sup>th</sup> AVE N ~ Saint Petersburg, FL 33704-3458

I support this letter. Thank you for writing it and I hope it does some good. I've lived in the Old Northeast since 1978 and am horrified with the changes over the past few years.

Drexey Smith  
1101 2nd St No

We are in total support of the letter which opposes the subdivision of 209 13 th Avenue N into three substandard non-conforming lots.

Gary and Lynne Mormino  
235 10 Ave N

I am not a fan. They look ridiculous next to a house that is less than half its size. I have no problem with new construction as long as it is size appropriate to the neighborhood. But I am completely dismayed at sales to developers who take a lot, request a variance (that I can not protest unless i put for \$275 and i will be out as I'm sure the variance will be granted), build a huge house in a neighborhood where it is completely out of place in size. I am happy to see houses going for exorbitant prices as that keeps developers away. They are only a bad word from what i can see based on what they have done so far! I have no interest in voting someone into office that is in favor of this development. I'm not against new construction. We just need hard and fast laws that prohibit what is happening currently. Check real estate listings. They are now listing 'built on 3 lots or built on 2.25 lots'. There is a reason for that.

Kathleen A. Kroupa  
125 17th Av NE

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I am 100% in favor of bringing the destruction of our neighborhood to a halt!  
I have been a resident of the Old Northeast since 2009.  
My name is Jewell Christie  
526 19th Ave NE

We support your letter and intentions in preserving the character of the Old Northeast.  
Howard and Patricia Hermans  
1800 Beach Drive NE

My name is Andrew Muss, and I am the owner of 330 15th Avenue NE. I am extremely alarmed at the process we are witnessing in the Old Northeast whereby historic houses (most of which are structurally fine and just need cosmetic renovation) are being razed by developers in order to make a quick profit by building and selling cheap modern houses in their place. In the last 5 years since I moved here I have witness the progression of this phenomenon, and we are now at the tipping point where the historical character of our neighborhood is seriously and permanently threatened by this style of development. As such, I oppose the subdivision of 209 13th Avenue N into three substandard, non-conforming lots, and request that my name be added to the list of supporters at the bottom of the letter. Thank you very much for your efforts, and I hope that you keep me informed regarding any future developments in this matter. Sincerely,  
Andrew J. Muss

Message: I strongly oppose the demolition of 209 13th Ave. N. The construction of new homes on sub-standard lots is abhorrent to me. ENOUGH! Cramming new construction into small lots creates ugly scars on our charming neighborhood. I am a resident of the Old Northeast, but this is happening all over our city. Why are we destroying the unique character, that which attracts so many residents and guests, in favor of the almighty dollar? I'm a Realtor, but I'm a neighbor first. I would prefer to have less homes to sell than to destroy the very fabric of our community. Please stop this intrusion into our historic neighborhoods! Are we to become just another suburbia, bought off by developers with deep pockets?

Julia Brazier  
217 20th Ave. N.

Endorsement of letter  
Irma Witbreuk  
255 10th ave NE

You may add our signatures:  
Lucinda and Howard Johnston  
348 11th Ave NE

Jeff & Lisa Blake  
335 11th Ave. N.E.

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We, as homeowners in the Old Northeast and as neighbors of 209 13th Ave N, strongly oppose any request to subdivide that property, which, if granted, would result in the demolition of the existing historic home and the construction of three huge houses on three substandard, non-conforming lots. Any such proposed subdivision of 209 13th Avenue N would also be inconsistent with the City's stated goal of maintaining the historical character and density of the Historic Old Northeast. And, one of the great, original houses in the neighborhood, built in 1919, would be lost forever.

Fumiko Coppard and Ryan Burri of  
110 14th Ave N

Our names are Frank and Susan Lewis and we are the proud owners of 406 15th Avenue NE. We moved here almost 10 years ago, having come down from Collingswood, NJ, a town that prided itself on preserving and protecting the historic character of its homes, parks, and buildings. In recent years, we have seen a lack of sensitivity to the architectural character of the Historic Old Northeast, and where the profit motive appears to be the primary motive. We should be committed to preserving our homes in ways that are sensitive to our environment and history, and thus preserve the Historic Old Northeast's legacy. As such, we oppose the continuing destruction of historic homes in our Historic Old Northeast community.

Sincerely,  
Frank & Susan Lewis  
406 15th Avenue NE

Please add our names to the letter to the Zoning official. My husband and I are deeply concerned about these tear down projects that diminish the architectural and historic value of our neighborhood. We have lived on the corner of sixth and Bay since 1995. We have seen the changes in the neighborhood and are not pleased with many recent projects. Thank you for promoting this letter campaign,  
Tom and Betty Herzhauser  
165 6th Ave NE

We support the letter to oppose construction on this lot.  
Stephanie and Ben Siwinski  
Our address is 114 14th Ave N

I am against subdividing the property: 209 13<sup>th</sup> Ave North. Please add my name.  
Beth Forys  
145 12<sup>th</sup> Ave NE

Please add me to your list, and let me know how I can help more. I have 3 properties in old ne.  
Jules Cozine



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Please preserve our nationally historic designated neighborhood before more of it gets torn down. We are concerned residents of the Historic Old Northeast who are alarmed at the recent rash of demolitions of historic houses and the construction of nonconforming big box houses. We have decided to try to do something about it. It is our understanding that a developer is purchasing the property at 209 13th Avenue N and intends to demolish the standing buildings and construct three new homes on substandard-sized lots. As this is occurring across our neighborhood, we intend to make our concerns about such development known to the City. We have prepared a letter to Ms. Elizabeth Abernethy, Zoning Official, City of St Petersburg concerning this property and we seek neighborhood support in opposing this building plan.

Neverne Covington and Don Strobel  
236 7th Ave NE

The Potts agree with your letter to try and prevent the 209 13<sup>th</sup> Avenue N property from being subdivided. Thank you and Suzanne for your efforts to preserve our wonderful neighborhood.

Bill and Kim Potts  
14<sup>th</sup> Avenue N

Please add our names and that of my husbands to the list of those supporting your letter to Elizabeth Abernethy.

Charleen McGrath and Bob Young  
376 18<sup>th</sup> Ave NE

Absolutely we agree with the preservation. In the 25 plus years we have lived in the Old NE we have seen many homes needlessly torn down. I get it if it is not habitable. This is not the case.

Not in favor of demolition!  
Connie Lancaster and Annie Hiotis  
134 14th Ave North

We support this letter and the attempt to reign in these tear downs making way for big box houses that do not fit this lovely neighborhood

Add our name, please.  
Don and Marylee Zink  
1755 Locust St NE

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I support the efforts (letter to City Zoning, 22 May 2017) of the neighbors of this property to preserve this property and to deny a developer any plans to build unsightly and unsuitable structures. One by one, the Old NE is being destroyed. That would be ok, IF what was replacing the destroyed land and home was better. It's not. On so many levels.

Sally Ann Lawson  
135 Fifth Avenue North

Thanks for your letter regarding the home at 209 13th Ave N. We've admired that great house from the outside, but have never had a chance to see the inside. I'd like to learn/research the history of the home, e.g., architect or builder, sometimes these details are relevant to preservation efforts, but in the interest of time you can include us as supportive of your effort.

Orlando and Myra Perez  
135 14th Avenue N