

## **March 14, 2018 - 700 Block 18th Ave NE Historic District Application Materials**

Thank you to all that signed the HONF letter and supported our opposition to the proposed 18th Avenue N project.

Here is the email we received from Robin Reed of HONNA about the CPPC meeting on March 13th:

Amazing! The application for a COA at the CPPC meeting today regarding new construction on 18th Avenue was unanimously denied! There were about 16 speakers, all emphasizing different points and coming at the issue from different places. It was truly a gratifying experience! Congratulations to all of you who attended, wrote letters, and joined the conversation.

Thanks also to David Watson and Roger McClow who wrote a letter on behalf of Historic Old NE Forever which garnered about 70 signatures in TWO days.

Special thanks to Britt Cobb who spent the last few weeks working non-stop on CAD drawings which were VERY persuasive.

Thanks to Preserve the Burg represented by Emily E. and Peter B. who are always first rate in their HP comments, and this time was no exception.

And finally thanks to the HONNA board who all signed on to HONNA's letter individually to show full support for denial of the application.

Mr. McGinniss will probably appeal the decision to the City Council; I believe he has 30 days to notify the city. So hang onto those comments, Power Points, and letters; we can recycle them for City Council!

Thanks again to EVERYONE in our wonderful neighborhood for their support. Robin

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March 11, 2018

Greetings neighbors,

Please read our letter to the St. Petersburg Community Planning and Preservation Commission relating to the proposed 736 18th Avenue NE project. We hope you will join us in our opposing this project.

Please email us if you wish your name to be added to this letter.

Thank you.

HONF

Here is a link to the staff report: <a

href="http://www.stpete.org/committee%20packets/Community%20Planning%20and%20Preservation%20Commission/2018-03-13%20Reports.pdf">http://www.stpete.org/committee%20packets/Community%20Planning%20and%20Preservation%20Commission/2018-03-13%20Reports.pdf</a>

Dear CPPC Members:

We, as homeowners in the Old Northeast who are committed to preserving the historic character and charm of our great neighborhood, strongly oppose the pending application for the construction of a new, non-contributing house in the 18th Avenue NE Historic District.

This case demonstrates the inherent difficulty of attempting to replace an existing, contributing historical home, like the original 1925 Colonial, with new construction, in a Historic District, while attempting to maintain the character of that Historic District. While the Staff has undertaken what appears to be a comprehensive analysis, the result is a proposed house that has nothing to do with the character of the District, either in design or scale. While as an individual decision, the demolition of a contributing structure and its replacement by an obviously non-contributing structure would be regrettable, the much larger issue is the precedent established for future cases.

It seems to us that any replacement, to minimize the damage to the 18th Ave NE Historic District, must be as near to the style and scale of the pre-existing structure as possible. At least, the style should be consistent with the Historic District as a whole. The current plans, even as revised, are completely inconsistent with these factors. While there may be a few houses in the Old Northeast that resemble the proposed plan in style, these are scattered, stylistic "modern" outliers that detract from, rather than contribute to, the historic character of the Old Northeast.

As to scale, the proposed construction has more than twice the mass of the house it will replace. The FAR for the existing, contributing house is .39 (with garage). While the new construction is shown as .61.5 (with garage), that figure is deceiving for at least three reasons. First, it does not include the 343 sq. ft. "carport," which is not detached but is an integral part of the structure of the house, the foundation for the second story master bedroom. Second, the open living room and dining room extending to the second floor have a combined 633 feet of floor space that is not counted, even though the effect – in mass – is the same as if these areas were floor space, that is, extra second story bedrooms. If these areas were counted, as they should be, the FAR would be .78. Third, the interior passage is not counted, even though it too adds to the building's mass, exactly as if it were enclosed. Such a massive structure on the smallest lot on the block cannot be justified either under the current FAR regulations or in comparison with the size of the "remaining contributing resources" in the 18th Avenue NE Historic District.

The decision to permit the demolition of the existing, contributing house is extremely disappointing. Its replacement by the proposed house would be even more tragic. We join HONNA and the other property owners who oppose the current construction proposal. Thank you for your consideration of our concerns.

Sincerely,

Roger and Suzanne Mcclow  
Sara Young and David Watson  
Burt and Carol Kline  
Cheryl and John Welch  
Brooke and Todd Rosenberg  
Kathleen and Ralph DeMarco  
Dawn and Sean Lynch

Kevin and Carol Brennan  
Kathleen Kroupa  
Robert and Angela Schuck  
Dina M. May  
Bob Young and Charleen McGrath  
Sue Blanshan  
Doug Gillespie  
Nancy J. Brown  
Robert Shapiro and Alicia Reyes  
Any Neeb  
Lisa Curzio-Blake  
Kathy and Jim Klinger  
Tom and Dixie Crawford  
Catherine Landstra and Gerald Meaders  
Rachel Agustines  
Suzanne Andrew  
Tonya Strubbe  
Erin Morris  
Melissa Greene  
Katherine Gibson  
Molly Stagg  
Richard Carson  
Joan and Kent Ulrich  
Jerry Penacoli  
Lauren Rolfe and Arnold Arluke  
Mary Dowd and Michael Myers  
Carolyn Wise  
John Broshears and Anna Broshears  
Guy Keirn and Dr. Susie Wehr  
Diana Daerr  
Catherine Rome  
Paula Albinson  
Stephanie and Ben Siwinski  
Maureen Stafford and Elinor Miranda, M.D.  
Fumiko Coppard and Ryan Burri