

RESIDENTIAL ELEMENT AND CODE ENFORCEMENT

Historical Architectural Research

Most of the neighborhood's homes were constructed within a 30 year period from the early 1920s to the late 1940s. According to the 1990 U. S. Census, the median home construction year was the 1943-1944 range. Architecturally, many of the homes are of a vernacular style or minimal examples of the prevailing high styles, displaying porch supports and eave detailing. The Euclid Place subdivision is the most historically significant; however, the entire neighborhood has merit. In the May 1997 Final Survey Report by Judith L. Kitchen, Architectural Historian, 468 structures in the Euclid/St. Paul's Neighborhood were identified and classified according to twenty-two (22) architectural styles within the neighborhood's former boundaries (to 13th/14th Avenues on the south). There are three major architectural styles categorized, as follows (see Appendix):

Art Moderne, 1925-1940, (130 structures)

Structures have smooth stuccoed walls that often curve around the corners, flat roofs, horizontal lines or grooves as simple ornamentation. Windows often anchor the corners of the structure.

Minimal Traditional, 1935-1955, (85 structures)

Structures have at least one front-facing gable, modest eave overhangs, and often an exterior chimney. Modest details, if present, reflect the Tudor Revival or Colonial Revival styles.

Frame Vernacular, any date, (49 structures)

Wood frame houses and other structures that don't fit into any of the other style classifications.

Minor architectural styles of the neighborhood are as follows:

Craftsman, 1905-1928, (26 structures)

Two-story (or more) homes with gable roofs, wide eave overhangs with exposed rafter tails and other roof/wall structural features, triangular knee braces, flared eaves or walls which flare out at the foundation, sometimes decorative half-timbering or Oriental peaked roofs, and distinctive porch detailing.

Craftsman Bungalow, 1905-1928, (24 structures)

Homes have gable or clipped gable roofs, sometimes hipped roofs, with wide overhangs, and a front of side facing porch with gabled roofs of various configurations.

Tudor Revival, 1925-1945, (24 structures)

The steeple-pitched roofs, often with intersecting gables, inoperative chimneys adjacent to the entrance foyer and asymmetrically placed. Medieval details such as decorative half-timbering and leaded / stained glass window sashes, and distinctive masonry accents.

Colonial Revival, 1900-1945, (22 structures)

Two story homes with side-facing gable roofs, symmetrical facades and classical details such as Colonial multi-light

window sash, door surrounds and porches.

American Foursquare, 1900-1928, (22 structures)

The two and a half story homes are usually symmetrical with square or nearly-square front elevations and one story full-width porches. Prairie type wide eave overhang the roof.

Mediterranean Revival, 1915-1955, (22 structures)

The homes are similar to the Spanish Colonial Revival style with stuccoed walls, tile roofs, or flat roofs with parapets.

The period architectural style and diversity of housing types present a character and charm which should be preserved with new construction and addition / renovation projects. Adopting the City of St. Petersburg's Neighborhood Design Review Ordinance would help to ensure the continuity of the neighborhood character. Front and side porches on existing homes should not be allowed to be enclosed as room additions, and should be encouraged to be reopened if previously enclosed. Porches enhance the architectural quality of the dwelling and promotes informal socializing with neighbors.

Of the 247 respondents to the Neighborhood Survey, the majority perceived housing quality in the neighborhood to be good (58%), with excellent at (10%), fair (27%) and poor (5%). Neighborhood yards were perceived by the respondents to be mostly good (44%), with a close grade of fair at (40%), poor (10%), and excellent (6%).

Historic Preservation

Ms. Kitchen's report concluded that the entire Euclid/St. Paul's Neighborhood is eligible for both the St. Petersburg and National Register of Historic Places (NRHP) listing as a historic district. The City of St. Petersburg's Urban Design & Historic Preservation Division is responsible for historic preservation and redevelopment areas in the City. This division implements regulations regarding designation of structures and sites as historic, and the related certificates of appropriateness for alteration of designated structures, neighborhood design review, and community redevelopment. Staff from Urban Design and Historic Preservation serve the City's Historic Preservation Commission and the Community Redevelopment Agency (City Council).

Four properties in the Euclid Place subdivision are of sufficient historical and/or architectural significance to be listed individually as St. Petersburg landmarks. The four homes are located at 1075 and 1107 14th Avenue North, and 1000 and 1010 15th Avenue North. A ranking of "D" was given to these four homes, with a ranking of "E" to all others in the neighborhood. The ranking system is from the City of St. Petersburg's Historic Preservation Evaluation Categories (A through F). Category "D" properties meet the criteria for listing on the NRHP or as local landmarks or have been determined eligible for listing on the NRHP by the National Park Service but have not yet been designated. Category "E" properties meet the criteria for listing as a contributory structure to a potential NRHP historic district or a local historic district but have yet to be so designated. Neighborhood Partnership provides ongoing assistance to neighborhoods with an interest in historic preservation.



1075 14th Avenue - a historically significant home



1000 15th Avenue - a historically significant home



1107 14th Avenue - a historically significant home



1010 15th Avenue - a historically significant home

Property Values

According to the 1990 U.S. Census (see Appendix for Census data), property values were in two main groups, with 59% valued at \$50,000 to \$100,000 and 28% valued at \$25,000 to \$50,000. 9% of the properties were valued at \$100,000 to \$200,000, and are primarily commercial zoning. One property valued at greater than \$250,000, the St. Paul's Catholic Church and School property (see Property Values and Homestead Exemption maps on pages 55 and 56 provided by City Neighborhood Partnership Office). The 2000 U. S. Census information is not available for the defined boundaries of the Euclid/St. Paul's Neighborhood.

According to the 1990 U.S. Census, of the 1,464 housing units in the neighborhood, 43% were owner occupied, and 45% were rentals. There were 187 vacant properties (12%), and 27 seasonal properties (1%).

Over the past decade, residential properties throughout St. Petersburg have benefitted from notable value appreciation, and increasingly strong housing demand, which currently exceeds supply. Recent downtown redevelopment has played an active role. Opening in December of 2000, downtown's Baywalk project has added an array of new restaurants, retail shopping, cinemas, outdoor music performances, and garage parking to the downtown area and spurred additional redevelopment interests throughout the city.

Based upon current information reported within the Realtor's Multiple Listing service, favorable housing trends continue for the Euclid/St. Paul's Neighborhood (see Appendix). As of September 17, 2001 a total of forty-four (44) residential sales were reported year-to-date, having an average selling price of \$124,245 dollars, primarily within the area between 12th and 15th Streets and 15th and 22nd Avenues. The 44 homes showed

an average ownership term of 63 months, or just over five years. Analysis of the prior sale of each showed an average annual price increase of 15% per annum, well above the national average. The average sale home size is 1465 square feet heated/air-conditioned or \$85.65 per square foot. Though much of the pricing increases have been market-driven (appreciation), the increase in prices can also be attributed to a notable amount of remodeling and improvements, which is visibly evident throughout the neighborhood. In some cases, the addition of livable area has increased the home size, and correspondingly the price.

According to survey results of March 2001, residents place a high degree of importance on neighborhood beautification. Further aesthetic enhancements as provided in this plan should lend favorably to future housing trends and demand for neighborhood homes.

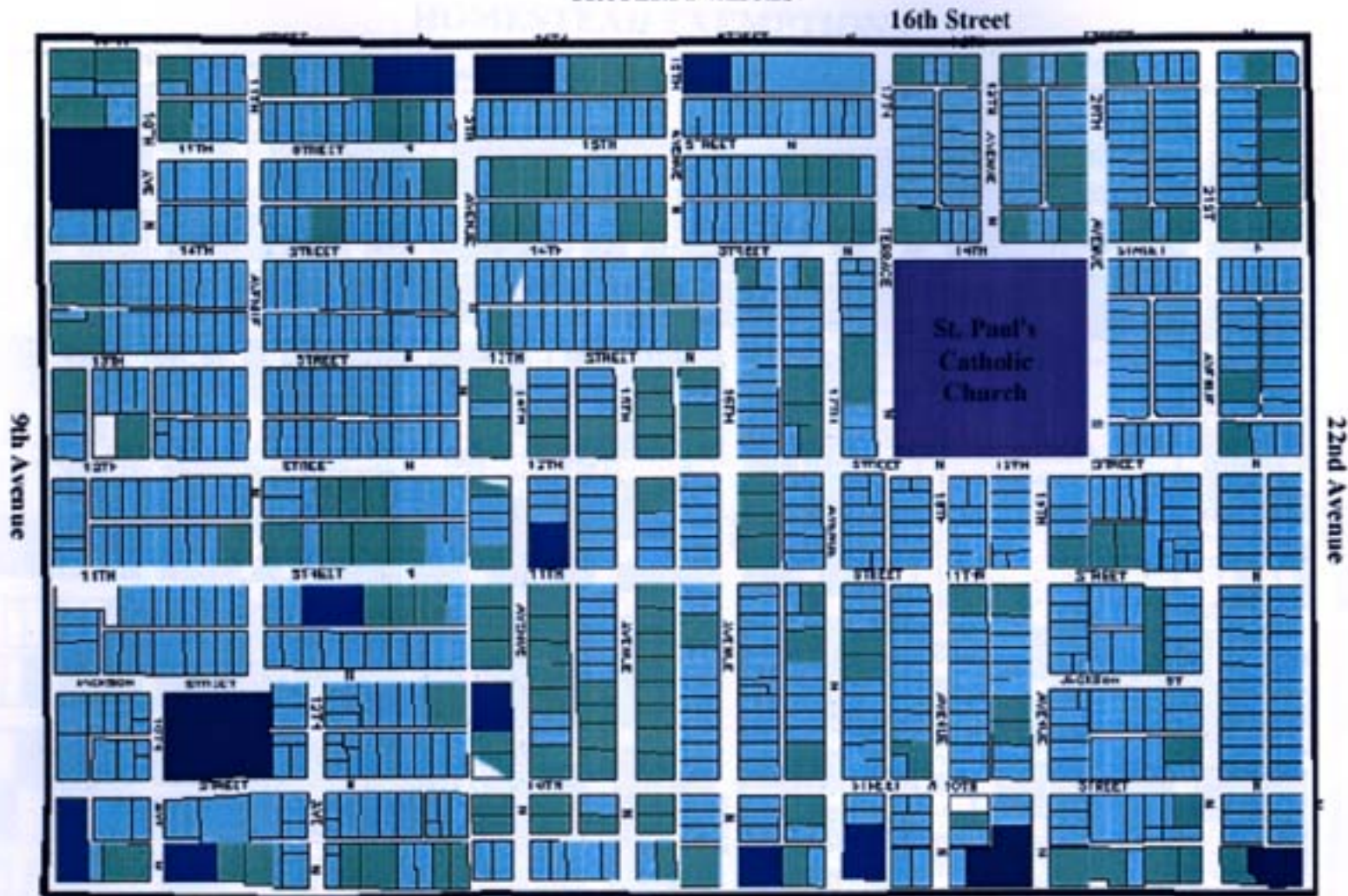
Demographics

There were 2,842 persons residing in the neighborhood according to the 1990 U.S. Census. The majority of residents (38%) were between the ages of 25 and 44, with (31%) between 0 and 24, and (31%) older than 45 years of age.

There were 1,277 households in the neighborhood, of which 52% were families and 48% were single households. The ethnic mix was predominantly white (88%), with equal percentages (3% each) of black, Hispanic, and Asian heritage.

Approximately one-third (31%) of the adult residents had a high school diploma, and about the same (30%) with some college education. 19% of the adult residents had completed college, while 20% had no high school diploma.

PROPERTY VALUES



- \$0-\$35,000
- \$35,001-\$75,000
- \$75,001-\$150,000
- \$150,001-\$250,000
- >\$250,000

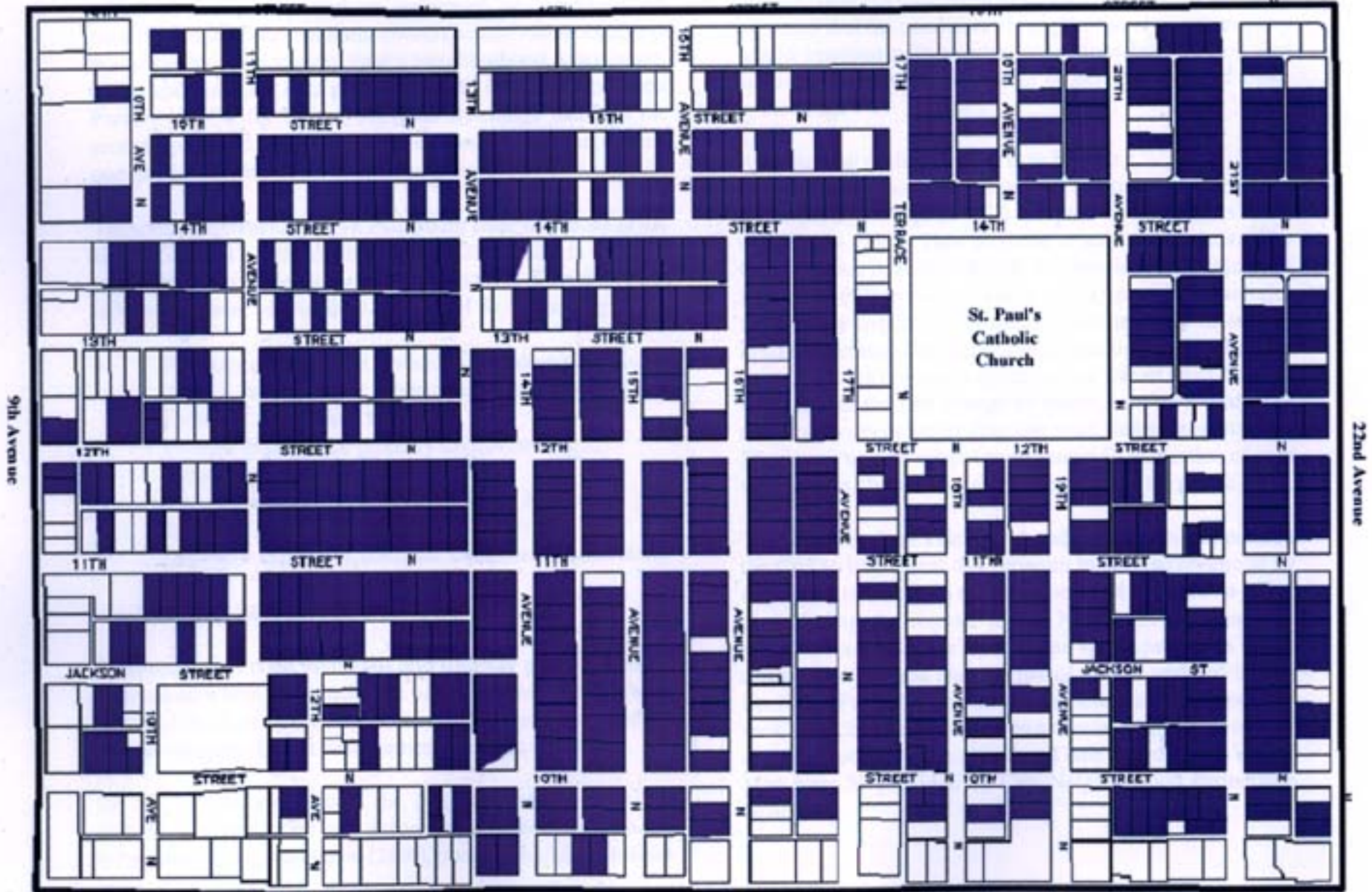
NOT TO SCALE



Map provided by
City of St. Petersburg
City Neighborhood Partnership Office
March 6, 2001

HOMESTEAD EXEMPTIONS

16th Street



9th Avenue

22nd Avenue

St. Paul's
Catholic
Church

9th Street

NOT TO SCALE



Code Enforcement

The often poor condition of rental property in the neighborhood was a concern of many residents as shown in the 2001 neighborhood survey and as expressed at neighborhood meetings. A tabulation of home owners versus rental occupants was made by the Euclid/St. Paul's Neighborhood Association, based upon utilities data provided by the City Neighborhood Partnership Office. Of the 826 total dwellings listed in the records provided, 670 (81%) were determined to be owner-occupied, and 156 (19%) were tenant-occupied.

The most common City of St. Petersburg code violations in the Euclid/St. Paul's Neighborhood are ranked below in order of occurrence from the highest to the lowest. The following information was provided by the City of St. Petersburg:

- Property maintenance violations including paint, junk, trash/debris, sod/landscape, rotten wood, fence disrepair, and broken windows
 - Permits required for property improvements
 - Inoperative motor vehicles
 - Neighborhood Design Review (NDR) Approval*
 - Improper parking of vehicles*
 - Improper storage of domestic equipment (particularly boats)*
- * same frequency of occurrence

Enforcement of code violations and illegally parked vehicles depends on where the vehicles are parked. In the public right of way (sidewalk or street), the police have jurisdiction; and on private property, Codes Enforcement becomes involved.

Of the 247 respondents to the Neighborhood Survey, the majority perceived City code enforcement in the neighborhood to be good (41%), with fair at (28%), poor (18%), and excellent (6%).

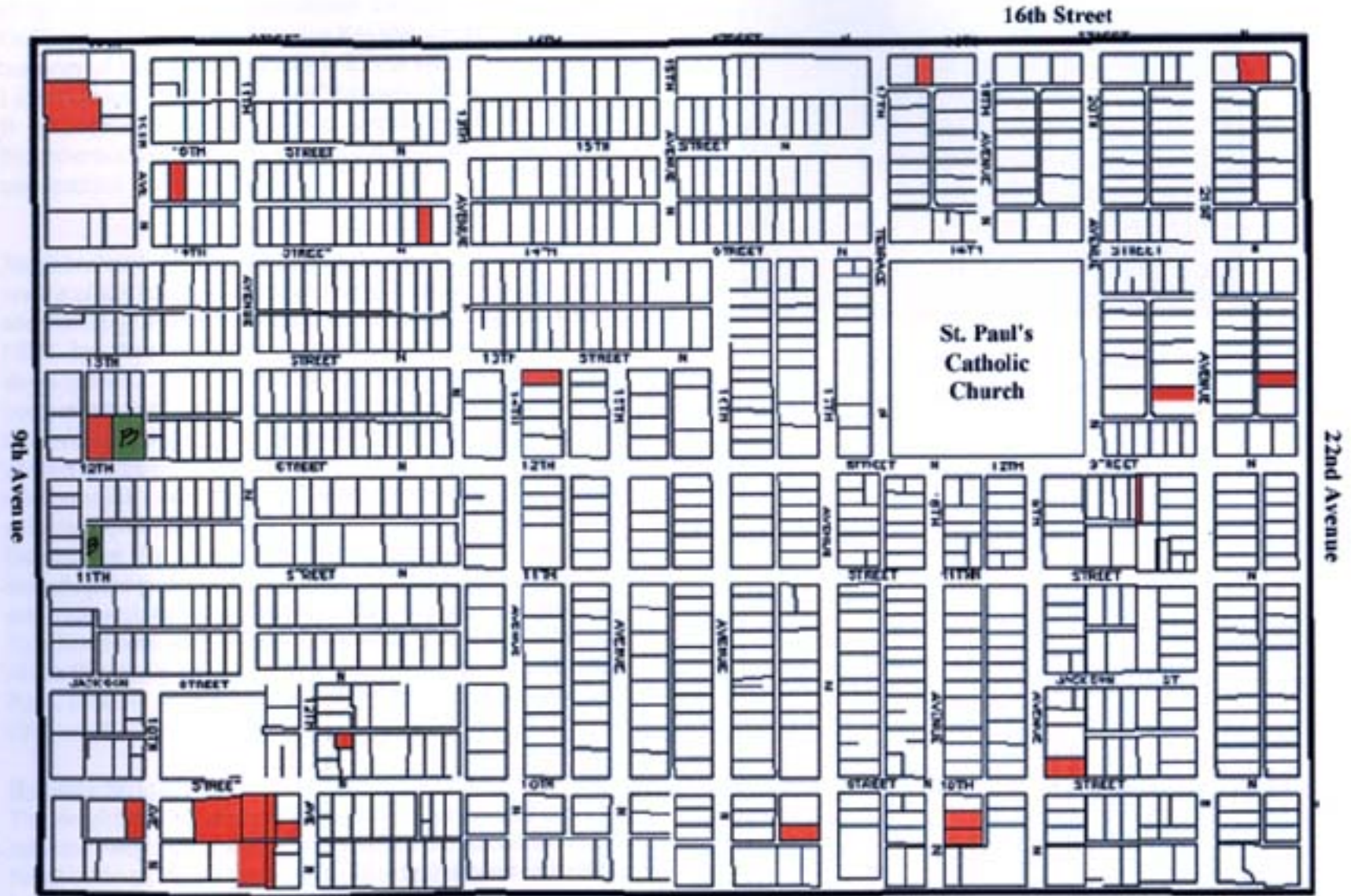
The Euclid/St. Paul's Neighborhood is eligible to participate in the City of St. Petersburg's Certificate of Inspection Program (CI), and it is highly recommended by the consultant that the Neighborhood participate in the program. It would be expected that the condition of neighborhood rental property would improve with regular inspections by the City, and citations issued to the owners for properties in need of repair or clean up.

An overview of the program is as follows:

In 1988, City Council approved the creation of a Certificate of Inspection Program (CI) as part of the City's code compliance effort. This program is authorized under City Code Chapter 8, Section 8-280, and provides a Certificate of Inspection (CI) to owners whose rental units pass an interior and exterior inspection. (Hotel and motel units are not subject to CI inspection.) Certificate(s) of Inspection expire after one year. After the one year expiration, the owner must obtain a new CI with the first change of tenant, or after a change in tenancy occurs in longer than one year. Rental property with 20 or more units is subject to an annual CI inspection of only vacant units, the exterior of the property and the public areas.

The Euclid/St. Paul's Neighborhood Association may petition the City to implement this program in the neighborhood by requesting in a letter to the Neighborhood Partnership office or including the request in the Neighborhood Plan. The neighborhood has some boarded and vacant properties which could be monitored and the list of homes updated by the Euclid/St. Paul's Neighborhood Association and reviewed by the City's Code Enforcement on a regular basis for the overall improvement of the neighborhood (see Boarded and Vacant Map page 58 provided by City Neighborhood Partnership Office).

BOARDED AND VACANT STRUCTURES



9th Avenue

22nd Avenue

9th Street

NOT TO SCALE



 *Boarded*
 *Vacant*

Neighborhood Design Review

The Euclid/St. Paul's Neighborhood is eligible to adopt the City of St. Petersburg's Neighborhood Design Review (NDR) Ordinance. Neighborhood Design Review is not in effect in the majority of Euclid/St. Paul's area. It is in effect per the Round Lake Plan for the area between 9th through 12th Avenues North. It is recommended that the entire Euclid/St. Paul's Neighborhood adopt the NDR Ordinance for consistency in new construction and renovation.

Neighborhood Design Review provides basic architectural review of key components regarding building design, site layout and building materials in certain designated neighborhoods. NDR has been adopted by the City to ensure that new development, building additions and rehabilitations are compatible with the character of the neighborhood, thereby reinforcing and upgrading the quality of the area and preserving property values. NDR requires that any residential or commercial construction within certain designated neighborhoods be reviewed by the Development Services Department for changes to the exterior of the building, including the roof, windows, siding, building materials, porches, and walls and fences for building additions or new construction. Neighborhoods with Design Review include Old Northeast / North Shore, Uptown, Crescent Lake, Palmetto Park, Bartlett Park, Historic Roser Park, Historic Kenwood, Snell Isle, and Crescent Heights.

Housing Strategy

The neighborhood housing strategies are developed for city-initiated Neighborhood Plans only. Since the Euclid/St. Paul's Neighborhood Plan is consultant and neighborhood-initiated, a housing strategy is not applicable.



Multi-family housing is located on the perimeter of the neighborhood

RESIDENTIAL ELEMENT AND CODE ENFORCEMENT ISSUES AND RECOMMENDATIONS SUMMARY

Issues

1. Residential improvements to existing homes and in-fill of existing vacant lots are needed to energize the real estate housing market
2. Consistent maintenance of residential exterior property is needed to sustain and enhance neighborhood property values.
3. Homes and yards in need of improvement could be identified for future neighborhood to neighbor or City assistance projects.
4. Preservation of the residential, architectural “flavor” of the neighborhood is desired.
5. Uniformity of treatment to permitted upgrades and repairs on residential dwellings is needed to enhance property values and neighborhood character.
6. A neighborhood committee to work with property owners and the City’s Code Enforcement Department could bring an awareness of possible code violations to be investigated.
7. Continued residential zoning of structures on 22nd Avenue North to preserve the character of the neighborhood.
8. Improvements to individual homes and businesses are needed to appreciate housing values.

Recommendations

1. Adopt the City of St. Petersburg’s Neighborhood Design Review Ordinance (NDR) and work to preserve the physical, architectural, and landscape character, as outlined by the elements of the Neighborhood Plan.
2. Adopt the City of St. Petersburg’s Certificate of Inspection Program (CI) for regular inspections of rental

3. Establish a committee of the Neighborhood Association to work with property owners concerning residential maintenance, beautification, and parking. Encourage Neighborhood involvement in reporting possible Code Enforcement violations, and investigation by City Code Compliance Assistance.
4. Establish a Neighbor to Neighbor or peer type program to assist families or individuals in need of house painting, yard clean up, and minor repairs.
5. Establish a Neighborhood Clean-Up Day in conjunction with the annual neighborhood clean-up which is scheduled through Neighborhood Partnership. City services provides a free special trash pick-up program to all neighborhoods on an annual basis.
6. Encourage and promote neighborhood awareness through annual activities, such as block parties, community yard sales, clean up or landscape projects, or a home restoration / preservation fair or seminar.
7. Encourage partnering efforts of neighborhood and City for activities such as tree trimming. Trees on right of way would be trimmed per the City standard.
8. Promote home owner awareness of grants and programs available for home renovation and improvements through the Neighborhood Association / City meetings or special event seminars.