



Crescent Heights

Neighborhood Plan

Crescent Heights Neighborhood Plan, City of St. Petersburg, Florida, January 2000

CRESCENT HEIGHTS

Neighborhood Plan

Prepared by:

Timothy N. Clemmons, AIA
James A. Moore, Ph.D., AIA
Jason Westrope, MArch

For:

Crescent Heights Neighborhood Association
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ACKNOWLEDGEMENTS

Crescent Lake Neighborhood Association

President: Patti Nagel
Immediate Past President: Walter Jackson
Secretary: Lou Ballenger
Treasurer: Katy Slater
Newsletter Editor: Jeannine Duncan

Planning Committee

Stephanie Pitts, Chair	Mauri Barnes
Louise Clutter	Richard Clutter
Phillip Connor	Fred DeJohn
Brent Francis	Martha Francis
Patti Nagel	Katy Slater
Andy Squires	

Neighborhood Volunteers

Pat Harris	Walter Jackson
Michael Lynch	Michelle Lembeck
Kathy Rogers	

Consultant Team

Timothy N. Clemmons, AIA	Principal, Rhode Clemmons Architects, Inc.
James A. Moore, Ph.D., AIA	Professor, USF School of Architecture & Community Design
Jason Westrope, MArch	Urban Design Consultant

City of St. Petersburg Neighborhood Services Administration

Jon Clarke	Neighborhood Partnership Planner
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Neighborhood Design Workshop Volunteers

Maria A. Pellot, MArch	Graduate Architect, Hellmuth, Obata + Kassabaum, Inc.
Lee J. Pollock, RLA	Associate, Hellmuth, Obata + Kassabaum, Inc.

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INTRODUCTION

A consultant team retained by the Crescent Heights Neighborhood Association prepared the Crescent Heights Neighborhood Plan. This team worked in conjunction with the Crescent Heights Neighborhood Association's Planning Committee. Technical assistance was provided by the City of St. Petersburg's Neighborhood Services Administration. In 1999, based on public input from meetings and surveys, the Neighborhood Planning Committee defined five elements that would structure the body of the Neighborhood Improvement Plan. They are Character & Identity, Infrastructure, Commercial Properties, Residential Properties, and Safety. Funding for this project was made possible through the City of St. Petersburg's Neighborhood Partnership Program, as well as sponsorship by Mercantile Bank.

Crescent Heights Neighborhood

The Crescent Heights Neighborhood planning area encompasses a 160 tract located one and one-half north of St. Petersburg's central business district. It is bounded by Fourth Street North on the east, Ninth Street North (Dr. M. L. King) on the west, by 30th Avenue North to the north, and by 22nd Avenue North to the south. The neighborhood consists of several subdivisions mostly platted in the 1920's. Consistent with the standards of the time, the subdivisions largely continued the city's grid system through the neighborhood. However there are minor variations in lot sizes, street widths and alley configurations depending on the particular developer's preferences.

Despite the fact that Crescent Heights was built-out over a 40-year period, which provides a pleasant variety in the architectural styles, there is a consistent overall character and scale to the neighborhood. Enhancing this architectural character is the mature landscaping throughout the neighborhood. Major commercial roads to the east and west border the neighborhood. Fourth Street became a major automobile arterial after the completion of the Gandy Bridge to Tampa in the 1920's. Dr. M.L. King Street has always been more of a neighborhood commercial street due to its history as a streetcar line from the 1910's to the 1940's. The neighborhood is bordered at its southern edge by the 48 acre Crescent Lake Park featuring Crescent Lake, from which the neighborhood derives its name. Although officially outside Crescent Heights Neighborhood's boundaries, the park is heavily used by neighborhood residents.

In 1998, the Crescent Heights Neighborhood Association applied for and was awarded a Neighborhood Improvement Grant to fund a Neighborhood Improvement Plan process. There were essentially three phases to this neighborhood planning process – Data Gathering, Design Synthesis and Plan Production.

Data Gathering

During the first phase, Data Gathering, all current relevant information was sought, cataloged and interpreted. One important element of this phase was a visual property survey with which each property in the community was identified and described. The visual survey process required walking from property to property recording information with written data sheets and photographs for all properties. This work was almost completely performed by resident volunteers from the Neighborhood Planning Committee. The results of the visual survey gave residents, consultant architects and city planners an opportunity to see what the current condition of the neighborhood is and, if unstable, in what direction it was transitioning. It also allows for the characterizing of the neighborhood in terms of scale, land use, architectural style, and building condition. A sample survey sheet and tabulated data for the visual survey may be found in the appendix of this document.

This visual survey highlighted several important characteristics of the neighborhood. Slightly more than three-fourths of the residential properties are single family homes, however garage apartments, duplexes, and small apartment buildings are all found within the neighborhood and account for approximately 42% of the total dwelling units. As previously noted, the diversity of architectural styles reflects the 40-year build-out of the neighborhood. Dominant styles are 1920's Craftsman with 27% of all structures, 1930's Minimal Traditional with 26%, and 1950's Postwar with 18%. Minor styles include 1950's and 1960's

Ranch with 7% of all structures, 1930's Tudor with 5%, and 1920's Dutch Colonial with 4%. Over 70% of the buildings in the neighborhood are one-story high. With only a couple of exceptions, all of the remaining structures are two stories. Overall the neighborhood's structures are well maintained with 8% in excellent condition and 82% in good condition. Ten percent of the structures are in deteriorated condition and only one was found to be dilapidated. About 70% of the properties have sidewalks along their street frontage with almost one-fourth of those made of hex-block and the remaining cast-in-place concrete. Finally, two-thirds of the properties access their off-street parking from the rear alley with only one-third utilizing the street.

In addition to the visual survey, a written property owner survey was mailed out to supplement input generated at past Neighborhood Association meetings. The committee compiled the results of the 176 surveys that were completed and returned. These responses gave consultants hired to assist with the plan and the Neighborhood Association Committee a better idea of what the neighborhood constituency, at large, desired for their neighborhood. These data also facilitated the process of establishing the priority for specific neighborhood improvements. Members of the Neighborhood Planning Committee tabulated this information. Representations of this survey response data may be found in the Appendix.

The respondents to the survey were almost equally split between those who had lived in the neighborhood less than three years, from three to ten years, and more than ten years. Slightly more than 95 percent of the respondents owned their place of residence with the remaining renting. Thirty responses were from people who worked in the neighborhood and 20 responses were from business owners in the neighborhood.

Five factors rated highest as important to the respondents living and/or working in the neighborhood. In order these were low crime rate, home resale value, neighborhood charm, quality of the housing stock, and convenient location. As regards the condition of the neighborhood, four categories were rated as most below average: alley pavement conditions, sidewalk condition, alley lighting, and rental property condition. In order the five most important improvement issues were neighborhood infrastructure, safety, beautification, housing quality, and sense of community. The overall quality of the neighborhood was rated as excellent by 21 percent of the respondents, good by 73 percent, and fair by 6 percent. No respondents rated the neighborhood as poor.

Other aspects of this Data Gathering phase included the acquisition and analysis of area zoning, land use, and aerial mapping, referencing of relevant documentation of other currently adopted area neighborhood plans, and review of 4th and 9th Street corridor planning activities. The consultant team also investigated current City neighborhood improvement programs in terms of funding and procedures as well as general demographic and real estate trends occurring in the Crescent Heights Neighborhood.

This phase of the process culminated in a general meeting of the Neighborhood Association at which the consultant team introduced itself and the plan process. Preliminary results of the Data Gathering phase tabulations were also presented and the Neighborhood Design Workshop was formally announced. This Design Workshop was the culmination of the preliminary planning process and launched the second phase of the process, Design Synthesis.

Design Synthesis

After completion of the Data Gathering phase of the process, the Neighborhood Planning Committee hosted a Neighborhood Design Workshop where any concerned party could voice ideas and issues they wished to be dealt with in the Neighborhood Improvement Plan. This Workshop, held on Saturday, June 26th from 9 am to 1 pm, heralded the next phase of the planning process - Design Synthesis.

The Design Synthesis phase, particularly the Neighborhood Design Workshop, allowed citizens to make the necessary transition from opinions and attitudes about how to improve their neighborhood into a defined set of priorities – ideas into a plan of action. The Workshop was led by the consultant team members hired to assist in the development of the Neighborhood Improvement Plan along with additional volunteer design professionals.

As the workshop progressed, the consultant team moved from presenting key issues concerning overall Neighborhood Improvement to leading design focus groups. These design focus groups centered on four of the five elements defined by the Neighborhood Planning Committee as areas of concern to citizens. They were Character & Identity, Infrastructure, Commercial Properties, and Residential Properties. The focus groups consisted of at least one design professional, a Neighborhood Association Committee member, and a varying number of local citizens in attendance.

For the Workshop the issue of Safety was perceived as being an issue that naturally overrides other priorities. Indeed, from survey data, issues of safety were a leading priority for the neighborhood. Additionally, many safety issues, such as criminal activity, are intrinsically more socially oriented than physically oriented. For these reasons, issues of safety were dealt with in all of the focus groups so as not to isolate this important element of the Plan. In other phases of the process issues and recommendations concerning safety were highlighted as an additional element to insure that they received the amount of attention they deserved.

When these focus areas were fully investigated, the resulting issues were presented by each design focus group for review by all attendees of the Workshop. These focus area issues were then synthesized into an overall draft design plan created during the Workshop to illustrate the issues and opportunities present in the neighborhood on a two-dimensional rendered plan of Crescent Heights. This draft represented the core ideas of the Workshop, which were refined by the consultant team in the remainder of the Design Synthesis Phase of the Neighborhood Improvement Plan process.

After the Neighborhood Design Workshop, the draft design plan was distilled into a discreet list of implementable projects or policies. With the assistance of the Neighborhood Design Committee and public input obtained in the Data Gathering phase of the process, this list was prioritized and more clearly defined in the last phase of the process, Plan Production.

Plan Production

This portion of the Neighborhood Planning process involved the creation of this plan document in order to outline and describe the elements of the Neighborhood Improvement Plan. All background information concerning the Plan as well as Neighborhood Association policy recommendations was included in this plan document. General information concerning the design and cost of the physical improvements to the neighborhood were also included as a guide to establishing the character of the desired improvements. The design drawings of the physical improvements featured in this plan are only representations of a conceptual design. They engender an intentional degree of indeterminance in order to allow reinterpretation and refinement as each improvement undergoes detailed design and institution. The recommendations were also broadly categorized into three priority levels in order to form a sufficiently flexible implementation timetable.

It is intended that this document be reviewed and accepted by the general membership of the Crescent Heights Neighborhood Association, the Neighborhood Planning Committee, and the Neighborhood Association Board of Directors. Concurrent with this internal review and revision process, drafts of this document will be submitted for review to all relevant departments of the City of St. Petersburg. Finally, the plan will be to the Planning Commission and City Council for formal approval.

Neighborhood Planning Issues

Before any recommendations were generated for this plan, a series of issues was formulated for each of the elements defined by the Neighborhood Planning Committee. These issues were generated based on statistical data generated from the public input surveys and analysis of the general conditions in the neighborhood. These issues establish a set of concerns and potential opportunities deserving the most attention by the Neighborhood Planning Committee and the consultant team. Though not intended to be exhaustive, the issues cited in each element of the plan provided for focused energy to be applied in the development of recommendations which would address several issues as integrated solutions as opposed to

unrelated actions. It is intended that this approach will resolve diverse issues most efficiently and in a manner which benefits the largest number of neighborhood residents in the most direct way possible. The elements of the plan are introduced below. Complete outlines of the individual issue sets may be found in each element of the plan.

Character & Identity

The first element in the plan considers the importance of physical demarcation of a neighborhood's edges and center in fostering its identity. The geographical area of the Crescent Heights Neighborhood currently is not visually defined. Any improvement, which allows the perception of the Neighborhood as a distinct precinct within the City of St. Petersburg, would greatly improve its image and value to both residents and visitors alike.

Infrastructure

Many of the major concerns of the citizens living in Crescent Heights fall under this element. Related issues of residential and commercial parking supply and demand, traffic volume and velocity through the neighborhood, and pedestrian access within the neighborhood and beyond are considered in this element of the Plan. Also considered are alley improvements and enhanced lighting at both streets and alleys.

Commercial Properties

Viable commercial districts can contribute to the social and economic vitality of a neighborhood. The concern of this element of the Plan is to optimize the potential for existing and future commercial entities to prosper in the 4th and 9th Street corridors while minimizing negative impacts to the solid residential character of the neighborhood.

Residential Properties

This element of the Plan focuses on the existing healthy mixture of residential building types found in the neighborhood. With such an even distribution of architectural styles from several decades, and considering that the neighborhood is largely stable, this element outlines guidelines which will assist residents in maintaining the neighborhood's character without binding new construction to any particular stylistic constraints.

Safety

The Crescent Heights Neighborhood Association Planning Committee and the consultant team consider the health and welfare of residents and the general public and the safekeeping of their property to be of the highest priority. Rather than develop a separate element for safety issues, each element deals with these issues. For example, traffic calming is considered in the Infrastructure Element and pedestrian lighting is considered in the Character & Identity Element.

History

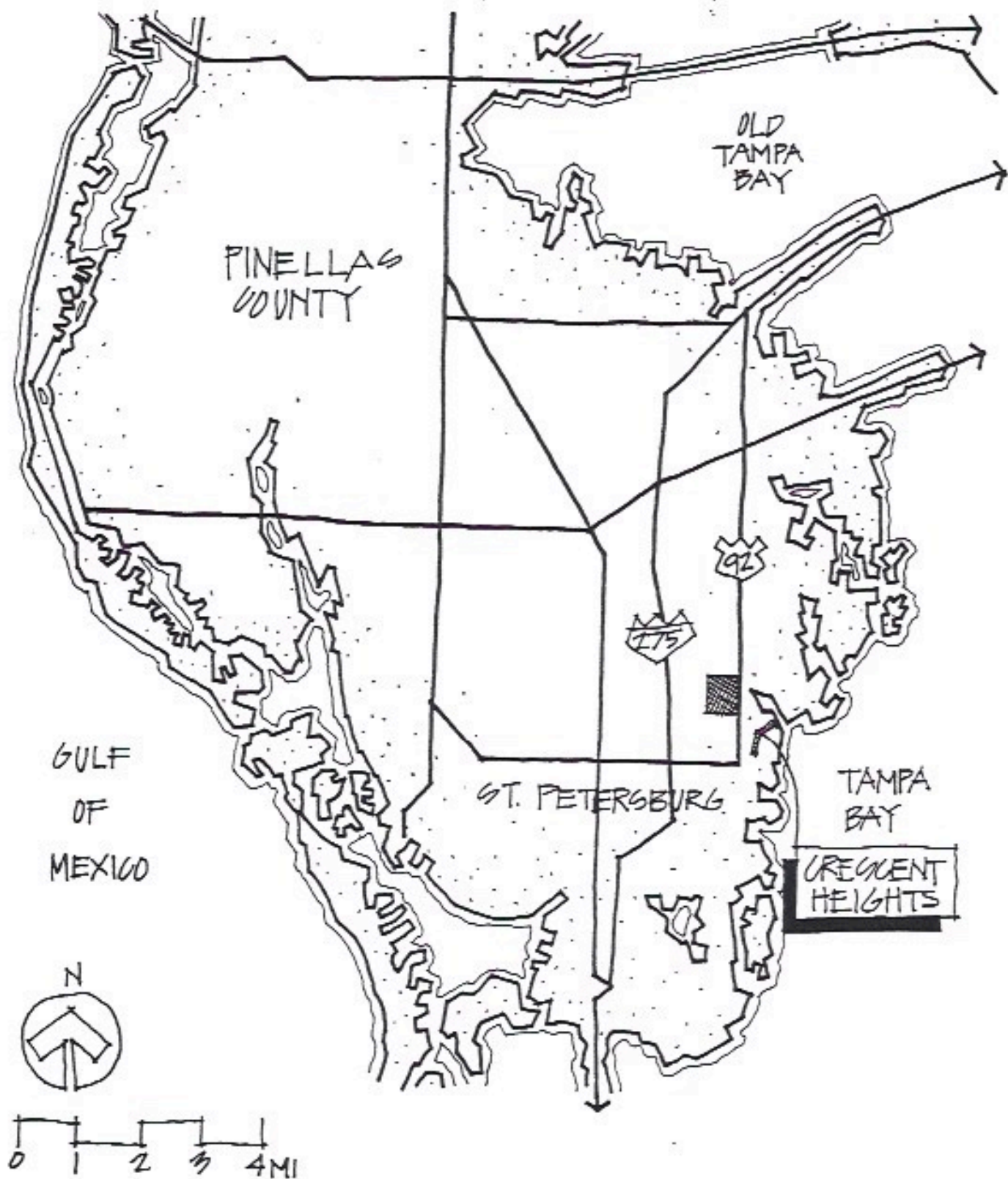
Crescent Lake was called Thompson's Lake in the early days of the city because it was located on Mr. Thompson's farm. The area that now comprises Crescent Heights is on higher ground that slopes gradually toward the lake to the south. Although it is a natural lake its banks have been altered with its current configuration established in the 1920's.

The first homes in Crescent Heights were built in the early 1920's on the site of an old orange grove. In fact, on 27th Avenue North it is reported there remains a fruit-loading chute angling from the second story of a garage. Many of the early homes were used as winter residences. One home on 7th Street was built for Mrs. Mueller of Mueller's Macaroni. In addition, an apartment building on 24th Avenue North once served as the spring training home for Babe Ruth when the New York Yankees trained at Huggins-Stengel Field at the south end of Crescent Lake Park. Some of the brick streets and hex-block sidewalks remain from the

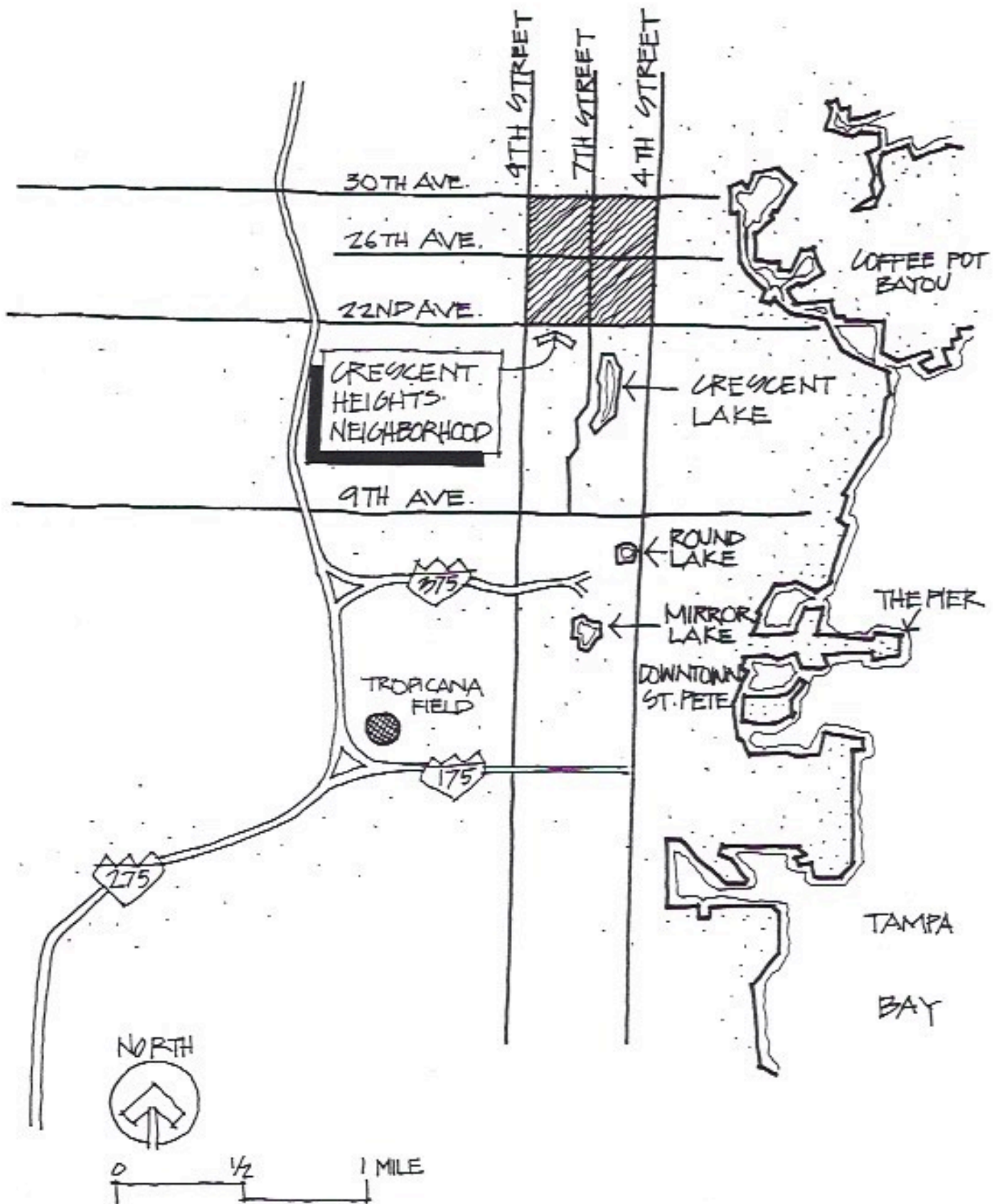
original subdivision improvements of the 1920's. Also a number of today's towering live oaks shading the streets were planted by the early residents of the neighborhood.

Numerous businesses on 4th and 9th Street North frame the residential area of the neighborhood. The Holiday Motel is perhaps the oldest motel on 4th Street. Records indicate that it was built in 1910. Another long established business is Swanson Market that was built in 1937.

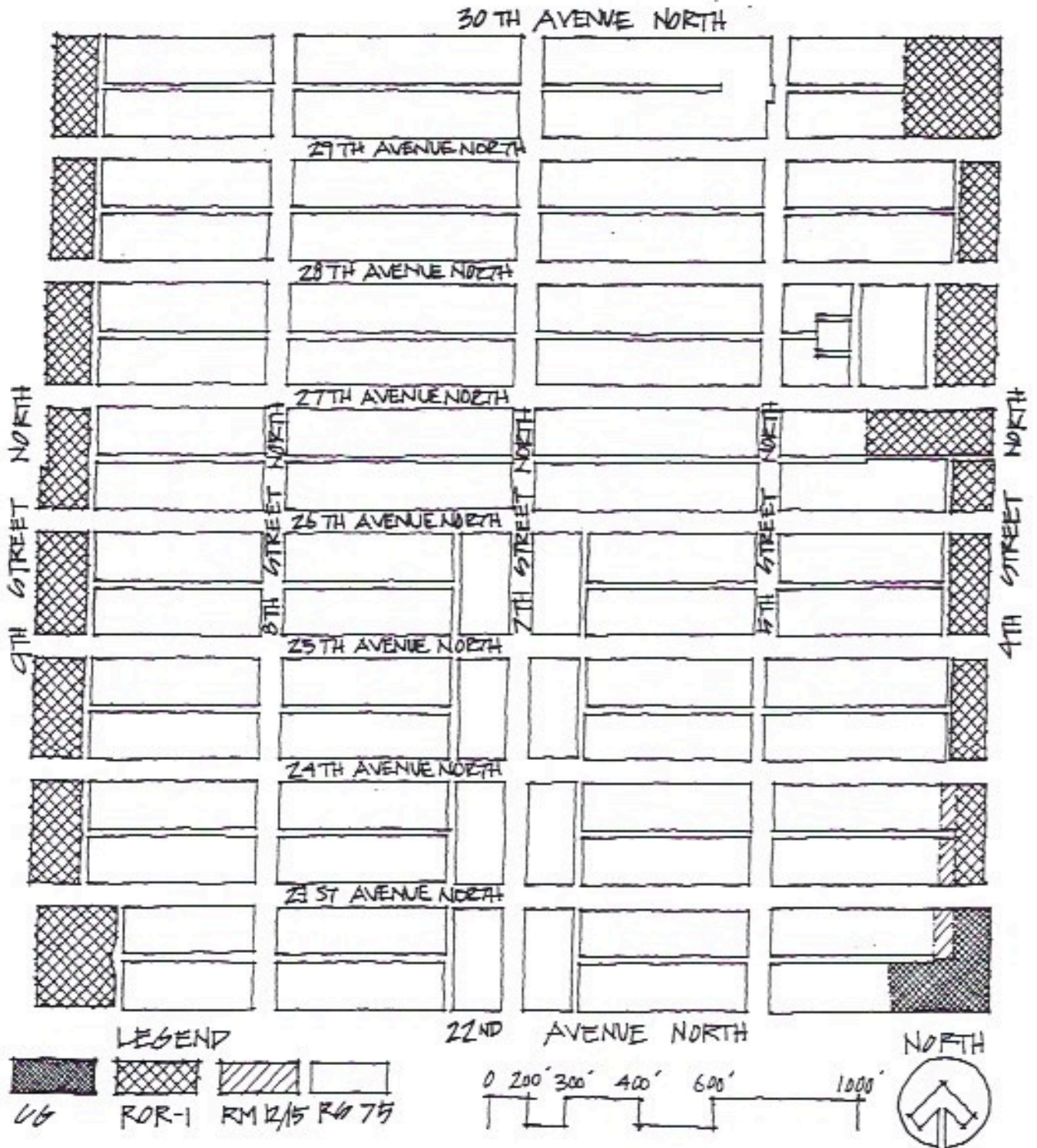
REGIONAL LOCATION MAP



CITY LOCATION MAP



CRESCENT HEIGHTS NEIGHBORHOOD ZONING MAP



CHARACTER & IDENTITY

The goal of this section of the plan is to identify existing opportunities and to develop new projects within the neighborhood context to preserve the neighborhood's character and strengthen its identity. Within each section of this plan is a more detailed description of the character of that aspect of the Neighborhood.

Certain general characteristics of the Neighborhood are worth noting here as distinct to Crescent Heights. These include the unique character and opportunities present in the 4th and 9th street commercial corridors, which bound the Neighborhood to the east and west, respectively, and the proximity of Crescent Lake Park directly to the south. Recent improvements along 22nd Avenue (which were made possible by the determination and hard work of the CHNA Traffic Committee) make accessing the Park easier and safer for pedestrians. This feature alone contributes greatly to the desirability of this Neighborhood.

The general texture of the residential portion of the Neighborhood also defines the character of the Neighborhood and forms an overall pattern that by default establishes a clear identity for the Neighborhood. This pattern, as described in the visual property survey, is that of predominately 50' x 120' residential lots which feature homes in a variety of architectural styles. These homes were constructed over a period of decades, largely from the 1920's through the 1950's and represent a range of square footages and price ranges.

The public domain of the Neighborhood, including the streets, sidewalks, and alleys, also contributes to the Neighborhood's Identity. The presence of hexagonal block pavers, brick streets and granite curbing, although not prevalent, do define a character and quality enviable in more recently developed communities. Also important to the neighborhood's character are the mature landscaping and plentiful street trees. The existence of service alleys is one of the most clearly defining characteristics of the Neighborhood structure and has a definitive impact on the resulting relationships of residential parking areas to residential structures.

Issues

1. Maintain the typological uniformity and diverse architectural character of the Crescent lake neighborhood.
2. Identify and distinguish Crescent Heights as one of the distinct neighborhoods within the City of St. Petersburg.
3. Heighten resident awareness and appreciation of the unique structure of the Neighborhood as a geographically defined entity in the street grid of St. Petersburg.
4. Visually announce and beautify the thresholds of the Neighborhood to improve the general impression of the Neighborhood from the outside.
5. Stimulate pride and awareness of the quality of the Neighborhood amongst residents and visitors.

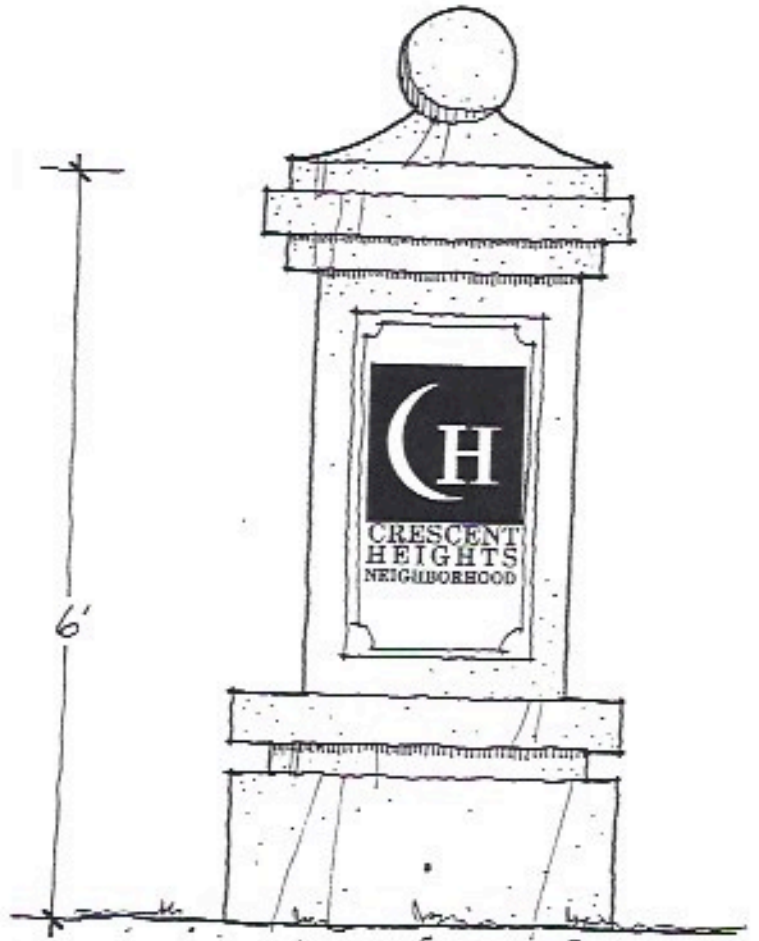
Recommendations

1. Improve 7th Street and 26th Avenue North as special streets within the neighborhood. As part of this effort rename 7th Street as Crescent Heights Drive.
2. Institute a tree preservation and planting program.
3. Install neighborhood markers and pillars at appropriate locations.
4. Maintain the existing brick streets, granite curbs, and hex-block sidewalks.
5. Adopt city's Neighborhood Design Review program.
6. Install pedestrian-scaled street lighting. Initially these are to be located on 7th Street and 26th Avenue North, but eventually throughout the neighborhood.
7. Institute a custom-designed neighborhood address tile program.

SIGNAGE TYPES CONCEPTS

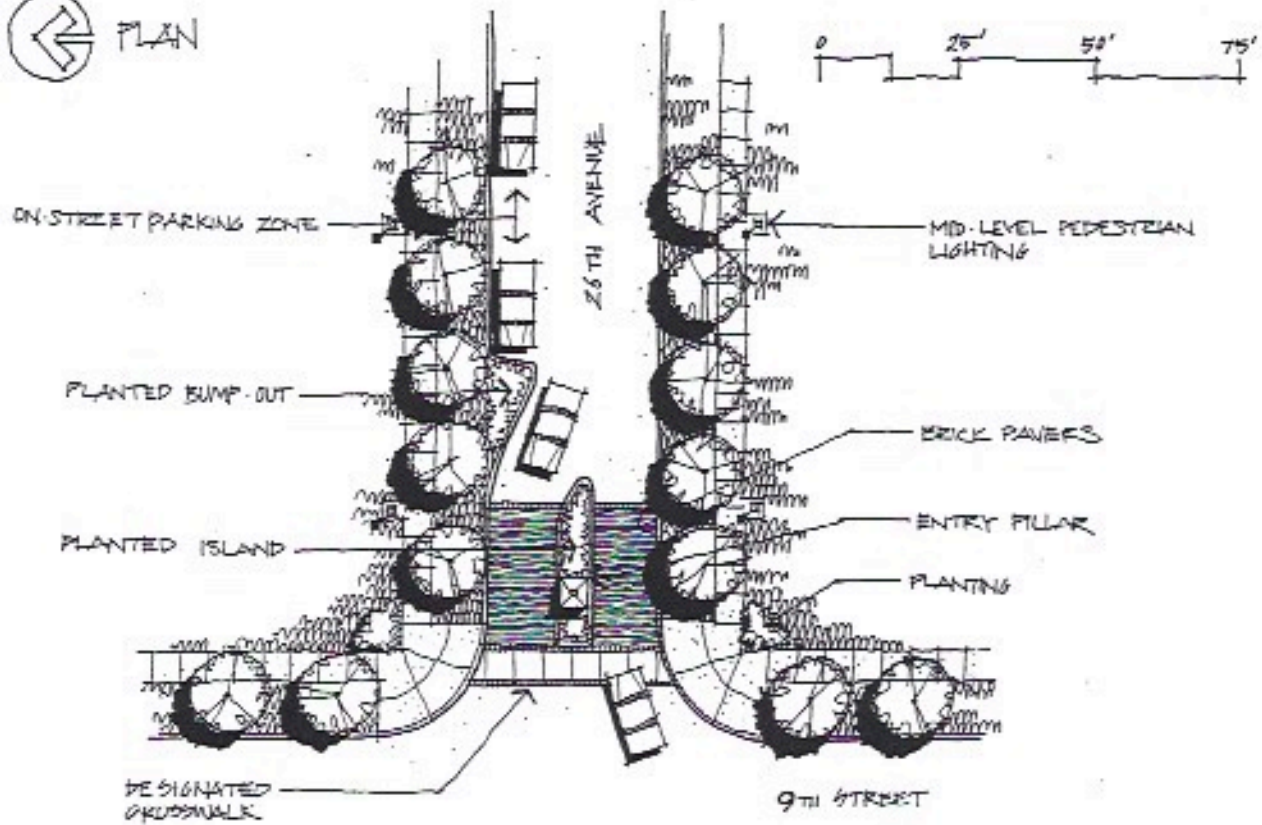


ENTRY SIGNAGE



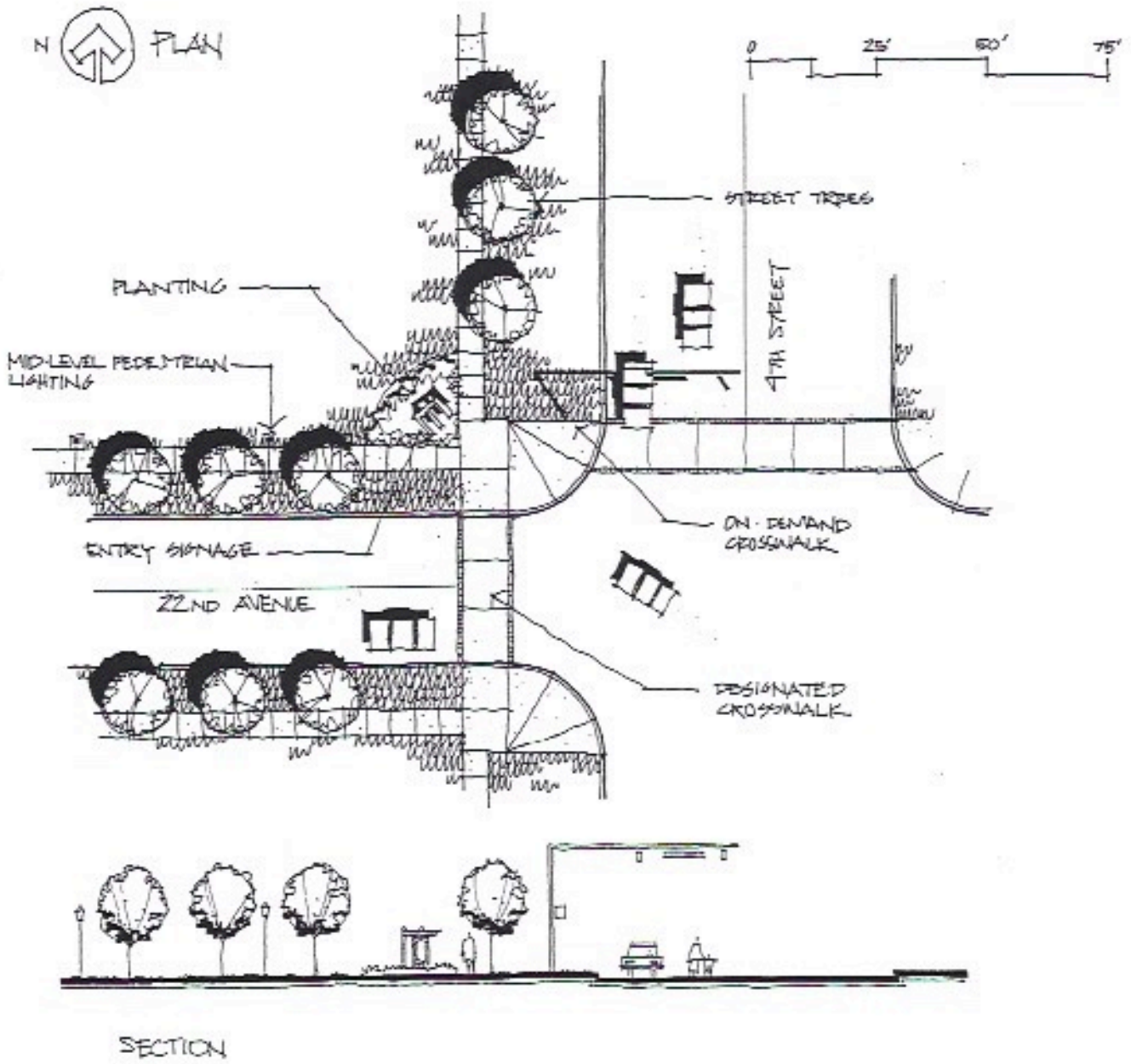
ENTRY PILLAR

PRIMARY ENTRY DESIGN CONCEPT



SECTION

SECONDARY ENTRY DESIGN CONCEPT



INFRASTRUCTURE ELEMENT

During the early stages of the development of this neighborhood plan, much of the discussion concerned the various infrastructure systems within the neighborhood. It is generally understood that a high quality infrastructure system becomes the framework for private sector investment and improvement. After analyzing the neighborhood's current street, alley, sidewalk, lighting, and water systems a number of issues and ultimately recommendations have been generated.

The Crescent Heights neighborhood was platted in the early years of the 20th Century. As was standard for that era, the neighborhood has a fairly regular grid system with relatively consistent alignments to adjoining neighborhoods. Overall the neighborhood is a square of about one-half mile to a side. There are eight blocks from north to south, and four blocks from east to west.

All of the streets were originally surfaced in brick. However most were later covered with asphalt, although the original brick is still below. Except for the boundary streets which are somewhat wider, almost all of the neighborhood's streets are 30 feet wide. These streets are two-way with one lane of traffic in each direction and parallel parking on one side.

Many of the streets still retain granite curbing which was typical for St. Petersburg prior to the Second World War. The alleys vary in surface material from asphalt or brick to packed earth. Most streets have a sidewalk on at least one side, although there are several streets in the neighborhood without a sidewalk on either side. The majority of the sidewalks are cast-in-place concrete, but there are several sidewalks made from hex-block concrete pavers. Finally the street lighting currently in the district is designed for automobiles and is typically rather widely spaced. There is very little alley lighting.

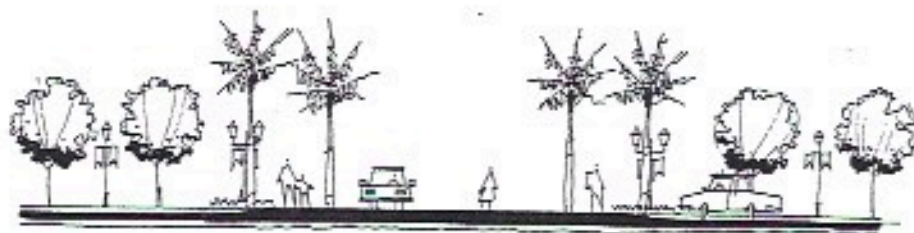
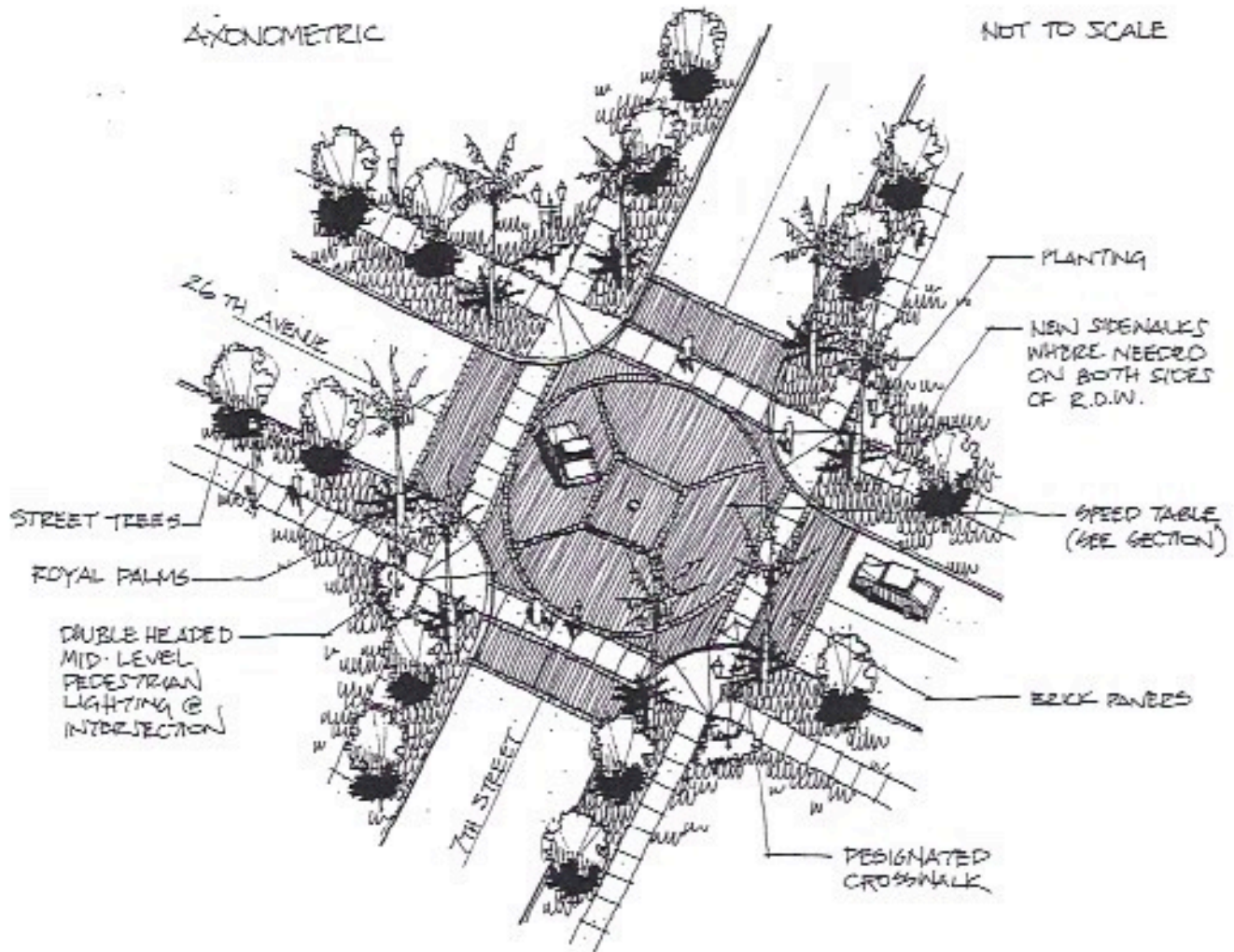
Issues

1. Permit pedestrians to easily access commercial corridors, Crescent Lake Park, and surrounding neighborhoods.
2. Encourage higher-speed, nonresidential traffic to utilize alternate routes rather than routes within the neighborhood.
3. Reduce the burden of overflow commercial parking onto neighborhood streets.
4. Improve opportunity for pedestrian activity within the Neighborhood, especially on major internal streets and avenues.
5. Address resident desires to have specific service alleys paved.
6. Reduce impact of traffic flow and delivery trucks generated by commercial uses on interior residential uses.

Recommendations

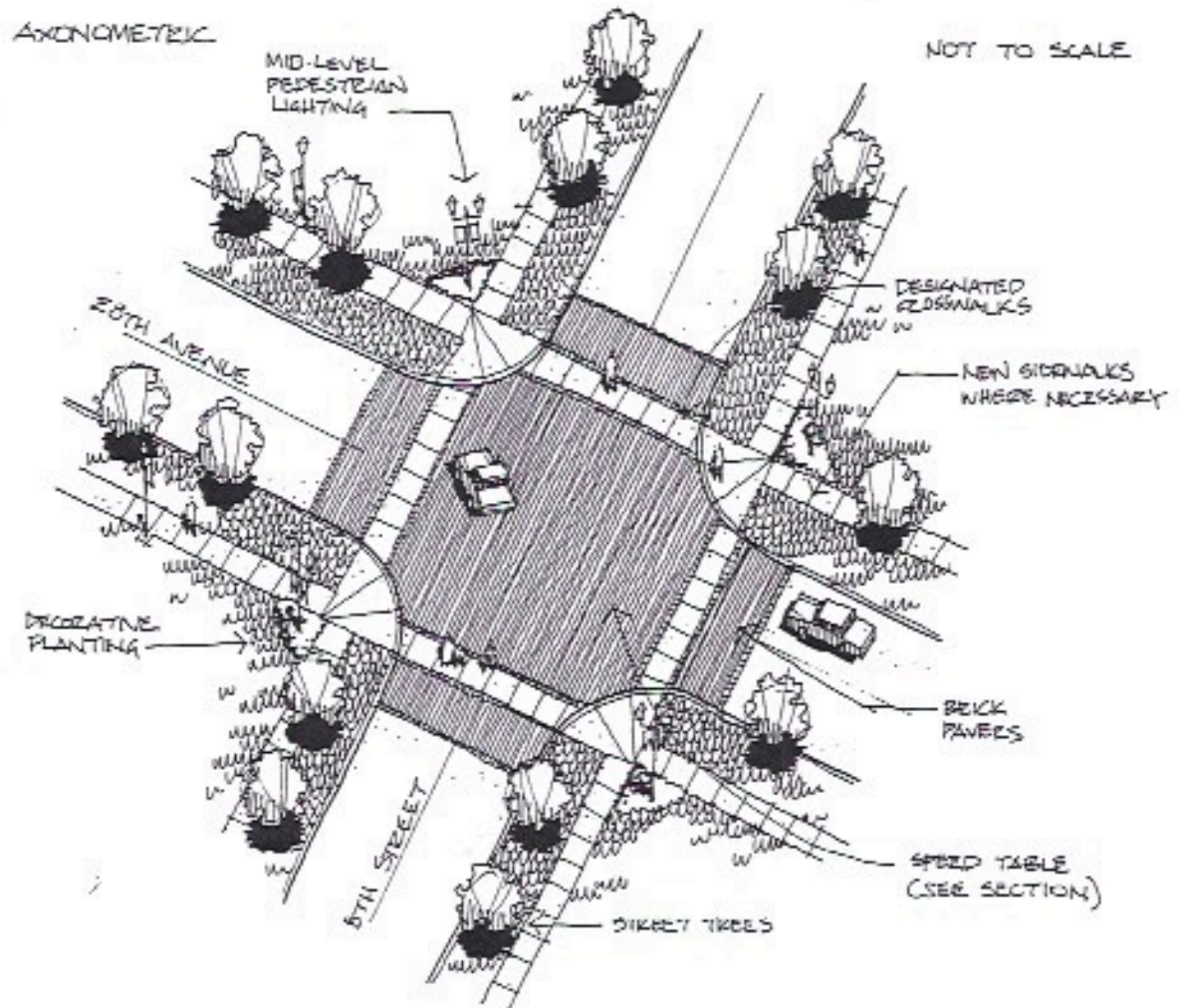
1. Implement appropriate traffic calming tactics wherever necessary, especially at 7th Street and 26th Avenue North.
2. Install pedestrian-scaled street lighting. Initially these are to be located on 7th Street and 26th Avenue North, but eventually throughout the neighborhood.
3. Improve roadway design and streetscaping of 9th Street to enhance its character as a neighborhood main street. Work with Dr. M.L. King Street Business Association towards this goal.
4. Investigate opportunities for alley paving and improved maintenance.
5. Develop strategies for installation of alley lighting where desired.
6. Install sidewalks on at least one side of all streets in the neighborhood, and on both sides of 7th Street and 26th Avenue North.
7. Encourage use of reclaimed water within neighborhood.
8. Inform city government of infrastructure needs and priorities and lobby for improvements.

MAJOR INTERSECTION IMPROVEMENT DESIGN CONCEPT



SECTION

MINOR INTERSECTION IMPROVEMENT DESIGN CONCEPT



COMMERCIAL ELEMENT

The Crescent Heights Neighborhood is bounded on the east and west sides by two commercial corridors, 4th Street and Dr. M.L. King (9th) Street respectively. Although similar in certain respects, there are also important differences worth noting.

Both streets are major arterial north-south streets through eastern St. Petersburg with 4th Street carrying slightly more traffic. Both are dominated by commercial uses; mainly retail, but also restaurant, office, service and institutional uses. These businesses vary from neighborhood to regional in their scale and patronage. There is a mix of pre-Second World War buildings (typically built close to the street with either no parking or small parking lots located to the rear) and post-Second World War buildings (typically set back further from the street with larger parking lots located to the front of the site).

When the Gandy Bridge opened in the 1920's, 4th Street quickly developed into a major automobile route through the city, and in fact is one of the few roads within the city designated as a state road. It generally has the scale and character of an automobile age commercial strip. As compared to Dr. M.L. King Street a greater proportion of the businesses serve a regional market. Commercial depth is limited, although there has been some intrusion into the adjacent residential areas at certain locations. There is currently in place a 4th Street Corridor Plan that covers the stretch from 5th Avenue North to 30th Avenue North. This was developed in conjunction with the North Shore Neighborhood Plan in the early 1990's, and was subsequently adopted by the Uptown and Crescent Lake Neighborhoods.

From the 1910's to the 1940's a streetcar ran along 9th Street (then called Euclid Boulevard) up to 34th Avenue North. As a result Dr. M.L. King Street has a somewhat more neighborhood scale and character than 4th Street. In most blocks, a north-south alley separates the commercial lots from the residential lots. There are some scattered residential uses, both single-family and multi-family, along the street. Whereas 4th Street has continuous commercial development from downtown north to the city limits, Dr. M.L. King Street has alternating commercial and residential districts. Alongside the Crescent Heights neighborhood, 9th Street is a commercial district that extends from 22nd Avenue to 35th Avenue North. Currently, there is a Dr. M.L. King Street Business Association that is developing a corridor plan from 26th Avenue South to 35th Avenue North.

Issues

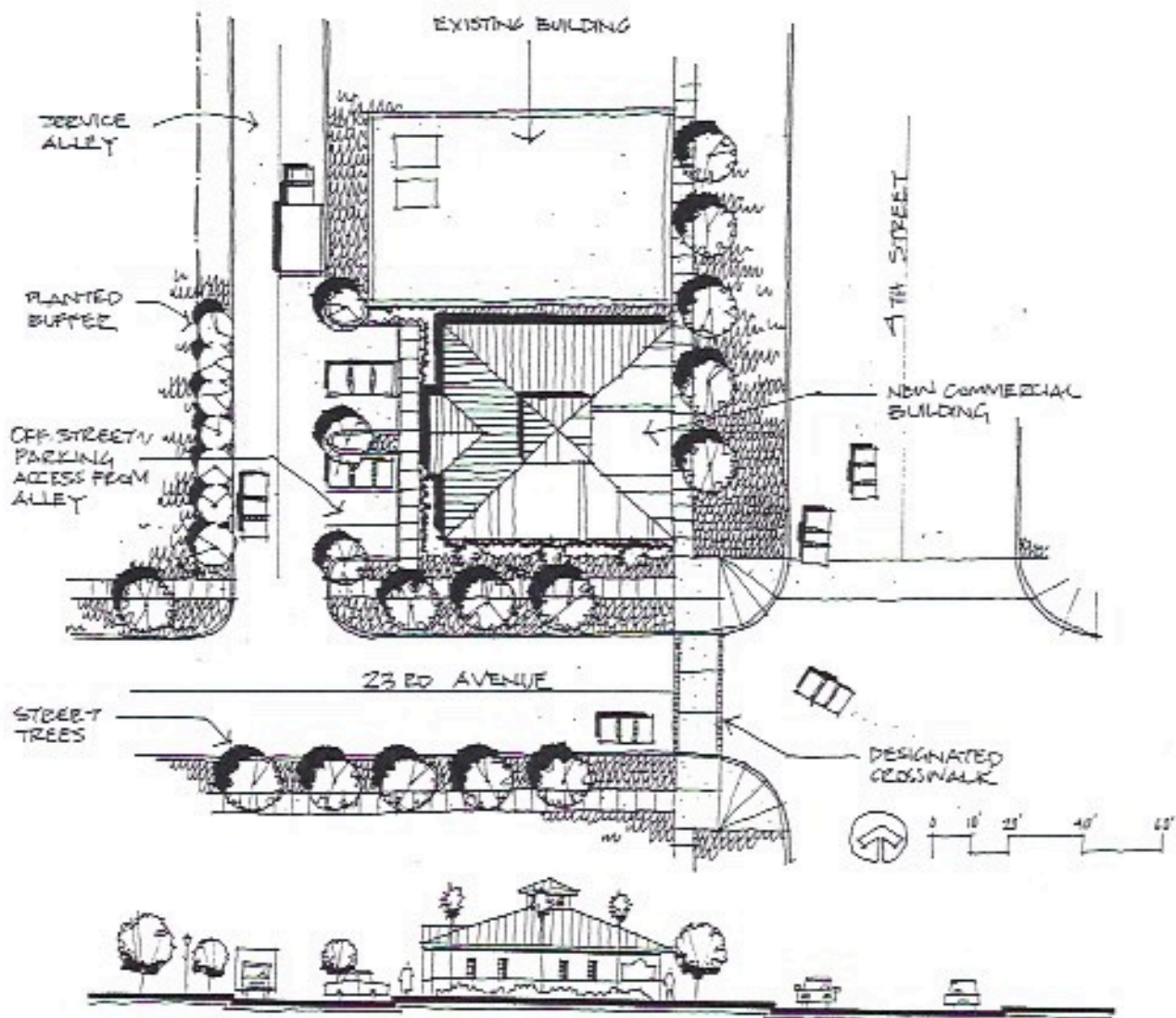
1. Stabilize potential encroachment of commercial uses in residential areas.
2. Improve opportunities for viable new or redeveloped commercial uses on 4th and 9th Street.
3. Encourage development of 9th Street as a more pedestrian friendly, community oriented retail district.
4. Encourage redevelopment of existing commercial structures or new commercial construction, which reinforces the character of the surrounding neighborhoods.

Recommendations

1. Restrict commercial traffic and parking within residential areas of neighborhood.
2. Improve roadway design and streetscaping of 9th Street to enhance its character as a neighborhood main street. Work with Dr. M.L. King Street Business Association towards this goal.
3. Develop design guidelines for 9th Street businesses to encourage pedestrian activity.
4. Implement strategies that encourage existing buildings and businesses to maintain and beautify.
5. Establish a committee and develop policies for the neighborhood to work with local businesses.
6. Develop policies concerning appropriate signage and restriction of billboards.

CONCEPTUAL INFILL COMMERCIAL PROTOTYPE

PLAN



SECTION

RESIDENTIAL ELEMENT

In the neighborhood survey conducted in the spring of 1999, the resale value of the homes, the neighborhood charm and character, and the quality and affordability of the homes rated as the second, third, and fourth most important factors for people living and/or working in the Crescent Heights Neighborhood. In the survey, only 3% of the respondents felt that the single-family homes were of below average appearance. However, 33% of the respondents felt that the rental properties were of below average appearance. It is the goal of this element to put into place policies and actions that will preserve and improve the residential properties of the neighborhood.

Residential Character

Consistent with the development patterns of many of St. Petersburg's near-downtown neighborhood's, Crescent Heights was largely built-out from the 1920's through the 1950's, with almost equal representation of houses from the 1920's, 1930's, and 1950's. The 1920's and 1950's were of course significant boom times in St. Petersburg. Crescent Heights has a relatively large proportion of 1930's homes even though this was a period of slower growth in the city.

Because the neighborhood was built-out over a 40-year period, there is a diversity of architectural styles represented with Crescent Heights. "The Field Guide to American Houses" was used as the basis of classifying the house styles within the neighborhood, except for the Postwar style, which will be defined shortly. The most common house styles are 1920's Craftsman (27% of all structures), 1930's Minimal Traditional (26%), and 1950's Postwar (18%). Minor styles found within the neighborhood include 1950's and 1960's Ranch (7%), 1930's Tudor (7%), and 1920's Dutch Colonial (4%). These house styles are scattered throughout the neighborhood with the general pattern of slightly older homes being located to the south and newer homes to the north.

The Postwar style house is a style that was previously identified within the nearby Crescent Lake Neighborhood Plan and is not described in "The Field Guide to American Houses." It is a style popular in St. Petersburg for modest residences built shortly after the Second World War. Exterior walls are concrete block (often with stucco), or wood frame with asbestos siding. Windows are metal framed and often casement, awning, or jalousie. Picture windows at the living room are ubiquitous; windows that turn an outside corner are common; and small round accent windows are found on better examples. Normal entrance porches feature decorative metal roof supports. The roof is either hipped or gabled and of moderate pitch. Roofing is usually asbestos or asphalt shingle, and sometimes concrete tile. Postwar houses are similar to Ranch houses of the same period, but are designed for previously platted lots and lack the latter's elongated street elevation. Also, because of the narrow lot, automobile parking is usually accommodated at the rear where the lot has alley access.

As is also common in neighborhoods developed in the early 20th century, there is a mixture of multi-family residential properties among the single-family homes. Although the single-family home is dominant, there are a number of duplexes and small apartment buildings; and almost 20% of the homes have a garage apartment in the rear.

Despite the variety of architectural styles and diversity of housing types, there are certain common elements in the residences that together help establish the character of Crescent Heights. These elements should be respected by both new construction and addition/renovation projects.

Perhaps most important is establishing the traditional, pedestrian character of the neighborhood is that off-street parking for the homes is typically accessed via a mid-block alley. Almost every lot has an alley to the rear, and new development should be encouraged to utilize this amenity. Where alley access does not exist, the garage or carport should be either behind or flush with the main façade of the house.

Side yard and rear yard setbacks most commonly comply with the setbacks called for in the RS-75 zoning category. However, front yard setbacks are commonly less than the required 25 feet. Front yards vary

somewhat through the neighborhood but average about 20 feet. This creates a more intimate scale along the streets and allows larger private rear yards in an area with relatively small lots, and should be allowed for new development.

Two patterns relating to building massing further define the character of the neighborhood. First, the structures are invariably aligned perpendicular to the street. Second, no matter the style of the house, almost all have a front porch or stoop. This not only enhances the architectural quality of the houses, but also additionally promotes informal socializing among the neighbors.

The most common lot size in the neighborhood is 50 feet by 125 feet with the short dimension facing the street. This relatively small lot size provides for the fine grain of Crescent Heights. However, it is large enough to successfully accommodate the diversity of houses found within the neighborhood. Therefore consolidation of lots for larger developments should be discouraged.

Issues

1. Encourage residential building forms that support the existing character of the Neighborhood.
2. Encourage residential infill and improvement of existing residential structures to reinforce the economic vitality of the housing market in the Crescent Heights Neighborhood.
3. Encourage property owners to maintain and enhance the appearance of residential properties to support residential property values in the Crescent Heights Neighborhood.
4. Identify and describe existing residential housing styles and types in order to define desirable design standards.
5. Determine residential site design characteristics that reinforce the existing character of the Neighborhood.

Recommendations

1. Adopt Neighborhood Design Review Program.
2. Work with owners to maintain and improve rental properties within the neighborhood. Adopt Certificate of Inspection Program.
3. Establish program to assist elderly property owners in maintaining their houses.
4. Expand the current home improvement recognition program; i.e. Home of the Year with prizes.
5. Maintain current RS-75 zoning within the residential areas of the neighborhood.
6. Association will continue to encourage home maintenance and improvement through guest speakers, neighborhood clean-ups, disseminate information on city programs, etc.

CRESCENT HEIGHTS *Neighborhood Plan*

COMMON RESIDENTIAL ARCHITECTURAL STYLES



CRAFTSMAN SINGLE-FAMILY



CRAFTSMAN APARTMENT BUILDING



DUTCH COLONIAL SINGLE-FAMILY



SPANISH ECLECTIC SINGLE-FAMILY



MINIMAL TRADITIONAL SINGLE-FAMILY



TUDOR SINGLE-FAMILY

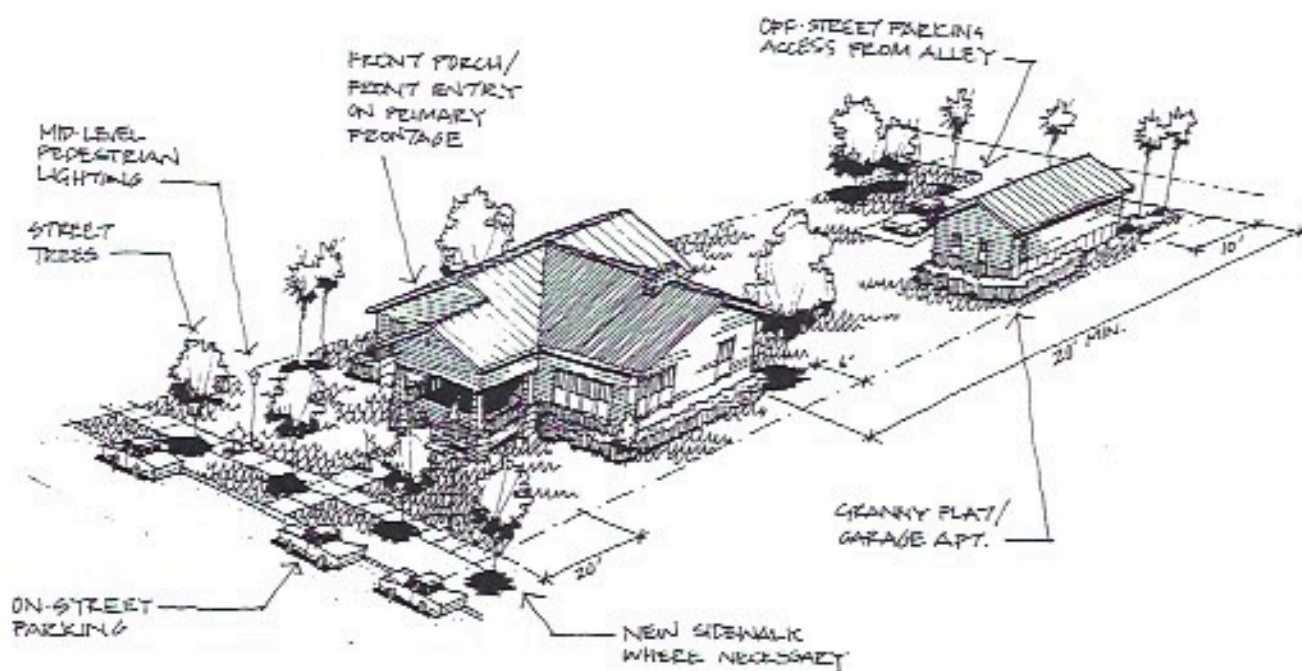


POSTWAR SINGLE-FAMILY



RANCH SINGLE-FAMILY

TYPICAL SINGLE-FAMILY RESIDENCE SITE CONFIGURATION



IMPLEMENTATION SUMMARY

Plan Recommendations

Character & Identity

1. Improve 7th Street and 26th Avenue North as special streets within the neighborhood. As part of this effort rename 7th Street as Crescent Heights Drive.
2. Institute a tree preservation and planting program.
3. Install neighborhood markers and pillars at appropriate locations.
4. Maintain the existing brick streets, granite curbs, and hex-block sidewalks.
5. Adopt city's Neighborhood Design Review program.
6. Install pedestrian-scaled street lighting. Initially these are to be located on 7th Street and 26th Avenue North, but eventually throughout the neighborhood.
7. Institute a custom-designed neighborhood address tile program.

Infrastructure

1. Implement appropriate traffic calming tactics wherever necessary, especially at 7th Street and 26th Avenue North.
2. Install pedestrian-scaled street lighting. Initially these are to be located on 7th Street and 26th Avenue North, but eventually throughout the neighborhood.
3. Improve roadway design and streetscaping of 9th Street to enhance its character as a neighborhood main street. Work with Dr. M.L. King Street Business Association towards this goal.
4. Investigate opportunities for alley paving and improved maintenance.
5. Develop strategies for installation of alley lighting where desired.
6. Install sidewalks on at least one side of all streets in the neighborhood, and on both sides of 7th Street and 26th Avenue North.
7. Encourage use of reclaimed water within neighborhood.
8. Inform city government of infrastructure needs and priorities and lobby for improvements.

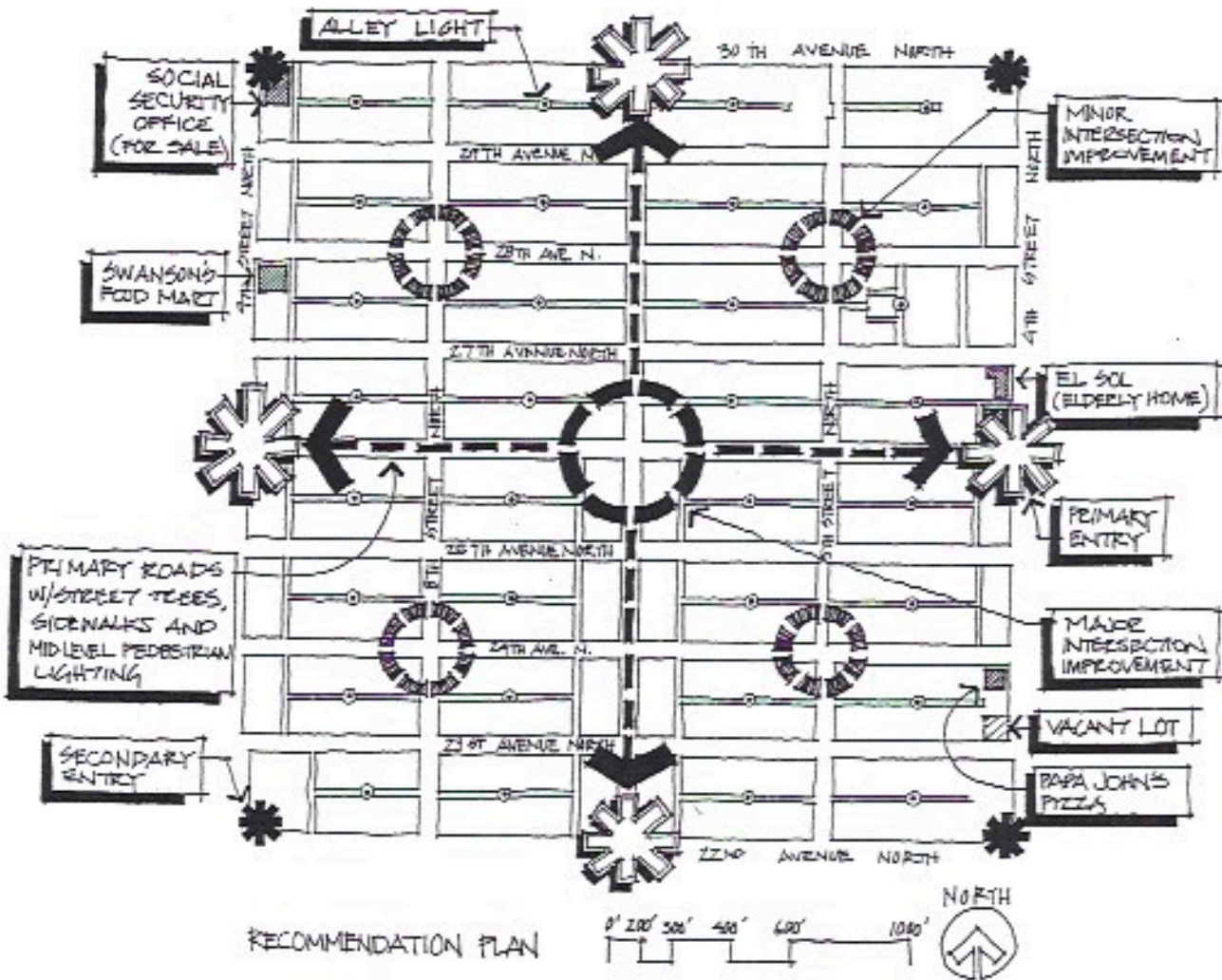
Commercial Properties

1. Improve roadway design and streetscaping of 9th Street to enhance its character as a neighborhood main street. Work with Dr. M.L. King Street Business Association towards this goal.
2. Develop design guidelines for 9th Street businesses to encourage pedestrian activity.
3. Implement strategies that encourage existing businesses to maintain and beautify their buildings and property.
4. Restrict commercial traffic and parking within residential areas of neighborhood.
5. Establish a committee and develop policies for the neighborhood to work with local businesses.
6. Develop policies concerning appropriate signage and restriction of billboards.

Residential Properties

1. Adopt Neighborhood Design Review Program.
2. Work with owners to maintain and improve rental properties within the neighborhood. Adopt city's Certificate of Inspection Program.
3. Establish program to assist elderly property owners in maintaining their homes.
4. Expand the current home improvement recognition program; i.e. Home of the Year with prizes.
5. Maintain current R-75 zoning within the residential areas of the neighborhood.
6. Association will continue to encourage home maintenance and improvement through guest speakers, neighborhood clean-ups, disseminating information on city programs, etc.

RECOMMENDATION PLAN DIAGRAM



APPENDIX

APPENDIX

In this appendix are various sources of information that were gathered during the preparation of the neighborhood plan, and were instrumental in the development of the issues and recommendations in each of the plan elements. In order these sources are the Crescent Heights Neighborhood Plan Survey, Crescent Heights Building Survey, and the Crescent Heights Infrastructure Survey.

Crescent Heights Neighborhood Plan Survey

The following survey is a sample of one that was mailed to all residents and property owners within the Crescent Heights Neighborhood (this list was compiled from the county's property records and the city's utility accounts). Of the 500 surveys that were mailed out 176 were returned; the return rate of over 35% is very high in comparison to other St. Petersburg neighborhoods which have conducted neighborhood surveys.

The responses have been compiled and are shown in bold, italic numbers with each question. The compilations have been shown in percentage format. In addition several pie charts and graphs were developed highlighting certain aspects of the survey.



Crescent Heights Neighborhood Association Neighborhood Plan Survey

The Crescent Heights Neighborhood Association has formed a Planning Committee with the goal of formulating and implementing a Neighborhood Plan. Why a Neighborhood Plan? We want to preserve and enhance the physical environment of the neighborhood. A very important part of the development of our Neighborhood Plan is to hear from all our residents and business owners. It is not necessary to be a member of the Crescent Heights Neighborhood Association to respond to the survey. It would be great if you joined the Association, however, it's imperative you complete the survey.

Please complete the survey and return it in the provided self-addressed, postage paid envelope by January 22, 1999.

For tallying purposes only, please provide the street and block where you reside/work:
(Example: 700 block of 24 Ave): _____ block of _____ Ave / Street

- How long have you lived in the neighborhood?
0-3 Years: **31%**, 4-10 Years: **33%**, Over 10 Years: **36%**
- Do you reside in Crescent Heights all year? Yes: **91%** No: **9%**
- Do you own or rent? Own: **95%** Rent: **5%**
- Indicate the number of persons within your home who fall into each age group:
0-9 years: **11%** 30-39 years: **18%** 60-69 years: **5%**
10-19 years: **8%** 40-49 years: **24%** 70 years & above: **13%**
20-29 years: **12%** 50-59 years: **10%**
- Do you work in the neighborhood? Yes: **17%** No: **83%**
- If yes, do you own a business in Crescent Heights?
Yes: **15%** No: **85%** How long: _____

7. Rate the following factors in their importance to you in living/working in Crescent Heights.

	Very Important	Somewhat Important	Not Important
a) Near place of employment	24%	36%	31%
b) Near shopping	41%	50%	7%
c) Convenient to medical facilities	34%	47%	17%
d) Convenient to downtown	31%	43%	19%
e) Quality and/or affordable housing	71%	22%	4%
f) Conveniently located	69%	25%	3%
g) Close to public transportation	18%	25%	54%
h) Crime rate	82%	15%	1%
i) Close to place of worship	20%	34%	44%
j) Close to family	22%	27%	46%
k) Good place to raise children	47%	22%	24%
l) Neighborhood charm & character (historic/aesthetic)	72%	22%	3%
m) Resale value of homes	78%	15%	4%
n) Near Crescent Lake Park	42%	39%	13%
o) Public education facilities	17%	32%	45%
p) Other:			

8. How would you rate the following neighborhood conditions? If you are pleased mark the item **Above Average**; if you are displeased mark the item **Below Average**.

	Above Average	Average	Below Average
a) Appearance of landscaping	26%	65%	10%
b) Appearance of housing	27%	70%	3%
c) Residential parking (availability)	12%	70%	3%
d) Commercial encroachment	9%	63%	23%
e) Variety of nearby businesses	38%	53%	6%
f) Stability of population	24%	68%	5%
g) Street lighting	19%	58%	22%
h) Existence of sidewalks	21%	48%	30%
i) Condition of sidewalks	7%	48%	47%
j) Alley lighting	9%	49%	40%
k) Alley pavement conditions	7%	35%	56%
l) Street drainage	43%	49%	6%
m) Street pavement condition	19%	68%	9%

n) Police presence/responsiveness	29%	57%	9%
o) Fire department responsiveness	44%	42%	1%
p) Paramedics responsiveness	43%	42%	2%
q) Crime rate	14%	67%	17%
r) Garbage collection	36%	58%	3%
s) Other city services	18%	68%	5%
t) Recreational facilities	31%	51%	10%
u) Schools/educational facilities	10%	64%	10%
v) Traffic (speed and volume)	11%	48%	35%
w) Sense of community	27%	54%	14%
x) Rental property condition	9%	52%	33%
y) Other (please specify)			
z) Other:			

9. What do you feel are the five (5) most important improvement/issues facing our neighborhood (ranked in order of importance to you)? Please feel free to refer to the above lists, and attach additional paper if needed.

1. Infrastructure: 33%
2. Safety: 28%
3. Beautification: 14%
4. Housing: 13%
5. Community Identity: 7%

10. How would you rate the overall quality of Crescent Heights Neighborhood?
 Excellent: 21% Good: 72% Fair: 6% Poor: 0%

OPTIONAL

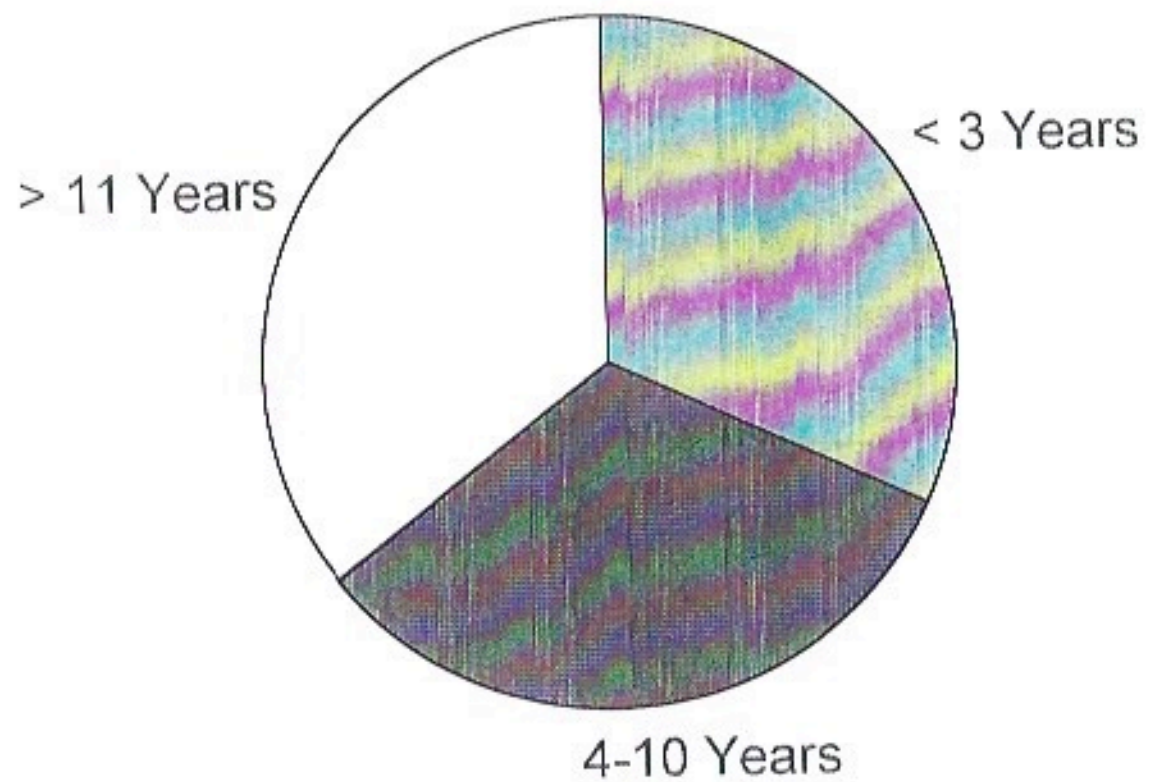
I want to get involved with Crescent Heights Neighborhood Association! I would like someone to contact me with ideas about how I could get involved with my neighborhood. Some examples are neighborhood clean-up, new neighbor welcome, crime watch, neighborhood association, neighborhood socials, business committee, and recreational activities.

Please contact me:

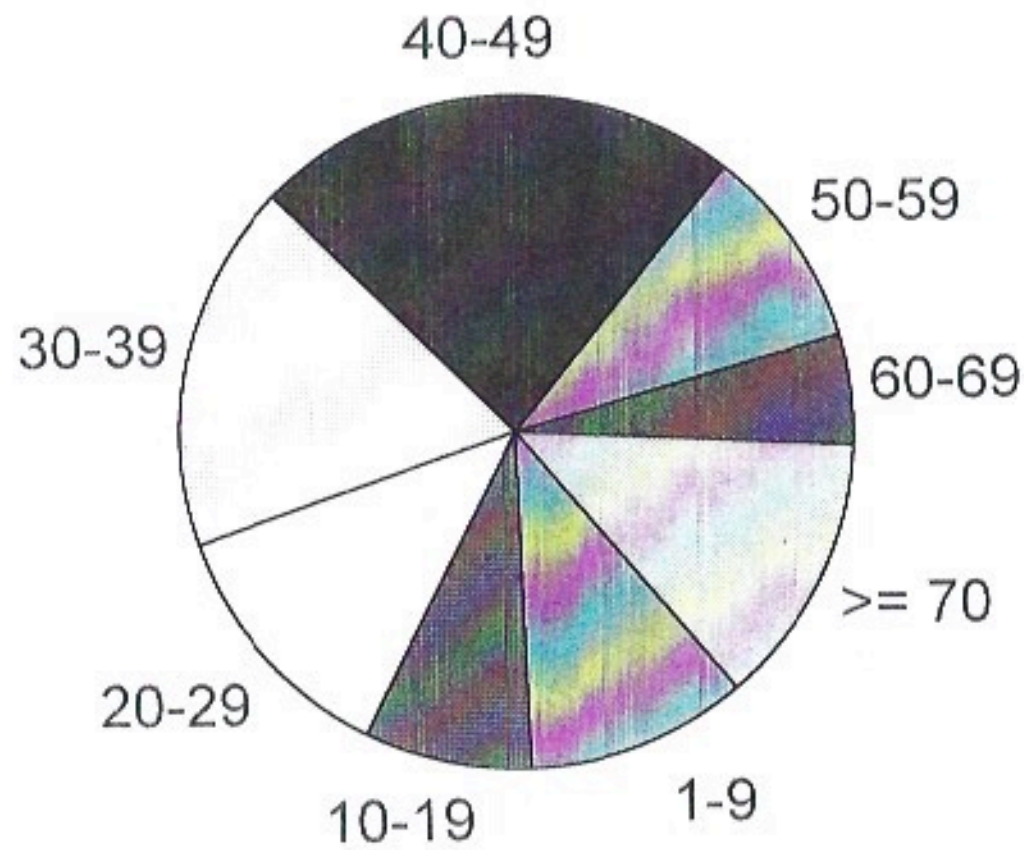
Name: _____

Phone: _____

Years in Neighborhood

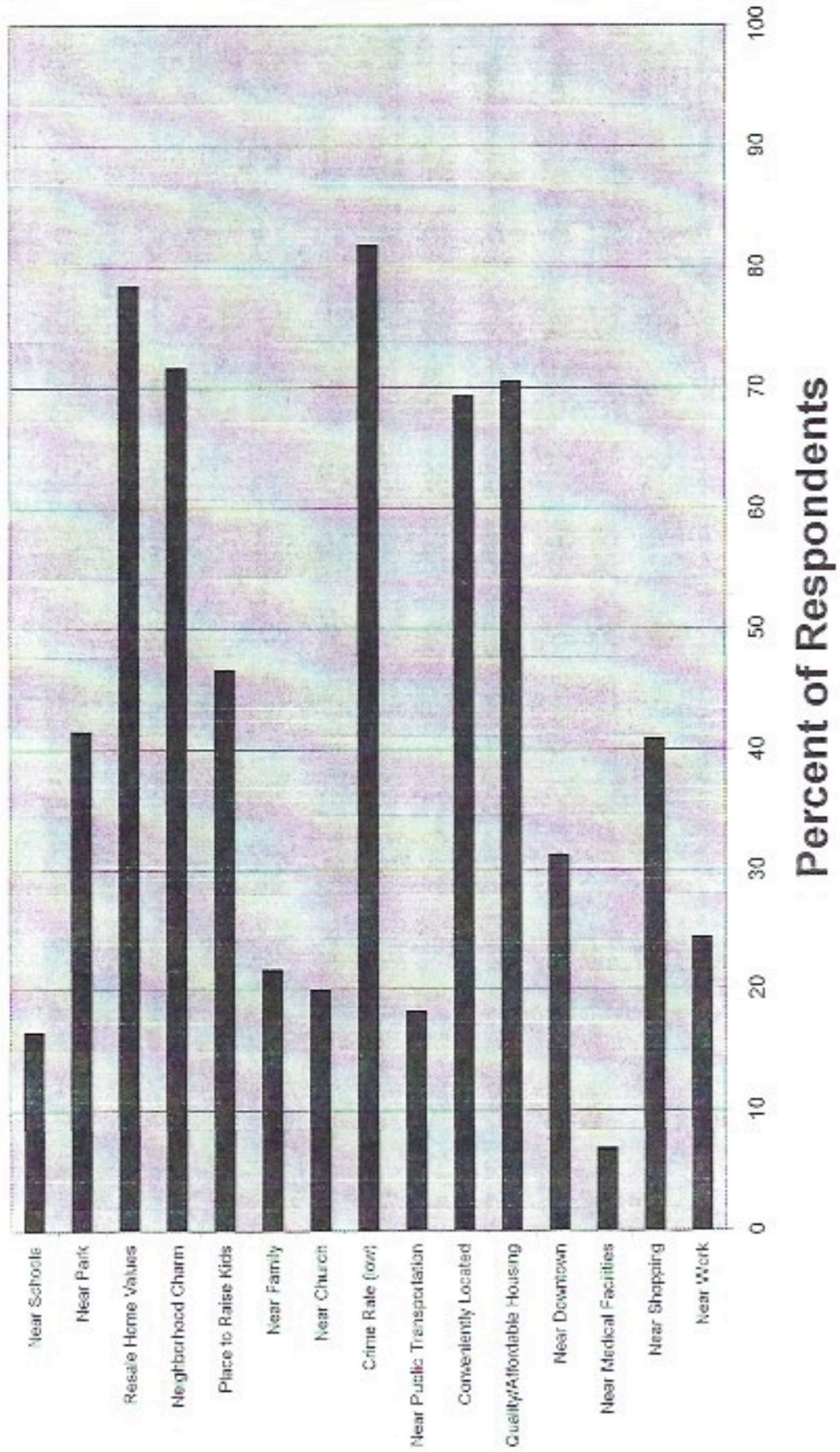


Age Distribution



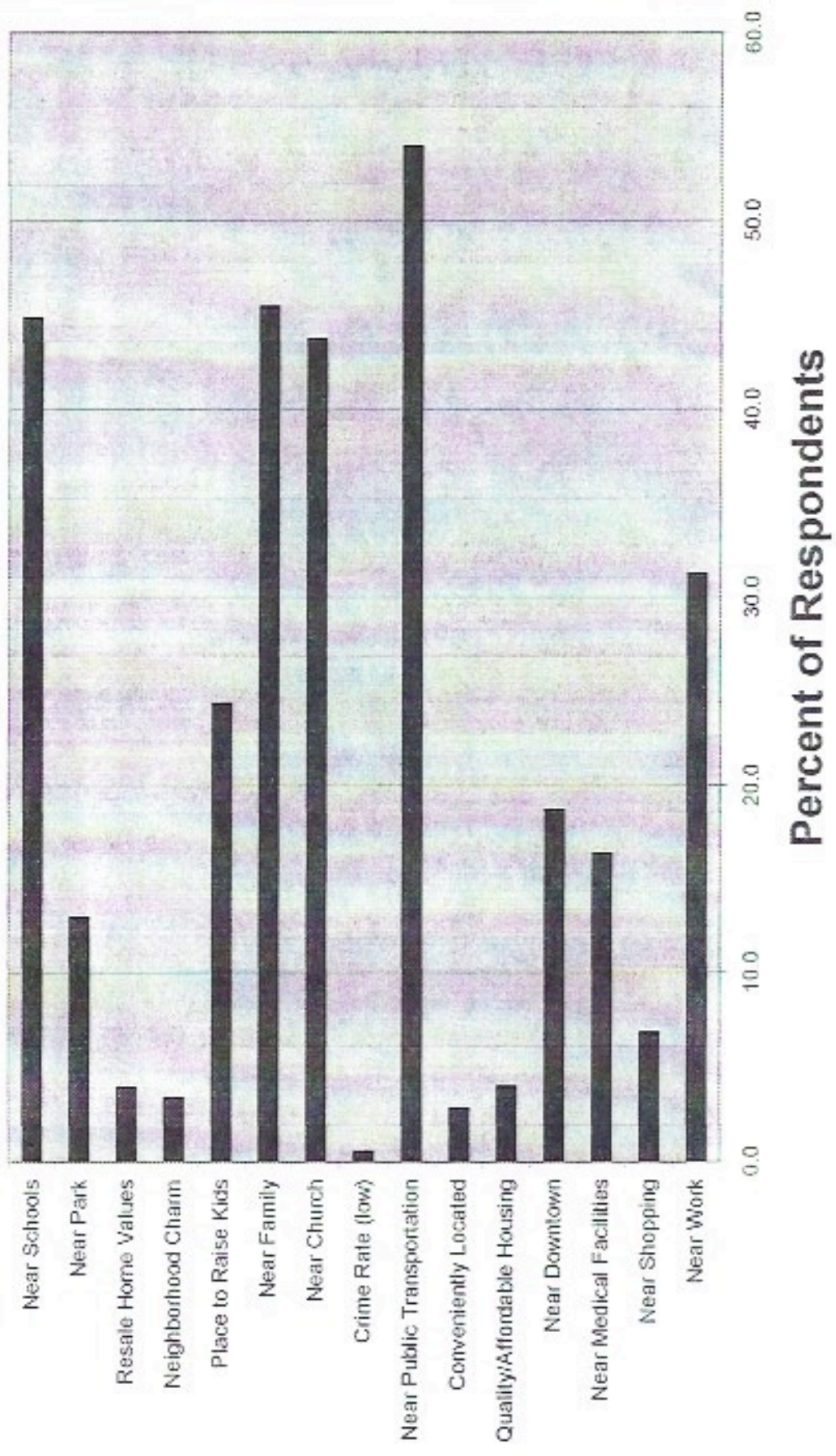
VERY IMPORTANT FACTORS

Very Important Factors



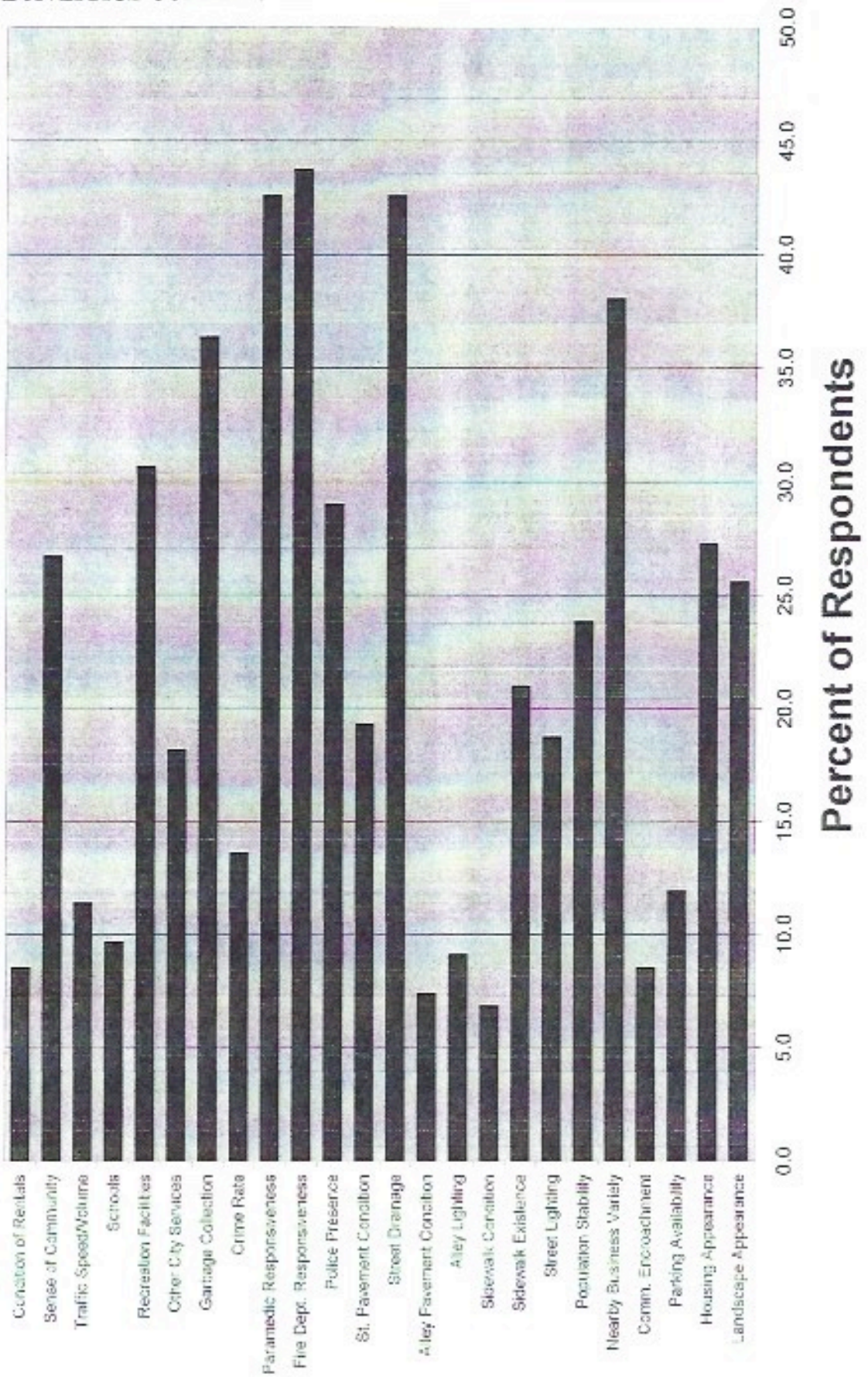
NOT IMPORTANT FACTORS

Not Important Factors



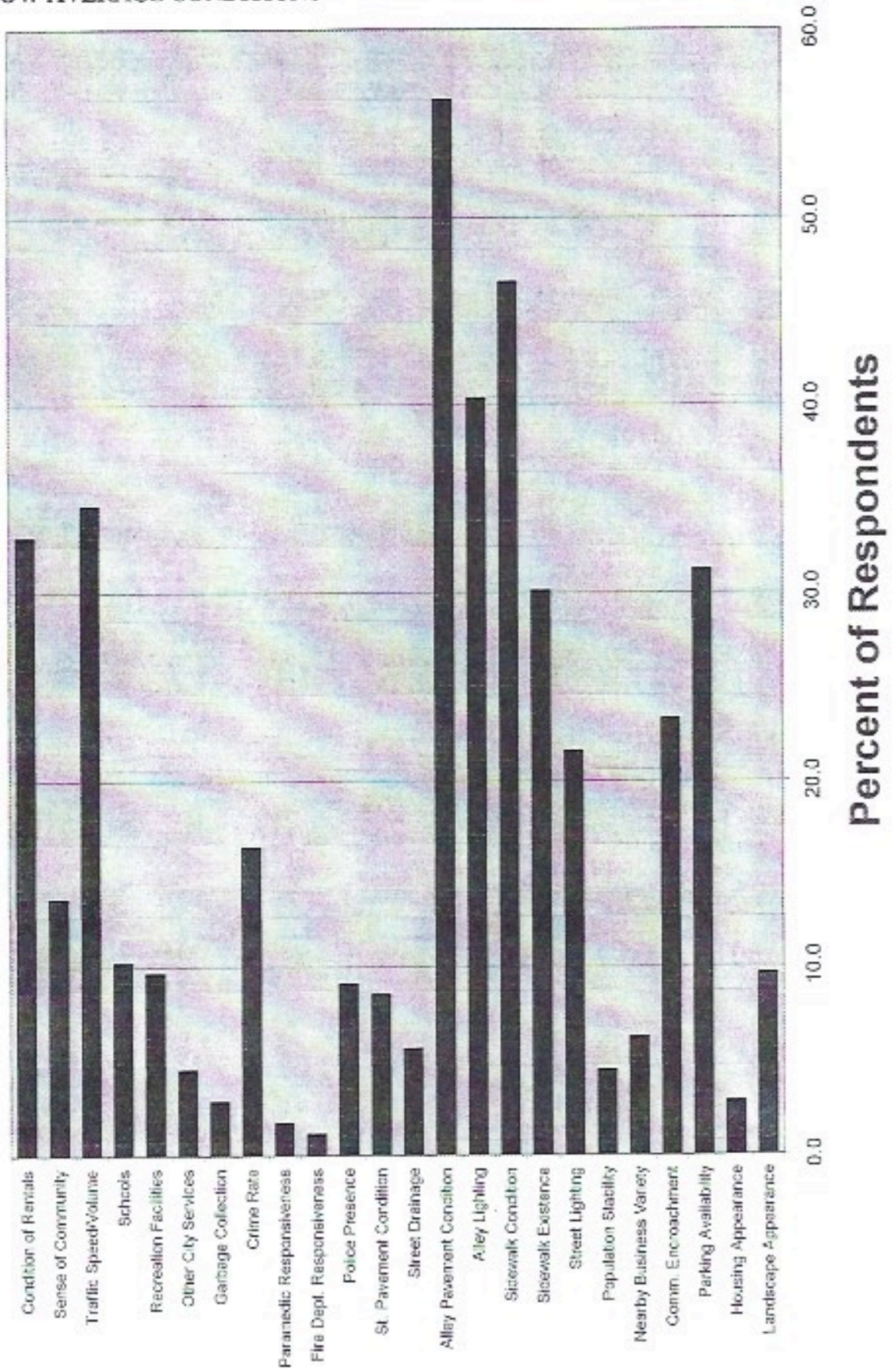
ABOVE AVERAGE CONDITIONS

Above Average Conditions



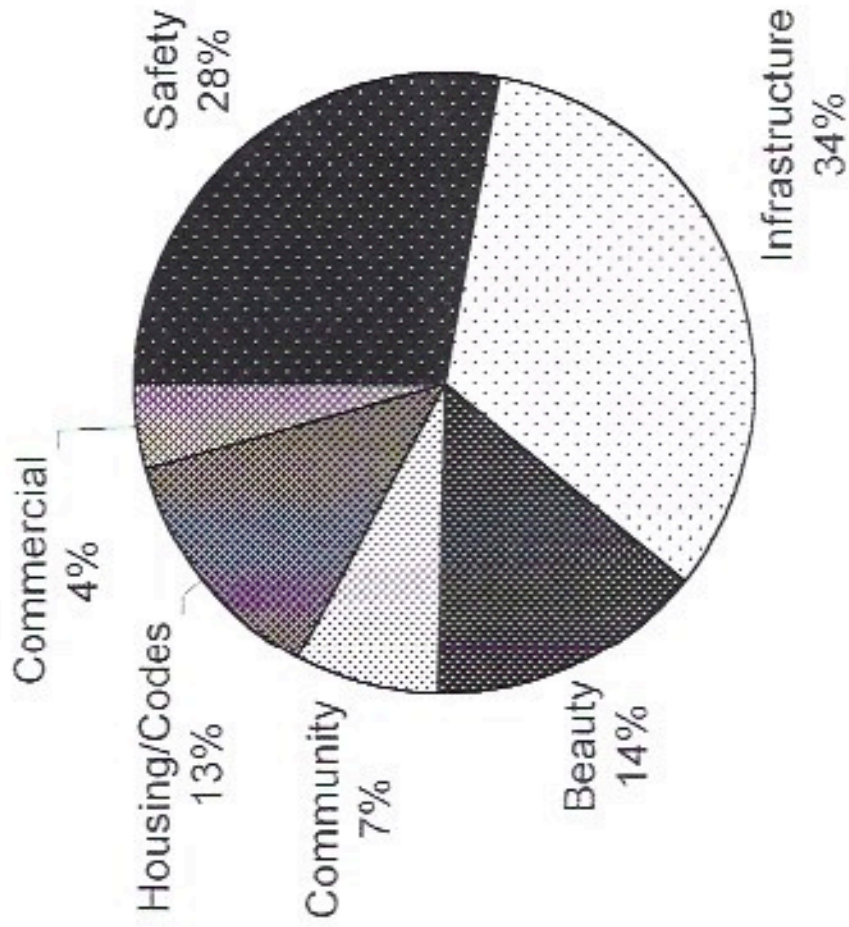
BELOW AVERAGE CONDITIONS

Below Average Conditions



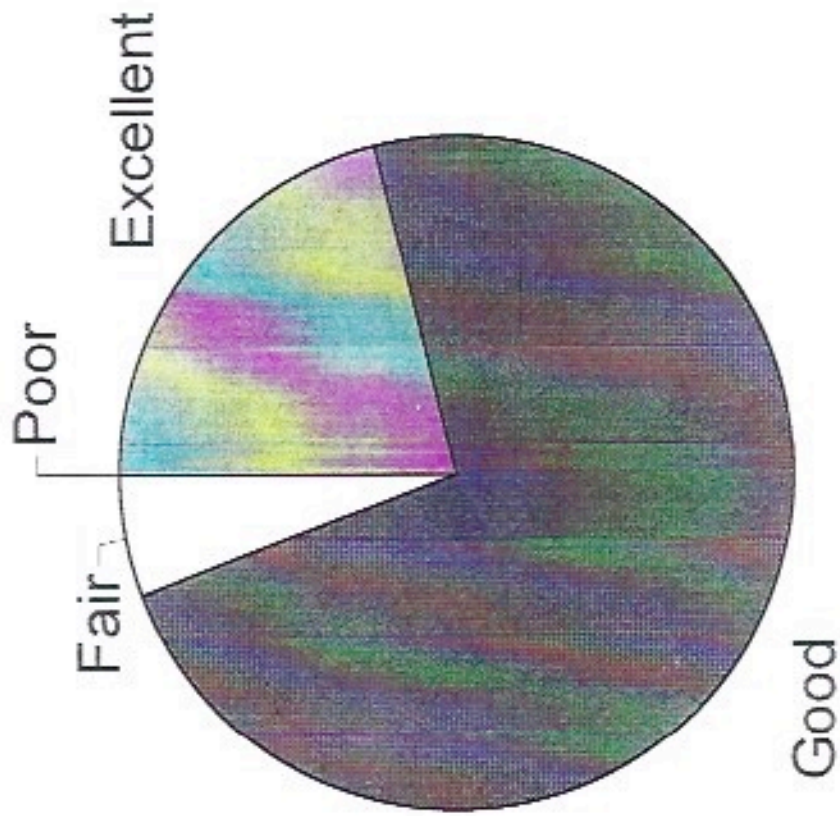
MOST IMPORTANT IMPROVEMENT ISSUES

Most Important Improvement Issues



OVERALL NEIGHBORHOOD QUALITY

Overall Neighborhood Quality



Crescent Heights Building Survey

With organizational assistance from the planning professionals, the members of the Crescent Heights Neighborhood Planning Committee conducted a visual survey of all properties within the neighborhood in the spring of 1999. Also, with funding provided by Mercantile Bank, a photograph was taken of each principal structure on each property. This visual survey was useful in giving the committee a better understanding of the character and condition of the neighborhood.

Below is the compilation of the various committee members' surveys. Also included is a sample building survey sheet, as well as a description of the building condition categories.

CRESCENT HEIGHTS Neighborhood Plan

CRESCENT HEIGHTS BUILDING SURVEY COMPILATION

LAND USE

Single-Family Residence:	319	(74.0%)
Residence with Garage Apartment:	59	(13.7%)
Duplex:	14	(3.2%)
Multi-Family Residential:	7	(1.6%)
Hotel/Motel:	6	(1.4%)
Institutional:	1	(0.2%)
Office:	3	(0.7%)
Retail:	17	(3.9%)
Restaurant:	4	(0.9%)
Other:	1	(0.2%)
Total:	431	(100%)

OFF-STREET PARKING

Street Access:	136	(33.2%)
Alley Access:	274	(66.8%)

BUILDING CONSTRUCTION

Wood Frame:	295	(69.2%)
Masonry:	127	(29.8%)
Other:	4	(1.0%)

ARCHITECTURAL STYLES

Craftsman:	114	(26.5%)
Dutch Colonial:	17	(3.9%)
Spanish Eclectic:	8	(1.9%)
Minimal Traditional:	113	(26.2%)
Tudor:	21	(4.9%)
Postwar:	79	(18.3%)
Ranch:	28	(6.5%)
Other:	51	(11.8%)

BUILDING HEIGHT

One-story:	318	(73.8%)
Two-story:	113	(26.2%)

BUILDING CONDITION

Excellent:	32	(7.5%)
Sound:	349	(81.9%)
Deteriorated:	44	(10.3%)
Dilapidated:	1	(0.2%)

SIDEWALK EXISTENCE

Yes:	303	(71.3%)
No:	122	(28.7%)

SIDEWALK MATERIAL

Cast-In-Place Concrete:	232	(76.2%)
Hex-Block Concrete Pavers:	71	(23.8%)

CRESCENT HEIGHTS Neighborhood Plan
CRESCENT HEIGHTS BUILDING SURVEY SAMPLE

DATE 6-4-99
ADDRESS 525 22nd Ave N

PICTURE NO. 37
ROLL NO. 16-14-2
BLOCK ID 14

REVIEWED BY
K. Steiner

BUILDING USE

NON-RESIDENTIAL
CHURCH/GOVT
COMM-OFFICE
COMM-RETAIL
MOTEL/HOTEL
RESTURANT
OTHER

CONDITION
EXCELLENT
SOUND
DETERIORATED
DILAPIDATED

RESIDENTIAL
SINGLE FAMILY
DUPLEX
APARTMENTS
MULTI-FAMILY (GARAGE APT)

STYLE
TUDOR
MINIMAL TRADITIONAL
RANCH
CRAFTSMAN
SPANISH ECLECTIC
DUTCH COLONIAL
POSTWAR
OTHER

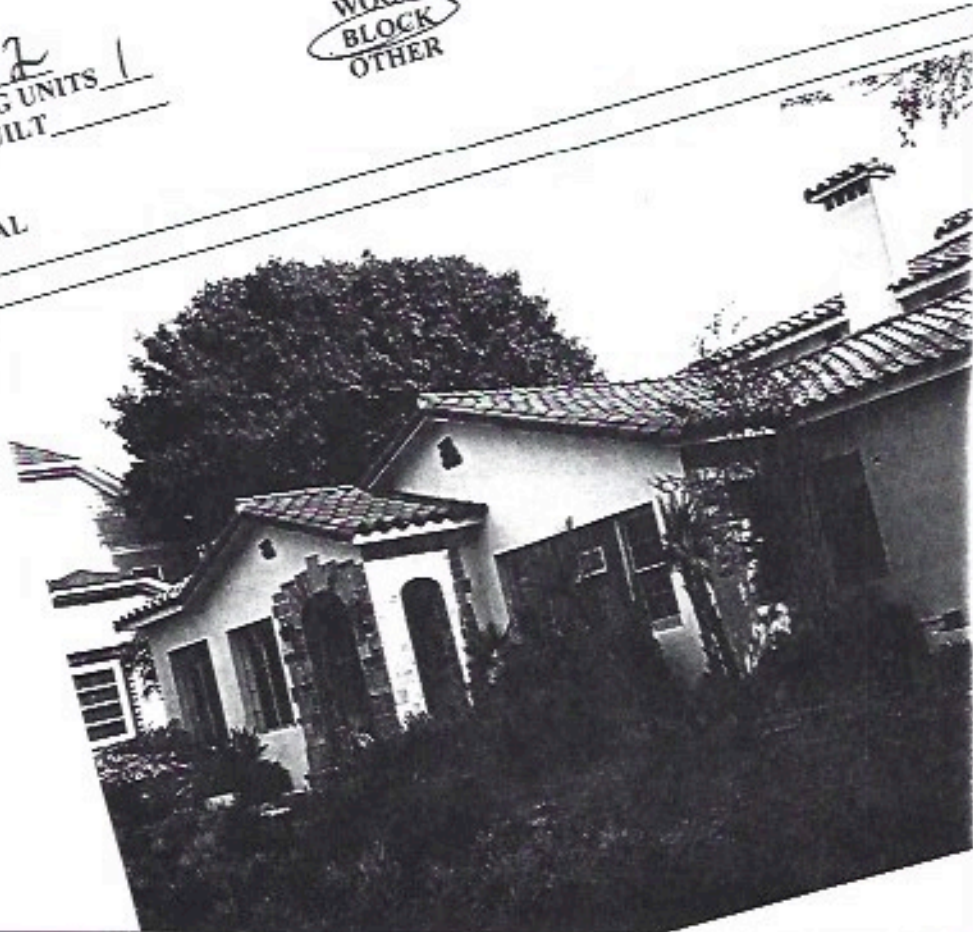
PARKING
STREET
ALLEY
SPACES 1

SIDEWALK
YES
NO
HEXAGON
CONCRETE

CONSTRUCTION
WOOD
BLOCK
OTHER

STORIES 2
DWELLING UNITS 1
YEAR BUILT _____

GENERAL
NOTES _____



BUILDING CONDITION CATEGORIES

Visual Condition Survey

Descriptions of Building Condition Categories

Excellent: A structure in a uniquely pristine state. This condition is exemplified both by entirely new construction and entirely renovated structures. These structures will be most common in new subdivisions or in neighborhoods undergoing active reinvestment. (e.g. typical conditions exhibited are a fresh coat of paint, a new roof, new trim and/or new siding)

Sound: Most structures in a stable neighborhood will be of this condition. These structures may be in need of standard maintenance but such improvements will be within the expected life span of such attention. (e.g. a typical condition for this type of structure may be a coat of paint that is in its last couple years before repainting work is typically expected)

Deteriorated: These structures will display signs of evident disrepair and deferred maintenance beyond normal expectations. These structures may be quite common even in stable middle class neighborhoods but may denote a lack of active reinvestment in the area. (e.g. typical conditions for these structures may be a coat of paint that is now peeling, a few missing shingles or crooked front porch framing)

Dilapidated: These structures are obviously in a state of compromised structural integrity. These structures will exhibit characteristics of structural disrepair such that the health, safety and welfare of the inhabitants are at risk. (e.g. typical conditions are obvious holes in the roof, sloping roof ridge beams and/or structural keeling)

TIPS:

This is a visual survey that is meant to be from the vantagepoint of the curb. Do not attempt to access any private property – view from public rights-of-way only.

Take one picture, of what would generally be considered the front (street side) of the property, from the opposite side of the street, dead centered on the structure.

Label all rolls of film and note the frame and roll number on the appropriate survey sheet to facilitate matching data with image later on.

If approached in a hostile manner, politely explain that you are with the Neighborhood Association and that you are attempting to help improve the community. If this is to no avail, simply retreat and skip a few properties until you feel comfortable. Your team can always backtrack to get the missing data.

Try to survey the properties with a partner. It is near impossible to keep track of camera, film rolls, frames, block numbers, addresses, data sheets and clipboard by yourself. One person can determine condition and snap a picture while the other manages film and data sheets. This also allows for discussion for those borderline cases.

Landscaping should not be considered influential unless it is in either extreme condition.

Crescent Heights Infrastructure Survey

As part of the data-gathering phase of the neighborhood plan, a visual inspection was conducted of the various infrastructure systems within the neighborhood. As indicated in the mailed-out survey, issues relating to the infrastructure systems (street, alley, sidewalk, lighting, etc.) rated very high in importance. The following map gives a visual snapshot of several infrastructure issues as they existed in the spring of 1999.