

Perrine, Beth

From: Lonnie Mann <bscotch@embarqmail.com>
Sent: Sunday, February 21, 2021 4:39 PM
To: Perrine, Beth
Subject: Comments about proposed Ordinance 21-Z-03

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Ms. Perrine, please convey the following comments to the Planning Commission.

When my wife and I first moved to Tallahassee for work almost 50 years ago one of the features that intrigued us was the landmark brick clock tower built by Calvin Phillips back in the early 20th century in the All Saints neighborhood. The property was auctioned off to an investment company in 1974 with the condition that the tower be preserved. It was subsequently destroyed (probably for safety reasons) in the 1980's. The land it stood on remains vacant today. So has gone so much of the historic character of the Tallahassee we love.

It is with sadness that I see the property at 822 S Martin Luther King is proposed for delisting from the Local Register of Historic Places and removal from Historic Preservation Overlay zoning. The proposal to delist and remove the HPO overlay on this property was rejected by the Tallahassee-Leon County Architectural Review Board, but the owner is appealing this decision.

All Saints neighborhood is one of Tallahassee's oldest. The western district of the neighborhood sprang up around the early railroad terminals during the Territorial and Ante-Bellum periods and was home to Tallahassee's industries well into the 20th century - including foundries, tanneries, brick making, grist mills, and ice plants. Many of the names associated with these undertakings are central to our history, e.g. Richard Keith Call. The eastern district of All Saints was where many of Tallahassee's working folks lived. The circa 1885 Douglas house at 822 S Martin Luther King (originally Boulevard Street) was one such home.

Over the years much of All Saints has been infilled, consistent with zoning ordinances, and very little of the visible history remains. 822 S Martin Luther King is the only HPO zoning there although a few listed buildings such as the old train terminals, Wahnish Cigar Factory, and the Williams Swain boarding house (now in deteriorating condition) remain.

The City has gone to considerable expense to preserve and upgrade the beautiful Boulevard Park which marks the eastern boundary of All Saints and on which 822 sits.

In fact the City has also invested in 822 through a small preservation grant and no charge building permits.

On turning left off Gaines onto King and entering the Park one immediately sees it is partially surrounded by 822 as well as 403 St. Francis (a beautiful 1920's bungalow not on the historic register) evoking the feel of a historic village green. As All Saints is touted by City's marketing as a signature neighborhood it is certainly desirable to somehow retain at least the last few remembrances of the rich history of this neighborhood.

It is not clear to me what the owner plans to do with his property through rezoning. If it ultimately involves demolition I urge the Planning Commission to deny the requested zoning change as recommended by the Tallahassee- Leon County Architectural Review Board.

Sincerely,

Lonnie Mann
1129 E. Windwood Way
Tallahassee, FL 32311

February 28, 2021

Re: 822 S ML King Jr. Boulevard Removal of HPO
Proposed Vote and Alternatives

To Members of the Planning Commission:

In addition to the attachment I submitted with the agenda; I've prepared a video presentation for the Planning Commission Meeting tomorrow for some extra context. I've also added the Florida Master File for 822 MLK; which includes a finding that the property is not historically significant. I will be available for extra discussion, questions or comments.

It is my hopes that the Planning Commission sees the merit in my arguments, the flaws in the process to date and recommends that the City Commission removes the HPO from my property.

In the alternative, I argue that neither the Planning Commission or ARB have the authority to make recommendations regarding removal of historic designations because there is no process set forth in the TLDC.

The Land Development Code and ARB Bylaws make clear the duties of the ARB are limited to those designated by the City and County Commission. If the Planning Commission agrees that there are gaps in the TLDC that put this outside of their authority, then I would be supportive of escalating this to the City Commission without any recommendation.

As a second alternative, if the Planning Commission decides that making a recommendation that leaving the HPO intact aligns with the comp plan. Then I would ask that the Planning Commission also stipulates that should the City Commission determine extraordinary circumstances merit removal of the Historic Designation, then the Planning Commission does not believe removal of HPO would conflict with the Comp plan either.

Respectfully,

Casey M Rychlik

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original
 update

**HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE**
Version 1.1: 3/89

Site 8 Le290
Recorder # _____

SITE NAME Douglass House
HISTORIC CONTEXTS Post-Reconstruction
NAT. REGISTER CATEGORY Building
OTHER NAMES OR MSF NOS Capitol Center Survey #103
COUNTY Leon OWNERSHIP TYPE Private
PROJECT NAME Bloxham-Gaines Survey (FDOT) DHR NO 7521
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 822 South Boulevard Street CITY Tallahassee
VICINITY OF / ROUTE TO _____

SUBDIVISION S 1/2 of County Quarter BLOCK NO 14 LOT NO _____
PLAT OR OTHER MAP _____
TOWNSHIP 1N RANGE 1W SECTION 36 1/4 SW 1/4-1/4 SE
IRREGULAR SEC? y x n LAND GRANT _____
USGS 7.5' MAP Tallahassee Quadrangle
UTM: ZONE _____ EASTING _____ NORTHING _____
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L _____
BUILDER: F _____ M _____ L _____
CONST DATE 1885 CIRCA C RESTORATION DATE(S): _____
MODIFICATION DATE(S): four room addition before 1948.
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) residence
PRESENT USES(S) residence

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR gable front and wing
INTERIOR _____
NO.: STORIES 1 OUTBLDGS _____ PORCHES 1 DORMERS _____
STRUCTURAL SYSTEM(S) wood frame
EXTERIOR FABRIC(S) wood: weatherboard with cornerboards; asbestos shingles
FOUNDATION: TYPE piers MATLS brick
INFILL _____
PORCHES E:3-bay with brick and wood columns supporting roof; E:2-bay with columns
ROOF: TYPE gable SURFACING V-crimped metal
SECONDARY STRUCS. gable, shed
CHIMNEY: NO 2 MTLs brick LOCNS N: ridge; S: ridge
WINDOWS wood: DHS, 2/2; DHS, 6/6.

EXTERIOR ORNAMENT

CONDITION good SURROUNDINGS Residential/commercial/govt. office
NARRATIVE (general, interior, landscape, context; 3 lines only)
This house was constructed during Tallahassee's late 19th century railroad period and is one of only a few from this time that remain in the area.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y x n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

HISTORIC SITE DATA SUPPLEMENT

Present Use (check one or more as appropriate)

<input type="checkbox"/> Agricultural 850==	<input type="checkbox"/> Government 850==	<input type="checkbox"/> Park 850==	<input type="checkbox"/> Transportation 850==
<input type="checkbox"/> Commercial 850==	<input type="checkbox"/> Industrial 850==	<input checked="" type="checkbox"/> Private Residence 850==	Other (Specify):
<input type="checkbox"/> Educational 850==	<input type="checkbox"/> Military 850==	<input type="checkbox"/> Religious 850==	<input type="checkbox"/> _____ 850==
<input type="checkbox"/> Entertainment 850==	<input type="checkbox"/> Museum 850==	<input type="checkbox"/> Scientific 850==	<input type="checkbox"/> _____ 850==

Period (check one or more as appropriate)

<input type="checkbox"/> Pre-Columbian 842==	<input type="checkbox"/> 16th Century 842==	<input type="checkbox"/> 18th Century 842==	<input checked="" type="checkbox"/> 20th Century 842==
<input type="checkbox"/> 15th Century 842==	<input type="checkbox"/> 17th Century 842==	<input type="checkbox"/> 19th Century 842==	

Specific Dates: Beginning _____ 844== Ending _____ 846==

Areas of Significance (check one or more as appropriate)

<input type="checkbox"/> Aboriginal Prehistoric 910==	<input type="checkbox"/> Education 910==	<input type="checkbox"/> Political 910==	<input type="checkbox"/> Urban Planning 910==
<input type="checkbox"/> Aboriginal Historic 910==	<input type="checkbox"/> Engineering 910==	<input type="checkbox"/> Religion/Philosophy 910==	Other (Specify):
<input type="checkbox"/> Agriculture 910==	<input type="checkbox"/> Industry 910==	<input type="checkbox"/> Science 910==	<input type="checkbox"/> _____ 910==
<input checked="" type="checkbox"/> Architecture 910==	<input type="checkbox"/> Invention 910==	<input type="checkbox"/> Sculpture 910==	<input type="checkbox"/> _____ 910==
<input type="checkbox"/> Art 910==	<input type="checkbox"/> Landscape Architecture 910==	<input type="checkbox"/> Social/Humanitarian 910==	<input type="checkbox"/> _____ 910==
<input type="checkbox"/> Commerce 910==	<input type="checkbox"/> Literature 910==	<input type="checkbox"/> Theater 910==	<input type="checkbox"/> _____ 910==
<input type="checkbox"/> Communications 910==	<input type="checkbox"/> Military 910==	<input type="checkbox"/> Transportation 910==	
<input type="checkbox"/> Conservation 910==	<input type="checkbox"/> Music 910==		

Thematic Classification:

<input type="checkbox"/> Aboriginal 912==	<input type="checkbox"/> Military 912==	Other (Specify):
<input checked="" type="checkbox"/> Architectural 912==	<input type="checkbox"/> Political 912==	<input type="checkbox"/> _____ 912==
<input type="checkbox"/> The Arts 912==	<input type="checkbox"/> Society 912==	<input type="checkbox"/> _____ 912==
<input type="checkbox"/> Exploration & Settlement 912==	<input type="checkbox"/> Science & Technology 912==	<input type="checkbox"/> _____ 912==

Statement of Significance (use continuation sheet if necessary)

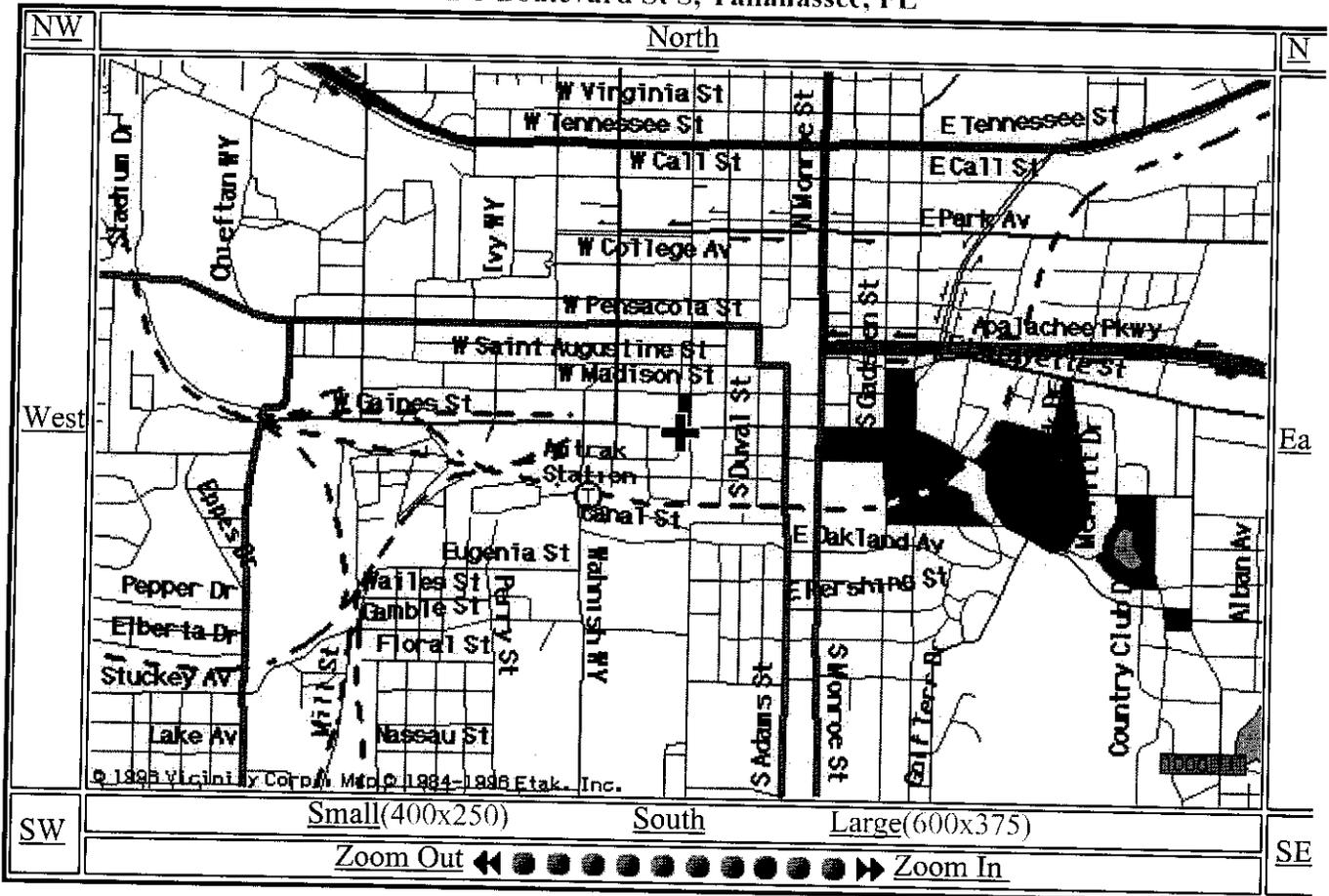
This house has no historical significance. It is located in a neighborhood which developed in the later nineteenth century around the nearby railroad depot.

911==

LE290



822 S Boulevard St S, Tallahassee, FL



[[Driving Directions](#) NEW! | [New Address](#) | [Print Preview](#)]

Click on the map to select a new map center, or on the border to pan in that direction

[[Questions, comments and suggestions.](#) | [FAQs](#) | [Need Help?](#)]

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ARCHITECT-BUILDER _____

822 S. Boulevard

LE290

STYLE AND/OR PERIOD _____

NUMBER OF STORIES one

FOUNDATION brick pier, wood frame

STRUCTURAL SYSTEM _____

EXTERIOR FABRIC clapboard

ROOF TYPE, COVERING MATERIALS, STRUCTURAL ELEMENT intersecting ridges, gabled

SECONDARY ROOF STRUCTURES _____

CHIMNEYS _____

MAIN ENTRANCE east facade

SUBSIDIARY ENTRANCES _____

WINDOW TYPE AND PLACEMENT DHS/regular

WINDOW SURROUNDS AND DECORATION _____

PORCHES, VERANDAS, GALLERIES AND BALCONIES east facade

EXTERIOR ORNAMENT AND COLOR none

INTERIOR COMMENTS _____

ALTERATIONS N/A

OUTBUILDINGS none

RELATION OF STRUCTURE TO SITE AND SURROUNDINGS _____

SITE NAME: Douglass House
 SITE LOCATION: 822 S. Boulevard
 INVENTORY STATUS: State Inventory
 RANKING: 3rd
 PROTOTYPE CATEGORY: 2/7
 CONSTRUCTION MATERIAL: wood frame
 CURRENT OWNER: Douglass, Virginia C.
 OTHER SIGNIFICANT OWNERS/OCCUPANTS: undetermined
 CURRENT USAGE: residential
 ORIGINAL AND OTHER USAGES: same
 DATE OF CONSTRUCTION: c. 1885
 DATE OF SIGNIFICANT ALTERATIONS: N/A
 CONTRACTOR AND/OR ARCHITECT: unknown

PHYSICAL DESCRIPTION:

FOUNDATION AND FRAME:	<u>brick pier, wood frame</u>
EXTERIOR FABRIC:	<u>clapboard</u>
NO. OF FLOORS:	<u>1</u>
ROOF TYPE:	<u>intersecting ridges, gabled</u>
FENESTRATION:	<u>DHS/regular</u>
LOCATION/TYPE ENTRANCE:	<u>east facade</u>
PORCHES:	<u>east facade</u>
ORNAMENT:	<u>removed</u>
DEPENDENCIES:	<u>none</u>

ARCHITECTURAL SIGNIFICANCE:

Moderate significance as a simple pre-1900 frame dwelling.

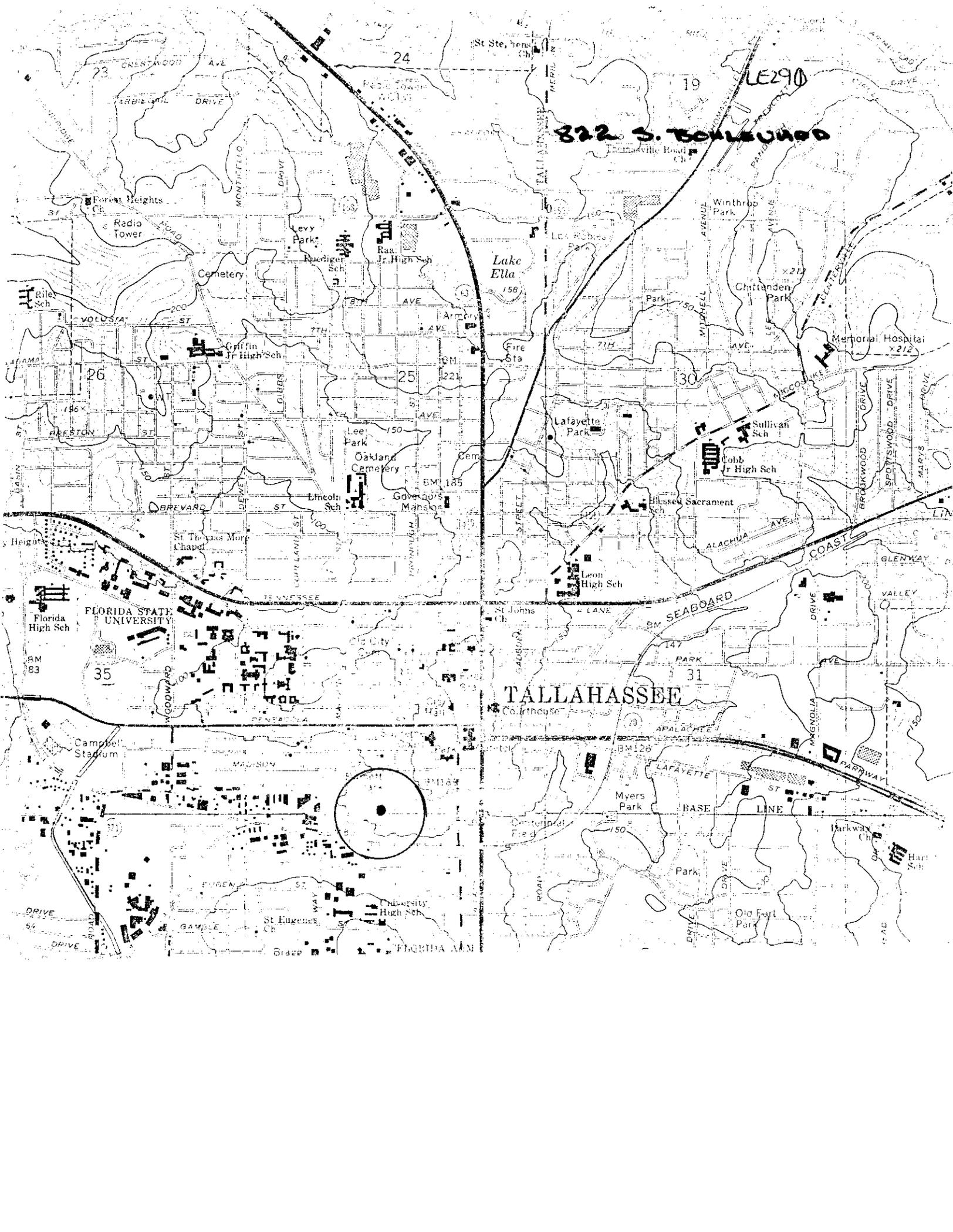
HISTORICAL SIGNIFICANCE:

This house has no historical significance. It is located in a neighborhood which developed in the later nineteenth century around the nearby railroad depot.



TALLAHASSEE QUADRANGLE
7.5 Minute Series

FMSF# 8Le0290, *DOUGLASS HOUSE; 822 South Boulevard Street*



822 S. BOULEVARD

Lake Ella

TALLAHASSEE

FLORIDA STATE UNIVERSITY

Florida High Sch

Sullivan Sch

Cobb Jr High Sch

Leon High Sch

Courthouse

Myers Park

Park

St. Eugene's Ch

UNIVERSITY HIGH SCH

Parkway Ch

Hart Sch

Old Fort Park

FLORIDA A&M

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8 Le 290 1009==

Site Name 822 South Boulevard 830==

Other Name(s) for Site DOUGLAS HOUSE 930==

Other Nos. for Site _____ 906==

Type of Site building 838==

County Leon 808==

Instructions for locating site (or address) 822 South Boulevard
Tallahassee, Florida

Owner of Site: Name Douglass, Virginia C. 902==

Address 822 South Boulevard, Tallahassee, 32301 903==

Occupant, Tenant, or Manager:
Name _____ 904==

Address _____ 905==

Reporter (or local contact):
Name _____ 816==

Address _____ 817==

Recorder:
Name & Title Diane D Greer, Historic Sites Specialist 818==

Address DAHRM, 401 East Gaines St., Tallahassee 819==

Survey Date Winter, 1975 820== Type Ownership private 848==

Inventory Status _____ 914==

Previous Survey(s), Excavation(s) or Collection(s): (enter title of survey; date; whether federal, state, county or local; location of survey report(s); and material collected).

_____ 839==

Photographic Record Numbers 75-N-03-10

_____ 860==

SEE SITE FILE STAFF FOR
ORIGINAL PHOTOGRAPHS

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Tallahassee Quad, 1970, 1:24000

809==

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.

812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

Point	LATITUDE			LONGITUDE		
	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

UTM 16 760-640 3369-870

==

Global Reference Code

884==

Description of Site:

Type Classification

==

Site Size (approx. acreage of property)

833==

Present Condition of Site:

Check one

- Altered 863==
- Unaltered 863==
- Destroyed 863==

Check one

- Excellent 863==
- Good 863==
- Fair 863==
- Deteriorated 863==
- Ruins 863==
- Unexposed 863==

Check one if appropriate

- Moved 863==
- Original Site 863==

Present & Original Physical Appearance (use continuation sheet if necessary)

862==



8Le0290 East elevation
822 S. MLK Boulevard St.
9/91

LE290
