Historic YMCA of St Petersburg
51,512 Gross Square Feet

Former YMCA
116 5th Street S
St Petersburg, Florida 33704

Offered at $1,295,000
• 51,512 gross square feet on 16,164 square feet lot
• Concrete/stucco exterior; flat built up roof, barrel tile accents
• Built in 1926
• DC-1 (Downtown Center) zoning permits multi-family, office, retail, among others
• Currently vacant with interior demo completed
• YMCA swimming pool, elevator, and several stairwells are still in place

• St Pete Times surrounds 3 sides of the building
• Offices, multi-family, retail close-by
• All utilities and services available to the site
• Standard utility easements
• No adverse easements or encroachments
• Flood zone X, identifies area as outside the 500 year flood level
• City of St Petersburg is proposing several new locations for the new Central Downtown Bus Terminal—all of which are within a couple blocks of this site

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Improvement History

- Built in 1926 for $550,000 ($5.3 million in 2009 dollars) for the YMCA
- Construction made possible through community contributions
- Opened for business in 1927 as a YMCA
- Mediterranean Revival building is 4 stories with a basement and a 5th story bell tower
- Arched windows and doorways, balconettes, iron railings, casement windows, cypress wood beams and tile was used throughout the interior
- Inside swimming pool is 74’ x 37’
- A gymnasium, racquet ball court were added later
- YMCA building was vacated in 2000
- Interior cleared and readied for development

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Tax Incentives for Restoration

The YMCA building is significant for its distinction as one of the largest community funded projects in the City of St Petersburg’s history. In 1985, the YMCA was determined by the Keeper of the National Register of Historic Places to be eligible for listing in the National Register based upon its historical significance and Mediterranean Revival architecture.

In October, 1991, the YMCA building was listed in the St Petersburg Register of Historic Places. As such, the building and the new owner wishing to rehabilitate it may make use of substantial government incentives aimed at preservation.

Ad Valorem Tax Exemption (AVT)

Provides tax exemptions for the hard and soft expenditures associated with the rehabilitation of the YMCA. The Y qualifies for this exemption since it has been registered as an historic place with the City of St Petersburg.

This exemption can reduce the taxable value of the building after rehabilitation by an amount of up to $1 million per year for 10 years. The exemption amount is based on the difference between the current assessed value of the property versus the post-rehabilitation value.

Transferable Development Rights (TDR)

297,580 square feet of transferable development rights (TDR’s) are being made available with the sale of the YMCA building to the new owner. The new owner may sell the TDR’s to a developer wishing to build bigger projects than normally allowed by the local zoning district, or may choose to bank them for the future. Only 5 local historic landmarks currently possess TDR’s. The requirement for sale or use of TDR’s on another downtown project is that the new owner will preserve the historic YMCA site.

Federal Tax Credits for Preservation

The YMCA building is eligible for listing in the National Historic Register. Once designated as a National Landmark, the federal government will make available a 20% tax credit to the owner that incurs costs associated with its rehabilitation. 20% of the approved costs associated with the rehabilitation become a direct tax credit. The application for National designation is estimated at about six months.
Property Taxes & Appraisal

- Current county assessed value is $1,084,599
- 2009 property taxes were $23,628.42
- Ad valorem tax exemptions are given by the City of St Petersburg as tax incentives for historic preservation.
- An abatement of up to ten years on tax increases resulting from an approved renovation to an historic building is available.
- A Property Appraisal was conducted in July, 2008 for Wachovia Corporation
- Market value at that time was determined to be $1,800,000

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- Phase I Environmental Site Assessment in 2005 and based on historical use of the property, found no evidence which indicates a basis for potential contamination of the site by hazardous substances.

- Building Assessment & Condition Report in 2005 claims that the total replacement cost of the building’s structural elements, including the building structure itself, masonry walls, windows, and doors is estimated at $6,036,096.
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Significance of the YMCA Building

The St Petersburg chapter of the YMCA organized in June of 1920. In 1925, the YMCA began construction on the building that currently stands at 2nd Ave and 5th St S in downtown St Petersburg. It was constructed with community donations of $550,000.

Initially the YMCA offered a gymnasium, lobbies, club rooms, luncheon rooms, a cafeteria, and facilities for boxing, wrestling, swimming, and a baseball league. Public rooms and offices were located on the 1st and 2nd floors. 54 dormitory rooms provided affordable lodging on the 3rd and 4th floors. The cafeteria and pool were located in the basement, while a gym and suspended jogging track were on the 1st floor above the pool area.

The residential program ceased operation in 1989 and the entire club relocated to a new facility in St Petersburg in 2001.

The YMCA building was purchased by its current owners in 2004 and they have completed the interior demo work.

The YMCA building is historically significant as one of the largest community funded projects in St Petersburg. Additionally the YMCA retains its architectural integrity as an excellent example of the Mediterranean Revival style. Many of its interior features remain such as a tile pool, cypress beams, and a tiled lobby.

The YMCA building was listed in the St Petersburg Register of Historic Places in October, 1991. The building, according to determination by the Keeper of the National Register of Historic Places is eligible for listing on the National Register based upon its historical associations and architectural significance.
Physical Attributes and History

The building was designed by Clarence Brown and Archie Parish, both originally of the University of Minnesota. Parish also designed several other St Petersburg icons including Christ United Methodist Church, First Presbyterian Church, the Palladium Theater, Jordan Park Housing Project, Mound Park Hospital and portions of St Petersburg College.

Edward Moore and Sons, served as contractors for the YMCA and also built the St Pete Times Building and the Coast Guard Air Station.

The decorative tile located on the exterior walls of the YMCA were manufactured locally by the Crescent Tile Company and also were imported from Seville, Spain.

The YMCA is an asymmetrical Mediterranean Revival style building incorporating over 50,000 square feet into a 4-story structure with a basement and a 5th story tower.

It features a hollow terra-cotta and steel frame clad with stucco, brick, and smooth dressed cast stone veneer panels set on a masonry foundation. The roof is a combination of flat roofs, shed, and gable forms topped with barrel tile. Additionally, the ends of the terra cotta barrel roof tiles are stamped with doves.

The majority of the windows are ten-light, paired and ribbon, steel casement windows. Many of these have been restored. Several have decorative treatments including arches and lintels.

There are three entrances to the building: two along 5th St S and one on 2nd Ave S. The entrances feature arched doorways with the YMCA emblems carved into the stone.
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