



**CITY OF ST. PETERSBURG, FLORIDA**  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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## **STAFF REPORT**

### **Community Planning and Preservation Commission Certificate of Appropriateness Request**

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, May 9, 2022, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at [www.stpete.org/meetings](http://www.stpete.org/meetings).

*According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.*



<b>Case No.:</b>	<b>23-90200017</b>
Request:	Review of a Certificate of Appropriateness application for the installation of a solid masonry wall around the perimeter of the property and installation of a storage shed at 2209 Brevard Rd NE, a contributing resource to a local historic district
Owner:	Karen L. Trapane
Address:	2209 Brevard Road Northeast
Parcel ID No.:	07-31-17-32562-007-0150
Legal Description:	GRANADA TERRACE ADD BLK 7, (GRANADA TERRACE HISTORIC DISTRICT) LOT 15 LESS N 4FT
Date of Construction:	1925
Local Landmark:	Granada Terrace Historic District (88-02)
Zoning:	NT-3

## Historical Context and Significance

The Mediterranean Revival house at 2209 Brevard Rd NE (“the subject property”) is listed as a contributing resource to the Granada Terrace Local Historic District (88-02). It is additionally recorded as FMSF no. 8PI003732, a contributing resource to the North Shore National Register District.

The single-family residence and attached garage was built in 1939 by Maynard Welch for E.R. White and his family. Maynard Welch was a local builder in St. Petersburg who constructed many Mediterranean Revival-style homes during the 1920s boom period. He is most known as the builder of Welch’s Mediterranean Row Local Historic District on 19<sup>th</sup> Ave NE.



**Figure 1: Image of 2209 Brevard Rd NE under construction. From the *St. Petersburg Times*, April 2, 1939.**

While this home was oriented to be streetside facing with the front entrance on Brevard Rd NE, City Code Section 16.60.010.8.1 states that the legal front yard for corner lots, “shall be the yard facing the roadway on which the lot has its lesser dimension.” Therefore, the legal front yard is the portion of the property fronting 22<sup>nd</sup> Ave NE. Front yard fences and walls requires review before the Community Planning and Preservation Commission (CPPC) per the COA approval matrix.

## Project Description and Review

### Project Description

The application (Appendix A) proposes the following:

- A 4-foot, 8-inch perimeter, solid masonry wall in the legal front yard of 22<sup>nd</sup> Ave NE.
  - The wall is proposed to be set back 4-feet, 1-inch from the edge of the sidewalk.
  - The wall will be stuccoed to match the existing house.
- The wall will increase in height to 6-feet tall along the interior side yard once the wall passes the front wall of the house.

- The wall will follow the perimeter of the property, but will remain aligned with the outer wall of the garage along Brevard Rd NE
- A storage shed is proposed behind the attached garage in the rear yard.
  - The shed will continue the roof line of the existing garage, and will utilize the same materials as the main house.

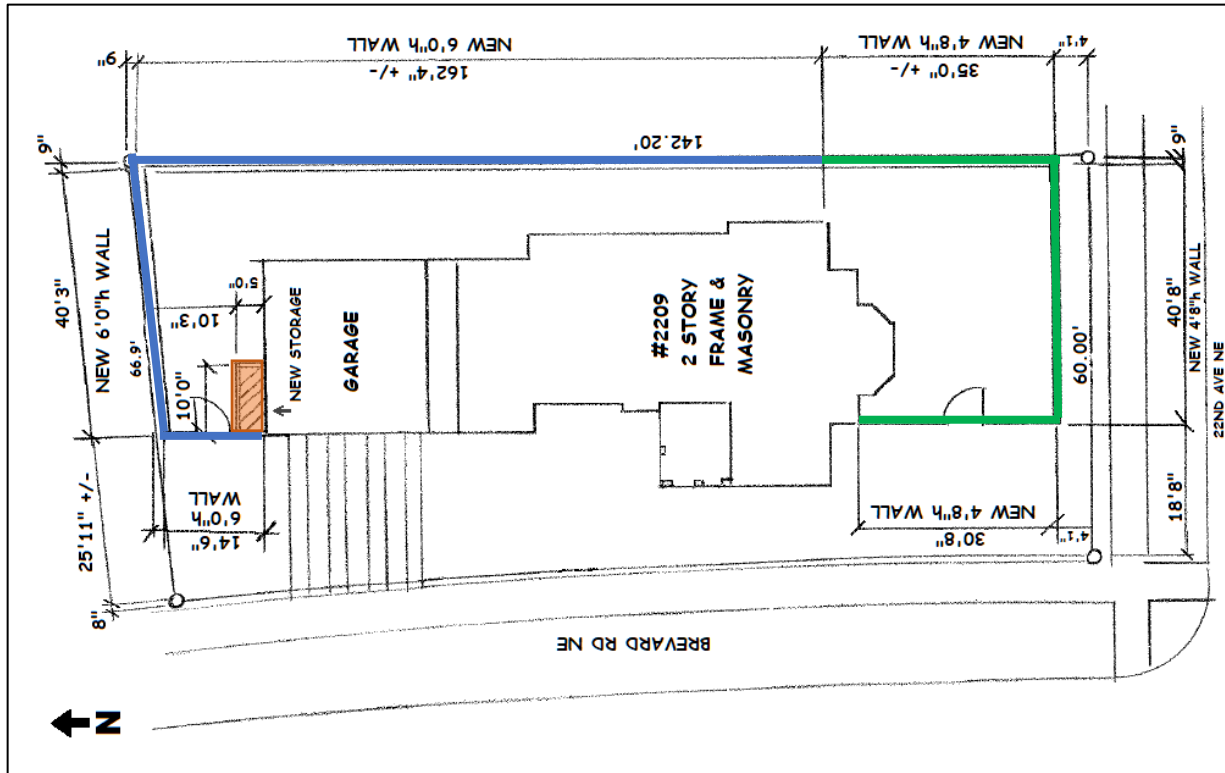


Figure 2: Site plan showing the location of the proposed perimeter wall. The green line indicates the 4 foot, 8-inch-tall wall. The blue line indicates the 6-foot-tall wall, and the orange box indicates the proposed storage shed on the rear elevation of the garage.

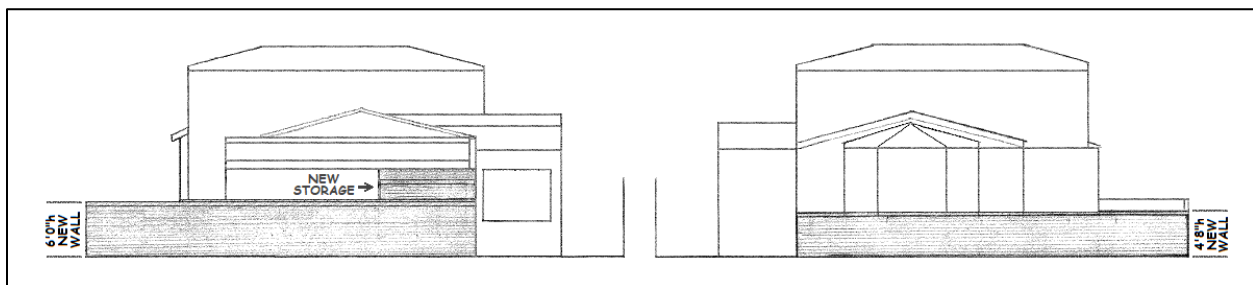


Figure 3: Elevations showing the proposed wall. The top right will be the elevation facing 22<sup>nd</sup> Ave NE.

The applicant has provided other examples of perimeter walls in the Granada Terrace Historic District:

Address	Front Wall/Fence Height	Front Wall/Fence Setback From Sidewalk
2240 Coffee Pot Blvd NE	4 feet to 4 feet, 6 inches	25* feet from front sidewalk on Locust St NE. 6.5 feet from the streetside sidewalk on 22 <sup>nd</sup> Ave NE.
215 23 <sup>rd</sup> Ave NE	52 inches	22* feet
2431 Brevard Rd NE	None. Applicant is referencing a streetside mid-century era wall that is behind the principal structure.	None
2430 Coffee Pot Blvd NE	None. Applicant is referencing rear and streetside “garden wall” approved in 2003. Details of approval are unknown.	None
2300 Brevard Rd NE	None. Applicant is referencing a streetside wall that is setback 20 feet from sidewalk. Wall was approved to be 48 inches tall.	None
301 23 <sup>rd</sup> Ave NE	None. Applicant is referencing a streetside 4-foot-tall wall that is setback 2 feet from sidewalk. There was a 3-foot wall in that location prior.	None
*Indicates staff measurement that differs from measurements provided by the applicant.		

**General Criteria for Granting Certificates of Appropriateness and Staff Findings**

- The effect of the proposed work on the landmark or the property upon which such work is to be done.*

**Somewhat Inconsistent**

This Commission has reviewed several front yard fences in the past few years, but this is the first wall proposed in the front yard and the first application for front yard fence/wall in Granada Terrace.

Given that this a corner property, walls and fences should be assessed for their impact to the front and side streets, particularly related to the pedestrian’s experience along the sidewalk. Many of St. Petersburg’s historic districts have pedestrian-oriented character, such as open front yards and lack of fences in the front yard.

While this house is oriented towards Brevard Rd NE, the rest of the properties on the block, including the subject property’s direct neighbors, are oriented towards 22<sup>nd</sup> Ave NE. These properties all have open front yards. Staff has concerns about the impact the front yard wall with a height of more than 4-feet will have on this block and the district.





**Figure 3: Google Streetview of the northern side of 22<sup>nd</sup> Ave NE. The rest of the parcels on this block are oriented towards 22<sup>nd</sup> Ave NE and have open front yards. Subject property is located on the left.**

When reviewing prior front fence proposals, the Commission has generally given approvals the following criteria that retain historic character and enhance the pedestrian experience:

- Traditional design with vertical orientation
- Height of 3 to 3.5-feet
- Designed with transparency

The proposed wall features no transparency, which is not unusual for the walls in Granada Terrace. Though, some do have panels/cutouts that offer articulation and transparency. The wall is also proposed to be 4-feet, 8-inches in height.

The site plan included in the application does show that the wall will be set back from the sidewalk approximately 4-feet. This setback is an important tool to decrease any negative impact that a wall may have on a pedestrian experience. While 22<sup>nd</sup> Ave NE is a busy road, efforts should still be made to retain a positive pedestrian experience in the historic district.

The applicant identified other properties in the district with perimeter walls. Staff finds that the nearby property, 2240 Coffee Pot Blvd NE, has a wall of a similar height that extends along the 22<sup>nd</sup> Ave NE streetside. That wall has a setback of 6.5-feet from the sidewalk. Staff recommends that if this proposal is approved as submitted, then the wall's setback from the sidewalk's edge on 22<sup>nd</sup> Ave NE should be consistent with the 6.5-foot setback at 2240 Coffee Pot Blvd NE.

2240 Coffee Pot Blvd NE is also different from the subject property, because 2240 Coffee Pot is on a double lot, both lots are oriented towards Locust St NE. There is no house directly adjacent to this property along 22<sup>nd</sup> Ave NE, as the lots back onto an alleyway.



**Figure 4: Photograph of the wall along the streetside of 2240 Coffee Pot Blvd NE. Wall is setback 6.5 feet from the sidewalk. Photograph provided by applicant.**

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

**Inconsistent** As stated above staff generally recommends that front fences and walls within the boundaries of historic districts, have a height of 3- to 3.5-feet and have a design that reinforces transparency. In this case, staff understands the applicant's request for a solid wall, given the Mediterranean Revival architecture of the district. The Granada Terrace designation report mentions that many homes had "walled rear gardens and terraces." Staff also understands wanting a taller wall due to safety concerns along a busy road.

Last year there was a request for a front fence along a busy road (Dr. Martin Luther King Jr St N), and the fence was approved to be 4-feet tall with transparent fence panels and masonry columns. The fence was approved with a setback of several feet from the sidewalk (22-90200082).

This Commission has yet to approve a fence/wall taller than 4-feet in the front yard. Given the solid nature of the proposed wall, staff finds that it is imperative that the wall have more of a setback from the sidewalk's edge and that the height be lower to retain the pedestrian-oriented character of the district.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

**Somewhat Inconsistent** As discussed above, the wall could negatively impact Granada Terrace's pedestrian-oriented character. Staff understands that 22<sup>nd</sup> Ave NE is a busy road, but suggests the wall's height be lowered and the setback from the sidewalk increased.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.*

**Not Provided** The owner has lived at this property since 2006 without a wall in the front yard.

5. *Whether the plans may be reasonably carried out by the applicant.*

**Consistent** The proposed project appears to be appropriate under this criterion.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

**Not applicable** The subject property is a contributing structure to a local historic district.

#### Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Consistent** The subject property is, and will continue to be, a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

**Somewhat Inconsistent** While no historic materials will be removed, staff has concerns about the proposed wall will negatively impact on the site and its environment.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

**Consistent** The proposal does not incorporate conjectural features or elements from other properties.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

**Consistent**

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Consistent** No distinctive features will be removed.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

**Consistent** This project does not include the removal of historic materials.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

**Consistent** No harsh treatments have been proposed or observed.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

**Not applicable** The subject property is not located within a known archaeological sensitivity area.

### Summary of Findings, Certificate of Appropriateness Review

Staff evaluation yields a finding of the following criteria being met by the proposed project:

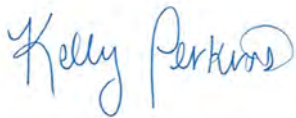
- General Criteria for Granting Certificates of Appropriateness: 1 of 4 relevant criteria fully or partially satisfied.
- Additional Guidelines for Alterations: 6 of 7 relevant criteria met.

### Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve** the Certificate of Appropriateness request for the installation of a wall at 2209 Brevard Rd NE, with the following conditions:

1. Wall height in the legal front yard should be no more than four (4) feet in height, when measured from grade. The wall height should be four (4) feet in height until the wall passes the front façade along the interior side yard, as shown in the application submittal.
2. The wall placement should be at least five (5) feet from the sidewalk edge along 22<sup>nd</sup> Ave NE.
3. The wall shall not be in the visibility triangle at the corner of Brevard Rd NE and 22<sup>nd</sup> Ave NE.
4. A historic preservation final inspection will be required.
5. All other necessary permits shall be obtained. The fence is to comply with all Zoning requirements. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
6. This approval will be valid for 24 months, for an expiration date of May 9, 2025.

Report Prepared By:



05/03/2023

**Kelly Perkins, Historic Preservationist II**  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department

Date

Report Approved By:



05/04/2023

**Derek S. Kilborn, Manager**  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department

Date





Appendix A:  
Application No. 23-90200017

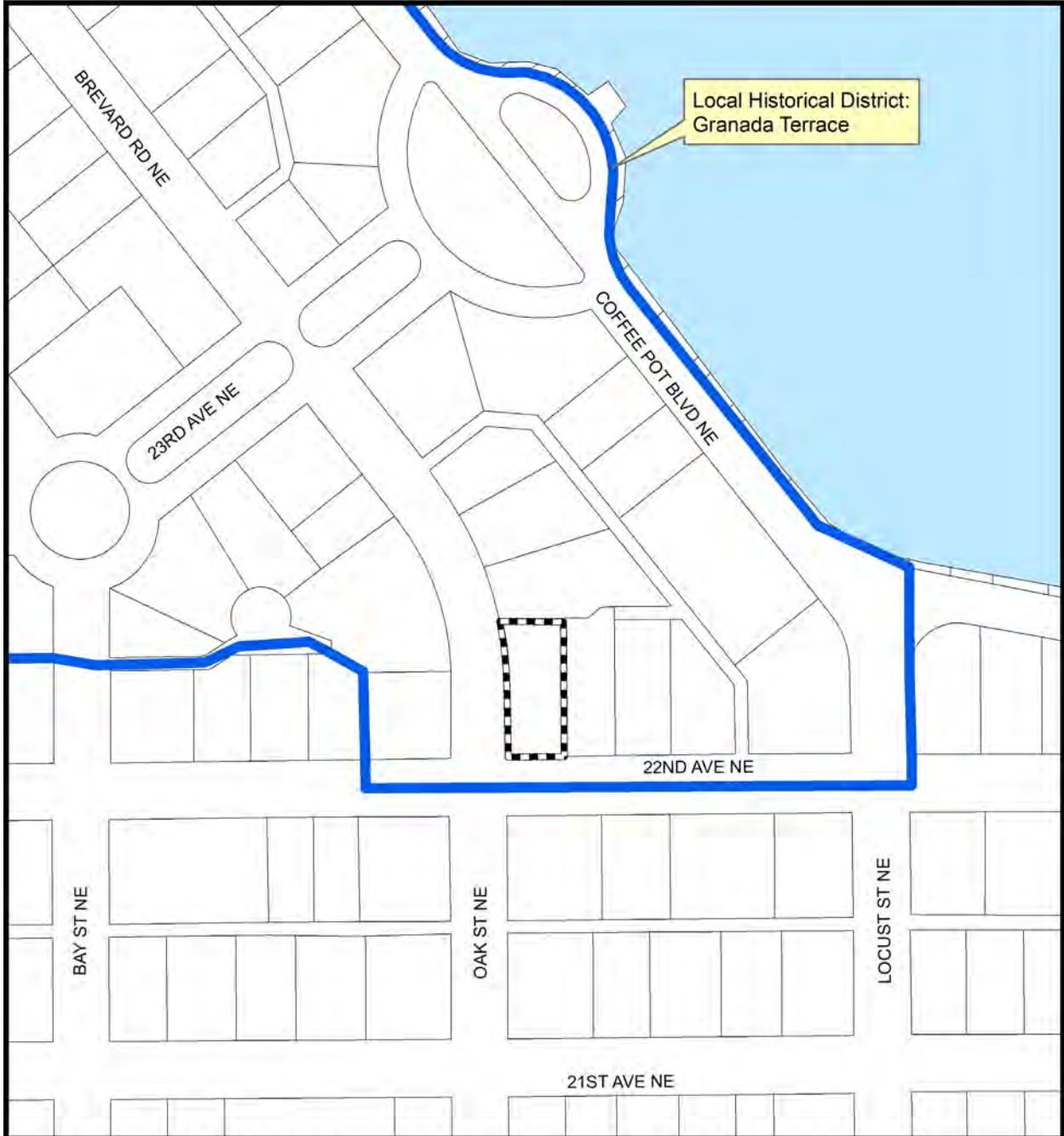
# Appendix B:

## Maps of Subject Property



Local Historical District:  
Granada Terrace

<b>Community Planning and Preservation Commission</b>		 <b>N</b>
<b>2209 Brevard Rd NE</b>		
<b>AREA TO BE APPROVED,</b> <b>SHOWN IN</b>		<b>CASE NUMBER</b> <b>23-90200017</b>
		<b>SCALE:</b> 1" = 150'



**Community Planning and Preservation Commission**

**2209 Brevard Rd NE**

**AREA TO BE APPROVED,**

**SHOWN IN**



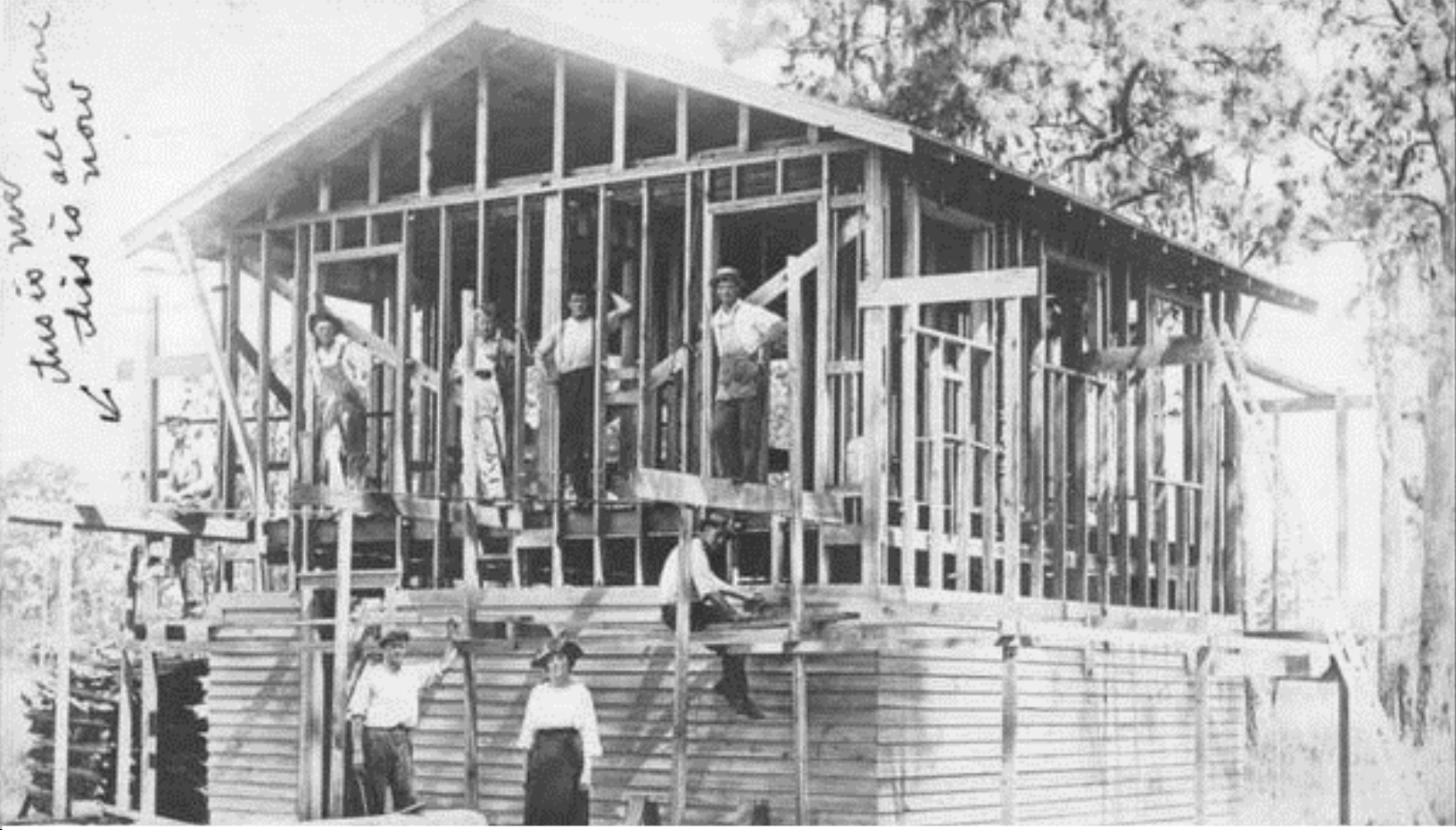
**CASE NUMBER**

**23-90200017**



**SCALE:**  
1" = 150'





## CITY OF ST. PETERSBURG, FLORIDA

# CERTIFICATE OF APPROPRIATENESS APPLICATION PACKET

[stpete.org/history](http://stpete.org/history)

Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
City of St. Petersburg  
Municipal Services Center  
One Fourth Street North, 8<sup>th</sup> Floor  
St. Petersburg, Florida 33701



# CERTIFICATE OF APPROPRIATENESS

## APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One 4th Street North, St. Petersburg, Florida. Applications can be submitted digitally to [history@stpete.org](mailto:history@stpete.org).

### GENERAL INFORMATION

2209 Brevard Road NE, Saint Petersburg, FL 33704	07-31-17-32562-007-0150
Property Address	Parcel Identification No.
Granada Terrace	
Historic District / Landmark Name	Corresponding Permit Nos.
Karen Trapane	727.365.4321
Owner's Name	Property Owner's Daytime Phone No.
2209 Brevard Road NE, Saint Petersburg, FL, 33704	karentrap@yahoo.com
Owner's Address, City, State, Zip Code	Owner's Email
Not Applicable	Not Applicable
Authorized Representative (Name & Title), if applicable	Representative's Daytime Phone No.
Not Applicable	Not Applicable
Representative's Address, City, State, Zip Code	Representative's Email

APPLICATION TYPE (Check applicable)	
<input type="checkbox"/>	Addition
<input type="checkbox"/>	New Construction
<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Relocation
<input checked="" type="checkbox"/>	Other: Wall / fence replacement with new and addition

TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Repair Only
<input type="checkbox"/>	In-Kind Replacement
<input checked="" type="checkbox"/>	New Installation Perimeter wall and storage shed
<input type="checkbox"/>	Other:

### AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:** 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.  
 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner: Karen J Trapane Date: 20 February 2023  
 Signature of Representative: \_\_\_\_\_ Date: \_\_\_\_\_



# CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing to [history@stpete.org](mailto:history@stpete.org).

## PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

Building or Site Feature	Photo No.	Proposed Work

Trapane COA Application

Certificate of Appropriateness Application for Karen Trapane  
Additional Application Information

Address: 2209 Brevard Rd NE  
Parcel ID No.: 07-31-17-32562-007-0150  
Local Landmark: Granada Terrace Historic District  
Owner: Karen Trapane  
Telephone: 727.365.4321  
Email: karenltrap@yahoo.com  
Request: Wall/fence replacement with new installation of a perimeter wall and storage shed

**New installation details:** wall and storage shed to match style of house with roof tile, trim, and slope to match existing house for storage shed. Plaster to match existing house for storage shed and block wall. Iron gates for new wall installation to match similar style of existing house gates (in breezeway, see Figure 1).

**Materials:** cement block and plaster for wall and storage shed. Iron/steel for gate. Tile, plaster, and paint color same as existing house.

The following photo is a visual of the subject property front elevation.

**Figure 1. West Elevation and Front, 2209 Brevard Rd NE, looking east**



The following diagrams show a survey of the subject property and detail the placement and measurements for the new storage shed and wall installation (including notional location for gates).



# Trapane COA Application

## Figure 2. Property Location / Land Survey

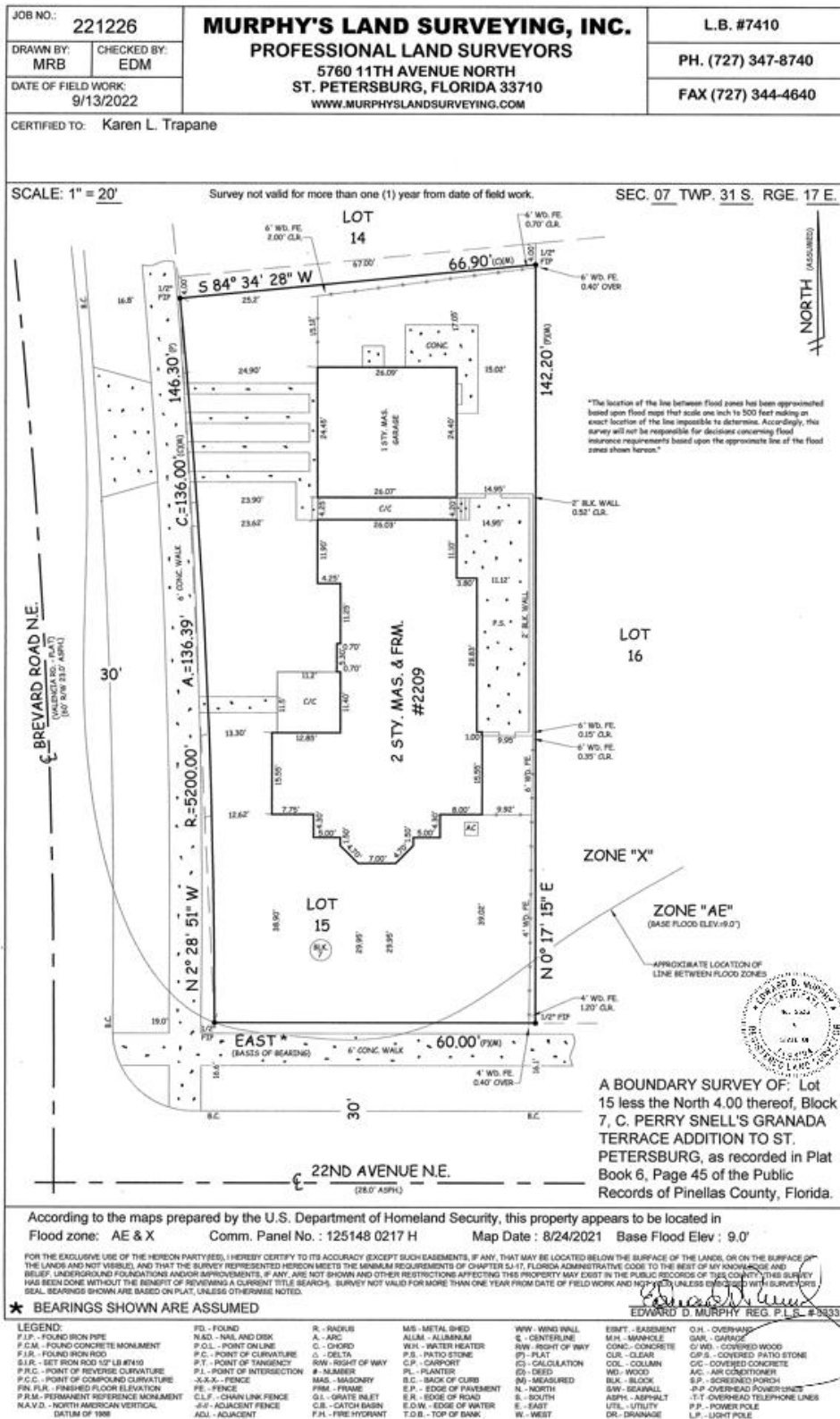
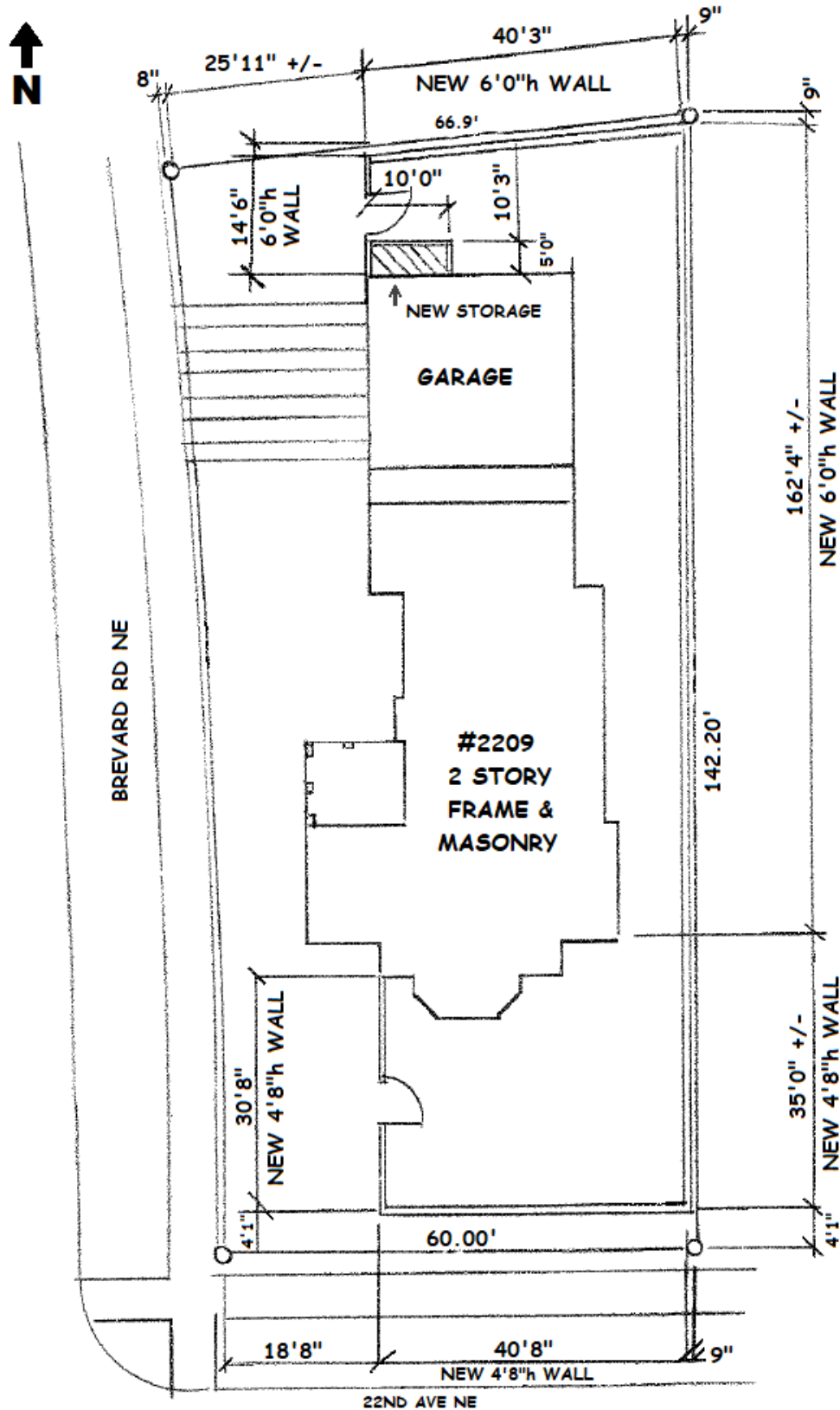
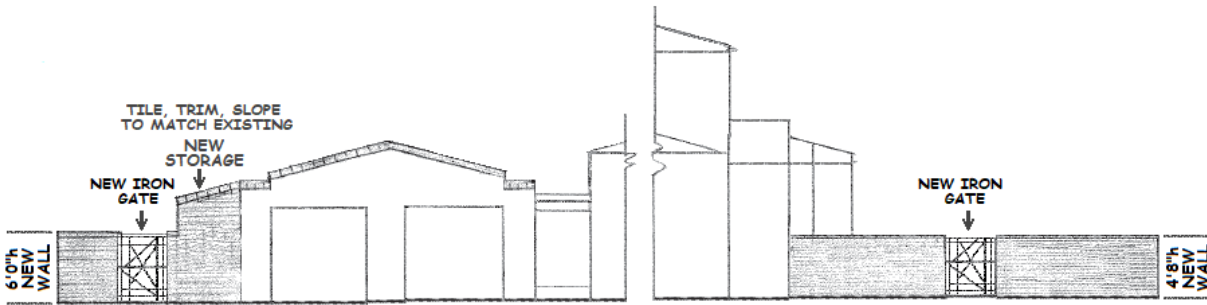


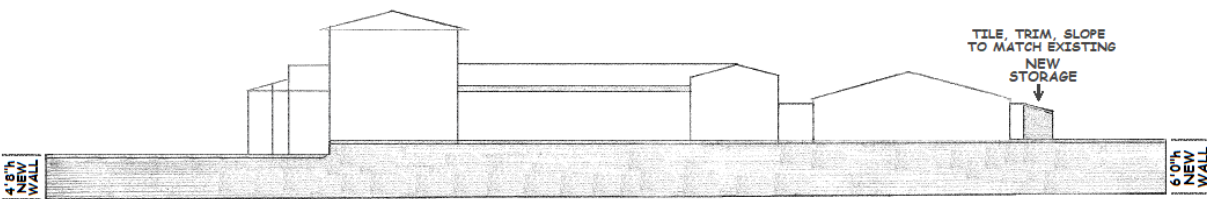
Figure 3. Proposed New Installation Location (Wall and Storage Shed)



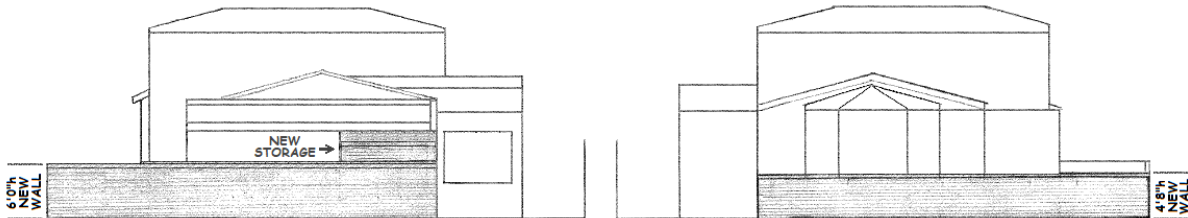
**Figure 4. Front Elevation**



**Figure 5. Rear Elevation**



**Figure 6. Left and Right-Side Elevation**





## Trapane COA Application

The following photos provide visuals for location of the new storage shed and wall on the subject property.

**Figure 7a. West Elevation-Front Left, 2209 Brevard Rd NE, looking east:**  
new storage shed and 6'h wall to be placed adjacent to garage,  
25' setback from Brevard Rd NE sidewalk



**Figure 7b. West Elevation-Front Right, 2209 Brevard Rd NE, looking east:**  
new 4' 8" h wall to be placed adjacent to house,  
18' 8" setback from Brevard Rd NE sidewalk





Trapane COA Application

**Figure 8. South Elevation-Right Side, 2209 Brevard Rd NE, looking north:**  
new 4' 8" h wall around perimeter, 4' setback from 22 Ave NE sidewalk





## Trapane COA Application

The following figures provide details for alignment, symmetry, and visual compatibility of the requested wall height with other properties in the Granada Terrace Historic District. All of these properties are in close proximity (less than four blocks) to the subject COA property, and are in the Granada Terrace District.

**Property Exhibit A, 2240 Coffee Pot Blvd NE:** this house placement is most directly related to subject property with front entry on Locust St rather than the avenue (property is on the corner of Locust St NE and 22nd Ave NE). The (front) wall height along Locust St NE is 54" to 65" with a setback of 12' from the sidewalk. The (side) wall height along 22nd Ave NE is 48" to 54" with a setback of 6' from the sidewalk.

**Figure 9a. Property Exhibit A, 2240 Coffee Pot Blvd NE:** east elevation and front, looking west (from Locust St NE)



**Figure 9b. Property Exhibit A, 2240 Coffee Pot Blvd NE:** south elevation and left side, looking north (from 22nd Ave NE)





Trapane COA Application

**Property Exhibit B, 215 23rd Ave NE:** the (front) wall height along 23rd Ave NE is 52" to 53" with a setback of 20' from the sidewalk. The (side) wall height along Andalusia Way NE is 48" with a setback of 20' from the sidewalk.

**Figure 10a. Property Exhibit B, 215 23rd Ave NE:** south elevation and front, looking north (from 23rd Ave NE)



**Figure 10b. Property Exhibit B, 215 23rd Ave NE:** west elevation and left side, looking east (from Andalusia Way NE)





Trapane COA Application

**Property Exhibit C, 2431 Brevard Rd NE:** the (front) wall height along Brevard Rd NE is 61" with a setback of 24' from the front of the house. The (side) wall height along 25th Ave NE is 61" to 69" with a setback of 3' from the sidewalk.

**Figure 11a. Property Exhibit C, 2431 Brevard Rd NE:** west elevation and front, looking east (from Brevard Rd NE)



**Figure 11b. Property Exhibit C, 2431 Brevard Rd NE:** north elevation and left side, looking south (from 25th Ave NE)





Trapane COA Application

**Property Exhibit D, 2430 Coffee Pot NE:** the cement block portion of the (front) wall height along Coffee Pot Blvd NE is 51" with a setback of over 20' from the front of the house. The cement block portion of the (side) wall height along 25th Ave NE is 51" with a setback of 2.33' from the sidewalk. Note the wall is topped with a wrought iron grille that extends the wall to a height of 80".

**Figure 12a. Property Exhibit D, 2430 Coffee Pot NE:** east elevation and front, looking west (from Coffee Pot Blvd NE)



**Figure 12b. Property Exhibit D, 2430 Coffee Pot NE:** north elevation and right side, looking south (from 25th Ave NE)





**Property Exhibit E, 2300 Brevard Rd NE:** the (front) wall height along Brevard Rd NE is 57" with a setback of 20' from the sidewalk.

**Figure 13a. Property Exhibit E, 2300 Brevard Rd NE:** east elevation and front (without wall in photo), looking west (from Brevard Rd NE)



**Figure 13b. Property Exhibit E, 2300 Brevard Rd NE:** east elevation and front right (with wall in photo), looking west (from Brevard Rd NE)





Trapane COA Application

**Property Exhibit F, 301 23rd Ave NE:** the (front) wall height along 23rd Ave NE is 52" with a setback of over 20' from the sidewalk. The (side) wall height along Brevard Rd NE is 52" with a setback of 2' from the sidewalk.

**Figure 14a. Property Exhibit F, 301 23rd Ave NE:** south elevation and front, looking north (from 23rd Ave NE)



**Figure 14b. Property Exhibit F, 301 23rd Ave NE:** west elevation and left side, looking east (from Brevard Rd NE)

