



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

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 **May 9, 2023, 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 https://www.stpete.org/connect_with_us/stpete_tv.php.

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.



Case No.:	23-90200022
REQUEST:	Review of a Certificate of Appropriateness application for the installation of a front porch screen enclosure and awning above streetside entrance at the Thomas Whitted House, a local historic landmark
OWNERS:	Kent Ulrich and Joan Ulrich
ADDRESS:	656 1 st Street North
LEGAL DESCRIPTION:	BAY SHORE REV N 78FT OF LOT S & E 1/2 OF VAC ALLEY ON W
PARCEL ID NO.:	17-31-17-04842-000-0191
LOCAL LANDMARK:	Thomas Whitted House (95-01)

Historical Context and Significance

The Thomas Whitted House was listed as a local historic landmark in the St. Petersburg Register of Historic Places in 1995. The Thomas Whitted House was built in 1911 for the Thomas Whitted family. Mr. Whitted was an early resident of the St. Petersburg and managed the largest building supply/lumber company in the City. His wife, Julia, opened the Whitted Real Estate Company during the City's land boom.

The Whitted House is a frame vernacular structure with a prominent hipped roof, projecting gabled dormers and large front porch. It exemplifies the development of St. Petersburg's housing stock during the City's first land boom.

Project Description and Review

Project Description

COA application 23-90200022 proposes the installation of a removable screen enclosure for the front porch. The owners have developed a removable Velcro system to attach wooden frames to the edges of porch columns. The project also proposes installing a magnetic garage door screen over the front porch entranceway.

The application also includes installing an awning over a streetside door, but no details were provided about the awning.



Figure 1: Photograph showing the proposed screen, installed on a portion of the porch.



Figure 2: Photograph showing the magnetic garage door screen, installed on a portion of the porch.

General Criteria for Granting Certificates of Appropriateness and Staff Findings

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

**Partially
Consistent**

Staff could not find a previous proposal to install a screen enclosure on the front porch of a local historic landmark without prior documentation that the porch was originally screened. Generally, porch enclosures have been approved where the design mimics historically documented porch enclosures with features such as screen doors.

While the screen is easily removable, the design of the garage door screen is not the screen door that was traditionally utilized on front porches. In general, staff believes the proposal will not substantially affect the integrity of the local historic landmark.

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

Consistent

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.*

**Mostly
Consistent**

While the proposal for the screen enclosure is not fully traditional in design, it is highly transparent and easily removable.

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

**Information
not provided**

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

Consistent There is no indication that the applicant cannot carry out the proposal.

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 building is a local historic landmark.

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.*

Consistent The proposal does include the introduction of a new feature on a highly visible elevation of the historic landmark, but the proposed screening will be transparent and easily removable without impacting any historic material or distinctive architectural features.

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.*

**Not
Applicable** This application will not impact any changes that have acquired historic significance.

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

Consistent As stated above, the proposed screening will be transparent and easily removable without impacting the historic structure.

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.*

**Not
Applicable**

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: 4 of 5 relevant criteria fully or partially satisfied.
- Additional Guidelines for Alterations: 5 of 5 relevant criteria met or partially 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 with conditions** the Certificate of Appropriateness request for the alteration of the Mathis Residence, a local historic landmark, subject to the following:

1. The screen enclosure installation will not cause damage to the historic porch elements, such as columns and trim.
2. The proposed screening material will be highly transparent, matching the submitted photographs of the example screening. Architectural features inside the porch should still be visible to the pedestrian eye, and the screen should not read as a solid wall from any viewpoint.
3. The design and details of the awning above the streetside door needs to be provided to staff for approval.
4. A historic preservation final inspection is required.
5. All other necessary permits shall be obtained. 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 from the date of this hearing, with 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:



05/03/2023

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

Date

Appendix A:
Application 23-90200022



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.

GENERAL INFORMATION

<u>656 1st St N</u>	<u>17-31-17-04842-000-0191</u>
Property Address	Parcel Identification No.
<u>Thomas Whitted House</u>	
Historic District / Landmark Name	Corresponding Permit Nos.
<u>Keat and Joan Ulrich</u>	<u>727-415-7198</u>
Owner's Name	Property Owner's Daytime Phone No.
<u>656 1st St N, St Petersburg, FL 33701</u>	<u>kulrich@tampabay.rr.com</u>
Owner's Address, City, State, Zip Code	Owner's Email
Authorized Representative (Name & Title), if applicable	Representative's Daytime Phone No.
Representative's Address, City, State, Zip Code	Representative's Email

APPLICATION TYPE (Check applicable)	
<input checked="" type="checkbox"/>	Addition
<input type="checkbox"/>	New Construction
<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Relocation
<input type="checkbox"/>	Other:
<input type="checkbox"/>	Window Replacement
<input type="checkbox"/>	Door Replacement
<input type="checkbox"/>	Roof Replacement
<input type="checkbox"/>	Mechanical (e.g. solar)

TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Repair Only
<input type="checkbox"/>	In-Kind Replacement
<input checked="" type="checkbox"/>	New Installation
<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: *Keat Ulrich Joan Ulrich* Date: 3/9/23

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.

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
Front Porch	1-8	Install removable, transparent screening to upper openings. Attach screening, using Velcro, to 1" x 1" square molding, which will be screwed to the inside of the openings. Staple screening to the inside of the lower openings, as the ornamental scroll-work spindles prevent the lower screening from being seen from the outside. Install an 8" x 7" Garage Door Screen, with magnets lining the center, via Velcro to two 2x4s and one .5x4 attached to the existing posts, above the steps. Paint all new wood to match the current paint.
Side steps	9	Install awning above top steps. Awning style will be consistent with awning styles of the early 1900s.

ADDITIONAL INFORMATION ON PROPOSED INSTALLATION OF REMOVABLE SCREENING ON FRONT PORCH OF 656 1St ST N

One of the primary reasons that we bought the Thomas Whitted House, in 2014, was the large front porch which extends across the entire front of the house. This is the only covered outside living space that the house has; there is no room in the backyard for a screened in, covered living space as the fence is only eight feet from the back of the house. We try to use the front porch extensively, but the large influx of mosquitoes greatly limits our enjoyment of being on the front porch. We have tried insect repellent, Thermancell and other products. The only product that is somewhat effective is Black Flag Fogging Insecticide, which usually seems to eliminate mosquitoes for about three hours after fogging the porch, but repeated usage does not seem advisable since the person doing the fogging needs to walk through clouds of the insecticide, which does not seem to be very healthy.

In addition to the mosquitoes, we have to contend with cats, who like to spend time on our porch at nighttime; on some occasions, the cats have urinated on our seat cushions. Our porch also attracts squirrels, who dig through our potted plants, spreading dirt on the railing above our spindles; the squirrels have even eaten the flowers off of a Christmas cactus plant. Blue Jays also wander upon our porch. The proposed screening would eliminate these animals problems.

We received a proposal from a screening contractor, but their proposed design would have had very visible metal edges inside each opening with metal seams 3 or 4 feet apart, with a well defined door in the opening above the front steps. We rejected that design as it would have very negatively impacted the appearance of our house, as well as having made furniture deliveries more difficult.

The design that we are proposing is to attach removable, transparent screening, via Velcro, to 1' x 1' square molding on the inside of the upper openings and to stable the same type of screening to the lower openings since the ornamental scroll-work spindles prevent the lower screening from being seen from outside the house. We will attach an 8" x 7" Garage Door Screen, with magnets lining the center, via Velcro, to a 2x4 attached to the post on the 7th Ave side and to a 2x4 and a .5x4 on the other side of the opening above the steps. Only the 2x4 on the 7th Ave side is visible from the outside.

We enjoy living in a historical house, and we feel that we have been good stewards of this property. We even received an award from Preserve the Burg for our care taking of this historical house. We feel that our proposed installation of removable, transparent, Velcro-attached screening would make our front porch much more livable. Since this screening can be put up or removed at any time, it seems like putting the screening up should be in the same category as hanging Tampa Bay sport team banners or strings of Christmas lights, neither of which were available to the average homeowner when our house was built in 1911; however, it should be noted that wire window screens have been available since 1870.

In order to check out the concept of using the Velcro-attached screening, we installed the screening on one opening, and we also installed the Garage Door Screen over the opening above the front steps. Photos of these openings before and after installing the wood supports and the screening are attached to this application. As shown in these pictures, the painted wood supports are barely noticeable and do not negatively affect the distinguishing historical qualities or character of our house.

Thank you for considering this matter.



Photo 1 - Side
Opening - No
molding or
screening



Photo 2 - Side
Opening -
Molding, but
no screening



Photo 3 - Side
Opening -
Molding and
screening



Photo 4 - Side Opening Molding



Photo 5 - Front Steps Opening - No 2 x 4's or screening



Photo 6 - Right side post with added 2 x 4



Photo 7 - Left side post with added 2 x 4 and .5 x 4



Photo 8 - Front Steps Opening - 2x4s, .5x4 and screening



Photo 9 - Side
Steps

Appendix B:

Maps of Subject Property



Community Planning and Preservation Commission

656 1st St N

AREA TO BE APPROVED,

SHOWN IN

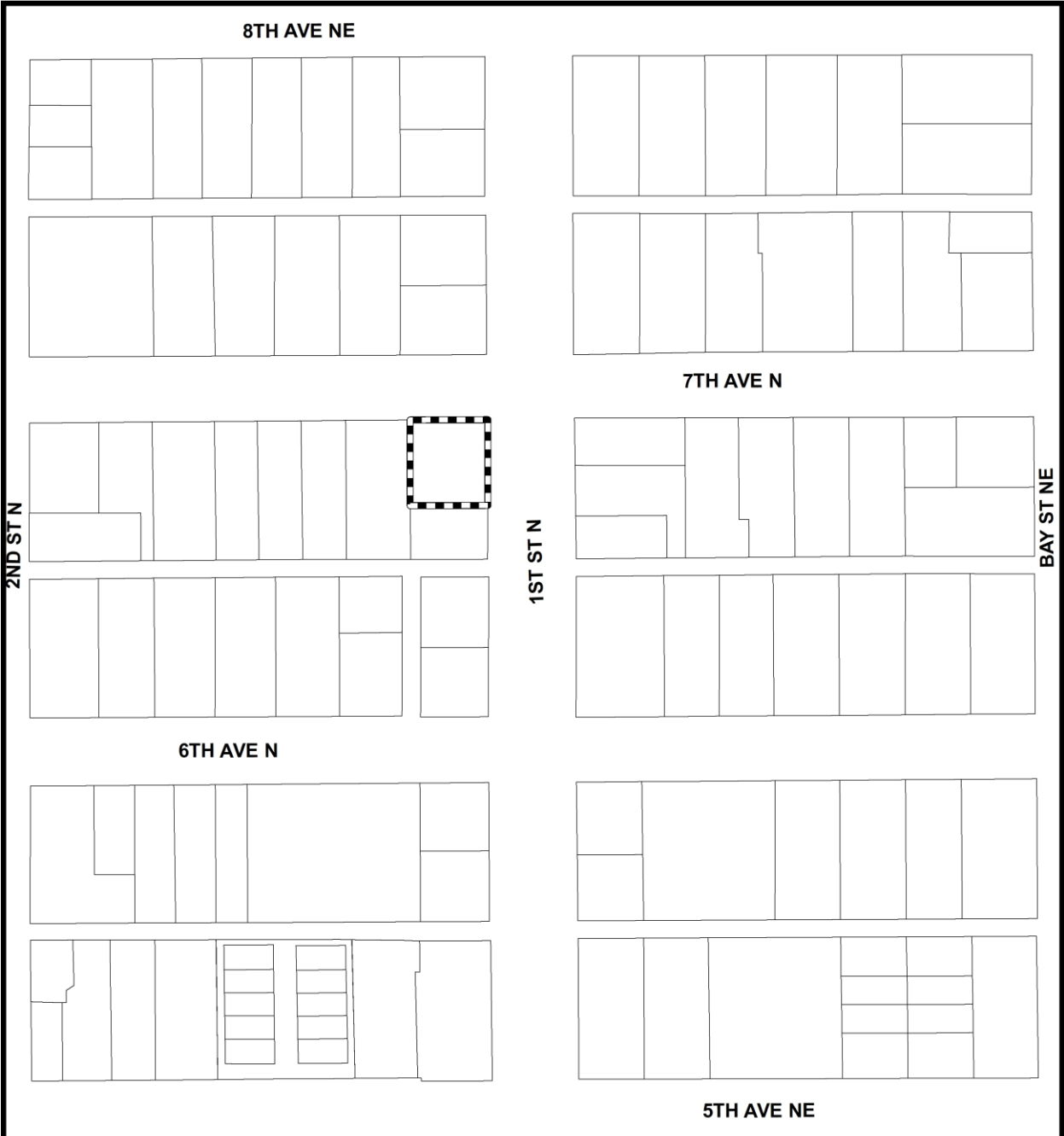


CASE NUMBER

23-9020022




SCALE:
1" = 130'




Community Planning and Preservation Commission

656 1st St N

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
23-90200022**



N

SCALE:
1" = 130'