



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 **rescheduled to Tuesday, June 9, 2020 at 2:00 p.m.**, by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.



AGENDA ITEM:

CITY FILE NO.: 20-90200015

REQUEST:

Approval of a Certificate of Appropriateness for alterations to a contributing resource to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)

PROPOSED SCOPE OF WORK:

Part 1: Attic window replacement

OWNERS:

Emer Kelly and Kenyon Kowal

ADDRESS:

2855 8th Avenue North

PARCEL ID NO.:

14-31-16-46332-001-0110

LEGAL DESCRIPTION:

KENWOOD SUB BLK 1, LOT 11

ZONING:

NT-2

Historic Significance

The house at 2855 8th Avenue North (“the subject property”) is listed as a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008). The property is also documented as FMSF No. 8PI07549, a contributing property to the Kenwood National Register Historic District.

The subject property was constructed in 1940 by Frank Smith, a local real estate broker who built several houses in St. Petersburg. It is a fine example of the Minimal Traditional houses that were popular during the later years of the Great Depression. Characterized by simpler forms and much stronger classical references than their Land Boom-era Craftsman precedents, Minimal Traditional homes combined the conscientious interior layouts of the bungalow with restraint in ornamentation. Sometimes underappreciated as buildings that embrace neither the aesthetics of the interwar nor the post-World War II construction boom, Minimal Traditional houses serve as a significant visual representation of the evolution of St. Petersburg’s self-image which occurred between these two periods.

The subject property features a predominantly side-gabled form, with a gabled portico with barrel ceiling and bracket support highlighting the main entrance. A large, front-gabled front porch to the left of the entrance and engaging the street corner on which the building sits, is a noteworthy feature among Minimal Traditional homes. The subject property’s “large front porch” was emphasized in a 1940 *St. Petersburg Times* article which included a note of its sale.¹



Figure 1: Subject property, as shown in *St. Petersburg Times* upon sale from builder Frank Smith to Dale Capell, November 24, 1940.



Figure 2: Current photograph of subject property.

The subject property has retained a high degree of integrity with regard to this historic design, as well as most of its historic materials, including original wooden double-hung sash windows with six-over-one configuration and wood siding with beveled corner joints. As such, it is listed as a contributing resource to the Kenwood Section – Northwest Kenwood Local Historic District, which was added to the St. Petersburg Register of Historic Places on April 18, 2019.

¹ “VanSciver Reports Active Market,” *St. Petersburg Times*, November 24, 1940.

In addition to its status as a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District, the subject property is listed as a contributing resource to the Kenwood National Register Historic District. It is recorded under Florida Master Site File (FMSF) number 8PI07549.

Project Description and Review

Project Description

The application (Appendix A) proposes several alterations, predominantly related to the removal and replacement of historic siding, gable vents, and attic windows, as well as the construction of a small exterior closet to contain a water heater. This item was intended to be scheduled when in-person public hearings of the Community Planning and Preservation Commission resume in the near future. However, due to the vulnerability to the subject property created by the lack of any window enclosure at the east elevation, where the historic unit is said to have fallen out, the installation of a replacement in that opening is more urgent than the other elements of the project. The applicants have requested that this portion be heard as soon as feasible, and staff concurs that it should be heard and addressed expeditiously for the long-term safety of the historic resource.



Figure 3: Photograph from circa 2016 real estate listing for property, via Zillow. Attic window shown appears to be historic to property.



Figure 4: Missing unit on February 21, 2020.

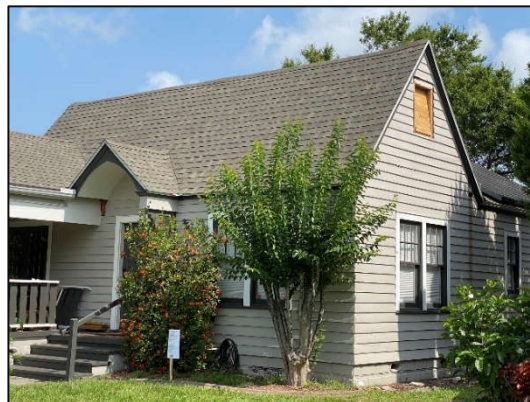


Figure 5: Present condition of attic window, replaced with board.

The proposed window is 22" wide by 33" high, one-over-one PGT 5500 series vinyl-frame impact window. Relevant details about the proposed windows are included in Appendix B.

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.*

Consistent The subject property is a contributing resource within the Kenwood Section – Northwest Kenwood Local Historic District. The alteration will replicate the historic window's configuration. A degree of change to the window frame's profile will be necessary to accommodate the new unit's impact resistance. Staff finds this appropriate given the lack of a present historic unit, and the window's second-story placement, which would make alternative hurricane protection measures difficult.

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

Consistent The proposed project will not affect the building's footprint and will have minimal impact on other resources within 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.*

Generally consistent The proposed replacement window will be the same size as the original and replicate the original one-over-one configuration. The new materials proposed to be used, as noted above, are considered acceptable due to the lack of a historic unit present and added protection to the property created by the impact-resistant unit in an area that would be difficult to secure to severe weather events.

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

Consistent The window previously installed in this location has been missing since February 2020, if not earlier. The installation of a permanent covering in this building opening is critical to the long-term preservation of the historic resource, particularly as Florida's wet season approaches.

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 subject property is a contributing property.

Additional Guidelines for Window Replacement

The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. *Impact resistance. The replacement window and glass shall be impact resistant;*
Consistent The new window will be impact resistant, per information provided with the application (Appendices A and B).
2. *Energy performance. The replacement window shall be Energy Star qualified for southern climate zones;*
Consistent
3. *Depth in wall. The replacement window shall be setback into the wall the same distance as the historic window;*
Consistent Although the application did not specifically address this element of installation, staff recommend appropriate depth within the wall plane be a condition of approval.
4. *Frame size, shape and exterior trim. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;*
Consistent The previously-installed trim appears to have fallen off or been removed. Staff recommends that its replication with wood be included as a condition of approval.
5. *Configuration. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;*
Consistent The one-over-one configuration of the original attic window be replicated.
6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*
 - a. *Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
 - b. *Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
 - c. *Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.***Generally consistent** The proportions will be replicated to the greatest extent possible with a vinyl impact unit.

7. *Finish. The finished surface and appearance shall match the historic window, where practicable.*

Inconsistent The application proposes a vinyl window frame.

Summary of Findings

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

- General Criteria for Granting Certificates of Appropriateness: 5 of 5 relevant criteria satisfied or generally satisfied.
- Additional Guidelines for Window Replacement: 6 of 7 criteria satisfied or generally satisfied by the proposed project.

Staff Recommendation and Conditions of Approval

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 installation of a new attic window at the property at 2855 8th Avenue North., subject to the following:

1. Windows will be installed to be setback within the wall plane and feature a reveal of at least two inches.
2. Wooden exterior casing and trim will be installed to replicate that of matching attic window at north elevation.
3. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
4. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

References

"VanSciver Reports Active Market." *St. Petersburg Times*. November 24, 1940. Accessed via newspapers.com database, May 4, 2020.

Appendix A:

Application No. 20-90200015 and Submittals

20-90200015.



CERTIFICATE OF APPROPRIATENESS

APPLICATION

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 Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

GENERAL INFORMATION

2855 8th Ave N Property Address	Parcel Identification No.
Historic District / Landmark Name Kenyon Kowal	Corresponding Permit Nos. 9417246668
Owner's Name 2855 8th Ave N	Property Owner's Daytime Phone No. emono311@gmail.com
Owner's Address, City, State, Zip Code	Owner's Email
Authorized Representative (Name & Title), if applicable	Representative's Daytime Phone No.
Owner's Address, City, State, Zip Code	Representative's Email


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

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:
<input type="checkbox"/>	

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.

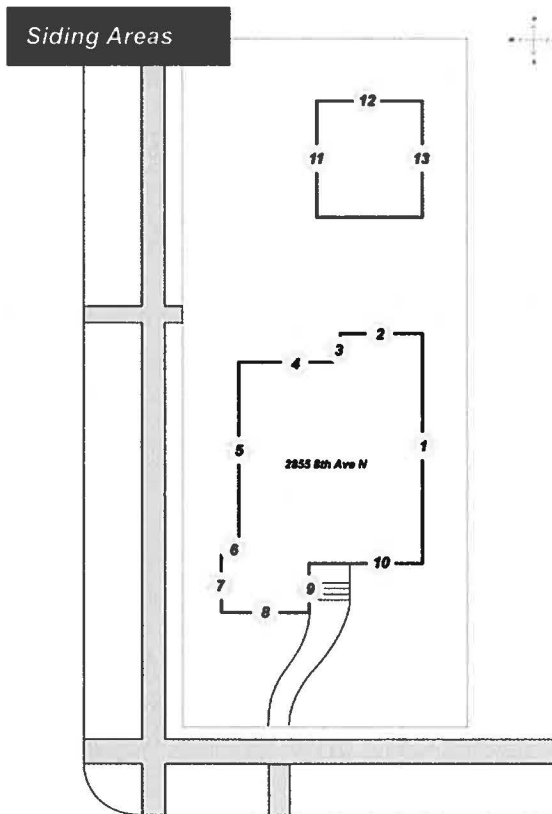
Signature of Owner:  Date: 01/19/20

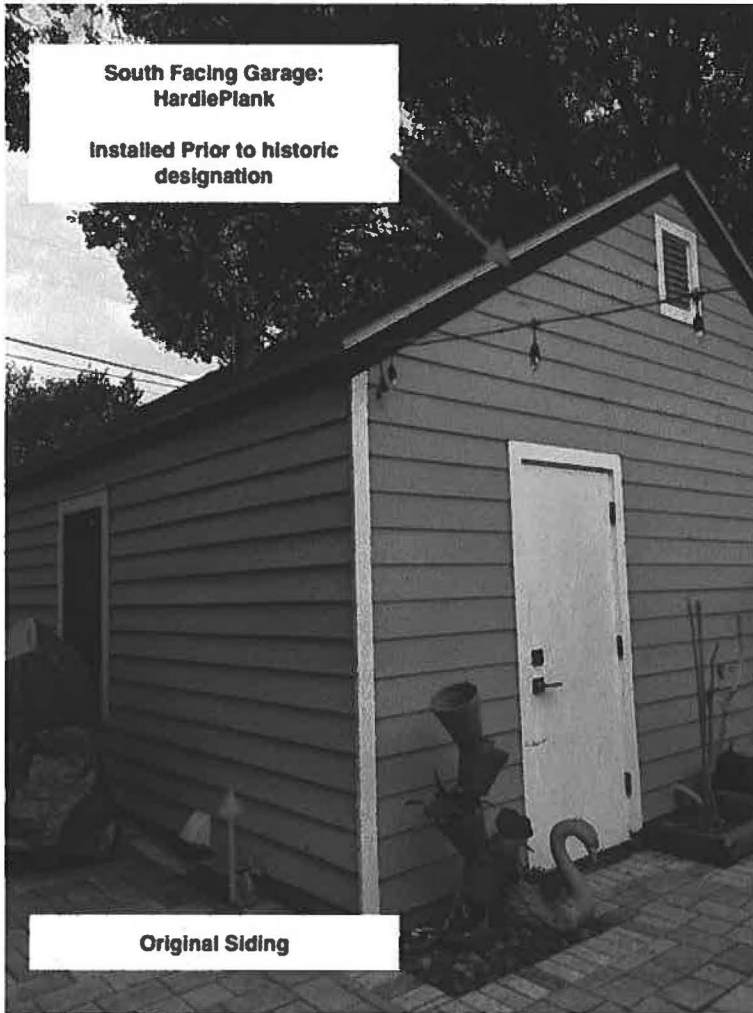
Signature of Representative: _____ Date: _____

Siding

Proposed New Siding Locations

1. All exterior walls on home and garage, with the exception of the South-facing garage wall. New siding will match current siding in appearance.





Maintaining Appearance

Any new siding would be styled to match the rest of the home, as you can see we have already done with the South-facing garage wall.

Examples of degradation

This is just an example of the problems. Prior homeowners tried replaced some boards in 2016. Those board are already cracking and degrading.

In order to restore rather than replace, all siding would need to be stripped, decalked, primed and repainted, and rotten boards replaced. See the cost of stripping below.



Caulking

Previous homeowners caulked underneath each board. This is detrimental to the structural integrity of the home, as the caulking traps moisture, leading to bubbles and balloons in the paintwork, rotting the wood, and threatening the underlying sheathing and framing.

New Material Costs

Here is a cost breakdown of using the original material (Cypress) vs what we will be using (HardiePlank).

HardiePlank / 7.25 in x 12ft / \$8.32 each (homedepot.com)

Cypress Lap Siding / 1ft x 8ft / \$24 each (Anderson Lumber)

New Material Total Cost:

Example of East-facing house wall

25 HardiePlank x \$8.32 = **\$208**

37.5 Cypress x \$24 = **\$900**

Restoration Costs

First Choice Painting Inc. quote: Portion of North facing wall (point 2 on survey) paint striping (no priming, painting, replacement boards or caulking are included): **~\$740**

See estimate below:

First Choice Painting Inc.
Largo, FL 33771
License#: C-11018

February 21, 2020

To: Kenyon Kowal (Re: 2855 8th Ave. N, St Pete, FL)
Re: Exterior Stripping Paint Estimate

Thank you for the opportunity to present this proposal for the painting work to your home. My 25+ years of experience painting provides you the experience needed to ensure a quality job.

This Paint Estimate Includes:

- To be honest, and to cover my self, the one wall we looked at would most likley take at least 2 full days to get it to where you would like its appearance. Which would be at least \$640 in labor and it would be close to \$100.00 for material. This is still a rough guess, it could be more or less, because as you remember from our discussion Kenyon, time @ \$40 dollars an hour and material is the best and trully only way to do that kind of work.

Creating a quality surface requires a quality paint. These areas will be painted with Sherwin Williams Paints. Sherwin Williams are known for its long lasting paint products, quality and reliability.

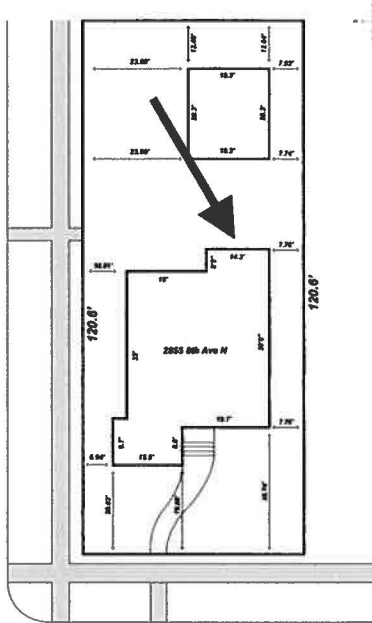
Terms are good for 30 days, if you agree to the terms please sign and date below.

Signature: _____ Date: _____

Sincerely,
Nick M. Miller

Owner / Operator

This estimate is for only the portion of the north facing wall shown here:



Phasing

We would like to do an initial replacement of the boards on the East and North walls, as these are most degraded. These would be replaced in keeping with the style of the rest of the house, finished and painted to match current siding exactly.

The remainder of the home will be a phased project, and we would like to request up to 5 years to complete the work.

Conclusion

The cost of restoring the siding, or of replacing it with same material is un-affordable, and also not ideal as replaced wood is not holding up to the weather. As a further example of how new wood fares, please see the images below of our rotten porch railings. These railings were built with treated wood by Jeff Danner just three years ago. Last summer the gate rotted through and became unusable.

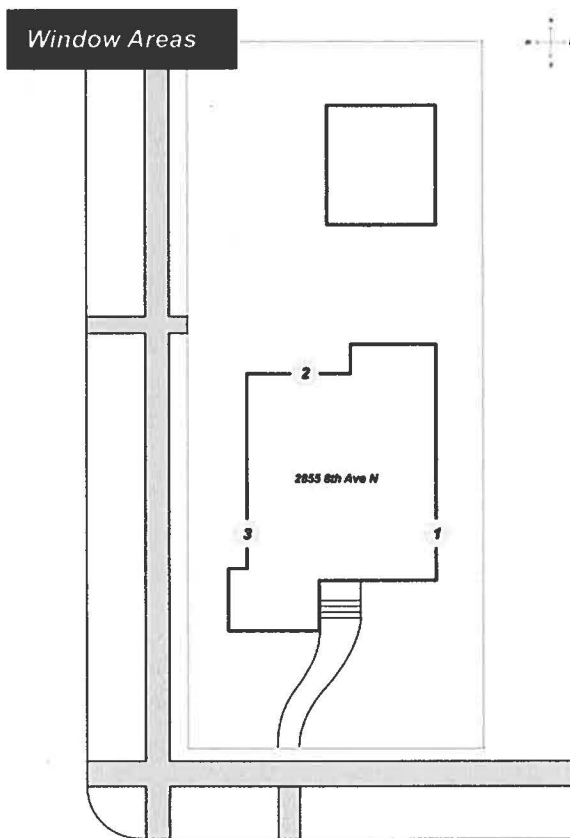
Due to the existing Hardieplank on the South-facing garage wall, its durability, affordability, and identical appearance to the original siding, we are requesting a certificate of appropriateness to side our home and garage with Hardieplank.



Attic Windows

We are planning renovations to our attic. As such we will need to add windows for appropriate light. New windows will be PGT - SH 5500/AR5540 Impact resistant Windows and follow same style/look as previous windows (if existing).

1. East-facing window attic location
2. North-facing window attic location
3. West-facing window attic location



1. East-facing window

PGT 5500 Single-hung window, no grids - in keeping with what was there previously.
This window was not installed or maintained correctly by previous homeowners or builders.
It rotted, fell out and broke. Restoration is not an option.

Window Size: 22" x 33"



Original:



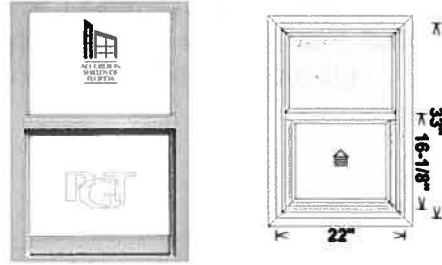
Current:



2. South-facing window

We will be adding two windows of the same size as #1, next to each other. Currently no window exists, and only a screen is there. New windows will match the appearance of the East-facing window - single hung, no grids.

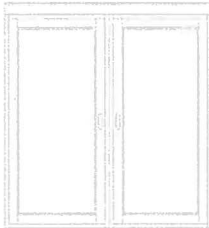
Window Sizes: 22" x 33"



French Doors

We have been told by previous homeowners that the French doors currently on our home are not original. They are deteriorating and need to be replaced. We would like to replace these with impact-resistant vinyl French doors that match the current appearance (i.e. 15 traditionally divided grids).

PGT FD5555



FRENCH DOOR



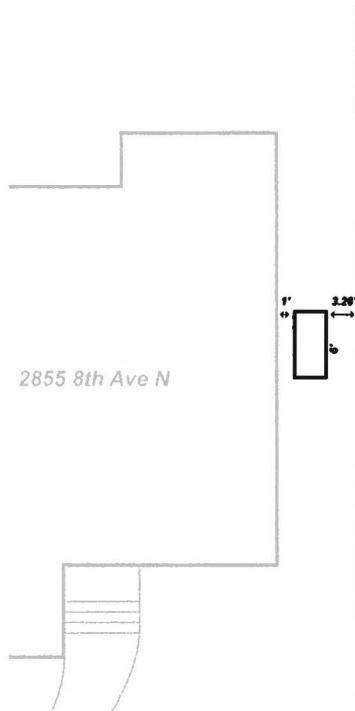
TRADITIONAL
SIMULATED
DIVIDED LITE
GRIDS

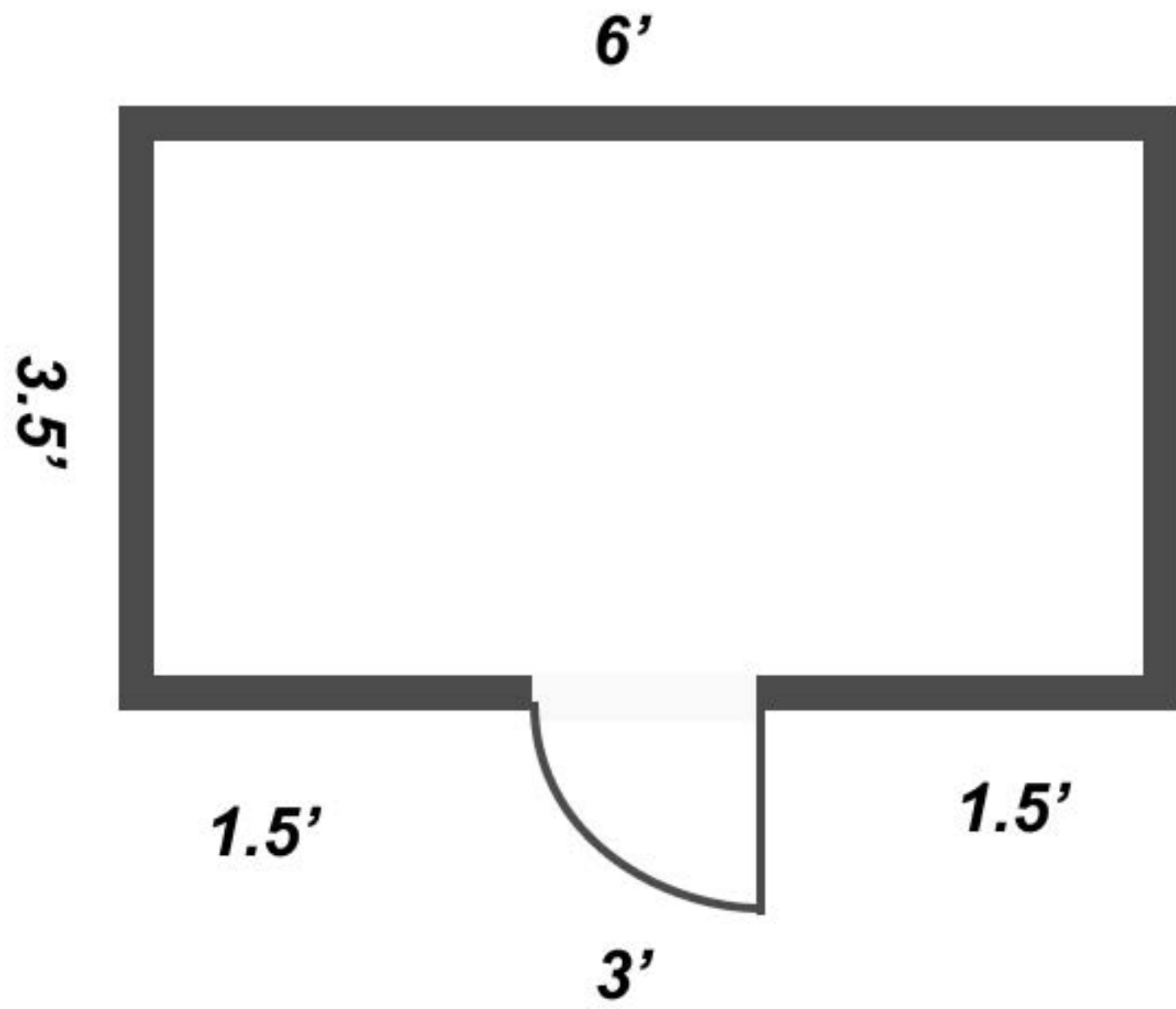


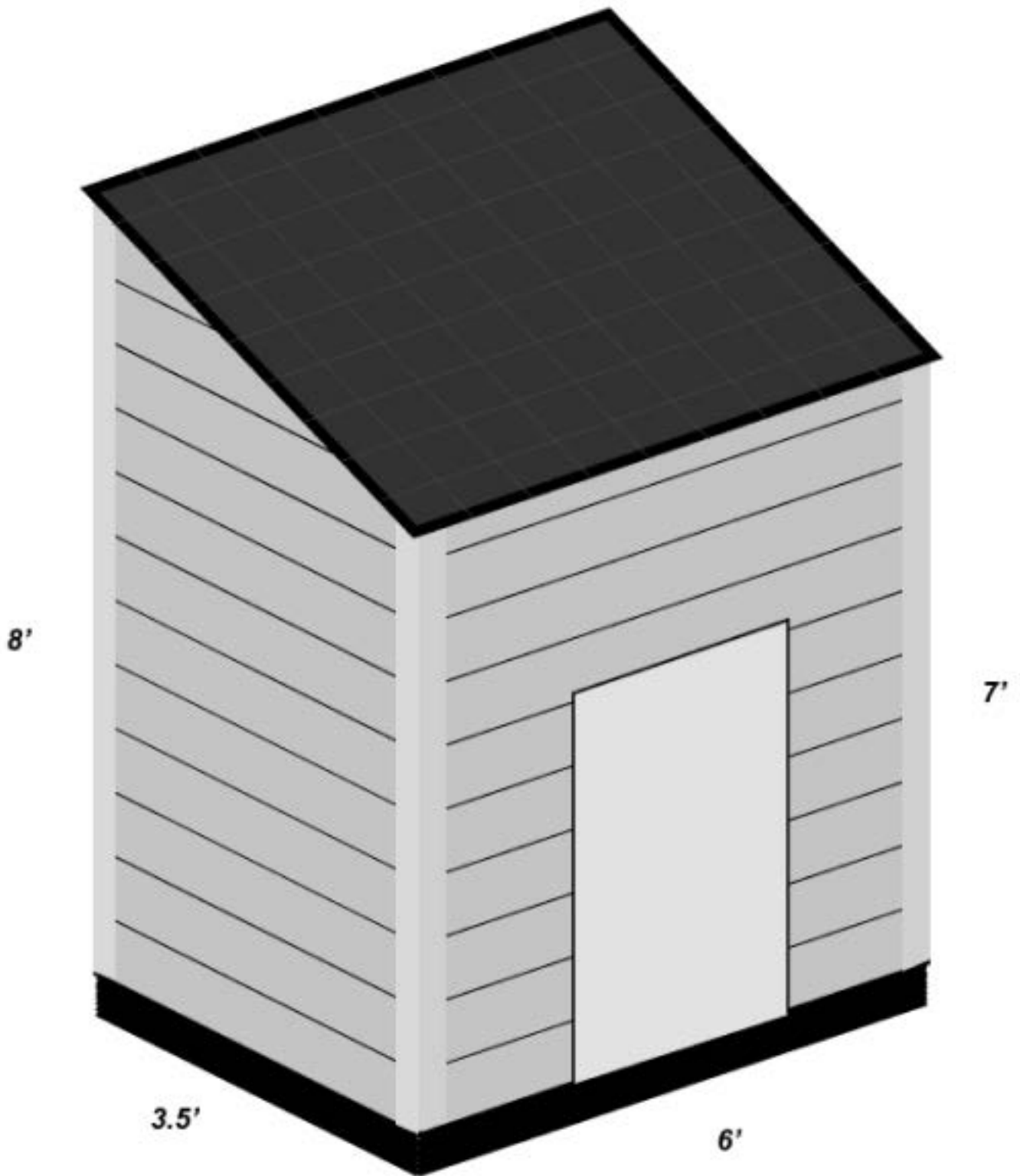
Water Heater Enclosure

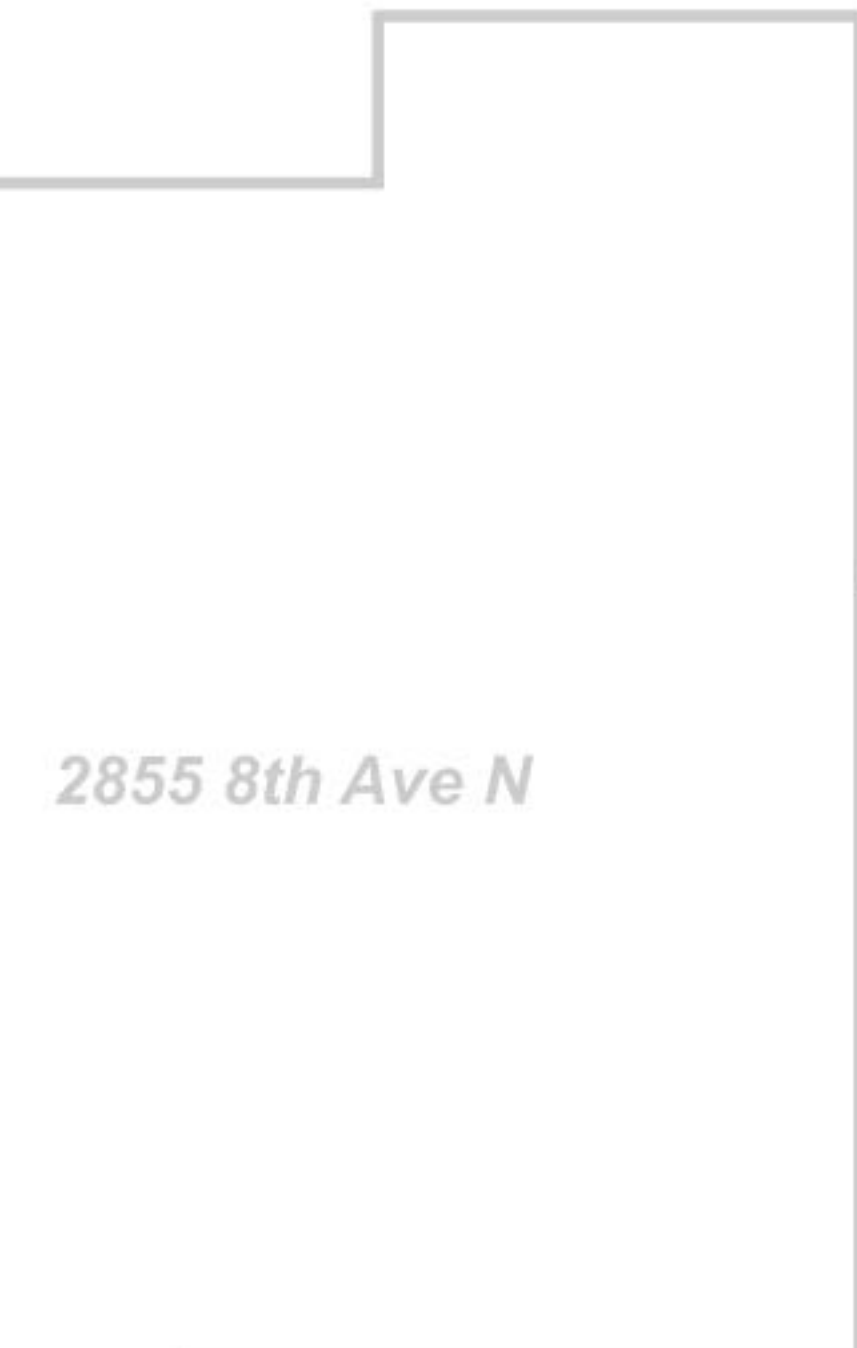
We are moving our water heater out of our attic, to be housed in a new enclosure outside on the East-facing wall, next to the existing air conditioning unit.

We will be using the same HardiePlank described in the siding document, to side this enclosure.

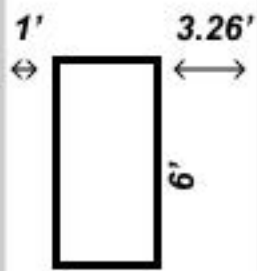








2855 8th Ave N











Appendix B:

Selected Details from Manufacturer's Brochure

THE NATION

**I PACT-RE I TANT
WINDOW AND DOOR**

P&G WinGuard[®]
VINYL

VINYL IMPACT PRODUCT LINE

Windows & doors that pass with flying colors

You can be confident in our engineering. PGT® windows and doors are continuously tested and validated by the industry's most-respected accredited organizations. The certifications we earn are your assurance that our products will perform as expected.

PGT® WinGuard® Vinyl product certifications, ratings, and testing include:

- Miami-Dade Notice of Acceptance
- AAMA Tested/Keystone Certified
- Florida Product Approval
- International Building Code
- ENERGY STAR®
- National Fenestration Rating Council® (NFRC)
- Texas Department of Insurance
- STC (Sound Transmission Class)
- OITC (Outdoor-Indoor Transmission Class)
- Manufactured Housing (AAMA 1701)

See the Glossary of Terms for more details on each of these certifications and testing protocols.

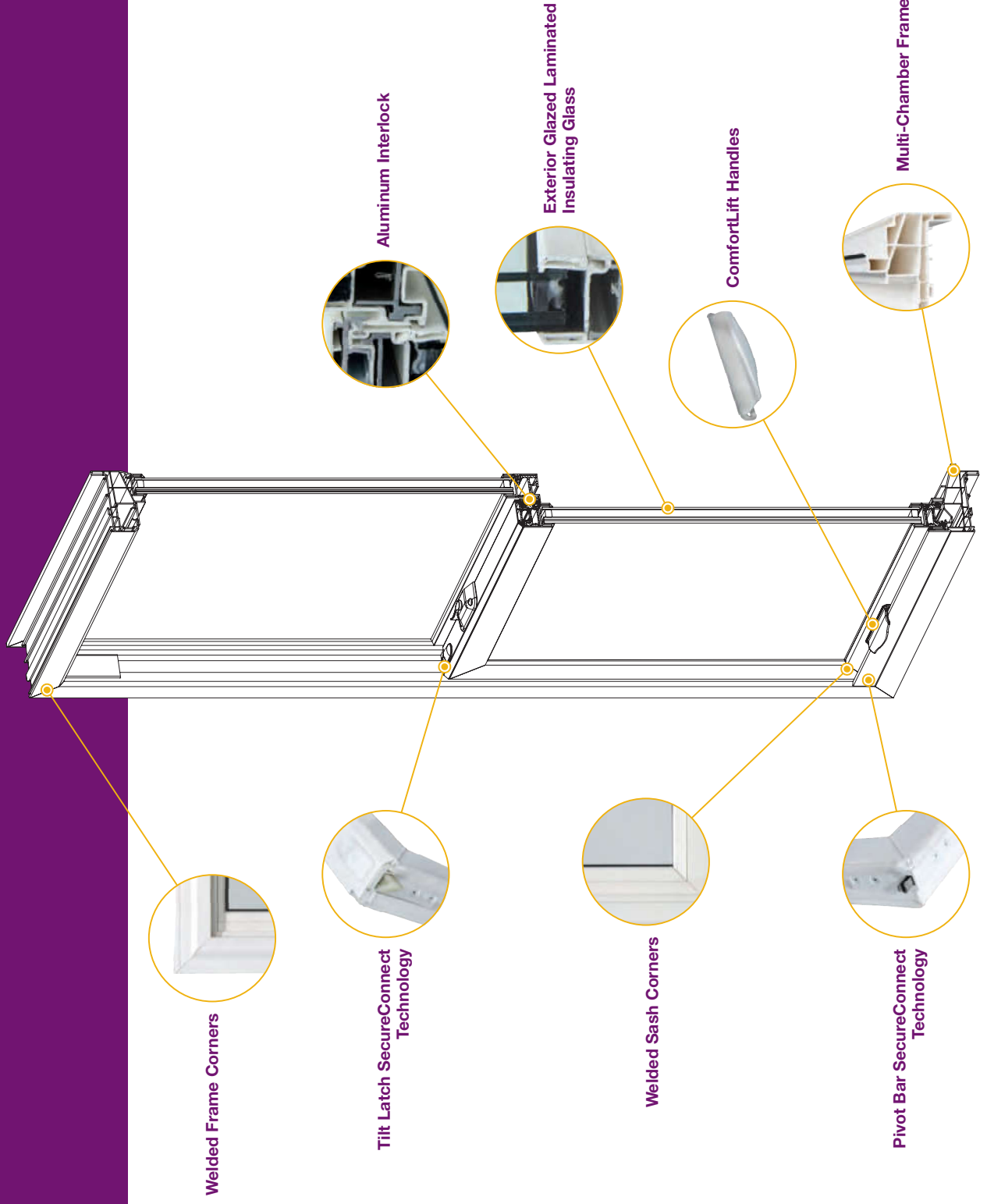
Taking testing to another level

PGT has its own state-of-the-art testing lab, where we spend hundreds of hours analyzing and evaluating our products. Consider it extra assurance that the windows and doors you buy will deliver optimum performance for years to come.

PGT WinGuard Vinyl windows and doors are designed to meet or exceed the International Building Code for:

- Air infiltration
- Deglazing
- Structural integrity
- Residential intruder protection
- Water resistance
- Forced-entry resistance
- Small and large missile impact protection





WINDOWS



Single Hung



Double Hung

Single Hung (SH5500) and Double Hung (DH5560)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

SecureConnect integrated corner keys

- For added sash strength

Tilt sash design

- For easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

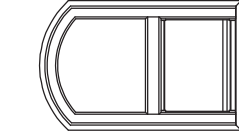
Stylish ComfortLift handles

- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

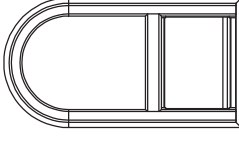
Beveled meeting rail

- Enhances visual appeal of profile

Configuration Options



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Provview/Oriel Sash

Cottage & custom sash configurations available

Appendix C:

Maps of Subject Property

The Kenwood Section –
Northwest Kenwood
Local Historic District

9TH AVE N

28TH ST N

8TH AVE N

28TH ST N

7TH AVE N

Community Planning and Preservation Commission

2855 8th Ave N

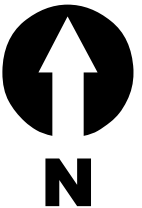
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200015



SCALE:
1" = 125'

The Kenwood Section –
Northwest Kenwood
Local Historic District

9TH AVE N

29TH ST N

8TH AVE N

28TH ST N

7TH AVE N

Community Planning and Preservation Commission

2855 8th Ave N

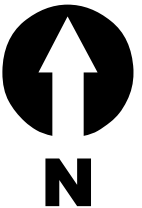
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200015



SCALE:
1" = 125'