



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 **Tuesday, January 12, 2021, 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.

UPDATE: COVID-19

Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing, with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings and contact the case planner for up-to-date information pertaining to this case.

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.: 20-90200107

REQUEST:

After-the-fact review of a Certificate of Appropriateness for replacement of front door at 3250 9th Ave N, a contributing resource to Northwest Kenwood Historic District.

OWNER: Lindsey Land
APPLICANT: Andrew Petersen, Contractor
PARCEL ID NO.: 14-31-16-46350-014-0070
ADDRESS: 3250 9th Avenue North
LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 14, LOT 7
ZONING: NT-2

Historic Significance

The Minimal Traditional-style house at 3250 9th Avenue North (“the subject property”) was constructed in 1946 by owner F.G. Dufoe Jr. The subject property is a rectangular, wood-frame structure with a side gable roof with a projecting cross-gabled front porch. The house was built with an attached, street-facing garage, which was common for corner houses constructed in the later 1930s and 1940s. In 1971, the front porch was enclosed, but the porch was reopened in the last 25 years.

The subject property is a contributing property to both the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008) and the Kenwood National Register Historic District (Florida Master Site File No. 8PI07599).

Project Description and Review

Project Description

The subject property’s entrance used to consist of a wooden, glazed, 15-lite, single-action door (Figure 1). Staff was unable to determine if the former door was historic. A fiberglass door has since been installed in the past few months without a Certificate of Appropriateness. When the subject property was surveyed in 1995 as part of the St. Petersburg Neighborhood Survey, Phase III – Kenwood and recorded as FMSF No. 8PI07712, the recorder noted a primary entryway was an enclosed porch.

The applicant is proposing to install a new door, as shown in the application (Figure 2), which will be a Plastpro Fir Grain Series fiberglass single-action door featuring two panels and a three-light glazed portion at its upper third. Its solid and glazed portions reference the traditional proportions of paneled doors with similar glazing that were popular during the Craftsman and Minimal Traditional era.



Figure 1: Door prior to replacement.
Image from Zillow listing from the summer of 2020.



Figure 2: Recently installed door without COA



Figure 3: Proposed door

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 to the Kenwood Section – Northwest Kenwood Local Historic District, whose early twentieth century architectural character is largely derived from its collection of highly intact Craftsman bungalows. The subject property itself is an example of Minimal Traditional-style architecture.

The original entryway's configuration and design is unknown, as the front porch was enclosed in the 1995 neighborhood survey.

The proposed partially-glazed door does combine elements commonly found historically in similar resources. Further, both the design of the paneled door with three-light glazing at the upper third and the door assembly composed of a single-action door are similar to recommended features of the Minimal Traditional style in the St. Petersburg's Design Guidelines for Historic Properties.

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.*

Consistent The proposed door will introduce a non-historic material in its fiberglass construction. However, its design replicates one that is historically common within the district.

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

**Not discussed
by application**

- 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 listed as a contributing property.

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.*

Generally consistent As noted above, the proposed replacement door features stylistic characteristics common to the district, but the original style of the door is not known.

- 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 exact configuration and stylistic details of the original entryway at the subject property are unknown, but the proposal blends common elements. Staff finds it to be appropriate both to the individual resource and to the district.

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 The current door was installed recently and is not historically significant.

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

Consistent The door to be removed is not historic. The existing opening will be preserved. It is unknown whether the previous door, which was removed without a COA, was historic or not.

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 The current door is not historic. It is unknown whether the previous door was the original door to the house. The proposed door will be similar to doors on other historic resources in the district.

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

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

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

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 after-the-fact alteration of the property at 3250 9th Ave N, subject to the following:

1. The existing entryway opening and trim will be preserved, as proposed.
2. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.

-
-
3. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Appendix A:

Application No. 20-90200107 and Submittals



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

3250 9th Ave, St Pete, FL 33713 14 31 16 46350 014 0070
 Property Address Parcel Identification No.
 St Pete
 Historic District / Landmark Name Corresponding Permit Nos.
 Nicole Hand 910-840-7324
 Owner's Name Property Owner's Daytime Phone No.
 3250 9th Ave, St. Pete, FL 33713
 Owner's Address, City, State, Zip Code Owner's Email
 Andrew Petersen, Contractor 585-690-0142
 Authorized Representative (Name & Title), if applicable Representative's Daytime Phone No.
 1872 N Hercules Ave Clearwater, FL 33765 Karen@armorwindowdoors.com
 Representative's Address, City, State, Zip Code Representative's Email

APPLICATION TYPE (Check applicable)	
<input type="checkbox"/> Addition	<input type="checkbox"/> Window Replacement
<input 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 type="checkbox"/> New Installation	
<input checked="" type="checkbox"/> Other:	Replace

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: _____

Signature of Representative:  _____ Date: 10/28/20



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 directly to Historic Preservationists Laura Duvekot (Laura.Duvekot@stpete.org) or Kelly Perkins (Kelly.Perkins@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.

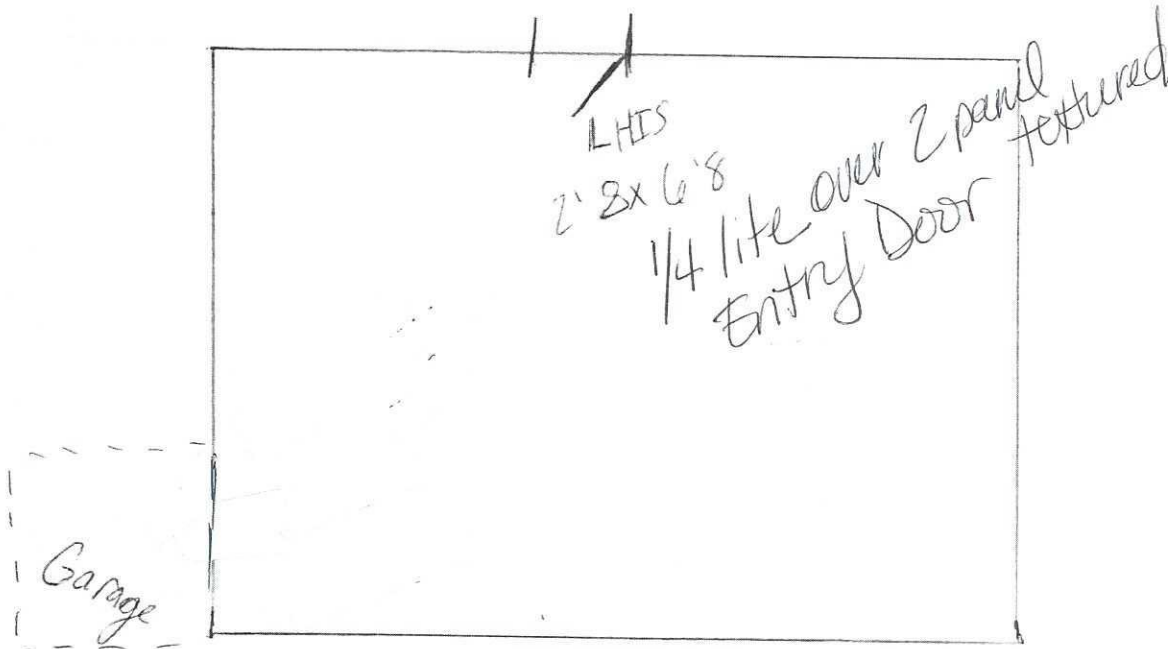
Building or Site Feature	Photo No.	Proposed Work
Single family Front Door	1 & 2	Front Door will be 1/4 lite over 2 panel textured, impact resistant, PL# 17347.5

Armortech Windows & Doors, Inc.

Customer Name: <i>Nicole Land</i>	
Job Address: <i>3250 9th Avenue North St. Petersburg FL 33713</i>	
Municipality: <i>St. Petersburg</i>	
Parcel ID: <i>14-51-16-46350-014-0070</i>	
Product Information:	
FL#'s	FL#'s
FL#'s	FL#'s
FL#'s	FL#'s
FL#'s <i>Plastpro Impact Glazed 17347.5</i>	FL#'s
FL#'s <i>Plastpro Impact Non-Glazed 17347.13</i>	FL#'s
FL#'s	FL#'s
FL#'s	FL#'s
FL#'s	FL#'s

FLOOR PLAN MAP OF WORK TO BE COMPLETED

Front of Home



Salespeople **MUST** draw a clear and concise map of the house that pertains to the work to be done with room names
 Mark single window openings with a single x, double window opening's with a xx etc....
 Write the size of the opening next to the opening mark
 Write the style next to the opening using the syle codes listed below
*****VERY IMPORTANT WHEN REFERRING TO RIGHT OR LEFT SPECS ALWAYS VIEW PRODUCT FROM THE EXTERIOR**

Kelly K. Perkins

From: Karen Sheen <karens@armortechwindowsanddoors.com>
Sent: Tuesday, November 10, 2020 3:29 PM
To: Kelly K. Perkins
Subject: Fwd: COA for 3250 9th Ave
Attachments: Land COA Application.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Begin forwarded message:

From: Karen Sheen <ksheen13@yahoo.com>
Date: November 10, 2020 at 3:04:58 PM EST
To: Karen Sheen <karens@armortechwindowsanddoors.com>
Subject: COA for 3250 9th Ave

Attached please find the requested paperwork. Please let me know if you need anything further. I have attached a line to the fiberglass door so you can see it will fit the look you are wanting and the customer will accept the 3 lite.

<https://www.plastproinc.com/series/fir-grain-series>

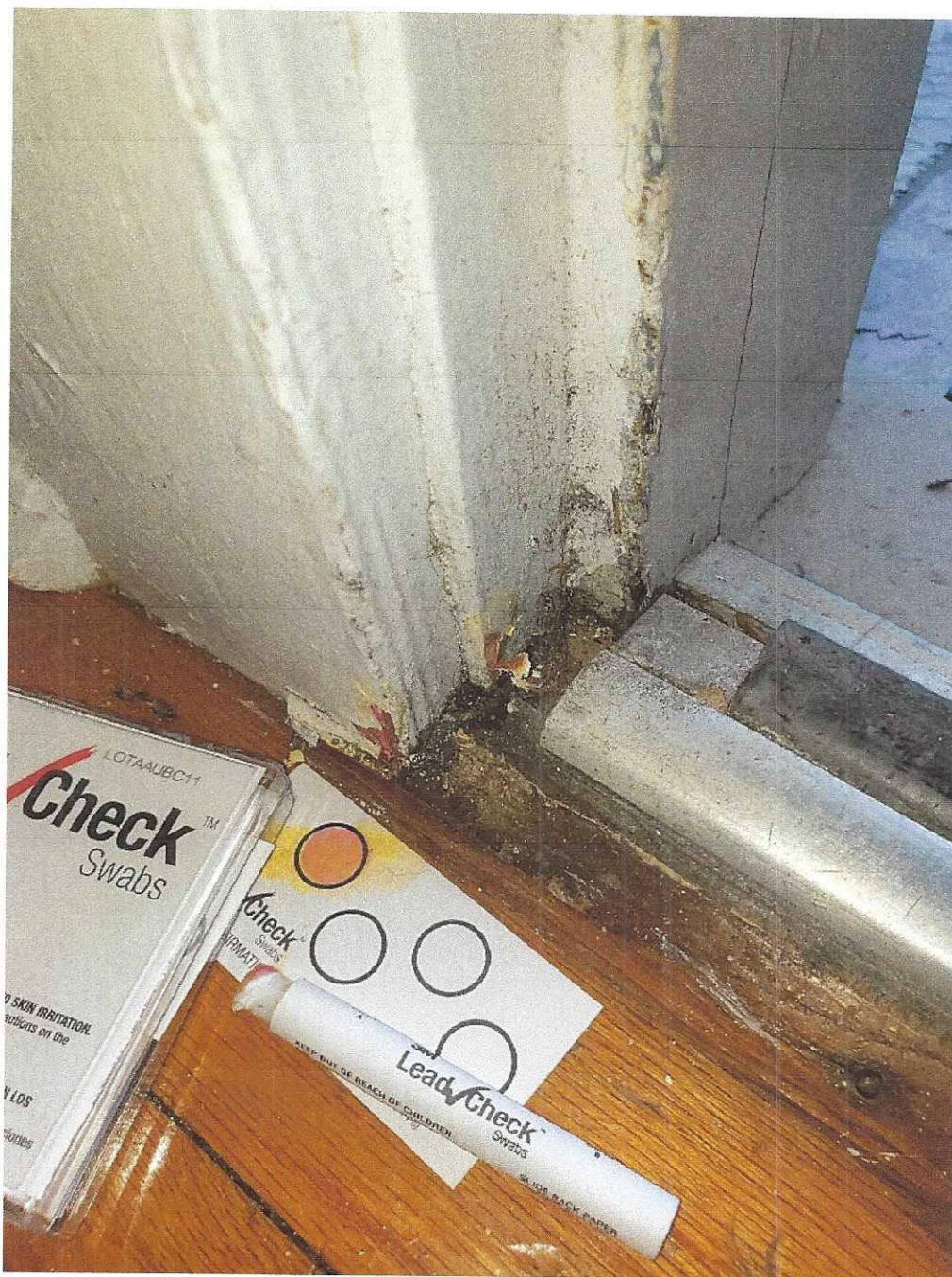
Thank you.

K. Sheen





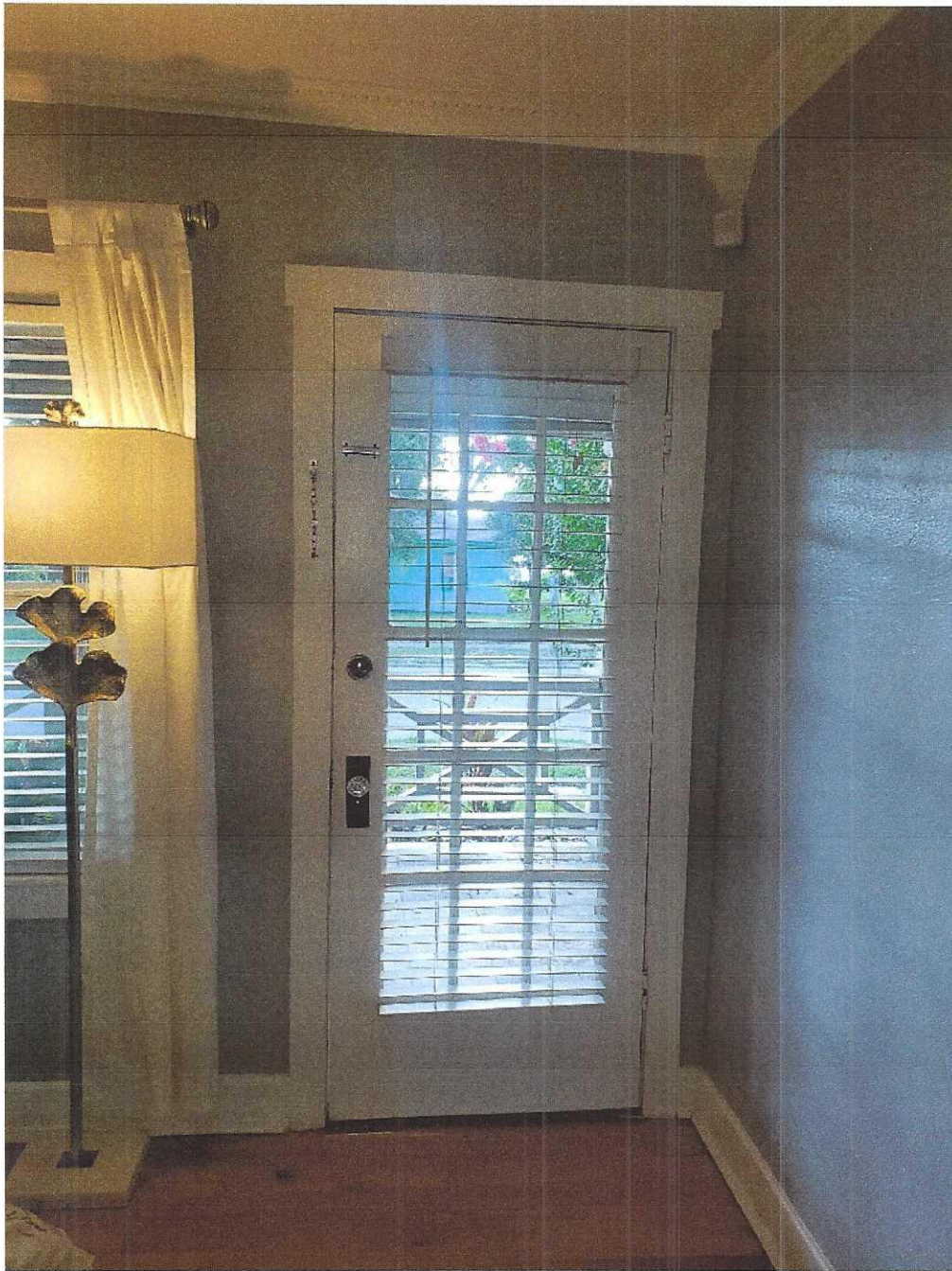
Rotted
Frame



Rotted
Frame /
Threshold



Picture #1
Front Door
From Outside



Picture #2
Front Door
From Inside
house

Appendix B:

Maps of Subject Property

The Kenwood Section
– Northwest Kenwood Local Historic District

9TH AVE N

33RD ST N

32ND ST N

8TH AVE N

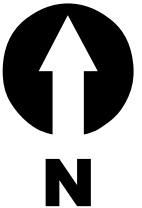
Community Planning and Preservation Commission

3250 9th Ave N

**AREA TO BE APPROVED,
SHOWN IN**

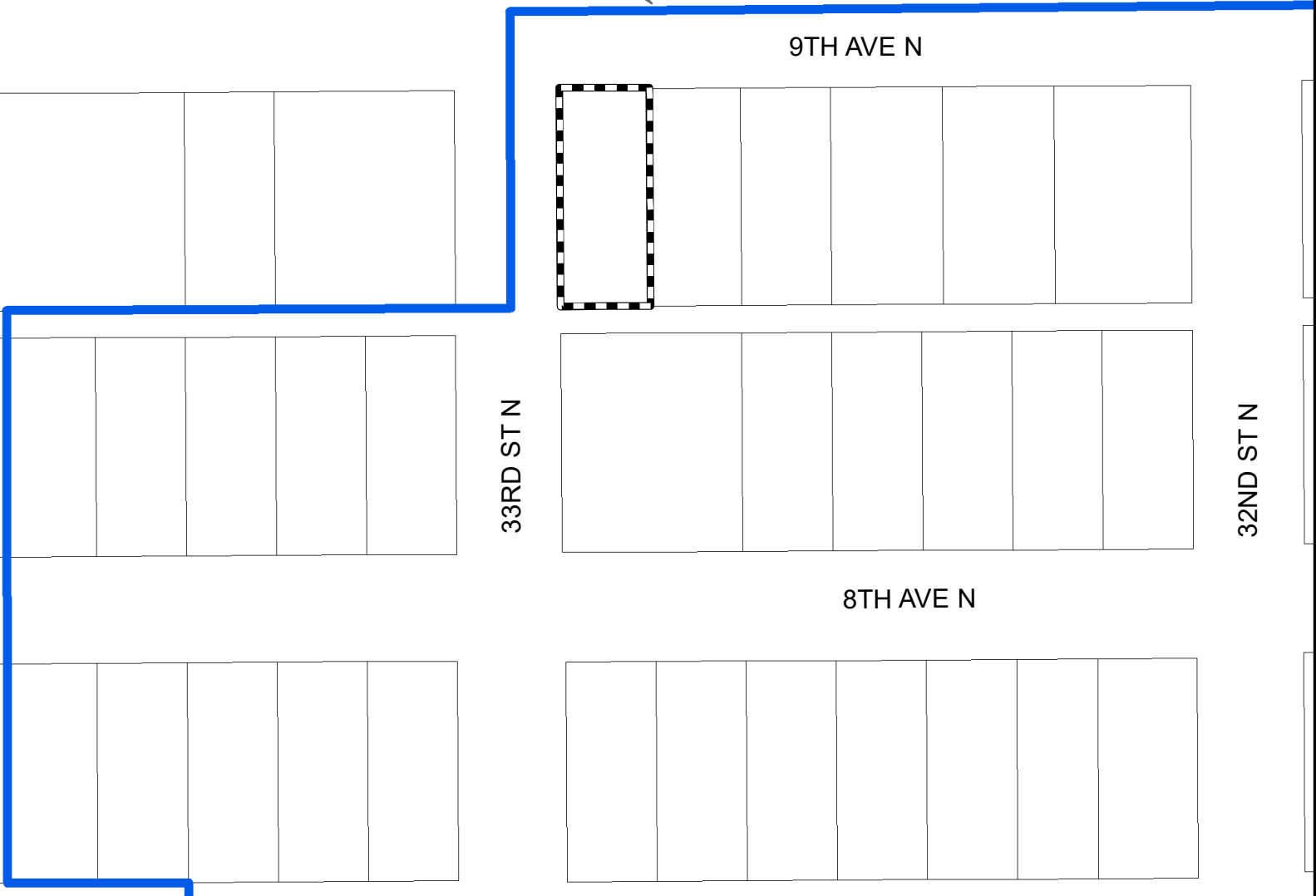


**CASE NUMBER
20-90200107**



**SCALE:
1" = 100'**

The Kenwood Section
– Northwest Kenwood Local Historic District



Community Planning and Preservation Commission

3250 9th Ave N

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200107



N

SCALE:
1" = 100'