



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, April 13, 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, Jeff Wolf 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.



Case No.:	21-90200016
Request:	Review of a Certificate of Appropriateness for the alteration of 1001 Bay St NE, a contributing property located within a local historic district.
Address:	1001 Bay Street Northeast
Legal Description:	BAYVIEW ADD BLK 8, W 50FT OF LOT 7

Parcel ID No.: 18-31-17-05274-008-0070
 Date of Construction: Circa 1923
 Local Landmark: 200 Block of 10th Avenue Northeast Historic District (17-90300004) – Contributing Property
 Owner: Glenn M. Fish

Historical Context and Significance

The Frame Vernacular residence with Craftsman details at 1001 Bay St NE¹ was constructed circa 1923 and designated a contributing property to both the 200 Block of 10th Avenue Northeast Historic District (17-90300004) and North Shore National Register Historic District. Because of its location within the 200 Block of 10th Avenue Northeast Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City's COA Matrix, roofing projects that involve a change in materials require review by the Community Planning and Preservation Commission (CPPC).

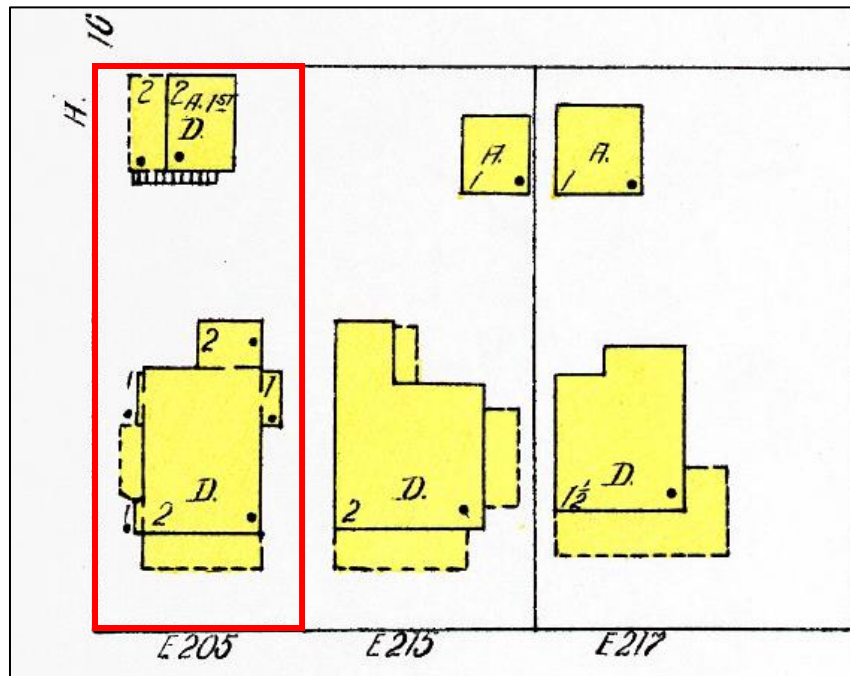


Figure 1: 1923 Sanborn map of subject property.

Project Description and Review

Project Description

This COA application (Appendix A) proposes alteration to the main residence by:

- Enclosing the rear porch (CPPC review)
- Constructing a new roofline with extended roof deck at rear porch (CPPC review)
- Reopening the front porch (staff reviewed under COA 21-90200038)
- Replace two existing, wood windows (CPPC review)

¹ Historically addressed as East 205 10th Avenue North.

The structure is a two-story frame structure that historically had an open front porch, but the front porch was enclosed at an unknown date. The application also includes the replacement of two historic wood windows with new vinyl windows to match the existing one-over-one configuration.



Figure 2: Existing west elevation. The two windows to be replaced are highlighted in red.



Figure 2: Proposed west elevation. The two windows to be replaced are highlighted in red.

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 Because of the placement of the proposed enclosure and addition in the rear, the proposed changes will have *minimal impact on the local historic district*.

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

Consistent As stated above, the *impact on the public experience of the proposed district* will be negligible.

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 porch enclosure will lead to the removal of some historic wood windows. The owner states that the windows are in poor condition.

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 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.*

Consistent As noted above, the proposed porch enclosure will not alter the historic character of the subject property.

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 The proposed porch to be enclosed was constructed in 1959, but the applicant has stated that the roof of the porch has severe deterioration from water infiltration and needs to be reconstructed. The rear porch is not a character feature to the structure.

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

Consistent The proposed porch to be enclosed is not a distinctive feature of the property, and according to the owner, the porch is in very poor condition.

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.*

Somewhat Inconsistent The proposal does include replacing historic windows of the main house. The applicant has stated that they are rotted, but did not provide a conditions assessment or more documentation. In general, there does appear to be maintenance needed for much of the house.

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.

Additional Guidelines for New Construction

In approving or denying applications for a COA for new construction (which includes additions to an existing structure), the Commission and the POD shall also use the following additional guidelines.

1. *The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.*

Consistent The proposed enclosure and extended roof deck will be one story and will be visually compatible with the two-story structure.

2. *The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.*

Consistent The new addition is located on the rear and will not be visible from the front elevation.

3. *The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.*

Consistent The new windows will match the existing windows in configuration and size.

4. *The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.*

Not applicable The proposal does not include any changes to the front façade of the building.

5. *The relationship of the new construction to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.*

Consistent The proposed addition will be located on the rear and will incorporate an already existing enclosed porch. This will be visually compatible with other contributing resources in the proposed district.

6. *The relationship of the entrance and porch projections, and balconies to sidewalks of the new construction shall be visually compatible with contributing resources in the district.*

Not applicable

7. *The relationship of the materials and texture of the facade of the new construction shall be visually compatible with the predominant materials used in contributing resources in the district.*

Consistent The proposed addition will feature materials to match the existing house.

8. *The roof shape of the new construction shall be visually compatible with contributing resources in the district.*

Consistent The proposed roof will be flat with a slight slope to incorporate the roof deck. There already is an existing roof deck, so the change will be minimal.

9. *Appurtenances of the new construction such as walls, gates and fences, vegetation and landscape features, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction with contributing resources in the district.*

Consistent No site work changes are proposed.

10. *The mass of the new construction in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.*

Consistent

11. *The new construction shall be visually compatible with contributing resources in the district in its orientation, flow, and directional character, whether this is the vertical, horizontal, or static character.*

Consistent

12. *New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.*

Consistent The proposal will remove some historic windows as part of the proposal, but the applicant has stated that there is significant rot and deterioration that requires rebuilding.

13. *New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the local landmark and its environment would be unimpaired.*

Consistent The proposed addition could easily be removed without altering the essential form and integrity of the resource.

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 4 relevant criteria satisfied.
- Addition Guidelines for Alterations: 6 of 7 criteria met.
- Additional Guidelines for New Construction: 11 of 11 criteria satisfied or generally satisfied.

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 property at 1001 Bay St NE, a contributing property to the 200 Block of 10th Avenue Northeast Local Historic District, subject to the following:

1. Windows will be installed to be setback within the wall plane and feature a reveal of at approximately two to three inches to provide consistency with the historic windows at subject property.
2. Proposed windows will replicate traditional design and configuration.
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.

Appendix A:

Application No. 21-90200016

2/2/2021

CERTIFICATE OF APPROPRIATENESS APPLICATION

Glenn Fish

1001 Bay Street NE

St Petersburg. FL

A certificate of Appropriateness application has previously been submitted for the above address. Four items were requested for review.

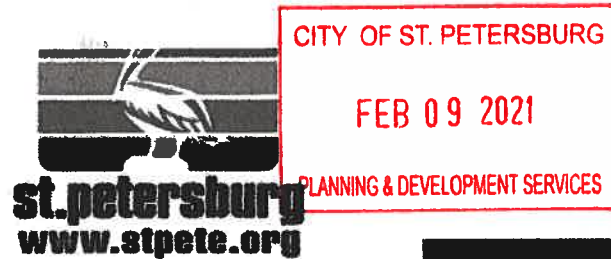
- 1 Reopen porch on 10th street
- 2 Close existing screened porch on the north side

~~3 Add second floor room over existing deck~~

~~4 Add gable dormer above existing left stairs~~

This application would delete items 3 and 4 and request staff approval for items 1 and 2

The rear screened porch and existing deck are in poor shape and need immediate repair and replacement. Wood rot, water damage and possible mold, warrant these items addressed as soon as possible. In addition our insurance carrier has requested that all exterior repairs be done in 20 days.



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

1001 Bay Street NE	18-31-05274-008-0070
Property Address	Parcel Identification No.
10th Avenue NE	
Historic District / Landmark Name	Corresponding Permit Nos.
Glenn Fish Jr	813-786-7444
Owner's Name	Property Owner's Daytime Phone No.
1001 Bay Street NE	gfish1111@gmail.com
Owner's Address, City, State, Zip Code	Owner's Email
Glenn Fish Sr	727-409-5455
Authorized Representative (Name & Title), if applicable	Representative's Daytime Phone No.
164 Brighton Court, Safety Harbor, FLm34695	gfish55@live.com
Owner's Address, City, State, Zip Code	Representative's Email

APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
<input type="checkbox"/> Addition	<input type="checkbox"/> Window Replacement	<input type="checkbox"/> Repair Only	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Door Replacement	<input type="checkbox"/> In-Kind Replacement	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Roof Replacement	<input type="checkbox"/> New Installation	
<input type="checkbox"/> Relocation	<input type="checkbox"/> Mechanical (e.g. solar)	<input type="checkbox"/> Other:	
<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:

Date: 2/8/21

Representative

2/8/21

Glenn M Fish, Jr
1001 Bay Street NE
St Petersburg, FL

I, Glenn M Fish Jr, authorize Glenn M Fish, Sr to be my Authorized Representative with the City of St Petersburg.

Glenn M Fish, Jr

[Signature] 2/8/21

Glenn M Fish, Sr

[Signature] 2/8/21

STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical

presence, this 8th day of Feb., 2021.

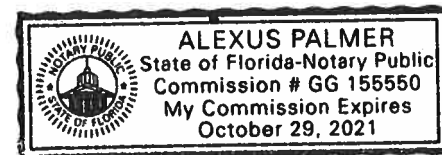
by Glenn M Fish, Jr

☐ Personally Known

☒ Produced Identification:

Florida Drivers
license

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical

presence, this 8th day of Feb., 2021.

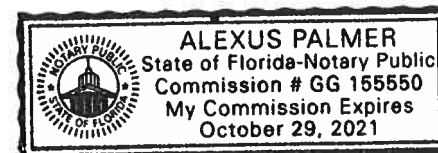
by Glenn M Fish, Sr

☐ Personally Known

☒ Produced Identification:

Florida Drivers
license

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



CERTIFICATE OF APPROPRIATENESS

EXTERIOR ALTERATIONS

1001 BAY STREET NE

1 REOPEN PORCH ON 10TH STREET

Remove three porch walls leaving the knee wall along the edge of the south and east sides. Retain the existing coping on top of the knee wall. Remove the existing floor tile down to the original floor. Install new wood siding on the existing house wall to match existing house siding and install a double french door in the existing opening. Remove and rebuild the existing concrete steps on the west side of the porch.

2 CLOSE SCREENED PORCH ON NORTH SIDE

Remove existing porch and roof including wood siding which does not match the rest of the house. Remove existing wood floor and replace with wood floor to match interior floors. Install new double door on the north exterior wall to match the new door installed on the 10th street porch. Install new wood steps and landing. Install new 5v crimp metal roof to tie into the existing roof on the east side of the porch.

3 ADD SECOND FLOOR ROOM OVER EXISTING EXTERIOR DECK

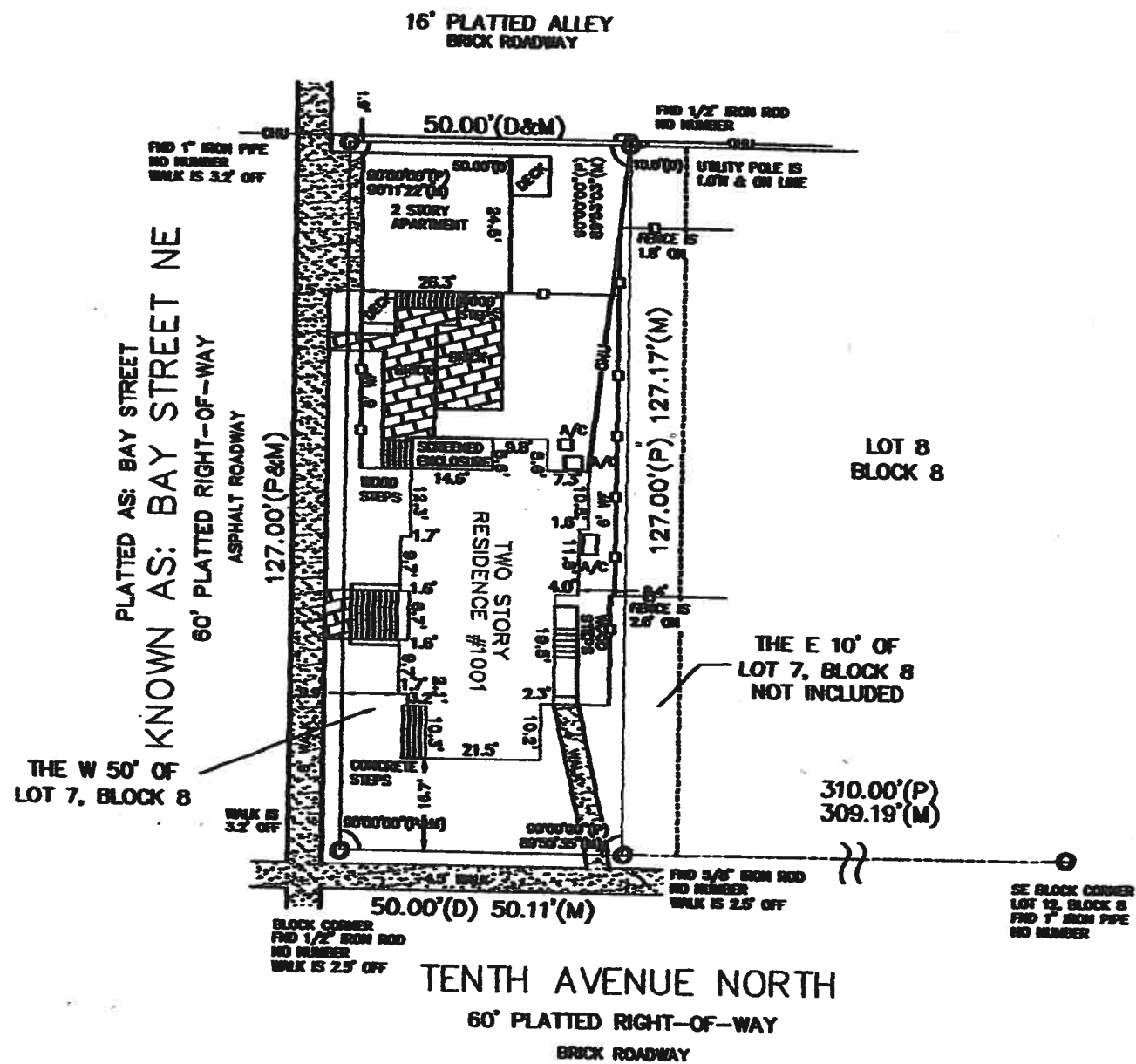
Remove unsightly and deteriorated second floor exterior sloping deck and ceiling system and replace with new floor and walls on west and north sides. Provide new roof rafters and ceiling with the roof matching the east and south sides. Install new double windows, one set in the north wall and one set on the west wall that match the ground floor windows below. Siding and trim will match the original house.

4 ADD GABLE DOMER ABOVE EXISTINF LOFT STAIR

The loft, which will be used as a quiet reading room, has a stair with less than five feet of ceiling height. A dormer will allow for a safe entry and exit. The gable dormer will have a window and the siding and the roof will match eeisting.

All alterations are within the existing house footprint.

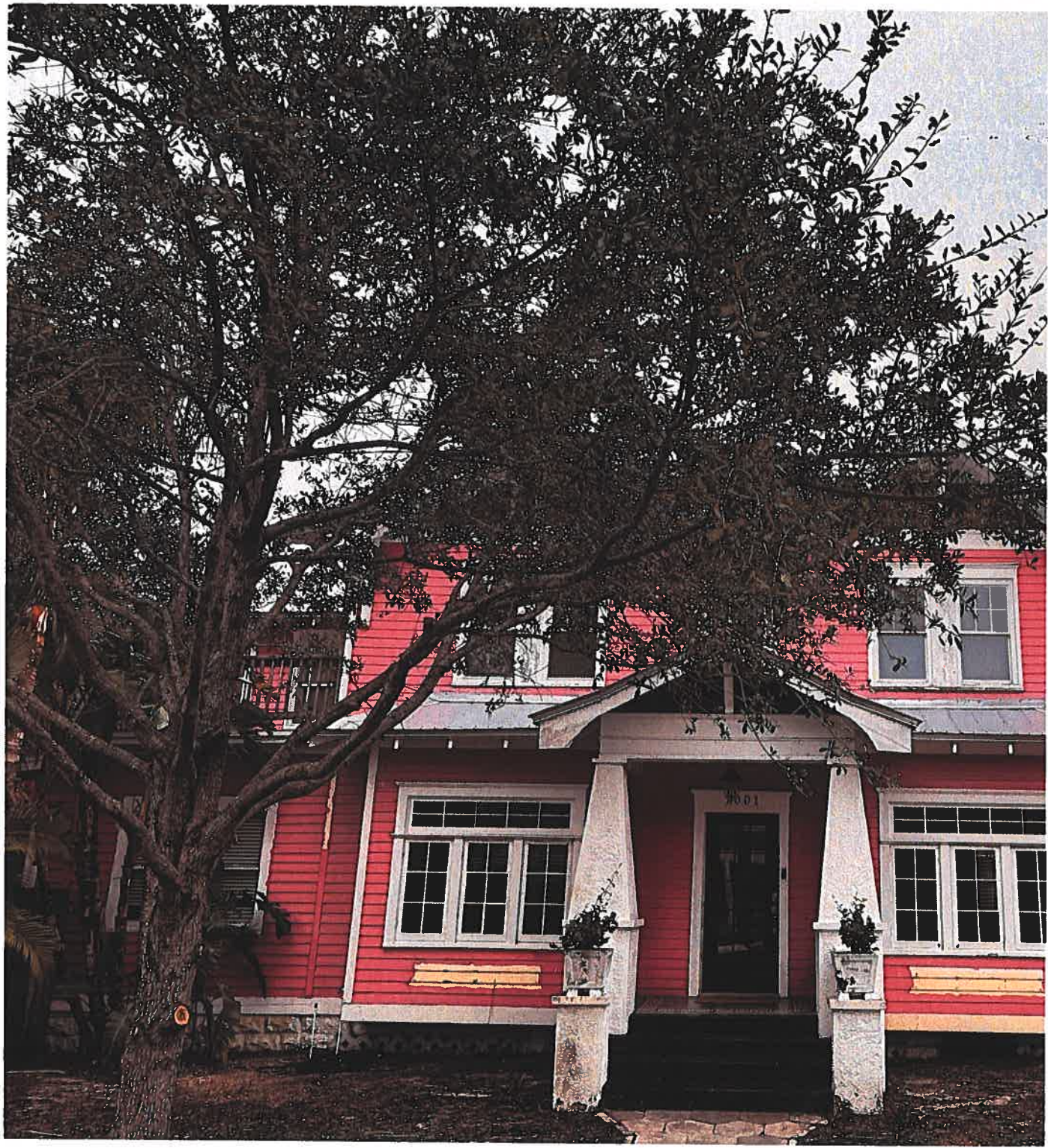
SURVEY



PROPERTY ADDRESS: 1001 BAY STREET NORTHEAST - ST. PETERSBURG, FLORIDA 33701









SINGLE-HUNG WINDOWS

These single-hung windows have a clean, classic look appropriate for nearly any home. Each single-hung window features a stationary top sash and a bottom sash that slides vertically.

Standard features

- Color: White
- Frame jamb depth is 3"
- Frame comes with integral nailing fin
- Reinforcement is used in the meeting rail and horizontal sash
- Sash is 1-1/4" thick
- Insulating clear glass
- Finpile weatherstrip is applied along full perimeter of operating sash
- Flexible spiral balance system in matching vinyl is lubricated for smooth, maintenance-free operation
- Fiberglass Charcoal-color insect screen in an aluminum frame to match the color of the unit*

Optional features

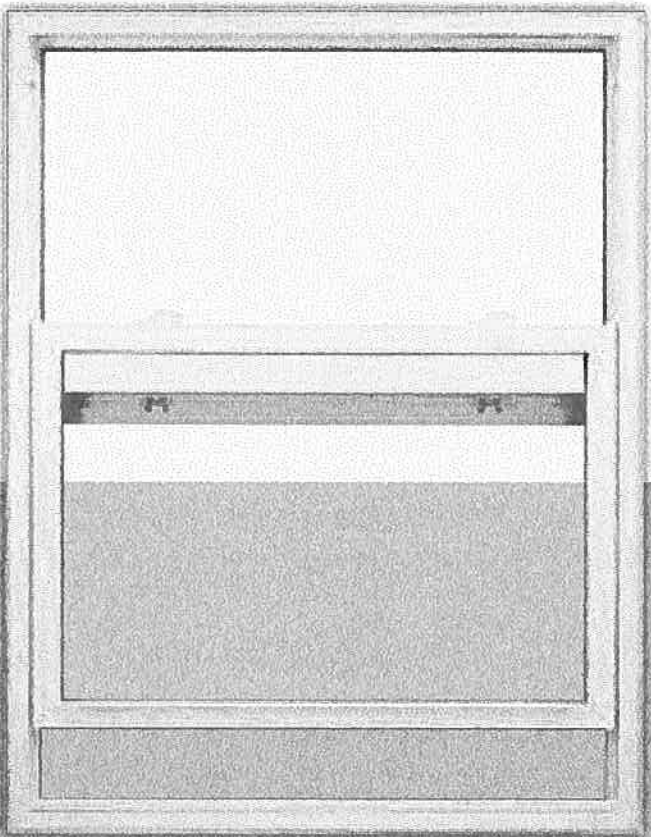
- Color: Desert Sand
- Simulated divided lites: 1" contour
- Grilles between the glass: 5/8" and 7/8" flat; 5/8" contour
- Insulating glass available in Low-E, Tinted, Obscure or other specialty insulating glass
- Tempered glass
- Choose box, flange, J-channel or brickmould frame

ImpactGard® protection

- Laminated glass: single glazed or insulating
- Structurally reinforced sash stile
- Corrosion-resistant hardware and fasteners



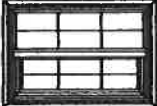
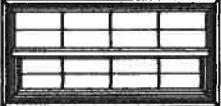

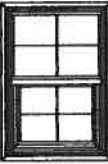

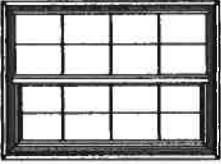



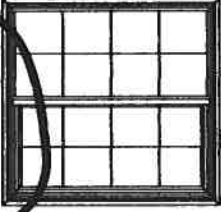


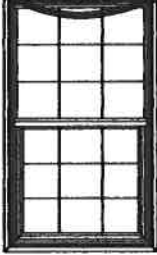
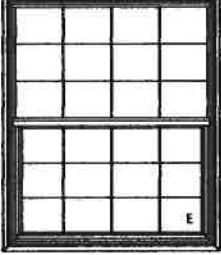



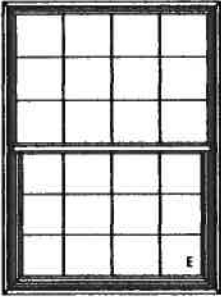
For complete specifications, see pages 30–38.

**Insect screens are intended to allow air and light in and to keep insects out. They are not intended to stop children from falling through an open door or window. For safety screens or other security devices, contact your local building supply retailer.*



Interior

SINGLE-HUNG UNITS - FLORIDA SIZES

Basic Unit Clear Opening Florida Size	12' 0" 12' 0"	15' 0" 15' 0"	18' 0" 18' 0"	24' 0" 24' 0"
23' 0" 23' 0"	 8SH-12	 8SH-132	 8SH-22	 8SH-32
31' 0" 31' 0"	 8SH-13	 8SH-133	 8SH-23	 8SH-33
39' 0" 39' 0"	 8SH-14	 8SH-134	 8SH-24	 8SH-34
47' 0" 47' 0"	 8SH-15	 8SH-135	 8SH-25	 8SH-35
55' 0" 55' 0"	 8SH-16S	 8SH-136S	 8SH-26S	 8SH-36S

ELEVATION SYMBOL LEGEND

E BASIC UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A MINIMUM OF 5.7 SQ. FT.

FL #

Application Type

Code Version

Application Status

Comments

Archived

Product Manufacturer

Address/Phone/Email

Authorized Signature

Technical Representative

Address/Phone/Email

Quality Assurance Representative

Address/Phone/Email

Category

Subcategory

Compliance Method

Certification Agency

Validated By

Referenced Standard and Year (of Standard)

Equivalence of Product Standards

Certified By

Florida Building Code Online

FL14095-R11

Affirmation

2020

Approved

JELD-WEN

3737 Lakeport Blvd

Klamath Falls, OR 97601

(800) 535-3936

fbc1@jeld-wen.com

Rylee Sumner Fricks

fbc1@jeld-wen.com

JELD-WEN Corporate Customer Service

3737 Lakeport Blvd.

Klamath Falls, OR 97601

(800) 535-3936

customerserviceagents@jeld-wen.com

Windows

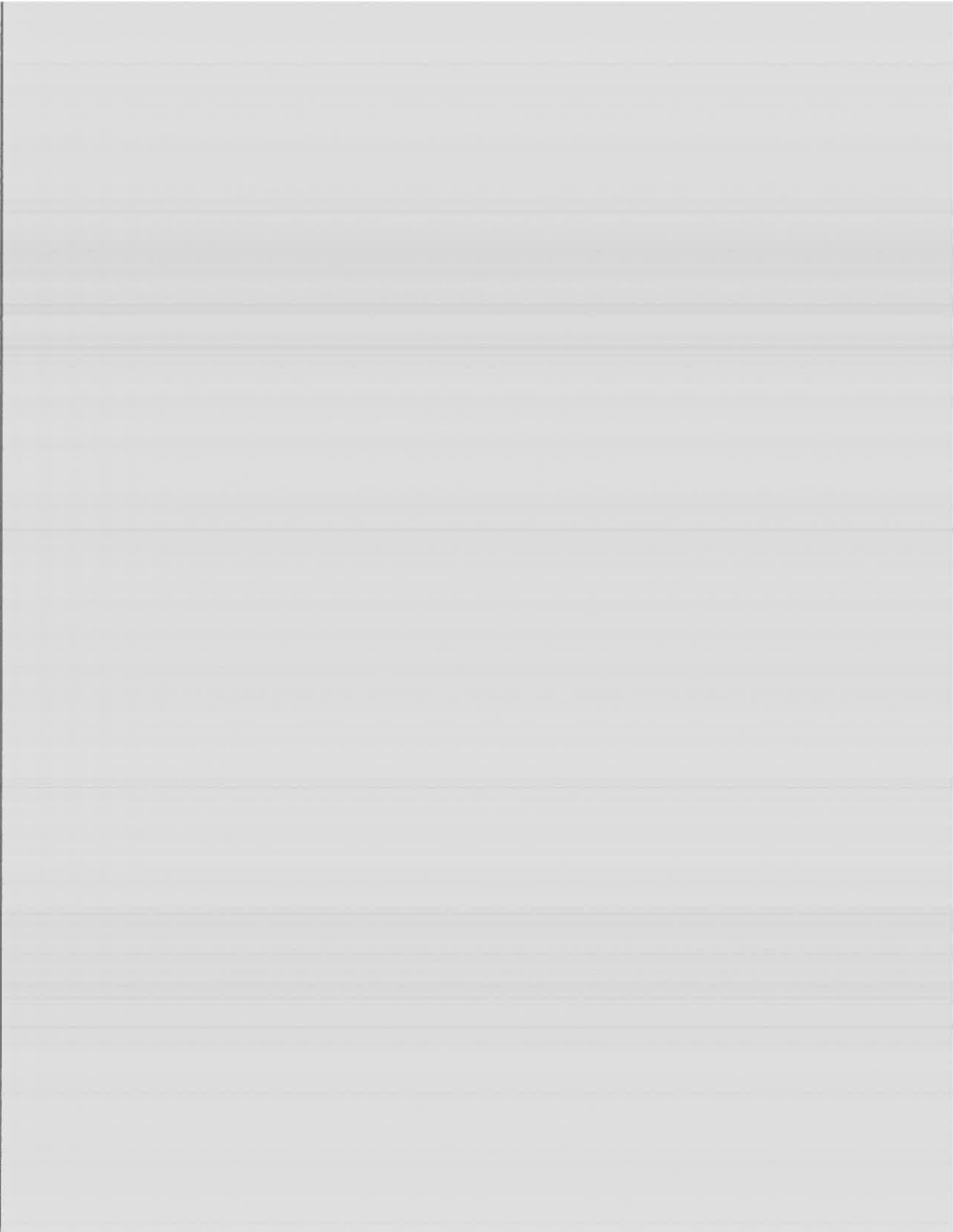
Single Hung

Certification Mark or Listing

National Accreditation & Management Institute

National Accreditation & Management Institute

Standard	Year
TAS 201	1994
TAS 202	1994
TAS 203	1994



☒ I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in compliance with the new Florida Building Code.

Documentation from approved Evaluation or Validation Entity ☐ Yes ☐ No ☐ N/A

Product Approval Method Method 1 Option A

Date Submitted 07/29/2020

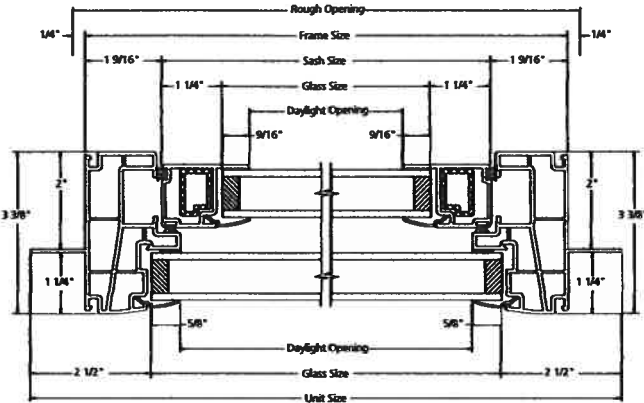
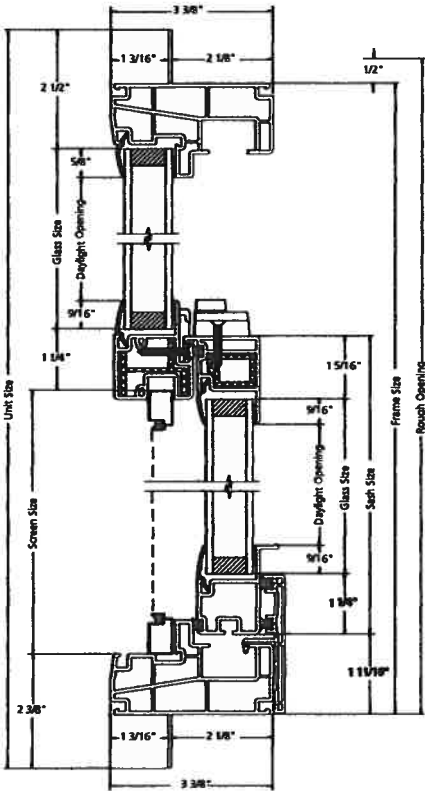
Date Validated 07/29/2020

Date Pending FBC Approval

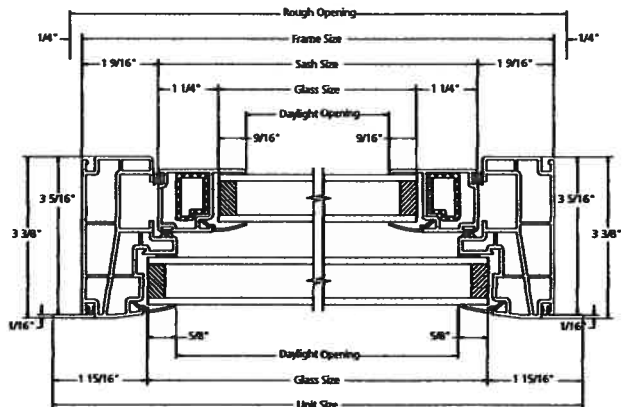
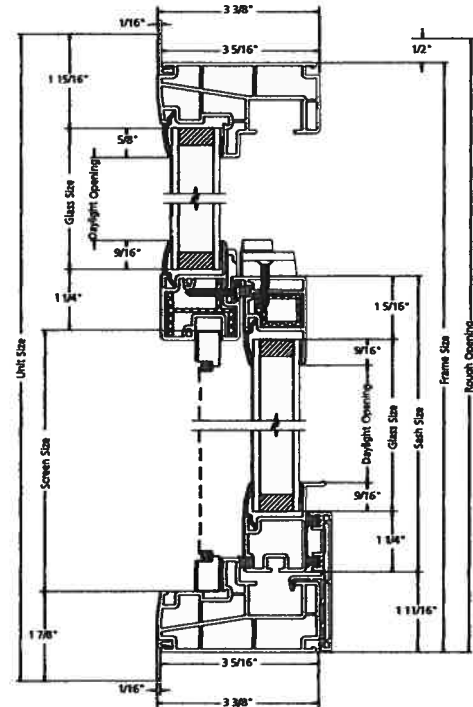
Date Approved 07/31/2020

Summary of Products

SINGLE-HUNG SECTION DETAILS
NAILING FIN



SINGLE-HUNG SECTION DETAILS
FLANGE





NEW WEST ELEVATION



EXISTING WEST ELEVATION

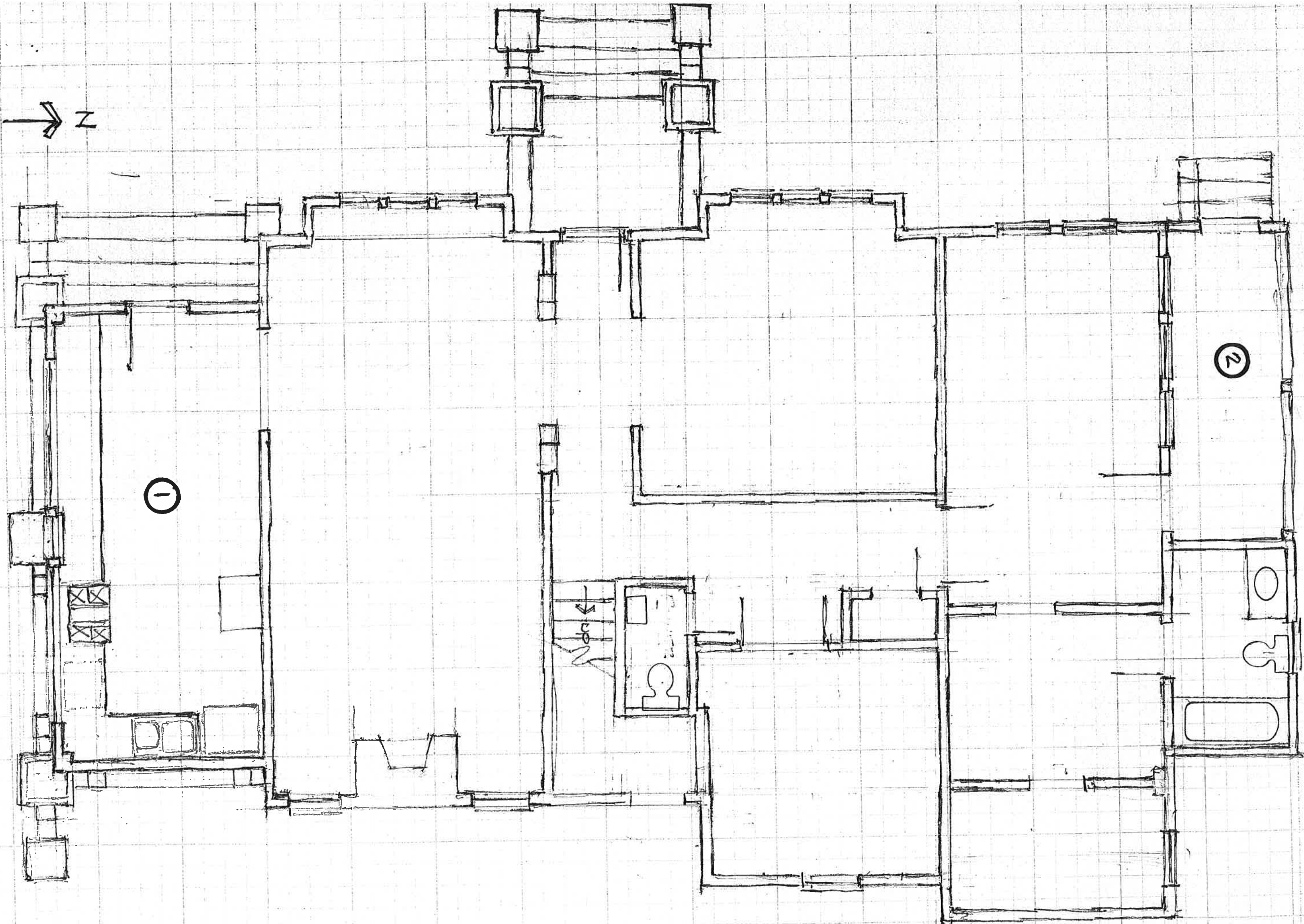


NEW NORTH ELEVATION

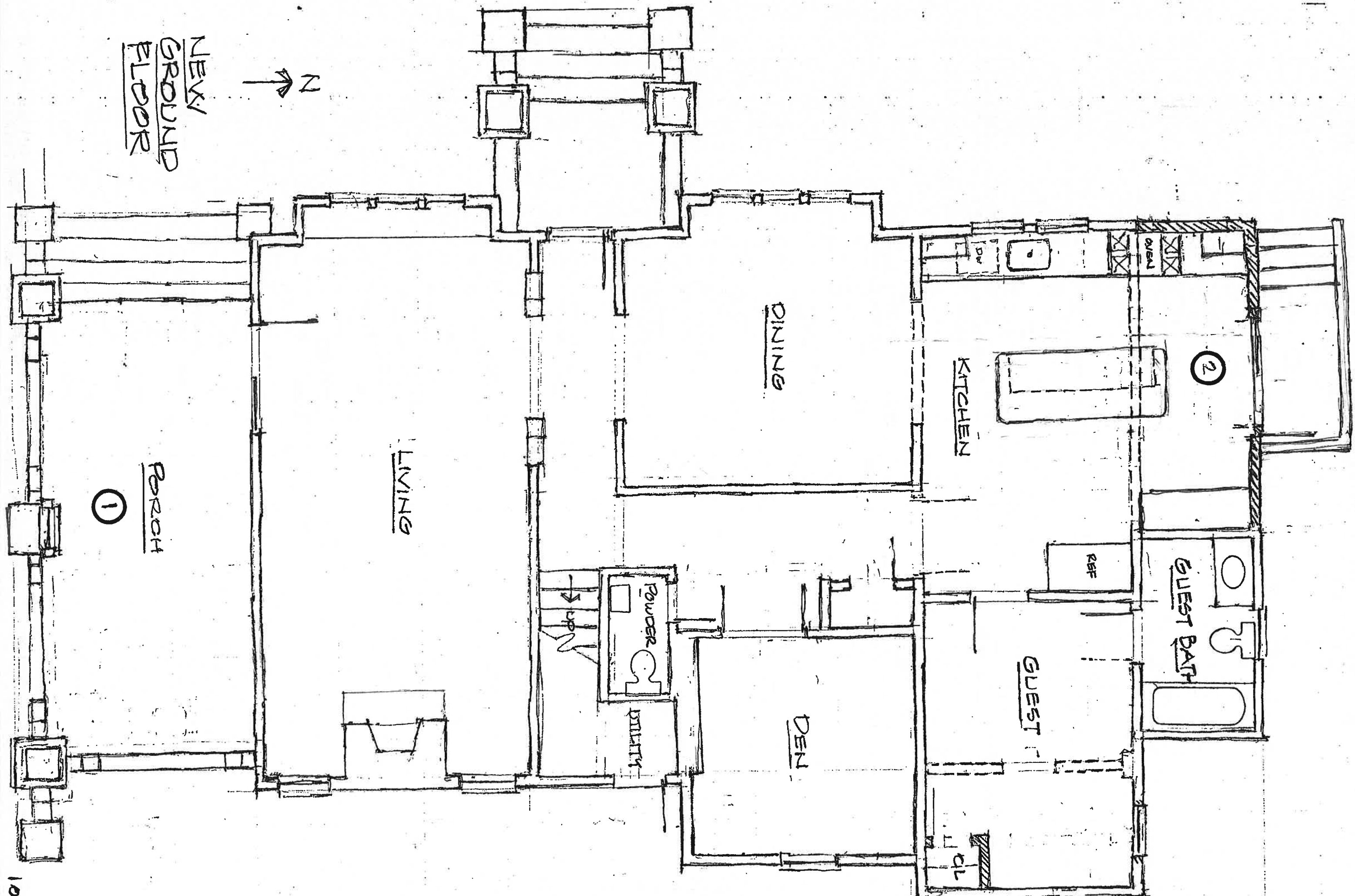
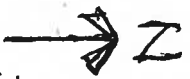


EXISTING NORTH ELEVATION

EXISTING GROUND FLOOR

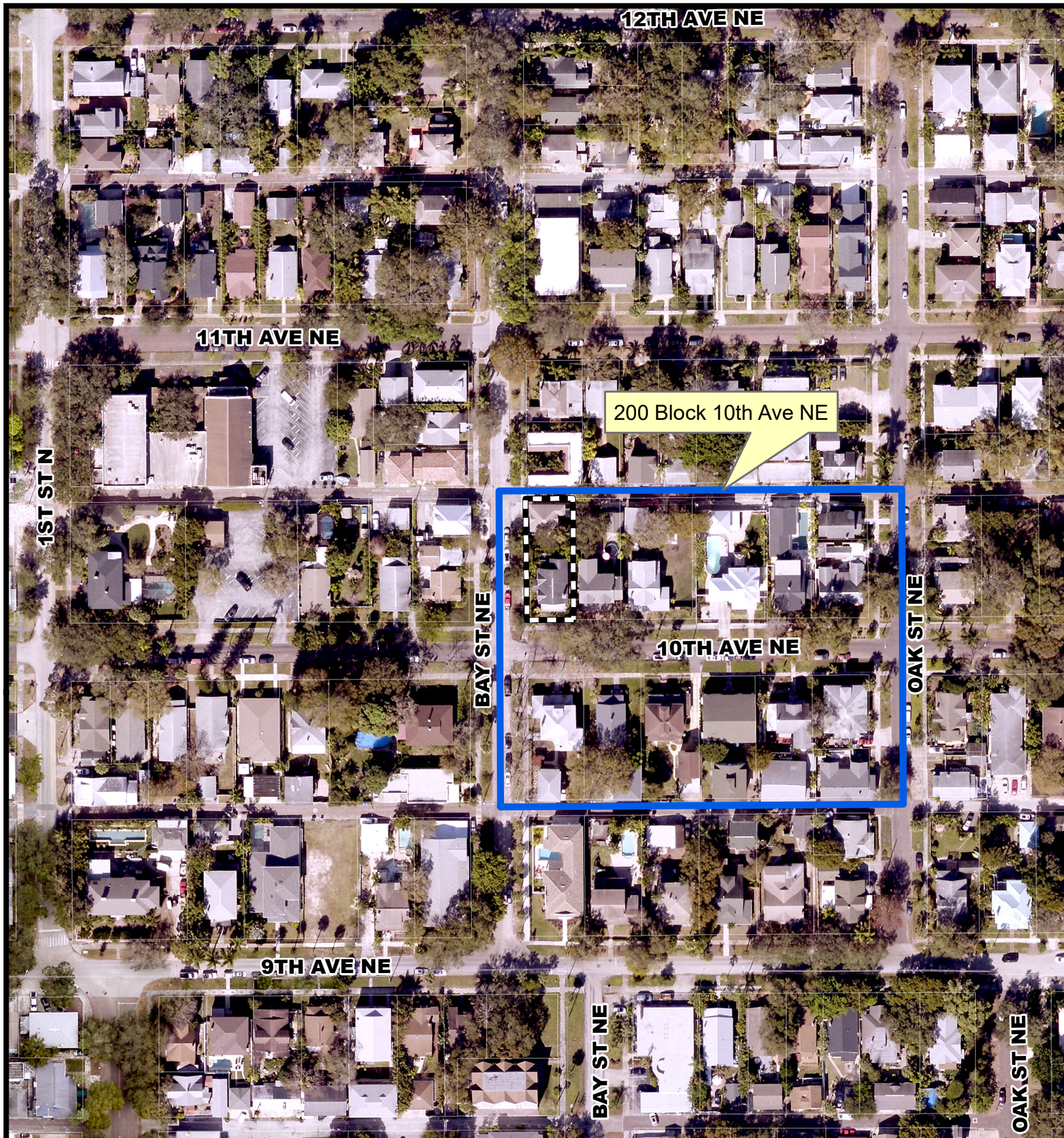


NEW
GROUND
FLOOR



Appendix B:

Maps of Subject Property



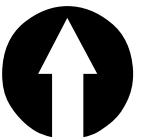
Community Planning and Preservation Commission

1001 Bay St. NE

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
21-90200016**



N

**SCALE:
1" = 150'**

12TH AVE NE

11TH AVE NE

1ST ST N

200 Block 10th Ave NE

BAY ST NE

OAK ST NE

10TH AVE NE

9TH AVE NE

BAY ST NE

OAK ST NE

Community Planning and Preservation Commission

1001 Bay St. NE

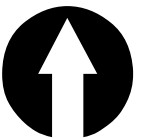
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-90200016



N

SCALE:
1" = 150'