



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, May 11, 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.: 21 90200030

REQUEST: Review of a Certificate of Appropriateness for the demolition of a side porch and construction of a residential addition at 2750 Dartmouth Ave N, a contributing property to a local historic district.

OWNER: Debra Wright

APPLICANT: Jerry Brown

PARCEL ID NO.: 23-31-16-35082-004-0180

PROPERTY ADDRESS: 2750 Dartmouth Avenue North

LEGAL DESCRIPTION: HALL'S CENTRAL AVE NO. 1 BLK 4, E 52FT OF W 100FT OF VILLA SITE V

ZONING: NT-2

Historic Significance and Existing Conditions

The Tudor Revival house at 2750 Dartmouth Ave N. was constructed in 1937 by builder Fred G. Crawford. The house's main form is rectangular with a side gable roof. A front, cross gable detail with a projecting bay window creates visual interest along the front façade, as well as the central chimney and a round, arched front door. The house originally had wood, six-over-one windows, which have been replaced. The house has a side, screened in porch. The porch was never referenced in the property card, nor in early advertisements for the property. It does have the same foundation materials as the main house and is shown on the 1951 Sanborn map (Figure 1), so the porch is probably original to the house or added soon after construction.

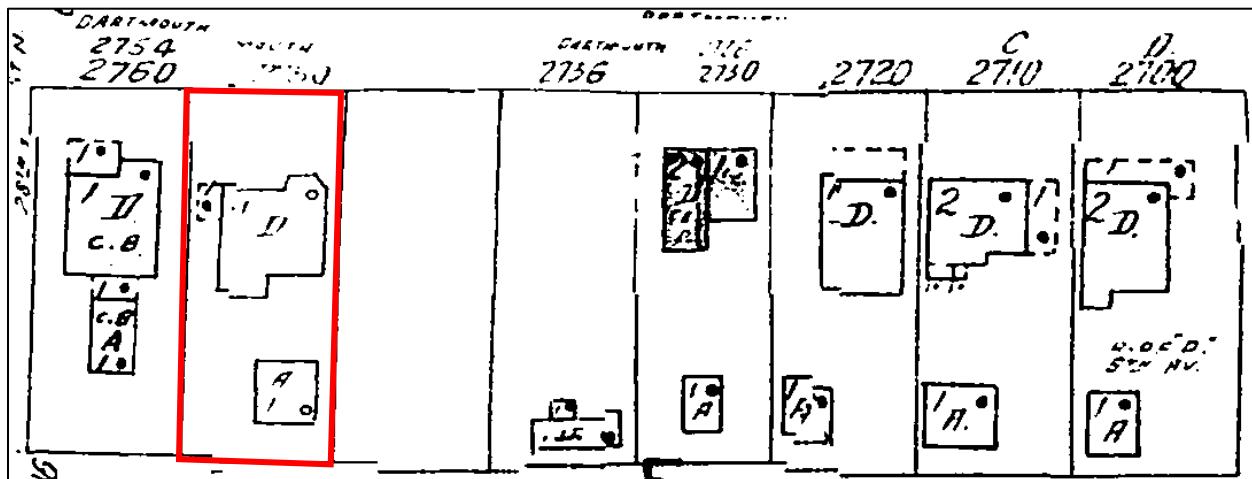


Figure 1: Section of Sheet 252, Sanborn Map of St. Petersburg, FL, 1951. Subject property outlined in red.

The subject property is a contributing property to the Kenwood National Register Historic District (Florida Master Site File No. 8PI07088). The subject property is a contributing resource to the recently designated Kenwood Section - Southwest Central Kenwood Local Historic District (City File 19-90300002).

Project Description and Review of COA

Project Description

The COA application (Appendix A) proposes the construction of an addition at the side of the main structure with the following characteristics:

- Demolition of a screened in, side porch;
- Approximate 126 square feet of additional living space in the same location as the extant porch;
- A side gabled roof with a similar pitch to main house, but at a lower height;
- Asphalt shingles on new addition to match main house;
- Six-over-one sash window on front, two triangular clerestory windows on side, and sliding glass door on rear;
- Hardi-board siding to match existing.

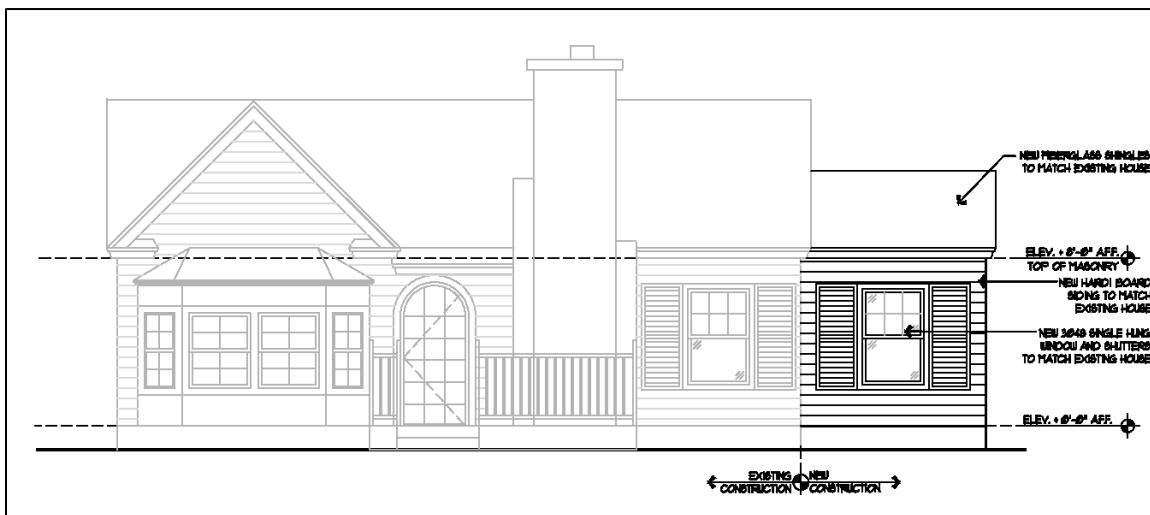


Figure 2: Proposed front elevation with new side addition.

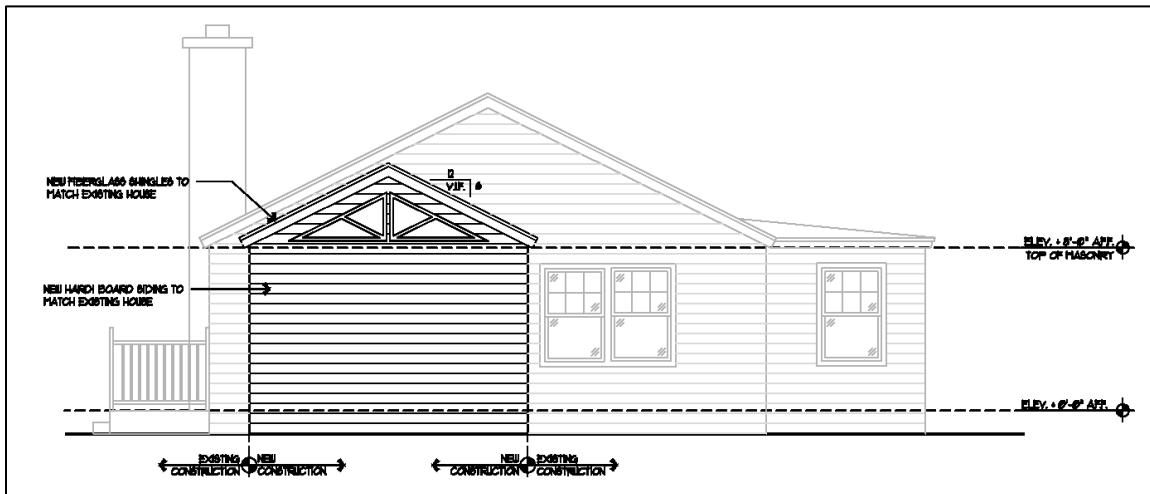


Figure 3: Proposed side elevation of new addition.

According to the COA Matrix, additions to contributing or noncontributing buildings within local historic districts require approval by the Community Planning and Preservation Commission.

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 Typically, additions are encouraged to be located in the rear or on a non-publicly visible elevation. This project proposes the addition to be located where a side-screened porch is situated. The addition, while visible, will have the same footprint of the porch. Therefore, it will have minimal impact on the resource and the district as a whole.

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 addition will be located in the footprint of an extant screen porch. As such, the impact on the contributing structure 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 proposal does include the demolition of a side porch, which appears to be original to the property. Staff does not believe that the side porch is a character-defining feature of the property. The addition will constitute a slight change in the subject property's overall design, but staff finds the addition to be sensitively applied.

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 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 addition will utilize a side gabled roof that will be lower than the main house's roof. This will make the addition subordinate to the main massing of the house and is in keeping with other resources in the district.

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 addition will be compatible with the contributing resource.

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.*

Somewhat Consistent The front elevation includes a six-over-one window that will match the other extant windows on the front of the house, but the side elevation only includes two non-traditional, triangular shaped clerestory windows. The use of clerestory windows creates a blank wall that is devoid of a traditional fenestration that would follow the same rhythm and pattern as the rest of the house. The applicant has cited the close proximity between the subject property and the neighboring house as the reason for no side window.

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.*

Consistent The proposed front window on the side addition will match the windows on the front façade of the contributing resource.

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 in the same footprint as an extant side porch. There will be no change to the open space between the construction and adjoining buildings.

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 hardi-board lap siding 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 gabled roof is similar to the pitch of the existing roof, and will be lower. This roof form is typical to many resources in the proposed district.

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.*

Somewhat Consistent The massing of the new construction will be subordinate to the main house and will read as an addition. The clerestory window openings on the side elevation are not compatible with the rest of the contributing resources of the district, but due to the setback of the addition, the windows will be minimally visible.

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 The overall massing of the proposed addition is appropriate to the building and the district.

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 plans do propose the demolition of a side porch that staff believes is original to the property, but is not a character-defining feature of the property. The proposed addition will be compatible with the main house in terms of massing, size, scale, and will utilize similar architectural features.

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 applicable criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria satisfied.
- Additional Guidelines for New Construction: 12 of 12 criteria satisfied or generally satisfied.

Staff Recommendation and Conditions of Approval

Certificate of Appropriateness Request

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 2750 Dartmouth Avenue North, 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 traditional window features of the historic district.
2. Proposed six-over-one window will feature contoured, three-dimensional external muntins that replicate traditional muntin design.
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. 21-90200030 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

2750 Dartmouth Ave N.	23-31-16-35082-004-0180
Property Address Kenwood	Parcel Identification No. BP21-01000630
Historic District / Landmark Name Debra Wright	Corresponding Permit Nos. 727 410 4563
Owner's Name 2750 Dartmouth Ave N.	Property Owner's Daytime Phone No. goenpls@yahoo.com
Owner's Address, City, State, Zip Code Jerry Brown	Owner's Email 727 638 3909
Authorized Representative (Name & Title), if applicable 4555 38th St N. St Pete., fl., 33714	Representative's Daytime Phone No. gicinc@yahoo.com
Representative's Address, City, State, Zip Code	Representative's Email

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

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:

213/2021

Signature of Representative:

Date:

2/5/21

Debra A Wright
2750 Dartmouth Avenue N
Saint Petersburg, FL 33713

March 3, 2021

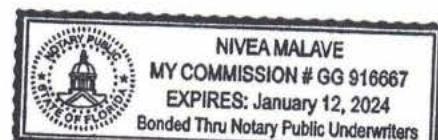
Jerry Brown
Grand Illusions Contracting Inc.
CGC 1513271
727 498 4231 office
727 638 3909 cell
727 525 0933 fax

Dear Mr. Brown,

I, Debra A Wright, owner hereby authorize Jerry Brown of Grand Illusions Contracting, CGC 1513271 to complete the items described in the Certificate of Appropriateness application under "application type" and "type of work" for my home located of 2750 Dartmouth Avenue North once the submitted permit(s) has been reviewed and authorized by the City of St. Petersburg, Florida.

Sincerely,


Debra A. Wright, Owner



AFFIX SEAL

Sworn to before me, a notary public this 3rd day of February 2021,

Signature: Nivea Malave, of Pinellas County
Title: AA II, My commission
expires 1/12/2024



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.

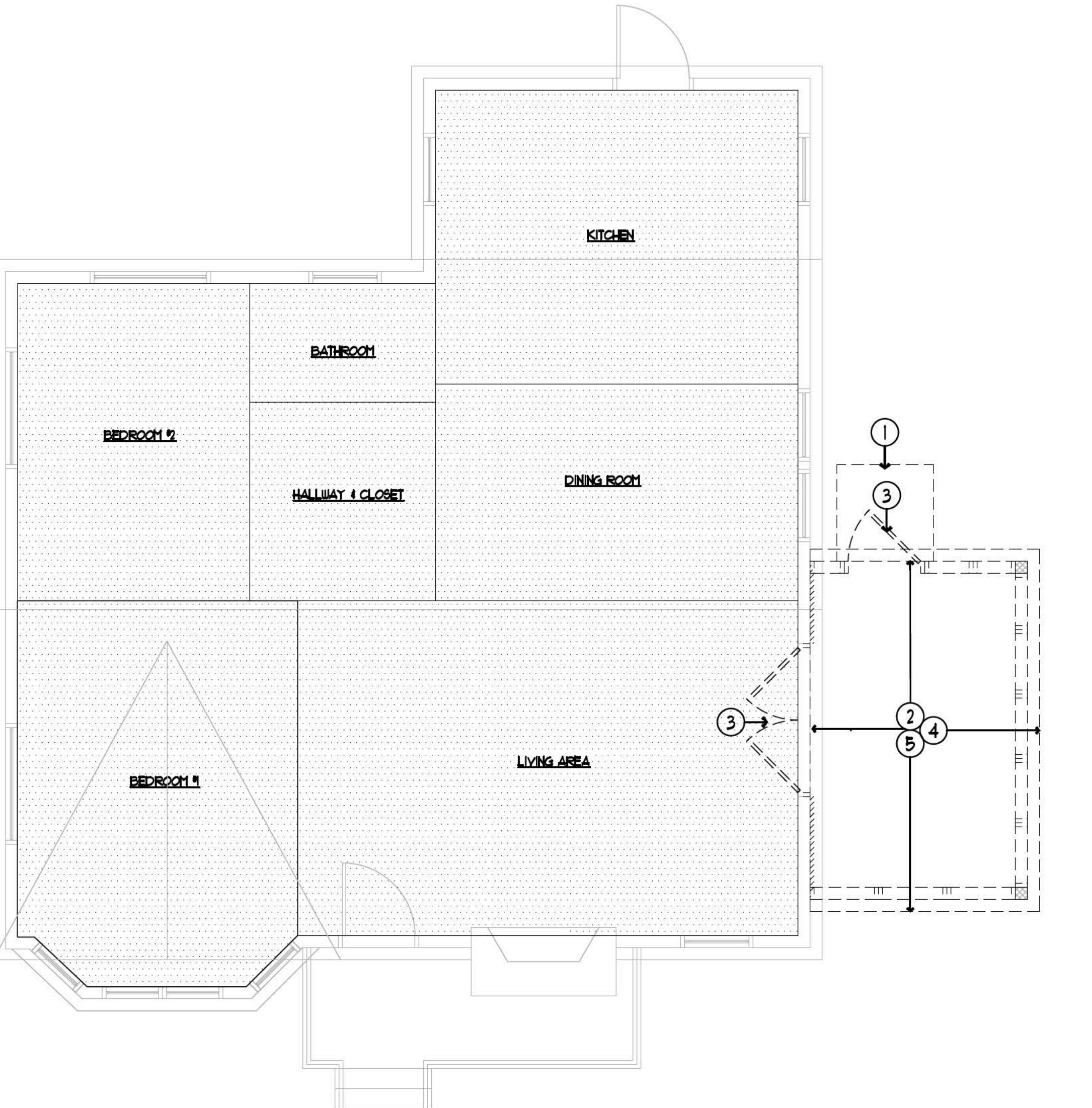
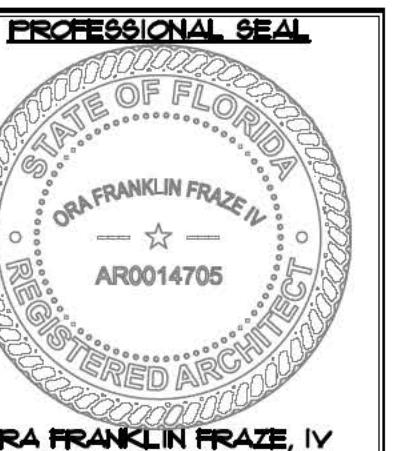
Building or Site Feature	Photo No.	Proposed Work
Existing Screen Porch Conversion to Living Area, Same Foot Print.		Demo existing Porch enclosure and Reconstruct room addition in same location or foot print. Per plans attached, windows, ext. finishes to Match Existing as close as possible.

ISSUE	DATE	BY:
REVIEW	01/15/21	MK
PERMIT	01/15/21	MK
REV.		

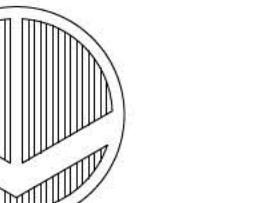


- L. IN COMPANY WITH THE OWNER, VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
- II. CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
12. MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN ALSO TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE.
2. SHUT OFF, CAP, AND OTHERWISE PROTECT EXISTING PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAVING JURISDICTION.
3. COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED, LEAVING SURFACES CLEAN, SOLID, AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE.
4. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
5. DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
6. ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.
7. THE DEMOLITION WORK IS NOT LIMITED TO DEMOLITION ITEMS LISTED OR SPECIFICALLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS, BUT SHALL INCLUDE THOSE ITEMS NECESSARY FOR A FINISHED AND COMPLETE PROJECT.
8. GENERAL CONTRACTOR SHALL INCLUDE ALL INTERIOR AND EXTERIOR PATCHING, PREPARING AND PAINTING TO PROVIDE A PROFESSIONAL AND COMPLETELY FINISHED PROJECT.

- ① REMOVE EXISTING CONCRETE STEP
- ② REMOVE EXISTING SCREENED IN PORCH
- ③ REMOVE EXISTING DOOR
- ④ REMOVE EXISTING FLOOR AND FOUNDATION
- ⑤ REMOVE FLAT ROOF ABOVE



1 DEMOLITION PLAN
SCALE: 1/4" - 1'-0"



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ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.



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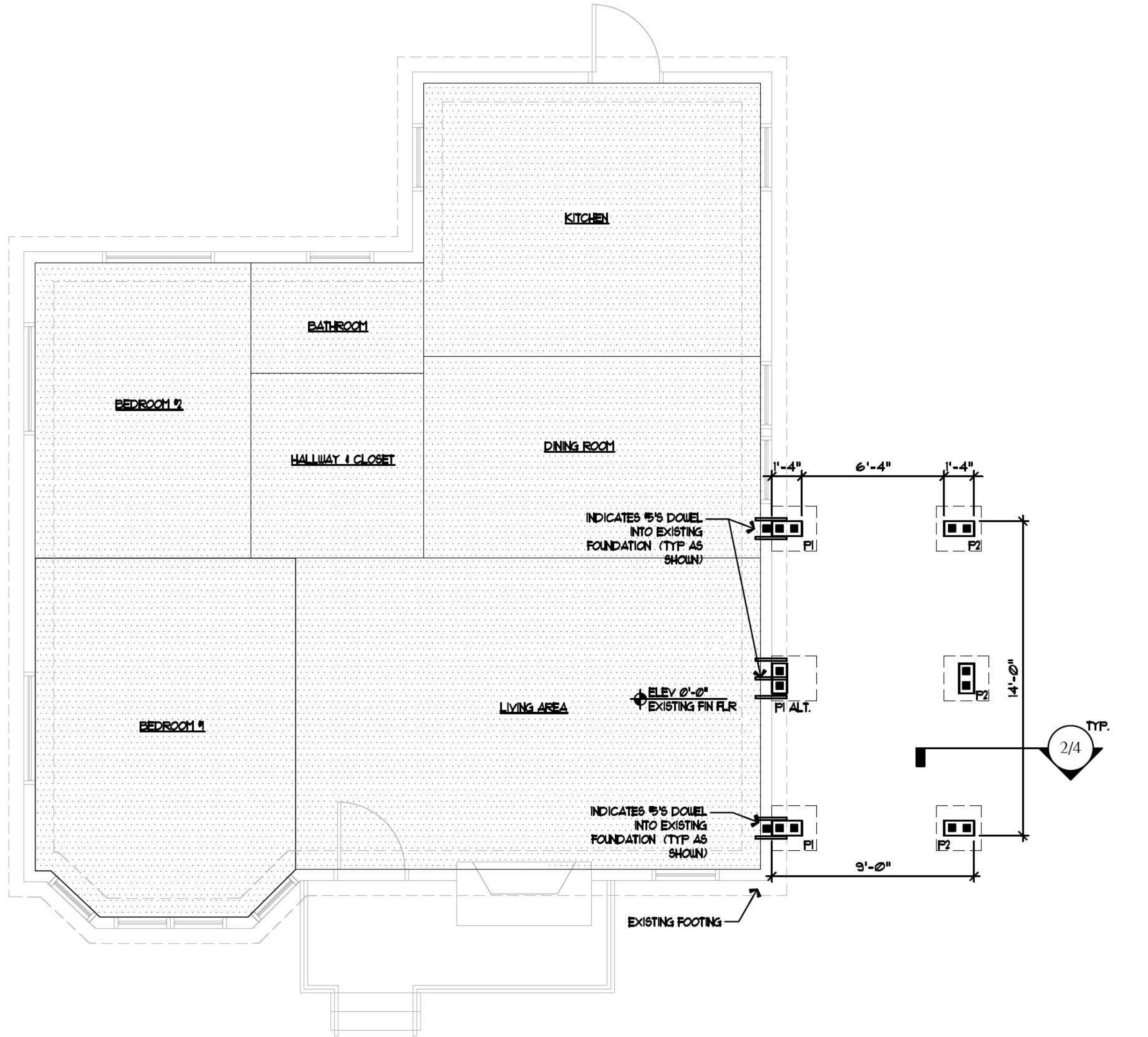
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DEMOLITION PLAN

SHEET NUMBER

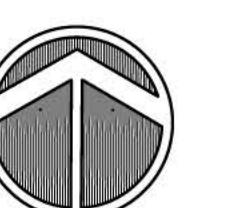
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ALL DIMENSIONS TO BE FIELD VERIFIED.
DIMENSIONS FOR WINDOWS ARE "GENERIC" AND USED FOR DESIGN PURPOSES ONLY.
VERIFY ALL WINDOW OPENINGS WITH WINDOW MANUFACTURER FOR EXACT ROUGH OPENING SIZES
ALL GLAZED OPENINGS SHALL BE IMPACT RESISTANT.
ALL PERIMETER WALLS ARE TO BE CONSIDERED SHEAR WALLS EXCEPT AT DOOR AND WINDOW OPENINGS AND WALL LENGTHS LESS THAN 2'-0". NAILING PATTERN AND SPACING AT SHEATHING FOR SHEAR APPLY TO ALL EXTERIOR FRAME WALLS



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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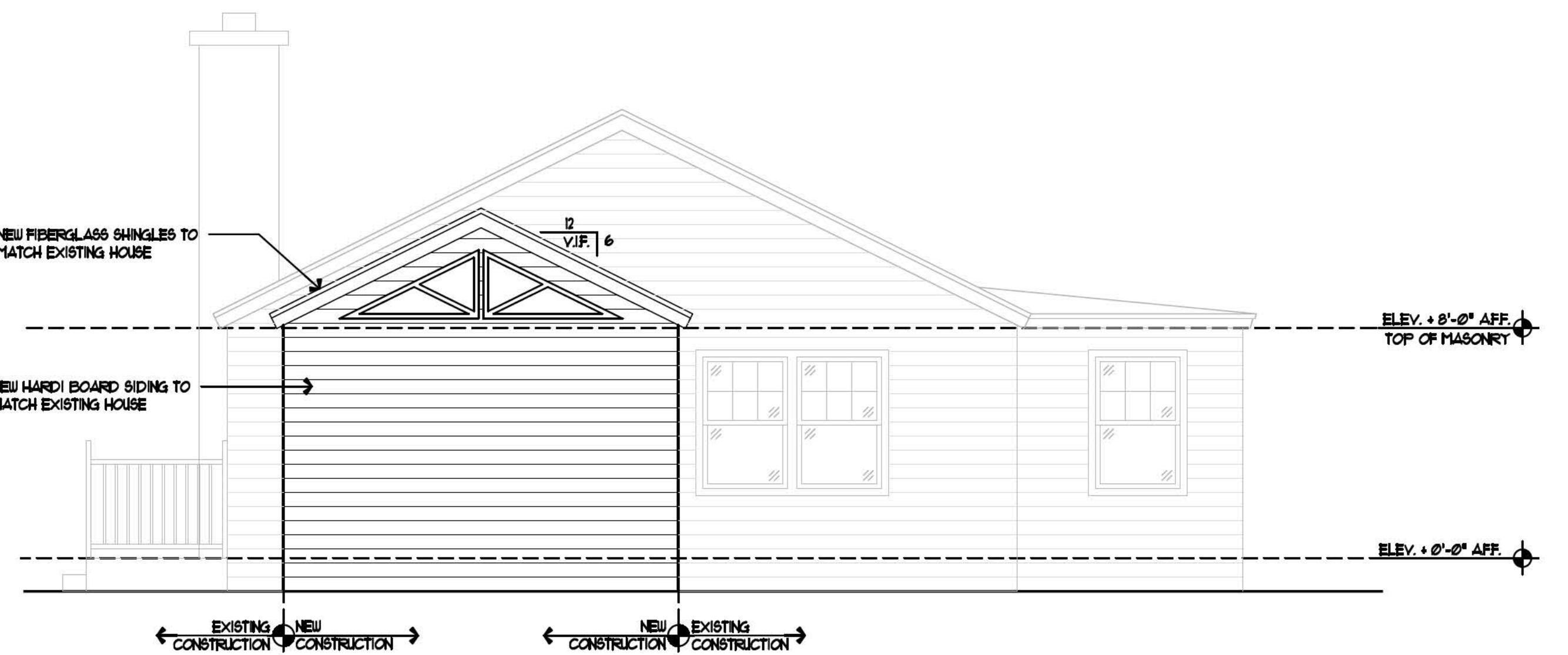
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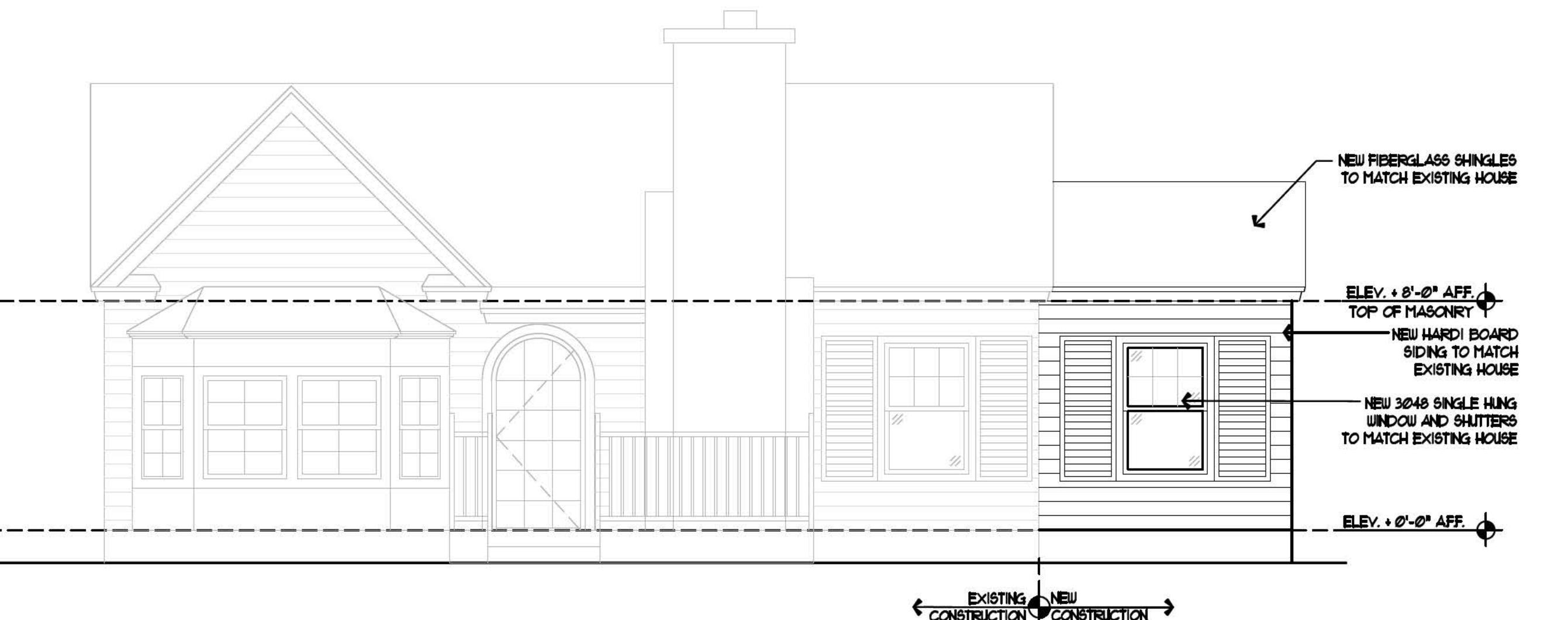
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② SIDE ELEVATION
SCALE: 1/4" = 1'-0"



① FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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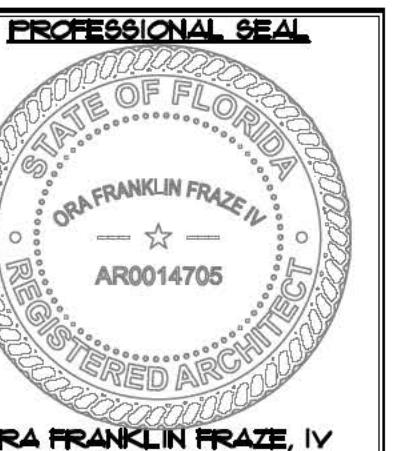
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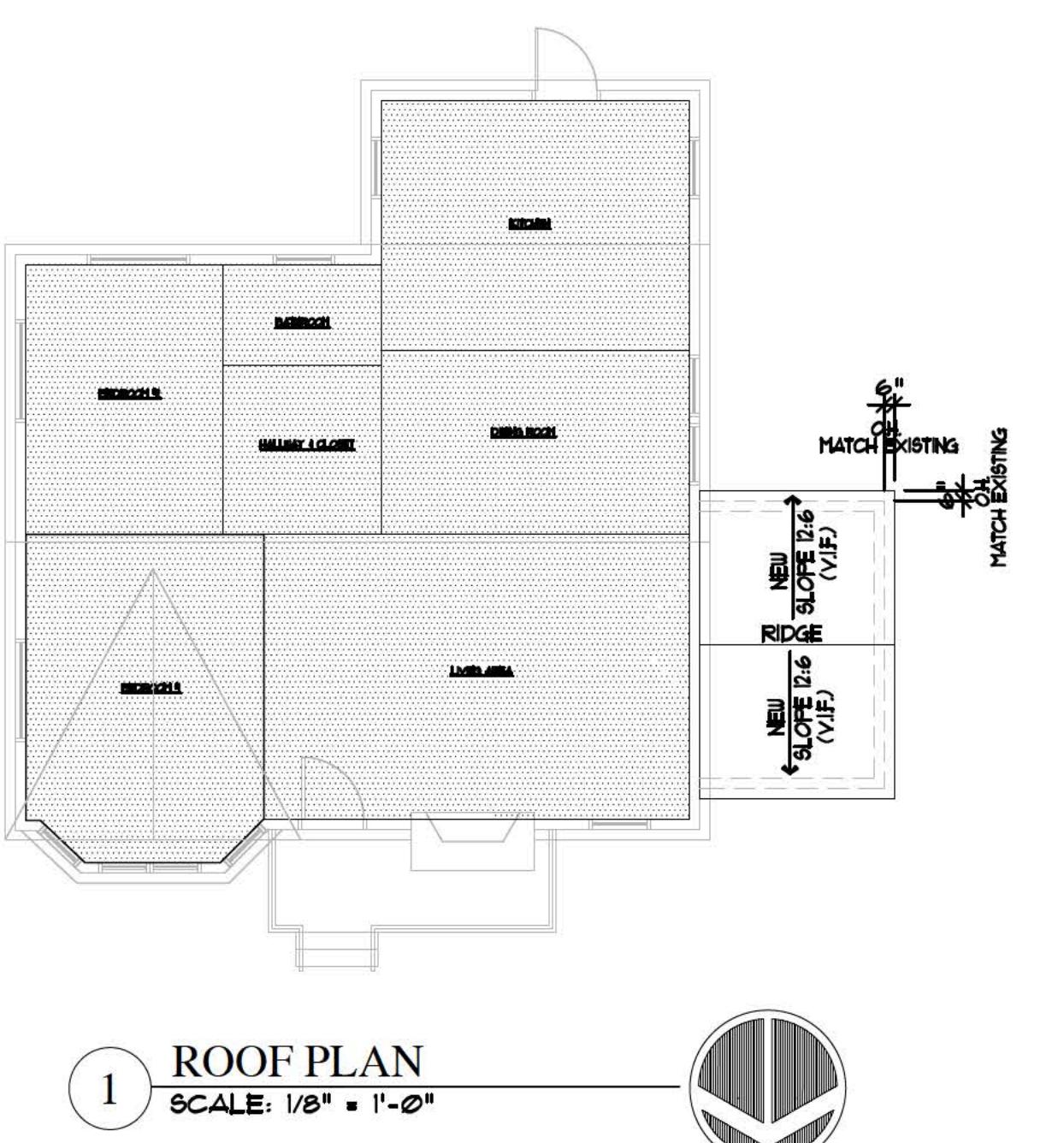
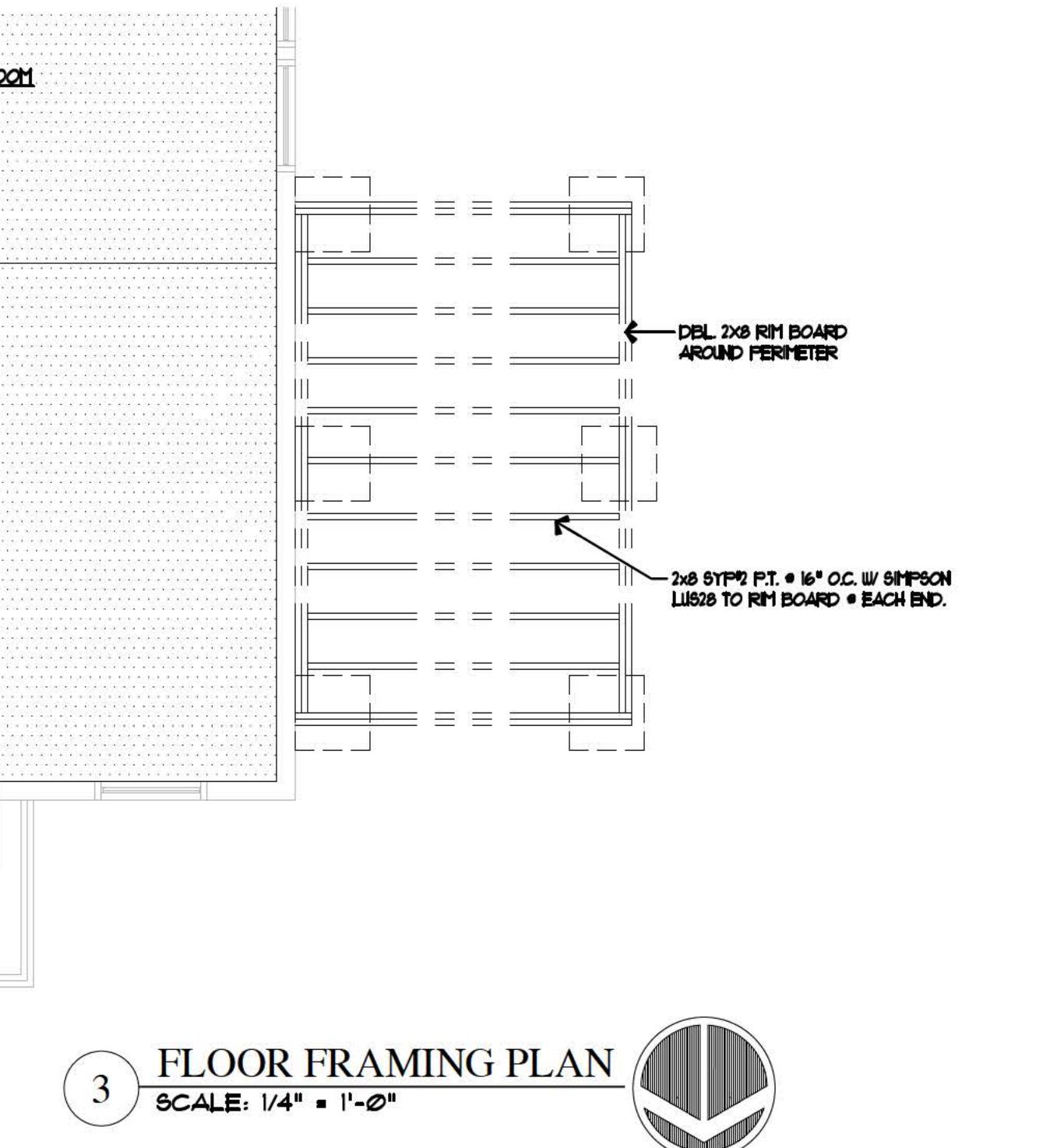
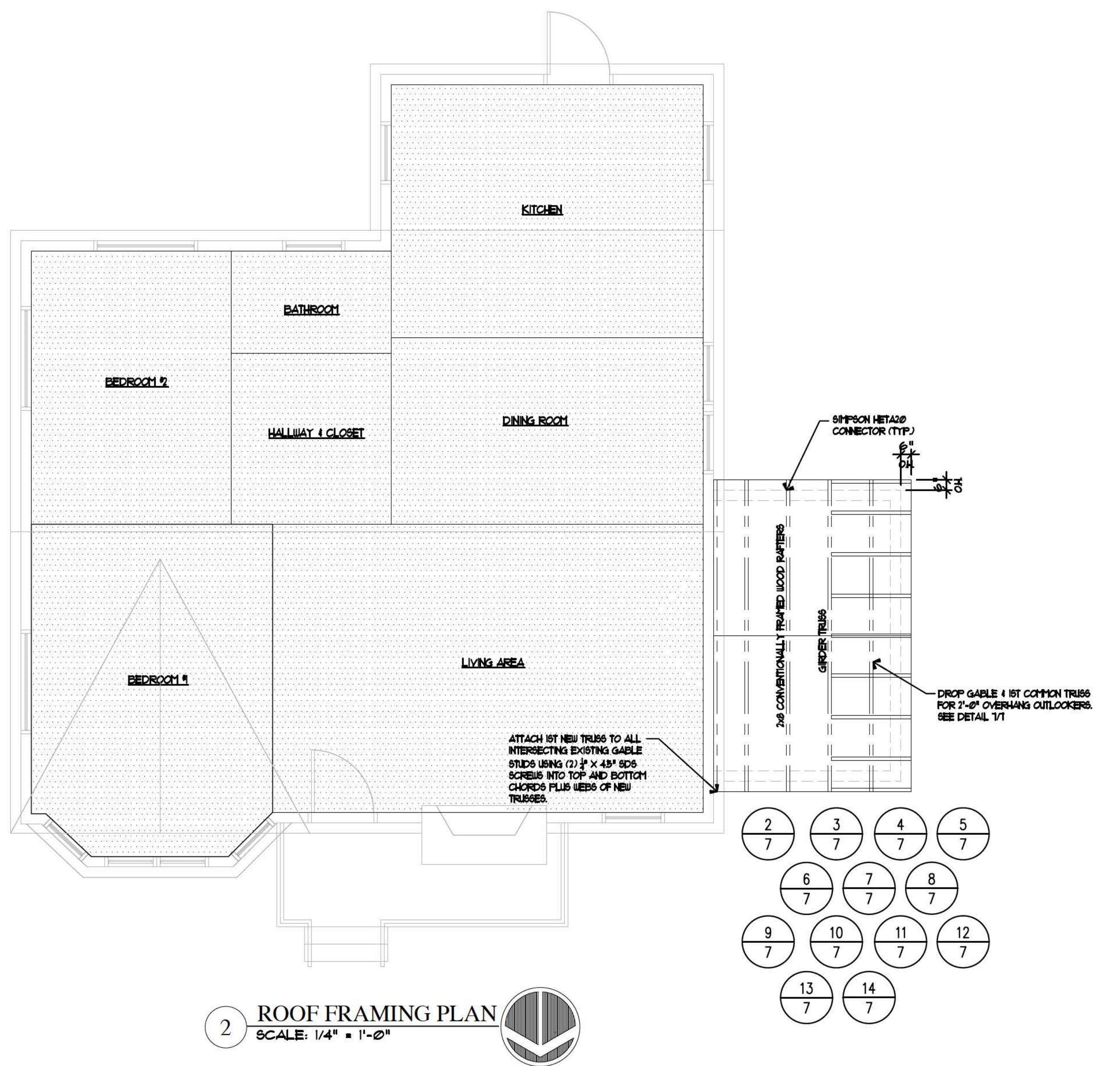
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PHONE: 727/328-3608

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1750 CENTRAL AVENUE
PHONE: 727/328-3608

SHEET TITLE	ROOF & ROOF FRAMING PLAN
SHEET NUMBER	

CONNECTOR NOTES:
UNLESS NOTED OTHERWISE:
ALL MASONRY TO TRUSS CONNECTIONS SHALL BE SIMPSON METAL
OR EQUAL.
ALL FRAME TO TRUSS CONNECTIONS SHALL BE SIMPSON H240 OR
EQUAL.
IF CONTRACTOR REQUIRES CLARIFICATION OF ANY ITEM OR
COMPONENT THEY SHALL REQUEST CLARIFICATION IN WRITING BEFORE
INSTALLING ITEM IN QUESTION.
CONTRACTOR SHALL BE RESPONSIBLE FOR ITEMS INSTALLED
INCORRECTLY.



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EDITION 2010 FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER
APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY
STANDARDS.

ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE
CONTRACTOR, ANY AND ALL DISCREPANCIES SHALL BE REPORTED
TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.









Appendix B:

Maps of Subject Property



Local Historic District:
Kenwood Section

- Southwest Kenwood Local Historic District

5TH AVE N

28TH ST N

DARTMOUTH AVE N

27TH ST N

4TH AVE N

Community Planning and Preservation Commission

2750 Dartmouth Ave N

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-90200030



SCALE:
1" = 117'

Local Historic District:
Kenwood Section
- Southwest Kenwood Local Historic District

5TH AVE N

DARTMOUTH AVE N

4TH AVE N

2750 Dartmouth Ave N

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
21-90200030**



SCALE:
1" = 117'