



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 90200032

REQUEST:

Review of a Certificate of Appropriateness for the alteration of a front porch and new front door at 2754 4th Ave N, a contributing property to a local historic district.

OWNER: Melissa Overton
APPLICANT: Wydel Simmons
PARCEL ID NO.: 23-31-16-35082-009-0181
PROPERTY ADDRESS: 2754 4th Avenue North
LEGAL DESCRIPTION: HALL'S CENTRAL AVE NO. 1 BLK 9, W 50FT OF VILLA SITE R
ZONING: NT-2

Historic Significance and Existing Conditions

The Craftsman Bungalow-style house at 2754 4th Avenue North (“the subject property”) was constructed in 1924 by the building company Paul and Bowers. The house is a simple rectangular form with a front gabled main roof with a smaller, off-set front and street side porch, which also has a front gabled roof. The house has had some alterations over the years, such as the addition of aluminum siding and soffits in 1970. The front porch used to be screened, as evidenced from a 1954 newspaper advertisement and from when the property was surveyed in 1995.

The subject property is a contributing property to the Kenwood National Register Historic District (Florida Master Site File No. 8PI07170). 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 following alterations for the contributing structure:

- Remove aluminum siding to restore wood siding underneath or install new wood siding if deteriorated;
- Remove aluminum soffits to expose rafter tails;
- Replace pair of wooden French doors with single-action fiberglass door and sidelights with beveled glass;
- Installation of PVC porch railing with decorative tree design;
- Installation of bracket (or knee brace) that extends through a decorative bargeboard, similar to 2701 2nd Avenue North, on front elevation;
- Repair porch floor and wood columns to match existing.

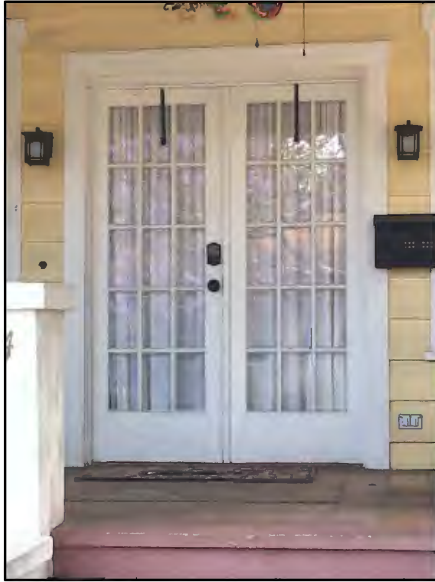


Figure 1: Existing doors, as shown in application



Figure 2: Proposed doors, as shown in application

The proposed replacement door (Figure 2) is a fiberglass single-action door with sidelights. The door itself features a faux-lead glass panel at its upper portion and sidelights with a vertical-panel construction below. The sidelights also feature the faux leaded glass, which the applicant has stated the decorative glass is to create privacy. The overall design and configuration are generally consistent with recommendations provided by St. Petersburg's Design Guidelines for Historic Properties (Figure 3), although leaded glass is not a typical historic design element found locally on Craftsman-style homes. Nonetheless, the design generally references the Craftsman design aesthetic.

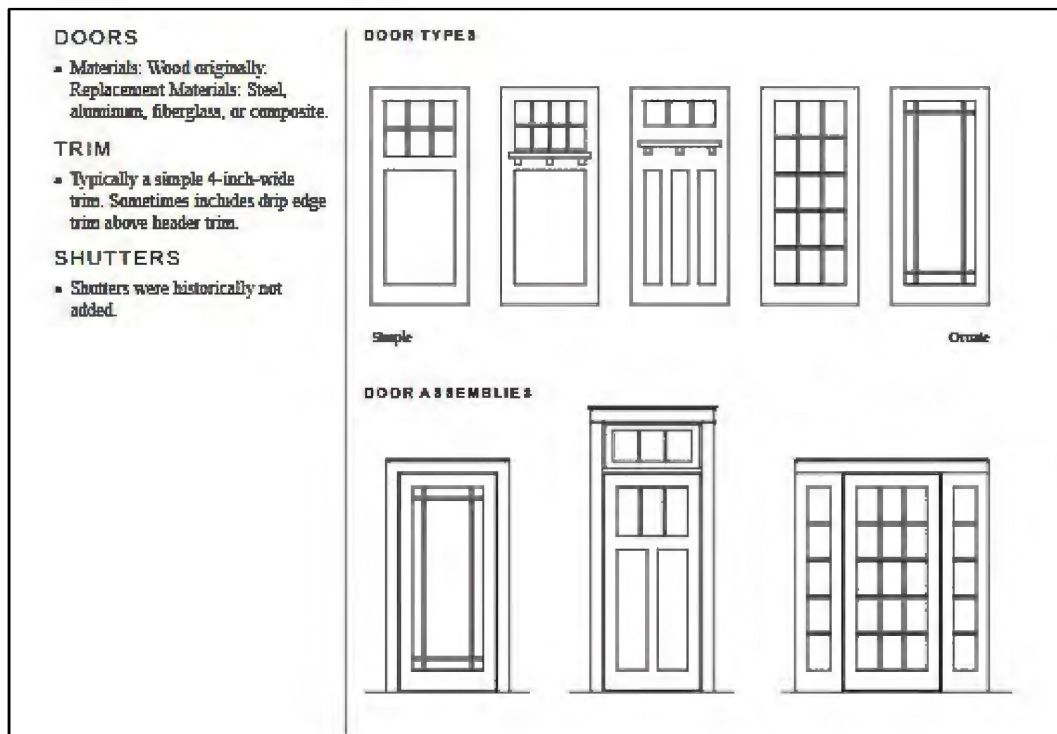


Figure 3: Typical doors found at local residences displaying the Craftsman style, as shown in St. Petersburg's Design Guidelines for Historic Properties, page 49.



Figure 4: Proposed PVC railing with tree cutout. Image from The Porch Company.



Figure 4: Bracket and beams that extend through decorative bargeboard at 2701 2nd Ave N.

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.*

**Somewhat
Inconsistent**

The subject property is a contributing resource to the Kenwood Section – Southwest Kenwood Local Historic District, whose early twentieth century architectural character is largely derived from its collection of highly intact Craftsman bungalows.

Since the original entryway's configuration and design is unknown, the proposed partially-glazed door with sidelights are appropriate and recommended as a feature of the Craftsman style by St. Petersburg's *Design Guidelines for Historic Properties*, although the use of beveled glass is not traditional to the Kenwood neighborhood. The applicant has stated the need for beveled glass to create privacy. A solution could be to use a frosted glass film or traditional curtains or shades to provide privacy.

The proposed PVC railing with a decorative tree design does not match traditional railing styles in the historic district. There is no documentation of the proposed knee brace extensions, and the installation of these features might lessen the integrity of the subject property and create a false sense of history.

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

**Somewhat
Consistent**

The proposed project will not affect the building's footprint and will have minimal impact on other resources within the district, but the introduction of elements not traditional to the district could negatively alter the integrity of 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.*

**Somewhat
Inconsistent**

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, with the exception of the beveled glass.

The proposed decorative PVC railing introduces a material and design that does not match traditional features of the historic district. While the railing is something that can be easily reversible, it would set a precedence for the introduction of non-traditional features in the local historic district.

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 resource.

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.*

Somewhat Inconsistent As noted above, the style of the original door is not known. The proposal to install decorative architectural features from other buildings without documentation of existence at the subject property should be avoided. Alternatively, the removal of the aluminum siding should reveal architectural details and features underneath, and those details should be restored.

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.*

Inconsistent The exact configuration and stylistic details of the original entryway at the subject property are unknown. While the proposed design of the door is appropriate to the district, staff finds the introduction of beveled glass, which is not traditional to the historic district, inappropriate and creating a false sense of development.

The proposal to introduce architectural elements from 2701 2nd Ave N without evidence is contrary to this criteria.

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 installation of the aluminum siding and soffit in 1970 have not gained any significance. Instead, those alterations have obscured architectural features of the house, which hopefully will be unveiled after the removal of the siding and soffits.

It is unknown when the existing French doors were installed, as the front porch was screened when the property was surveyed in 1995. Staff does not feel that the French doors have gained historic significance.

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

**Somewhat
Consistent**

The door to be removed is likely not historic. The existing opening will be preserved.

Instead of the proposal to add decorative features found on other buildings, the architectural features discovered when the aluminum siding and soffits are removed should be preserved and restored.

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**

For the replacement front door, the opening and trim will be preserved and repaired as necessary. It is unknown what the original design of the front door was, but the proposed configuration of the door is compatible with the Design Guidelines with the exception of the faux-leaded glass in the door glazing and sidelights, which is not a traditional feature in St. Petersburg.

The proposed PVC railing with a decorative tree and the proposed architectural features for the gable roof are not substantiated by any photographic or documentary evidence.

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 applicable criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 2 of 4 relevant criteria met.
- Additional Guidelines for Alterations: 4 of 7 relevant criteria met 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 the alteration of the property at 2754 4th Avenue North, subject to the following:

1. A replacement railing for the front porch should consist of wood and be architecturally compatible with the Craftsman style, per the *Design Guidelines for Historic Properties in St. Petersburg*.
2. The glass in the proposed front doors should be clear or frosted with a film, without the use of faux-leaded glass.
3. Sidelights will be recessed in wall plane approximately 2 to 3 inches to provide consistency with existing historic windows.
4. The existing entryway opening and trim will be preserved, as proposed.
5. Decorative features that are conjectural should not be used without documentary evidence. Architectural features exposed when the aluminum siding and soffits are removed should be restored.
6. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
7. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Appendix A:

Application No. 21-90200032 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

Property Address

2754 4th Ave N

Historic District / Landmark Name

Historic Kenwood

Owner's Name

Melissa Overton

Owner's Address, City, State, Zip Code

2754 4th Ave N

Authorized Representative (Name & Title), if applicable

Wydel Simmons- Reassurance Inspection, Owner

Owner's Address, City, State, Zip Code

Parcel Identification No.

Corresponding Permit Nos.

Property Owner's Daytime Phone No.

425-205-5455

Owner's Email

Melissa.a.overton@gmail.com

Representative's Daytime Phone No.

7273009044

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 checked="" type="checkbox"/>	Other: Like for Like for main Front door		

TYPE OF WORK (Check applicable)

<input checked="" type="checkbox"/>	Repair Only
<input type="checkbox"/>	In-Kind Replacement
<input type="checkbox"/>	New Installation
<input checked="" 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:

3/3/2021

Signature of Representative:

Date:

3/3/2021



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
	1	Replace Front porch doors with new decorative door with like historic features
	3	Replacement Gable like for like replacement with historic features
	3	Remove siding and replace with original wood siding and add corbels
	2	Repair and replace railing with historic decorative feature
		Repair porch floor
		Repair wood rot on columns like for like

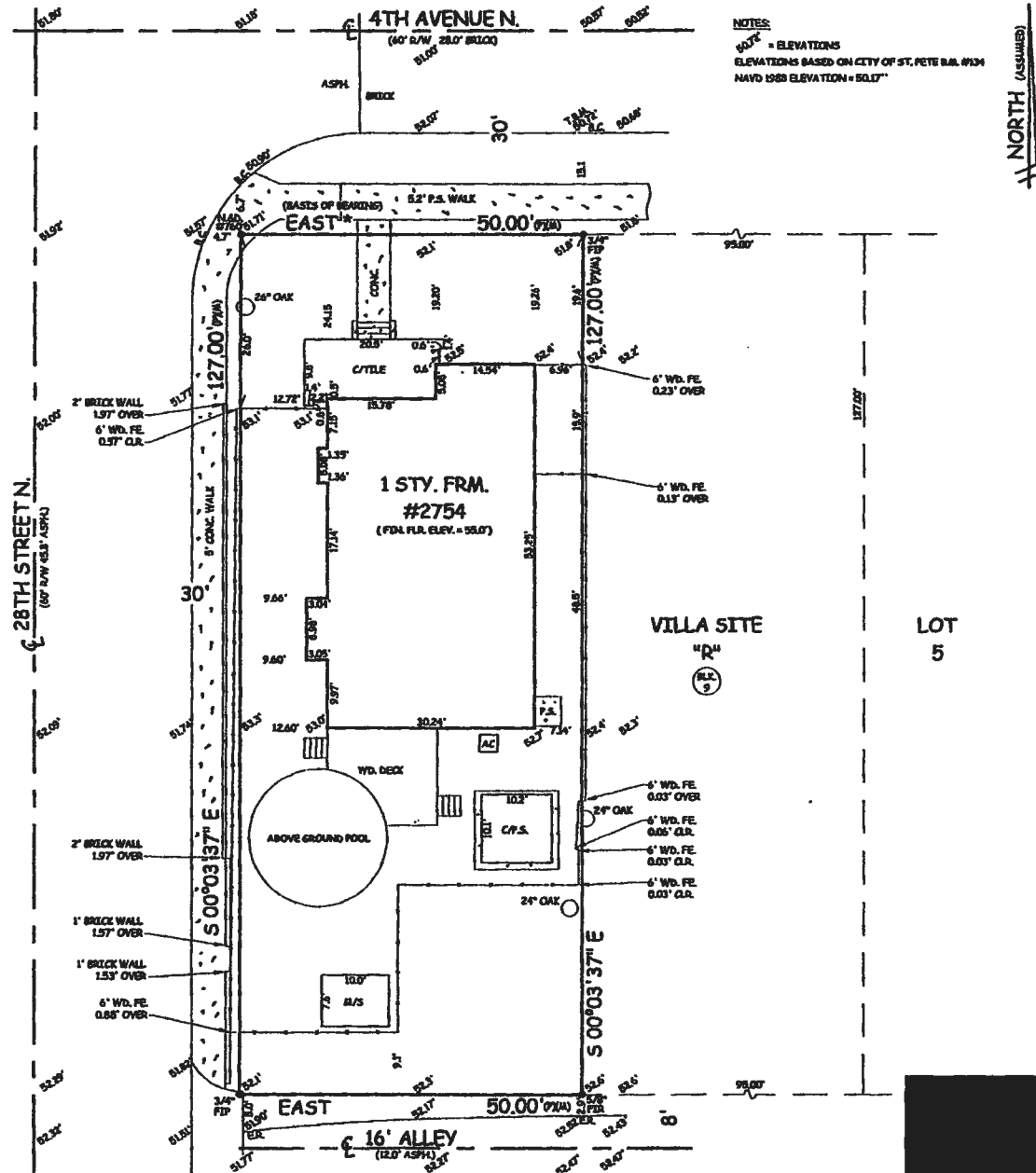
JOB NO: 202134		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MFB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 1/05/2021			FAX (727) 344-4640

CERTIFIED TO: Melissa Overton

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 23 TWP. 31 S. RGE. 16 E.



A BOUNDARY SURVEY OF: West 50.0' feet of Villa Site R, Block 9, HALL'S CENTRAL AVENUE NO. 1, as recorded in Plat Book 3, Page 39 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: X Comm. Panel No. : 125148 0218 G Map Date : 9/03/03 Base Flood Elev : NA

FOR THE EXCLUSIVE USE OF THE HEREIN PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 61-47, FLORIDA ADMINISTRATIVE CODE, UNDERGROUND FOUNDATIONS AND IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

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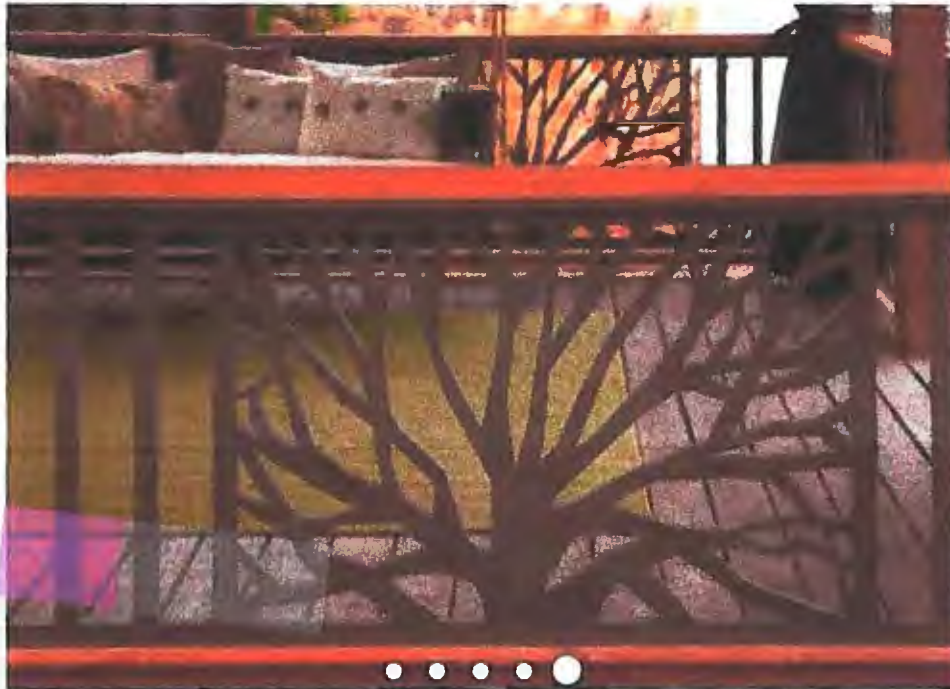
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The Porch Company - The Branches.
Panel - 31" x 47.75" 1" Black



SAVE

Buying options

About this page ⓘ

\$190.00

+\$0.00 est. tax

\$65.00 delivery

The Porch Store

[Visit site](#)



TRACK PRICE ⓘ

Get notified when the price drops



3



Rivert Blue SW 6530
Mocha SW 6067

①



9" side lights
each

~~6-9/16 x 84~~

6-9/16 x 70 in x 82 in





2754





Appendix B:

Maps of Subject Property

DARTMOUTH AVE N

Local Historic District:
Kenwood Section
– Southwest Kenwood Local Historic District

4TH AVE N

28TH ST N

27TH ST N

3RD AVE N

Local Historic District:
Kenwood Section
– Seminole Park Local Historic District

Community Planning and Preservation Commission

2754 4th Ave N

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-90200032



SCALE:
1" = 117'



Local Historic District:
Kenwood Section
– Southwest Kenwood Local Historic District

Local Historic District:
Kenwood Section
– Seminole Park Local Historic District

Community Planning and Preservation Commission

2754 4th Ave N

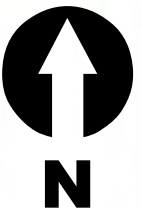
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-90200032



SCALE:
1" = 117'