



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, June 8, 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.

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.



Case No.:	21-90200048
Request:	Review of a Certificate of Appropriateness for the addition of a front porch to 3200 8 th Ave. N., a contributing property located within a local historic district.
Address:	3200 8 th Ave. N.
Legal Description:	KENWOOD SUB ADD BLK 17, LOT 1 & E 5FT OF LOT 2
Parcel ID No.:	14-31-16-46350-017-0010
Date of Construction:	1949
Local Landmark:	Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)
Owners:	Rachel L. Freeman Joseph R. Warpinski

Historical Context and Significance

The masonry vernacular house at 3200 8th Ave. N. (“the subject property”) was constructed in 1949. It is listed as a contributing resource to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008). The subject property represents a fairly typical but highly intact example of new construction infill that was built on undeveloped parcels within the established Kenwood neighborhood in the years following World War II. It features a hipped roof, steel casement windows, and an attached garage. As shown in Figure 1, the garage and primary residence were connected with an open breezeway at the time of construction in 1949.

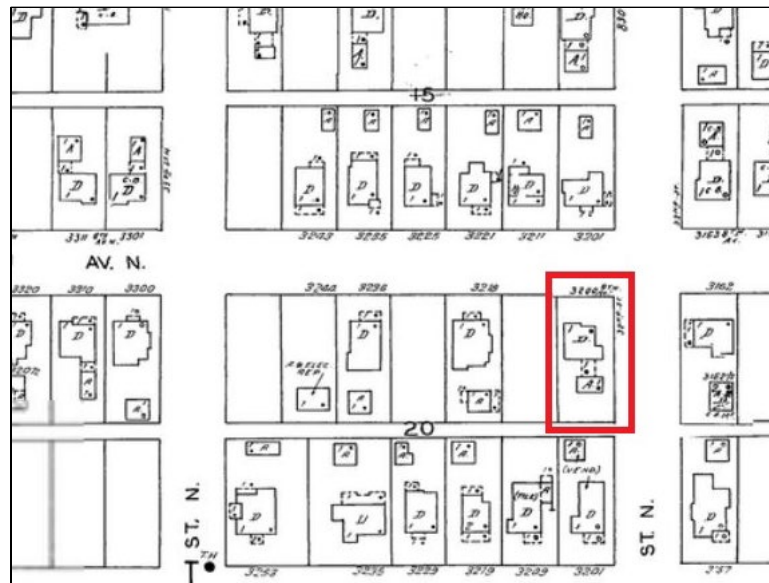


Figure 1: Section of 1951 Sanborn Map of St. Petersburg, Florida, Sheet 347, with subject property outlined in red

The subject property follows the traditional site design of the neighborhood, which is largely defined by a front entrance facing the parcel’s narrow edge and connected to the sidewalk with a pedestrian walkway, with vehicular access restricted to the rear. In the case of the subject property, the garage is accessed from the rear section of the street side yard (facing 32nd St. N.), rather than the rear alleyway.

Project Description and Review

Project Description

This COA application (Appendix A) proposes alteration to the main residence by constructing a front porch which will project approximately 10 feet forward from the existing front façade and extend the majority of the façade's width, to total 24 feet, four inches wide. The proposed porch will be sheltered by an extension of the existing hipped roof form. The height of the proposed porch's floor will be approximately six inches below the existing finished floor elevation, meaning it will be approached by two concrete steps.

Proposed decorative elements include a faux "flagstone" style veneer base below square wood uppers at the porch columns. Proposed railings are noted only to be 36 in high decorative guiderails; material is not specified.

General Criteria for Granting Certificates of Appropriateness

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

Generally consistent

As the applicant notes in the attached narratives (Appendix A), front porches are common throughout the subject district. However, they are more frequently found at this scale at Craftsman-style, Boom-era residences than the more straightforward forms of Minimal Traditional, post-War era homes such as the subject property.

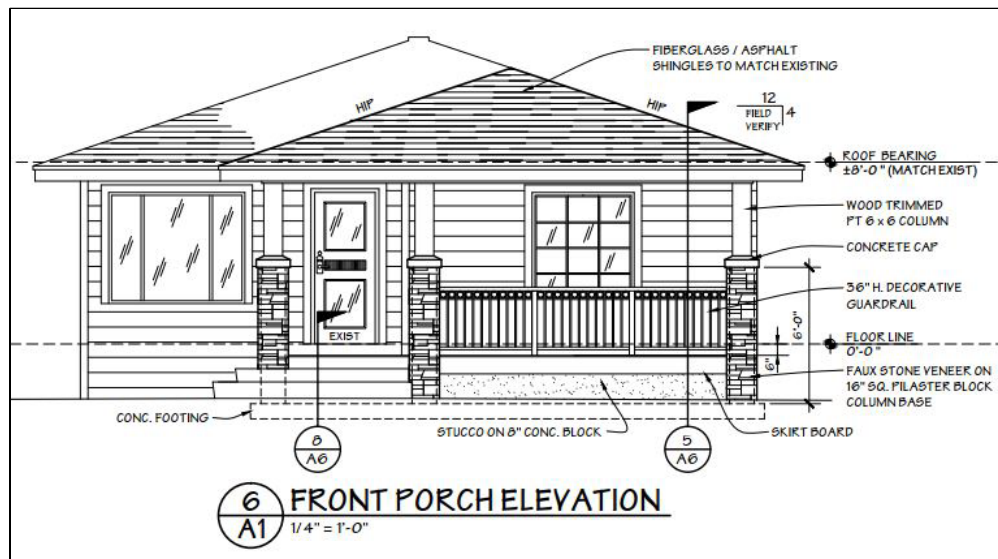


Figure 2: Proposed front elevation

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

Partially consistent

Although broad front porches are common to the earlier contributing resources in the subject district, a smaller stoop such as that original to the subject property is common in early post-War homes. However, the proposed porch addition has been designed to be located within the required setback and will not obscure other neighboring contributing resources.

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.*

Inconsistent

Although the proposal was designed to blend in with the subject district as a whole, staff has concerns with the extent to which it will alter the historic form of the subject property itself, which was designed without a front porch.

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.*

Inconsistent

As noted above, although the proposal does take cues from properties throughout the district, the subject property's simple form at the front elevation is a character defining feature.

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

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 proposal does not affect any altered portions of the subject property.

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

Consistent

The proposal replicates historic finishes, and, in general, materials.

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

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

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

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.*

Not applicable

The proposed porch does not feature windows

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.*

Generally consistent

More information about the proposed porch railings is requested by staff for administrative approval.

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 porch is within required setbacks and is consistent with other front porches in the 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.*

Partially consistent

As noted, the proposal creates a form that is similar to contributing residences within the district, though these generally feature other architectural styles.

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.*

Inconsistent

Staff recommends that the applicant revise the flagstone cladding proposed for the columns and provide plans for a simple wooden railing.

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

Consistent

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.*

Partially consistent

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.*

Partially 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

The proposal adds a front porch, a common feature in the district overall.

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.*

Inconsistent

The proposal adds a feature not typical of the Minimal Traditional style of the subject property despite the fact that it takes references from the district as a whole.

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.

Generally consistent

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: 3 of 4 relevant criteria satisfied or partially satisfied
- Addition Guidelines for Alterations: 5 of 7 relevant criteria satisfied or generally satisfied.
- Additional Guidelines for New Construction: 9 of 11 criteria satisfied or partially satisfied.

A challenge with the proposed project lies in the fact that it takes cues to its form and composition from a predominant style in the subject district (the Craftsman bungalow) while straying somewhat from forms that are typical to the Minimal Traditional style of the subject property itself. Overall, the risk is the creation of conjectural features that mimic the Craftsman style and conceal the simpler architectural personality of Kenwood's mid-century infill. However, overall, the proposal does meet the form and scale requirements dictated by Chapter 16.

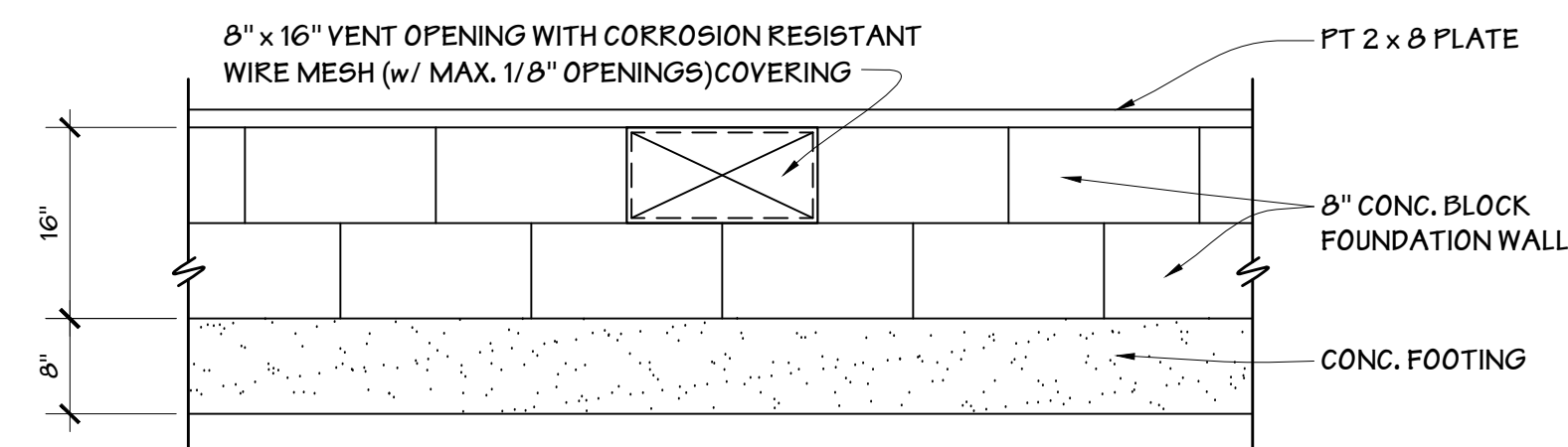
Staff Recommendation

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 addition of a front porch to 3200 8th Ave. N., a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District, subject to the following:

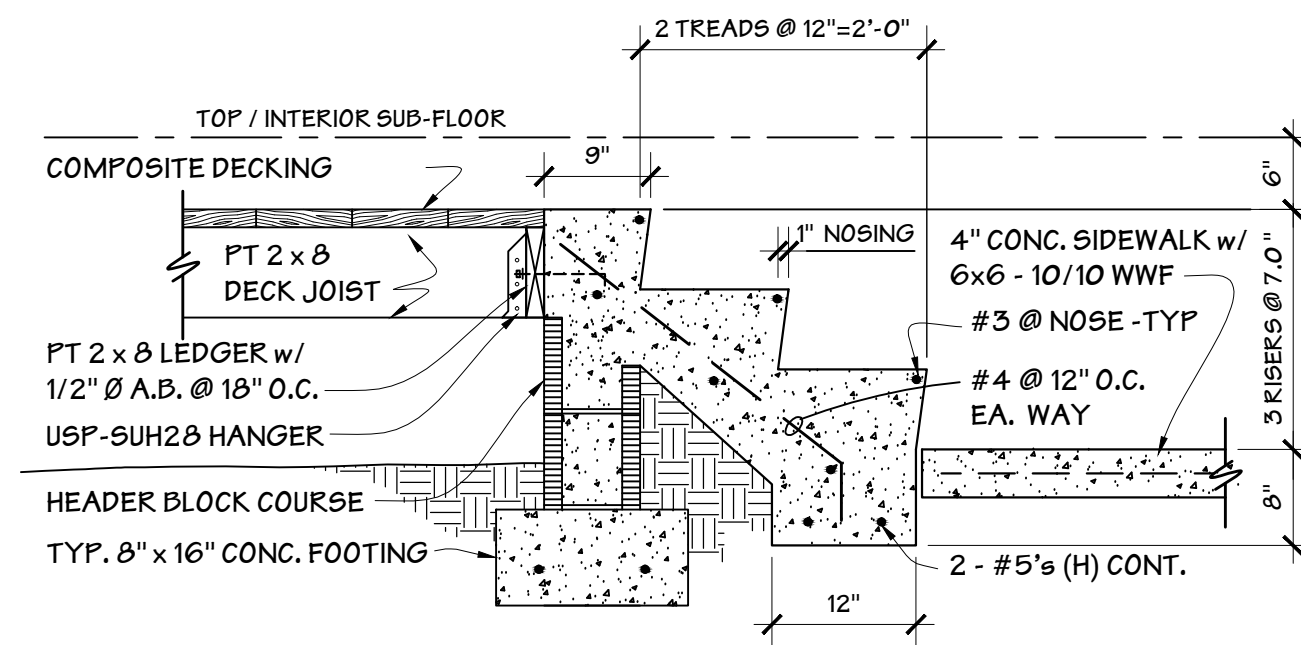
1. The proposed porch columns and railings will be revised to feature a straight, square column design and straight metal or wood railings subject to administrative approval.
2. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
3. This approval will be valid for 24 months from the date of action, June 8, 2023.

Appendix A:

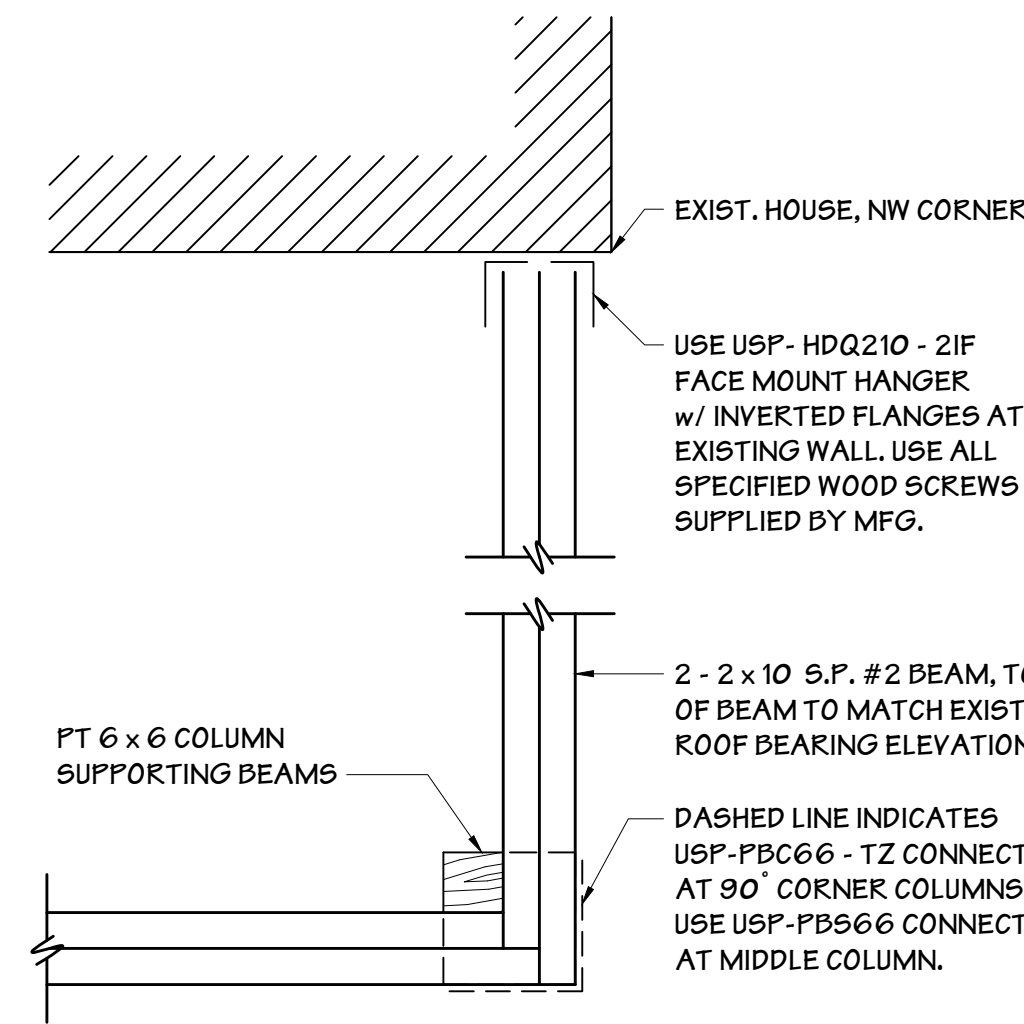
Application No. 21-90200048



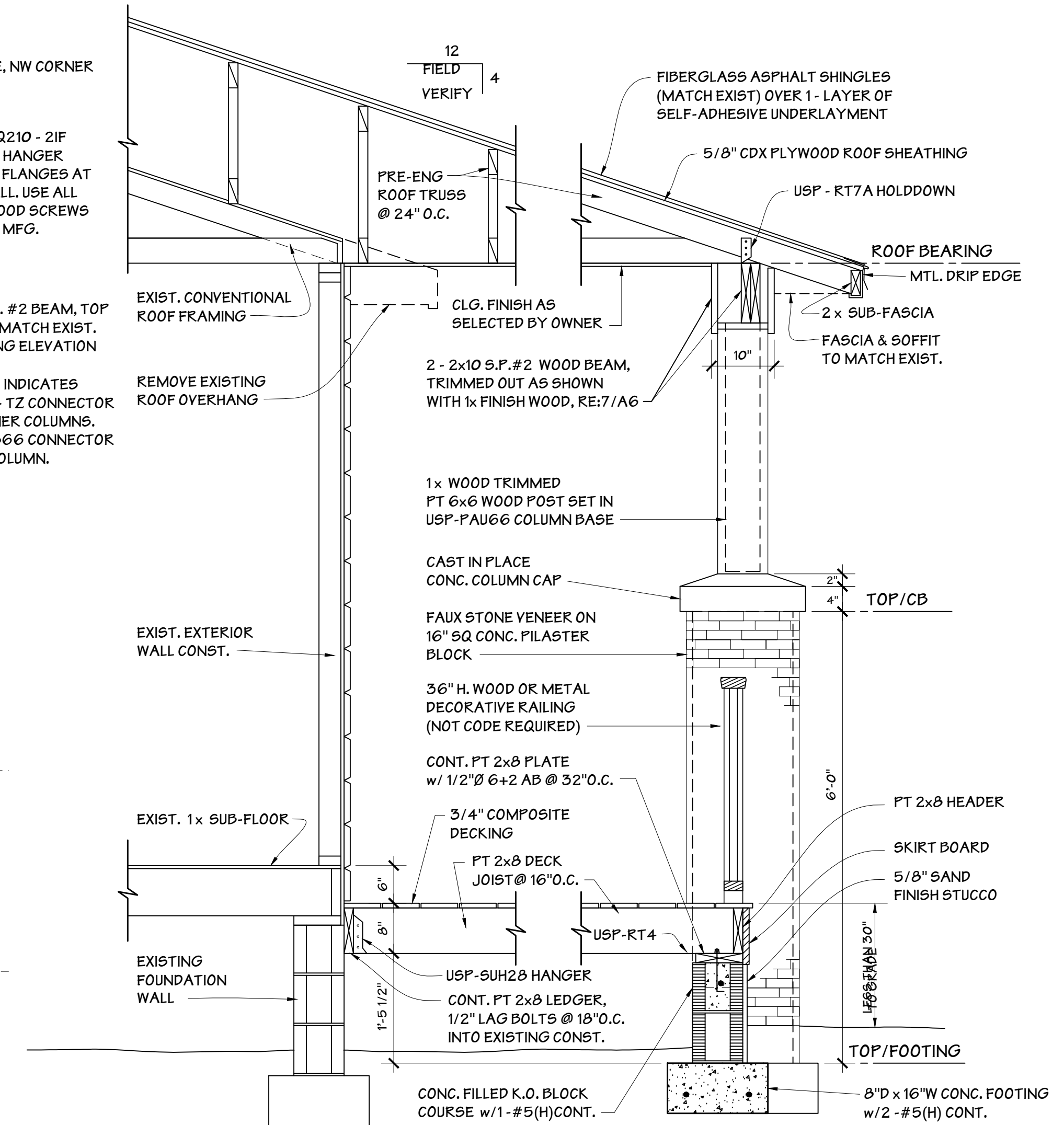
9 CRAWLSPACE VENT ELEVATION
A6 N.T.S.



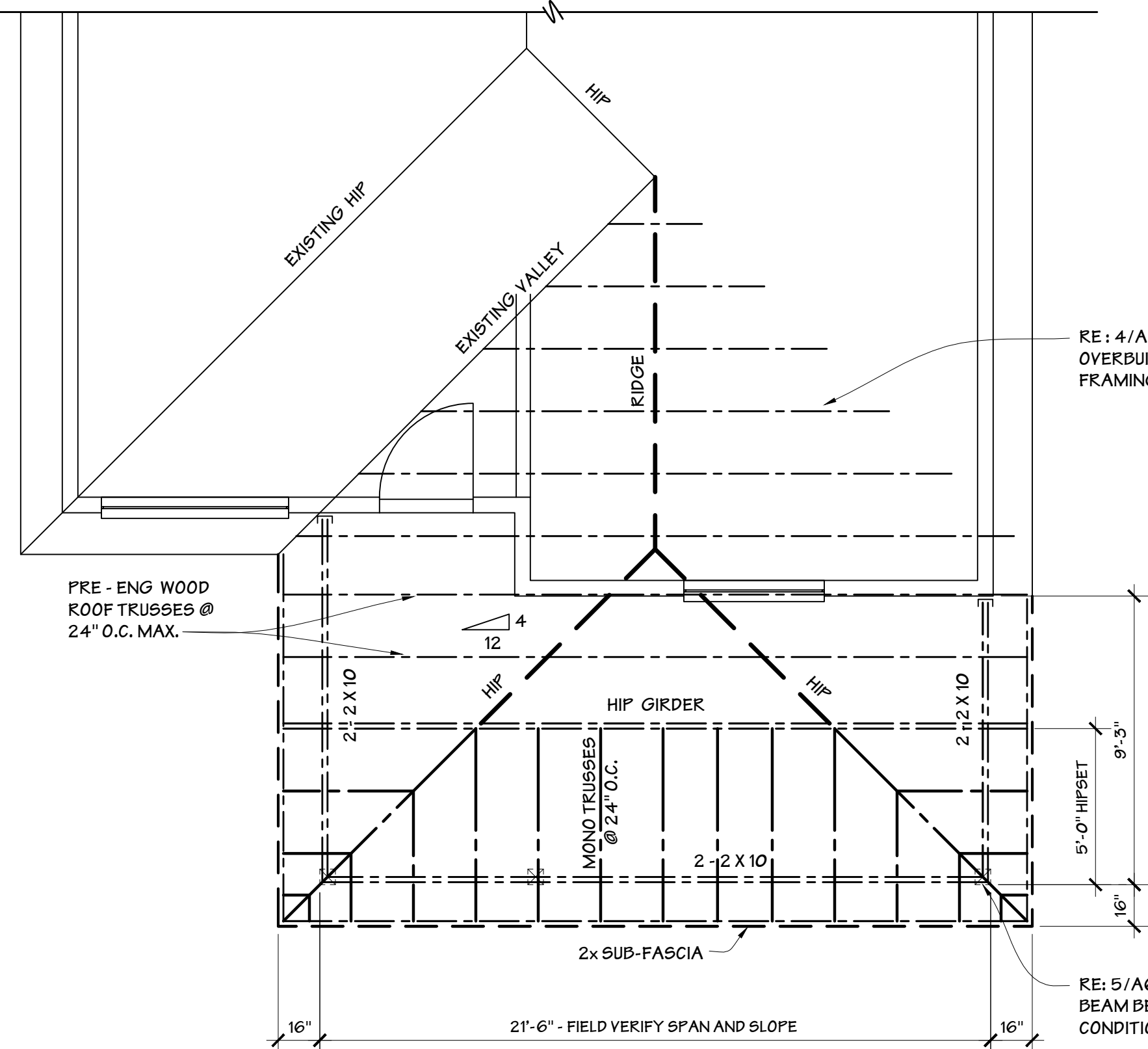
8 SECTION
A6 3/4" = 1'-0"



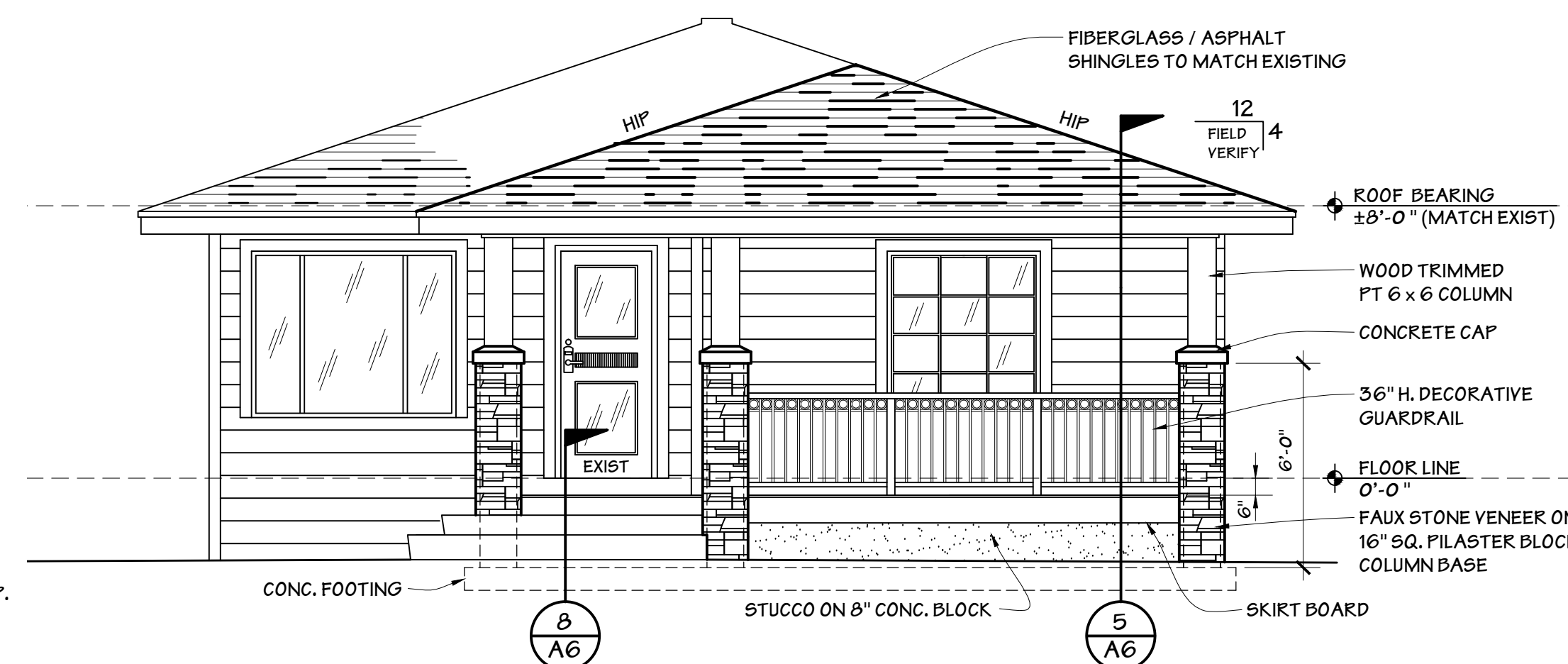
7 PLAN SECTION
A6 1 1/2" = 1'-0"



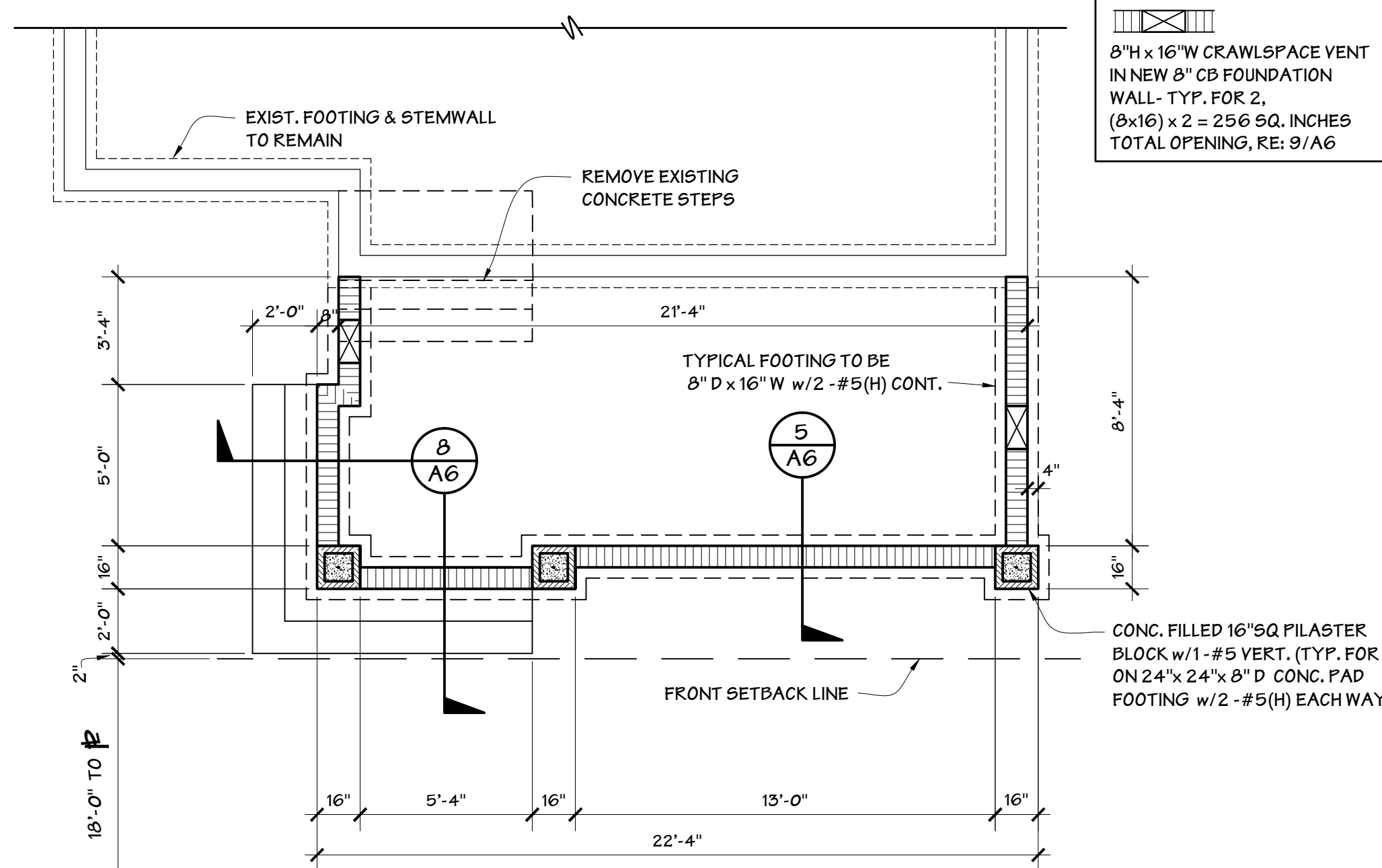
5 SECTION
A6 3/4" = 1'-0"



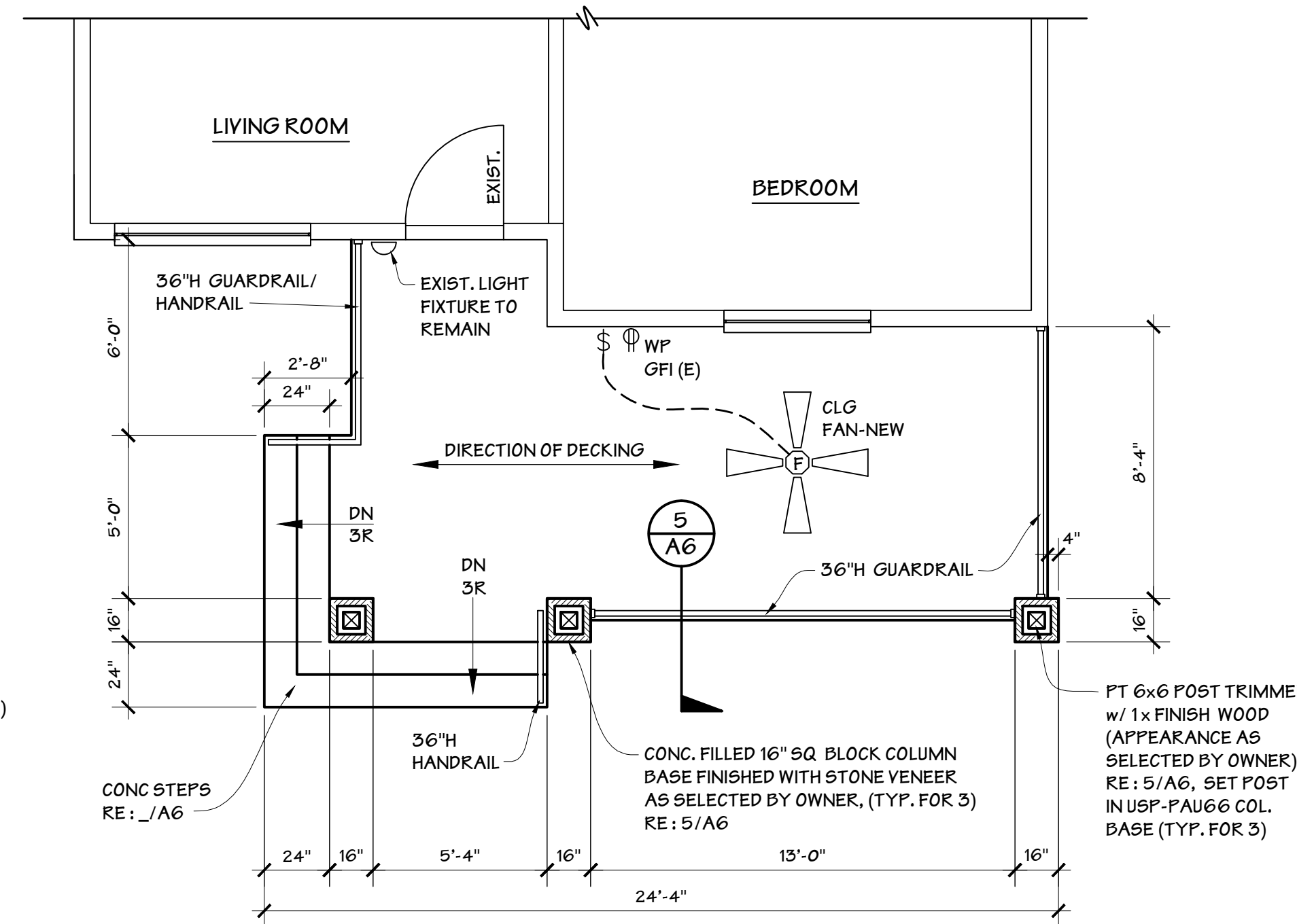
4 ROOF FRAMING PLAN
A6 1/4" = 1'-0"



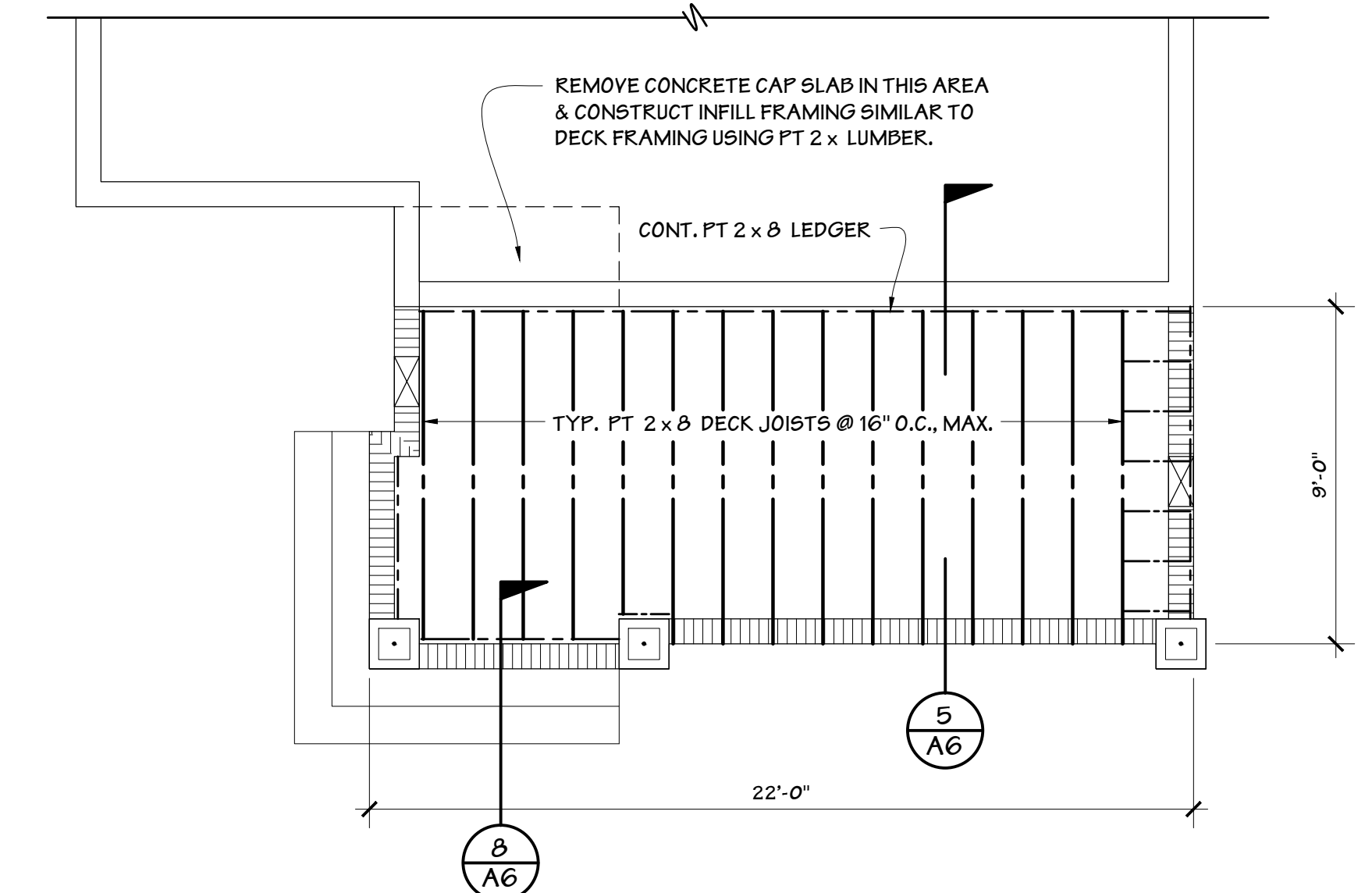
6 FRONT PORCH ELEVATION
A1 1/4" = 1'-0"



1 FOUNDATION PLAN
A6 1/4" = 1'-0"



2 FLOOR PLAN
A6 1/4" = 1'-0"



3 DECK FRAMING PLAN
A6 1/4" = 1'-0"

REVISIONS

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CAD DRAFTING AND INSPECTION SERVICES
P.O. Box #66382
St. Pete Beach, Florida 33736
Brett R. Haskins
Ph: (727) 421-7619

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and field verify any discrepancies. Independent Insight Corp. shall be notified in writing of any variation from the dimensions, conditions and specifications contained in these plans.

ENGINEERING SERVICES PROVIDED BY:
GREGORY D. GAINER P.E.
Florida P.E. 70585
5387 Alhambra Way South
St. Petersburg, Florida 33712
(727) 864-5527

ADDITION & REMODEL
TO THE
FREEMAN/WARPINSKI RESIDENCE
3200 8TH AVENUE NORTH
SAINT PETERSBURG, FLORIDA 33713

DRAWN BY: JQH, BRH
CHECKED BY: JMP
DATE: OCT. 16, 2020

JOB NUMBER
2006
SHEET NUMBER
A3





















Laura Duvekot

From: Joe Warpinski <joewarpinski@gmail.com>
Sent: Thursday, April 8, 2021 8:44 PM
To: Laura Duvekot
Subject: COA Application - 3200 8th Ave N
Attachments: 2006 - FREEMAN_WARPINSKI_FRONT PORCH_CD Sheet A6_10.20.20_.pdf;
COA_Application - Warpinski and Freeman - Patio.pdf; IMG_1322.jpg; IMG_1320.jpg;
IMG_1323.jpg; IMG_1324.jpg; IMG_1321.jpg; IMG_1326.jpg; IMG_1327.jpg; IMG_1325.jpg; IMG_1328.jpg; IMG_1329.jpg

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.

Good evening Laura,

Please see the attached application for a new patio for the front of our house. Please let me know if you have any questions and when we can get on the docket for the next CPPC meeting.

Thanks,
Joe Warpinski
520-465-9483

1. The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.
 - a. The patio is designed to look like many of the existing patios in the neighborhood, including the one next door (historic) and one that was just added on Seventh Ave near 32nd Street (about 100ft from our property).
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.
 - a. The height will remain the same. The living space will remain the same but the patio will be closer to the street. All plans were drawn to keep the same roof lines and hide the fact that any new construction was completed.
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.
 - a. N/A
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.
 - a. Design is consistent with other historic patios in the neighborhood
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.
 - a. The new construction (patio) will connect to the front of the home in a consistent manner to other homes in the neighborhood. No space will be created between other structures.

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.
 - a. The front porch will be the same distance from the street as the two nearest houses on 8th ave. They will all appear to be a consistent design, however, not the exact same to give character.
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.
 - a. The hip roof will remain the same and the roofing material will tie in. New patio material will be consistent with other material used in the neighborhood.
8. The roof shape of the new construction shall be visually compatible with contributing resources in the district.
 - a. The pitch of the new construction will match the pitch of the existing structure which is consistent with homes in the area.
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.
 - a. Every effort has been made to insure the new construction and all associated aspects will remain as consistent with how the current structure is.
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.
 - a. The patio was designed to look like other homes in the neighborhood, in both size and design.
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.
 - a. The patio was designed to look like other homes in the neighborhood, in both size and design.
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.
 - a. No historic material will be destroyed. Every effort will be made to match the old and new material to appear as if the new construction is part of the original structure.
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.
 - a. The new construction could be removed and the original structure will maintain the same form.

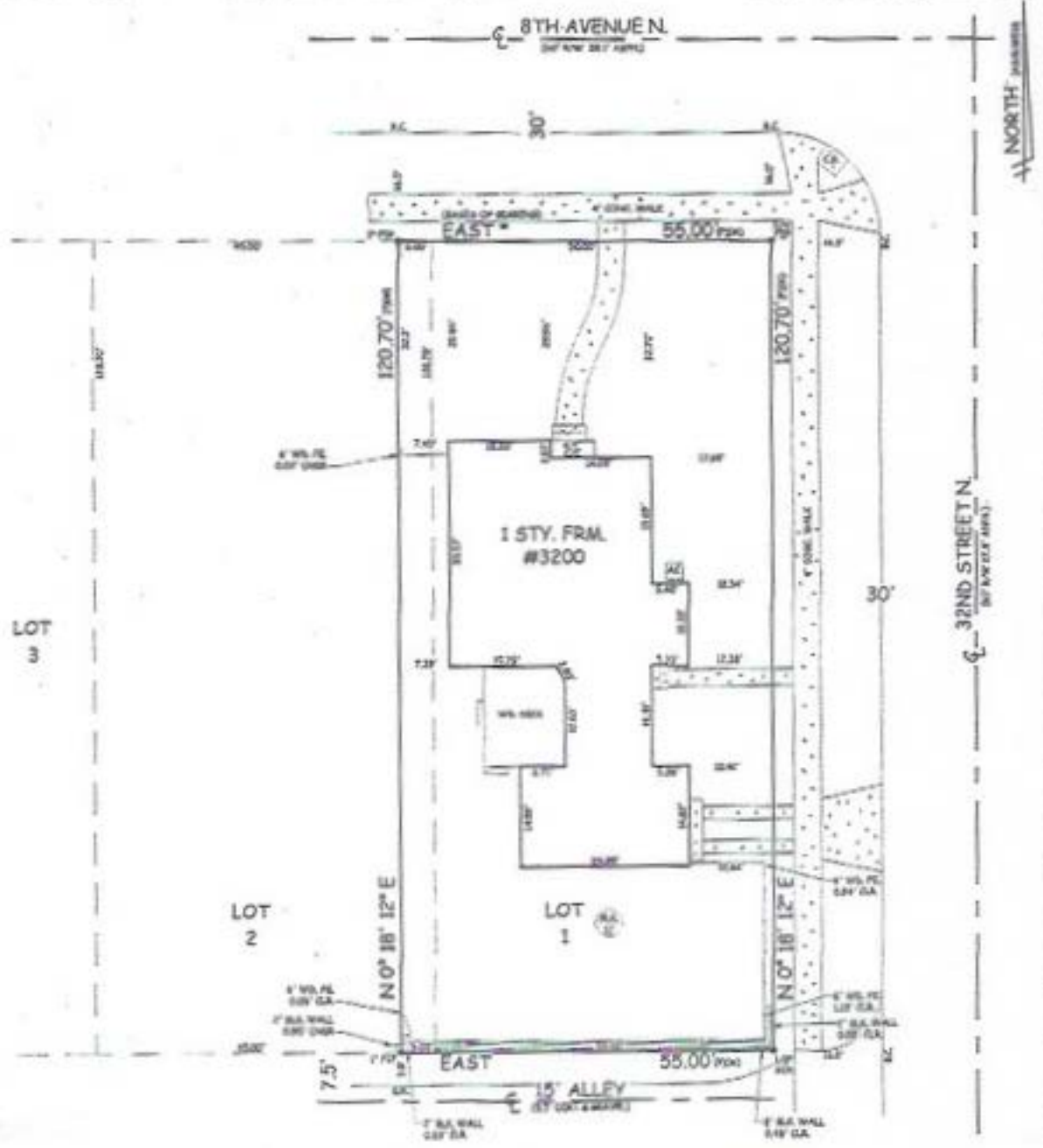
JOB NO: 160958
 DRAWN BY: MRB
 CHECKED BY: EDM
 DATE OF FIELD WORK: 6/09/16

MURPHY'S LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
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 ST. PETERSBURG, FLORIDA 33710
 WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410
 PH. (727) 347-8740
 FAX (727) 344-4640

CONTRIBUTED TO: Harris Gardner and Jonathan Graf
 Waterstone Mortgage Corporation
 Gold Service Title Insurance Company
 Old Republic National Title Insurance Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 14 TWP. 31 S. RGE. 16 E.



Appendix B:

Maps of Subject Property

The Kenwood Section
– Northwest Kenwood Local Historic District

9TH AVE N

8TH AVE N

32ND ST N

7TH AVE N

33RD ST N

31ST ST N

6TH AVE N

Community Planning and Preservation Commission

3200 8th Ave. N.

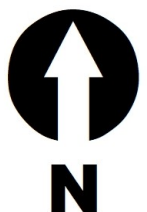
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-90200048



SCALE:
1" = 167'

The Kenwood Section
- Northwest Kenwood Local Historic District

9TH AVE N

8TH AVE N

32ND ST N

7TH AVE N

33RD ST N

31ST ST N

6TH AVE N

Community Planning and Preservation Commission

3200 8th Ave. N.

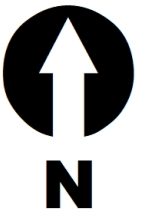
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-90200048



SCALE:
1" = 167'