



CITY OF ST. PETERSBURG, FLORIDA  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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## 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](http://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.:	21-90200051
Request:	Review of a Certificate of Appropriateness for the replacement of an existing wooden privacy fence with a textured vinyl fence in the same location at 2349 3 <sup>rd</sup> Ave. N., a contributing property located within a local historic district.
Address:	2349 3 <sup>rd</sup> Ave. N.
Legal Description:	HALL'S CENTRAL AVE NO. 2 BLK 8, E ½ OF VILLA SITE 9
Parcel ID No.:	23-31-16-35118-008-0090
Date of Construction:	1925
Local Landmark:	Kenwood Section – Seminole Park Local Historic District (17-90300003)
Owners:	Todd K. Letzring Lori Elizabeth Letzring

## Historic Context and Significance

The Craftsman-style house ("the subject property") and vernacular garage apartment at 2949 3<sup>rd</sup> Ave. N. were constructed in 1925. The property was listed as a contributing resource to the Kenwood Section – Seminole Park Local Historic District (17-90300003) and was earlier included as a contributing resource to the Kenwood National Register Historic District, documented as resource no. 8PI 007980.

## Project Description and Review

### Project Description

This COA application (Appendix A) proposes the construction of a 6 foot vinyl privacy fence of dark "sequoia" colored textured vinyl around the side and rear yard of the subject property.

### 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**

The fence is proposed to be installed in a location where a privacy fence of the same height already exists, in an area where they are relatively common. This Commission has approved privacy fences made of vinyl so long as they feature matte finish and/or wood grain texture and are appropriately placed on the property to limit visibility.

Staff has recommended that the proposed fence be located behind the front porch, since the front porches and front yards in the subject district are prominent and character defining features.

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

#### **Generally consistent**

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**

Vinyl privacy fences are not typical to the district.

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

#### **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.

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

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 2949 3<sup>rd</sup> Ave. N. a contributing property to the Kenwood Section – Seminole Park Local Historic District, subject to the following:

1. The proposed fence will feature a matte, textured, wood-grain finish as proposed by the application.
2. The fence at the west side of the property will be place behind (north of) the edge of the front porch.
3. Panels will be vertically oriented.
4. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
5. This approval will be valid for 24 months from the date of action, June 8, 2023.

# Appendix A:

Application No. 21-90200051



# 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	Parcel Identification No.
Historic District / Landmark Name	Corresponding Permit Nos.
Owner's Name	Property Owner's Daytime Phone No.
Owner's Address, City, State, Zip Code	Owner's Email
Authorized Representative (Name & Title), if applicable	Representative's Daytime Phone No.
Representative'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: \_\_\_\_\_

Signature of Representative: \_\_\_\_\_ Date: \_\_\_\_\_



# CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

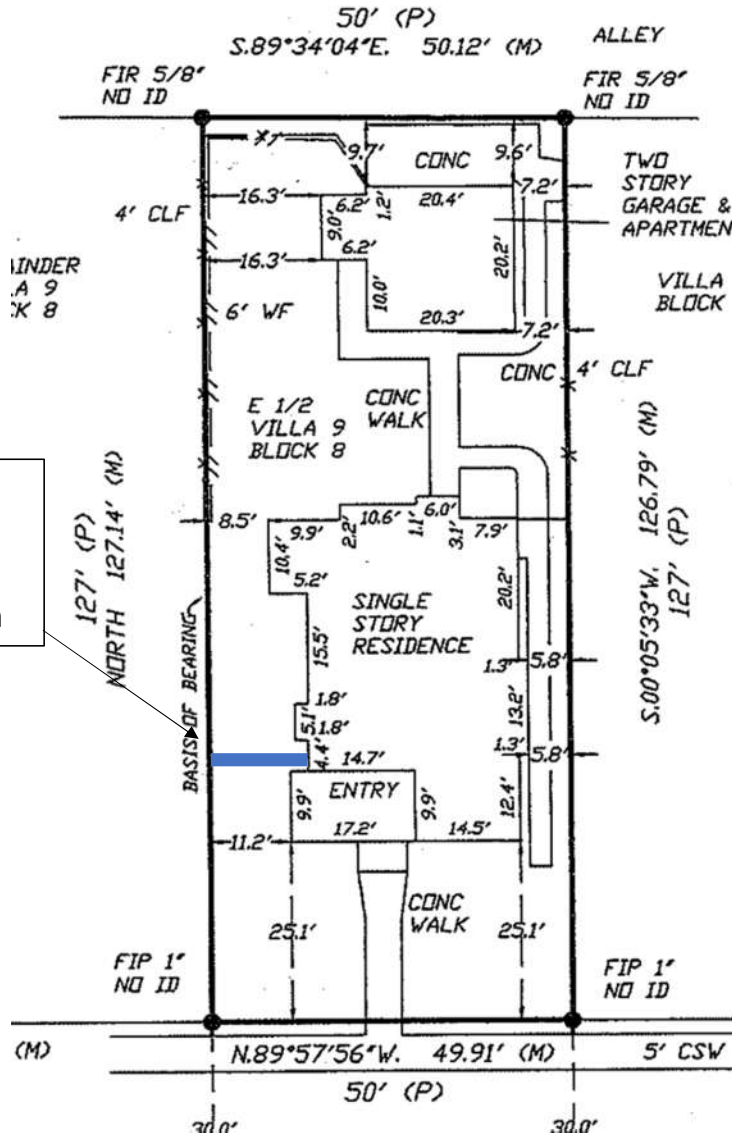
All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists Laura Duvekot ([Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)) or Kelly Perkins ([Kelly.Perkins@stpete.org](mailto: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.

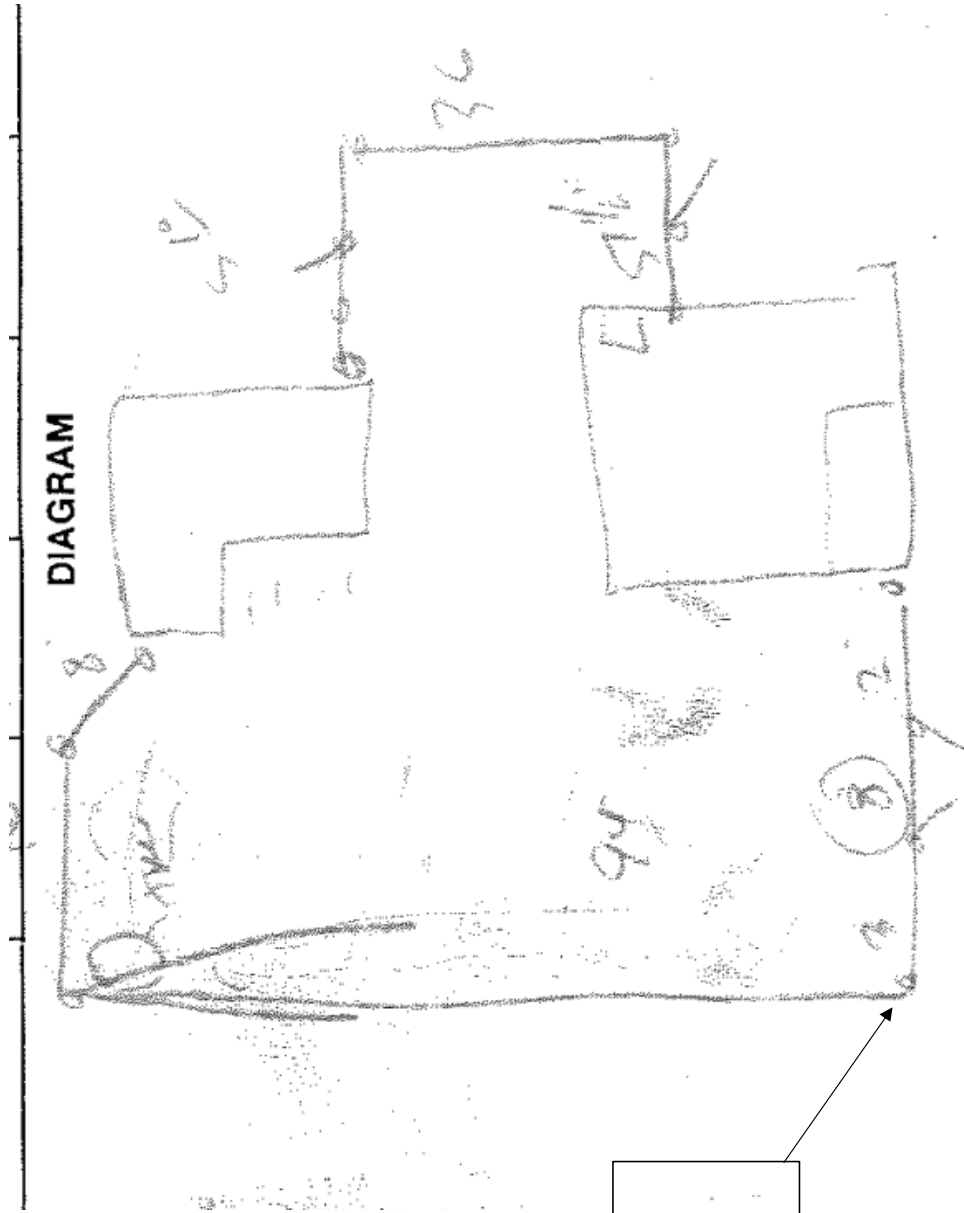
Building or Site Feature	Photo No.	Proposed Work

STREET OWNERSHIP



Recommended location of west-side front fence, behind front porch

DIAGRAM



Proposed location  
of west-side front  
fence, in front of  
front porch



**SURVEY SKETCH OF BOUNDARY SURVEY**

COPYRIGHT 2005 F.L.A. SURVEYS CORP.

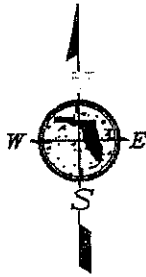
**NOT FOR CONSTRUCTION  
NOT FOR DESIGN  
NOT FOR FENCE CONSTRUCTION**

NOTE: THE INTENT OF THIS SURVEY IS FOR TITLE TRANSFER ONLY. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

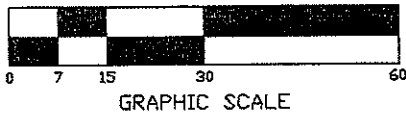
FLORIDA STATUTE 61G17-6.004:  
(TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION)

THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP.

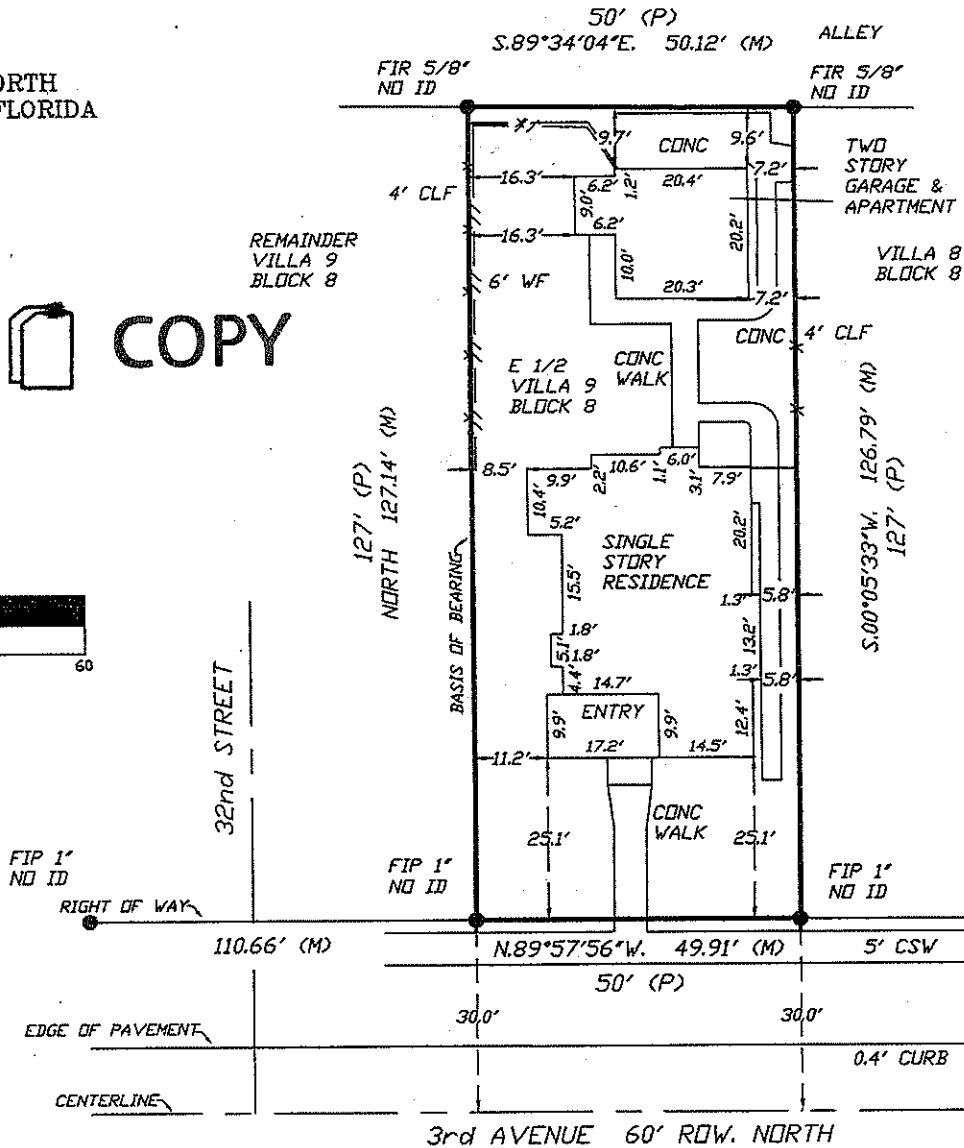
STREET ADDRESS:  
2949 3RD AVENUE NORTH  
SAINT PETERSBURG, FLORIDA



SCALE 1" = 30'



**COPY**



PROVIDED BY CLIENT  
CERTIFIED TO :

GREGORY TAPPAN  
JP MORGAN CHASE BANK  
SUNBELT TITLE AGENCY  
FIRST AMERICAN TITLE INSURANCE COMPANY OF TEXAS

PROVIDED BY CLIENT  
LEGAL DESCRIPTION :

EAST 1/2 OF VILLA SITE 9, BLOCK 8, HALL'S CENTRAL AVENUE NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE (S) 39 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTE: FEMA FLOOD HAZARD MAPPING: THIS DATE PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/ OUT FLOOD RISK DETERMINATIONS. THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATIONS OF FLOOD BOUNDARIES. CALL 1-877-FEMA MAP OR EMAIL A MAP SPECIALIST AT WWW.FEMA.ORG/MIT/TSD/FQ-MAP17.HTM

CERTIFICATION :

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: George R. Richmond FIELD SURVEY DATE: 11/01/05  
SIGNATURE DATE: 11/02/05

LELAND F. DYSARD, PLS #3859 MARY E. FINSTAD, PSM #5901 CLINTON W. FINSTAD, PLS #2453  
GEORGE R. RICHMOND, PLS #2406 KENNETH P. TAYLOR PSM 5532 RICHARD SHOUN, PLS, #6138

NOTE: IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX. LOCATION ONLY)

FOUNDATION/UTILITIES DISCLAIMER

NOTE: FOUNDATION BENEATH THE SURFACE OF THE GROUND HAS NOT BEEN LOCATED. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.

PROVIDED BY COUNTY

FLOOD ZONE: X  
COMMUNITY PANEL 125148-0218G  
DATED: 9/03/03  
(FLOOD ZONE: "B", "C", "D", & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREA.)

NOTE: PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

NOTE: IN COMPLIANCE WITH F.A.C. 61G17-6.0031 (5) (E) (IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.  
NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL  
SURVEY IS VALID FOR 90 DAYS. PLEASE REFER TO REVERSE SIDE(SHEET 2) FOR GENERAL NOTES & ABBREVIATIONS.

F.L.A. SURVEYS CORP.		5623 US HIGHWAY 19 NEW PORT RICHEY, FL 34652 727-842-2711 FAX 727-842-2712	REVISIONS
PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6569		11350 66TH STREET NORTH, SUITE 112 LARGO, FLORIDA 33773	PROJECT NO: 05-71272
DRAWN BY: HA	CHECKED BY: ????	727-842-2711 FAX 727-842-2712	



# Appendix B:

## Maps of Subject Property





The Kenwood Section  
– Seminole Park Local Historic District

**Community Planning and Preservation Commission**

**2949 3rd Avenue N**

**AREA TO BE APPROVED,  
SHOWN IN**



**CASE NUMBER  
21-90200051**



SCALE:  
1" = 160'