



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, July 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 <https://www.stpete.org/connect-with-us/stpete-tv.php>.

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.:	21-9020061
Address:	2763 3 rd Avenue North
Legal Description:	HALL'S CENTRAL AVE NO. 1 BLK 9, W 55FT OF VILLA SITE P
Parcel ID No.:	23-31-16-35082-009-0171
Date of Construction:	1938
Local Landmark:	Kenwood Section – Southwest Central Local Historic District (19-90300002)– Contributing Property

Owners: Christopher C. Nadeau And Susan K. Dickson
 Agent: Nancy Pacini
 Request: Review of a Certificate of Appropriateness for the replacement of historic windows at 2763 3rd Ave. N., a contributing resource to a local historic district
 Zoning: Neighborhood Traditional-2 (NT-2)

Historical Context and Significance

The Tudor Revival-style single family residence and detached garage at 2763 3rd Avenue North was constructed in 1938. The building currently has most of its original windows, which are wooden, double hung, and six-over-one. A few windows in the rear of the property have been replaced with non-historic, one-over-one windows. The property was designated as a contributing resource to both the Kenwood Section – Southwest Central Local Historic District (HPC 19-90300002) and the Kenwood National Register Historic District. Because of its location within the Southwest Central Kenwood Local Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City’s COA Matrix, demolition and construction of a porch require review by the Community Planning and Preservation Commission (CPPC).

Project Description and Review

Project Description

The COA application (Appendix A) proposes the replacement of 22 windows with PGT Winguard vinyl impact single-hung windows.

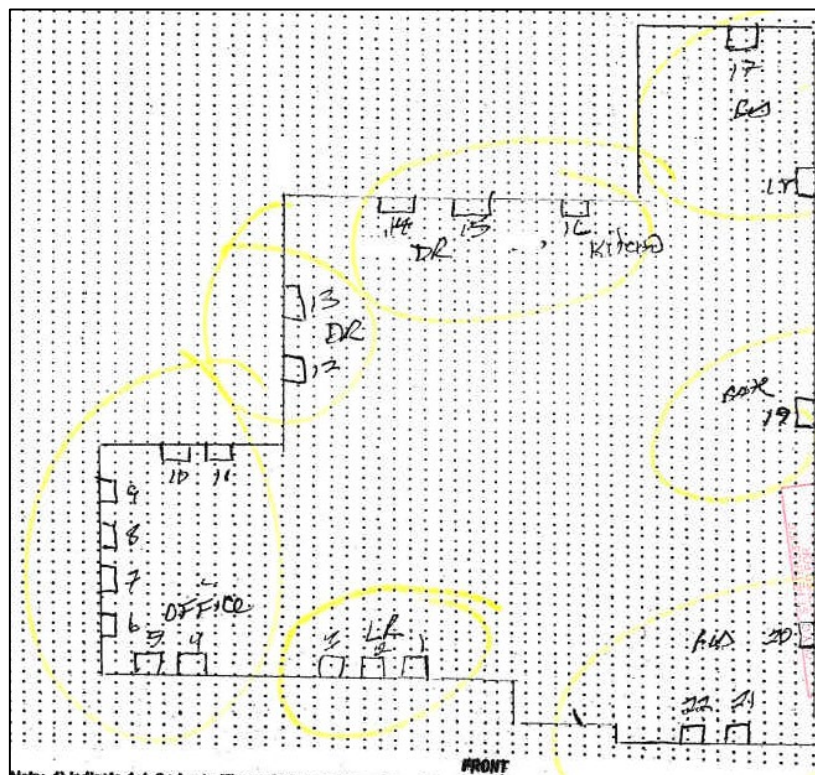


Figure 1: Window plan shows that every window on the main house will be replaced.



Figure 2: Photograph of historic window to be replaced.

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.*

**Partially
consistent**

The proposal will not substantially affect the integrity of the Kenwood-Southwest Central Local Historic District. However, the replacement of original and historic windows will slightly diminish the subject property's integrity of materials and workmanship.

The application as submitted includes only single hung windows with no external muntins to replicate the 6-light configuration of the top sash. Staff suggests that approval of this application be conditioned upon installation of contoured, external muntins to replicate the historic windows' configuration.

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

**Partially
Consistent**

The subject property is a contributing resource to the Kenwood – Southwest Central Local Historic District, and its windows are a character-defining feature. Preservation of the windows' size, distribution, profile, and configuration is a

necessary aspect of the district's retained historic integrity. The application does not propose utilizing grids, which will not retain the historic configuration of the windows.

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 windows proposed to be installed in the application do not feature grids, which will change the design, arrangement, and style of the historic windows. Staff has told the applicant that the installation of external grids to match the six-over-one configuration will be a recommended condition of approval.

The change in window frame materials from wood to vinyl is generally approved when determined necessary due to deterioration. The application did not include any information about the windows' condition.

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

**Not
applicable**

There is no indication that denial of a COA would substantially adversely affect the property owner's use of the subject property.

5. *Whether the plans may be reasonably carried out by the applicant.*

Consistent

The proposed project appears to be appropriate under this criterion.

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 house is a contributing resource to the Southeast Kenwood Local Historic District.

Additional Guidelines for Window Replacement

The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. *Impact resistance. The replacement window and glass shall be impact resistant;*

Consistent

Windows will be impact resistant, per information provided with the application (Appendix A).

2. *Energy performance. The replacement window shall be Energy Star qualified for southern climate zones;*

**Information
not provided**

Staff could not find that the windows are Energy Star qualified.

3. *Depth in wall. The replacement window shall be setback into the wall the same distance as the historic window;*

**Information
not provided**

4. *Frame size, shape and exterior trim. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;*

Consistent The sizes of the replacement windows matched existing openings.

5. *Configuration. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;*

**Partially
Consistent** While the proposal will incorporate a hung-window style, the

6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*

- a. *Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
- b. *Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
- c. *Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.*

Inconsistent The application as submitted states that the proposed windows will not have grids. Staff has discussed the window replacement criteria with the applicant, stating that external, three-dimensional grids should be applied to the replacement windows to increase their compatibility with the criteria.

7. *Finish. The finished surface and appearance shall match the historic window, where practicable.*

Inconsistent Window frames will be vinyl.

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 partially met.
- Additional Guidelines for Window Replacement: 3 of 7 relevant criteria partially met.

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** the Certificate of Appropriateness request for the alteration of the property at 2763 3rd Avenue North, a contributing property to the Southeast Kenwood Local Historic District, with the following conditions:

1. Replacement windows will feature contoured, three-dimensional external muntins that replicate the existing configuration.
2. Windows will be installed to be setback within the wall plane and feature a reveal of at least two inches, to match existing window reveal.
3. Wooden exterior casing and trim will be reinstalled in kind.
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 this hearing, with an expiration date of July 13, 2023.

Appendix A:

Application No. 21-90200061



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: 2763 3rd Ave N
 Parcel Identification No.: 2331-16-35082-009-017
 Historic District / Landmark Name: Susan Dickson
 Corresponding Permit Nos.: 727.455.974 D
 Owner's Name: 2763 3rd Ave N St Petersburg FL 33713
 Property Owner's Daytime Phone No.: Susan K. Dickson@gmail.com
 Owner's Address, City, State, Zip Code: 33713
 Owner's Email: 813.413.7999
 Authorized Representative (Name & Title), if applicable: Nancy Pacini
 Representative's Daytime Phone No.: 211 Ridgewood Ave Brandon FL 33570
 Representative's Address, City, State, Zip Code: nancy.pacini@expeditepermit.com
 Representative's Email: expeditepermit.com

APPLICATION TYPE (Check applicable)	
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Window Replacement
<input type="checkbox"/> New Construction	<input 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 type="checkbox"/> Other:	

TYPE OF WORK (Check applicable)	
<input type="checkbox"/> Repair Only	<input checked="" type="checkbox"/> In-Kind Replacement
<input type="checkbox"/> New Installation	<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: [Signature] Date: 4/27/21
 Signature of Representative: [Signature] Date: 4/27/21



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
	1-62	replaca ZZ Windows size for size w/ impact. PGT Vinyl Windows - no grids - all single hung.
		See attached photos & product information. Windows in rear have been previously replaced.
		Windows in front are showing damage to frames & sills & cannot be effectively repaired

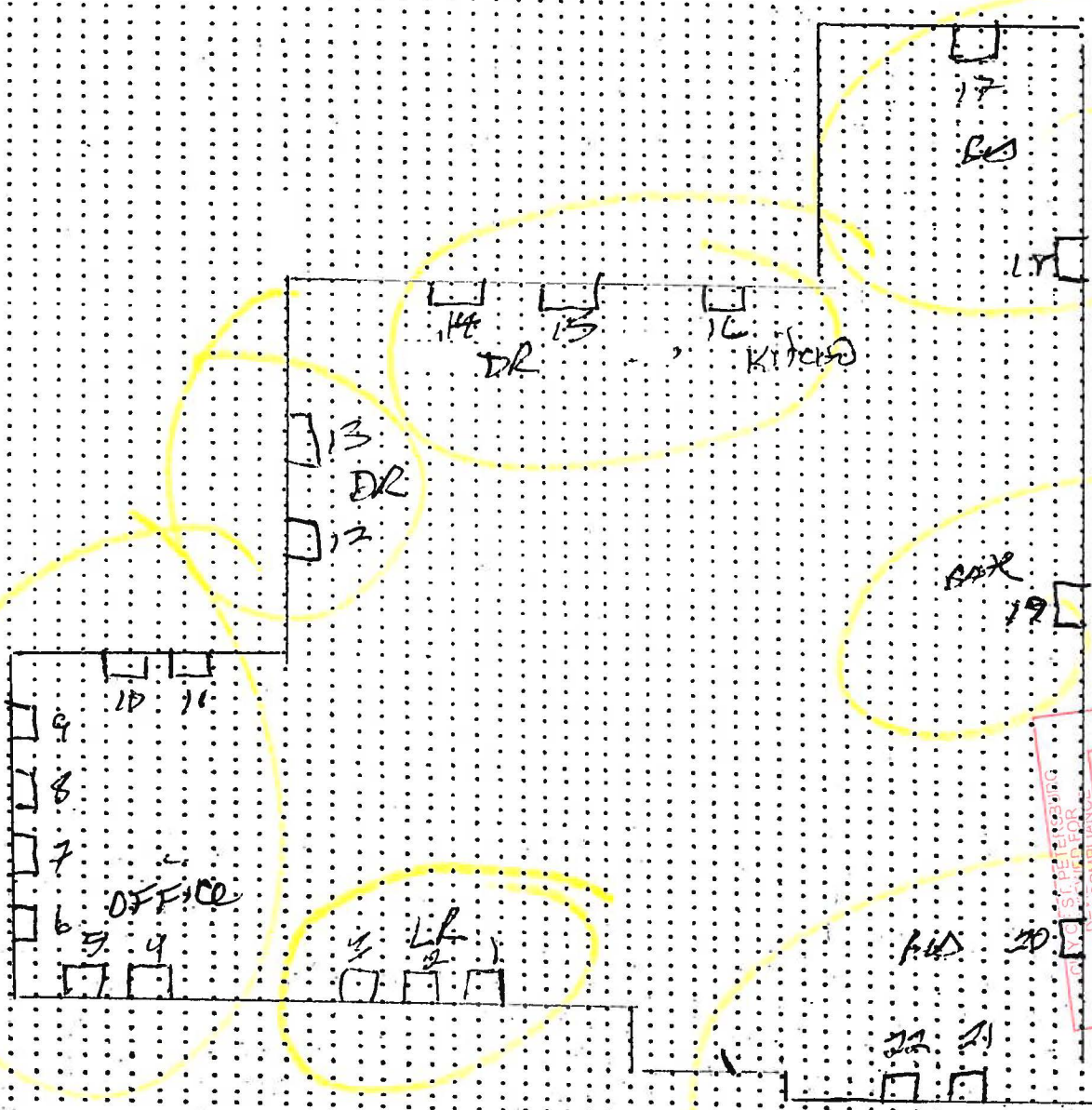
WINDOWS DIAGRAM SHEET

Job #: 11047772 Customer: Diceson

Consultant: Tom Dreckl

Date: 3-9-2021

2 Floor REAR



SYMBOLS

Kitchen Room Name

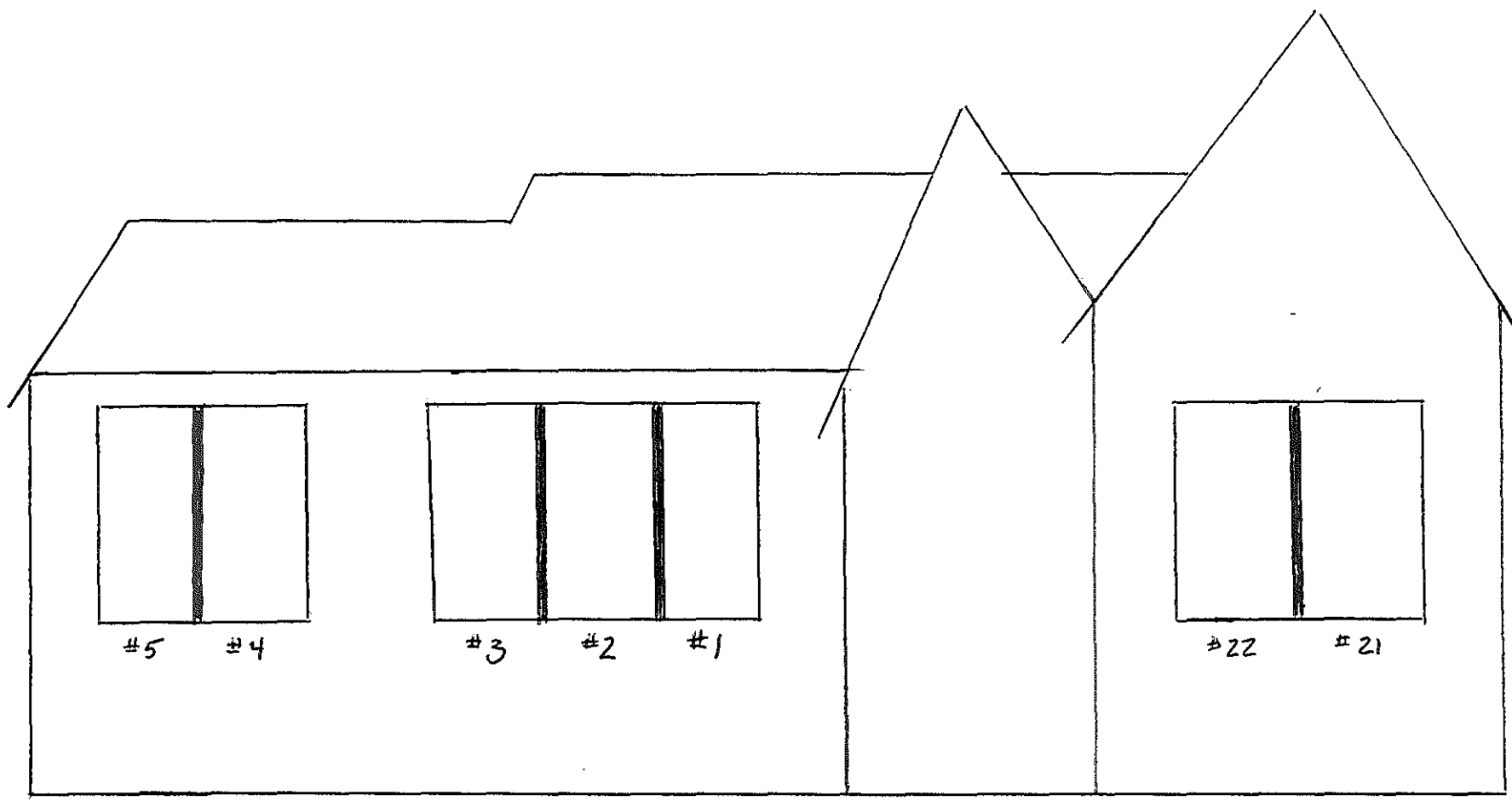
Window

Exterior Door

APR 14 2021

SCOTT HANCOCK

Note: 1) Indicate 1st, 2nd, etc Floor of house at top of template; 2) create outline of house and indicate all windows, doors, and rooms; 3) number the windows to be replaced with corresponding number from Spec Sheet

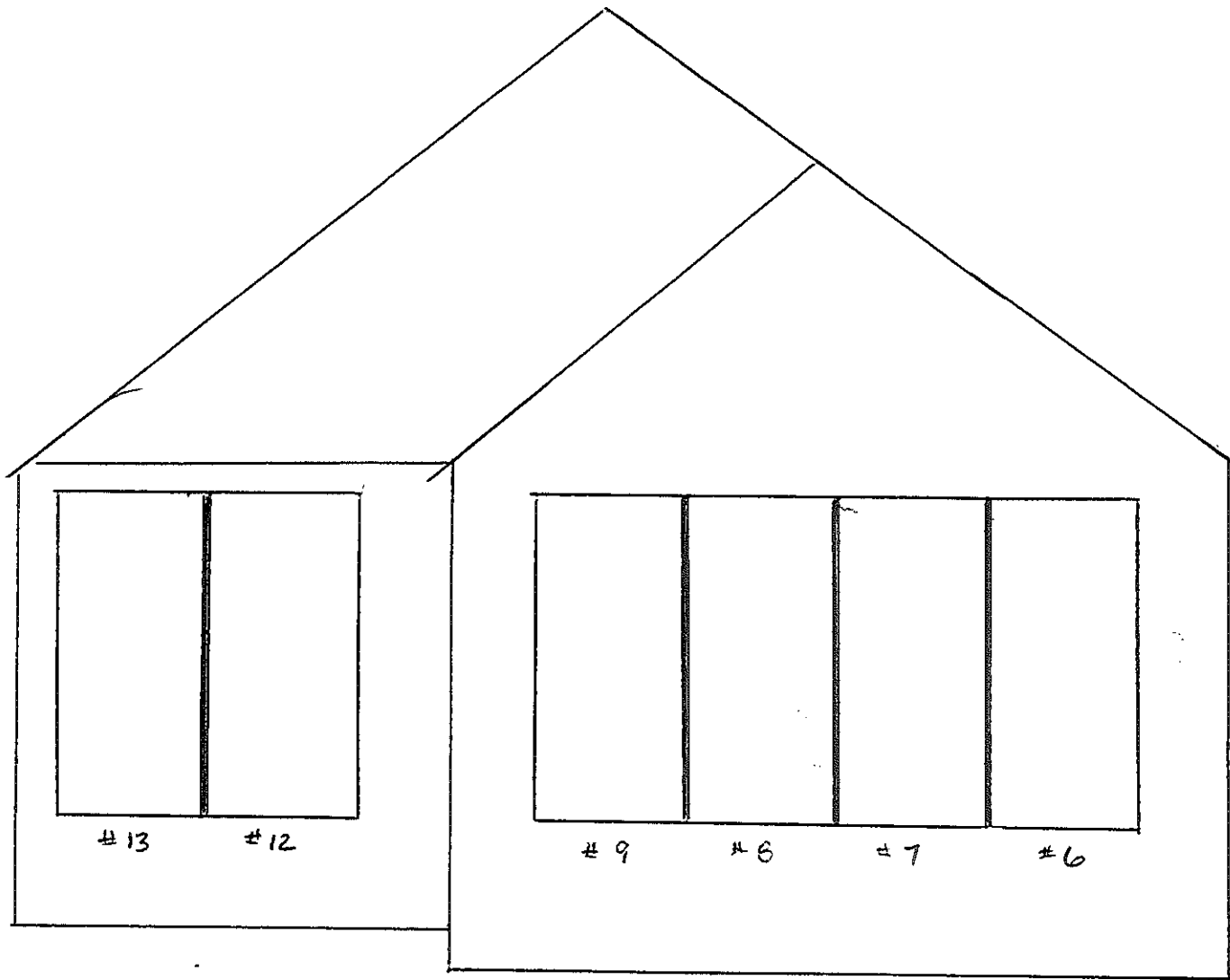


#5 #4

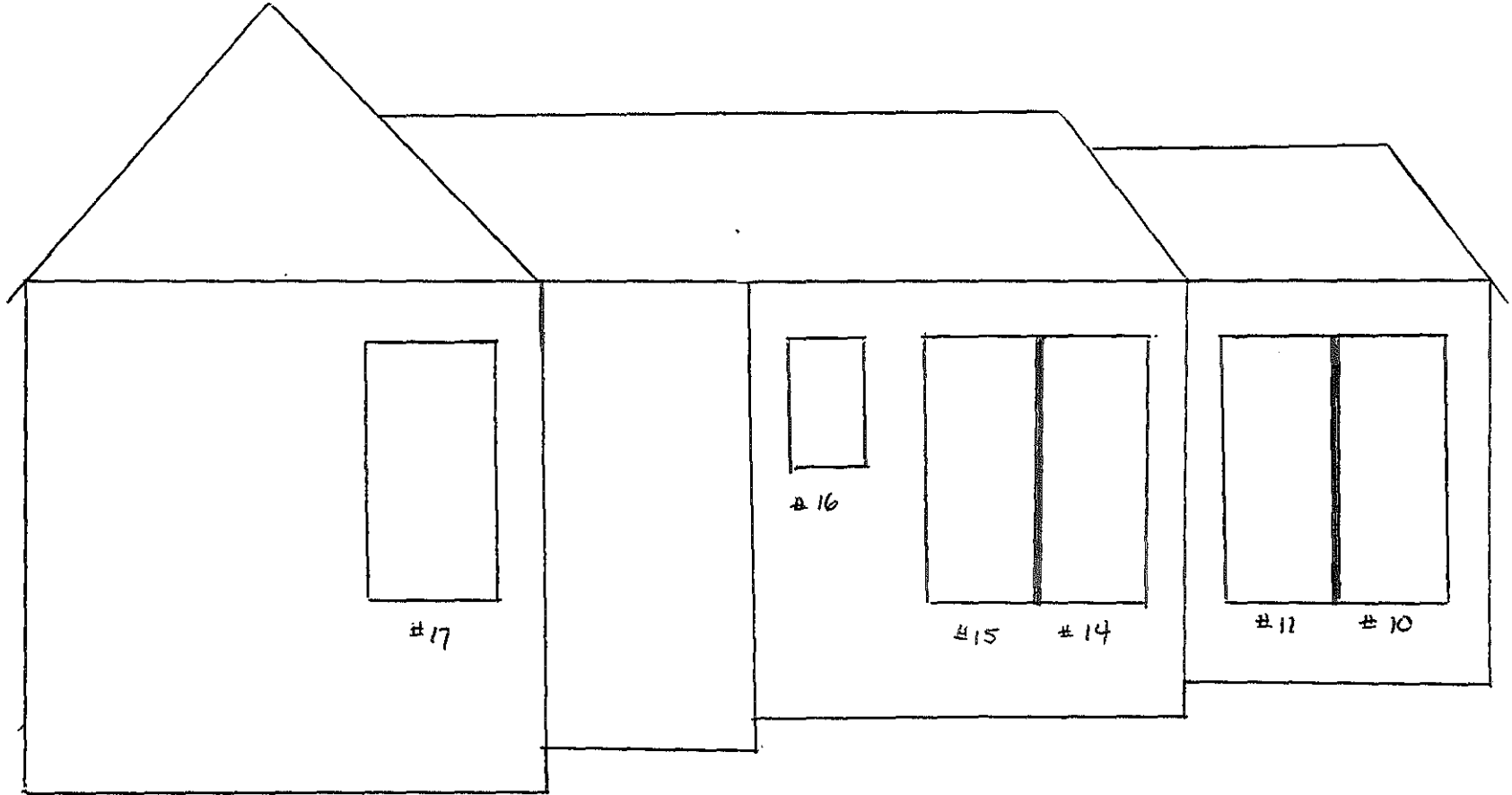
#3 #2 #1

#22 #21

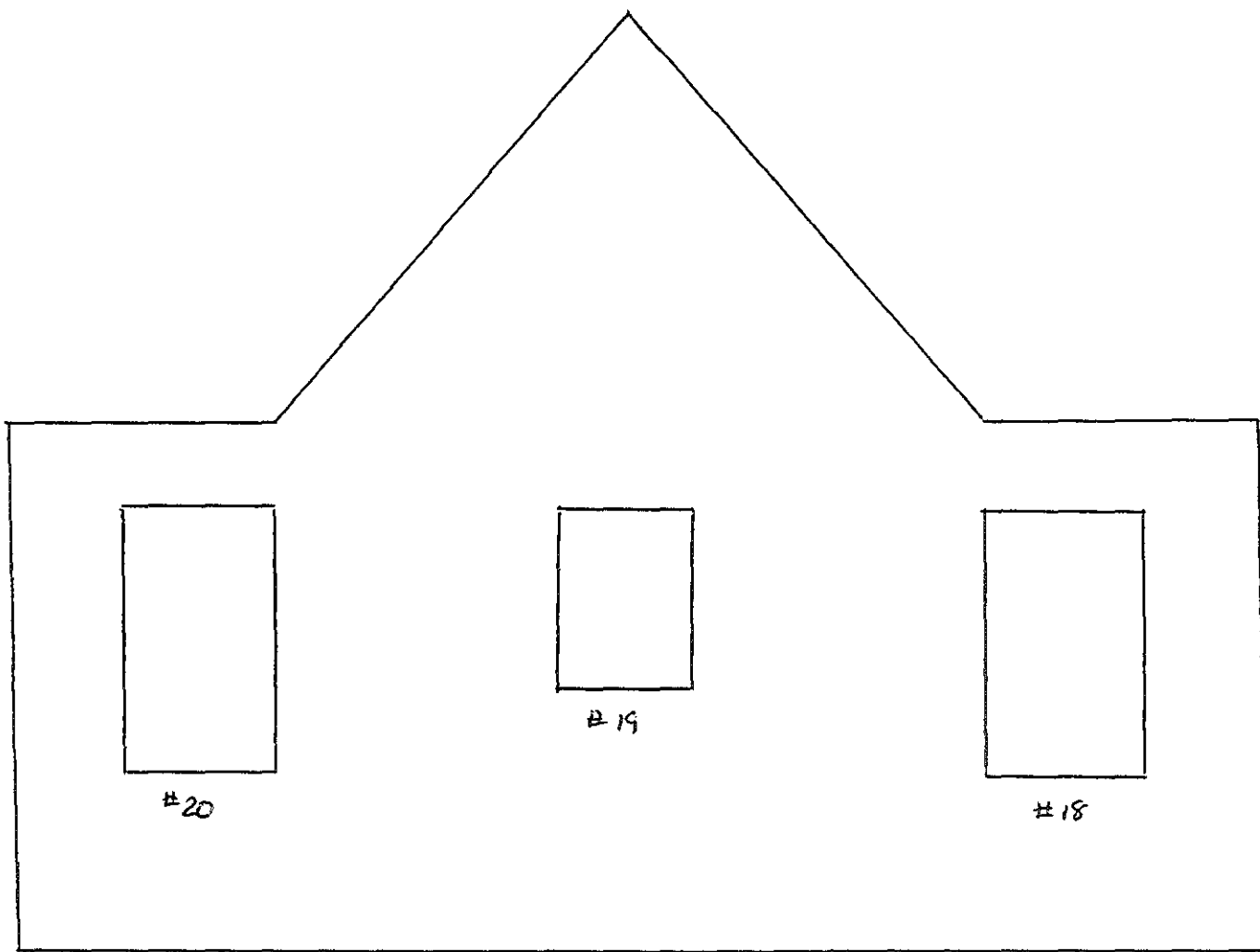
FRONT



LEFT SIDE



REAR



RIGHT SIDE

Single Hung Window

SH5500

This WinGuard® vinyl single hung window (SH5500) comes standard with a constant-force balance system for easy operation, and our SecureConnect patented-technology integrated corner keys for added strength. Designed for easier exterior cleaning, it's perfect for bedrooms, kitchens, and bathrooms.

Explore the Options



View

Zoom

Rotate

Window

Room View

EXTERIOR | INTERIOR

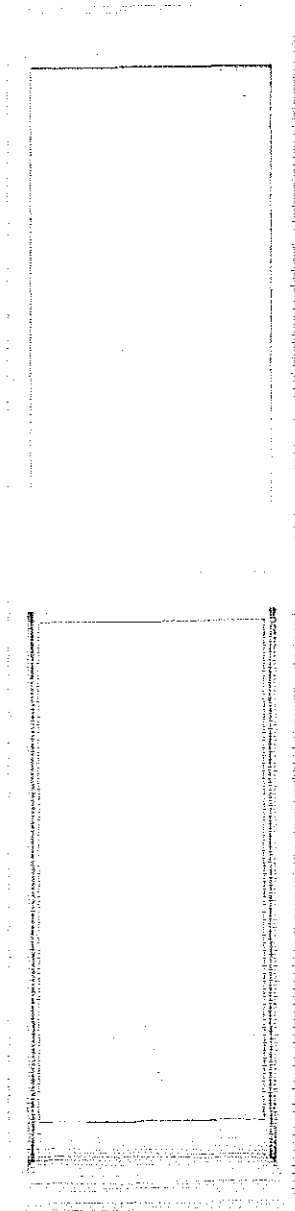


CLOSED | OPEN

OFF | ON

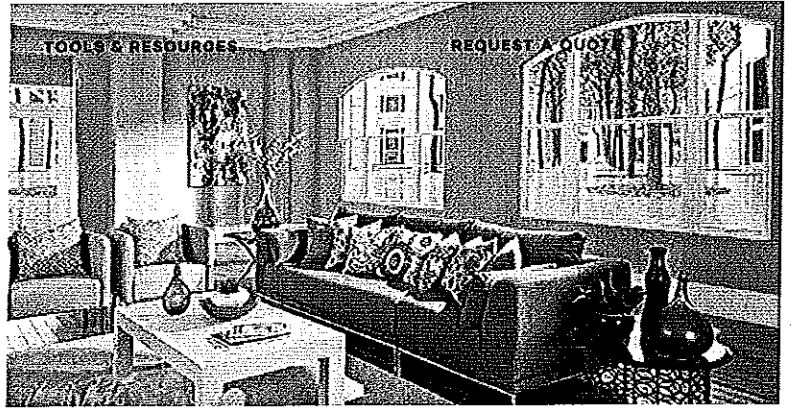
CONFIGURATIONS

FRAME COLORS



Please note colors are for reference only and may look different on a real product compared to what you see on a computer monitor. Ask your dealer about final color matching.

[BROWSE WINDOWS](#)



Product Overview

- Multi-chamber frame provides outstanding energy savings
- Stylish ComfortLift handles allow for easier lifting and window management
- Welded sash corners create a strong seal for durability and longevity
- Stainless steel assembly screws withstand salty air environments

Additional Product Information

[GRID FEATURES](#)

[PRODUCT OPTIONS](#)

[BROCHURES](#)

Related Products

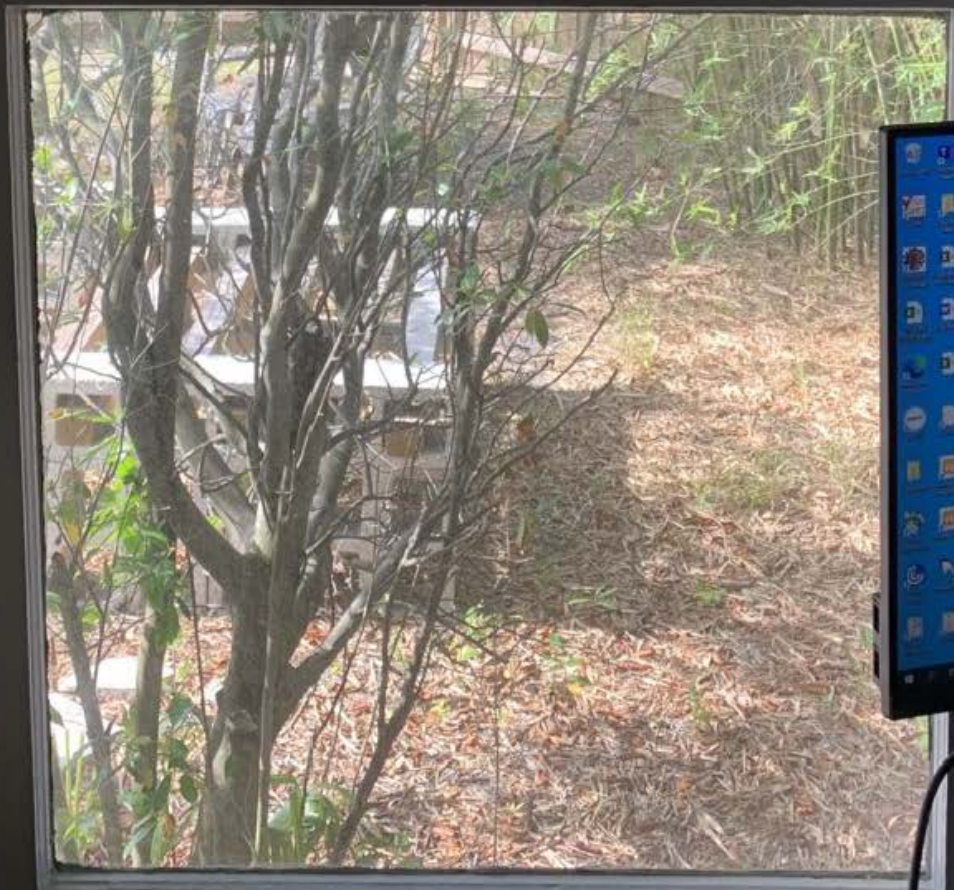




















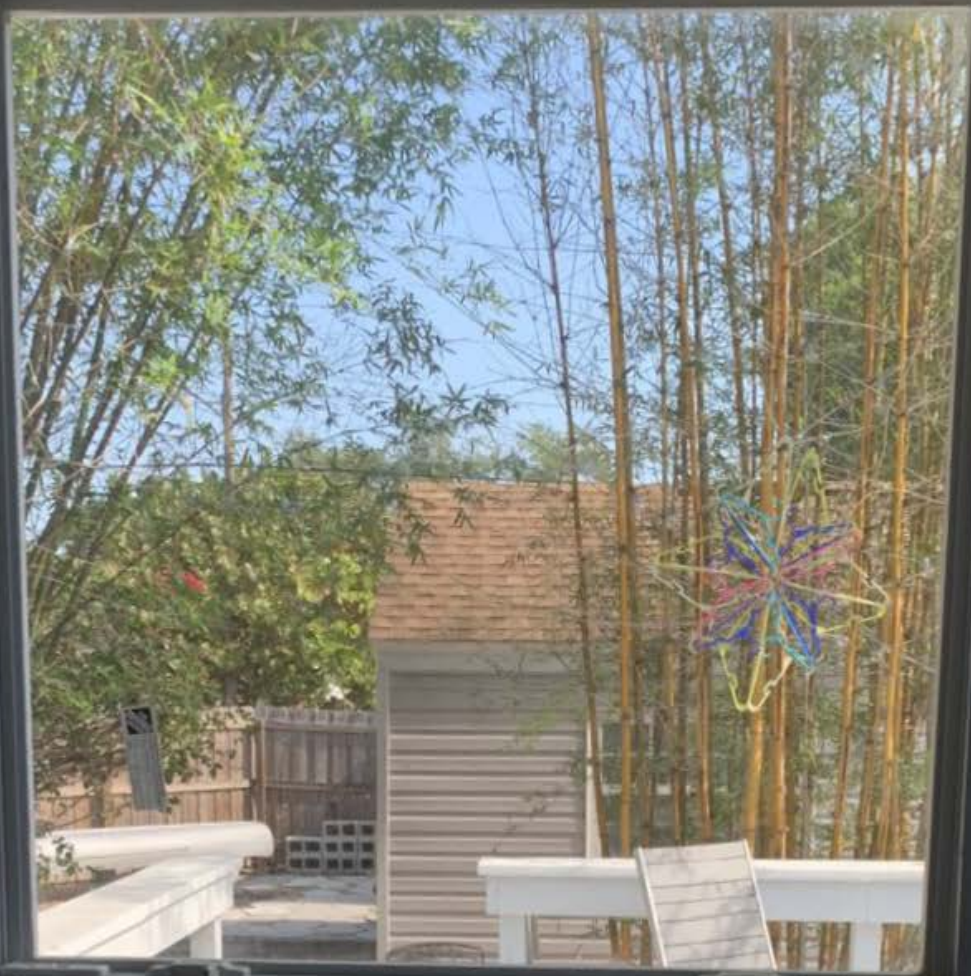














































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1000 ST. PORTLAND, OR

A GREAT
BIG
PILE OF
LEAVES



























2763





























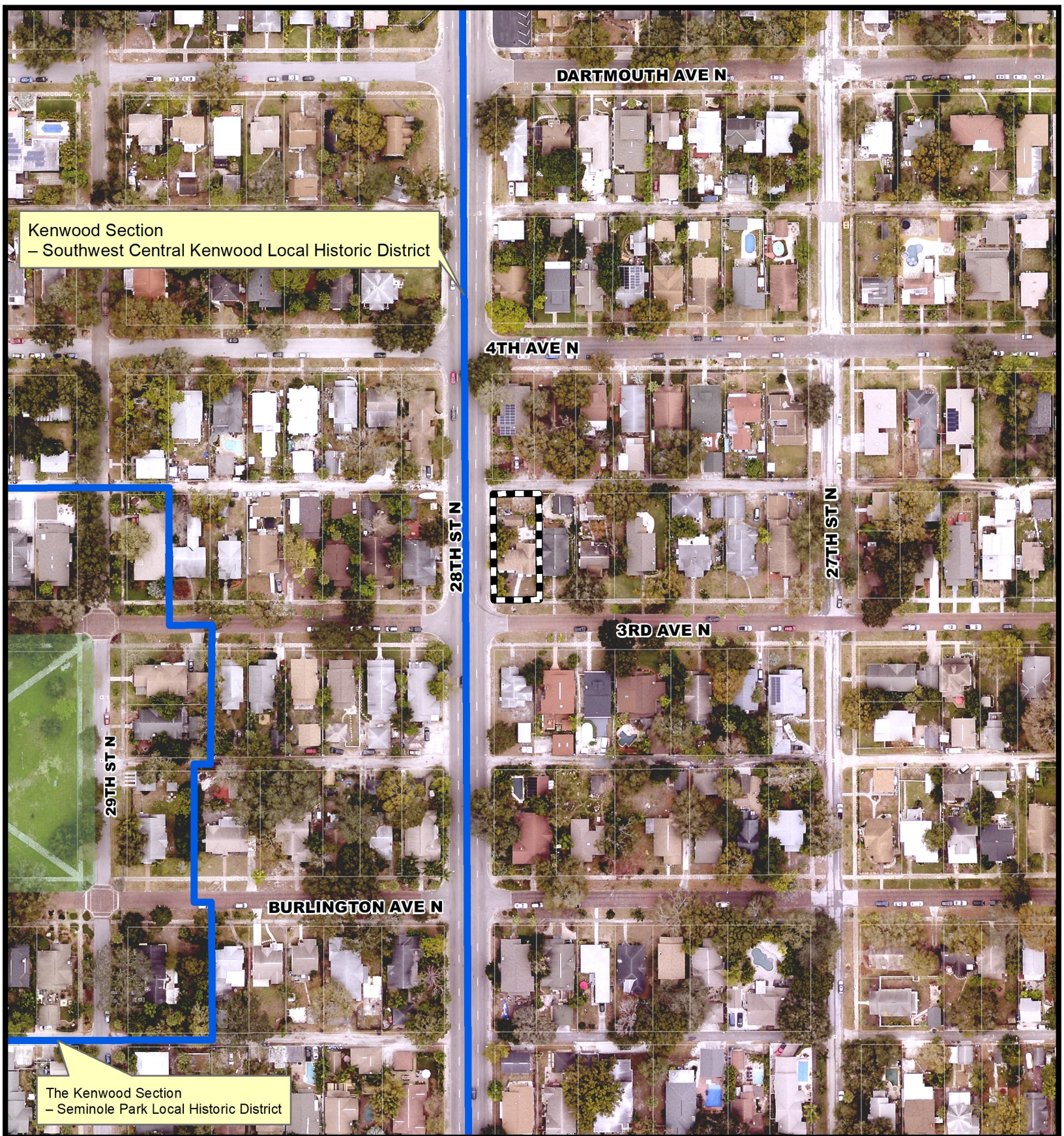






Appendix B:

Maps of Subject Property



Kenwood Section
– Southwest Central Kenwood Local Historic District

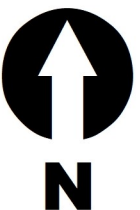
The Kenwood Section
– Seminole Park Local Historic District

Community Planning and Preservation Commission

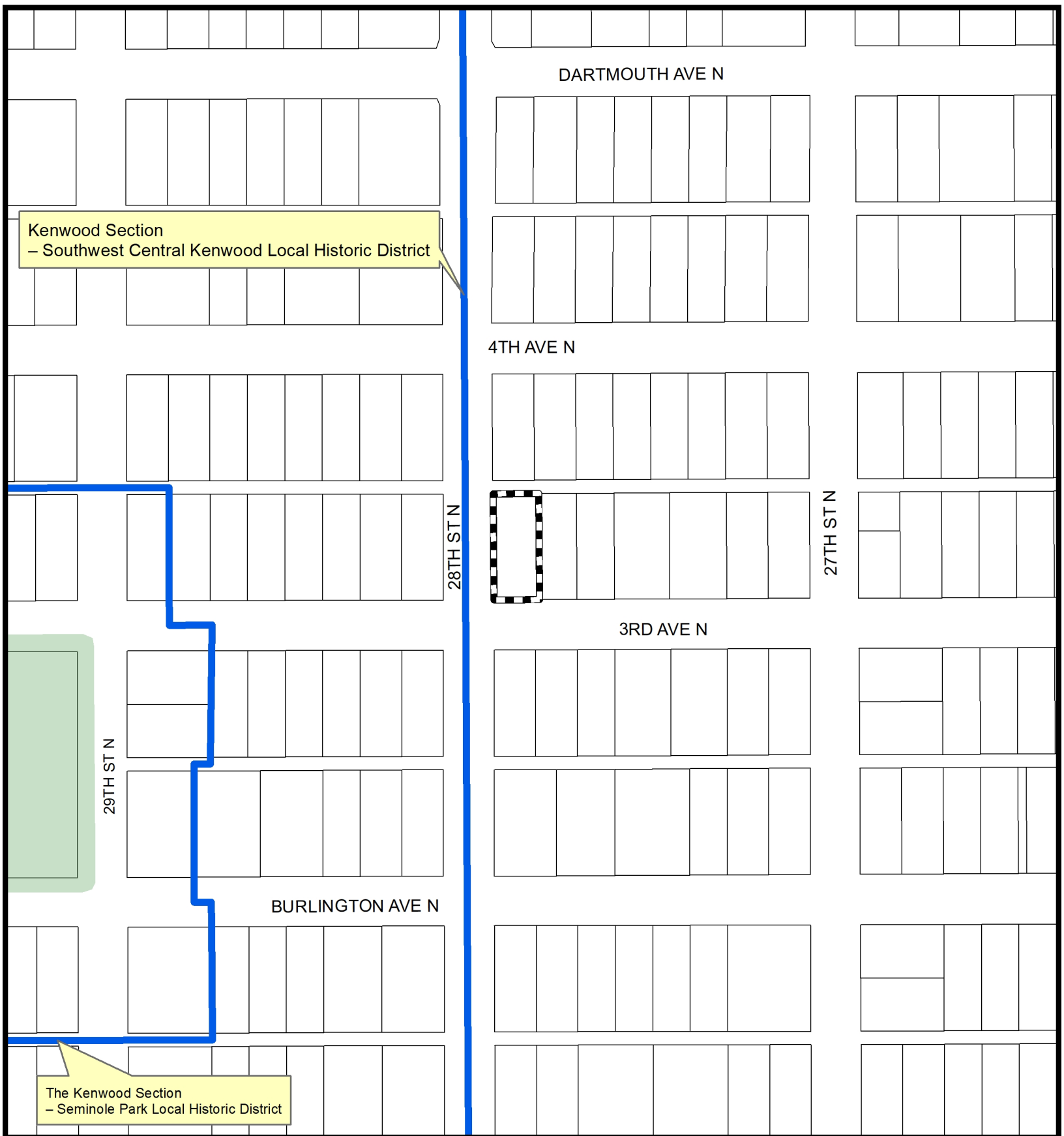
2763 3rd Ave N

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
21-90200061**



**SCALE:
1" = 170'**



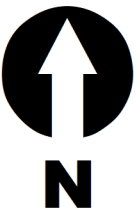
Community Planning and Preservation Commission

2763 3rd Ave N

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