



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 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.:	21-90200050
Address:	3240 7 th Ave. N.
Legal Description:	KENWOOD SUB ADD BLK 20, LOT 6
Parcel ID No.:	14-31-16-46350-020-0060
Date of Construction:	c. 1925
Local Landmark:	Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)
Owner:	Keystone Executive Capital LLC
Agent:	Eric Decelles
Request:	Review of a Certificate of Appropriateness for the after-the-fact replacement of windows at 3240 7 th Ave. N.



Historical Context and Significance

The property at 3240 7th Ave. N. ("the subject property") was constructed circa 1925. According to its Florida Master Site File (FMSF no. 8PI007475), the house was originally constructed in the Shadow Lawn subdivision, on a parcel that today is addressed as 4510 18th Ave. S, and relocated to its present-day location in 1933. It is a front-gabled, Craftsman-influenced bungalow with a hipped front porch, lap siding, and exposed rafter tails. Its porch was enclosed at an unknown date, but it has otherwise retained many of its historic materials. A number of bungalow-type houses were moved into Kenwood during the Great Depression from further-out neighborhoods that had been platted and only partially developed during the boom times of the 1920s. Although it does not represent a high style of architecture, the subject property is significant as a representation of this unique developmental pattern.

Project Description and Review

Project Summary

This is an after-the-fact application for a Certificate of Appropriateness that was submitted after unpermitted work was reported at the subject property in March of 2021. Photographs taken as part of a historic preservation inspection following a roof replacement approved by COA in December 2020 confirm that the house had retained historic wood one-over-one sash windows at that time. The replacements are one-over-one vinyl sash windows.



Figure 1: Image of Jeld Wen Atlantic model

General Criteria for Granting Certificates of Appropriateness

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 project removed historic fabric and replaced wood sashes with vinyl. While the windows' size and one-over-one configuration was replicated, the preservation of historic windows is recommended if possible. Staff was unable to closely observe the condition of the original windows before they were replaced.



Figure 2: December 2020 image of subject property with historic windows

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

Consistent The replacement windows replicate historic openings and therefore appropriately retain the district's overall rhythm.

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.*

Partially consistent The replacement windows replicate historic style, design, and arrangement, but introduce a new material.

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 property is a contributing resource to the 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 The windows will be impact resistant, per information provided by the application.

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

Consistent

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

Consistent The windows appear with a slight reveal.

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 Trim details have been retained.

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;*

Consistent The one-over-one configuration has been replicated.

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.*

Consistent

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

Inconsistent The window frames are vinyl, which is a visually modern material.

Summary of Findings

Staff evaluation yields a finding of the following criteria being met by the project:

- General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria satisfied or partially satisfied.
- Additional Guidelines for Window Replacement: 6 of 7 criteria satisfied by the project.

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 replacement of windows at 3240 7th Ave. N., a contributing property to a local historic district of the St. Petersburg Register of Historic Places. The following conditions should be noted:

1. A historic preservation final inspection will be required.
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 beginning on the date of approval, of July 13, 2021.

Appendix A:

Application No. 21-90200050



st.petersburg
www.stpete.org

CERTIFICATE OF APPROPRIATENESS

Application No. 21-04000619

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Keystone Executive Capital

Street Address: 8188 CAPITOLA AVE
City, State, Zip: FAIR OAKS CA 95628-7602
Telephone No: 916-605-8019
Email Address: keystonecapital.executive@gmail.com

NAME of AGENT or REPRESENTATIVE: Eric Decelles

Street Address: 617 Spring Blossom Ct
City, State, Zip: Brandon, FL 33511
Telephone No: 813-382-1945
Email Address: eric@propertyservonline.com

PROPERTY INFORMATION:

Street Address: 3240 7th Ave N.
Parcel ID or Tract Number: 14-31-16-46350-020-0060
General Location: KENWOOD SUB ADD
Designation Number: 0110 single family

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

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 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 / Agent:

Date:

4/21/21



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay (City Code Section 16.30.070). These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available on-line at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: _____ 3240 7th AVE N COA Case No: _____

Type of Request

- Alteration of building/structure
- New Construction
- Relocation
- Demolition
- Alteration of archaeological site
- Site Work

Proposed Use

- Single-family residence
- Multi-family residence
- Restaurant
- Hotel/Motel
- Office
- Commercial
- Other

Estimated Cost of Work: _____

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System

2. Roof and Roofing System



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3. Windows

Direct vinyl replacement

4. Doors

5. Exterior siding

6. Decorative elements

7. Porches, Carriage Porch, Patio, Carport, and Steps

8. Painting and/or Finishes

9. Outbuildings

10. Landscaping, Parking, Sidewalk, Garden features

11. Other



Construction Services & Permitting Window & Door Residential Compliance Form

Revised on January 2, 2018

Prescriptive Design Requirements

Wind Speed – 145 mph
 Exposure – B
 Category II – Mean Roof Height 33 ft.

Permit No.: 21-04000619

Address: 3240 7th Ave N

1. Anchor & fastener type and spacing for doors/windows must be installed per/mfg. installation details. Installation instructions MUST be on the construction site for the inspector.
2. Impact resistant glass (shutters not required) installation instructions MUST be on the job site.
3. Non-Impact glass (shutters ARE required) MUST be rated for required wind load. Installation instructions to be on site.
4. ALL LABELS are to remain on the windows and doors until passing the final inspection.
5. Opening sizes; are any altered? Yes No

Type of Glass	Window/Door/Other	Manufacturer	Model	NOA or FL Prod App No.	Quantity
<input checked="" type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	<u>Window</u>	<u>Jeld-wen</u>	<u>Atlantic</u>	<u>14095.1</u>	<u>12</u>
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____

Garage Overhead Doors
 Impact

Type of Shutters (opening protection)

- Plywood Structural Panels per FBC 1609.1.2 or FBC-R 301.2.1.2
- Engineered Panels
- Panel detail signed/sealed by design professional.
- Approved Engineered Panels
- Engineered Test Report # _____
- FL. Product Approval # _____
- NOA # _____
- Exemption per FBC-Existing 707.4

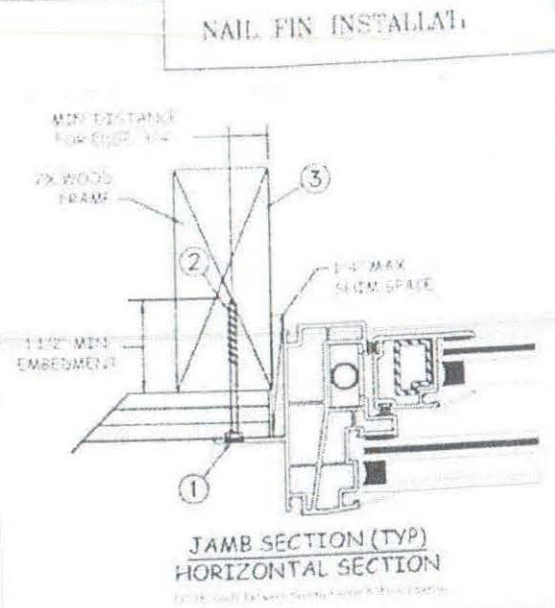
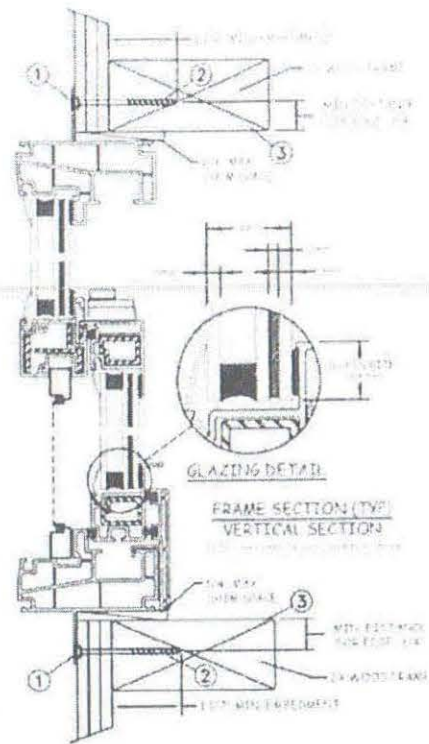
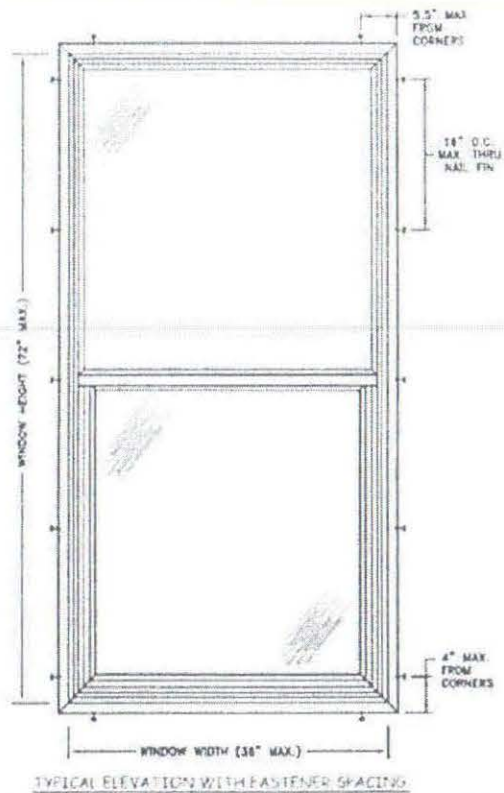
Residential Single Family Home
 Show approximate location of new products

please indicate map direction

I affirm that the above products and installation are in compliance with the current Florida Building Code wind load and opening protection requirements.

[Signature]
 Signature

5/11/21
 Date



PREMIUM ATLANTIC VINYL SH WINDOW

Max Frame	DP RATING	IMPACT
36 x 72	+65/-70	YES

LARGE MISSILE IMPACT

Installation Notes:

1. Seal flange/frame to substrate.
2. Use #10 PH or greater fastener through the nail fin with sufficient length to penetrate a minimum of 1 1/2" into the wood framing. For 2X wood frame substrate (min. S.G. = 0.42).
3. Host structure (wood buck, masonry, steel) to be designed and anchored to properly transfer all loads to the structure. The host structure is the responsibility of the architect or engineer of record for the project of installation.

Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2014.09.19 16:26:14 -04'00'

General Notes:

1. The product shown herein is designed, tested and manufactured to comply with the wind load criteria of the adopted International Building Code (IBC), the International Residential Code (IRC), the Florida Building Code (FBC) including HVHZ and the industry requirement for the stated conditions.
2. All glazing shall conform to ASTM E1300.
3. At minimum, glazing is 3mm annealed - 11mm airspace - 3mm annealed - 2mm PVB interlayer by DuPont - 3mm annealed.
4. Use structural or composite shims where required.

This schedule addresses only the fasteners required to anchor the window to achieve the rated design pressure up to the size limitations noted. It is not intended as a guide to the installation process and does not address the sealing consideration that may arise in different wall conditions. For the complete installation procedure, see the instructions packaged with the window or go to www.jeld-wen.com/resources/installation

DISCLAIMER

This drawing and its contents are confidential and are not to be reproduced or copied in whole or in part or used or disclosed to others except as authorized by JELD-WEN Inc.



PROJECT ENGINEER: --	DATE: 08/13/2014	JELD-WEN 3737 Lakeport Blvd Klamath Falls, OR. 97601 Phone: (541) 882-3451
DRAWN BY: D. Vezo	SCALE: NTS	
WORKSHEET: J. Kantola	TITLE: Premium Atlantic Vinyl Impact Single Hung Window	
DATE RECEIVED: D008729		
PROJECT NO.:NCT1210-3875-1-FBC		

ENERGY STAR® Certified in Highlighted Regions
ENERGY STAR® certificado en regiones seleccionadas



■ = Certified/Certificado
60897943



National Fenestration
Rating Council®

CERTIFIED

JELD-WEN
WINDOWS & DOORS
Premium Atlantic Vinyl Tilt
Single Hung
Double-glazing with LowE
JEL-A-4-02066-00003

ENERGY PERFORMANCE RATINGS
EVALUACION DE RENDIMIENTO ENERGETICO

U-FACTOR FACTOR-U	SOLAR HEAT GAIN COEFFICIENT COEFICIENTE-GANANCIA DE ENERGIA SOLAR
0.33 (U.S./I-P) 1.87 (Metric/SI)	0.22

ADDITIONAL PERFORMANCE RATINGS
EVALUACION SUPLEMENTARIA DE RENDIMIENTO

VISIBLE TRANSMITTANCE TRANSMISION DE LUZ VISIBLE	AIR LEAKAGE INFILTRACION DE AIRE
0.50	≤ 0.3 (U.S./I-P) ≤ 1.5 (Metric/SI)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product line. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consulte manufacturer's literature for other product performance information.
Este fabricante estipula que estos valores cumplen con los procedimientos aplicables de NFRC para determinar el rendimiento total del producto. Los valores otorgados por NFRC son determinados por un conjunto fijo de condiciones ambientales y un tamaño de producto específico. NFRC no recomienda ningún producto y no garantiza que el producto sea adecuado para un uso específico. Consulte con el fabricante para el uso apropiado de este producto.

www.nfrc.org



Manufacturer stipulates conformance to the applicable standards

JELD-WEN Windows & Doors
Premium Atlantic Vinyl Tilt Single Hung
Size Tested 36x72 in
Design Pressure = +65/-70 psf
Glazing: 0.117" out /0.315" in
Conforms To: TAS 201 202 203 - Large Missile
Impact Resistant
FL# 14095.1



WARNING: This product can expose you to wood dust, which is known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov.

ADVERTENCIA: Este producto puede exponerle a polvo de madera, que es conocido (s) por el Estado de California como causante de cáncer. Para mayor información, visite www.P65Warnings.ca.gov.

345538 5 01193321 AV0008 01/19/21



BEFORE Before

Before

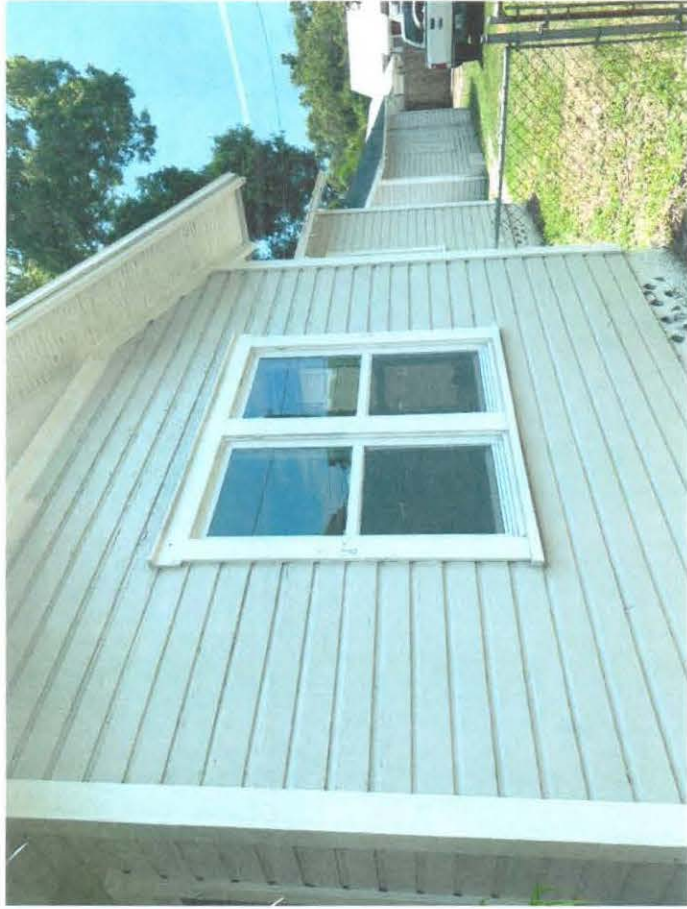


Before

AFTER



AFTER

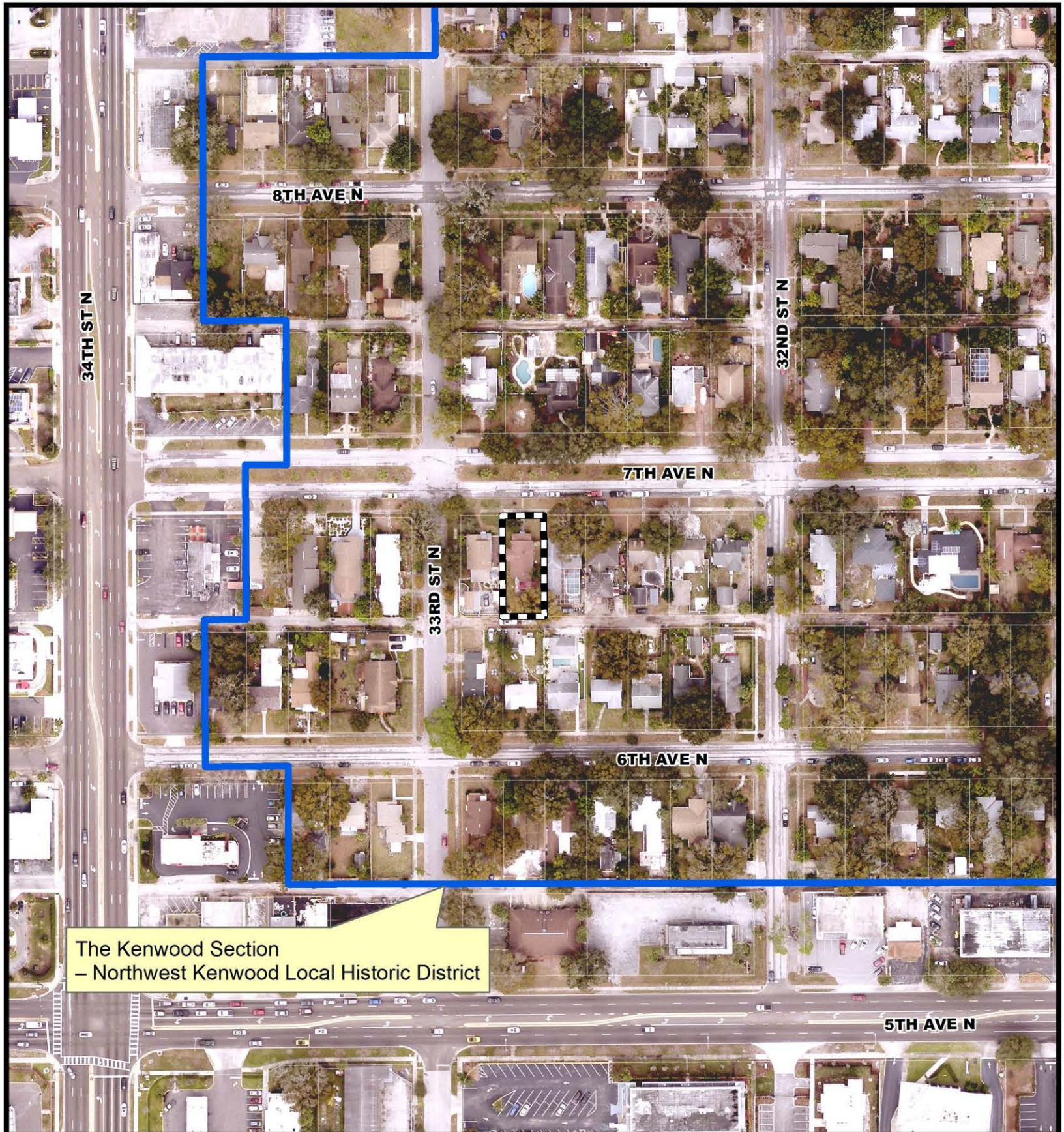


AFTER



Appendix B:

Maps of Subject Property



The Kenwood Section
– Northwest Kenwood Local Historic District

Community Planning and Preservation Commission

3240 7th Ave N

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
21-90200050**



**SCALE:
1" = 170'**