



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, September 14, 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.: | 21-90200098 |
| Address: | 2945 7 th Ave. N. |
| Legal Description: | KENWOOD SUB BLK 5, E 50FT OF LOT 9 |
| Parcel ID No.: | 14-31-16-46332-005-0090 |
| Date of Construction: | 1940 |
| Local Landmark: | Kenwood Section – Northwest Kenwood Local Historic District (18-90300008) |
| Owners: | Karen L. Griffith and Shannon L. Fortner |
| Request: | Review of a Certificate of Appropriateness for the addition of a covered rear porch and other alterations at 2945 7th Ave. N., a contributing property to a local historic district. |



Figure 1: Subject property from 7th Ave. N.

Historical Context and Significance

The single-family residence and detached garage at 2945 7th Ave. N. ("the subject property") were constructed in 1940 by Frank Smith. The residence features the modest but well-balanced massing and ornamentation that often define the area's homes built during the 1930s and early 1940s in the Minimal Traditional style. Located on the 7th Ave. boulevard, it is a fine participant in Kenwood's architectural significance.

The garage was connected to the primary residence with a breezeway in 1954.

Because of its historic designation status, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City's COA Matrix, front fences and covered patio additions require review by the Community Planning and Preservation Commission (CPPC).

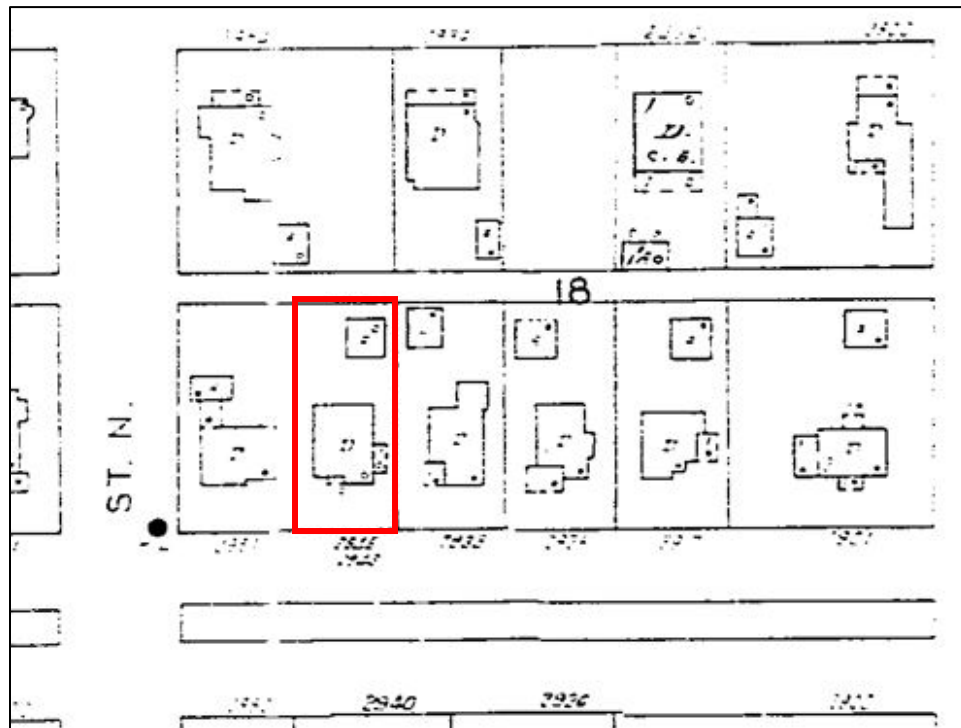


Figure 2: Subject property shown in 1952 Sanborn Map of St. Petersburg, sheet 348

Project Description and Review

Project Description

This COA application (Appendix A) proposes alteration to the subject property by:

- Alteration to window openings:
 - Creating a doorway in location of existing window opening at garage, and
 - Installing a door into the east side yard at the breezeway connecting the primary residence and garage,
- Construction of a covered and screened patio on an existing deck in the rear yard,
- Installing a 3.5-foot wooden picket fence surrounding the front yard, and
- Installing fasteners for hurricane fabric to protect existing windows.¹

¹ Hurricane protection such as hurricane fabric can be approved administratively per the City's COA Matrix, but this element of the project is being processed with other Commission-level elements of the COA to prevent redundancy of paperwork and application fees.

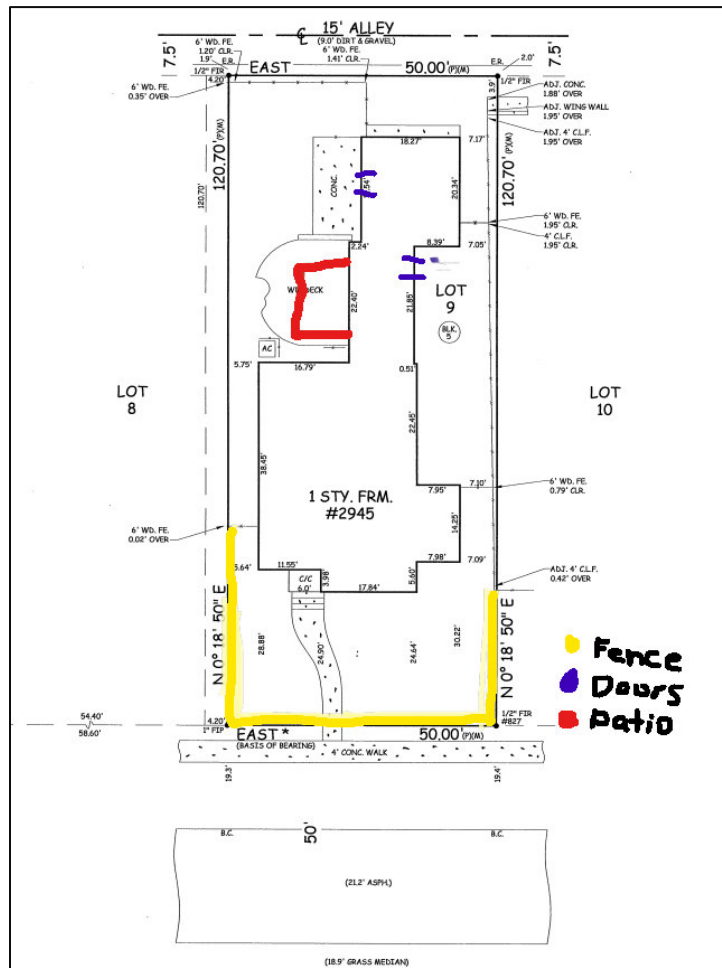


Figure 3: Survey showing proposed locations of fence, doors, and patio, from application



Figure 4: Backyard with existing deck (facing south-southeast)



Figure 5: Rendering of proposed screen room (facing east-southeast)



**Figure 6: West elevation of garage,
proposed location of door**



**Figure 7: East elevation of breezeway,
proposed location of door**



Figure 8: Sample image of proposed hurricane fabric

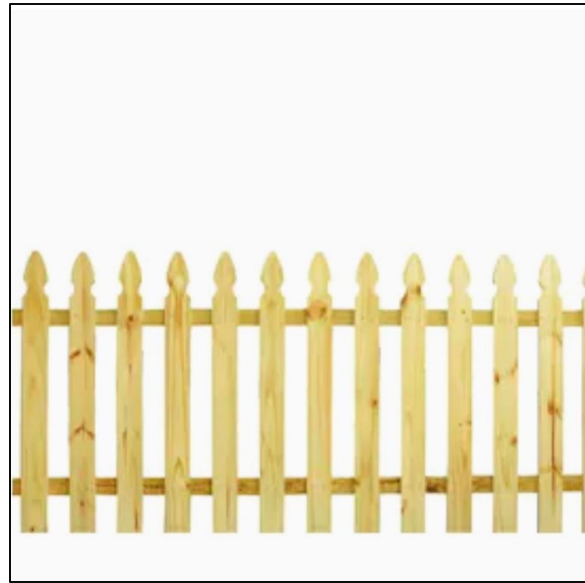


Figure 9: Sample image of proposed front fence

The owners have also previously received COAs that were processed administratively for the following work since purchasing the subject property in May 2020:

- Electrical upgrades, installation of a fan in a gable vent, landscaping, and placement of a hot tub on an existing slab in backyard (COA 21-90200071),
- Installation of a 6-foot wooden privacy fence at an interior side yard line (COA 21-90200082), and
- In-kind replacement of shingle roof cladding (COA 21-90200093)

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.*

Consistent The proposed project locates major changes to the interior rear yard, minimizing the impact to the district.

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

Consistent As stated above, the impact on the public experience of the proposed district will be negligible.

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.*

Consistent The proposed openings are well-sited within the existing building.
The fabric screens will allow historic windows to remain in place.
The proposed porch will minimally affect the residence's design.

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.*

Consistent As noted above, the proposed porch and new openings will not alter the historic character of the subject property.

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.*

Consistent The proposal does not incorporate conjectural features or elements from other properties.

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

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

Consistent Installation of protections such as the proposed hurricane fabric is a recommended and proactive measure to ensure long-term preservation of historic buildings and 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 The proposed porch will be one story and will be visually compatible with the structure.

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 The new addition is located on the rear and will not be visible from the front elevation.

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

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.*

Not applicable The proposal does not include any substantial changes to the front façade of the building.

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 will be located on an existing deck and in an interior rear yard.

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.*

Consistent Shed-roofed rear porches and lanais are fairly common to the subject district.

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 The application proposes an aluminum structure, which is not a traditional construction method.

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

Generally consistent The proposed roof will be nearly flat with a slight slope. Shed, gabled, or hipped roofs were more commonly constructed during the historic era, but flatter roofs were sometimes used, particularly for mid-century additions.

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.*

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.*

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

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.*

Consistent The proposed porch will not require removal of historic features

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.*

Consistent The proposed addition could easily be removed without altering the essential form and integrity of the resource.

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: 4 of 4 relevant criteria satisfied.
- Addition Guidelines for Alterations: 7 of 7 criteria met.
- Additional Guidelines for New Construction: 10 of 11 criteria satisfied or generally 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** the Certificate of Appropriateness request for the alteration of the property at 2945 7th Ave NE, a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District, subject to the following:

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 following Commission approval, or September 14, 2023.

Appendix A:

Application No. 21-90200098

Appendix B:

Maps of Subject Property