



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 https://www.stpete.org/connect_with_us/stpete_tv.php.

According to Planning and Development Services Department records, Commissioner Jeff Wolf 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.:	21-9020099
Address:	1001 Bay Street Northeast
Legal Description:	BAYVIEW ADD BLK 8, W 50FT OF LOT 7
Parcel ID No.:	18-31-17-05274-008-0070
Date of Construction:	Circa 1923

Local Landmark: North Shore Section - 200 Block of 10th Avenue Northeast Historic District (17-90300004) – Contributing Property

Owner: Glenn M. Fish

Agent: Glenn M. Fish Sr.

Request: Review of a Certificate of Appropriateness for the alteration of the main house and garage apartment and site work at 1001 Bay Street Northeast, a contributing property to a local historic district

Zoning: Neighborhood Traditional-2 (NT-2)

Historical Context and Significance

The Frame Vernacular residence with Craftsman details at 1001 Bay St NE¹ was constructed circa 1923 with a two-story garage apartment in the rear. Over the years, the property has had many additions and alterations. This includes a front porch enclosure, rear porch addition, and many of the windows have been replaced. This property has had COAs approved in the past few months: COA No. 21-90200016 approved on April 13th by the Commission to enclose the rear porch and construct a new roof deck, and COA No. 21-90200015 approved administratively to reopen the front porch.

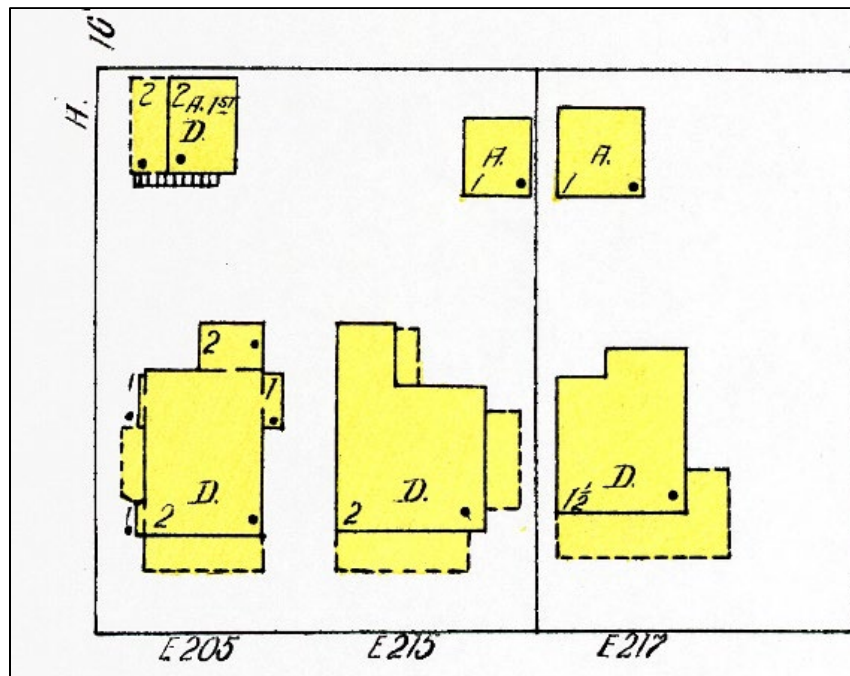


Figure 1: 1923 Sanborn map of subject property.

The subject property was designated as contributing to both 200 Block of 10th Avenue Northeast Historic District (17-90300004) and the North Shore National Register Historic District. Because of its location within the 200 Block of 10th Avenue Northeast Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City's COA Matrix, roofing projects that involve additions, front fences, and a change in materials require review by the Community Planning and Preservation Commission (CPPC).

¹ Historically addressed as East 205 10th Avenue North.

Project Description and Review

Project Description

The COA application (Appendix A) proposes the following work:

- Replace non-historic windows in main house, install new window on rear façade, and install two new windows on side elevation. Windows will be white vinyl with a one-over-one configuration to match historic window configurations on house; and
- Relocate existing stairs on garage apartment to east side, creating a larger back yard for the main residence; and
- ~~Install new column trim on garage apartment; and~~
 - The applicant is no longer proposing to add the trim to the garage apartment. That was included in the application package in error.
- Reinstall existing patios and walkways; and
- Replace existing wood fence with new wood privacy fence, and installation of a new metal, three-foot tall front fence.

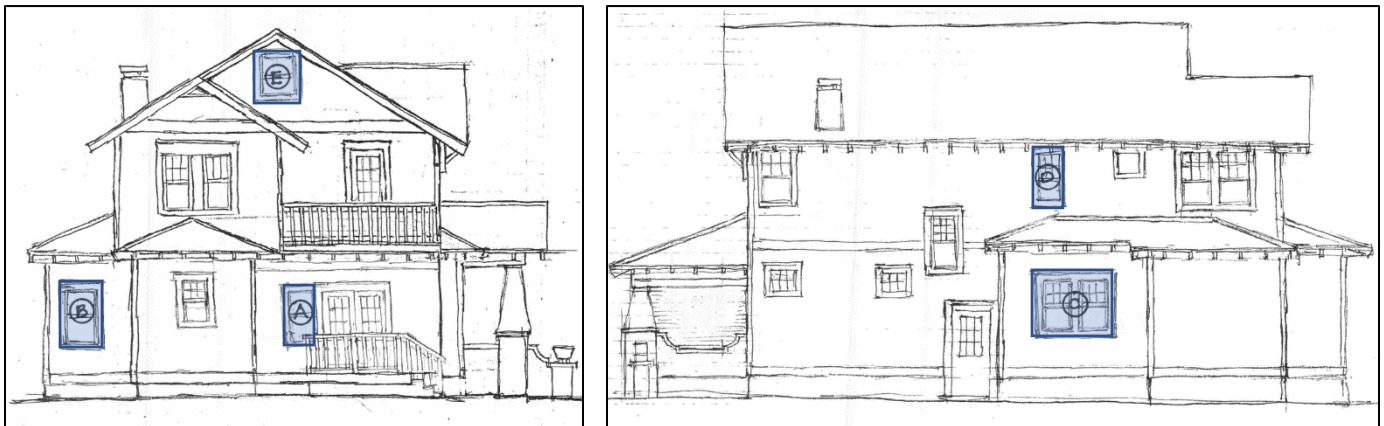


Figure 2: Proposed east and south elevations of main house with proposed window locations marked.

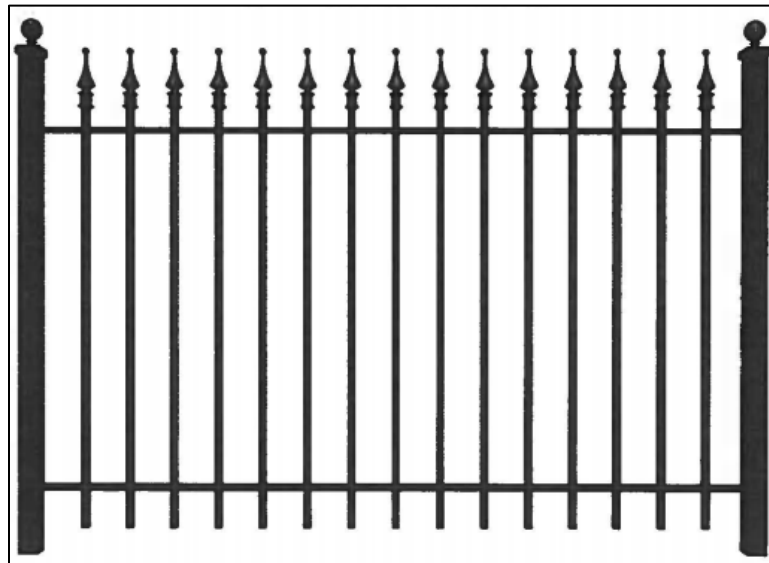


Figure 2: Proposed fence style for front yard.

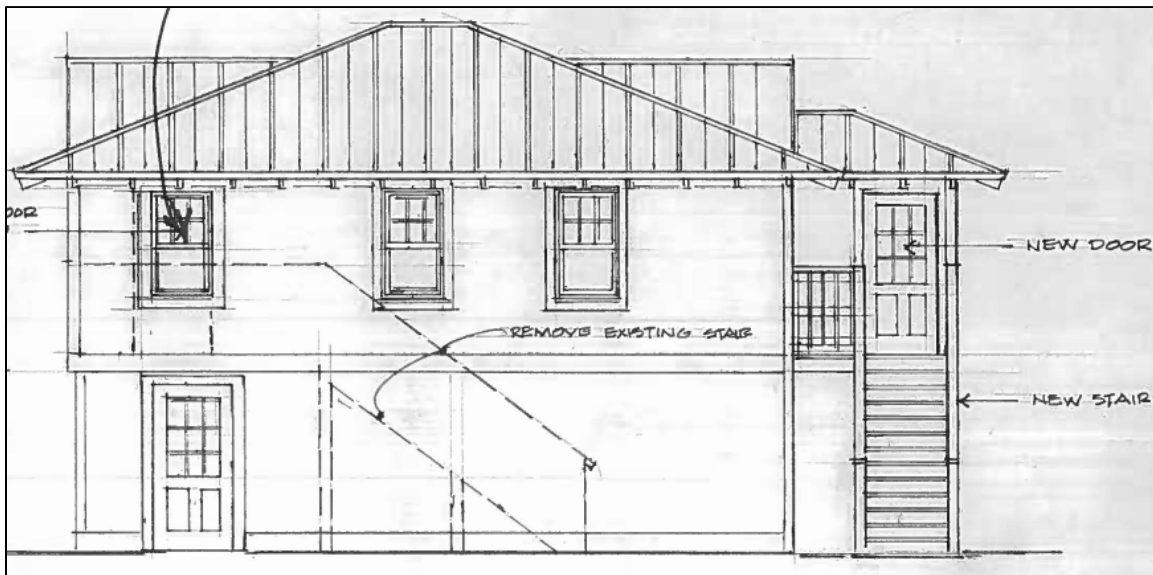


Figure 2: Proposed north elevation of garage, with the areas to be altered highlighted in blue.

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 proposal mostly includes altering non-historic features and additions, such as the replacement of non-historic windows. The new windows will have a configuration that more closely matches the windows seen in historic photographs. The installation of new windows that will create new openings or change historic fenestrations are located on non-publicly visible elevations and will have minor impacts on the property.

Front fences were not a typical feature in St. Petersburg, but the proposed front fence will be traditional in design, as it will be a dark metal finish and three feet in height. Due to its design, the front fence will be very transparent and won't have a large visual impact on the district.

The relocation of the stairs on the rear garage apartment does change the historic location of the stair, as evidenced by the 1923 Sanborn map. Staff does not believe the location of the exterior staircase is a character defining feature for this property.

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

Mostly

Consistent

The proposal will include a front fence, which is not a traditional feature for the historic district. Other front fences have been approved in this district recently, and this front fence will be made of traditional materials and will have a high level of transparency.

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 proposal does include the replacement of many non-historic windows with new windows that will more closely match the configuration of the original windows. The proposal does include the creation of new window openings on the main residence, but these openings will be located either on the rear or towards the rear of the house and will not greatly affect the property's character.

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 200 Block of 10th Ave N Local Historic District.

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 proposed property appears to meet this criterion as it remains in use as 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 The proposal only includes the minimal removal of historic material to add in some new windows on non-publicly visible elevations. This will not alter distinctive architectural features.

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

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 non-historic features to be removed or altered have not acquired historic significance.

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

Consistent Most of the distinctive features of this property will be retained as part of the proposal. One original window opening will be expanded to fit paired windows to allow more light into the den, but that window opening is not a major character defining feature of the property.

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 The project does not include the replacement of deteriorated historic features. The replacement windows will have the same configuration as the historic windows (one-over-one), as evidenced by a historic photograph.

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.*

Not applicable No indication that harsh treatment will be used has been given.

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 This property is not located in an archaeological area.

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 proposed Jeld-Wen vinyl windows will be impact resistant.

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

Consistent The proposed 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;*

Mostly Most of the windows will replace the existing fenestration opening. There is one window (Window C on the plan) on the east elevation that will be replaced with two paired windows to allow in more light. Window C is located on a non-publicly visible elevation, and set towards the rear. Staff does not find the proposal to be detrimental to the character of the house because of the location of the window.

Consistent

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 house currently has non-historic windows, mostly in a six-over-one configuration with internal muntins. Staff has seen a historic photograph that shows that the double hung windows were one-over-one. The windows to be replaced would have originally had a one-over-one configuration.

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 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: 4 of 4 relevant criteria partially met.
- Additional Guidelines for Alteration: 6 of 6 relevant criteria satisfied.
- Additional Guidelines for Window Replacement: 5 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 1001 Bay Street Northeast, a contributing property to the 200 Block of 10th Avenue Local Historic District, with the following conditions:

1. Wooden exterior casing and trim will be reinstalled in kind.
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. A historic preservation final inspection will be required.
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 September 14, 2023.

Appendix A:

Application No. 21-90200099



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

1015 Bay Street NE

18-31-17-03274-008-0070

Property Address

Parcel Identification No.

Old North East

Corresponding Permit Nos.

Historic District / Landmark Name

813-786-7444

Glenn M Fish

Property Owner's Daytime Phone No.

Owner's Name

gfish1111@gmail.com

1001 Bay Street NE

Owner's Email

Owner's Address, City, State, Zip Code

727-409-5455

Glenn M Fish Sr

Representative's Daytime Phone No.

Authorized Representative (Name & Title), if applicable

gfish55@live.com

164 Brighton Court Safety Harbor FL

Representative's Email

Owner's Address, City, State, Zip Code

APPLICATION TYPE (Check applicable)

TYPE OF WORK (Check applicable)

Addition	X	Window Replacement
New Construction		Door Replacement
Demolition		Roof Replacement
Relocation		Mechanical (e.g. solar)
Other: Relocate stairs		

Repair Only	
In-Kind Replacement	
New Installation	
Other: Stair Relocation	✓

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:

Glenn M Fish Sr
Glenn M Fish Sr

Date:

06/09/21

Representative

Window changes:

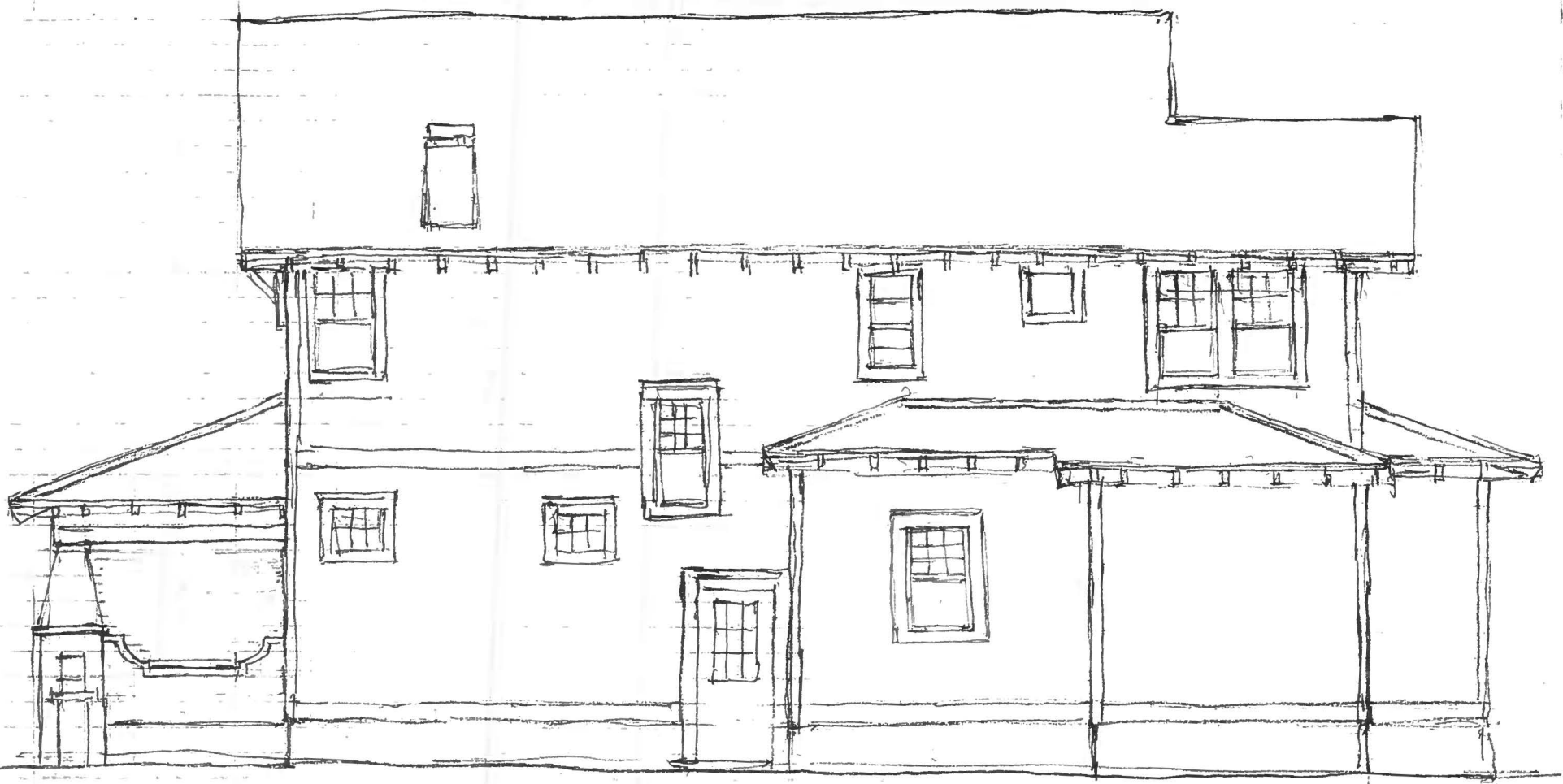
- A New Window Kitchen 30-3/4" x 49-3/8" 1/1
- B New Window Bed 1 30-3/4" x 49-3/8" 1/1
- C 2-New Windows Den 30-3/4" x 49-3/8" 1/1
- D Replace same size alum window Bath 1 30-3/4" x 38-38" 1/1 Obscure
- E Replace same size alum window Loft 37" x 38" 1/1



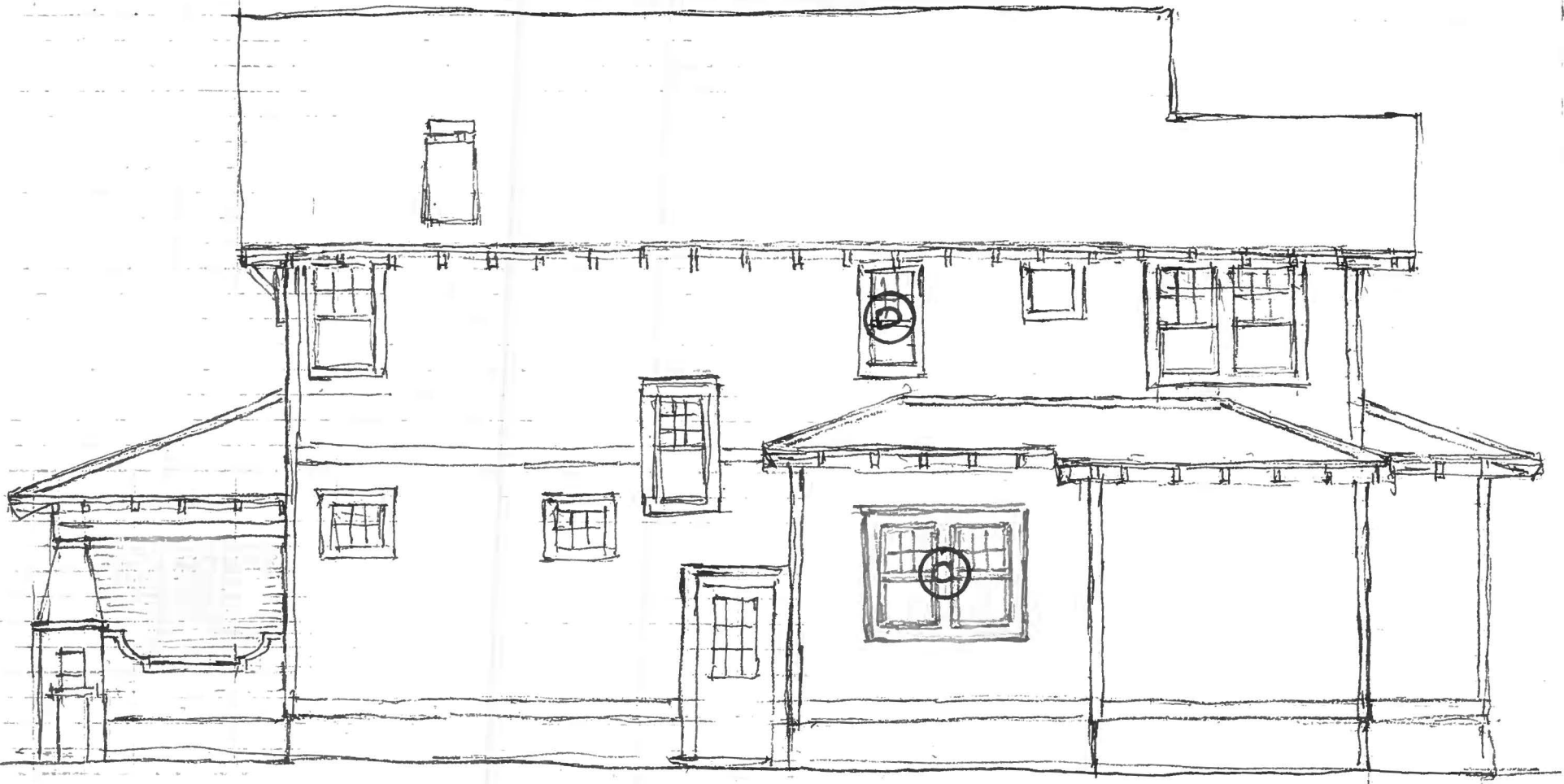
EXISTING NORTH ELEVATION



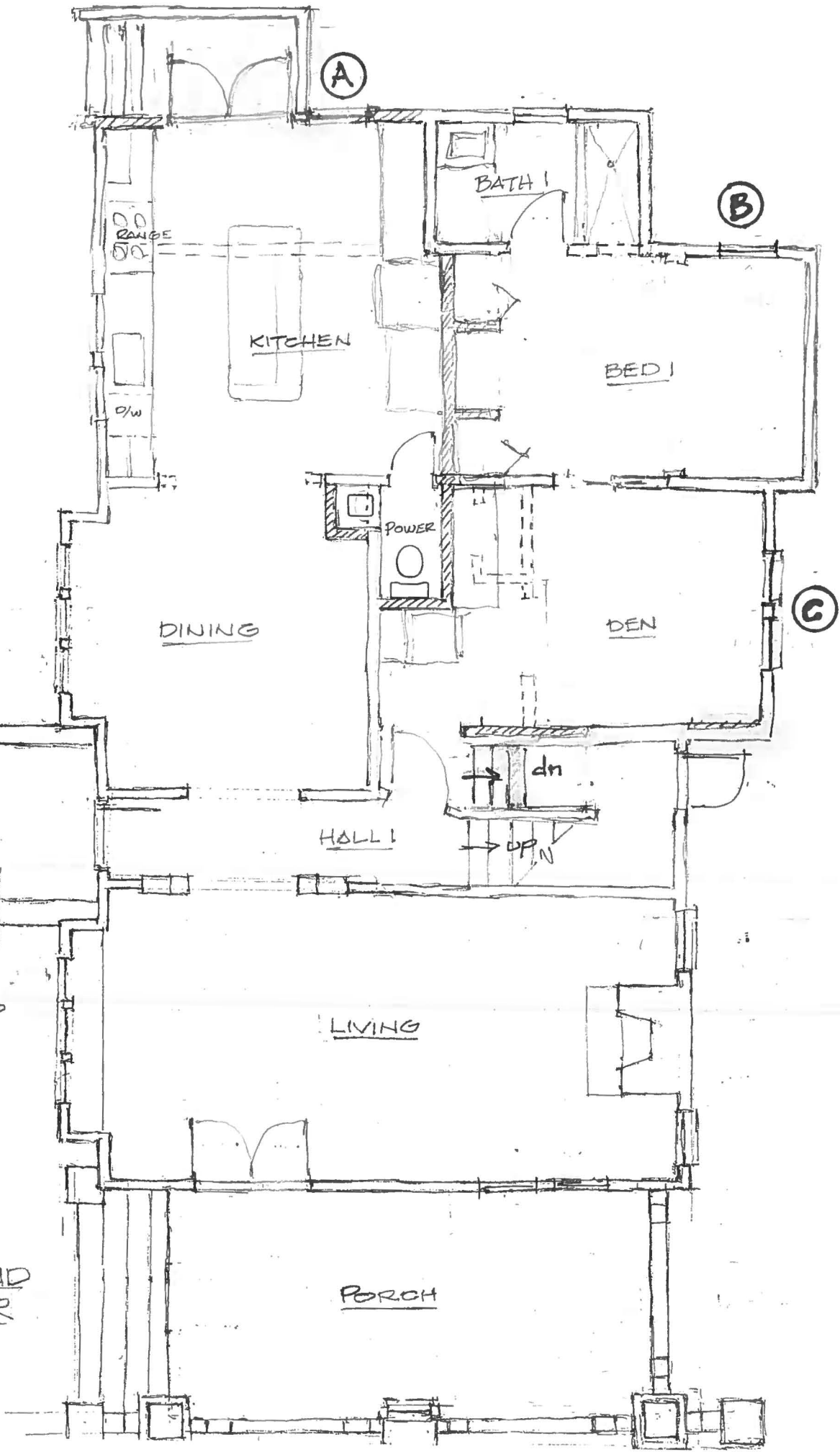
NEW NORTH ELEVATION



EXISTING EAST ELEVATION

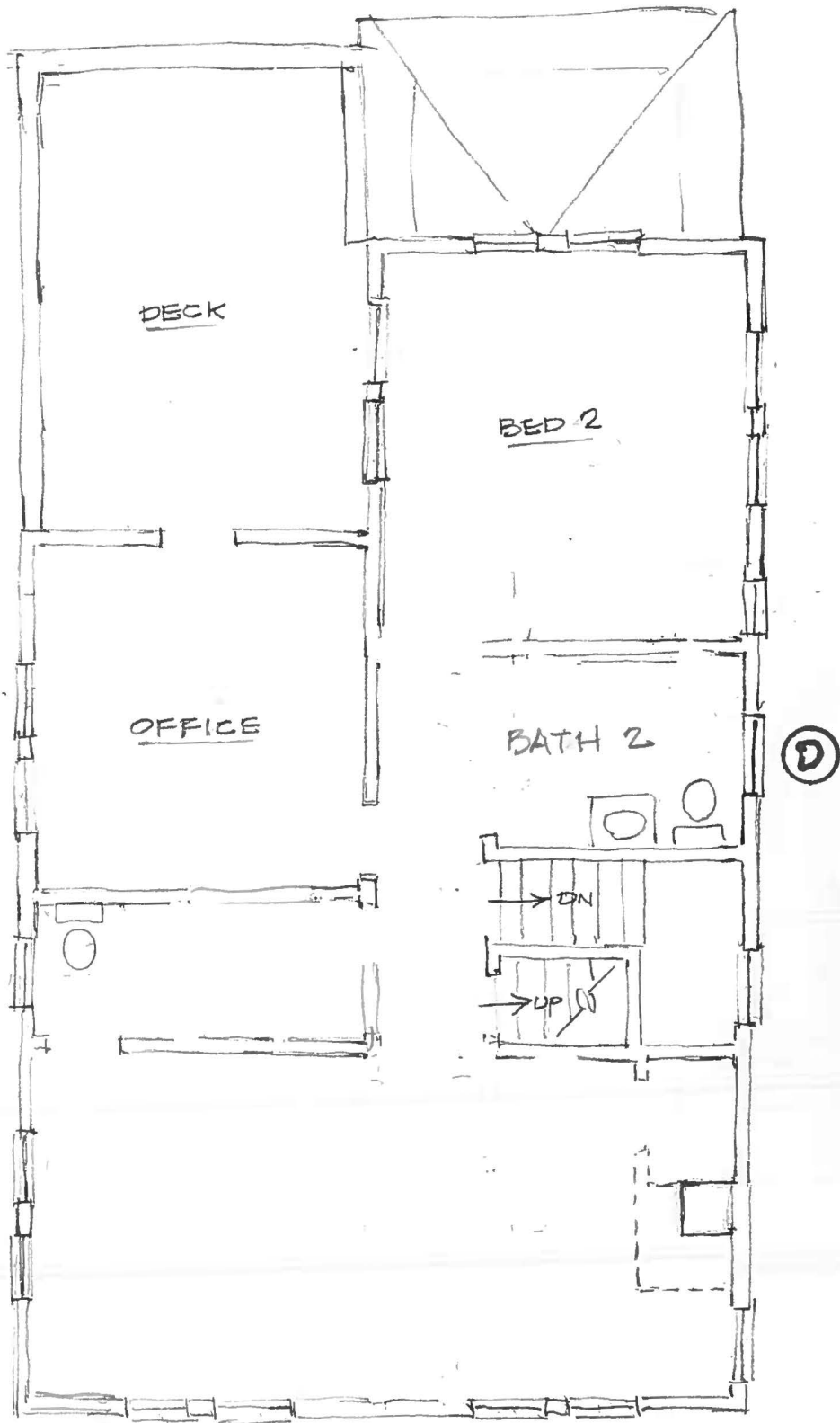


NEW EAST ELEVATION

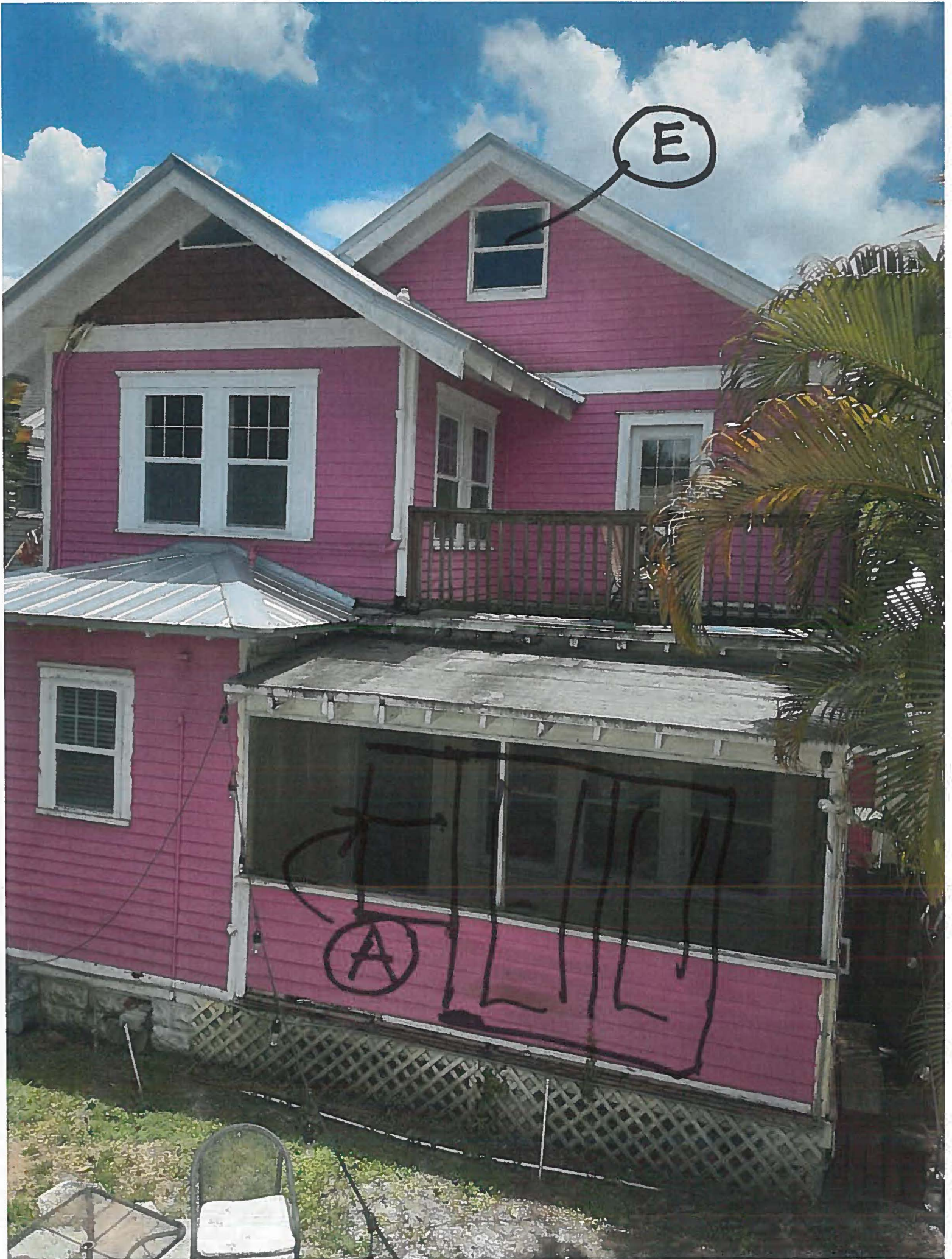


20A-21-
70200016

N
↑
NEW
GROUND
FLOOR



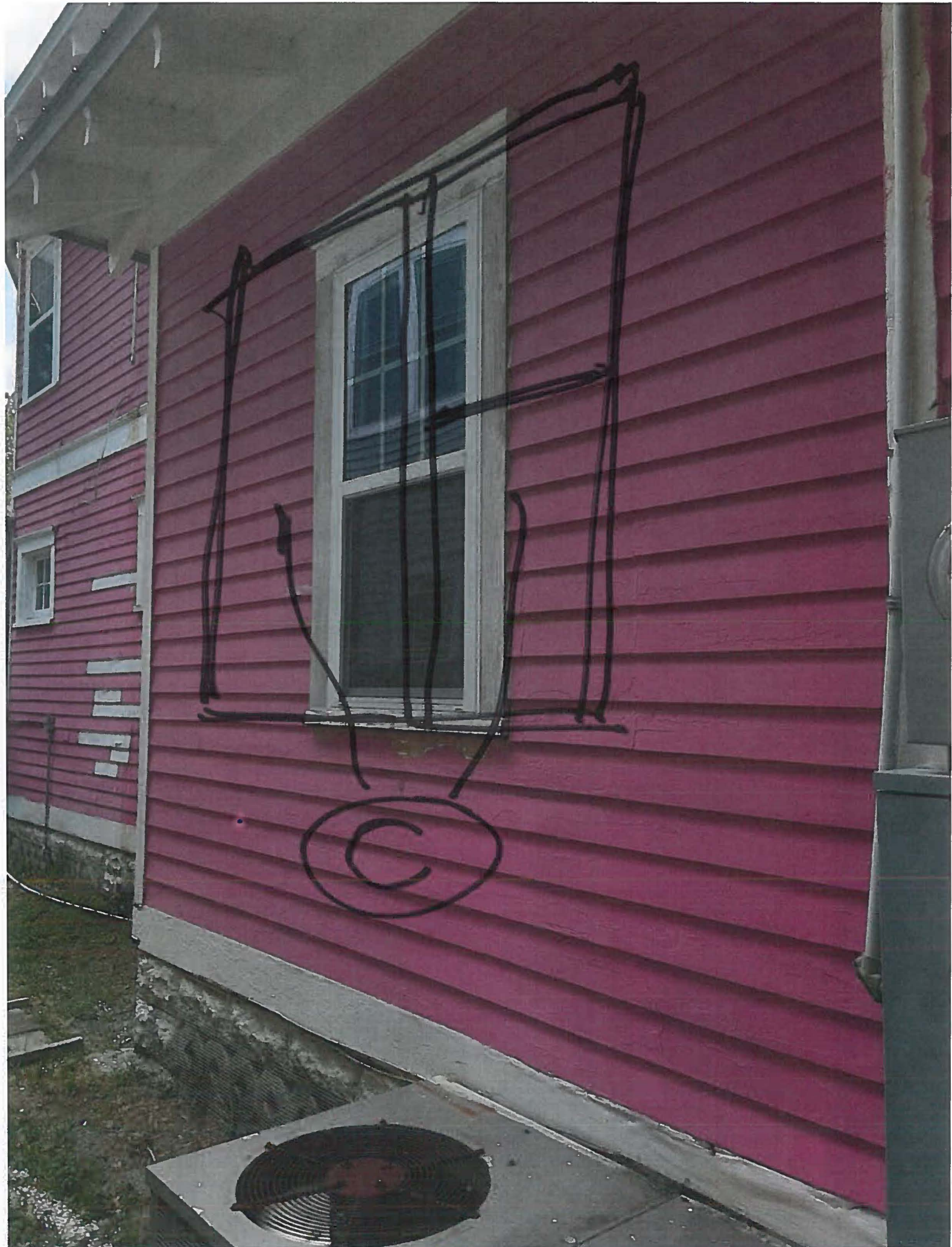
NEW SECOND FLOOR

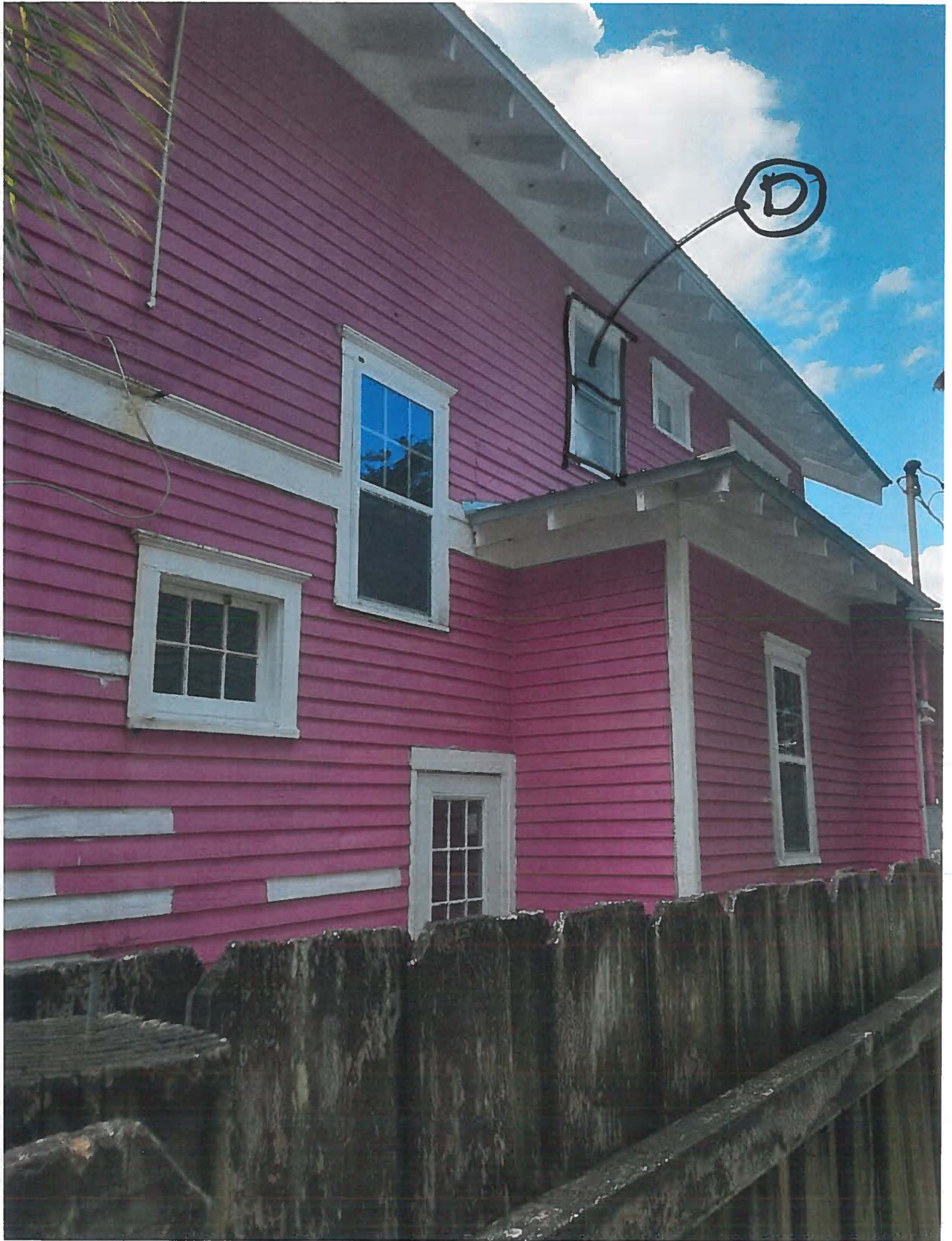


E

A L L Y







Single-Hung Windows

Single-hung windows have a clean, classic look appropriate for nearly any home. Each single-hung window has a stationary top sash and a bottom sash that slides vertically.

Standard features

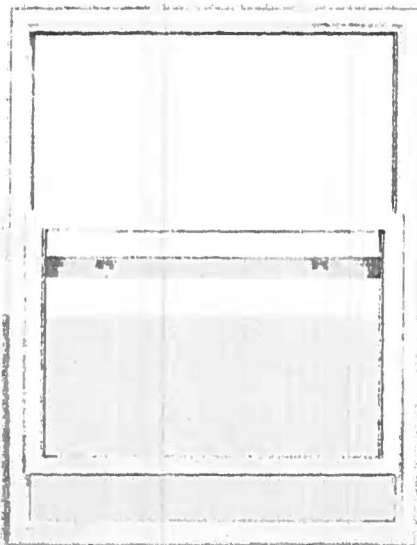
- Color: White
- Jamb depth is 3"
- Comes with integral nailing fin
- Reinforcement is used in the meeting rail and sash
- Glass is 1-7/8" thick
- Clear glass
- Weatherstrip is applied along full perimeter of sash
- Double spiral balance system in matching vinyl is included for smooth, maintenance-free operation
- Charcoal-color insect screen in an aluminum frame to match the color of the unit*

Optional features

- Color: Desert Sand
- Simulated divided lites: 1" contour
- Grilles between the glass: 5/8" and 7/8" flat; 5/8" contour
- Insulating glass available in Low-E, Tinted, Obscure or other specialty insulating glass
- Tempered glass
- Choose box, flange, J-channel or brickmould frame
- ImpactGuard® protection
- Laminated glass: single glazed or insulating
- Structurally reinforced sash stile
- Corrosion-resistant hardware and fasteners

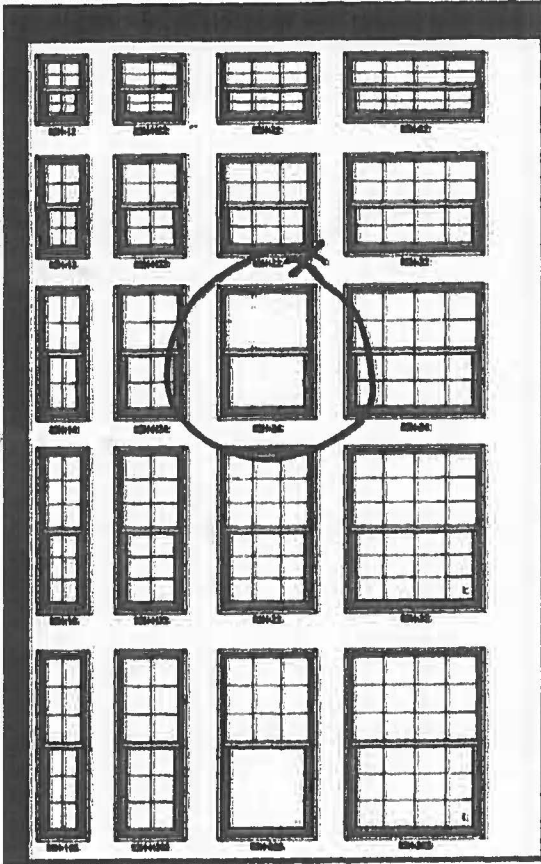
For complete specifications, see pages 30-38

*Screens are intended to allow air and light in and to keep insects out. They are not intended to stop children from climbing through an open door or window. For safety screens or safety devices, contact your local building supply retailer.



Interior

HUNG UNITS - FLORIDA SIZES

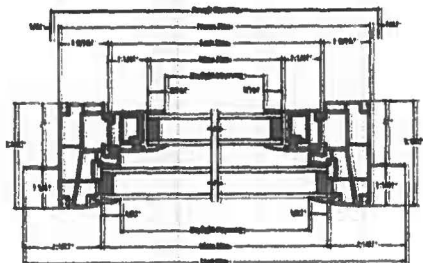
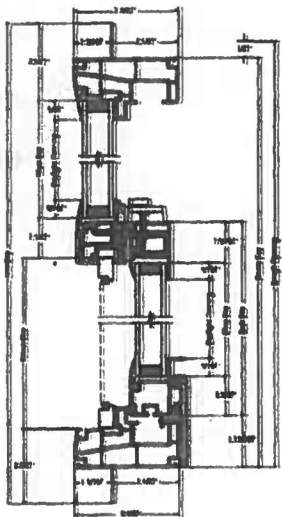


85H 24

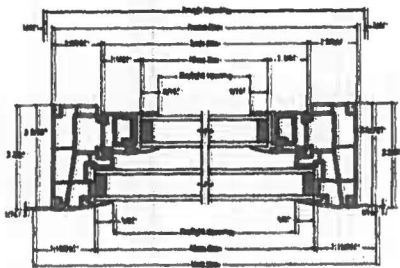
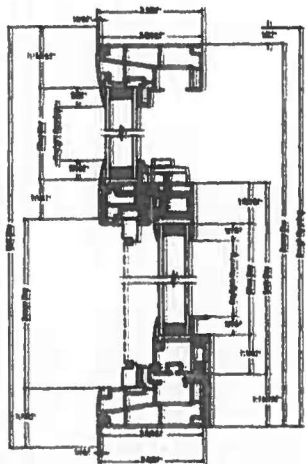
30-3/4" x 49-3/8"

YB00LLE888D
UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A
MAX OF 87 SQ. FT.

**SINGLE-HUNG SECTION DETAILS
NAILING FIN**



**SINGLE-HUNG SECTION DETAILS
FLANGE**



Florida Building Code Online

FL #

FL14095-R11

Application Type

Affirmation

Code Version

2020

Application Status

Approved

Comments

Archived

Product Manufacturer

JELD-WEN

Address/Phone/Email

3737 Lakeport Blvd
Klamath Falls, OR 97601
(800) 535-3936
fbc1@jeld-wen.com

Authorized Signature

Rylee Sumner Fricks
fbc1@jeld-wen.com

Technical Representative

JELD-WEN Corporate Customer Service

Address/Phone/Email

3737 Lakeport Blvd.
Klamath Falls, OR 97601
(800) 535-3936
customerserviceagents@jeld-wen.com

Quality Assurance Representative

Address/Phone/Email

Category

Windows

Subcategory

Single Hung

Compliance Method

Certification Mark or Listing

Certification Agency

National Accreditation & Management Institute

Validated By

National Accreditation & Management Institute

Referenced Standard and Year (of Standard)

Standard

Year

TAS 201

1994

TAS 202

1994

TAS 203

1994

Equivalence of Product Standards

Certified By

I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in compliance with the new Florida Building Code.

Documentation from approved Evaluation or Validation Entity Yes No N/A

Product Approval Method

Method 1 Option A

Date Submitted

07/29/2020

Date Validated

07/29/2020

Date Pending FBC Approval

Date Approved

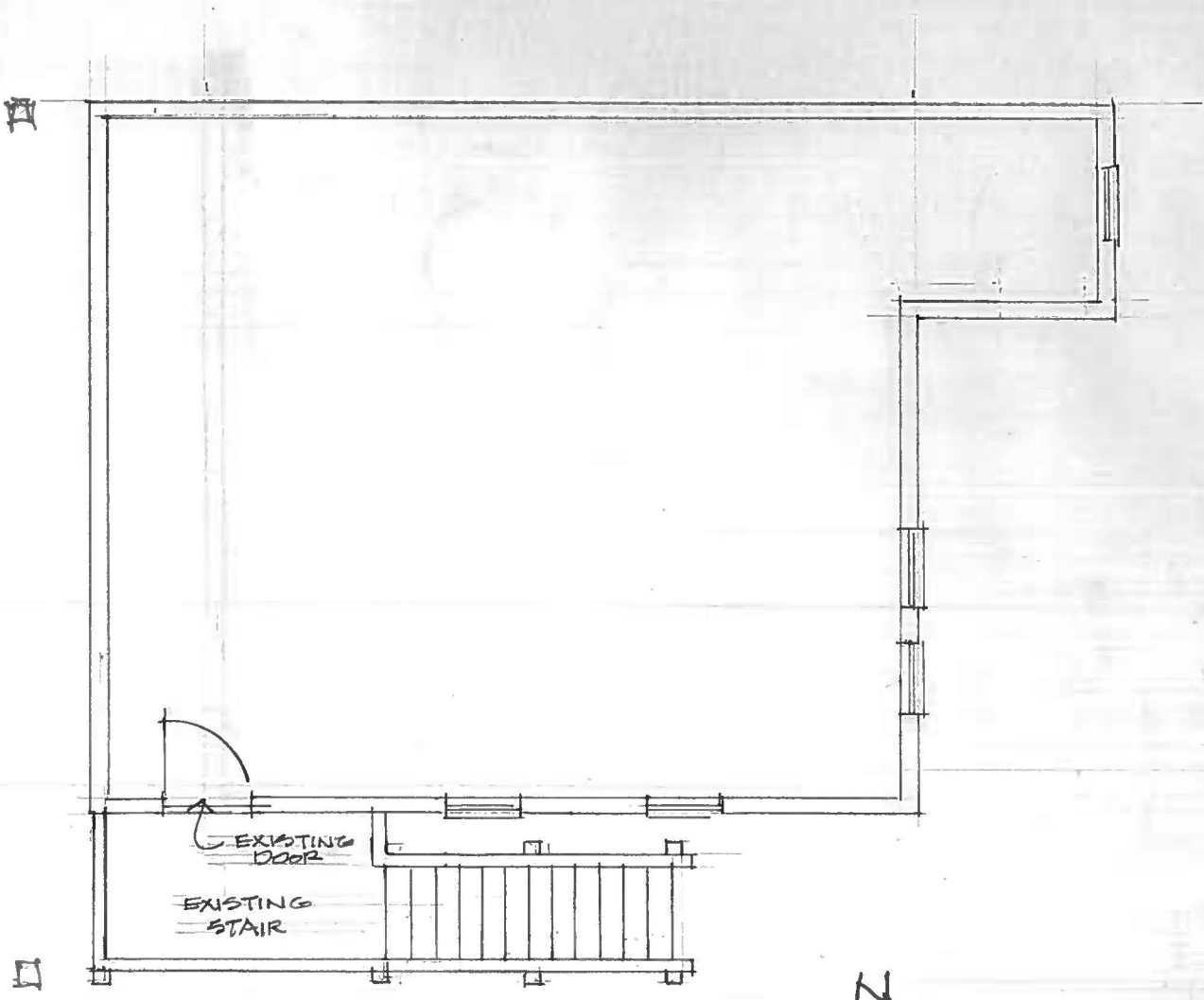
07/31/2020

Summary of Products

Purpose:

Relocate existing stairs from south side of the building to the east side, to provide additional back yard for the main house.

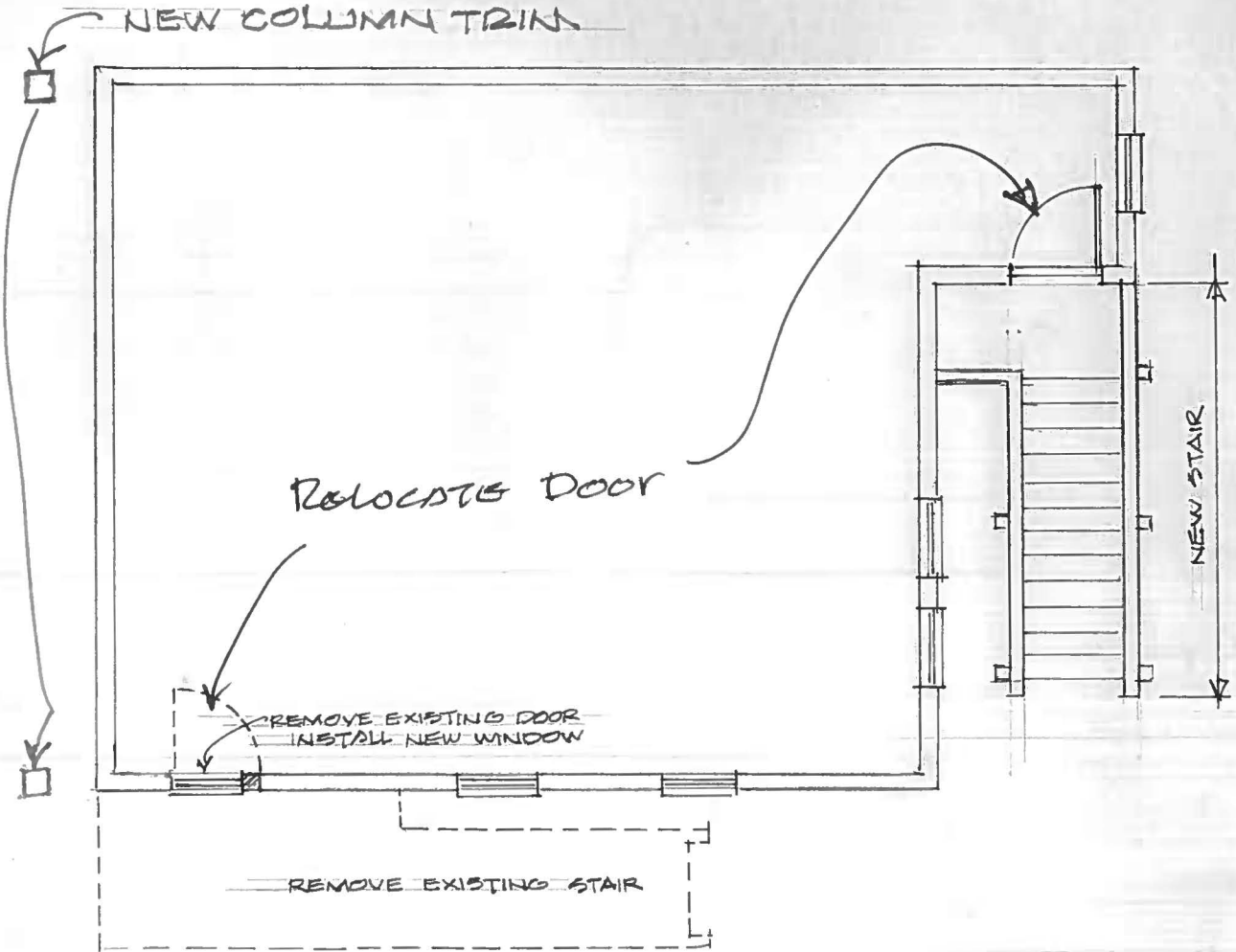
Add trim to 2 West Elevation columns.



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"





NEW COLUMN TRIM

RELOCATE DOOR

REMOVE EXISTING DOOR
INSTALL NEW WINDOW

REMOVE EXISTING STAIR

NEW STAIR



NEW SECOND FLOOR PLAN

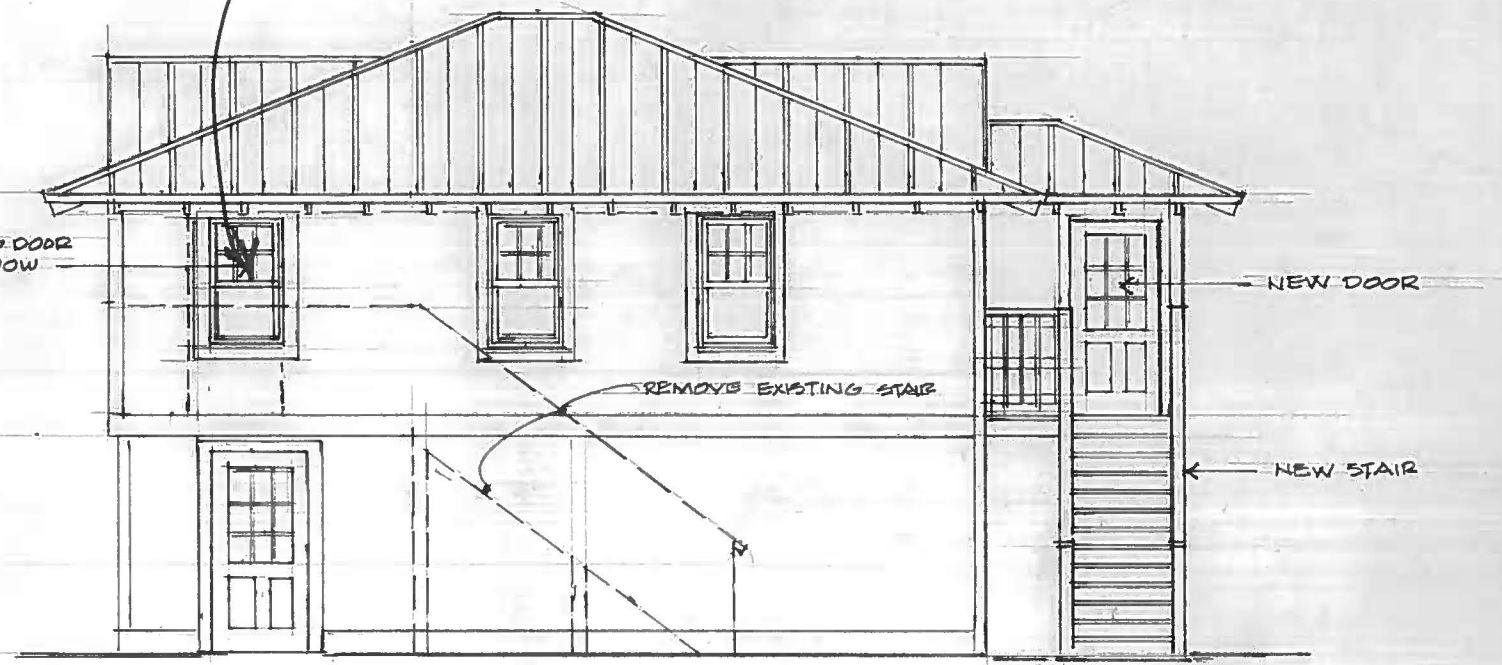
1/4" = 1'-0"



EXISTING SOUTH ELEVATION

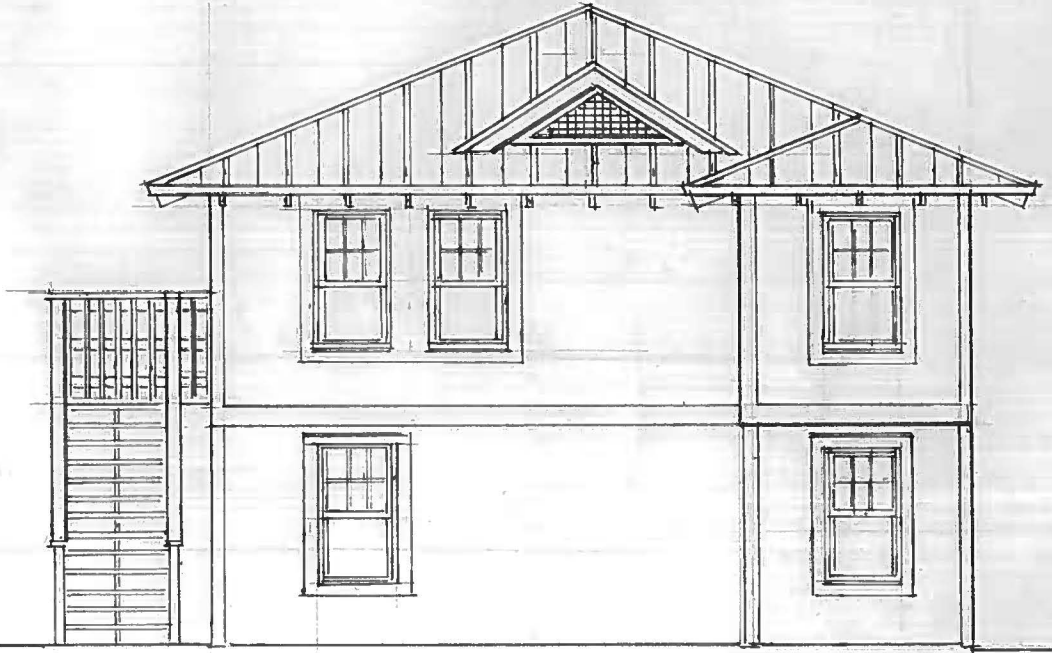
1/4" = 1'-0"

RELOCATE EXISTING & INSTALL NEW WINDOW



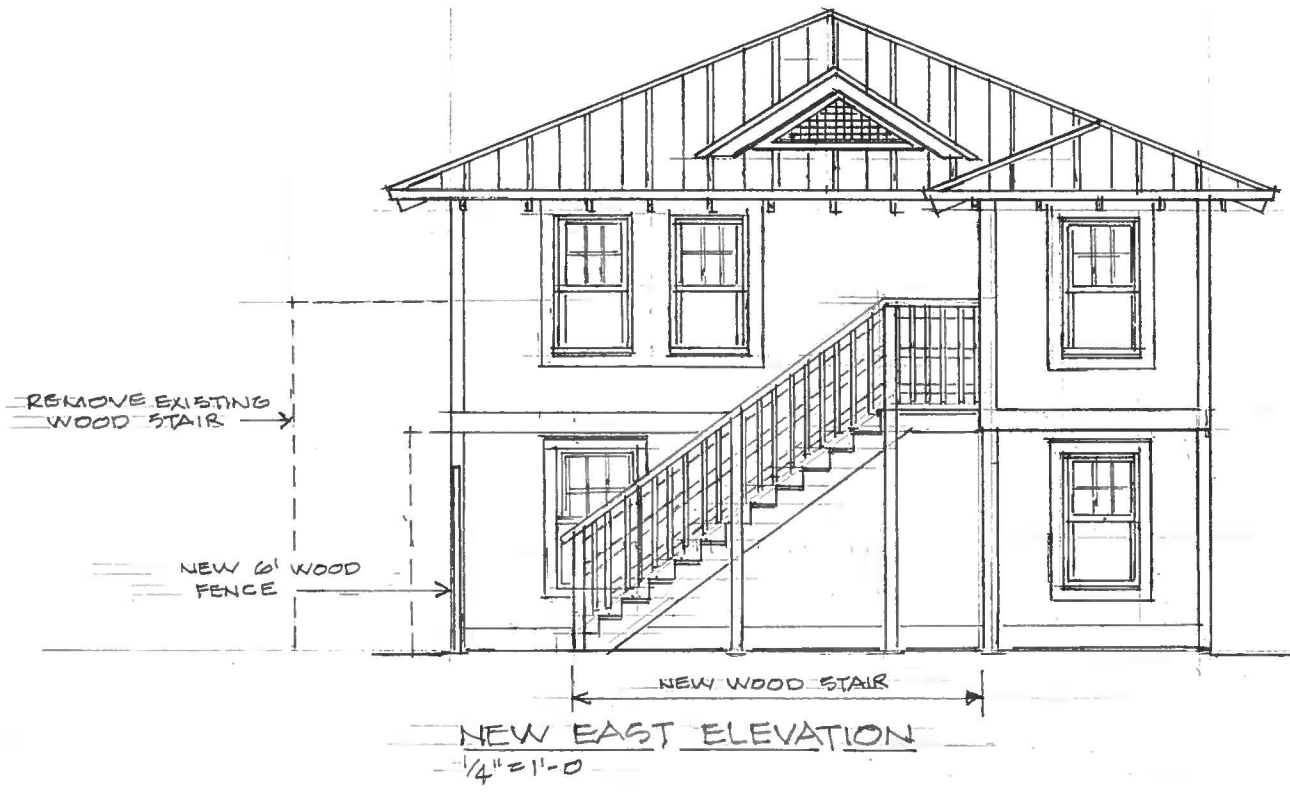
NEW SOUTH ELEVATION

1/4" = 1'-0"



EXISTING EAST ELEVATION

1/4" = 1'-0"





WEST ELEVATION

1 1 1 1 1 1
1 1 1 1 1 1
1 1 1 1 1 1





SOUTH

ALL-ROUND WINDOWS

Single-hung windows have a clean, classic look appropriate for nearly any home. Each single-hung window has a stationary top sash and a bottom sash that slides vertically.

Standard features

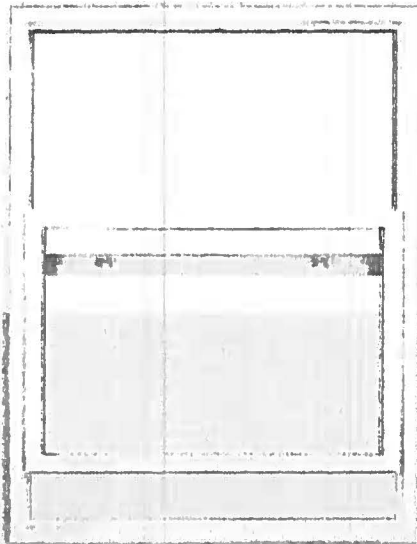
- Color: White
- Jamb depth is 3"
- Comes with integral nailing fin
- Reinforcement is used in the meeting rail and sash
- Sash is 1-1/4" thick
- Clear glass
- Weatherstrip is applied along full perimeter of sash
- Spiral balance system in matching vinyl is rated for smooth, maintenance-free operation
- Glass: Charcoal-color insect screen in an aluminum frame to match the color of the unit*

Optional features

- Color: Desert Sand
- Simulated divided lites: 1" contour
- Grilles between the glass: 5/8" and 7/8" flat; 5/8" contour
- Insulating glass available in Low-E, Tinted, Obscure or other specialty insulating glass
- Tempered glass
- Choose box, flange, J-channel or brickmould frame
- ImpactGuard™ protection
- Laminated glass: single glazed or insulating
- Structurally reinforced sash stile
- Corrosion-resistant hardware and fasteners

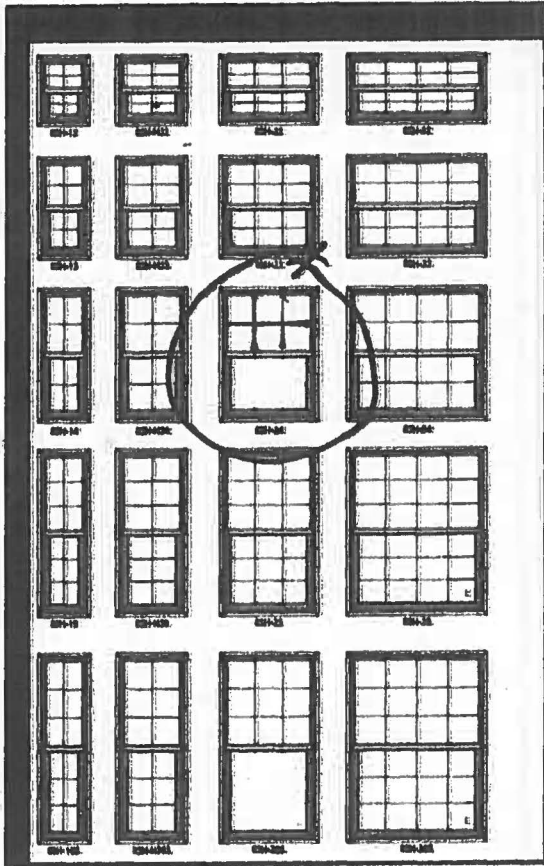
For complete specifications, see pages 30-38

*Screens are intended to allow air and light in and tosects out. They are not intended to stop children from through an open door or window. For safety screens or safety devices, contact your local building supply retailer.



Interior

HUNG UNITS - FLORIDA SIZES



85H 24

30-3/4" x 49-3/8"

UNITS SHOWN
UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A
MAX OF 8.7 SQ. FT.

Florida Building Code Online

FL #
Application Type
Code Version
Application Status

FL14095-R11
Affirmation
2020
Approved

Comments
Archived

Product Manufacturer
Address/Phone/Email

JELD-WEN
3737 Lakeport Blvd
Klamath Falls, OR 97601
(800) 535-3936
fbc1@jeld-wen.com

Authorized Signature

Rylee Sumner Fricks
fbc1@jeld-wen.com

Technical Representative
Address/Phone/Email

JELD-WEN Corporate Customer Service
3737 Lakeport Blvd.
Klamath Falls, OR 97601
(800) 535-3936
customerserviceagents@jeld-wen.com

Quality Assurance Representative
Address/Phone/Email

Category
Subcategory

Windows
Single Hung

Compliance Method
Certification Mark or Listing

Certification Agency
Validated By

National Accreditation & Management Institute
National Accreditation & Management Institute

Referenced Standard and Year (of Standard)	<u>Standard</u>	<u>Year</u>
	TAS 201	1994
	TAS 202	1994
	TAS 203	1994

Equivalence of Product Standards
Certified By

Site Plan

Patios/ walkways/Fence

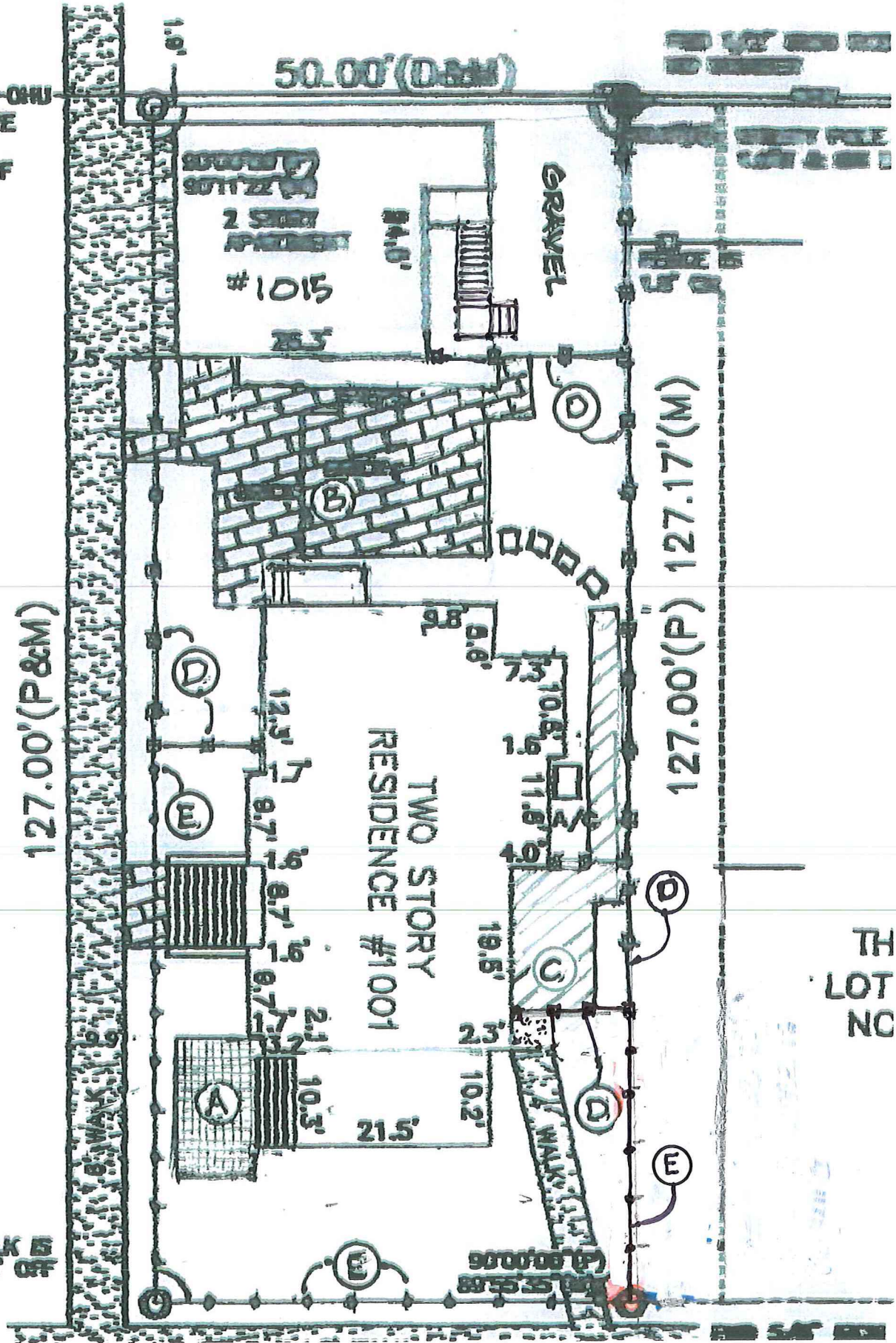
- A Reinstall existing brick patio
- B Reinstall existing hexagon paver patio
- C Reinstall existing rectangular walkway
- D Replace existing wood fence with new 6' wood fence
- E New classic black metal ornamental fence

PLATTED AS: BAY STREET
 KNOWN AS: BAY STREET NE

60' PLATTED RIGHT-OF-WAY

ASPHALT ROADWAY

127.00'(P&M)



NO 1" IRON PIPE
 NO NUMBER
 WALK TO 3.2' OFF

FILED

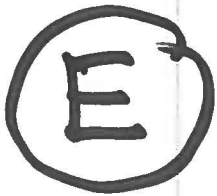
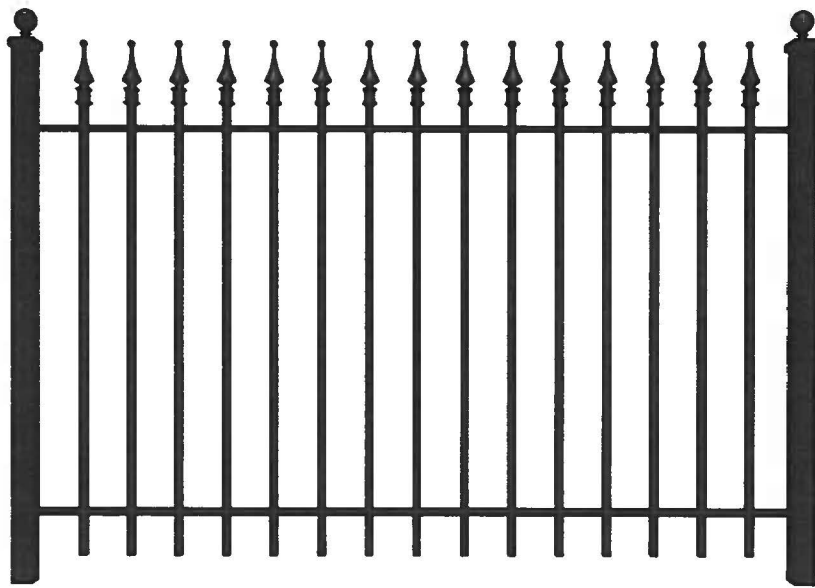








Classic



Our Classic iron fence is our best seller due to its timeless look that goes with many different architectural designs. The Quad Flair Finial is sand cast rather than die cast resulting in a slightly rougher, more organic look and feel. As a proper fence should, each finial is welded to each picket NOT glued or screwed like the competition. Our most versatile fence; it will age like a fine wine and never go out of style.

AVAILABLE GRADES: 

Appendix B:

Maps of Subject Property



200 Block 10th Ave NE
Local Historic District

Community Planning and Preservation Commission

1001 Bay St. NE

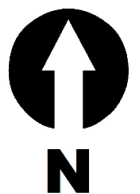
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-90200099



SCALE:
1" = 150'



Community Planning and Preservation Commission

1001 Bay St. NE

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-90200099



SCALE:
1" = 150'