



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, Ad Valorem Tax Exemption, and Variance 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, December 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](https://www.stpete.org/connect_with_us/stpete_tv.php).

*According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.*



**Case Nos.:** 21-90200125, 21-90400010, and 21-54000092  
**Address:** 538 28<sup>th</sup> Street North  
**Legal Description:** KENWOOD SUB BLK 12, LOT 1 LESS R/W  
**Parcel ID No.:** 14-31-16-46332-012-0010  
**Date of Construction:** c.1925  
**Local Landmark:** Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)– Contributing Property  
**Owner:** Martha Joy Rose  
**Applicant:** Alexander Smith, Architect

Request:	<p><b>COA 21-90200125:</b> Review of a Certificate of Appropriateness for the front porch enclosure, construction of side addition, and installation of a new shed at 538 28<sup>th</sup> St N, a contributing property to the Northwest Kenwood Local Historic District.</p> <p><b>AVT 21-90400010:</b> Review of an Ad Valorem Tax Exemption request for the front porch enclosure and an addition to the property at 538 28<sup>th</sup> St N, a contributing property to the Northwest Kenwood Local Historic District.</p> <p><b>Variance 21-54000092:</b> Approval of a 1.6 feet variance to the front yard building setback from 25 feet to 23.4 feet; and the enclosure of a front porch at the property of 538 28<sup>th</sup> Street N.</p>
Zoning:	Neighborhood Traditional-2 (NT-2)

## Overview

The application proposes a Certificate of Appropriateness (COA) review, an Ad Valorem Tax Exemption for historic rehabilitation of a contributing property in a local historic district, and a request for a Variance to the Land Development Regulations in the City Code. Section 16.70.015 and 16.80.010 of the City Code requires the CPPC to act on historic and archaeological matters, including acting as the Land Development Regulation Commission (LDRC) for the purposes of and as required by the Community Planning Act to review and evaluate proposed modifications to the Land Development Regulations related to historic and archaeological preservation, to review and evaluate proposed historic designations, certificates of appropriateness and any other action to be performed pursuant to the Historic and Archaeological Preservation Overlay Section.

This report addresses first a review of the COA and AVT request and then a review of the Variance application.

## Historical Context and Significance

The Craftsman-style single family residence at 538 28<sup>th</sup> Street North was constructed c.1925 and moved to its present location in 1937. The front, chimney, and detached garage building were constructed after the relocation. The property was designated as a contributing resource to both the Kenwood Section – Northwest Kenwood Local Historic District (HPC 18-90300008) and the Kenwood National Register Historic District.

## Project Description and Review (COA 21-90200125 and AVT 21-90400010)

### Project Description

The COA and AVT application (Appendix A) proposes several alterations to the subject property. The construction costs in the AVT application estimates that the qualifying improvements will total more than \$75,000, exceeding the required \$19,203 (10% of the assessed value of the property). Therefore, the AVT application meets the qualifying improvement threshold one of the Part 1 approval.

The project includes the following:

- Enclosure of the front porch with one-over-one single hung windows and a prairie-style front door with sidelights;
- Construction of 180 SF addition to south side of structure; and

- New 8-foot by 12-foot storage shed located in the rear yard of the property.

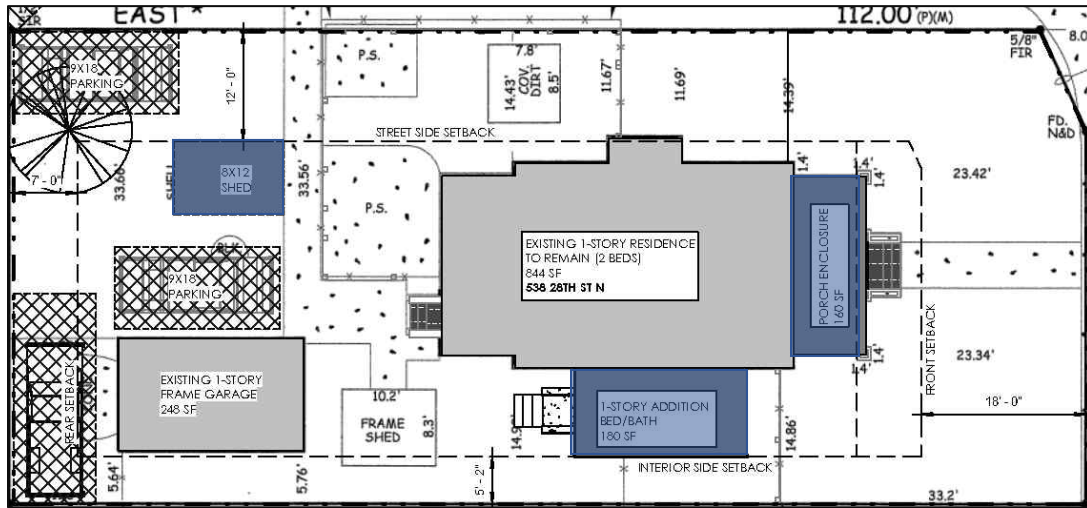


Figure 1: Proposed site plan, showing porch enclosure, side addition, and new shed in blue.

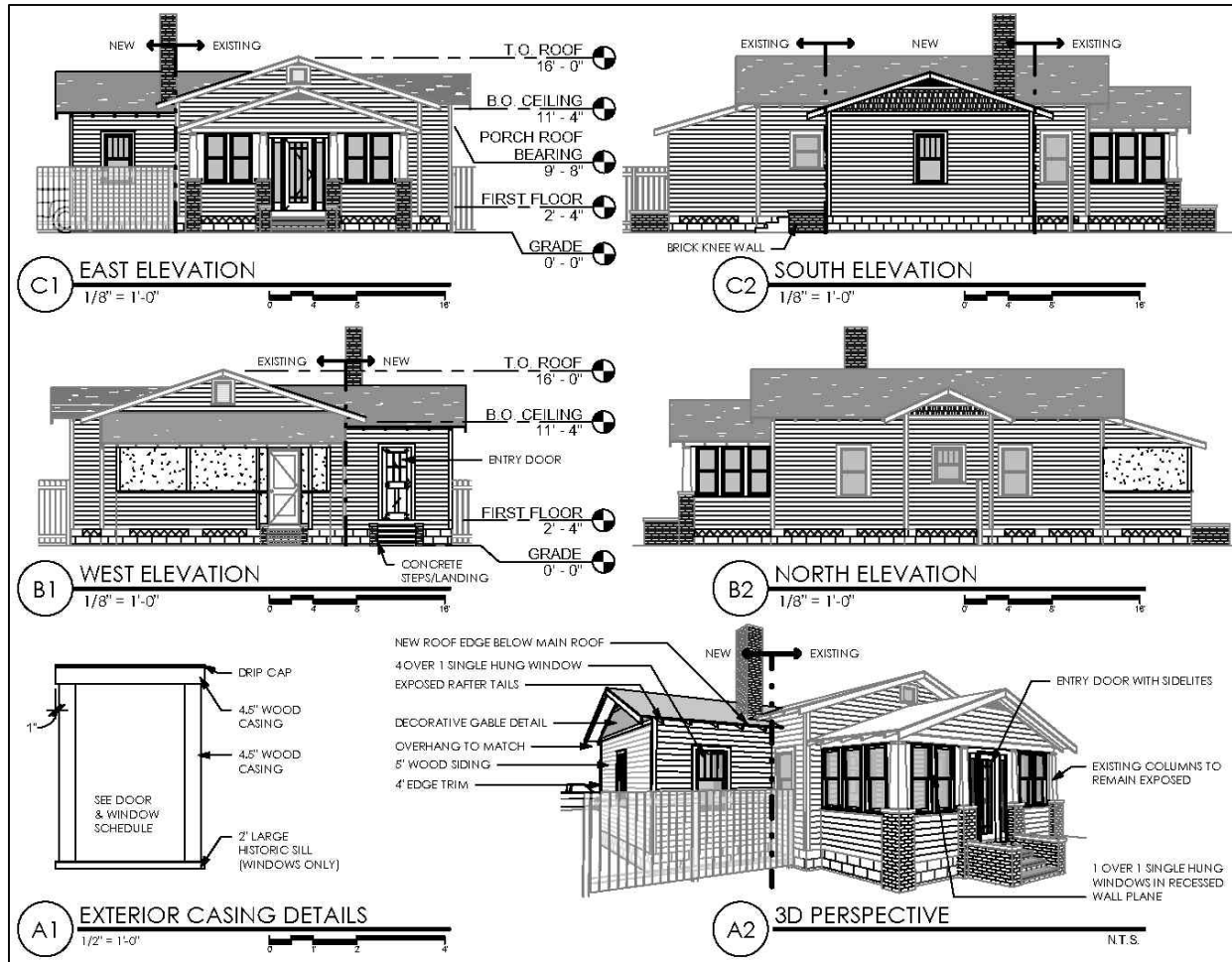


Figure 2: Proposed elevations and rendering.

## 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.*

**Somewhat  
Consistent**

The project proposes to enclose the front porch due to the house's proximity to commercial property (the automotive service shop to the south), placement on a busy road (28<sup>th</sup> St N), and located directly across the street from St. Pete High School's parking lot. While the front porch is not original to the structure, it is a character-defining feature. Enclosing a front porch alters the visual appearance of the historic resource and is generally not recommended. It is understandable that in this case, due to the location of the subject property and proximity to non-residential uses, the front porch is not a functioning space. The applicant in this case did propose enclosing the porch following the guidelines in *St. Petersburg's Design Guidelines*: structural members, such as the porch columns, will remain prominent; the enclosure is easily reversible; and the proposal utilizes large window openings to retain transparency.

The application also includes the construction of a new bedroom/bathroom addition onto the south side of the structure. Normally, additions are recommended to be located to the rear of the structure. In this case, for the addition to be attached onto the rear of the building, significant demolition of the rear portion of the building would be required. According to the architect, this would be economically infeasible for the property owner and would significantly alter the view of the property from 6<sup>th</sup> Avenue North as the property is located on a corner. Instead, the applicant has proposed the addition onto the south side of the property, which will be next to the automotive service station and will be facing away from the historic district. The addition will cover the base of the historic chimney, but the proposal doesn't include its removal.

The proposal also includes installing a storage shed in the rear of the property. The subject property already has three accessory structures – the historic detached garage, a storage shed, and an unpermitted tiki hut. Installation of this shed will create a total of four accessory structures on one property.

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

**Consistent**

As stated above, this property is located on the southeast corner of the Northwest Kenwood Local Historic District. The proposed changes will not directly affect other properties in the district.

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.*

**Mostly  
Consistent**

The footprint of the contributing resource will be expanded with an addition to the south side of the structure. The proposed addition will cover a character-defining feature in the chimney, but the chimney will remain, and its top will be visible. As stated above, additions should be designed to the rear, but any addition to the rear would cause the demolition of a rear portion of the building and would be expensive for the homeowner to undertake.

The front porch enclosure will alter the architectural design of the open front porch, but the applicant's reasons are understandable. Currently, the front porch is not easily usable due to the subject property's location near non-residential uses and major roads. While affecting the resource, the proposal does include a sympathetic enclosure that is easily reversible.

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 property is listed as contributing to the Northwest Kenwood 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.*

**Somewhat Inconsistent** The proposal will alter distinctive architectural features, such as the enclosure of the front porch, and the addition will cover the base of the historic chimney. The applicant has designed the additions and enclosure in a way that could be easily reversed, and the features could be restored.

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 front porch was constructed in 1937 after the house was relocated to its current site. It is considered a character-defining feature even though it is not

original. While the proposal will alter this feature, it is easily reversible, and the enclosure meets the guidelines set forth in the *Design Guidelines*.

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

**Consistent** While the porch will be altered and the chimney obscured by the new addition, both of those features will remain and could be restored in the future.

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.*

**Not applicable** No historic features are proposed to be replaced in this application.

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** The application does not propose ground-disturbing activity.

#### 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 side addition will be shorter than the main structure, and will be in keeping with the scale of the main structure. This will be compatible with other resources in the district.

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 side addition will be visually compatible with the district.

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.*

**Consistent**

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.*

**Consistent** The design will utilize traditional patterns and rhythms in the proposed side addition.

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 side addition will be located on the south side of the structure, which faces a commercial structure that is not in the local historic district.

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**

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.*

**Consistent** The proposed addition will feature materials to match the extant house.

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

**Consistent**

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 addition will be compatible in massing, size, scale, and architectural features. The height of the addition will be lower than the roof of the main house. The proposal incorporates architectural features from the historic resource, such as gable vents and original window composition, in the addition.

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 be removed without altering the essential form and integrity of the resource.

#### Summary of Findings, COA and AVT 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.
- Additional Guidelines for Alteration: 4 of 5 relevant criteria satisfied.
- Additional Guidelines for New Construction: 12 of 12 relevant criteria met.



## Variance to Land Development Regulations (File 21-54000092)

The subject property is located within a Neighborhood Traditional-2 (NT-2) zoned area. The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. The standards for the NT districts are intended to reflect and reinforce their unique character.

The NT-2 district generally includes neighborhoods developed by the end of the 1920s. The character and context along the street should reinforce the pattern of a traditional single-family neighborhood. These areas typically exhibit a higher degree of architectural legacy and characteristics. Site layout and architectural detailing is emphasized to preserve and reinforce the existing development pattern.

Alleyways are the primary means of providing areas for utilities and access to off-street parking to the rear of the properties. Driveways and garages are typically accessed from the alleys in most traditional neighborhoods, and in this case, the subject property has access to an alley.

### Variance Data

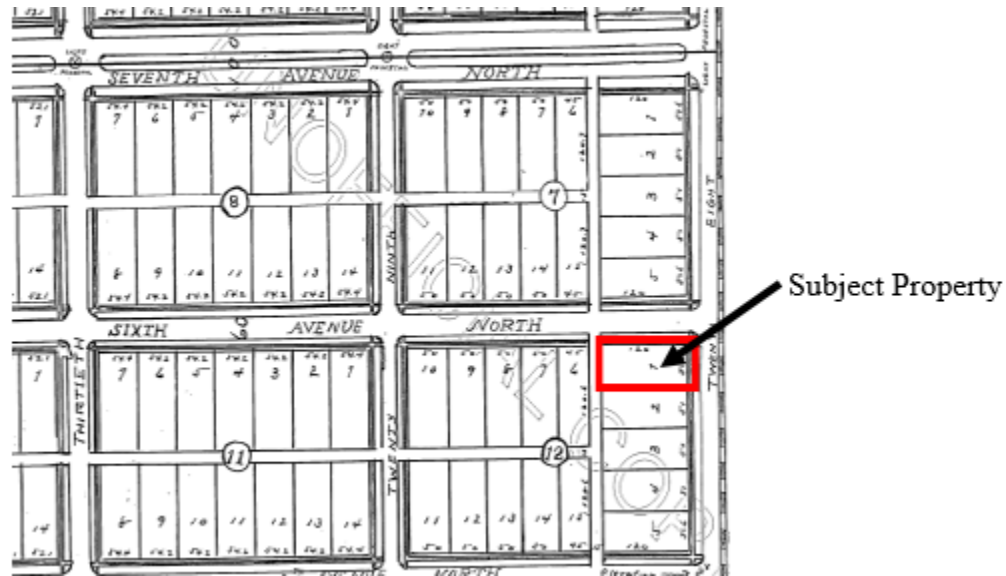
Variance Request	Required Setback	Requested Setback	Required Minimum Front Porch Area /Total Porch Size	Requested Enclosed Porch Area	Variance Amount	Magnitude
Front Yard Building Setback	25 ft.	23.4 ft.			1.6 ft.	6.4%
Enclosure of Front Porch in Required Yard for Open Porch			48 s.f. of usable area/160 s.f. total area	160 s.f. total area	48 s.f. of useable area	100%

### Request

The property owners are proposing to enclose the required front porch and convert the area to living space. A small portion of the front porch is located within the front yard setback, which allows for an open front porch, but not for the primary structure. Therefore, with the conversion of the open porch to living space, a variance is required to the front yard. The existing open front porch has a front setback of 23.4 feet. Upon conversion to living space, the NT-2 zoning category requires a front yard setback of 25 feet, requiring a variance of 1.6 feet. Additionally, the conversion encloses the entire front porch. The requirement of the front porch is a design standard of the Neighborhood Traditional (NT) zoning category and requires a variance when it is enclosed.

## Zoning Background

The parcel was originally platted as Block 12, Lot 1 of the Kenwood Subdivision. The property is a corner lot that fronts on 28<sup>th</sup> Street N with 6<sup>th</sup> Avenue N along the north side. The one-story house and garage were permitted and constructed in 1937.



Kenwood Subdivision Block 12 Lot 1.

The subject property has 51.6-ft of frontage along 28<sup>th</sup> St N and 112-ft. of frontage along 6<sup>th</sup> Ave N with a total lot area of 6,010 s.f. The existing house has approximately 844 s.f. of living space with a 160 s.f. open porch and a 248 s.f. garage, currently being used as a workshop. The current floor area ratio (FAR) for the property is 0.14. The site plan proposes to enclose the 160 s.f. open front porch and construct a 180 s.f. bedroom/bathroom addition on the southside of the existing structure, adding an additional 340 s.f. of livable space. The FAR is proposed at 0.20, well below the maximum allowance of 0.40 FAR for the NT-2 zoning. Based on the plans provided by the applicant (includes removal of crushed shell parking), the Impervious Surface Ratio (ISR) is proposed to be approximately 0.47. The lot meets the current NT-2 density and intensity standards.

The required NT-2 setbacks are as follows:

- Front yard: 25 feet
- Side yard: 5.1 feet (10% of the lot width when less than 60 feet)
- Streetside yard: 12 feet

The Neighborhood Traditional (NT) zoning district requires that all houses have a front porch with a minimum usable depth of six feet and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance. In addition, *Section 16.40.110.1 Porches, Enclosure of Existing* does not allow for the enclosure of front porches that are required as part of the current design standards and are located within a required yard for open front porches. The subject property is adjacent to Corridor Residential Traditional (CRT-1) zoning to the south and NT-2 to the north, west and east. The

surrounding land uses include an automobile repair shop to the south in association with the 5<sup>th</sup> Street N corridor and the St. Petersburg High School parking lot to the east. The west and north are single family residential.

There is a driveway that can accommodate 2 vehicles. The 3 bedroom house requires 2 parking spaces.

### Consistency Review Comments

The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following variance criteria excerpted from the City Code and found that the requested variance is **consistent** with the standards in 1, 2, 5, 6, 7, 8, and 9 below. Per City Code *Section 16.70.040.1.6 Variances, Generally*, the review and decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought, and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

**Consistent.** The proposed variance meets the Special Conditions addressed in a. Redevelopment, d. Historic Resources, and f. Neighborhood Character below.

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

**Consistent.** The site meets the redevelopment criterion as it includes an existing 844 s.f. one-story house with a 160 s.f. open porch and a 248 s.f. garage and a shed. The applicant is requesting to enclose the open porch converting it to living space and construct a 180 s.f. addition to the southside of the house. The required front yard setback is 25 feet, and the existing front setback is 23.4 feet.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length, or area from the minimum lot requirements of the district.*

**Not applicable.**

c. *Preservation district. If the site contains a designated preservation district.*

**Not applicable.** The Preservation designation shall apply to all environmentally sensitive areas within the City that qualify under the criteria specified in the land development regulations. This criterion is not applicable.

d. *Historic Resources. If the site contains historical significance.*

**Consistent.** The subject property includes an existing single-family structure and is considered a contributing resource located within the Northwest Kenwood Local Historic District and is listed on the National Register of Historic Places. As a contributing resource, the new construction must

meet building form and architectural design standards of other historic homes throughout the district.

- e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*

**Not applicable.** The property does not contain significant vegetation or natural features.

- f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

**Consistent.** The existing house, a contributing historic structure, promotes the established traditional development pattern of the neighborhood and was permitted and constructed in 1937. The house represents the traditional architecture of the Northwest Kenwood Local Historic District. This property is the sole remaining single family structure on the block.

The lots on the block were originally platted at approximately 51 feet x 120 feet. The existing house is a one-story structure and features architectural characteristics of a typical front gabled craftsman bungalow within the local historic district.

The proposed project, while enclosing the porch, provides for the preservation of the architectural features of the porch while emphasizing transparency. The porch enclosure is designed with multiple clear windows and a door with all glass and sidelights. The new entry door and windows will be between the porch columns. The original historic materials will not be altered allowing for a reversal in the future if desired.

- g. *Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities, or hospitals.*

**Not applicable.**

2. *The special conditions existing are not the result of the actions of the applicant;*

**Consistent.** The existing house was permitted and constructed in 1937 on the current lot. The special conditions named above are not the result of the actions of the applicant.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

**Inconsistent.** A literal enforcement would not result in an unnecessary hardship. There is adequate area for expansion along the south side and to the rear of the primary structure. However, expansion of the living area by enclosure of the front porch given the open nature and use of windows is not unreasonable. The architect has used transparency and texture to give the impression of an open room.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

**Inconsistent.** Strict application of the provision of this chapter would allow for the continued use of the single family dwelling unit. The side addition could be expanded and there is adequate area to the rear of the existing structure. This conversion of the open porch to living space allows for the use of a porch that was not being used as an entry or porch. The enclosure will provide a buffer from the traffic along 28<sup>th</sup> Street N.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

**Consistent.** The variance request addresses the need for additional living space. The variance request is minimal in that it uses a part of the existing house for living space that was not currently being used due to noise from traffic. It is minimizing the amount of new construction and building footprint required for additional living space while providing a buffer from 28<sup>th</sup> Street N.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

**Consistent.** The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment and to encourage perpetuation of historic districts. The Land Development Regulations for the Neighborhood Traditional districts state: "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood." However, due to commercial development along 5<sup>th</sup> Avenue N and the St. Petersburg High School parking lot across 28<sup>th</sup> Street N, this block of 28<sup>th</sup> Street N has does not have a single family neighborhood scale or character with the exception of this sole remaining single family lot. The Future Land Use designation in this neighborhood is Planned Redevelopment – Residential (PR-R). The following objective and policies promote redevelopment and infill development in our City:

#### **LAND USE**

##### **Conceptual Land Use Pattern:**

**OBJECTIVE LU2:** *The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.*

**LU3.6** *Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.*

In addition, the Historic Preservation Element of the City's Comprehensive Plan encourages the perpetuation of landmarks, sites and historic districts through the objectives and policies. The variance is consistent to the following policy:

**HISTORIC PRESERVATION ELEMENT**

**HP1.3** *St. Petersburg's Design Guidelines for Historic Properties will be used in the City's Certificate of Appropriateness (COA) process for individual landmarks and to provide information to property owners, architects, and contractors. The City will update the design guidelines as needed.*

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

**Consistent.** The granting of the variance will not be injurious to neighboring properties as there is no change to the existing location or setbacks of the front of the structure and because the adjacent property to the south is a commercial property and to the north, across 6<sup>th</sup> Avenue N, the existing front porch was previously enclosed. Therefore, the enclosure of the open porch and setback is not expected to impact any adjacent properties.

8. *The reasons set forth in the application justify the granting of a variance;*

There are several compelling factors to justify this variance request:

- Special conditions exist that include: the existing single-family structure is considered a contributing resource located within the Northwest Kenwood Local Historic District; and the existing structure promotes the established traditional and historic development pattern of the neighborhood.
  - As a contributing resource to the Local Historic District and the Kenwood National Register of Historic Places, any new construction must meet architectural design standards of other historic homes in the district. The architect has provided for the least intrusive design and provided an enclosure which emphasizes transparency. The porch enclosure is designed with multiple clear windows and a door with all glass and sidelights. In addition, the original historic materials will not be altered allowing for a reversal in the future if desired.
  - The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment and to encourage perpetuation of historic districts.
  - The granting of the variance will not be injurious to neighboring properties with no change to the established front setbacks and because this is the only single family structure on this block face.
9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

**Consistent.** No nonconforming buildings, uses or structures have been considered as grounds for the issuance of the variance.

The Historic Kenwood Neighborhood Association indicated they have no objections to the proposed variances.

## Staff Recommendations and Conditions of Approval

### COA and AVT Recommendation (21-90200125 and 21-90400010)

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 and Ad Valorem Tax Exemption request for the alteration of the property at 538 28<sup>th</sup> Street North, a contributing property to the Northwest Kenwood Local Historic District, with the following conditions:

1. Windows and doors shall be recessed in the wall plane to create a 2-to-3-inch reveal to reference historic openings.
2. Proposed windows and doors will match the design and configuration in the proposed plans, and feature contoured, exterior three-dimensional muntins when applicable.
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 shall remain valid for twenty-four (24) months from the date of the approval, or December 14, 2023. Extension requests are regulated through City Code Section 16.70. A Part 2 (Post-Construction) AVT Exemption application, or a written request for an extension, must be filed prior to the December 14, 2023 expiration date.
6. Upon receipt of a complete Part 2 – Post-construction application, city staff shall be allowed to inspect and document all qualifying improvements. All qualifying improvements must be confirmed to satisfy the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior, National Park Service and F.A.C. ch. 1A-38.

### Variance Recommendation (21-54000092)

Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **approval** of a 1.6-foot variance to the required front yard setback from 25-feet to 23.4-feet; and a variance to enclose the open front porch.

#### **CONDITIONS OF APPROVAL:**

1. Approval of the variance does not grant or imply other variances from the City Code or other applicable regulations including requirements for wall composition and transparency.
2. The parking area will have surface materials as required in Section 16.40.090.3.3. - Development standards for private one- and two-family properties. Existing crushed shell in back yard will be removed.

# Appendix A:

Application Nos. 21-90200029 and 21-90400010





# 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

538 28th Street North, St. Petersburg, FL 33713	14-31-16-46332-012-0010
Property Address	Parcel Identification No.
Kenwood Section - Northwest Kenwood LHD	Corresponding Permit Nos.
Historic District / Landmark Name	207-504-3001
Rose 2019 Revocable Living Trust, Martha Joy Rose TRE	Property Owner's Daytime Phone No.
Owner's Name	marthajoyrose@gmail.com
14 Rosedale Ave, Hastings-on-Hudson, NY 10706	Owner's Email
Owner's Address, City, State, Zip Code	727-314-2724
Alexander Smith, Architect	Representative's Daytime Phone No.
Authorized Representative (Name & Title), if applicable	boonearch@@gmail.com
2624 Burlington Ave N, St. Petersburg, FL 33713	Representative's Email
Representative's Address, City, State, Zip Code	

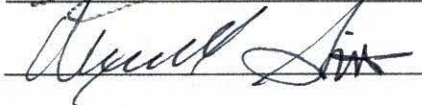
APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
<input checked="" type="checkbox"/>	Addition	<input type="checkbox"/>	Repair Only
<input checked="" type="checkbox"/>	New Construction	<input type="checkbox"/>	In-Kind Replacement
<input type="checkbox"/>	Demolition	<input checked="" type="checkbox"/>	New Installation
<input type="checkbox"/>	Relocation	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Window Replacement		
<input type="checkbox"/>	Door Replacement		
<input type="checkbox"/>	Roof Replacement		
<input type="checkbox"/>	Mechanical (e.g. solar)		
<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: Oct 13, 2021

Signature of Representative:  Date: 10/13/21



CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION  
AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Rose 2019 Revocable Living Trust,  
MARTHA Joy Rose TRE

This property constitutes the property for which the following request is made

Property Address: 538 28<sup>th</sup> St N. St Petersburg FL 33713

Parcel ID No.: 14-31-16-46332-012-0010

Request: COA Application  
Alexander Smith Architect

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Alexander Smith, Architect

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

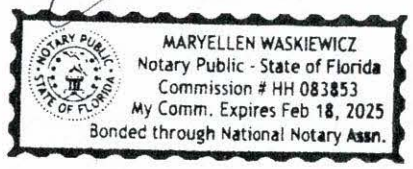
I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Signature] Martha Joy Rose  
Printed Name

Sworn to and subscribed on this date October 13<sup>th</sup>, 2021

Identification or personally known: Drivers License

Notary Signature: [Signature] Date: 10/13/2021  
Commission Expiration (Stamp or 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
GENERAL SCOPE	1 - 8  SEE ARCH	THE PROJECT CONSISTS OF AN ENCLOSURE OF AN EXISTING 160SF FRONT PORCH CIRCA 1937 AND ADDITION OF A 180SF BEDROOM WITH FULL BATHROOM AND A 96SF STORAGE SHED TO A MOVED HOUSE CIRCA 1925. THE INTENT OF THE OWNER IS TO PROVIDE MORE BEDROOM/STUDIO SPACE AND TO BUFFER THE HEAVY TRAFFIC FROM THE BUSY CORRIDOR STREET IN FRONT.
ENCLOSE FRONT PORCH	1 - 5  SEE ARCH	WITH AN EMPHASIS ON TRANSPARENCY, THE PORCH ENCLOSURE IS DESIGNED WITH MULTIPLE CLEAR WINDOWS AND A DOOR WITH ALL GLASS AND SIDELITES. THE NEW ENTRY DOOR AND WINDOWS WILL BE BETWEEN THE PORCH COLUMNS. INFILL WALLS WILL BE RECESSED BEHIND THE FRONT PLANE OF THE COLUMNS & RAILINGS. THE ORIGINAL HISTORIC MATERIALS WILL NOT BE ALTERED, ALLOWING REVERSAL IN THE FUTURE IF DESIRED. NON HISTORIC 5/4" PORCH DECKING WILL BE REPLACED WITH DURABLE VINYL PLANK WITH A WOOD LOOK FINISH.
BEDROOM/BATHROOM ADDITION	7  SEE ARCH	THE NEW ADDITION WILL BE LOCATED ON AN INCONSPICUOUS SIDE OF THE EXISTING STRUCTURE AS RECOMMENDED BY THE DESIGN GUIDELINES. IT WILL ALSO BE LOCATED BEHIND AN EXISTING 6FT WOOD FENCE. THE ADDITION WILL MATCH THE SCALE OF THE HISTORIC STRUCTURE WITH THE ROOF LINE LOWERED TO BE SUBORDINATE. IT WILL BE LOCATED WITH A CROSS-GABLE ORIENTATION, TYPICALLY FOUND ON CRAFTSMAN BUNGALOWS OF THIS ERA.
STORAGE SHED	A-001	STORAGE SHED WILL BE LOCATED IN THE REAR OF THE PROPERTY WITHIN THE BUILDING SETBACKS.
HISTORIC DETAILS	6 - 7  SEE ARCH	ADDED FENESTRATION WILL REINFORCE THE CHARACTER DEFINING ELEMENTS OF THE HISTORIC BUILDING. THE EXISTING CHIMNEY WILL NOT BE REMOVED. NEW WOOD SIDING WILL BE MILLED TO MATCH THE EXISTING SIDING WITH A 5" REVEAL. DECORATIVE WOOD SHAKES WILL BE ADDED TO THE GABLE END TO MATCH A SIMILAR DETAIL ON THE NORTH GABLE AND PROVIDE ARCHITECTURAL INTEREST. NEW RAFTER TAILS WILL BE EXPOSED TO MATCH THE EXISTING WITH A SIMILAR OVERHANG.
WINDOWS & DOORS	6 - 7  SEE ARCH	(2) NON-HISTORIC VINYL WINDOWS WILL BE REMOVED & INFILLED. NEW WINDOWS ON THE PORCH WILL BE 1 OVER 1 SINGLE-HUNG WINDOWS. NEW WINDOWS ON THE ADDITION WILL BE 4 OVER 1 VINYL SINGLE HUNG WINDOWS THAT MATCH THE ONE ORIGINAL WINDOW. THE NEW ENTRY DOOR IS A SMOOTH FIBERGLASS PRAIRIE STYLE DOOR WITH CLEAR GLASS AND SIDELITES. THE NEW REAR DOOR WILL BE A 6-LITE HALF PANEL SMOOTH FIBERGLASS DOOR. ALL WINDOWS/DOORS WILL BE RECESSED 2" MIN. IN THE WALL PLANE AND FEATURE RAISED EXTERIOR MUNTINS.



# Property Tax Exemption Preconstruction Application Part I

Instructions: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application for and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

## A. General Information (to be completed by all applicants)

### 1. Property Identification and Location

Property Identification Number (from tax records) 14-31-16-46332-012-0010 (Attach legal description)

Address of property: Street 538 28th St N

City St. Petersburg County Pinellas Zip Code 33713

### 2. Qualifying Property Information:

The property is:

- individually listed on National Register       a locally designated historic landmark  
 in a National Register district       in a locally designated district

### 3. Type of request:

- Exemption under 196.1997, F.S. (standard exemption)  
 Exemption under 196.1998, F.S. (Exemption for properties occupied by non-profit organizations or governmental agencies and regularly open to the public.) See section C on page 2.

### 4. Owner Information:

Name of individual or organization owning the property Rose 2019 Revocable Living Trust, Martha Joy Rose TRE

Mailing Address 14 Rosedale Ave

City Hastings-on-Hudson State NY Zip Code 10706

Daytime Telephone Number 207-504-3001

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

**5. Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge correct, and that I own the property described above or that I am the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by appropriate representatives of the City of St. Petersburg or Pinellas County for the purpose of verifying the information provided in the application. I also understand that, if the requested exemption is granted, I will be required to enter into a covenant with the City of St. Petersburg and Pinellas County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Martha Joy Rose      [Signature]      Oct 13, 2021  
Name      Signature      Date

Complete the following if signing for an organization of multiple owners:

\_\_\_\_\_  
Title      Organization Name

**B. Property Use** (To be completed by all applicants)

- 1. Use(s) before improvement:  
Single Family Home, Artist Studio
- 2. Proposed uses(s):  
Single Family Home, Artist Studio

**C. Special Exemption** (complete only if applying for exemption under s. 196.1998, F.S., property occupied by non-profit organization or government agency and regularly open to the public)

- 1. Identify governmental agency or non-profit organization occupying the building or archaeological site.  


---
- 2. How often does this organization or agency use the building or archaeological site? \_\_\_\_\_
- 3. For buildings, indicate the total usable area of the building in square feet. (for archaeological sites, indicate the total area of the upland component in acres) \_\_\_\_\_  square feet  acres
- 4. How much area does the organization or agency use? \_\_\_\_\_ %
- 5. What percentage of the usable area does the organization or agency use? \_\_\_\_\_ %
- 6. Is the property open to the public?  Yes  No If so, when?  


---
- 7. Are there regular hours?  Yes  No. If so, what are they?  


---
- 8. Is the property open by appointment?  Yes  No
- 9. Is the property open ONLY by appointment?  Yes  No

**D. Description of Improvements** (to be completed by all applicants):  
 Describe in the blocks below, site work, new construction, alterations, etc. Attach photographs and maps.

<p>Feature 1: GENERAL SCOPE                  Approximate date of feature: 1925 &amp; 1937                  Description and condition of feature:   <p style="text-align: center;">SEE ATTACHED HISTORIC BACKGROUND</p> <p>Photo no. 1-8                      Drawing no. ALL</p> </p>	<p>Describe work and impact on existing feature:                   THE PROJECT CONSISTS OF AN ENCLOSURE OF AN EXISTING 160SF FRONT PORCH CIRCA 1937 AND ADDITION OF A 180SF BEDROOM AND FULL BATHROOM TO A MOVED HOUSE CIRCA 1925. THE INTENT OF THE OWNER IS TO PROVIDE MORE BEDROOM/STUDIO SPACE AND TO BUFFER THE HEAVY TRAFFIC FROM THE BUSY CORRIDOR STREET IN FRONT.</p>
---	--

<p>Feature 2: ENCLOSE FRONT PORCH                  Approximate date of feature: 1937                  Description and condition of feature:</p> <p style="text-align: center;">SEE ATTACHED HISTORIC BACKGROUND</p> <p>Photo no. 1-5                      Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>WITH AN EMPHASIS ON TRANSPARENCY, THE PORCH ENCLOSURE IS DESIGNED WITH MULTIPLE CLEAR WINDOWS AND A DOOR WITH ALL GLASS AND SIDELITES. THE NEW ENTRY DOOR AND WINDOWS WILL BE BETWEEN THE PORCH COLUMNS. INFILL WALLS WILL BE RECESSED BEHIND THE FRONT PLANE OF THE COLUMNS &amp; RAILINGS. THE ORIGINAL HISTORIC MATERIALS WILL NOT BE ALTERED, ALLOWING REVERSAL IN THE FUTURE IF DESIRED. NON HISTORIC 5/4" PORCH DECKING WILL BE REPLACED WITH DURABLE VINYL PLANK FLOORING WITH A WOOD LOOK FINISH.</p>
<p>Feature 3: BEDROOM/BATHROOM ADDITION                  Approximate date of feature: NEW                  Description and condition of feature:</p> <p>Photo no. 7                              Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>THE NEW ADDITION WILL BE LOCATED ON AN INCONSPICUOUS SIDE OF THE EXISTING STRUCTURE AS RECOMMENDED BY THE DESIGN GUIDELINES. IT WILL ALSO BE LOCATED BEHIND AN EXISTING 6FT WOOD FENCE. THE ADDITION WILL MATCH THE SCALE OF THE HISTORIC STRUCTURE WITH THE ROOF LINE LOWERED TO BE SUBORDINATE. IT WILL BE LOCATED WITH A CROSS-GABLE ORIENTATION, TYPICALLY FOUND ON CRAFTSMAN BUNGALOWS OF THIS ERA.</p>
<p>Feature 4: HISTORIC DETAILS                  Approximate date of feature: 1925 &amp; NEW                  Description and condition of feature:</p> <p style="text-align: center;">SEE ATTACHED HISTORIC BACKGROUND</p> <p>Photo no. 6-7                              Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>ADDED FENESTRATION WILL REINFORCE THE CHARACTER DEFINING ELEMENTS OF THE HISTORIC BUILDING. THE EXISTING CHIMNEY WILL NOT BE REMOVED. NEW WOOD SIDING WILL BE MILLED TO MATCH THE EXISTING SIDING WITH A 5" REVEAL. DECORATIVE WOOD SHAKES WILL BE ADDED TO THE GABLE END TO MATCH A SIMILAR DETAIL ON THE NORTH GABLE AND PROVIDE ARCHITECTURAL INTEREST. NEW RAFTER TAILS WILL BE EXPOSED TO MATCH THE EXISTING WITH A SIMILAR OVERHANG.</p>

<p>Feature 5: WINDOWS                  Approximate date of feature: NEW                  Description and condition of feature:</p> <p style="text-align: center;">SEE ATTACHED HISTORIC BACKGROUND</p> <p>Photo no. 6-7                  Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>(2) NON-HISTORIC VINYL WINDOWS WILL BE REMOVED &amp; INFILLED. NEW WINDOWS ON THE PORCH WILL BE 1 OVER 1 SINGLE-HUNG WINDOWS. NEW WINDOWS ON THE ADDITION WILL BE 4 OVER 1 VINYL SINGLE-HUNG WINDOWS THAT MATCH THE ONE ORIGINAL WINDOW. ALL WINDOWS WILL BE RECESSED 2" MIN. IN THE WALL PLANE AND FEATURE RAISED EXTERIOR MUNTINS.</p>
<p>Feature 6: DOORS                  Approximate date of feature: NEW                  Description and condition of feature:</p> <p>Photo no.                          Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>THE NEW ENTRY DOOR IS A SMOOTH FIBERGLASS PRAIRIE STYLE DOOR WITH CLEAR GLASS AND SIDELITES. THE NEW REAR DOOR WILL BE A 6-LITE HALF PANEL SMOOTH FIBERGLASS DOOR. ALL DOORS WILL FEATURE RAISED EXTERIOR MUNTINS.</p>
<p>Feature 7: DOOR &amp; WINDOW CASING                  Approximate date of feature: 1925                  Description and condition of feature:</p> <p style="text-align: center;">SEE ATTACHED HISTORIC BACKGROUND</p> <p>Photo no.                          Drawing no.</p>	<p>Describe work and impact on existing feature:</p> <p>ALL NEW WINDOW AND DOOR CASINGS WILL MATCH PERIOD APPROPRIATE DESIGN WITH WIDE CASINGS, UPPER DRIP EDGE AND LOWER PROTRUDING SILL.</p>

Construction Estimate – 538 28<sup>th</sup> St N

<b>Architectural Fees:</b>	\$6,800.00
<b>Contractor Fees:</b>	\$11,000.00
<b>Masonry:</b>	\$4,750.00
<b>Framing/Finish Carpentry:</b>	\$13,500.00
<b>Insulation:</b>	\$1,000.00
<b>Plumbing:</b>	\$6,100.00
<b>Electrical:</b>	\$2,375.00
<b>Mechanical:</b>	\$2,000.00
<b>Roofing:</b>	\$2,000.00
<b>Drywall:</b>	\$3,300.00
<b>Exterior Siding:</b>	\$4,500.00
<b>Painting:</b>	\$4,000.00
<b>Windows:</b>	\$6,600.00
<b>Window Labor:</b>	\$3,500.00
<b>Floor Tile:</b>	\$1,000.00
<b>Doors:</b>	\$3,000.00
<b>Total:</b>	<b>\$75,425.00</b>





## Boone Architectural Restoration LLC

2624 Burlington Ave N  
St. Petersburg, FL 33713

LIC AA26003970  
727.314.2724  
BooneArch@gmail.com

# Historic Background

Joy Rose  
538 28<sup>th</sup> St N  
St. Petersburg, FL 33713  
Customer ID A21.005

DATE:  
OCTOBER 13, 2021

### Home Facts:

- Year Built: Unknown, estimated around 1925, moved to its current location in 1937
- Square Feet: 844sf first floor, 160sf open porch, 240sf garage
- Building Size: Approx. 25ft wide x 46ft deep Structure with a 12ft wide x 20ft deep garage
- Lot Size: 51.6ft x 117ft corner lot with alley access
- Flood Zone: X

### Property Card Info: \*see Appendix A

- Original Owner: Carl M. White, had the house moved but did not live there.
- Builder: Moved by Burnett & Beck
- Building Alterations
  - House was moved from an unknown location in April of 1937
  - During the move, new porches, chimney and 1 car garage were added to the property
  - The historic wood windows were replaced sometime after the National Register survey in 1995
- Owner Investigation
  - The original owner, Carl White, had the house moved from an unknown location. From newspaper records he owned several homes for rent throughout the city. He was more likely a developer taking advantage of the housing boom.
  - The house moving company, Burnett & Beck moved several homes and were well known in the city.
  - William Sloat and his wife Maude, both widow/widowers, were from Ohio and lived in the house in 1939. They were married in 1936 and lived in a different home at that time.
  - Sloat served in the military and at one time lived in the convalescent barracks at Bay Pines VA in 1940. He was a carpenter in St. Petersburg.

### Historic Architectural Elements: \*see Appendix B

- The architectural style of the buildings is Craftsman Bungalow when referencing the City's Design Guidelines for Historic Properties.
- The one-story wood frame of the main structure with a small cross-gable is typical of many Craftsman Bungalows of the 1920s.
- The large overhanging eaves and slightly tapered columns are significant features of the home.
- The open front porch is under a lower gable end roof with almost no alterations to the original structure.
- The building in general has not been altered to the extent that some others within similar histories have.
- Exterior window casing details have typical detailing and can be found on several other homes within the neighborhood. Typical elements include wide wood casing trim with a decorative upper drip edge and lower protruding sill.
- The garage structure was added to the home when it was moved in 1937 and features a typical gable roof design found on accessory structures.

### Neighborhood Development

- This home was part of the 170 homes that were moved into Historic Kenwood in the mid-1930's from other neighborhoods. It is thought that following the economic crash in the 1920's, developments that had been started prior to the crash languished afterwards - and rather than have homes sparsely located it would be better to re-locate to a neighborhood that had been almost built out before the crash. Luckily, Historic Kenwood was one of those neighborhoods.



4/3/1995 – Survey for National Register District

Appendix A: Historic Property Card, Sanborn Fire Map and Newspaper Records

PERMIT NO. 37793	DATE 4-27-37	ELECTRICAL PER. NO. 26075	DATE 7-27-37	PLUMBING PER. NO. 0002-4-30-37
LOCATION 538-28 St. No.		OWNER Carl M. White		OWNER O.M. White
OWNER Carl M. White		CONTRACTOR Conover		CONTRACTOR Forsyth OK 6.21
CONTRACTOR Burnett & B.		OPENING 1 Intr. Htr. 1 Plg.		FIXTURES Closet-Bath.
ARCHITECT ***** MOVED IN *****		O. 8-10-37 Cr. 4024		
KIND BLDG. lety. fr. res.	ROOMS 5	#685A-5/29/41-G.W. Sloat-		
SIZE 24'x30'x18'		Metcalf-lsw-Pump.		RO-T 14-31-16 J-6
CU. FT.	RATE PER CU. FT.	#E9950A - 9/5/69 - Galvin		O. K. DATE
COST 150.00		Electrical Contr. - 100 amp 1-1/2HP		
OCCUPANCY		a/c		
FOUNDATION	ROOF	OWNER		
DOORS	PARTITIONS	CONTRACTOR		
37793-4-27-37 G.M. White. Add		CERTIFICATE NO.	DATE	
porches, Chimney, & 1 car gar.		ISSUED TO		
(Owner) 400.00				
#31829-R4- 4/4/75 - \$750				
Owner W. T. Galvin-Reroof, tear off				
& reroof Class C shingles pitch 5/12				
residencee. Charles Roofing, Contr.		GAS PERMIT NO. 8301	DATE 4-30-37	SEWER PER. NO. 15987E
#31830-R4- 4/4/75 - \$200		OWNER G.M. White		DATE 5/26/58
Owner W. F. Galvin-Reroof garage-		CONTRACTOR Forsythe OK.8-2		OWNER B. M. Stetson
tear off & reroof with Class C		FIXTURES Not stated-No certif iss		CONTRACTOR Sheffield Plbg.
pitch 5/12. Charles Daller, Contr.		#9512-9/11/39-G. W. Sloat-		O. K. DATE \$5.00 tap
		(Hancock)-OK 9/11/39		
		#3561 B -5/29/57- B. Stetson -		
		Cont. Price - correct Viol.		
SIGN PERMIT NO.	DATE	CERTIFICATE NO.	DATE	SEPTIC TANK PER. NO. 3555
		ISSUED TO		DATE 6-30-37
				OWNER White
				CONTRACTOR P.S.T.W.
				O. K. DATE 6-30-37

INSTALLATION  
 #2011A-3/11/58-Miss B. Stetson  
 City Fuel Oil Co. - 50,000 BTU  
 Coleman in living room - 110 gal.  
 tank on stand - #26 ga. 6" ida.  
 outside steel stack



**FINE furnished suburban home, accommodates 6; electrically equipped. Double garage. Price season, \$400.**  
**CARL M. WHITE**  
 137 3rd St. No. Tel. 60-883

11/26/1937 – Owner Carl White

**FINE PRIVATE HOME with 3 bedrooms, north side, close in, quiet neighborhood. Well furnished, \$450 for the season. See**  
**CARL M. WHITE, Broker**  
 137 3rd St. No. Phone 60-883

1/10/1938 – Owner Carl White

**FURNISHED bungalow for 4 people. Elec. equipped. Corner of 6th Ave. & 28th St. No. Open Sunday, 10 to 4, for inspection.**  
**CARL M. WHITE, OWNER**  
 137 - 3rd St. No. Phone 60-883

2/20/1938 – Owner Carl White

**BUILDING MOVING**  
 Expert house and machinery moving  
 18 years in St. Petersburg  
**BURNETT & BECK**  
 (Formerly Geo. B. Burnett)  
 Office 923 Central Ave.  
 Phone 1517 for appointment

6/5/1925 – Moving Company

**CLASSIFIED DISPLAY**



**OPEN FOR INSPECTION**

**Today Between 10 and 5 o'Clock**

**This bungalow in high school section, corner lot, nicely furnished, electrically equipped. Has been priced at \$5,500.00—now offered by owner for**

**\$4,500.00 for Quick Sale**

**TERMS—NO COMMISSION**

**Located at 538 - 28th St. & 6th Ave. No.**

**PHONE 60-883 FOR INFORMATION**

3/27/1938 – Owner Carl White

**GEORGE B. BURNETT**

Funeral services for George Burgess Burnett, pioneer local house mover, who died yesterday morning at his home, 4762 Twenty-eighth avenue north, will be held Friday afternoon at 2 o'clock at the John S. Rhodes chapel.

The Rev. Mr. Lewis will officiate at the chapel service and the Rev. W. C. Cable will officiate at committal services at St. Bartholomew's cemetery.

Mr. Burnett, a member of the firm of Burnett and Beck, came here 26 years ago from Fitzgerald, Ga. During most of that time he was engaged in house moving.

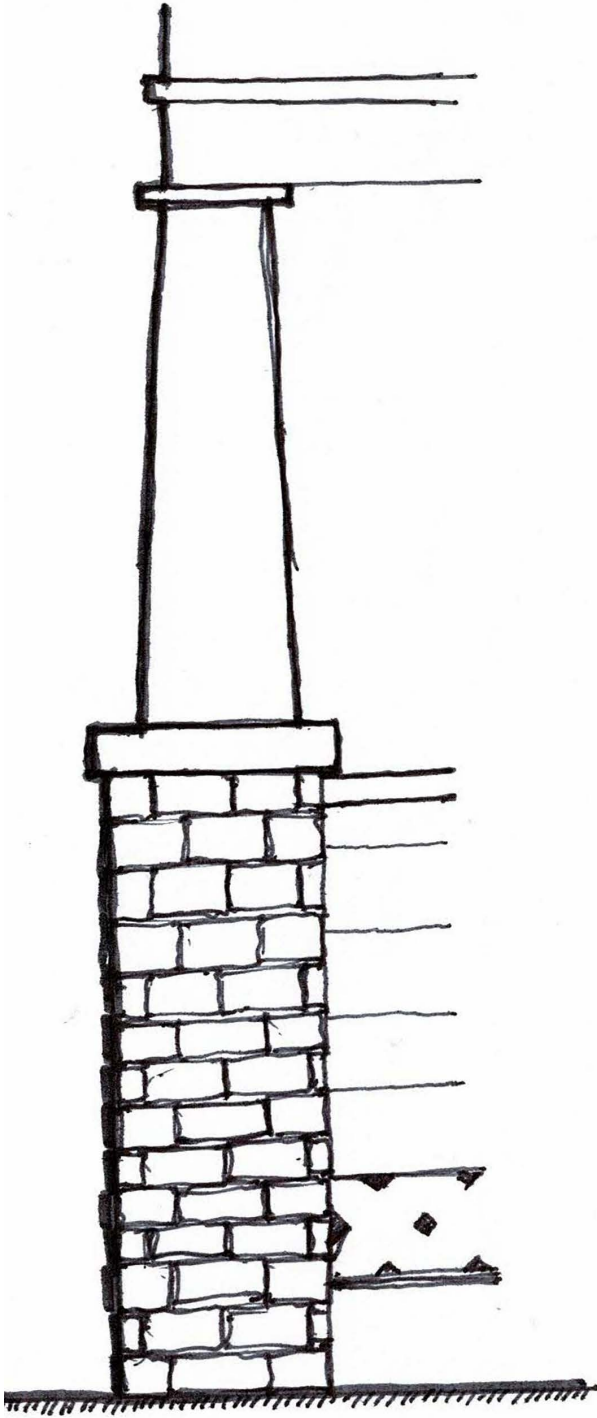
He also was interested in and aided the opening of First avenue south.

Survivors include his wife, two daughters, Margaret Ann and Marie Burnett, and a brother, Harry Burnett, this city.

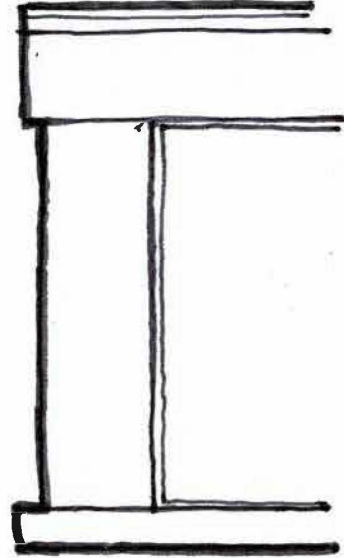
5/27/1937 – Moving Company

# Appendix B: Architectural Details

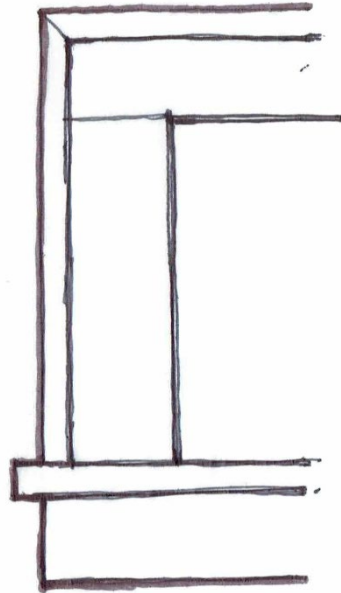
Column Detail



Exterior Casing Detail



Interior Casing Detail



Appendix C: Photos of Existing Conditions



1



2



3



4



5



6



7



8



# ALTERATIONS TO 538 28TH ST N ST. PETERSBURG, FLORIDA COA DOCUMENTS



**A1** VIEW FROM STREET N.T.S.

INDEX OF DRAWINGS		
SHEET #	SHEET COUNT	SHEET NAME
G-001	1	COVER SHEET
A-001	2	SITE PLAN
A-002	3	EXISTING BUILDING
A-101	4	FLOOR PLANS
A-201	5	BUILDING ELEVATIONS

### DEVELOPMENT TEAM

**OWNER**  
ROSE 2019 REVOCABLE LIVING TRUST  
14 Rosedale Ave  
Hastings-on-Hudson, NY 10706  
207-504-3001

**ARCHITECT**  
BOONE ARCHITECTURAL RESTORATION LLC  
2624 BURLINGTON AVE N  
ST. PETERSBURG, FLORIDA 33713  
P: 727.314.2724  
AA26003970

ALEXANDER B. SMITH, NCARB  
boonearch@gmail.com

**GENERAL CONTRACTOR**  
TBD

### PROJECT LOCATION

**LOCATION MAP**  
NORTH NTS



2624 Burlington Ave N  
St. Petersburg, FL 33713  
ph 727.314.2724  
AA26003970

Alexander B. Smith, NCARB  
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CLIENT / PROJECT NAME:

ALTERATIONS TO  
**538 28TH ST N**  
538 28TH ST N  
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:  
**COVER SHEET**

DATE ISSUED: 11/02/2021  
PROJECT NO.: A21.005

DRAWING NUMBER:

6TH AVENUE N.  
(60' R/W 28.0' ASPH.)



**BOONE**  
ARCHITECTURAL  
RESTORATION

2624 Burlington Ave N  
St. Petersburg, FL 33713  
ph 727.314.2724  
AA26003970

Alexander B. Smith, NCARB  
© Copyright - All Rights Reserved

CLIENT / PROJECT NAME:

ALTERATIONS TO

**538 28TH ST N**  
538 28TH ST N  
ST. PETERSBURG, FL 33713

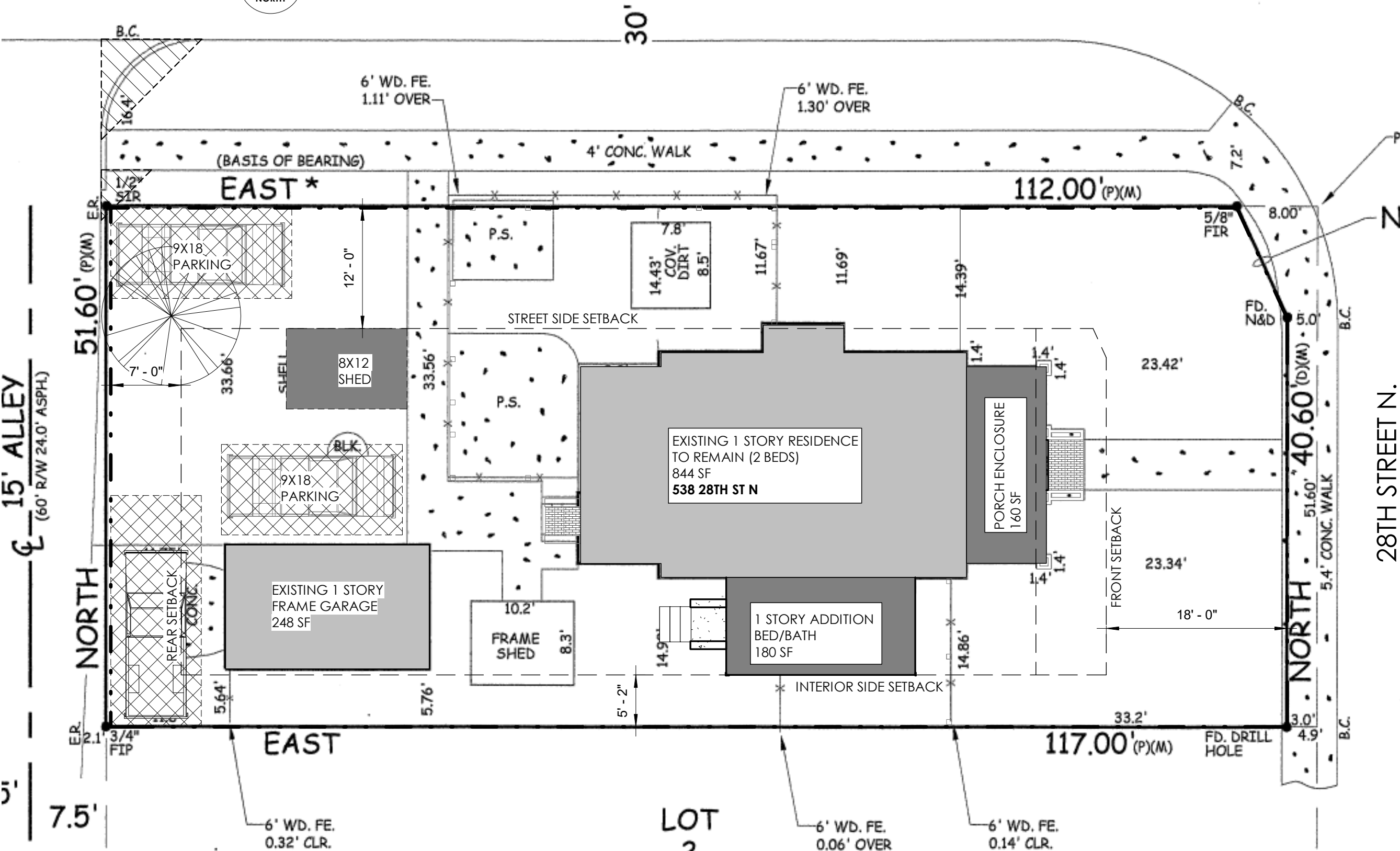
Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:  
**SITE PLAN**

DATE ISSUED: 11/02/2021  
PROJECT NO.: A21.005

DRAWING NUMBER:

**A-001 SHEET: 2 OF 5**



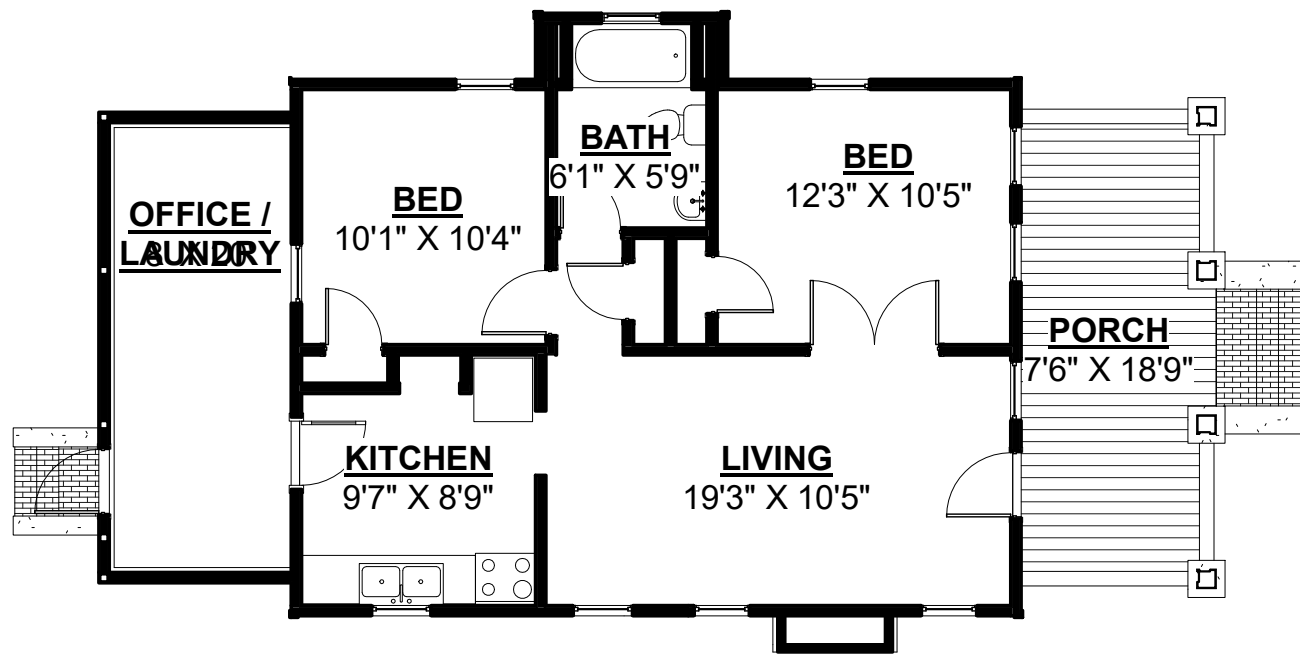
15' ALLEY  
(60' R/W 24.0' ASPH.)

**A1** SITE PLAN  
1" = 10'-0"

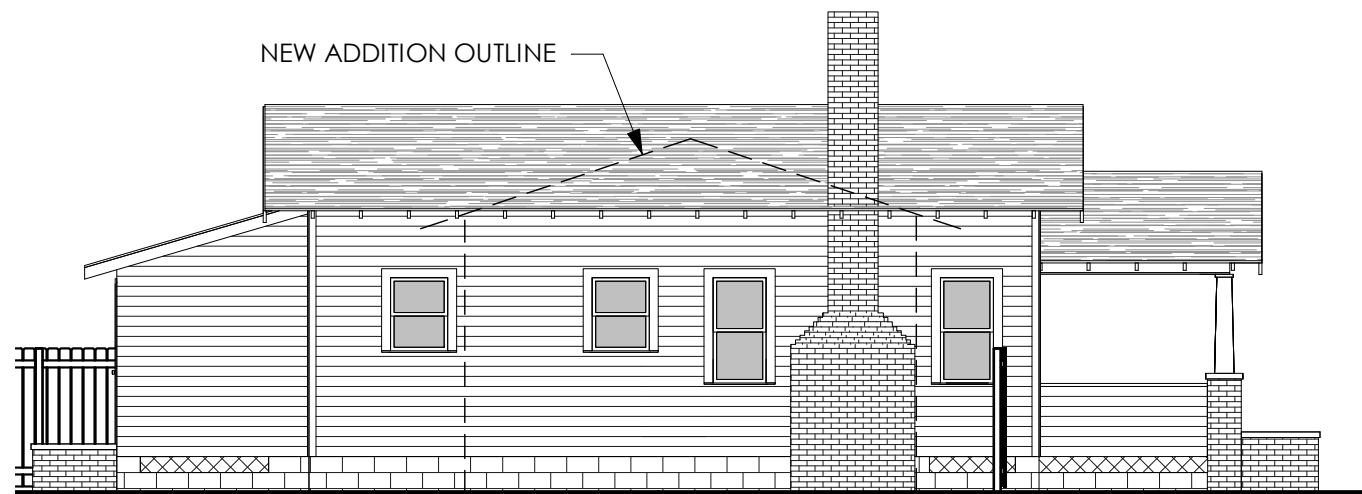


**LOT 2**

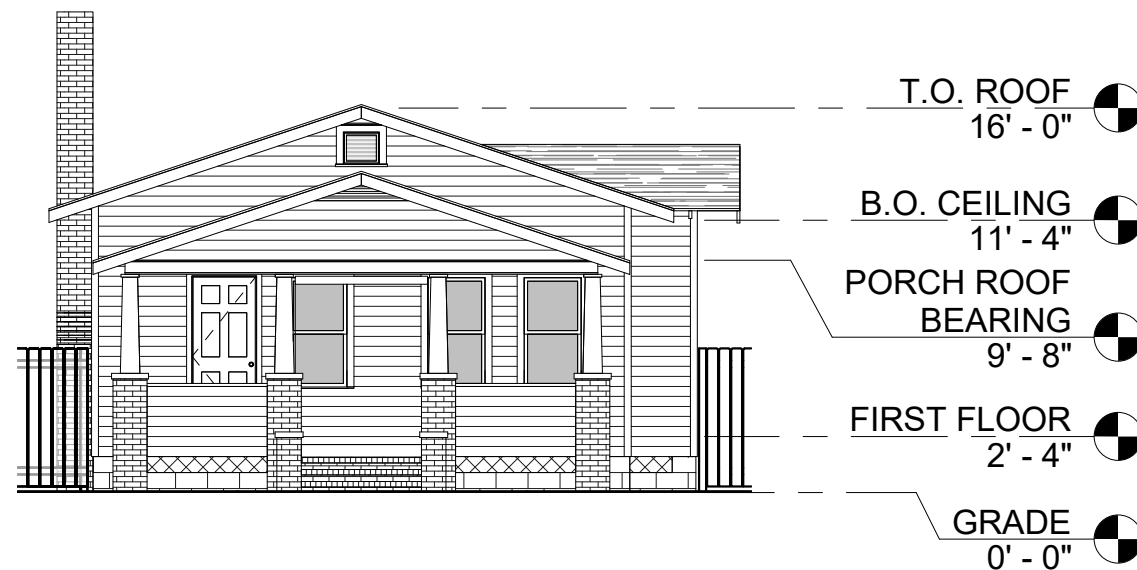
28TH STREET N.



**EXISTING FIRST FLOOR PLAN**  
 1/8" = 1'-0"  
 0' 4' 8' 16'



**A1 EXISTING SOUTH ELEVATION**  
 1/8" = 1'-0"  
 0' 4' 8' 16'



**A2 EXISTING EAST ELEVATION**  
 1/8" = 1'-0"  
 0' 4' 8' 16'

**BOONE**  
 ARCHITECTURAL  
 RESTORATION

2624 Burlington Ave N  
 St. Petersburg, FL 33713  
 ph 727.314.2724  
 AA26003970

Alexander B. Smith, NCARB  
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CLIENT / PROJECT NAME:

ALTERATIONS TO

**538 28TH ST N**

538 28TH ST N  
 ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

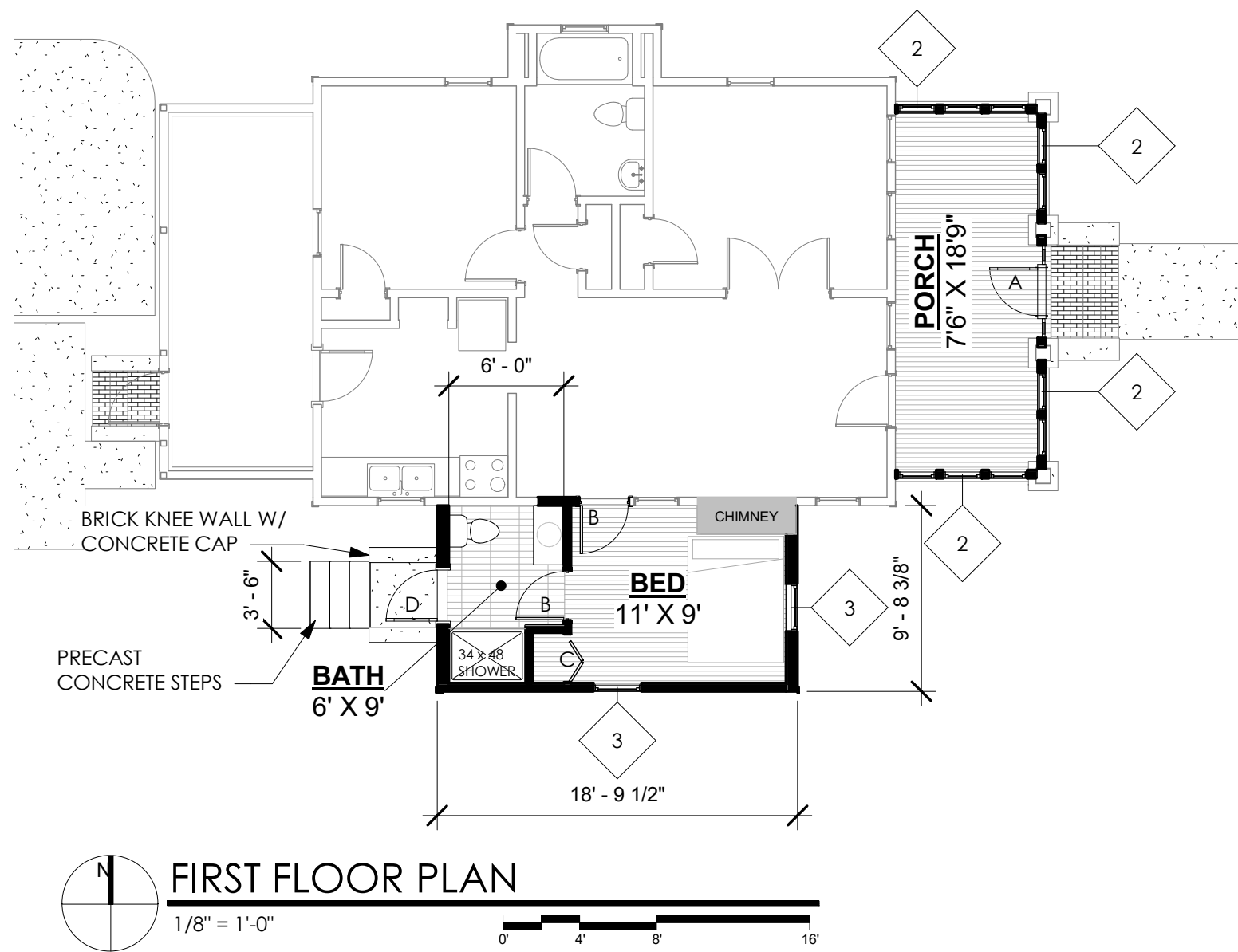
SHEET TITLE:

**EXISTING BUILDING**

DATE ISSUED: 11/02/2021

PROJECT NO.: A21.005

DRAWING NUMBER:



## PROJECT SCOPE

THE PROJECT CONSISTS OF AN ENCLOSURE OF AN EXISTING 160 SF FRONT PORCH AND ADDITION OF A 180 SF BEDROOM AND FULL BATHROOM.

### FRONT PORCH ENCLOSURE

1. WITH AN EMPHASIS ON TRANSPARENCY, THE PORCH ENCLOSURE IS DESIGNED WITH MULTIPLE CLEAR WINDOWS AND A DOOR WITH ALL GLASS AND SIDELITES.
2. NEW ENTRY DOOR AND WINDOWS WILL BE BETWEEN THE PORCH COLUMNS. INFILL WALLS WILL BE RECESSED BEHIND THE FRONT PLANE OF THE COLUMNS & RAILINGS.
3. ORIGINAL HISTORIC MATERIALS WILL NOT BE ALTERED, ALLOWING REVERSAL IN THE FUTURE IF DESIRED.
4. NON HISTORIC 5/4" PORCH DECKING WILL BE REPLACED WITH DURABLE VINYL PLANK WITH A WOOD LOOK FINISH & TEXTURE.

### BEDROOM/BATHROOM ADDITION

1. THE NEW ADDITION WILL BE LOCATED ON AN INCONSPICUOUS SIDE OF THE EXISTING STRUCTURE AS RECOMMENDED BY THE DESIGN GUIDELINES. IT WILL ALSO BE LOCATED BEHIND AN EXISTING 6FT WOOD FENCE.
2. THE ADDITION WILL MATCH THE SCALE OF THE HISTORIC STRUCTURE WITH THE ROOF LINE LOWERED TO BE SUBORDINATE. IT WILL BE LOCATED WITH A CROSS-GABLE ORIENTATION, TYPICALLY FOUND ON CRAFTSMAN BUNGALOWS OF THIS ERA.
3. ADDED FENESTRATION WILL REINFORCE THE CHARACTER DEFINING ELEMENTS OF THE HISTORIC BUILDING.
4. THE EXISTING CHIMNEY WILL NOT BE REMOVED. (2) NON-HISTORIC VINYL WINDOWS WILL BE REMOVED & INFILLED.
5. NEW WOOD SIDING WILL BE MILLED TO MATCH THE EXISTING SIDING WITH A 5" REVEAL. DECORATIVE WOOD SHAKES WILL BE ADDED TO THE GABLE END TO MATCH A SIMILAR DETAIL ON THE NORTH GABLE AND PROVIDE ARCHITECTURAL INTEREST. NEW RAFTER TAILS WILL BE EXPOSED TO MATCH THE EXISTING WITH A SIMILAR OVERHANG.
6. 4 OVER 1 VINYL DOUBLE HUNG WINDOWS WILL MATCH THE ONE ORIGINAL WINDOW PRESENT. EXTERIOR MUNTINS WILL BE RAISED AND WINDOWS WILL BE RECESSED A MIN. OF 2" IN THE WALL PLANE.

**BOONE**  
ARCHITECTURAL  
RESTORATION

2624 Burlington Ave N  
St. Petersburg, FL 33713  
ph 727.314.2724  
AA26003970

Alexander B. Smith, NCARB

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CLIENT / PROJECT NAME:

ALTERATIONS TO

**538 28TH ST N**

538 28TH ST N  
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:

FLOOR PLANS

DATE ISSUED: 11/02/2021

PROJECT NO.: A21.005

DRAWING NUMBER:

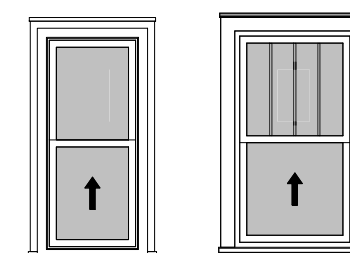
**A-101** SHEET: 4 OF 5

## WINDOW SCHEDULE

Type Mark	Width	Height	Type	Material	Finish	Glazing Type	Head Height	Comments
2	2' - 0"	4' - 6"	SINGLE HUNG	VINYL		IMPACT, LOW-E	6' - 9"	
3	2' - 6"	4' - 6"	SINGLE HUNG	VINYL		IMPACT, LOW-E	6' - 8"	

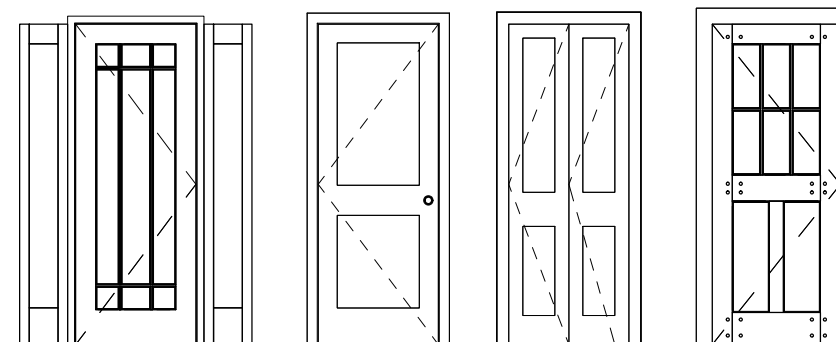
## DOOR SCHEDULE

Mark	Door Size	Frame Type	Description	Finish		Glazing
				Door	Frame	
A	30" x 80"	COMP	SMOOTH FIBERGLASS ENTRY DOOR - PRAIRIE STYLE WITH SIDELITES	PAINT	PAINT	IMPACT RESISTANT - CLEAR LOW E GLASS
B	30" x 80"	WD	2-PANEL SOLID CORE WOOD DOOR	PAINT	PAINT	
C	30" x 80"	WD	2-PANEL SOLID CORE WOOD BI-FOLD DOOR	PAINT	PAINT	
D	32" x 80"	COMP	6-LITE HALF PANEL SMOOTH FIBERGLASS DOOR WITH RAISED EXTERIOR MUNTINS	PAINT	PAINT	IMPACT RESISTANT - CLEAR LOW E GLASS



2

3



A

B

C

D



**C1 EAST ELEVATION**  
1/8" = 1'-0"

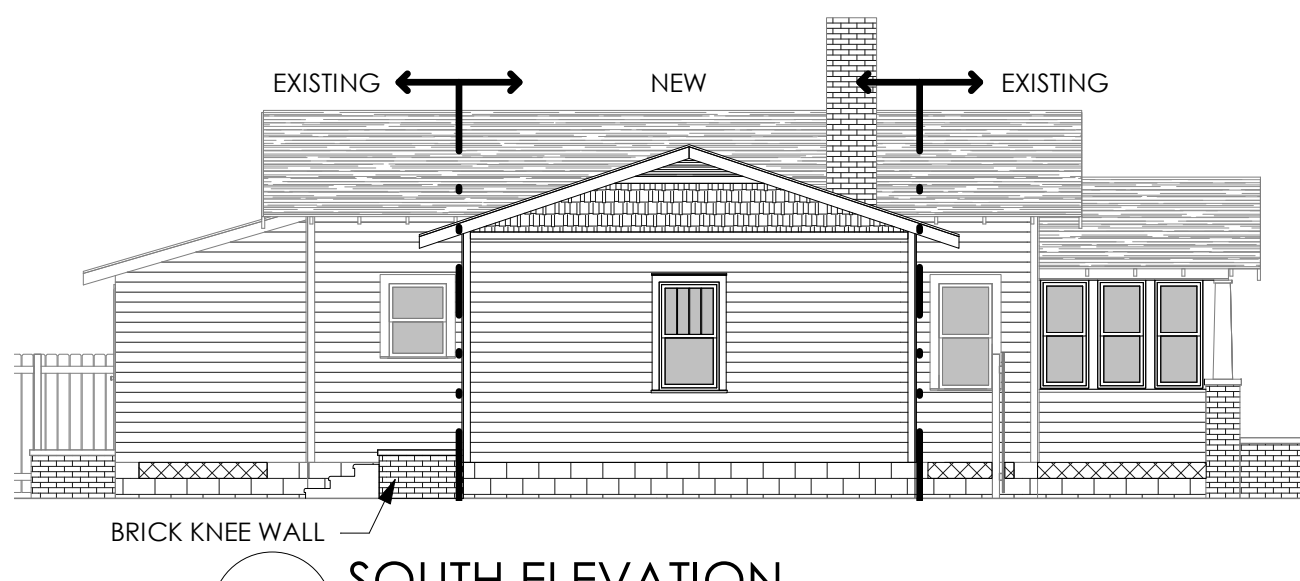
T.O. ROOF  
16' - 0"

B.O. CEILING  
11' - 4"

PORCH ROOF  
BEARING  
9' - 8"

FIRST FLOOR  
2' - 4"

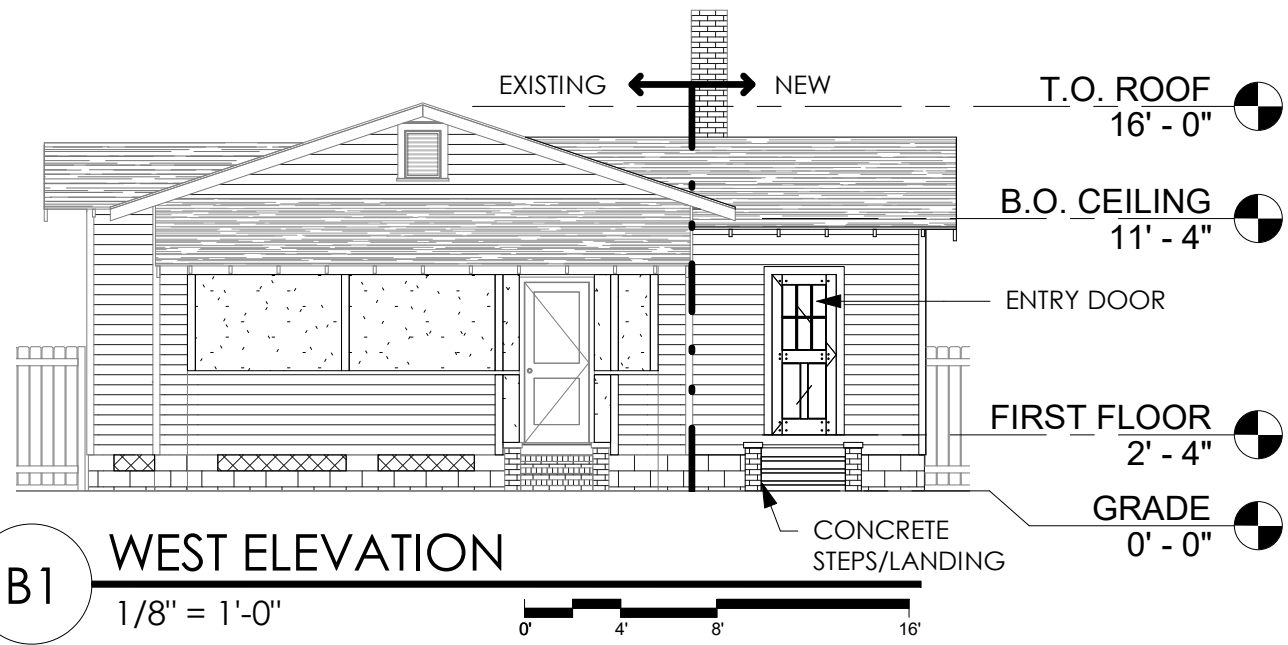
GRADE  
0' - 0"



**C2 SOUTH ELEVATION**  
1/8" = 1'-0"

EXISTING ← NEW → EXISTING

BRICK KNEE WALL



**B1 WEST ELEVATION**  
1/8" = 1'-0"

T.O. ROOF  
16' - 0"

B.O. CEILING  
11' - 4"

ENTRY DOOR

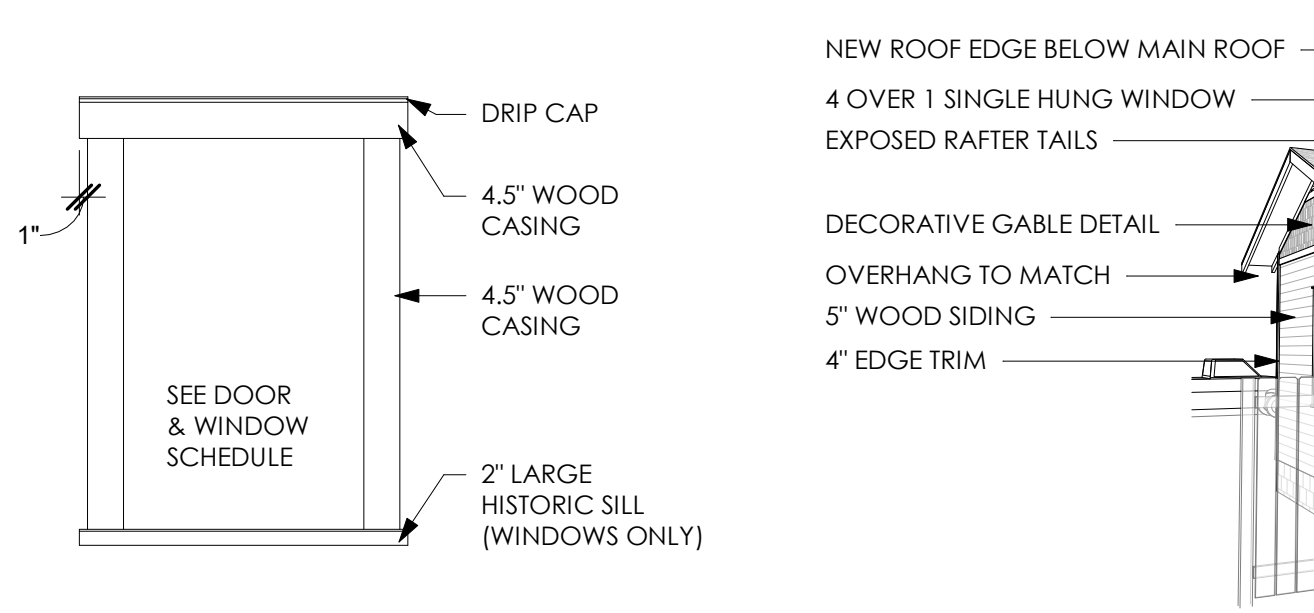
FIRST FLOOR  
2' - 4"

GRADE  
0' - 0"

CONCRETE  
STEPS/LANDING



**B2 NORTH ELEVATION**  
1/8" = 1'-0"



**A1 EXTERIOR CASING DETAILS**  
1/2" = 1'-0"

NEW ROOF EDGE BELOW MAIN ROOF

4 OVER 1 SINGLE HUNG WINDOW

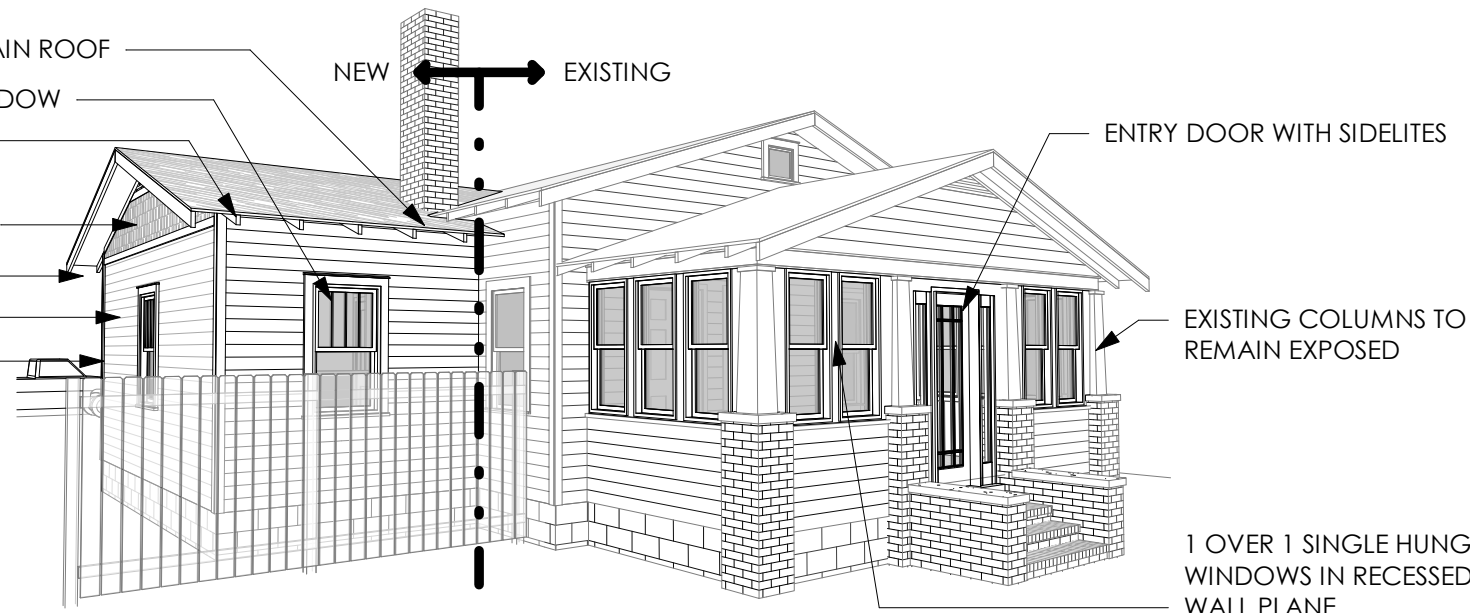
EXPOSED RAFTER TAILS

DECORATIVE GABLE DETAIL

OVERHANG TO MATCH

5" WOOD SIDING

4" EDGE TRIM



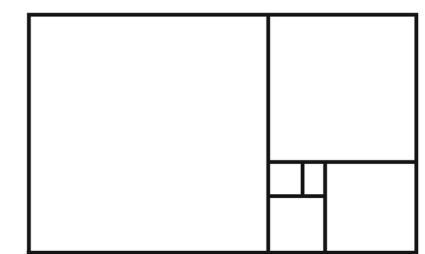
**A2 3D PERSPECTIVE**  
N.T.S.

NEW ← EXISTING →

ENTRY DOOR WITH SIDELITES

EXISTING COLUMNS TO  
REMAIN EXPOSED

1 OVER 1 SINGLE HUNG  
WINDOWS IN RECESSED  
WALL PLANE



**BOONE**  
ARCHITECTURAL  
RESTORATION

2624 Burlington Ave N  
St. Petersburg, FL 33713  
ph 727.314.2724  
AA26003970

Alexander B. Smith, NCARB  
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CLIENT / PROJECT NAME:

ALTERATIONS TO  
**538 28TH ST N**  
538 28TH ST N  
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:  
**BUILDING ELEVATIONS**

DATE ISSUED: 11/02/2021  
PROJECT NO.: A21.005

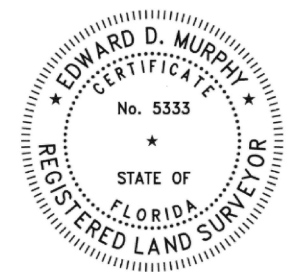
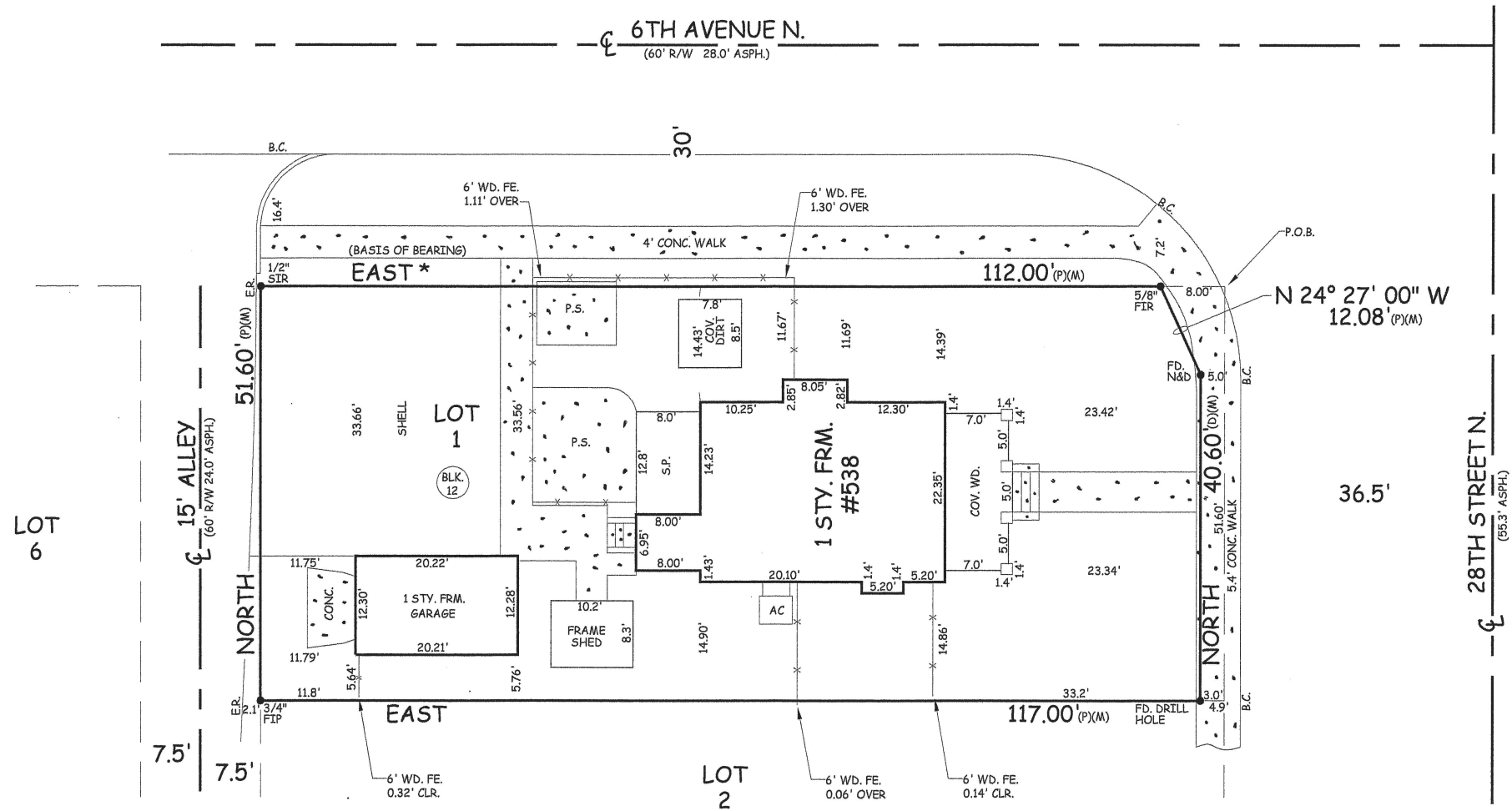
DRAWING NUMBER:

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 14 TWP. 31 S. RGE. 16 E.

NORTH (DEED)



CERTIFIED TO: Martha Joy Rose

A BOUNDARY SURVEY OF: Lot 1, less that part deeded to the City of St. Petersburg, Florida, in Official Records Book 4653, Page 1860, Block 12, KENWOOD SUBDIVISION, as recorded in Plat Book 3, Page 25 of the Public Records of Pinellas County, Florida.

JOB NO.: <b>211475</b>	<b>MURPHY'S LAND SURVEYING, INC.</b> PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410	According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: X      Comm. Panel No.: 125148 0218 G      Map Date: 9/03/03      Base Flood Elev.: NA	
DRAWN BY: MRB		CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 9/01/2021		FAX (727) 344-4640		

<b>LEGEND:</b>	FD. - FOUND N.&D. - NAIL AND DISK P.O.L. - POINT ON LINE F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD	O.H. - OVERHANG GAR. - GARAGE C/WD. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C - COVERED CONCRETE A/C. - AIR CONDITIONER	P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	-X-X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -  -  - - ADJACENT FENCE ADJ. - ADJACENT	MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN W.H. - WATER HEATER	B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	(M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	BLK. - BLOCK S/W - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	S.P. - SCREENED PORCH -P-P- - OVERHEAD POWER LINES -T-T- - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
----------------	---	--	--	---	--	---	--	---	---	--	---	---

*Edward D. Murphy*  
EDWARD D. MURPHY REG. P.L.S. # 5333

# STORMGUARD™

IMPACT-RATED DOORS

IMPACT-RATED ENTRY DOOR & GLASS



 *Masonite*®  
the beautiful door™



# STORM GUARD™

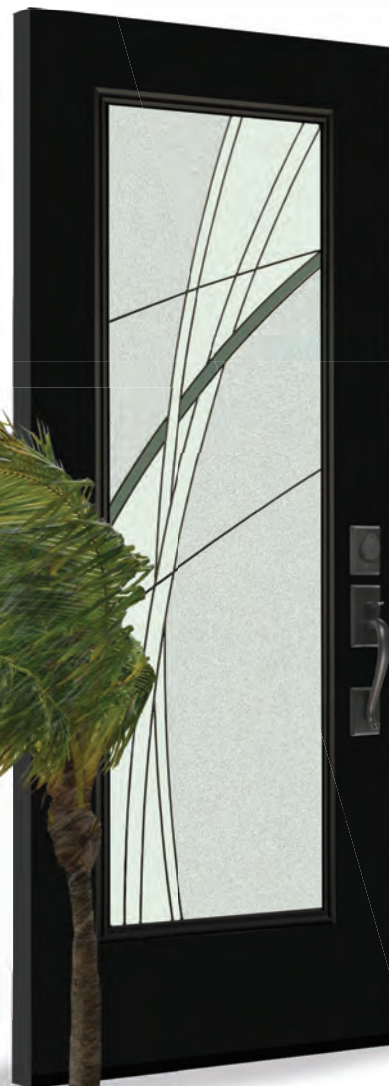
IMPACT-RATED DOORS

winds  
■ HVHZ is  
in Florida



## CoreShield™ Technology

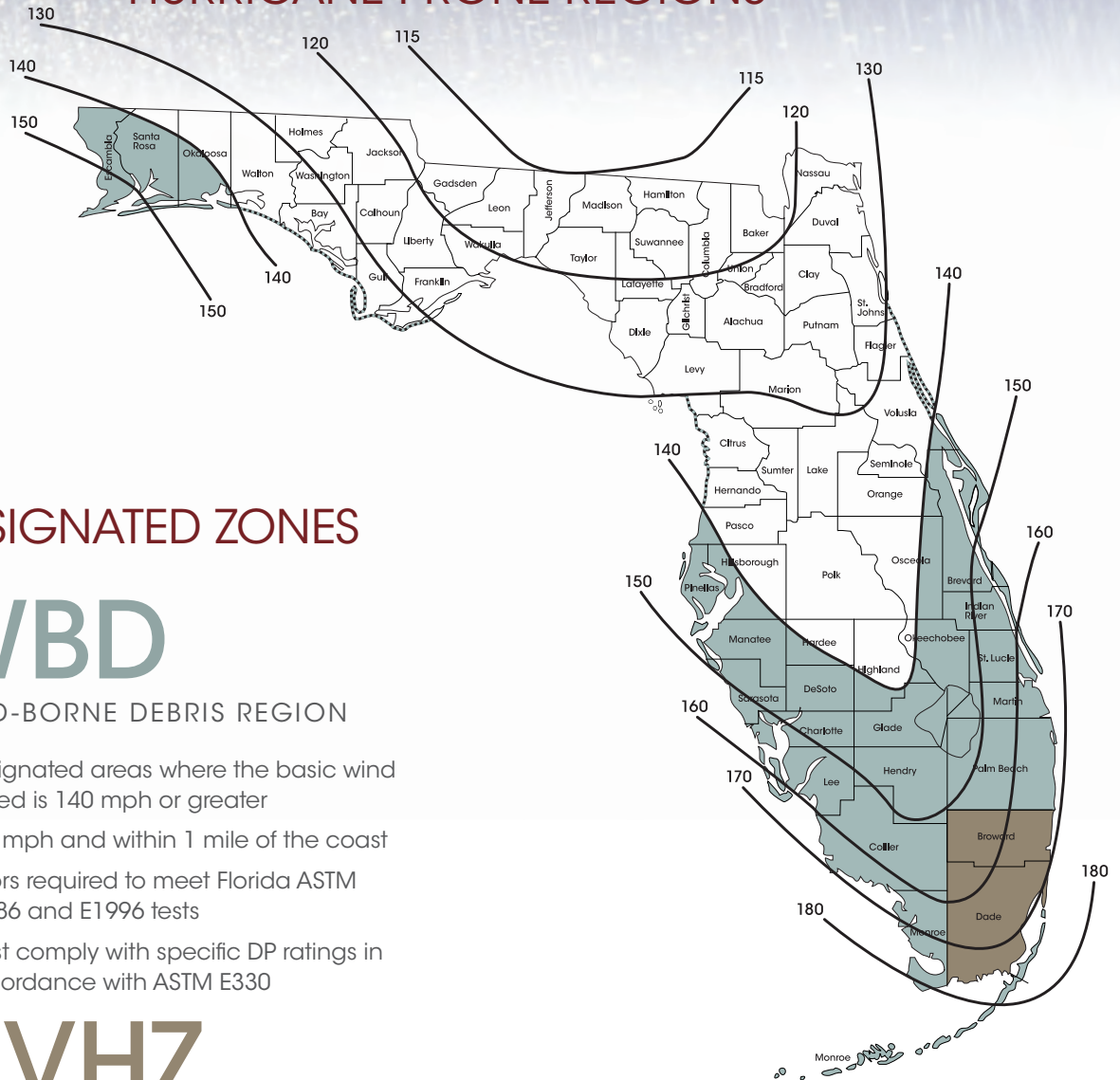
An additional layer of protection on Storm Guard fiberglass doors that adds protection and meets the most stringent building codes





Masonite Storm Guard™ doors are designed specifically for coastal area homeowners and comply with High Velocity Hurricane Zones (HVHZ) or Wind-Borne Debris region (WBD). Choose from a variety of fiberglass and steel doors.

## HURRICANE PRONE REGIONS



## DESIGNATED ZONES

# WBD

WIND-BORNE DEBRIS REGION

- Designated areas where the basic wind speed is 140 mph or greater
- 130 mph and within 1 mile of the coast
- Doors required to meet Florida ASTM E1886 and E1996 tests
- Must comply with specific DP ratings in accordance with ASTM E330

# HVHZ

HIGH VELOCITY HURRICANE ZONE

- Dade and Broward counties (FL)
- Doors required to meet Florida TAS 201 and 203 test standards
- Must comply with specific DP ratings in accordance with TAS 202

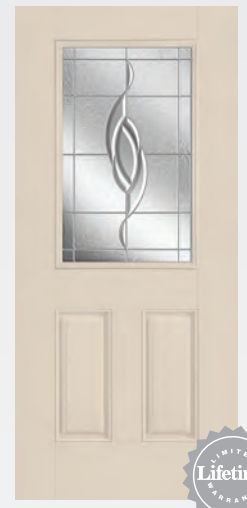
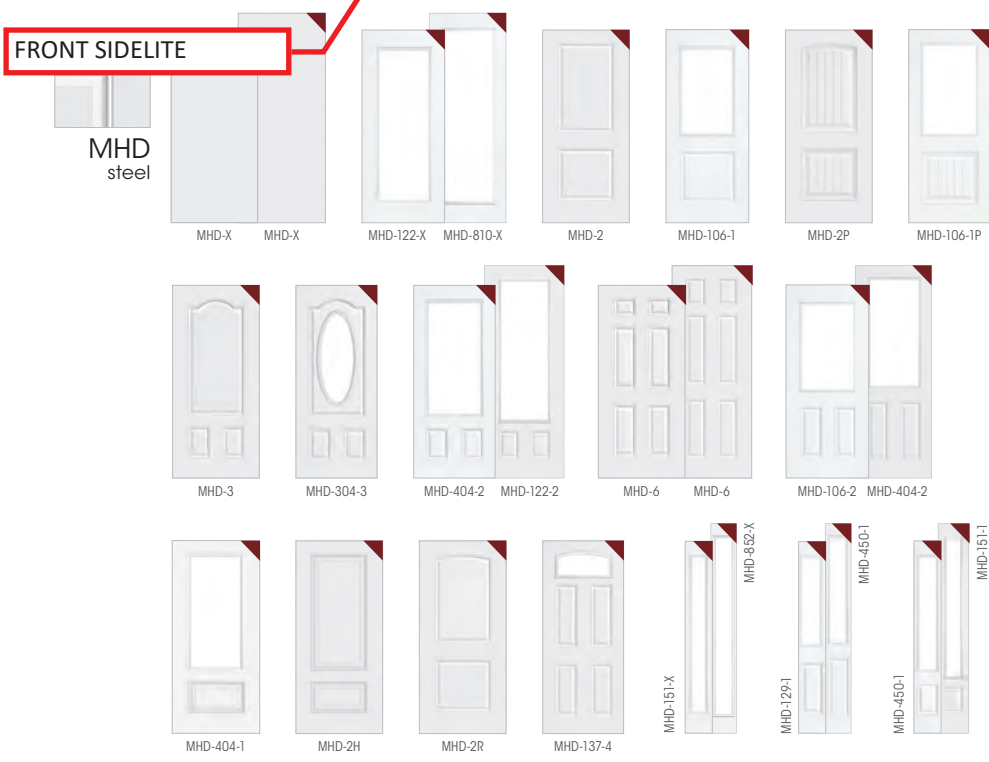
### NOTES:

- Values are nominal design 3-second gust wind speeds in miles per hour (m/s) at 33 ft. (10m) above ground for Exposure C category.
- Linear interpolation between contours is permitted.
- Islands and coastal areas outside the last contour shall use the last wind speed contour of the coastal area.
- Mountainous terrain, gorges, ocean promontories, and special wind regions shall be examined for unusual wind conditions.
- Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (Annual Exceedance Probability = 0.00143, MRI = 700 years).

All Storm Guard™ fiberglass doors are constructed with composite-edge stiles and rails that resist water absorption, rotting, warping & splitting.



### STEEL-EDGE STEEL DOORS



Storm Guard™ Smooth Fiberglass

- Superior smooth finish
- Ideal for painting

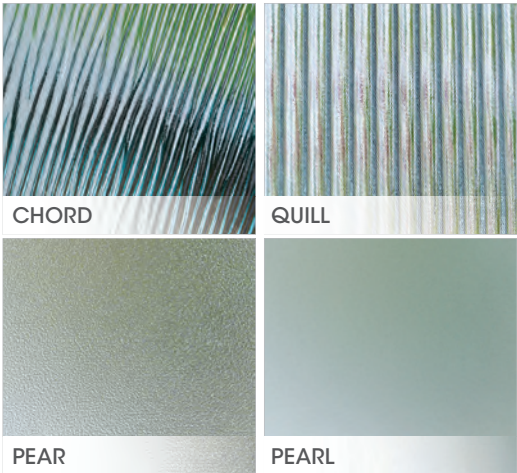


Storm Guard™ Masonite® HD

- Primed ready to paint

Storm Guard™ Impact-Rated Doors

## TEXTURED glass



## CLEAR glass



	Glass Designs	Code	Caming															
				106-1	106-1P	106-2	106-3	120-X	122-X	137-3	137-4	137-6	304-2	304-3	404-1	404-2	129-1	151-X
<b>TEXTURES</b>	Chord	115	T	•	•	•	•		•						•	•	•	•
	Pear	116	T	•	•	•	•		•						•	•	•	•
	Pearl	140	T	•	•	•	•		•						•	•	•	•
	Quill	119	T	•	•	•	•		•						•	•	•	•
<b>ESSENTIA</b>	Clear Lites	010		•	•	•	•		•		•	•	•	•	•	•	•	•
	SDL	SXX		•	•	•	•		•						•	•	•	•
<b>LINEA</b>	Prairie SDL	SXXP							•	•					•	•	•	•
	Internal Grids	XXI		•	•	•	•		•						•	•	•	•
	Craftsman Internal Grids	XXC		•	•	•	•		•						•	•	•	•
	Prairie Internal Grids	XXP		•	•	•	•		•						•	•	•	•

SDL 1-1/8" bars



INTERNAL grids



CRAFTSMAN internal grids



SMOOTH SDL

TEXTURED SDL

Glass Designs	80"		80"								
	152-X	450-1	122-1	122-2	404-1	404-1P	404-2	810-X	820-X	450-1	852-X
Chord	•	•	•	•	•	•	•	CS		•	CS
Pearl	•	•	•	•	•	•	•	CS		•	CS
Pearl	•	•	•	•	•	•	•	CS		•	CS
Quill	•	•	•	•	•	•	•	CS		•	CS
Clear Lites	•	•	•	•	•	•	•	•	•	•	•
SDL	•	•	•	•	•	•	•	•	•	•	•
Prairie SDL	•	•	•	•	•	•	•	•	•	•	•
Internal Grids	•	•	•	•	•	•	•	•	•	•	•
Craftsman Internal Grids	•	•	•	•	•	•	•	•	•	•	•
Prairie Internal Grids	•	•	•	•	•	•	•	•	•	•	•

All glass designs available **NOW**

See Glass Price Book for prices.



PROTECTED BY  
**CORESHIELD™**  
 TECHNOLOGY

## MASONITE'S COMMITMENT

We are constantly at the forefront of door design, creating new and innovative products that add style and value to every home. Our products are designed and constructed to exacting standards making them as durable as they are beautiful.

Design your door  
 with **Max**

Masonite Xpress Configurator<sup>SM</sup>



Browse thousands of door styles, glass options and more to create your dream door in just a few clicks. Visit [masonite.com](http://masonite.com) for full offering.

For more information contact:  
 1-800-663-DOOR (1-800-663-3667)  
 9a - 5p Mon - Fri EST  
[www.masonite.com](http://www.masonite.com)

Masonite®, Masonite. The Beautiful Door.®, Belleville®, CoreShield™, Sta-Tru®, Storm Guard™, Masonite Expo™, Masonite Classic™, Masonite Linea™, Masonite Essentia™, Masonite Panels™, Alston®, Chelsea®, Cuzco®, Element®, Flora Crest™, Frontier™, Georgian®, Kordella®, Madrid®, Marco™, Marquise®, Naples®, Panama®, Rozel™, Sonnet™, Zavalla®, Max® and Max. Xpress Configurator® are trademarks of Masonite International Corporation. Please check with your Masonite dealer or distributor for current warranty terms and conditions. Our continuing program of product improvement makes specification, design and product detail subject to change without notice.

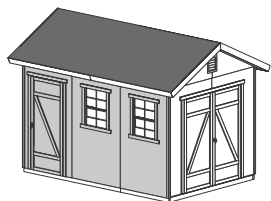
9/16 Printed in the USA ©2016 Masonite International Corporation

 *Masonite*<sup>®</sup>  
 the beautiful door™

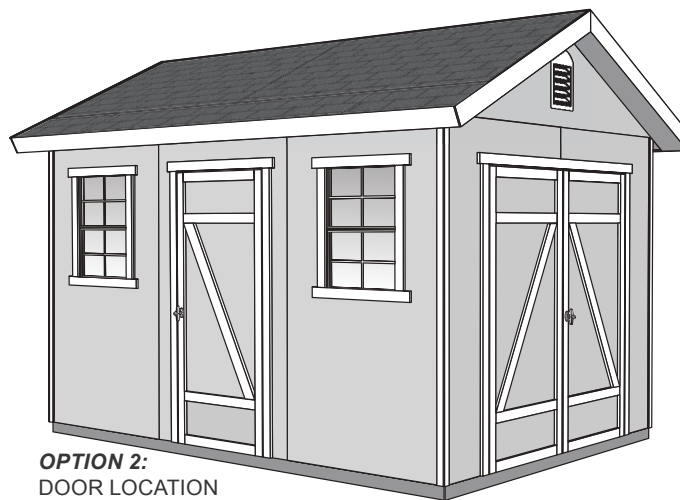
## HILLSDALE GABLE 8' x 12' (244 x 366 cm)

ACTUAL FLOOR SIZE IS 96 x 144" (243,8 x 365,8 cm)

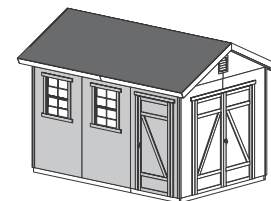
**KEEP THIS MANUAL FOR FUTURE REFERENCE**



**OPTION 1:**  
DOOR LOCATION  
LEFT SIDE OF EAVE WALL



**OPTION 2:**  
DOOR LOCATION  
CENTERED ON EAVE WALL



**OPTION 3:**  
DOOR LOCATION  
RIGHT SIDE OF EAVE WALL

### **! IMPORTANT! !**

**READ INSTRUCTIONS THOROUGHLY PRIOR TO BEGINNING ASSEMBLY.**

### **BEFORE YOU BEGIN**

#### • **BUILDING RESTRICTIONS AND APPROVALS**

Be sure to check with local building department and homeowners association for specific restrictions and/ or requirements before building.

#### • **ENGINEERED DRAWINGS**

Contact our Customer Service Team if engineered drawings are needed to pull local permits.

#### • **SURFACE PREPARATION**

To ensure proper assembly you must build your shed on a level surface. Recommended methods and materials to level your shed are listed on page 9.

#### • **CHECK ALL PARTS**

Inventory all parts listed on pages 3 - 5. Contact our Customer Service Team if any parts are missing or damaged.

#### • **ADDITIONAL MATERIALS**

You will need additional materials to complete your shed. See page 6 for required and optional materials and quantities.



### **- CUSTOMER SERVICE -**



**Call: 1-800-577-9663 email: [customerservice@backyardproductsllc.com](mailto:customerservice@backyardproductsllc.com)**

# Appendix B:

Application No. 21-5400092



# VARIANCE

Application No. \_\_\_\_\_

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b>	Rose 2019 Revocable Living Trust, Martha Joy Rose TRE
Street Address:	14 Rosedale Ave
City, State, Zip:	Hastings-on-Hudson, NY 10706
Telephone No:	207-504-3001
Email Address:	marthajoyrose@gmail.com
<b>NAME of AGENT or REPRESENTATIVE:</b>	Alexander Smith, NCARB
Street Address:	2624 Burlington Ave N
City, State, Zip:	St. Petersburg, FL 33713
Telephone No:	727-314-2724
Email Address:	boonearch@gmail.com
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location:	538 28th St N, St. Petersburg, FL 33713
Parcel ID#(s):	14-31-16-46332-012-0010
<b>DESCRIPTION OF REQUEST:</b>	Enclose existing front porch. 1.6ft Front Yard Building Setback variance.
<b>PRE-APPLICATION DATE:</b>	10/11/2021
<b>PLANNER:</b>	

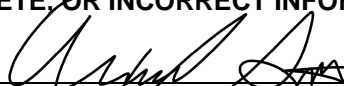
FEE SCHEDULE			
1 & 2 Unit, Residential - 1 <sup>st</sup> Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 <sup>st</sup> Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

## AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner / Agent\*:  Date: 11/5/2021  
 \*Affidavit to Authorize Agent required, if signed by Agent.  
 Typed Name of Signatory: Alexander Smith





CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION  
AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Rose 2019 Revocable Living Trust,  
MARTHA Joy Rose TRE

This property constitutes the property for which the following request is made

Property Address: 538 28<sup>th</sup> St N. St Petersburg FL 33713

Parcel ID No.: 14-31-16-46332-012-0010

Request: COA Application  
Alexander Smith Architect

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Alexander Smith, Architect

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

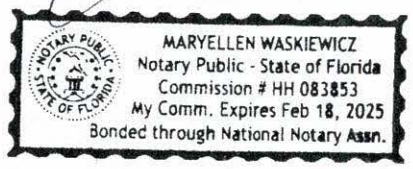
I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Signature] Martha Joy Rose  
Printed Name

Sworn to and subscribed on this date October 13<sup>th</sup>, 2021

Identification or personally known: Drivers License

Notary Signature: [Signature] Date: 10/13/2021  
Commission Expiration (Stamp or date):







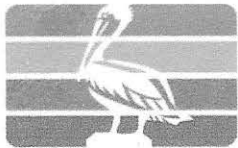
# VARIANCE

*NARRATIVE* (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

APPLICANT NARRATIVE
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>The owner's desire is to add additional square footage but also buffer the property from the heavy traffic existing on the corridor street in front.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>An alternative would be to demolish the rear shed roof of the home and construct a large addition. This would not achieve the buffer desired from the street and would be incompatible with the traditional neighborhood scale and design. It would also not be financially feasible for the client.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>With an emphasis on transparency, the porch enclosure is designed with multiple clear windows and a door with all glass and sidelites. The new entry door and windows will be between the porch columns. Infill walls will be recessed behind the front plane of the columns &amp; railings. The original historic materials will not be altered, allowing reversal in the future if desired.</p>

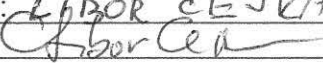
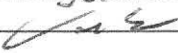


**st.petersburg**  
www.stpete.org

# VARIANCE

## NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
<b>Street Address:</b> 538 28th St N	<b>Case No.:</b>
<b>Description of Request:</b> Enclose existing front porch. 1.6ft Front Yard Building Setback variance.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 500 28th St N	
Owner Name (print): LINDOR DEJKA	
Owner Signature: 	
2. Affected Property Address: 600 28th St. N St Pete 33713	
Owner Name (print): Julia Edel	
Owner Signature: 	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



# PUBLIC PARTICIPATION REPORT

Application No. \_\_\_\_\_

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

**NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.**

APPLICANT REPORT	
<b>Street Address:</b>	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
Door to door contact with adjacent neighbors. Included Architect's Site Plan, Elevations, Plans, and variance narrative with each meeting.	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
Site plan and narrative emailed/mailed to CONA, HKNA & FICO, see attached.	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
Residents immediately adjacent to property at 500 & 600 28th St N.	
2. Summary of concerns, issues, and problems expressed during the process	
No concerns, issues or problems have been expressed at this time.	
NOTICE OF INTENT TO FILE	
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at <a href="mailto:variance@stpetecona.org">variance@stpetecona.org</a> ), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 <sup>th</sup> Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input checked="" type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>11/5/2021</u>	
<input checked="" type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	



---

**Variance Application - 538 28th St N**

1 message

---

**Alexander h** <boonearch@gmail.com> Fri, Nov 5, 2021 at 8:17 AM  
To: Darrel <darbreg@aol.com>, president@stpetecon.org

Please find the Application Narrative and Architectural Drawings attached as required for notification of a variance at 538 28th St. N.

Thank you,

Alexander Smith, RA | Owner  
Boone Architectural Restoration

ph 727.314.ARCH  
[BooneArch@gil.com](mailto:BooneArch@gil.com)

[www.BooneArchitectural.co](http://www.BooneArchitectural.co)

follow us [@boonearch](#)

---

**2 attachments**

 **Variance APPLICATION - 538 28th St N.pdf** m  
1342K

 **538 28th St N - COA Drawings 11-2-21.pdf**  
712K



SAINT PETERSBURG  
3135 1ST AVE N  
SAINT PETERSBURG, FL 33730-9998  
(800)275-8777

11/05/2021 09:42 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.78
--------------------------	---	--	--------

Saint Petersburg, FL 33712  
Weight: 0 lb 1.30 oz  
Estimated Delivery Date  
Mon 11/08/2021

Grand Total: \$0.78

Credit Card Remitted \$0.78

Card Name: MasterCard  
Account #: XXXXXXXXXXXX2324  
Approval #: 00532C  
Transaction #: 109  
AID: A000000041010 Chip  
AL: Mastercard  
PIN: Not Required

\*\*\*\*\*  
USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
\*\*\*\*\*

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

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NOW HIRING NATIONWIDE  
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All sales final on stamps and postage.  
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Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 118263-0700  
Receipt #: 840-53350057-4-6818480-1  
Clerk: 93

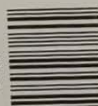
Boone Architectural Restoration LLC  
2624 Burlington Ave N  
St Petersburg, FL 33713

FILED  
d/o Kimberlyrazier-Leggett  
3301 24th Ave S  
St Pete, FL 33712



1023

33712



U.S. POSTAGE PAID  
EPAULETTE STATION  
SAINT PETERSBURG, FL  
33730  
NOV 05, 21  
AMOUNT  
**\$0.78**  
R2304E106224-93

Appendix C: Photos of Existing Conditions



1



2



3



4





5



6



7



8

# ALTERATIONS TO 538 28TH ST N ST. PETERSBURG, FLORIDA COA DOCUMENTS



**A1** VIEW FROM STREET N.T.S.

INDEX OF DRAWINGS		
SHEET #	SHEET COUNT	SHEET NAME
G-001	1	COVER SHEET
A-001	2	SITE PLAN
A-002	3	EXISTING BUILDING
A-101	4	FLOOR PLANS
A-201	5	BUILDING ELEVATIONS

### DEVELOPMENT TEAM

**OWNER**  
ROSE 2019 REVOCABLE LIVING TRUST  
14 Rosedale Ave  
Hastings-on-Hudson, NY 10706  
207-504-3001

**ARCHITECT**  
BOONE ARCHITECTURAL RESTORATION LLC  
2624 BURLINGTON AVE N  
ST. PETERSBURG, FLORIDA 33713  
P: 727.314.2724  
AA26003970

ALEXANDER B. SMITH, NCARB  
boonearch@gmail.com

**GENERAL CONTRACTOR**  
TBD

### PROJECT LOCATION

**LOCATION MAP**  
NORTH NTS



2624 Burlington Ave N  
St. Petersburg, FL 33713  
ph 727.314.2724  
AA26003970

Alexander B. Smith, NCARB  
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CLIENT / PROJECT NAME:

ALTERATIONS TO  
**538 28TH ST N**  
538 28TH ST N  
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:  
**COVER SHEET**

DATE ISSUED: 11/02/2021  
PROJECT NO.: A21.005

DRAWING NUMBER:

6TH AVENUE N.  
(60' R/W 28.0' ASPH.)



**BOONE**  
ARCHITECTURAL  
RESTORATION

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CLIENT / PROJECT NAME:

ALTERATIONS TO

**538 28TH ST N**  
538 28TH ST N  
ST. PETERSBURG, FL 33713

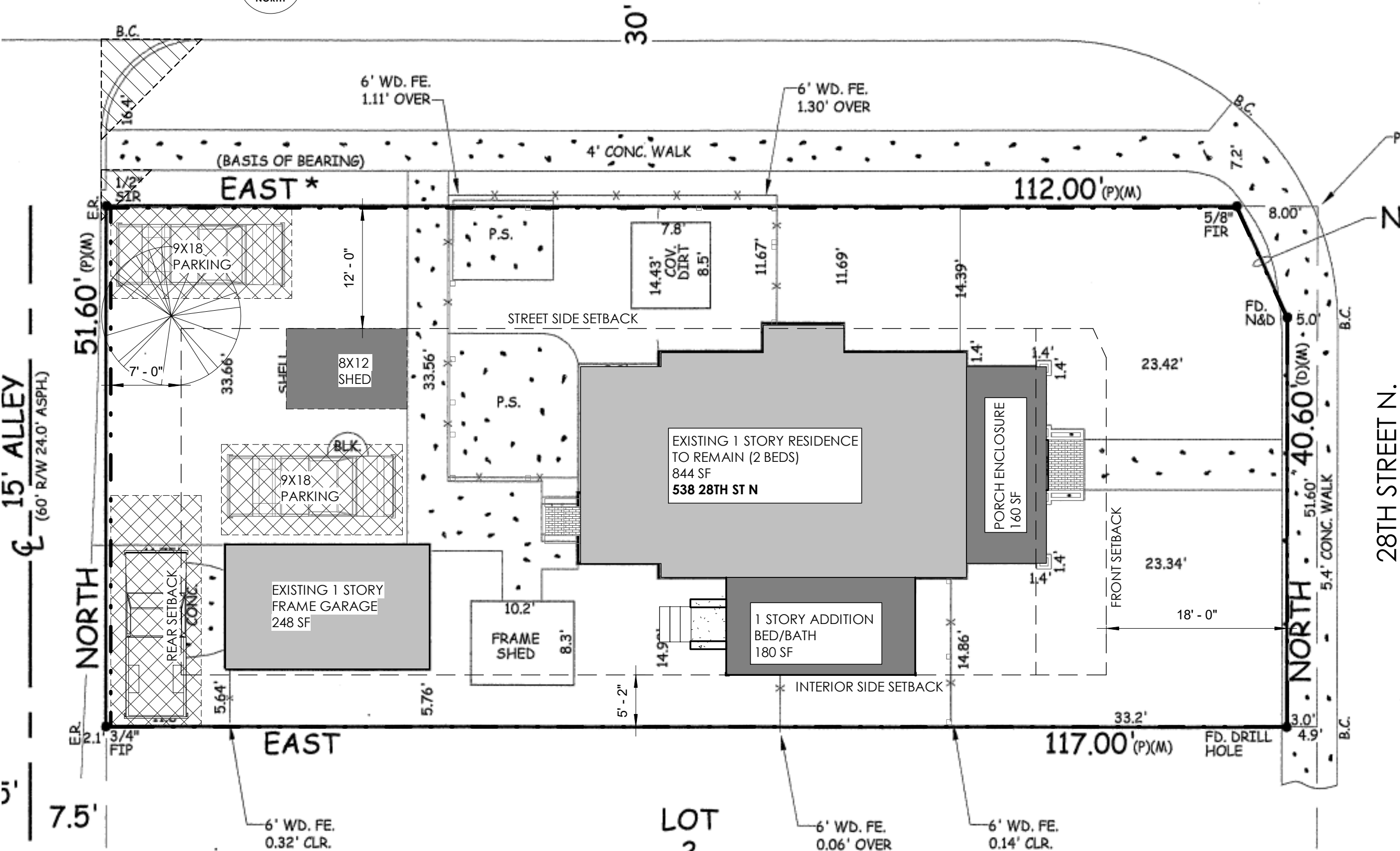
Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:  
SITE PLAN

DATE ISSUED: 11/02/2021  
PROJECT NO.: A21.005

DRAWING NUMBER:

**A-001** SHEET: 2 OF 5



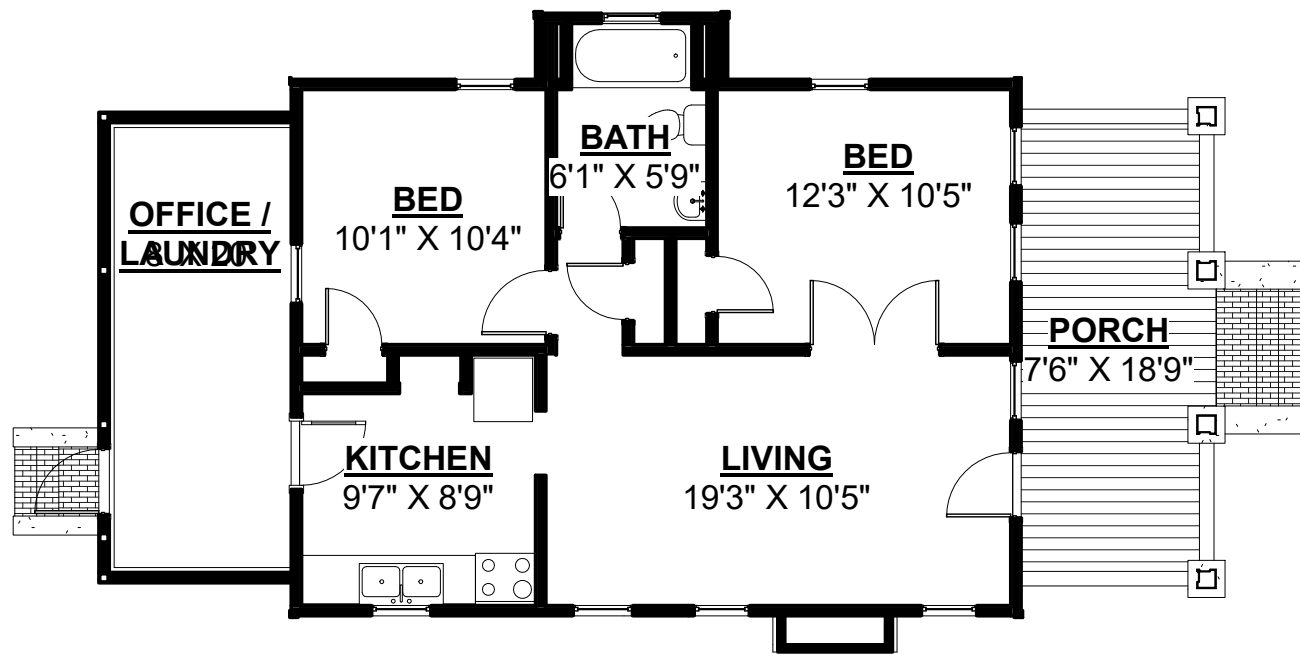
15' ALLEY  
(60' R/W 24.0' ASPH.)

**A1** SITE PLAN  
1" = 10'-0"

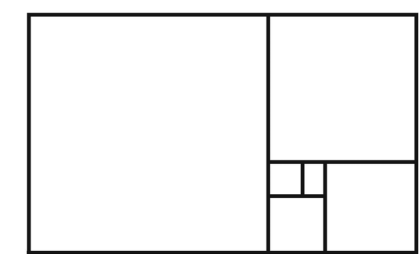


LOT  
2

28TH STREET N.



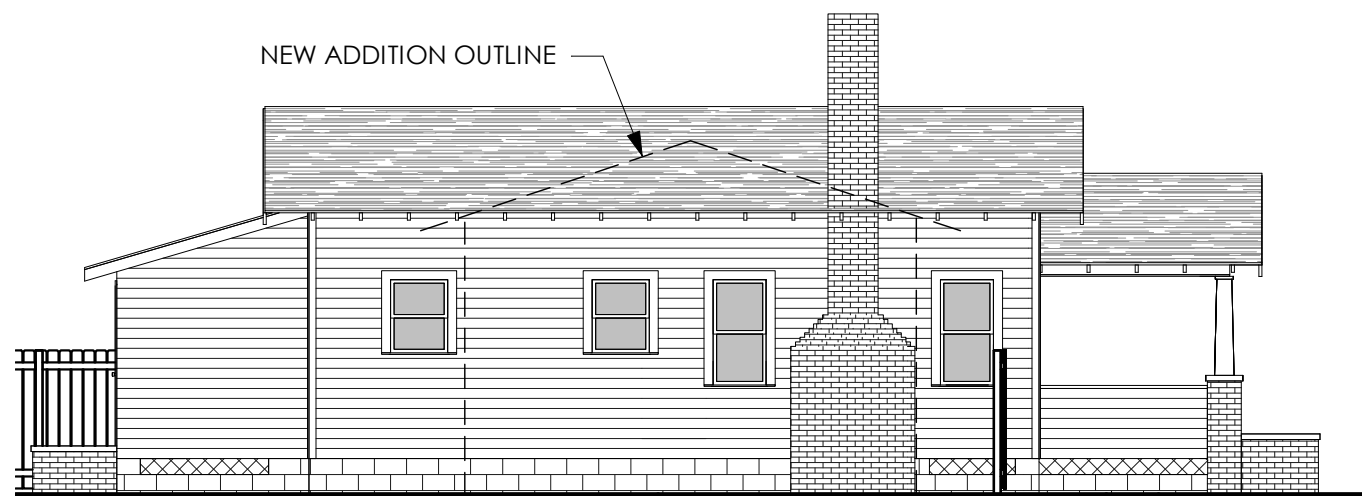
**EXISTING FIRST FLOOR PLAN**  
 1/8" = 1'-0"  
 0' 4' 8' 16'



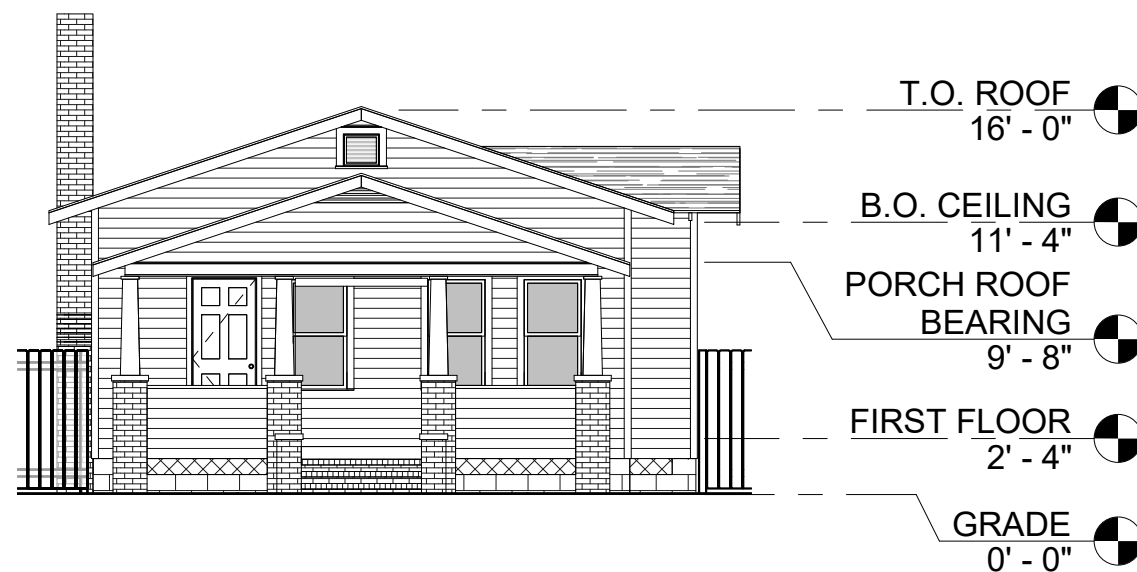
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 AA26003970

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**A1 EXISTING SOUTH ELEVATION**  
 1/8" = 1'-0"  
 0' 4' 8' 16'



**A2 EXISTING EAST ELEVATION**  
 1/8" = 1'-0"  
 0' 4' 8' 16'

CLIENT / PROJECT NAME:

ALTERATIONS TO

**538 28TH ST N**

538 28TH ST N  
 ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

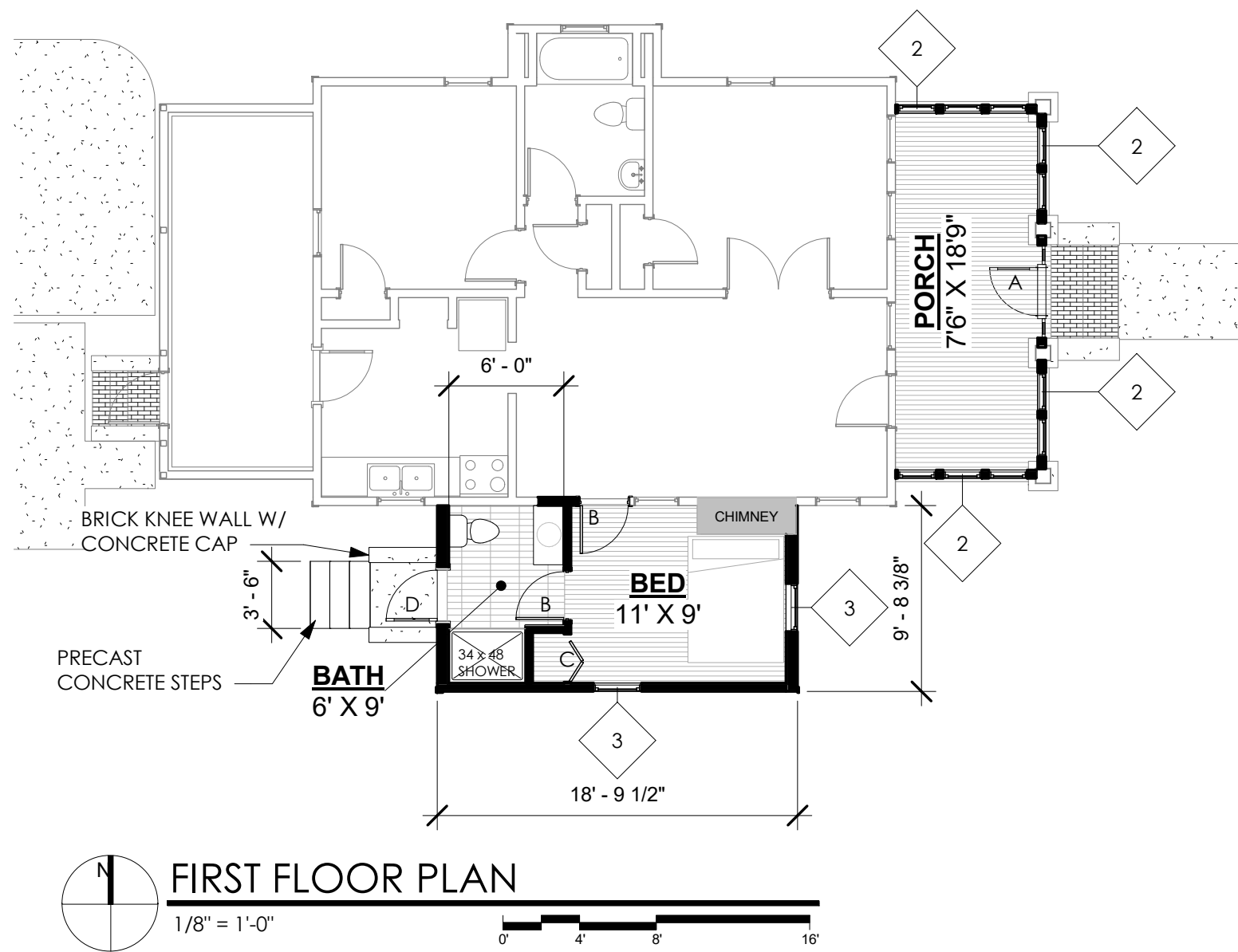
SHEET TITLE:

**EXISTING BUILDING**

DATE ISSUED: 11/02/2021

PROJECT NO.: A21.005

DRAWING NUMBER:



## PROJECT SCOPE

THE PROJECT CONSISTS OF AN ENCLOSURE OF AN EXISTING 160 SF FRONT PORCH AND ADDITION OF A 180 SF BEDROOM AND FULL BATHROOM.

### FRONT PORCH ENCLOSURE

1. WITH AN EMPHASIS ON TRANSPARENCY, THE PORCH ENCLOSURE IS DESIGNED WITH MULTIPLE CLEAR WINDOWS AND A DOOR WITH ALL GLASS AND SIDELITES.
2. NEW ENTRY DOOR AND WINDOWS WILL BE BETWEEN THE PORCH COLUMNS. INFILL WALLS WILL BE RECESSED BEHIND THE FRONT PLANE OF THE COLUMNS & RAILINGS.
3. ORIGINAL HISTORIC MATERIALS WILL NOT BE ALTERED, ALLOWING REVERSAL IN THE FUTURE IF DESIRED.
4. NON HISTORIC 5/4" PORCH DECKING WILL BE REPLACED WITH DURABLE VINYL PLANK WITH A WOOD LOOK FINISH & TEXTURE.

### BEDROOM/BATHROOM ADDITION

1. THE NEW ADDITION WILL BE LOCATED ON AN INCONSPICUOUS SIDE OF THE EXISTING STRUCTURE AS RECOMMENDED BY THE DESIGN GUIDELINES. IT WILL ALSO BE LOCATED BEHIND AN EXISTING 6FT WOOD FENCE.
2. THE ADDITION WILL MATCH THE SCALE OF THE HISTORIC STRUCTURE WITH THE ROOF LINE LOWERED TO BE SUBORDINATE. IT WILL BE LOCATED WITH A CROSS-GABLE ORIENTATION, TYPICALLY FOUND ON CRAFTSMAN BUNGALOWS OF THIS ERA.
3. ADDED FENESTRATION WILL REINFORCE THE CHARACTER DEFINING ELEMENTS OF THE HISTORIC BUILDING.
4. THE EXISTING CHIMNEY WILL NOT BE REMOVED. (2) NON-HISTORIC VINYL WINDOWS WILL BE REMOVED & INFILLED.
5. NEW WOOD SIDING WILL BE MILLED TO MATCH THE EXISTING SIDING WITH A 5" REVEAL. DECORATIVE WOOD SHAKES WILL BE ADDED TO THE GABLE END TO MATCH A SIMILAR DETAIL ON THE NORTH GABLE AND PROVIDE ARCHITECTURAL INTEREST. NEW RAFTER TAILS WILL BE EXPOSED TO MATCH THE EXISTING WITH A SIMILAR OVERHANG.
6. 4 OVER 1 VINYL DOUBLE HUNG WINDOWS WILL MATCH THE ONE ORIGINAL WINDOW PRESENT. EXTERIOR MUNTINS WILL BE RAISED AND WINDOWS WILL BE RECESSED A MIN. OF 2" IN THE WALL PLANE.

**BOONE**  
ARCHITECTURAL  
RESTORATION

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ph 727.314.2724  
AA26003970

Alexander B. Smith, NCARB

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CLIENT / PROJECT NAME:

ALTERATIONS TO

**538 28TH ST N**

538 28TH ST N  
ST. PETERSBURG, FL 33713

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SHEET TITLE:

FLOOR PLANS

DATE ISSUED: 11/02/2021

PROJECT NO.: A21.005

DRAWING NUMBER:

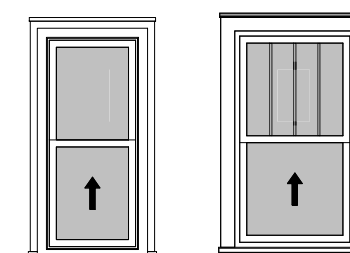
**A-101** SHEET: 4 OF 5

## WINDOW SCHEDULE

Type Mark	Width	Height	Type	Material	Finish	Glazing Type	Head Height	Comments
2	2' - 0"	4' - 6"	SINGLE HUNG	VINYL		IMPACT, LOW-E	6' - 9"	
3	2' - 6"	4' - 6"	SINGLE HUNG	VINYL		IMPACT, LOW-E	6' - 8"	

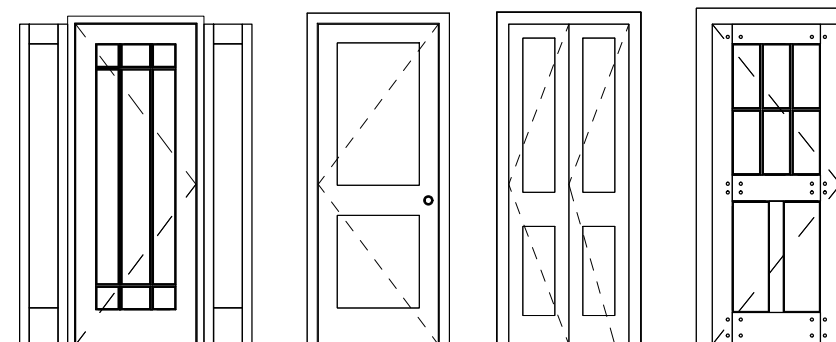
## DOOR SCHEDULE

Mark	Door Size	Frame Type	Description	Finish		Glazing
				Door	Frame	
A	30" x 80"	COMP	SMOOTH FIBERGLASS ENTRY DOOR - PRAIRIE STYLE WITH SIDELITES	PAINT	PAINT	IMPACT RESISTANT - CLEAR LOW E GLASS
B	30" x 80"	WD	2-PANEL SOLID CORE WOOD DOOR	PAINT	PAINT	
C	30" x 80"	WD	2-PANEL SOLID CORE WOOD BI-FOLD DOOR	PAINT	PAINT	
D	32" x 80"	COMP	6-LITE HALF PANEL SMOOTH FIBERGLASS DOOR WITH RAISED EXTERIOR MUNTINS	PAINT	PAINT	IMPACT RESISTANT - CLEAR LOW E GLASS



2

3



A

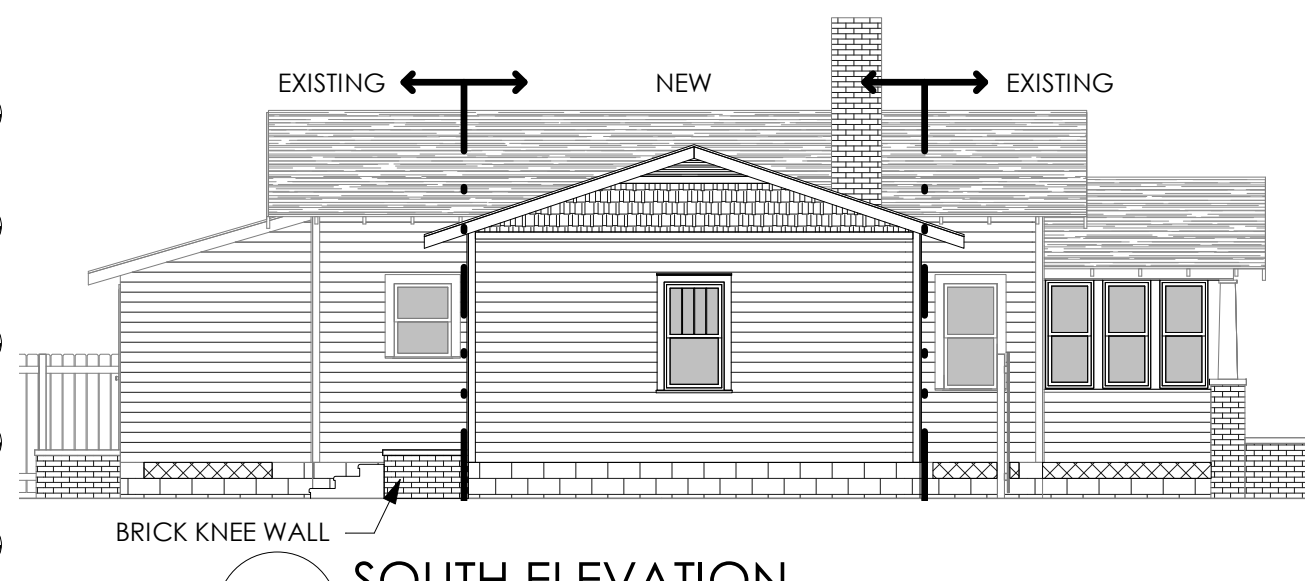
B

C

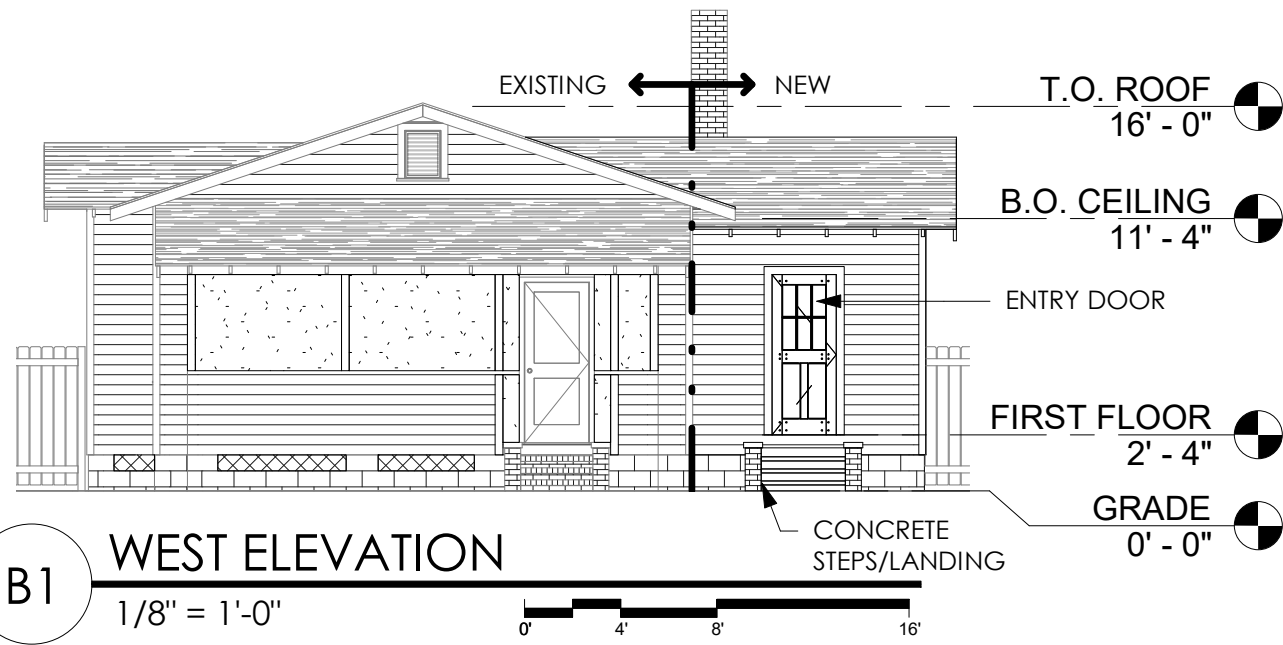
D



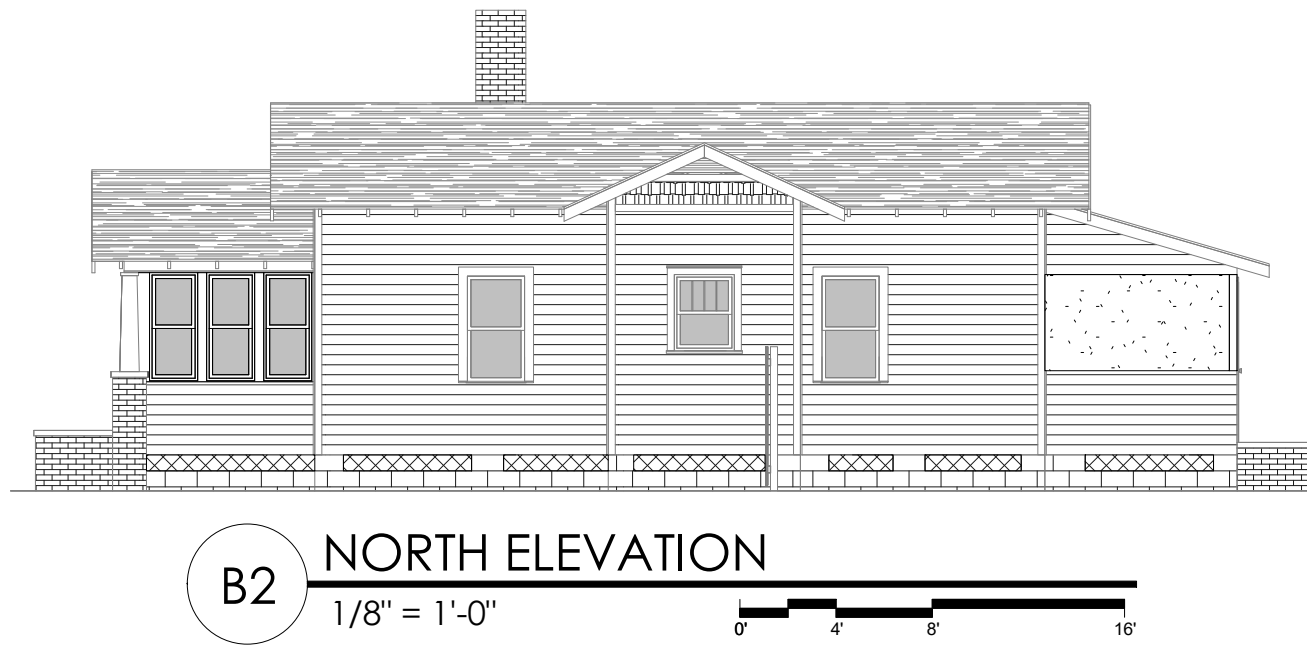
**C1** EAST ELEVATION  
1/8" = 1'-0"



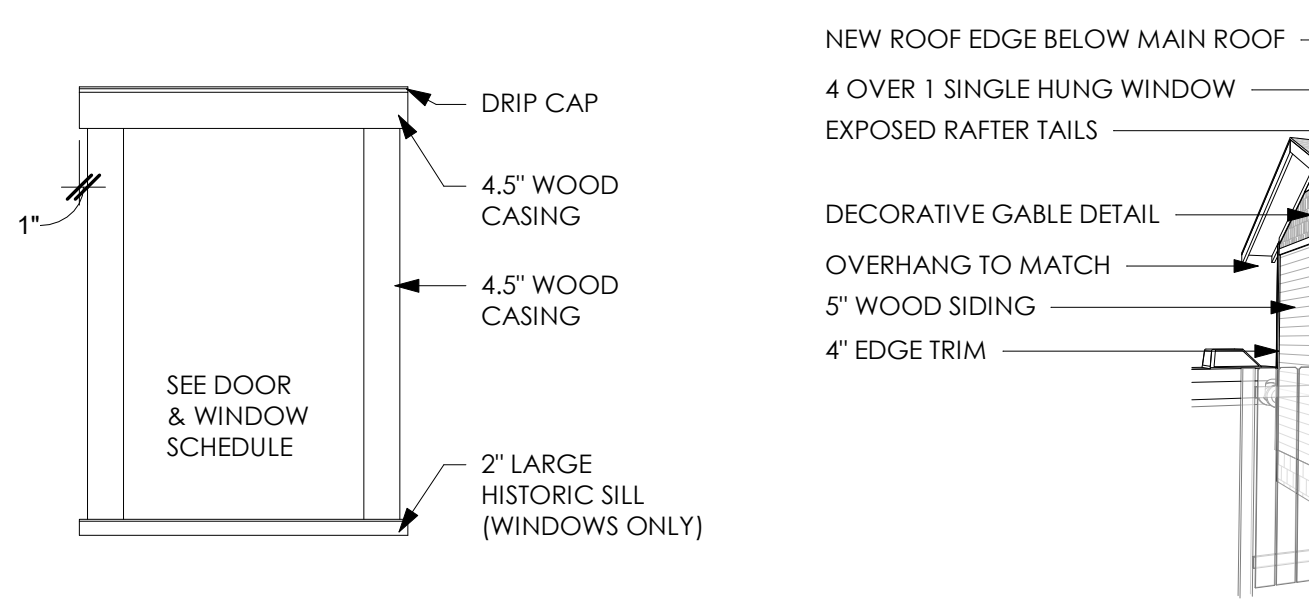
**C2** SOUTH ELEVATION  
1/8" = 1'-0"



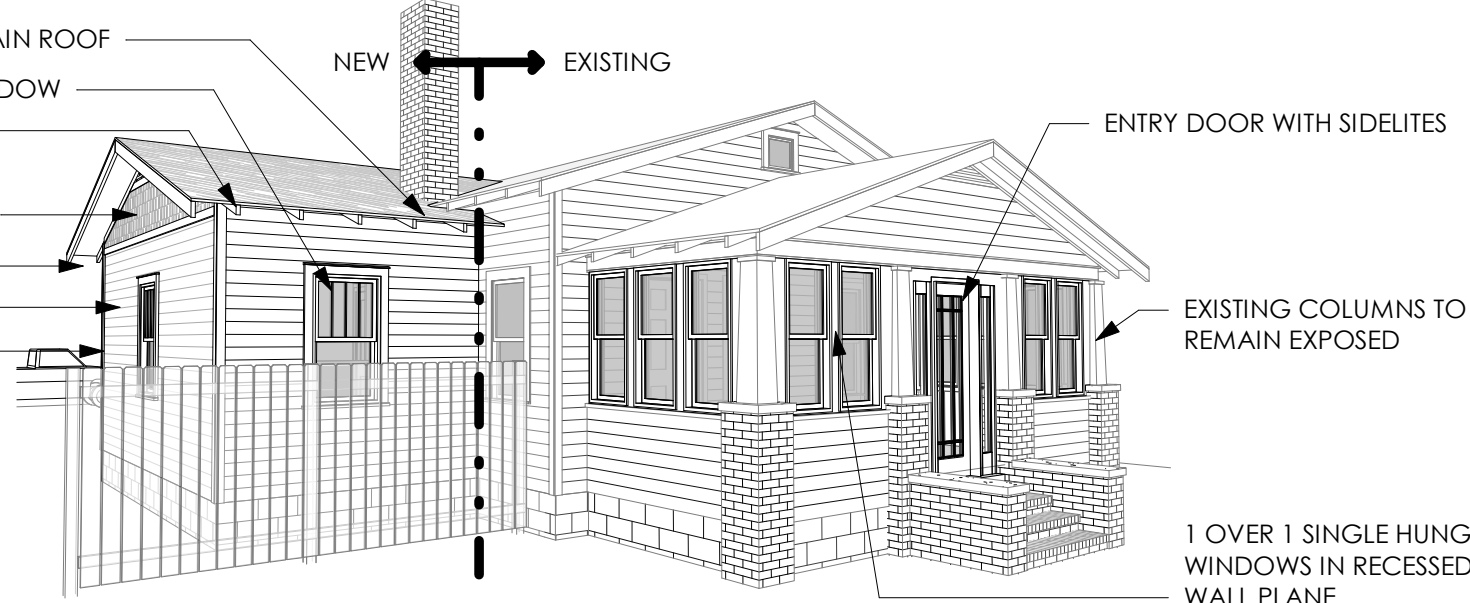
**B1** WEST ELEVATION  
1/8" = 1'-0"



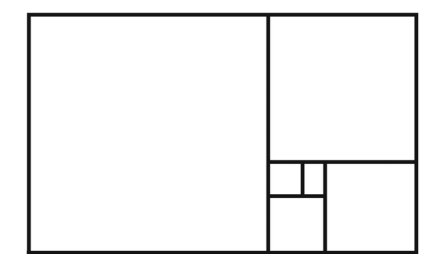
**B2** NORTH ELEVATION  
1/8" = 1'-0"



**A1** EXTERIOR CASING DETAILS  
1/2" = 1'-0"



**A2** 3D PERSPECTIVE  
N.T.S.



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CLIENT / PROJECT NAME:

ALTERATIONS TO  
**538 28TH ST N**  
538 28TH ST N  
ST. PETERSBURG, FL 33713

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SHEET TITLE:  
**BUILDING ELEVATIONS**

DATE ISSUED: 11/02/2021  
PROJECT NO.: A21.005

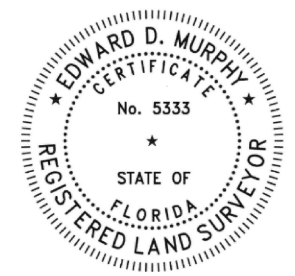
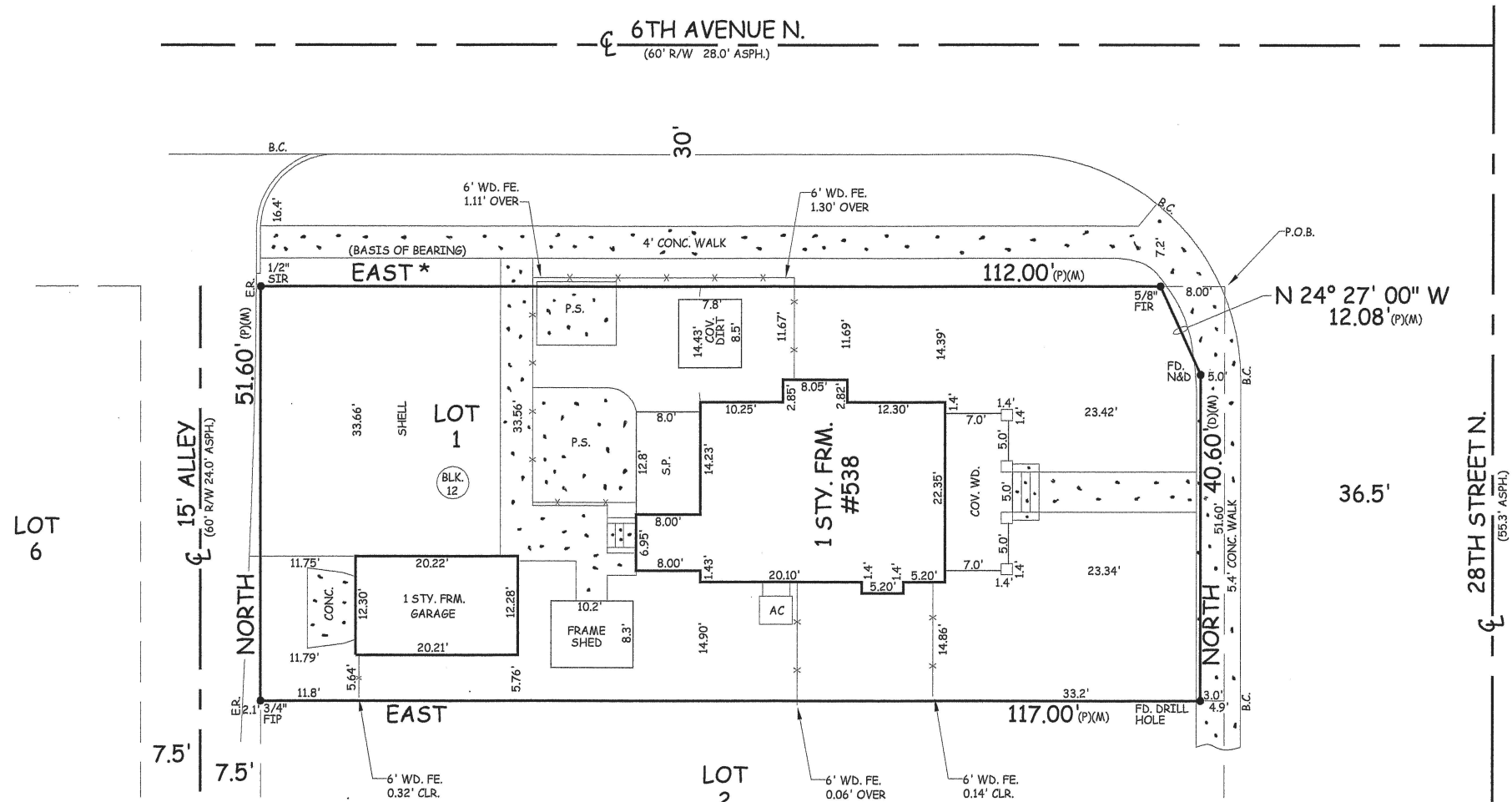
DRAWING NUMBER:

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 14 TWP. 31 S. RGE. 16 E.

NORTH (DEED)



CERTIFIED TO: Martha Joy Rose

A BOUNDARY SURVEY OF: Lot 1, less that part deeded to the City of St. Petersburg, Florida, in Official Records Book 4653, Page 1860, Block 12, KENWOOD SUBDIVISION, as recorded in Plat Book 3, Page 25 of the Public Records of Pinellas County, Florida.

JOB NO.: <b>211475</b>	<b>MURPHY'S LAND SURVEYING, INC.</b> PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410	According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: X      Comm. Panel No. : 125148 0218 G      Map Date : 9/03/03      Base Flood Elev : NA
DRAWN BY: MRB		PH. (727) 347-8740	
CHECKED BY: EDM		FAX (727) 344-4640	
DATE OF FIELD WORK: 9/01/2021			

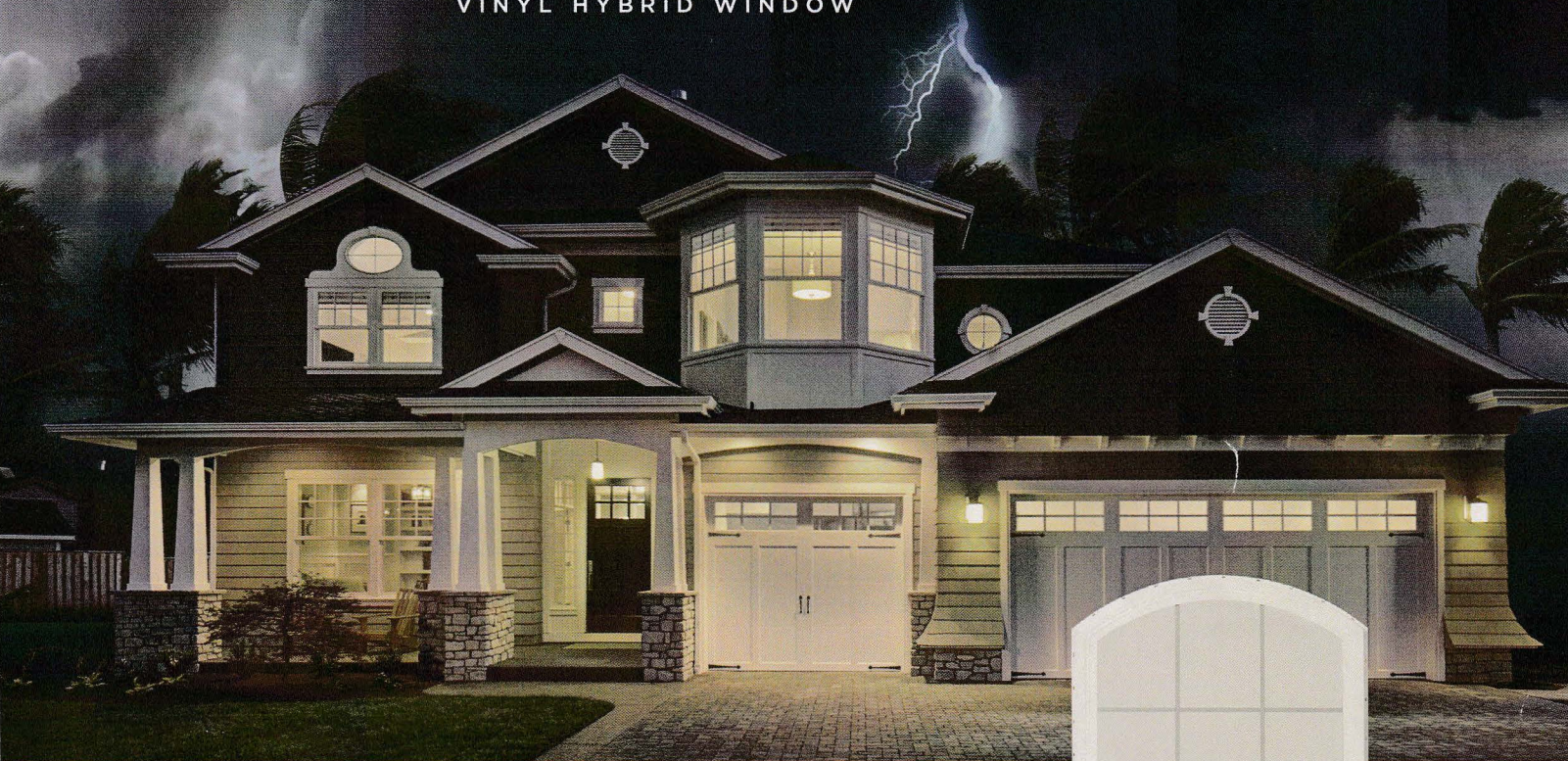
<b>LEGEND:</b>	FD. - FOUND N.&D. - NAIL AND DISK P.O.L. - POINT ON LINE F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD	O.H. - OVERHANG GAR. - GARAGE C/WD. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C - COVERED CONCRETE A/C. - AIR CONDITIONER	P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	-X-X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -  -  - - ADJACENT FENCE ADJ. - ADJACENT	MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN W.H. - WATER HEATER	B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	(M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	BLK. - BLOCK S/W - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	S.P. - SCREENED PORCH -P-P- - OVERHEAD POWER LINES -T-T- - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
----------------	---	--	--	---	--	---	--	---	---	--	---	---

*Edward D. Murphy*  
EDWARD D. MURPHY REG. P.L.S. # 5333

# 9000-SERIES SINGLE-HUNG



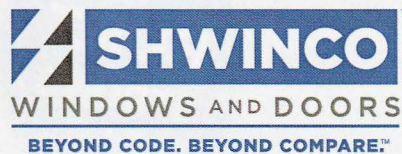
## **DOMINATOR EXT**<sup>™</sup> VINYL HYBRID WINDOW



### FEATURES

- Shwinco's best-selling window, impact-rated since 2004
- Quiet acoustics: Sound dampening up to STC 40
- Commercial-grade balances lift 70% of window weight; operating made easy
- Energy Star<sup>®</sup> rated up to R-5
- Outstanding structural performance up to: DP100 (200 MPH winds), Missile Level E (55 MPH/80 feet per second 2x4), and bomb blast resistance (GSA/DOD Type 1 and 2)
- Dominator II: DP70/110
- Dominator I: DP50/50
- High-Velocity Hurricane Zones (HVHZ) rated (FL 8153.4)
- Available factory mulled doubles and triples up to 96" wide

**The Shwinco Promise:** Unparalleled commitment to customer service and product quality.



For more information, contact us:  
Shwinco Architectural Products LLC  
171 Jet Services Way  
Dothan, AL 36303



Printed colors are not exact matches.  
Please call for samples. Custom colors  
and wood grain available.

TOLL  
FREE

855-611-8889 • Fax: 334-556-1005 • [shwinco.com](http://shwinco.com)





# 9000-SERIES SINGLE-HUNG



## PERFORMANCE AND TECHNICAL

### ANTI-TERRORISM/FORCE PROTECTION - BOMB BLAST RESISTANCE

- GSA/DOD Type 1 & 2
- Operable window size: 52" x 74", minimal hazard
- Fixed Lite size: 52" x 84", minimal hazard

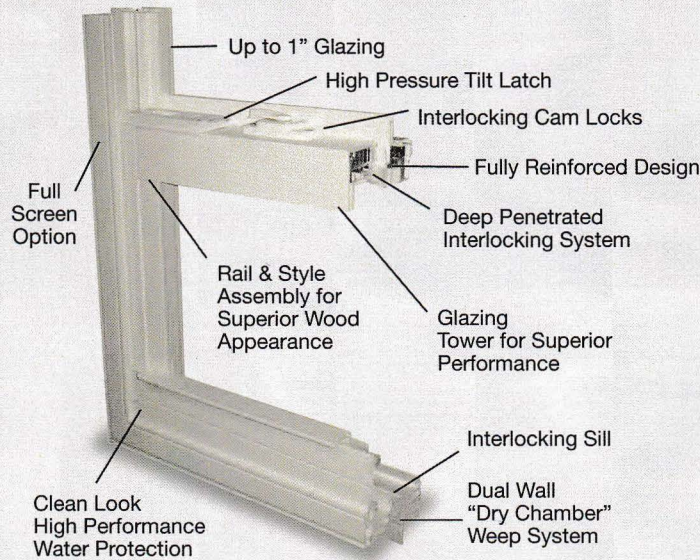
### ASTM-IMPACT "LEVEL E" - ESSENTIAL FACILITIES

- Missile Level E (55 MPH/80 feet per second 2x4)
- ASTM 1886 / 1996
- Zone 4 / Missile Level "E"
- High-Velocity Hurricane Zones (HVHZ)

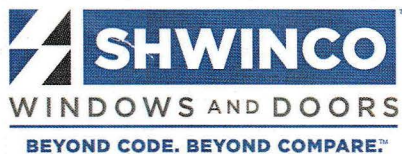
### THERMAL

SERIES	GLAZING	UV	SHGC	VT	CRF
9000 NON IMPACT	CLEAR	.47	.59	.63	.44
	LOW E	.31	.21	.49	.56
	LOW E/ARGON	.29	.21	.49	.60
9000 IMPACT	CLEAR	.45	.50	.54	.45
	LOW E	.31	.21	.48	.56
	LOW E/ARGON	.28	.21	.48	.60
9050 NON IMPACT	CLEAR	.47	.59	.63	.44
	LOW E	.31	.20	.48	.54
	LOW E/ARGON	.29	.20	.48	.58
9050 IMPACT	CLEAR	.45	.50	.54	.45
	LOW E	.29	.21	.47	.55
	LOW E/ARGON	.27	.21	.47	.59
9070 NON IMPACT	CLEAR	.46	.66	.70	.45
	LOW E	.28	.23	.55	.58
	LOW E/ARGON	.26	.23	.55	.62
9070 IMPACT	CLEAR	.43	.62	.68	.46
	LOW E	.27	.23	.54	.57
	LOW E/ARGON	.25	.23	.54	.61

ALL DOMINATOR EXT windows incorporate Shwinco's  
**UNITIZED STRUCTURAL DESIGN**



### MEMBERSHIPS



For more information, contact us:  
Shwinco Architectural Products LLC  
171 Jet Services Way  
Dothan, AL 36303



# Appendix C:

## Public Comment

**From:** [DARREL D GORDON](#)  
**To:** [Ann O. Vickstrom](#)  
**Subject:** Re: 538 28th Street N Variance Request, City File 21-54000092  
**Date:** Thursday, November 18, 2021 12:58:37 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have no objection to the request

Sent from my iPhone

On Nov 18, 2021, at 9:37 AM, Ann O. Vickstrom <[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)> wrote:

Darrel,

Please find attached the Variance request for the subject property. The request is for:

1. Enclosure of the front porch
2. 1.6 front yard setback variance

Please let me know if you have any questions or comments concerning this variance request.

Thank you,

Ann Vickstrom, AICP, RLA#0001122  
Planner II, Urban Planning and Historic Preservation  
City of St. Petersburg  
(727)892-5807  
[Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

-

Please note all emails are subject to public records law.

[Your Sunshine City](#)

<Variance APPLICATION - 538 28th St N.pdf>

# Appendix D:

## Maps of Subject Property



The Kenwood Section  
– Northwest Kenwood Local Historic District

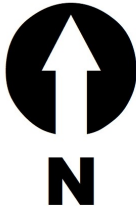
Kenwood Section  
– Southwest Central Kenwood Local Historic District

**Community Planning and Preservation Commission**

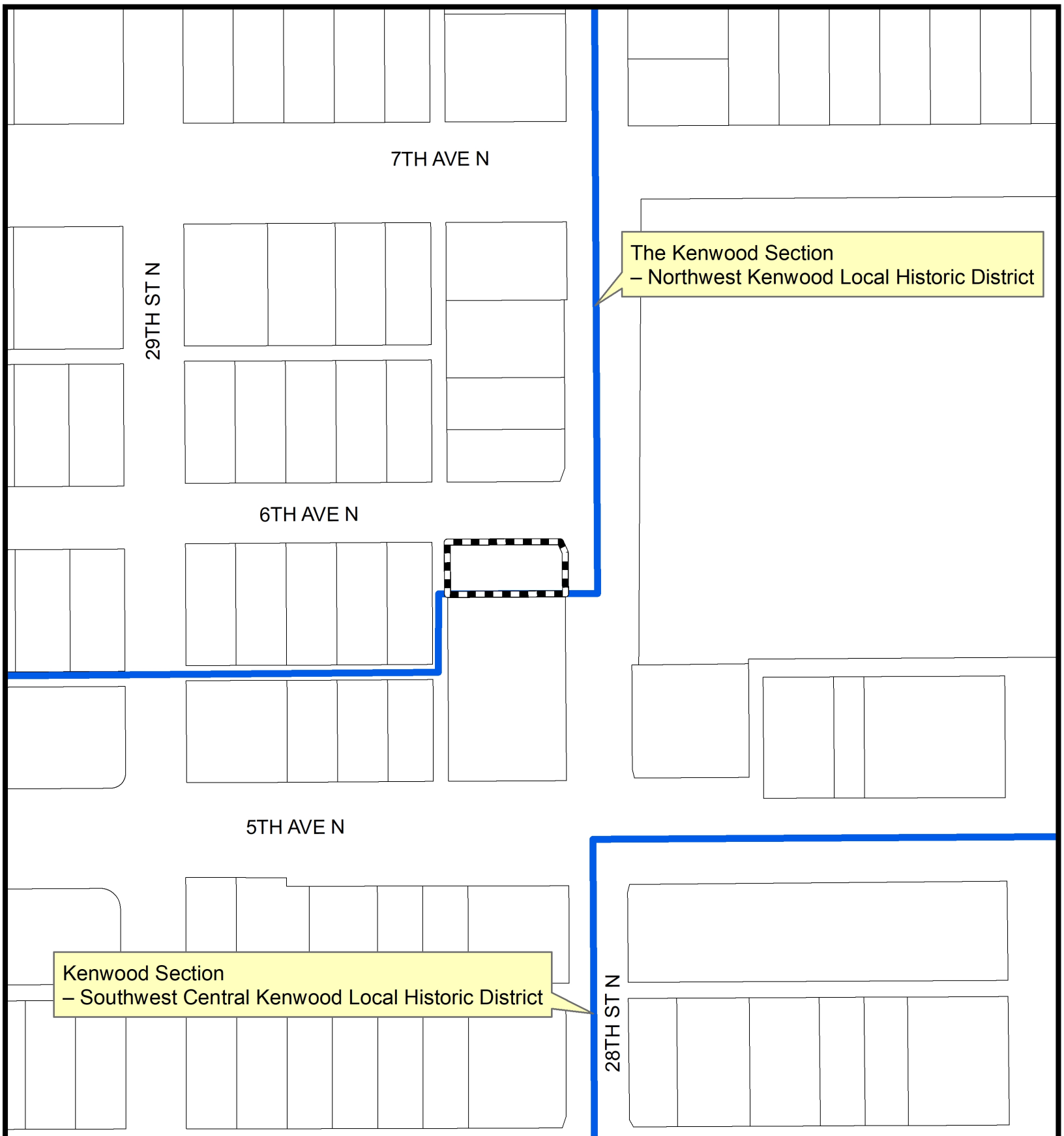
**538 28th St N**

**AREA TO BE APPROVED,  
SHOWN IN** 

**CASE NUMBER  
21-90200125**



**SCALE:  
1" = 140'**



The Kenwood Section  
 - Northwest Kenwood Local Historic District

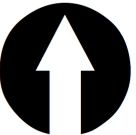
Kenwood Section  
 - Southwest Central Kenwood Local Historic District

**Community Planning and Preservation Commission**

**538 28th St N**

**AREA TO BE APPROVED,  
 SHOWN IN** 

**CASE NUMBER  
 21-90200125**



**N**

SCALE:  
 1" = 140'



**Community Planning and Preservation Commission**

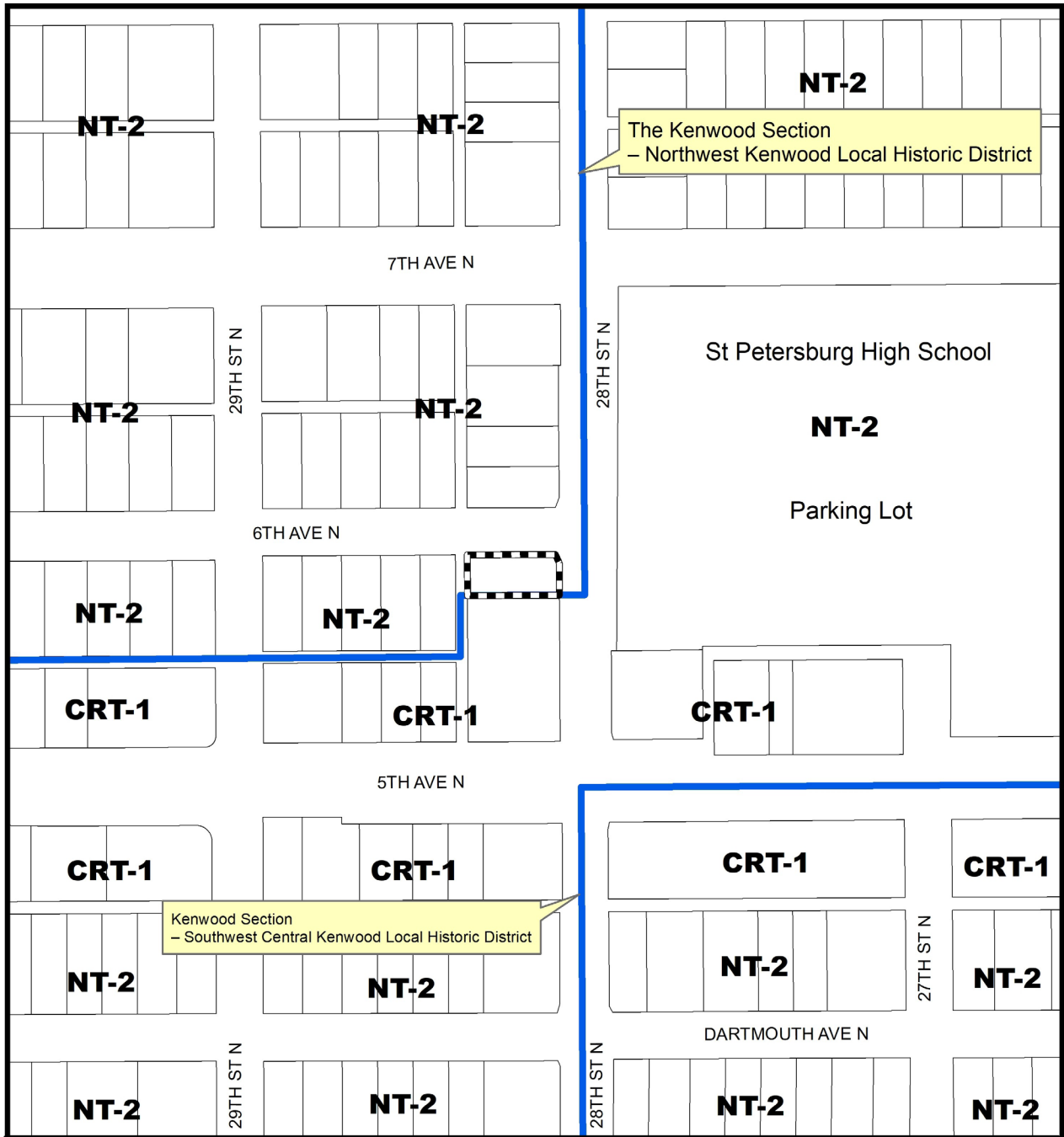
**538 28th St. N.**

**AREA TO BE APPROVED,  
SHOWN IN** 

**CASE NUMBER  
21-5400092**



**SCALE:  
1" = 180'**



**Community Planning and Preservation Commission**

**538 28th St. N.**

**AREA TO BE APPROVED,**

**SHOWN IN**



**CASE NUMBER**

**21-5400092**



**SCALE:**  
1" = 180'