



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, September 14, 2021, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

Case No.:	21-90200091
Address:	3218 8 th Ave. N.
Legal Description:	KENWOOD SUB ADD BLK 17, LOT 3
Parcel ID No.:	14-31-16-46350-017-0030
Date of Construction:	1927
Local Landmark:	Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)
Owners:	Cori Smith Haynes
Request:	Review of a Certificate of Appropriateness for addition and alteration to 3218 8 th Ave. N., a contributing property to a local historic district.



Figure 1: Subject property from 8th Ave. N.

Historical Context and Significance

The house at 3218 8th Ave. N. ("the subject property") was constructed in 1927-1928 by local builder M.B. Welch for Albert H. Gerwig, a retired jeweler who became an influential member of the St. Petersburg Chess Club during his time here. Its application of Colonial Revival styling to the bungalow form makes it a fairly unique example of the Kenwood neighborhood's 1920s Boom-era architecture. It is a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008). Per the City's COA Matrix, additions within local historic districts require review by the Community Planning and Preservation Commission (CPPC).

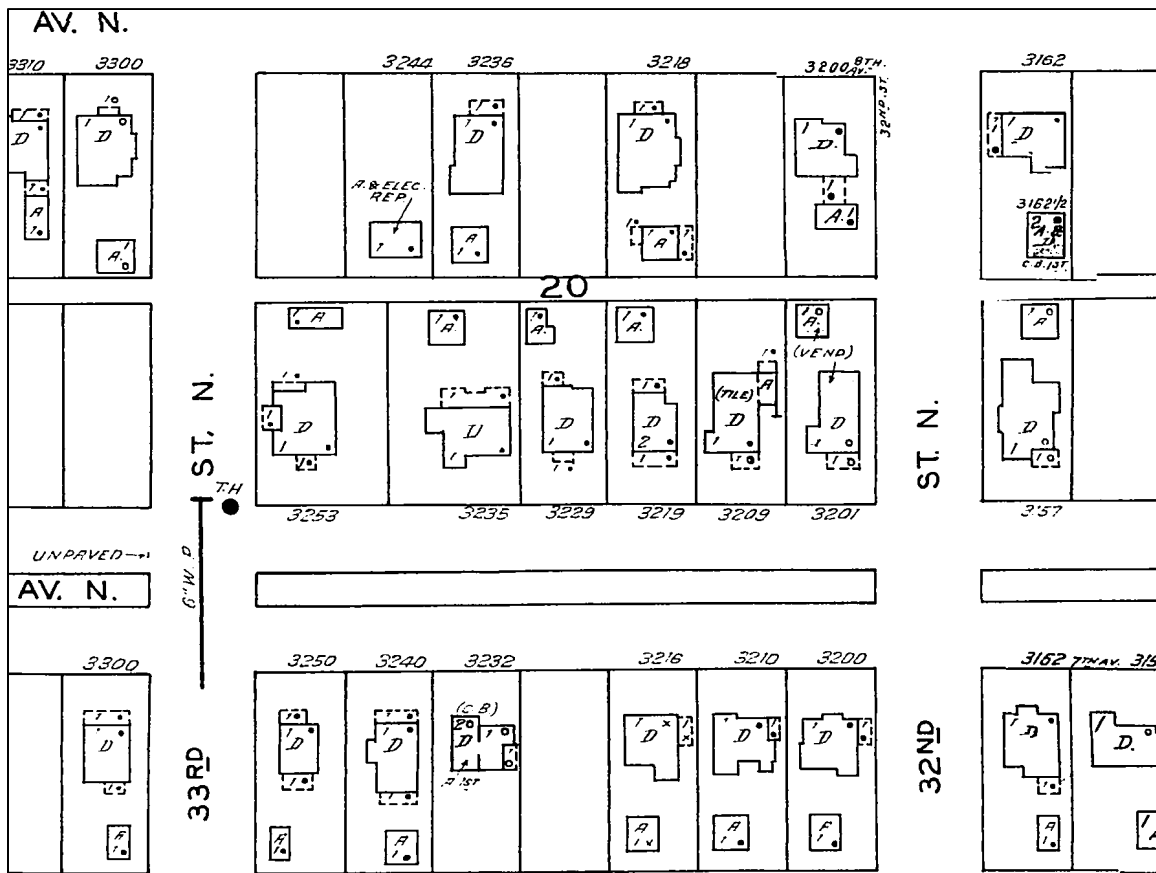


Figure 2: 1951 Sanborn Map of St. Petersburg, Sheet 347, showing subject property.

Project Description and Review

Project Description

This COA application (Appendix A) proposes alteration to the main residence by:

- Constructing a rear addition to add approximately 145 square feet of interior space to the rear (south) elevation of the primary residence,
- Replacing non-historic doors at the front and rear elevations,
- Constructing a pool in the rear yard, and
- Installing white vinyl fencing at the rear and interior sides of the property.

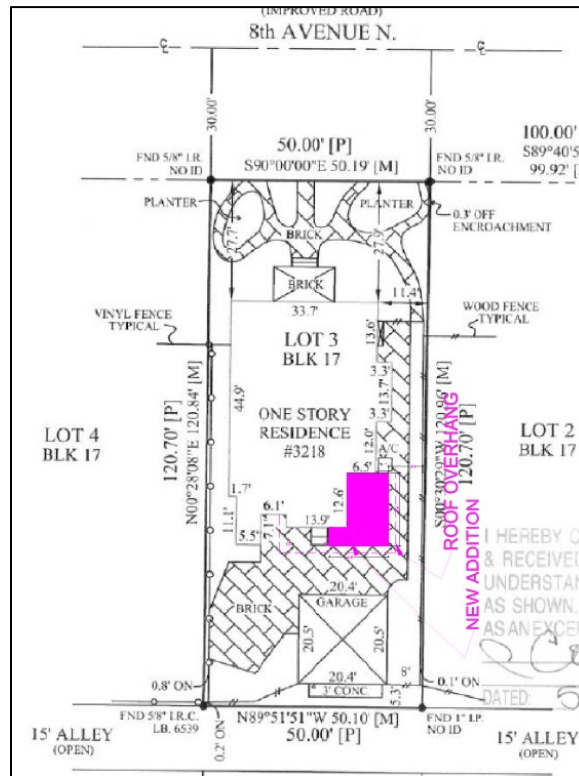


Figure 3: Image from application showing proposed location of addition in pink

The owner proposes interior improvements (which are outside of the scope of this COA review) that will rearrange existing spaces in the residence that have been altered over time, including the kitchen and a sunroom. The addition of approximately 145 square feet of interior space will accommodate an added bedroom.



Figure 4: Rear and east side elevations of subject property, showing location of proposed addition

Property records indicate that the house has been expanded through a rear porch addition (now enclosed as a sunroom) in 1951 and the construction of a rear bathroom addition in 1957. Both additions are largely

obscured from the subject district by the building's primary side-gabled massing that faces the street. The proposed addition will be appended to the rear gable of the 1951 sunroom wing and remain behind the bulk of the primary residence.

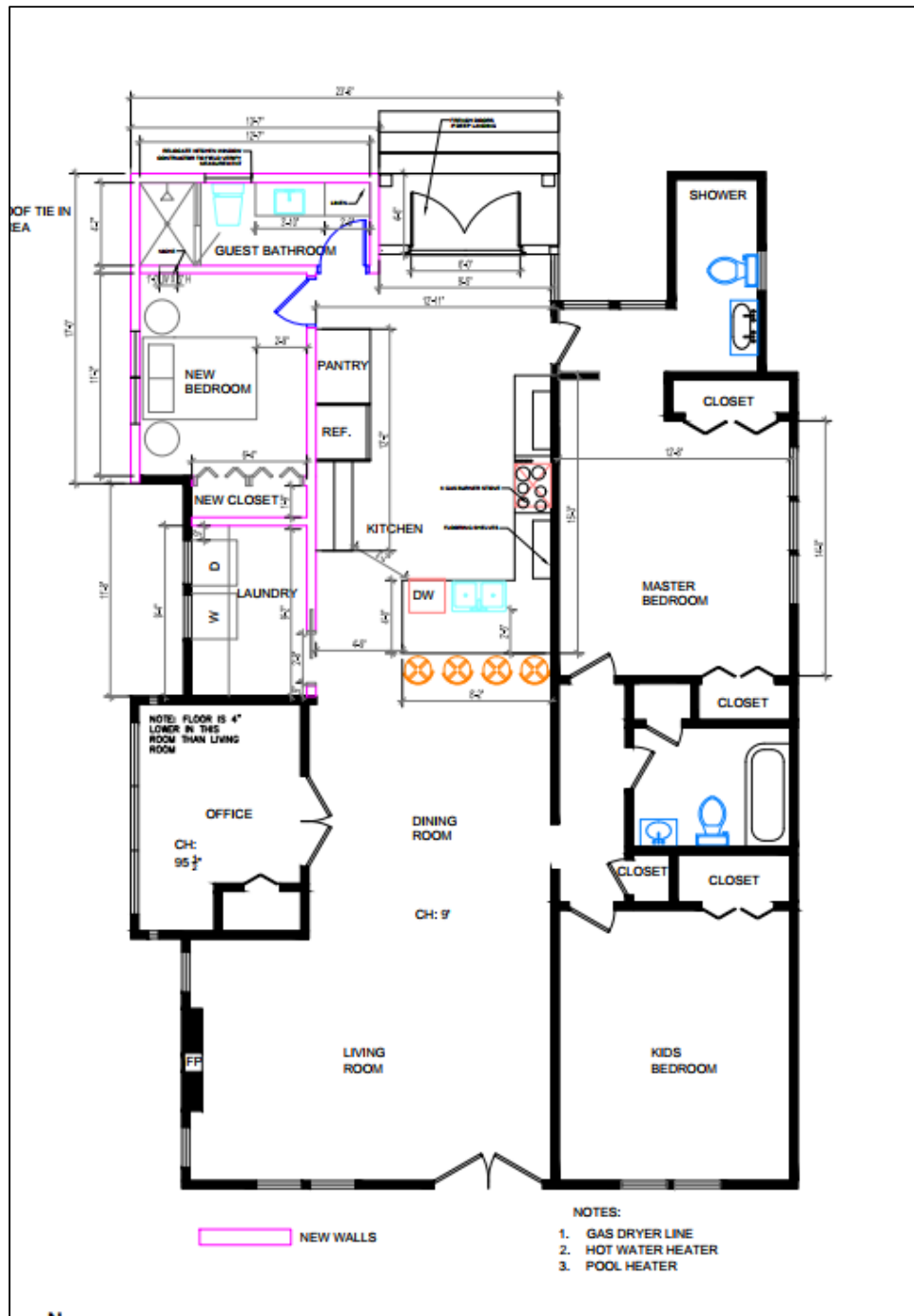


Figure 5: Proposed floor plan, from application

Likewise, the proposed pool would be located behind the primary residence. Non-historic doors are also proposed for replacement. In-ground pools and in-kind replacement of non-historic doors are able to be administratively approved but have been included in this application package to prevent redundant fees or application procedures for the owners.

Finally, the application proposed the installation of a white vinyl fence in portions of the rear yard where one does not already exist. Staff generally recommends either wood materials or wood-grain vinyl. In this case the existing fence is vinyl at the west side of the property, and wood at the south and east sides. A conflict with City Code is created, as fence material should be consistent throughout an enclosure.

General Criteria for Granting Certificates of Appropriateness and Staff Findings

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

Consistent Because of the placement of the proposed enclosure and addition in the rear, the proposed changes will have minimal impact on the local historic district. Other proposed alterations are consistent with the Design Guidelines for Historic Properties.

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

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

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

Consistent The proposed addition will be affixed to a 1951 addition. Existing windows will be repurposed.

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

Information not provided

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

Consistent There is no indication that the applicant cannot carry out the proposal.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

Not applicable The subject property is listed as a contributing property.

Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Consistent The subject property is, and will continue to be, a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

Consistent As noted above, the proposal will not alter the historic character of the subject property.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

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

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

Consistent The proposed sunroom to be expanded was initially constructed as a porch in 1951. This portion of the home is not a character feature to the structure.

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

Consistent

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Consistent

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Consistent No harsh treatments have been proposed or observed.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable The subject property is not located within a known archaeological sensitivity area.

Additional Guidelines for New Construction

In approving or denying applications for a COA for new construction (which includes additions to an existing structure), the Commission and the POD shall also use the following additional guidelines.

1. *The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.*

Consistent The proposed addition will be placed behind the existing residence and with a lower gable peak than that of the existing roof form.

2. *The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.*

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

3. *The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.*

Consistent The new windows will match the existing windows in configuration and size.

4. *The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.*

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

5. *The relationship of the new construction to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.*

Consistent The proposed addition will be located on the rear and will incorporate an already existing enclosed porch. This will be visually compatible with other contributing resources in the proposed 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.*

Not applicable

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 existing house.

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

Consistent The proposed roof will add to the rear-facing gable of the now-enclosed 1951 porch addition.

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

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, Certificate of Appropriateness Review

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

- General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria satisfied.
- Addition Guidelines for Alterations: 7 of 7 criteria met.
- Additional Guidelines for New Construction: 11 of 11 criteria satisfied or generally satisfied.

Overall, staff finds the proposal to creatively expand and rehabilitate the subject property in a way that will preserve its character well. Staff continues to have concerns about the installation of white vinyl fence and suggests that the wood fence be retained and repaired in kind and painted to match the western side, rather than replacement with an incompatible material such as vinyl. However, approval of a matte vinyl would be in keeping with previous approvals by this Commission.

Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the property at 3218 8th Ave. N., a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District, subject to the following:

1. Windows at addition will be installed to be setback within the wall plane and feature a reveal of at approximately two to three inches to provide consistency with the historic windows at subject property.
2. Proposed windows will replicate traditional design and configuration.
3. Vinyl fence will feature a matte finish.
4. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
5. This approval will be valid for 24 months following Commission approval, for an expiration date of September 14, 2023.

Appendix A:

Application No. 21-90200091

Appendix B:

Maps of Subject Property