



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, October 11, 2022, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at https://www.stpete.org/connect_with_us/stpete_tv.php.

According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 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.



Figure 1: 2020 photograph of subject property by City staff

Case No.: 22-90200094

REQUEST: Review of a Certificate of Appropriateness application for alterations including:

- Replacement of two single-bay wood swing-out garage doors with metal doors in existing openings at an alley-facing detached garage,
- Replacement of one wood sash window with a vinyl sash window in an existing opening at a detached garage, and
- Installation of a front and side yard fence, with associated gates.

OWNERS: KELLY, EMER
KOWAL, KENYON
ADDRESS: 2855 8th Ave N
LEGAL DESCRIPTION: KENWOOD SUB BLK 1, LOT 11
PARCEL ID NO.: 14-31-16-46332-001-0110
LOCAL LANDMARK: Kenwood Section – Northwest Kenwood Local Historic District

Historical Context and Significance

The house and detached garage at 2855 8th Avenue North (“the subject property”) is listed as a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008). The property is also documented as Florida Master Site File (FMSF) No. 8PI07549, a contributing property to the Kenwood National Register Historic District.

The subject property was constructed in 1940 by Frank Smith, a local real estate broker who built several houses in St. Petersburg. It is a fine example of the Minimal Traditional houses that were popular during the later years of the Great Depression. Characterized by simpler forms and much stronger classical references than their Land Boom-era Craftsman precedents, Minimal Traditional homes combined the conscientious interior layouts of the bungalow with restraint in ornamentation. Sometimes underappreciated as buildings that embrace neither the aesthetics of the interwar nor the post-World War II construction boom, Minimal Traditional houses serve as a significant visual representation of the evolution of St. Petersburg’s self-image which occurred between these two periods.

The subject property features a predominantly side-gabled form, with a gabled portico with barrel ceiling and bracket support highlighting the main entrance. A large, front-gabled front porch to the left of the entrance and engaging the street corner on which the building sits, is a noteworthy feature among Minimal Traditional homes. The subject property’s “large front porch” was emphasized in a 1940 *St. Petersburg Times* article which included a note of its sale.¹

The two-car garage constructed contemporaneously with the primary residence features a simple gabled form with minimal overhangs and a roof slope that matches that of the primary residence. The alley-facing elevation features two single-car openings. The extant doors are wooden dual-action swinging doors that do not appear to be original to the subject property, although their installation is not noted in permit records. The garage’s original wood siding was replaced with cementitious fiber board siding as approved by COA 20-90200015.

¹ “VanSciver Reports Active Market,” *St. Petersburg Times*, November 24, 1940.



Figure 2: Subject property, as shown in *St. Petersburg Times* upon sale from builder Frank Smith to Dale Capell, November 24, 1940.



Figure 3: Current photograph of subject property.



Figure 4: Current photograph of alley elevation of detached garage building

The subject property has retained a high degree of integrity with regard to this historic design, as well as most of its historic materials, including original wooden double-hung sash windows with six-over-one configuration and wood siding with beveled corner joints. As such, it is listed as a contributing resource to the Kenwood Section – Northwest Kenwood Local Historic District, which was added to the St. Petersburg Register of Historic Places on April 18, 2019.

In addition to its status as a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District, the subject property is listed as a contributing resource to the Kenwood National Register Historic District.

Project Description and Review

Project Description

COA application 22-90200094 (Appendix A) proposes the following:

1. Replacement of two single-bay wood swing-out garage doors with metal doors in existing openings at an alley-facing detached garage,
2. Replacement of one wood sash window with a vinyl sash window in an existing opening at a detached garage, and
3. Installation of a front and side yard fence, with associated gates.

As noted above, the existing wooden garage doors do not appear to be original to the building. Additional photographs showing their deterioration are included in the application. The garage openings feature swinging doors to each stall. The applicant proposes their replacement with flat-paneled sectional metal roll-up doors in the existing openings and adding ornamental hardware including hinge-brackets and door-pulls to replicate the appearance of paired wooden carriage doors.



Figure 5: Proposed garage doors showing ornamental hardware. Mockup provided by applicant.

The application also proposes the replacement of a deteriorated six-over-one double hung wooden sash windows with a six-over-one light PGT SH5500 style window. The original and replacement both measure approximately 35 inches by 24 inches, per the application



Figure 6: Deteriorated historic window (applicant photo)



Figure 7: Image of proposed from application

The final aspect of the proposal is a four-foot wooden fence enclosing the front and side yards. The example photographs provided show a wooden fence with flat pickets and moderate transparency, with approximately one inch between each picket. A wooden archway is additionally proposed to be installed at the gate accessing the subject property's front walk.

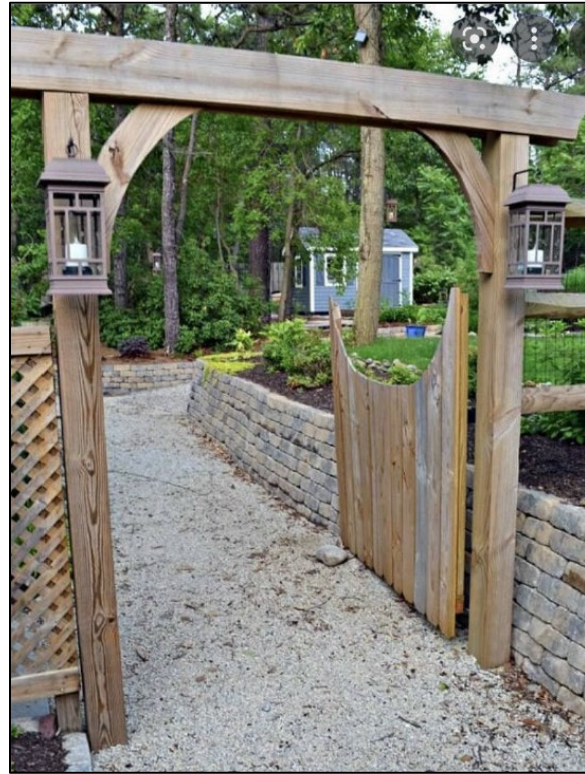


Figure 8: Fence example from application

c

General Criteria for Granting Certificates of Appropriateness and Staff Findings (Pertaining to Garage Doors, Window, and Fence)

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

**Partially
Consistent**

1. **Doors:** The replacement of garage doors on pre-World War II frame buildings can be a challenge, as the carriage-style doors that would have traditionally been used can conflict with owners' current desire to store vehicles. Staff finds that the proposal to use a sectional roll-up door with ornamental hardware is a sufficient reference to the historic style while creating the functionality the owners seek.

2. **Window:** The proposed window to be replaced is minimally visible from the public view because of its placement at the interior side of the detached garage.

Staff recommends that traditional window trim be installed or reinstalled and that contoured, exterior muntins be applied to the window's upper sash.

3. **Fence:** As discussed in the cases of proposals that have come before this Commission in the recent past, fences were less common during Kenwood's Period of Significance than they are now, and open front

yards appear to have been particularly favored over individual fenced front gardens.

Because a low fence with high transparency will not obscure views of the residence is easily reversible, staff considers the proposal for a front yard fence to be partially consistent with this criterion.

The proposed wood material is noted by St. Petersburg's Design Guidelines for Historic Properties to be among the more appropriate fence materials for use in historic districts, although a rounded, pointed, or scalloped picket is more typical to traditional fences than the flat pickets shown. A painted finish is recommended.

The proposed archway at the entrance to the front yard is not consistent with designs common to the historic period to staff's knowledge. Such garden details were placed to the side or rear of residences and utilized as garden features, when used, rather than as entryways. Staff has concerns that the proposed archway will obscure the architecture of the house.

Staff recommends approval of the general placement of a front fence but suggests that its height be lowered to three feet from grade, a rounded or pointed picket type be used, the archway relocated to the side or rear, and a painted finish be applied.

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

Partially consistent

1. **Doors:** The detached garage is alley-facing, with other contributing resources in they alleyway being equally utilitarian accessory structures. The proposed doors are in keeping with this character.
2. **Window:** The proposed window replicates the historic window's configuration
3. **Fence:** As noted, front fences were not common historically, but a number have been installed in the interim. The design is consistent with recommendations made by the Design Guidelines for Historic Properties in St. Petersburg and previous decisions made by this Commission.

Staff recommends the height of the picket fence be lowered from four feet to three feet.

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

Partially Consistent

1. **Doors:** The proposed doors appropriately replicate historic design and will be installed in existing openings, thus preserving the building's historic fenestration/arrangement.
2. **Window:** The proposed will match the size and design of existing.
3. **Fence:** The proposed fence will create a partial visual enclosure of the subject property's front and side yards, thus changing the historic

rhythm of the streetscape. However, the proposal features a low height and high transparency at the front, and a setback shown from the sidewalk, thus preserving a degree of connection with the streetscape.

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

Not specified

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 Window Replacement (Pertaining to Garage Window)

The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. *Impact resistance. The replacement window and glass shall be impact resistant;*

Consistent The windows and doors will be impact resistant, per information provided by the application.

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

Consistent

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

Consistent Staff recommends that approval of the replacement window be conditioned upon a required setback of approximately two inches in the wall plane and feature a traditional trim configuration. Since the windows at the primary residence do not feature apron trim beneath their sills, staff recommends that this trim include a drip cap, side trim boards, and sill trim. Since the historic wood siding at this accessory building has been approved for replacement with cementitious fiberboard, staff finds the use of either material for the window trim to be appropriate.

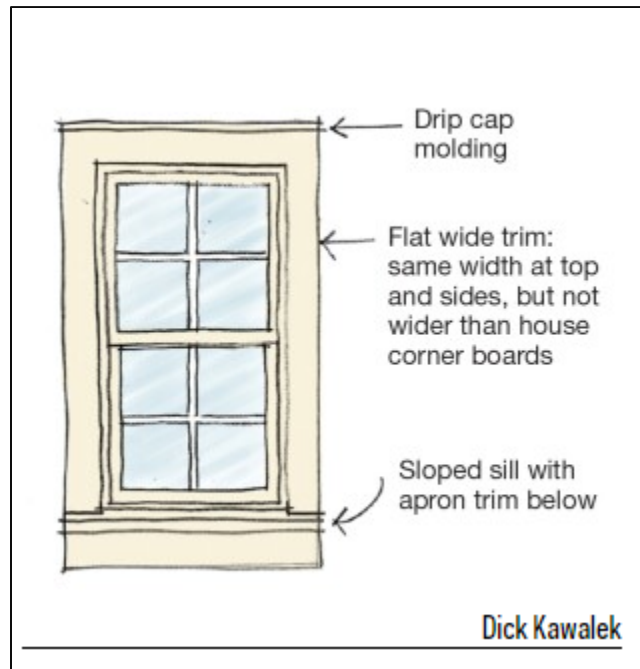


Figure 9: Image of typical exterior trim for historic sash windows

4. *Frame size, shape and exterior trim. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;*

Consistent

The proposed window and garage doors will be installed in existing openings. Staff recommends that approval of the replacement window be conditioned upon a required setback of approximately two inches in the wall plane and feature a traditional trim configuration. Since the historic wood siding at this accessory building has been approved for replacement with cementitious fiberboard, staff finds the use of either material for the window trim to be appropriate.

5. *Configuration. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;*

Consistent

The window's six-over-one configuration proposed replicates the historic configuration.

Staff recommends that approval of the replacement window be conditioned upon the use of exterior, three-dimensional contoured muntins.

6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*
- a. *Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
 - b. *Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
 - c. *Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.*

Consistent

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

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

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 5 relevant criteria fully or partially satisfied.
- Additional Guidelines for Window Replacement: 6 of 7 relevant criteria fully or partially met.

Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the proposed scope of work at 2855 8th Ave N including the following:

1. Replacement of two single-bay wood swing-out garage doors with metal doors in existing openings at an alley-facing detached garage,
2. Replacement of one wood sash window with a vinyl sash window in an existing opening at a detached garage, and
3. Installation of a front and side yard fence, with associated gates.

Staff proposes approval be subject to the following conditions:

1. Window will be installed to be setback within the wall plane and feature a reveal of at least two inches, to match the historic window reveal.
2. Window will feature external, three-dimensional contoured grilles to replicate traditional muntins, and the muntin pattern will replicate the two-over-two horizontal oriented configuration as depicted in the application and this staff report.
3. Window will feature traditional trim for historic sash windows including a drip cap, side trim boards, and a sloped sill.
4. The fence's height will be approximately three feet from grade.
5. The fence will feature a rounded or pointed picket type

6. The archway will be installed to the side or rear of the primary dwelling, subject to staff approval.
7. A painted finish will be applied to the fence and associated gates.
8. A historic preservation final inspection is required.
9. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
10. This approval will be valid for 24 months from the date of this hearing, with an expiration date of October 12, 2024.

Appendix A:

Application 22-90200094



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

2855 8th AVE N.

Property Address

Historic Kenwood

Historic District / Landmark Name

Kenyon Kowal

Owner's Name

2855 8th AVE N.

Owner's Address, City, State, Zip Code

Parcel Identification No.

Corresponding Permit Nos.

941-724-6668

Property Owner's Daytime Phone No.

hello@kenyonkowal.com

Owner's Email

Authorized Representative (Name & Title), if applicable

Representative's Daytime Phone No.

Representative's Address, City, State, Zip Code

Representative's Email

APPLICATION TYPE (Check applicable)

| | | |
|------------------|-------------------------------------|-------------------------|
| Addition | <input checked="" type="checkbox"/> | Window Replacement |
| New Construction | <input checked="" type="checkbox"/> | Door Replacement |
| Demolition | <input type="checkbox"/> | Roof Replacement |
| Relocation | <input type="checkbox"/> | Mechanical (e.g. solar) |
| Other: | | |

TYPE OF WORK (Check applicable)

| | |
|-------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> | Repair Only |
| <input type="checkbox"/> | In-Kind Replacement |
| <input checked="" type="checkbox"/> | New Installation Roll-Up Garage Doors & Vinyl Window |
| <input type="checkbox"/> | Other: |
| <input type="checkbox"/> | |

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: 08-21-2022

Signature of Representative:

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) or Kelly Perkins (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 |
|--------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Garage Window | | We would like to install a new PGT hurricane-rated window in the place of the rotten garage window. The proposed window would mimic the original in size and style: 35'x24', single-hung with 6 panels on top and 1 on the bottom. See more detail in attached supporting document. |
| Garage Doors | | We would like to install new automatic roll-up style garage doors. We would like to store our car in the garage and the old doors are rotten, do not function well and are unable to be automatic. Adding two "sectional" style doors would require extensive re-framing of these trusses at considerable cost to us. See more detail in attached supporting document. |
| | | |
| | | |
| | | |
| | | |

Request for New Garage Window and Doors

2855 8th Avenue North

Garage Window

Background:

We have an existing COA (COA 20-90200015) to re-do the garage siding. During this project, we discovered that the combination of water/termite damage was far more extensive than previously believed.

The garage required some new framing, during which the existing window needed to come out. The framing/siding work was permitted and has been inspected and completed. However, the original window is so rotten and degraded that it cannot be reinstalled.

Request:

We would like to install a new PGT hurricane-rated window in its place. The proposed window would mimic the original in size and style: 35'x24', single-hung with 6 panels on top and 1 on the bottom.



PGT SH5500 Single-hung window



Current window is too rotten to re-install

Garage Doors

We would like to install new automatic sectional style garage doors. We would like to store our car in the garage and the old doors are rotting and are unable to be automatic. They have holes in them and let in pests such as rats.

We will be adding decorative hardware to mimic barn style doors. Please see pictures below of the proposed door style, the hardware, a rough mockup, and the original doors.



Barn door Hardware example:



Decorative Carriage Hardware

01 x 1,001





Proposed mockup

Photos of existing wooden doors

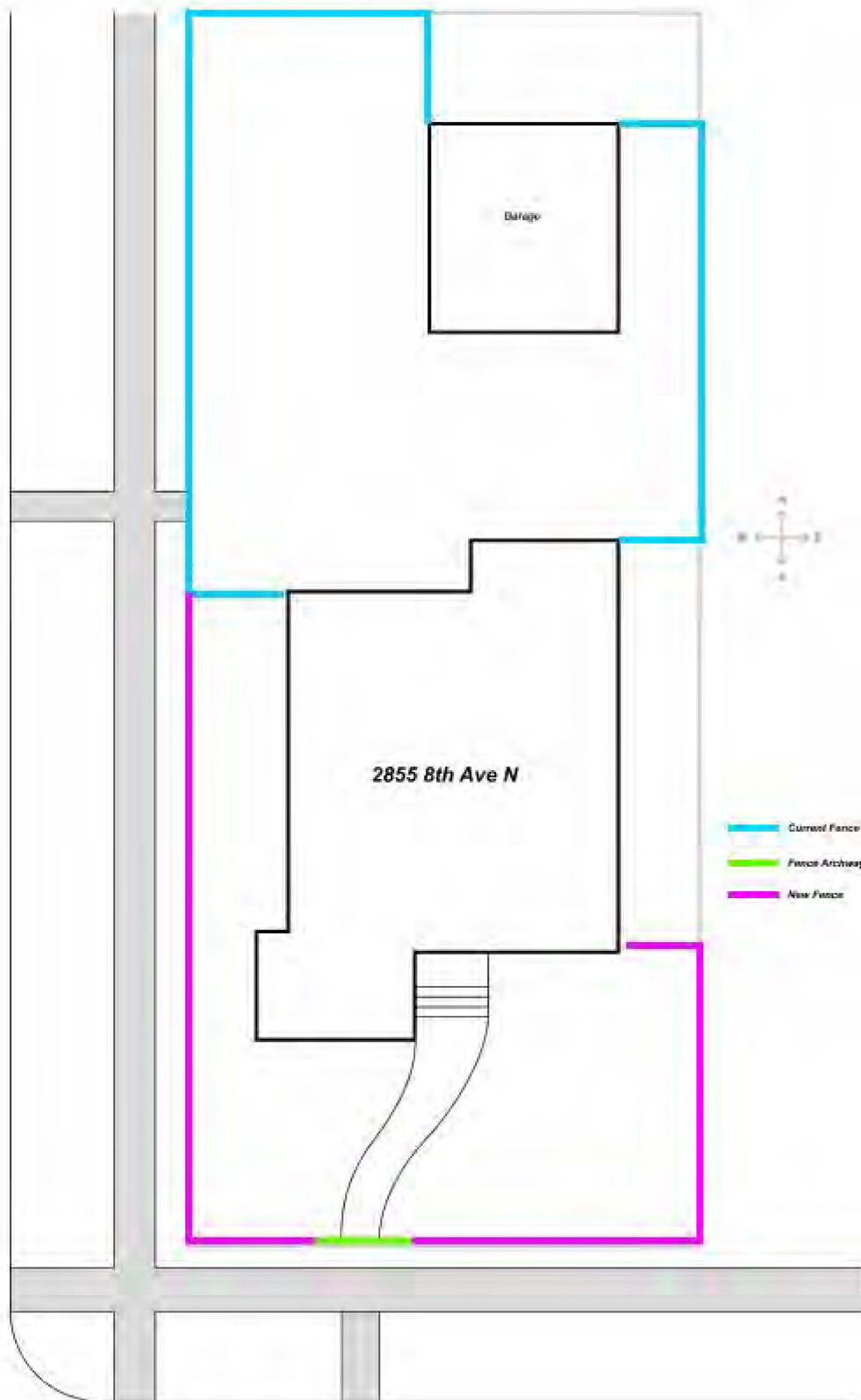


Front Yard Fence

We currently have a 6ft white PVC fence surrounding our back yard. This has been there since before we purchased the home. We would like to add a 4ft wooden fence to our front yard. Pictured below is the style we would like to install.

We would also like to add an archway, picture below of a similar style we would like to install.

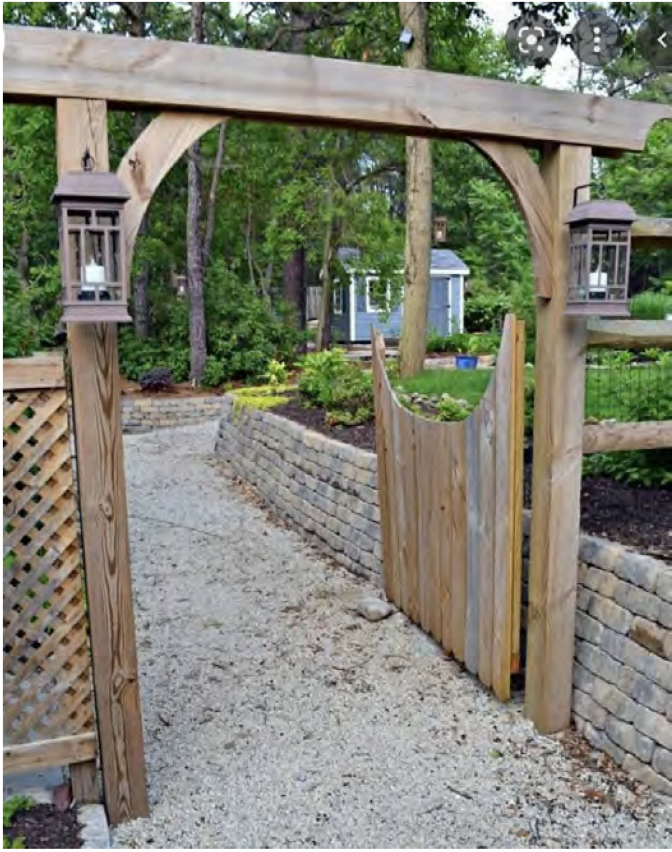




2855 8th Ave N

Garage

- Current Fence
- Fence Archway
- New Fence



Appendix B:

Maps of Subject Property

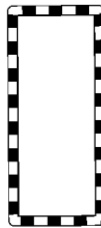
The Kenwood Section
- Northwest Kenwood Local Historic District

9TH AVE N

8TH AVE N

7TH AVE N

29TH ST N



Community Planning and Preservation Commission

2855 8th Ave N

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

22-90200094



SCALE:
1" = 125'

The Kenwood Section
– Northwest Kenwood Local Historic District

9TH AVE N

8TH AVE N

7TH AVE N

29TH ST N

Community Planning and Preservation Commission

2855 8th Ave N

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
22-90200094**



**SCALE:
1" = 125'**