



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 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, August 9, 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](https://www.stpete.org/connect_with_us/stpete_tv.php).

*According to Planning & Development Services Department records, Commissioner Jeff Wolf of the 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.*



<b>Case No.:</b>	<b>22-90200050</b>
<b>Address:</b>	236 10 <sup>th</sup> Ave NE
<b>Legal Description:</b>	BAYVIEW ADD BLK 11, LOT 3
<b>Parcel ID No.:</b>	18-31-17-05274-011-0030
<b>Date of Construction:</b>	1924
<b>Local Landmark:</b>	North Shore Section – 200 Block of 10th Ave NE Local Historic District (17-90300004)
<b>Owner:</b>	A VOICE FROM A HIGH LLC
<b>Request:</b>	Review of a Certificate of Appropriateness for alterations at 236 10 <sup>th</sup> Ave NE, to include the following: <ul style="list-style-type: none"> <li>• Installation of a four-foot tall metal fence along the front (north) property line and northern portions of side yard property lines, to align with existing building's setback</li> <li>• Replacement of a six-foot wooden privacy fence at west property line with like materials</li> <li>• Installation of five canvas awnings above second-story front windows.</li> </ul>

## Historical Context and Significance

The Colonial Revival-influenced apartment building at 236 10<sup>th</sup> Ave NE was constructed in 1924 and known as the Henricourt Apartments during at least its first several decades of operation. Despite its multifamily use, its single entrance from 10<sup>th</sup> Ave NE, historic style and materials, and fairly simple but symmetrical façade allow it to blend in among the historic single family residences of the subject district.

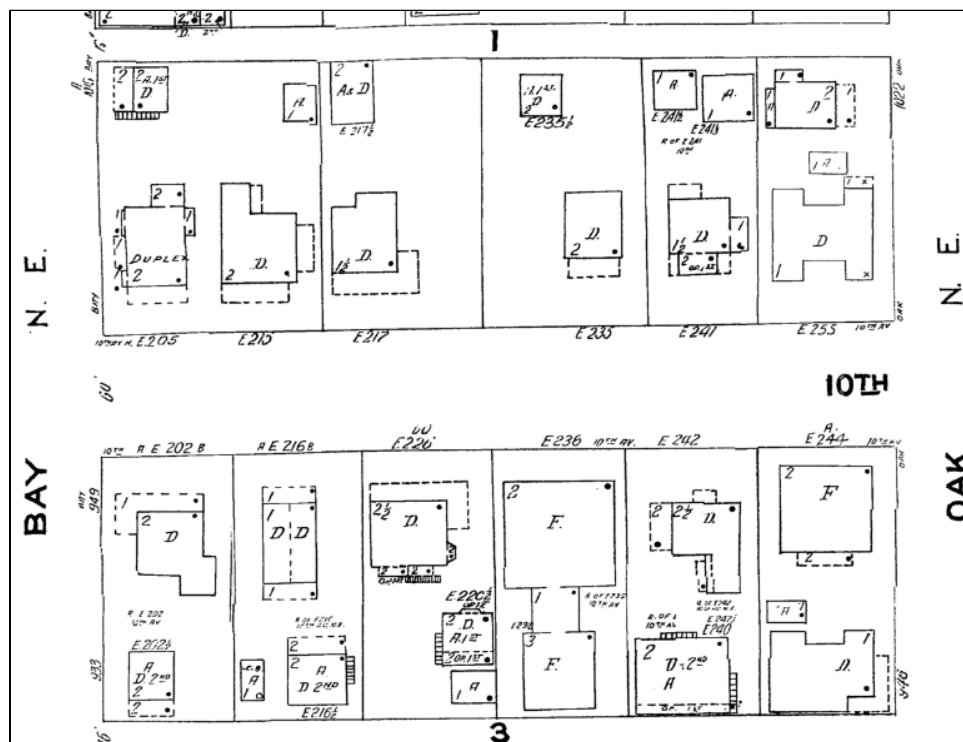


Figure 1: Sanborn Map of St. Petersburg Updated 1951 Sheet 31 (portion), with subject property highlighted

The primary building at the property is 2 ½ stories with a moderately-pitched side-gabled roof. A second 2 ½ story building at the rear of the property, also constructed in 1924, features a gambrel roof.



**Figure 2: Rear building at subject property, facing northwest from alley**

## Project Description and Review

### Project Description

Per the application (Appendix A), the applicant requests the following:

- A 4-foot metal fence at the front property line and side property line in front of the primary apartment building's façade,
- Vegetation and shell groundcover,
- Replacement of an existing wooden privacy fence (roughly 6 feet in height) at the west side yard behind the line of the primary apartment building's façade and
- Canvas awnings at the windows on the façade of the primary building.

Non-historic plantings are generally not considered as part of COA review. City staff informed the applicant that any impervious groundcover such as crushed shell would be subject to Zoning requirements following initial submittal of the application (see Appendix A). Following application submittal but prior to a staff visit for the purpose of taking photos for COA evaluation on July 22, 2022, shell was installed throughout the front yard, parkway between sidewalk and street, and all side and rear spaces that are visible from the public right of way. Historic preservation staff has brought this apparent violation to the attention of the Codes Compliance Assistance Division, but it should not be part of the review of this COA, since the work goes beyond the purview of the COA process and is unrelated to the work that is being considered for COA.





**Figure 3: 2019 Google Street View of subject property**



**Figure 4: July 2022 staff photograph of subject property**

### General Criteria for Granting Certificates of Appropriateness

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

**Partially  
consistent**

Staff has frequently expressed concerns over the installation of front yard fences in local historic districts, particularly those that exceed 3 feet. Two front yard fences exist in the subject district, though they appear to have been installed either prior to the subject district's designation or without COA approval. The proposed black aluminum material (replicating the appearance of wrought iron) is generally considered to be an appropriate fence material for the Old Northeast area.

Staff suggests that the height of the front fence be lowered from the proposed 4 feet to 3 feet.

The proposed wood fence at the interior side yard replaces an existing fence in the same location. The proposed design of vertical boards roughly 6 feet in height is consistent with recommendations for fencing in historic districts.

Simple, often canvas awnings were used somewhat commonly during the 1920s to shade windows, particularly at the facades of residences. The photograph from the 1993 Florida Master Site File form (Figure 5) shows that there was then a single awning over the center second-story window, but it appears to be a mid-century addition based on its style. Staff finds the addition of canvas awnings with metal railings at the upper-level front windows to be an appropriate and ultimately reversible addition.





**Figure 5: 1993 photograph of subject property via Florida Master Site File**

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

**Partially  
consistent**

Properties to either side of the subject property feature unfenced front yards, although a portion of a vinyl fence does extend along the interior side yard to the sidewalk line. Staff recommends a reduction of the front yard fence from the proposed 4-foot height to 3 feet.

Other aspects of the proposal are consistent with this criterion.

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 fences and awnings would not negatively impact the subject property's style.

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**

No indication that the plans cannot be carried out has been observed.

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 multifamily 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**      No historic materials will be removed.

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

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

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

**Consistent**

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

**Consistent**      No distinctive features will be removed.

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**      This project does not include the removal of historic materials.

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.

### 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 fully or partially satisfied.
- Addition Guidelines for Alterations: 7 relevant criteria 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 alteration of the property at 236 10<sup>th</sup> Ave NE, a contributing property to the North Shore Section – 200 Block of 10<sup>th</sup> Ave NE Local Historic District, subject to the following:

1. Wooden fencing (at interior side yard) will feature vertical boards and satisfy Zoning requirements for fence placement and height.
2. Front metal fence will be approximately 3 feet (36 inches overall), with posts no more than 3.5 feet (42 inches) in height.
3. A historic preservation final inspection will be required.
4. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
5. This approval will be valid for 24 months from the date of this hearing, with an expiration date of August 9, 2024.

Report Prepared By:



08/02/2022

**Laura Duvekot, Historic Preservationist II**  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department

Date

Report Approved By:



08/02/2022

**Derek S. Kilborn, Manager**  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department

Date



# Appendix A:

Application No. 22-90200050

and Correspondence Regarding Revisions



# 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

Property Address <u>236 10<sup>th</sup> Ave Ne. St. Pete, FL 33701</u>	Parcel Identification No. <u>18-31-17-05274-011-0030</u>
Historic District / Landmark Name <u>Shell and Hamletts Bayview Addition</u>	Corresponding Permit Nos. <u>N/A</u>
Owner's Name <u>A voice from A high LLC</u>	Property Owner's Daytime Phone No. <u>Phil - (727) 295-7811</u>
Owner's Address, City, State, Zip Code <u>416 13<sup>th</sup> Ave NE St. Pete, FL 33701</u>	Owner's Email <u>Phillip.herklein@gmail.com</u>
Authorized Representative (Name & Title), if applicable <u>Kenneth Wheeler (Project Manager)</u>	Representative's Daytime Phone No. <u>(727) 748-3031</u>
Representative's Address, City, State, Zip Code <u>345 5<sup>th</sup> Ave N. St Pete, FL 33701</u>	Representative's Email <u>Terrierproject@gmail.com</u>

APPLICATION TYPE (Check applicable)	
<input type="checkbox"/> Addition	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> New Construction	<input type="checkbox"/> Door Replacement
<input type="checkbox"/> Demolition	<input type="checkbox"/> Roof Replacement
<input type="checkbox"/> Relocation	<input type="checkbox"/> Mechanical (e.g. solar)
<input type="checkbox"/> Other:	

TYPE OF WORK (Check applicable)	
<input type="checkbox"/> Repair Only	
<input type="checkbox"/> In-Kind Replacement	
<input type="checkbox"/> New Installation	
<input checked="" type="checkbox"/> Other:	<u>Metal Fence (Front of Property)</u>
	<u>Awnings on upper Front Windows</u>
	<u>Wooden Fence</u>

### 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:

[Signature]

Date:

4-1-22

Signature of Representative:

Ken Wheeler

Date:

4-1-22



# 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
Metal Picket Fence in Front of property.		Install A 4' metal Fence along Front Sidewalk And coming down east & west sides to building setback.
Landscaping		Add various shrubs / Palm trees Shell Front yard of property using A weed block material to allow water to flow into ground.
Wooden Fence		Replace wood Fence down the west side of property From Front to back. Neighbors are in Agreement.
Awnings		On Front of building, Facing 10th Ave. Install <sup>(5)</sup> <del>five</del> Awnings Above top Front Windows only.



To whom it may concern,

I Phillip J Herlein (R.A. for A Voice from a High LLC) owner of 236 13th ave ne, Saint Petersburg, FL 33701, do allow and request that Kenneth Wheeler (Project Manager) be permitted to act on my behalf for any negotiations and permitting needs for the listed above property for gaining a C.O.A. approval from the Historical Preservation Society.

Phillip J  
Herlein(Owner)

Date 4-1-22

Notary Jennifer M. Fitzwater



Jennifer M. Fitzwater  
Notary Public  
State of Florida  
Comm# HH120644  
Expires 5/3/2025





Proposed new aluminum awnings with fabric covers





Awnings Above these  
Windows only



## Fortress • Versai Three-Rail 58 in. Height x 90.5 in. Width Steel Fence

★★★★★ 1 (1) SKU: 155811599

Reviews

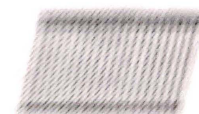
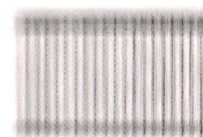
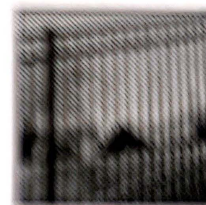
Questions & Answers

Product Details

Specifications



Click on image for larger fullscreen view. ↗







Proposed  
Area  
to put  
down shell ~~Box~~



# Description

The Durables Olmsted 4' X 6' Aluminum Black Fence Panel features a spear top picket design and a proprietary hidden fastener system. These features help make it perfect for a wide range of applications and with easy installation, it will quickly become a key part of a fencing system. While many other ornamental fences have exposed screws to connect rails to pickets, this panel utilizes a proprietary hidden picket fastener system, which means there are no visible fasteners from either side of the aluminum fencing. Additionally, the Olmsted style fence is powder coated with AAMA 2604 coating for a long-lasting finish.

## Features:

- > Panel Comes Assembled
- > Can Handle A 16" Grade Change Over 6'
- > 3 Channels And Hidden Stainless Steel Fasteners
- > Powder Coated With AAMA 2604 Coating For A Long-Lasting Finish

## Specifications:

- > Flat Top
- > Height: 4 1/2'
- > Length: 6'
- > Posts Are 2" X 2" X .060"
- > Gate Posts: 2" X 2" X 0.125"
- > Pickets: 5/8" X 5/8" X .050" Wall
- > 3-13/16" Spacing Between Pickets
- > Rails: 1" X 1" Nominal With .082" Side Walls And .055" Top Wall





Propose to  
Add Additional  
Fencing

Replace  
this  
Section of  
Existing  
Fencing















## Laura Duvekot

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**From:** Laura Duvekot  
**Sent:** Monday, April 4, 2022 12:37 PM  
**To:** 'Terrier Projects'; hispres  
**Cc:** Kelly K. Perkins  
**Subject:** RE: 236 historic preservation COA

Good afternoon, Ken –

Thank you for the application material. I have a few initial questions/comments:

1. Please submit information clarifying the design of front, side, and rear proposed fences, and height of side/rear.
  - a. Staff will recommend lowering the front fence's height to 36", which is more compatible with historic streetscapes.
  - b. According to [16.40.040.3.5.B.7 – Fence, Wall and Hedge Regulations](#) - **Fences and walls shall be consistent in style and design within any property** (e.g. same design in front yard or rear yard), and for yards abutting streets (e.g. same or compatible design and style for both front and street side yards for corner lots). Fences and walls shall be comprised of no more than three materials for panels, posts, rails, columns, and other elements within all yards of any property. My recommendation would be to install a wood fence at the front, rather than the proposed metal, to prevent a change of material from the front to the side/back.
2. Please submit additional information on the material, size, and design of the proposed awnings.
3. Although landscaping and vegetation are not part of COA review as we discussed, the Zoning for the area does require greenspace in front yards:  
[16.40.060.2.1.2.A - Required permeable green space for yards abutting streets](#). **Required front yards and required side yards abutting streets shall be maintained as permeable landscaped vegetative green space** with the exception of driveways, walks, patios and similar paved areas and non-organic mulch areas, which areas combined shall not exceed 25 percent of the required yard area for corner lots and 45 percent of the required yard area for inside lots. Facilities constructed to achieve compliance with ADA requirements shall be exempt from this surface calculation. Yards abutting streets which do not conform to the provisions herein and which existed as of August 25, 1977, are grandfathered and exempt from this subsection.

As noted on the phone last week, the front fence requires CPPC public hearing review. The next available deadline is April 15 for our June 14 meeting, but I understand it is very possible that the June 14 meeting will be canceled due to schedule conflicts among several Commissioners. In that case the item would be heard at the meeting of July 12.

Let me know if there is anything I can help with. Have a great day.

Best regards,

Laura Duvekot  
Historic Preservationist II  
Urban Planning and Historic Preservation Division



Planning and Development Services Department  
City of St. Petersburg, Florida

727.892.5451  
laura.duvekot@stpete.org

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**From:** Terrier Projects <terrierproject@gmail.com>  
**Sent:** Friday, April 1, 2022 3:11 PM  
**To:** hispres <history@stpete.org>; terrierproject@gmail.com  
**Subject:** 236 historic preservation COA

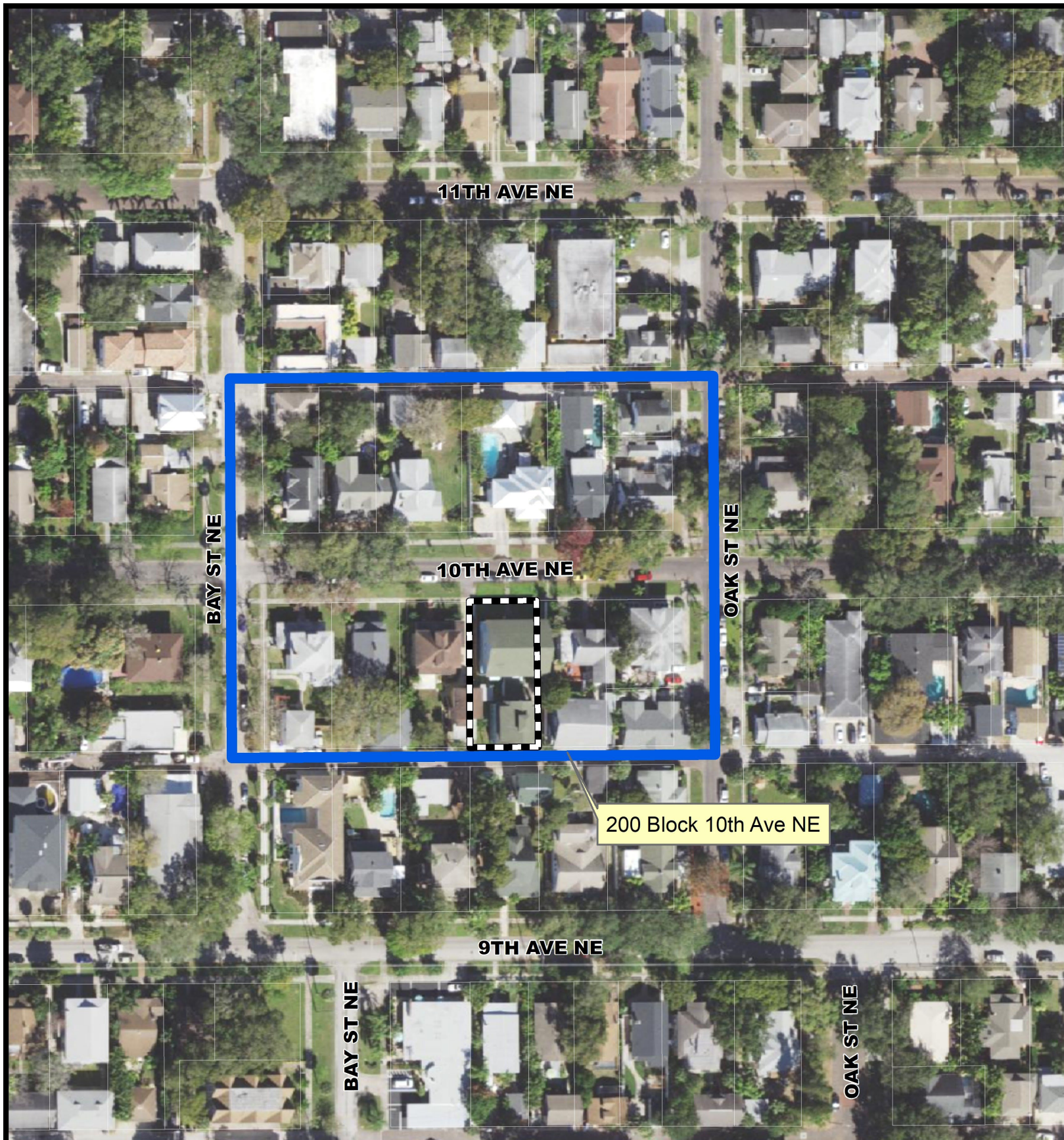
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# Appendix B:

## Maps of Subject Property





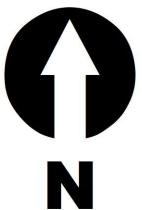
**Community Planning and Preservation Commission**

**236 10th Ave NE**

**AREA TO BE APPROVED,  
SHOWN IN**



**CASE NUMBER  
22-90200050**



**SCALE:  
1" = 125'**





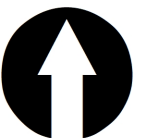
**Community Planning and Preservation Commission**

**236 10th Ave NE**

**AREA TO BE APPROVED,  
SHOWN IN**



**CASE NUMBER  
22-90200050**



**N**

**SCALE:  
1" = 125'**