



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, November 8, 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/tv>.

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.



Case No.: 22-90200099

REQUEST: Review of a Certificate of Appropriateness application for the replacement of 15 historic wood sash, picture, and casement, and non-historic aluminum awning windows with vinyl single-hung sash and horizontal sliding windows in existing openings

OWNER: DURGAN, GARY M. REVOCABLE TRUST

ADDRESS: 3150 7th Ave N

LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 19, LOT 10 & W 25' of LOT 9

PARCEL ID NO.: 14-31-16-46350-019-0100

LOCAL LANDMARK: Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)

Historical Context and Significance

The house at 3150 7th Ave N ("the subject property") was constructed in 1948 by Hendry Building Company. Its architecture is transitional in nature as an early post-War addition to the Kenwood neighborhood. Its low, wide form, picture window with casement sidelights, and hipped roof show the increasing influence of Mid-Century Modernism on the area's architectural palette, but the house's wood siding and wooden windows, brick chimney, and asphalt shingle roof connect the property to earlier construction through compatible materials and nods to the Minimal Traditional style that was popular during the late inter-War period.

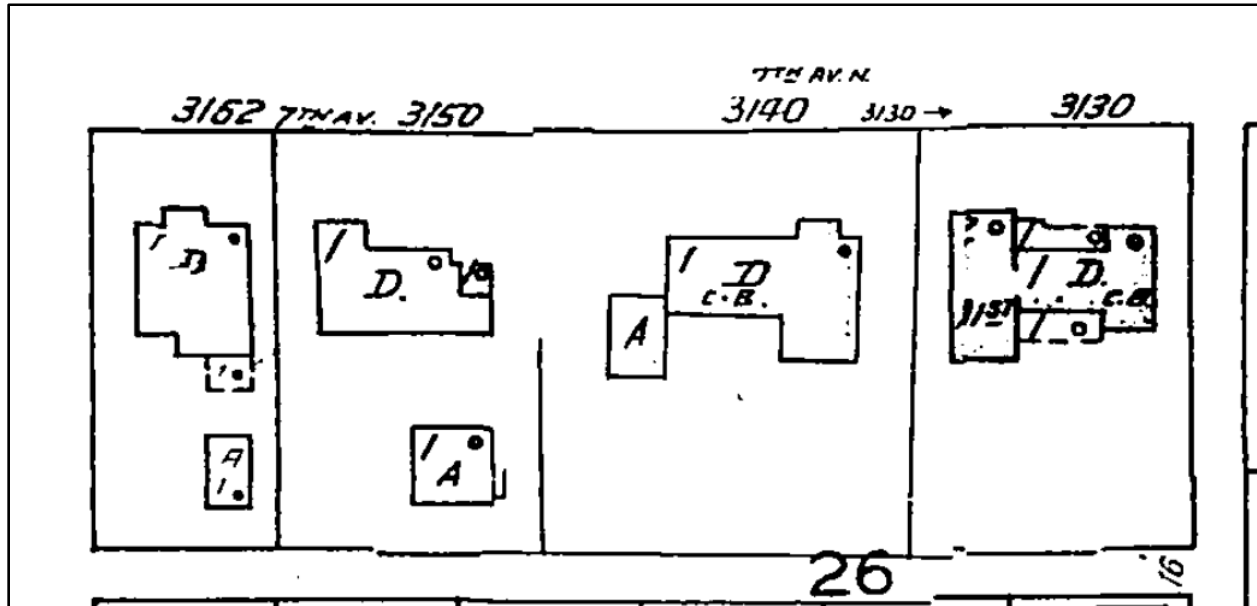


Figure 1: 1951 Sanborn map showing the subject property outlined in red.

The subject property's wood siding has been covered with vinyl siding. Some windows have been replaced with aluminum awning windows. A front porch with Craftsman-style columns and a hipped roof has been added. These alterations were all completed prior to the subject district's designation as a local historic district, and therefore did not go through the COA process.

Project Description and Review

Background

The enclosed COA application (Appendix A) was submitted following the submission of a Building Permit application and subsequent request for a Certificate of Appropriateness application. The applicant has stated in conversations with staff that the existing historic wood windows are deteriorated beyond a point of feasible restoration. Some deterioration of elements of the existing window casing and sills is visible in photographs submitted with the application. The historic windows, particularly the picture and casement unit at the building's façade, feature unique and character-defining configurations.



Figure 1: Applicant photograph of picture window at subject property's façade. Failing paint indicating possible rot or termite damage is visible at the casing above the window.



Figure 2: Applicant photograph of historic double-hung two-over-two sash window at façade. Deteriorated glazing, failing paint, and rotting at sills are visible.



Figure 3: Applicant photograph of non-historic aluminum awning windows. These windows appear to be installed at an enclosed porch on the left side of the house.

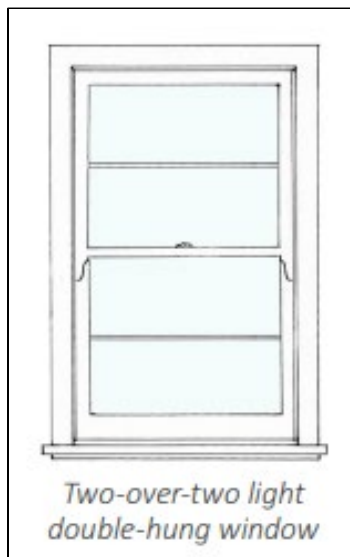


Figure 4: Example of the historic sash windows original to 3150 7th Ave N. Image from the City of Anaheim's "Architectural Style Guide: Minimal Traditional."

Project Description

COA application 22-90200099 proposes the replacement of all windows at the primary residence with vinyl windows. The replacement for the large picture window at the house's façade is proposed to be a horizontal sliding window; all others are proposed to be three-over-one sash windows with interior muntins (or "grids between the glass"). All proposed replacements are vinyl.



Figure 5: Image from application of proposed slider to replace front picture window and sidelights



Figure 6: Image from application showing proposed replacement for sash and awning windows

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.*

**Partially
Consistent**

The proposal will not substantially affect the integrity of the Northwest Kenwood Local Historic District. However, the replacement of original and historic windows and doors will slightly diminish the subject property's integrity of materials and workmanship.

The proposed windows are a different material than extant or original windows (vinyl is proposed to replace the original wood windows and the not approved aluminum windows), but the operation will be retained in the case of the sash windows.

The existing picture window with casement sidelights, each divided into four lights by wooden muntins, is a significant character-defining feature of the subject property. Its replacement with a horizontal sliding window, as proposed, would negatively impact the subject property's integrity as a contributing status, though not fully negate it.

The proposal would alter the windows' configuration.

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

Consistent

The replacement windows replicate historic openings and therefore appropriately retain the district's overall rhythm.

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**

The proposal would retain the size and proportion of historic openings but change the historic configuration of the windows, as well as the historic material.

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 Window Replacement

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

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

**Partially
consistent**

The Shoreline brand sash windows will be impact resistant, per information provided by the application.

The photograph submitted of the proposed horizontal sliding window shows the brand ViWinTech. These windows do not appear to be impact resistant based on staff research.

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;*

**Not
demonstrated
by
application.**

The application does not provide information about whether the proposal will meet this criterion.

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;*

**Partially
consistent**

The applicant is not proposing to change the window openings. Information on the proposed trim and casings was not provided in the application.

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;*

Inconsistent

The proposed windows feature three-over-one sash and horizontal sliding configurations. This is a change from existing/historic configurations at the subject property, and not compatible with the building's transitional Minimal Traditional/post-War vernacular architectural style.

6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*
- Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
 - Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
 - 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.*

Inconsistent

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

Inconsistent The 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 applicable criteria fully or partially satisfied.
- Additional Guidelines for Window Replacement: 3 of 7 applicable 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 **deny** the Certificate of Appropriateness request for the replacement of windows at 3150 7th Ave N, a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District.

The following conditions are provided for the Commission's discussion if a conditional approval is considered:

1. Windows 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. Windows will be feature external, three-dimensional contoured grilles to replicate traditional muntins, and the muntin pattern will replicate the two-over-two horizontal oriented sash configuration, and picture window with sidelights configuration where applicable, as depicted in this staff report.
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 November 8, 2024.

Report Prepared By:

A handwritten signature in black ink, appearing to read 'LD.', is positioned above a horizontal line.

11/01/2022

Laura Duvekot, Historic Preservationist II

Date

Urban Planning and Historic Preservation Division
Planning and Development Services Department

Report Approved By:

A handwritten signature in blue ink, reading 'Derek S. Kilborn', is positioned above a horizontal line.

11/01/2022

Derek S. Kilborn, Manager

Date

Urban Planning and Historic Preservation Division
Planning and Development Services Department

Appendix A:

Application 22-90200099



CERTIFICATE OF APPROPRIATENESS

APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

GENERAL INFORMATION

3150 7th Ave N, St Petersburg, Florida 33707

14-31-16-46350-019-0100

Property Address

Parcel Identification No.

Kenwood

22-03001692

Historic District / Landmark Name

Corresponding Permit Nos.

Gary Durgan

860-919-3082

Owner's Name

Property Owner's Daytime Phone No.

3150 7th Ave N, St Petersburg, Florida 33707

Gdurgan1@aol.com

Owner's Address, City, State, Zip Code

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)

<input type="checkbox"/>	Addition	<input checked="" 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 checked="" type="checkbox"/>	Repair Only	replacing rotted wood
<input type="checkbox"/>	In-Kind Replacement	
<input type="checkbox"/>	New Installation	
<input checked="" type="checkbox"/>	Other:	install tile floors
<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: 03/27/2022

Signature of Representative:

Date: 03/27/2022



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
Windows	yes	Installing new vinyl windows in the breakfast nook, living room, mater bed & bath
Windows	yes	The living room windows will raise up to open. All windows replaced with impact&lowE
Windows	yes	The windows are wood that is rotting, alumnium & replacing with PGT windows











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Order # 641110-1

(SLSH31i)PVC Frame/Double Glazing

FL#8957.2 • CLEAR • ARGON GAS • 366 -

ADVANCED EMAX/ LOE3 • THIS UNIT HAS A RATING

OF - DP/ R - 70

Vertical Slider

VNL - M - 20 - 00142 - 00002

IGL - 36CL - DP - DS - ARG - G1***

ENERGY PERFORMANCE RATINGS

U - Factor (U.S./I - P)

0.29

Solar Heat Gain Coefficient

0.20

ADDITIONAL PERFORMANCE RATINGS

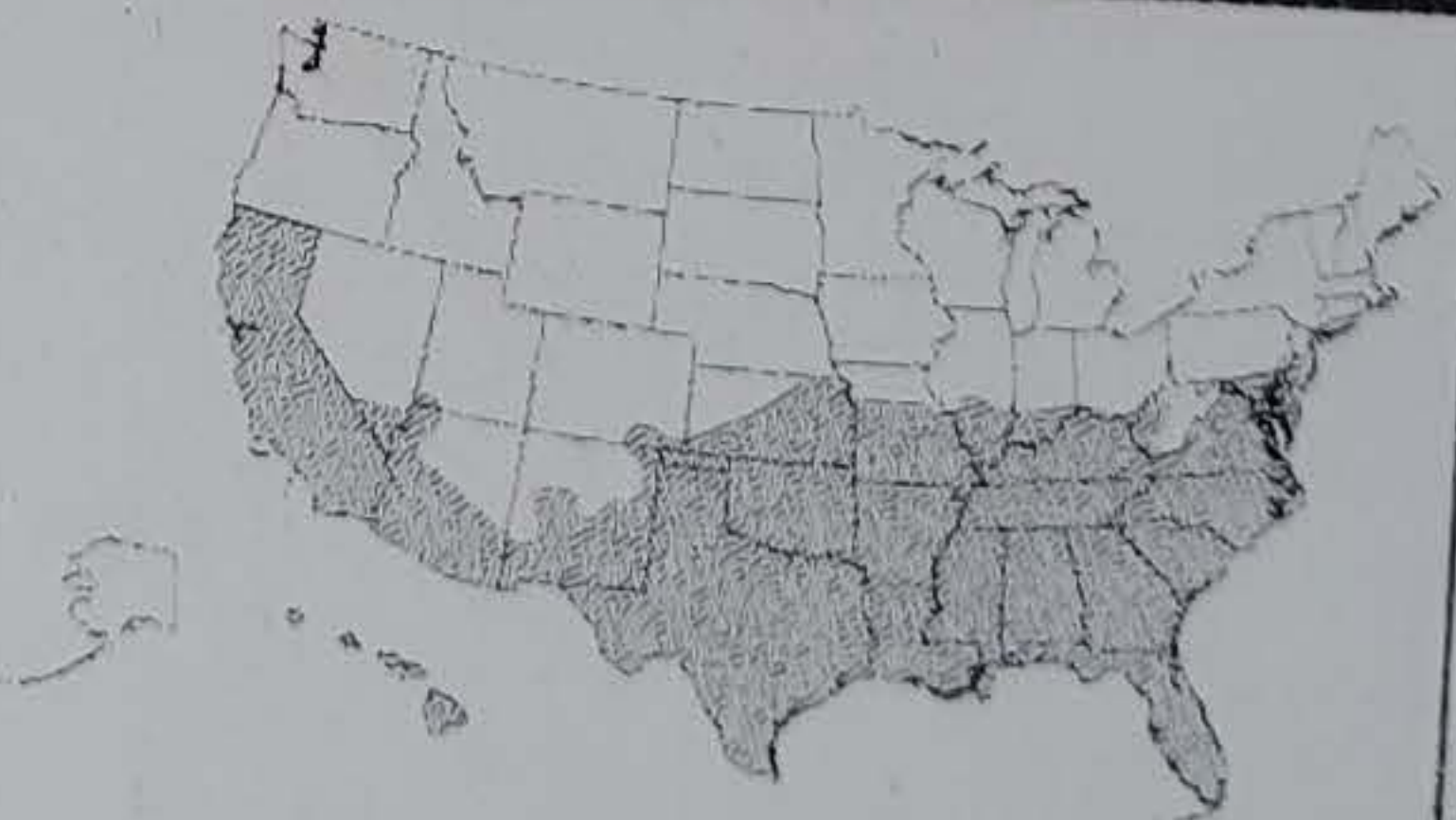
Visible Transmittance

0.45

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Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information.
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■ Qualified

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AFTER BUILDING INSPECTION!
PLEASE RETAIN THIS LABEL FOR YOUR RECORDS

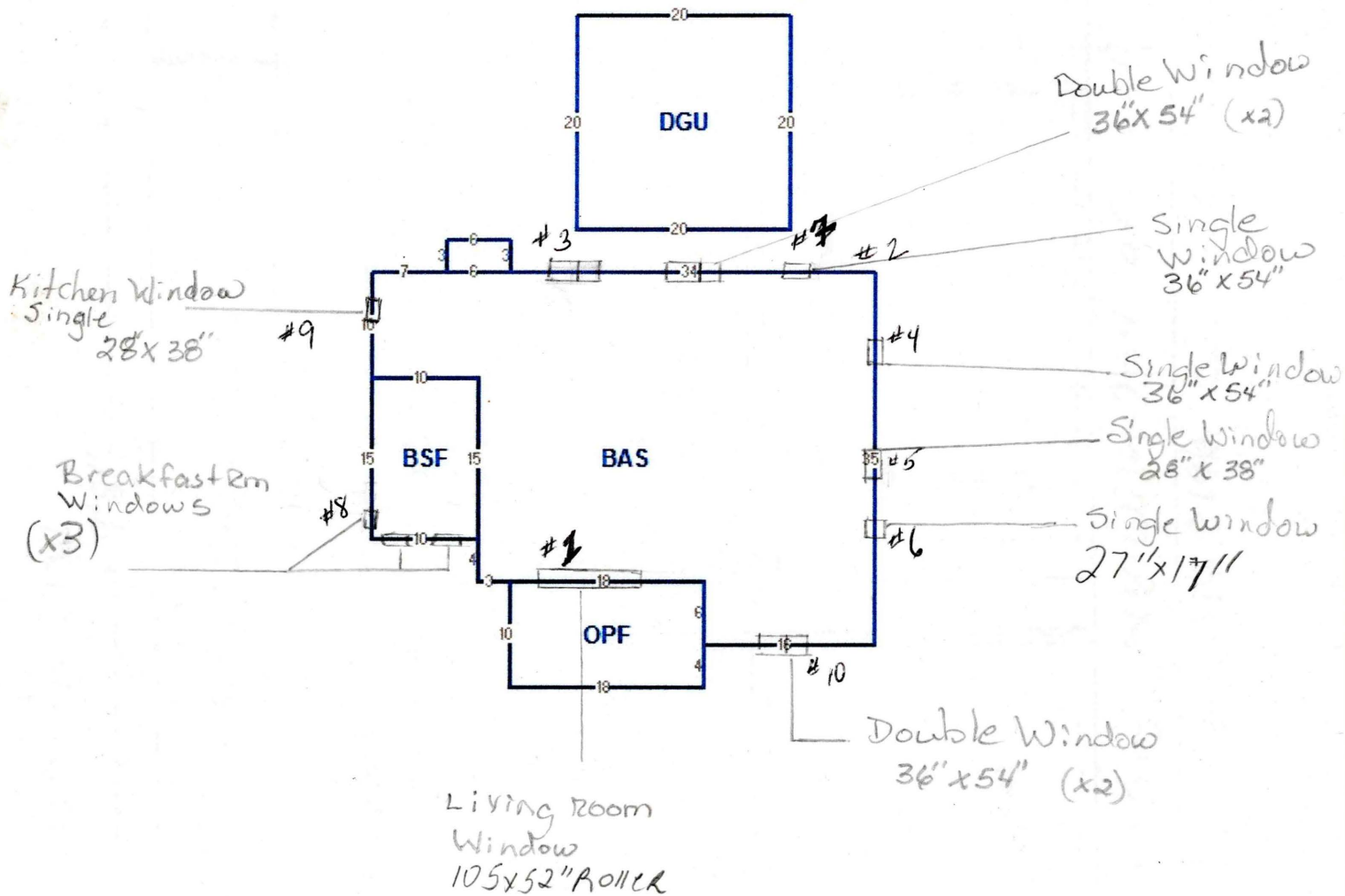




3150 7th AVE N.

St Petersburg FL 33713

Replacement Windows
Size For Size



NORTH wall

9'8"

EXISTING NORTH wall
BREAKFAST area plan

EXISTING porch beam covered 12" 12"

(A) = 3030 window

2x4 header
↓

(A)

(A)

4x4 post

4x4 post

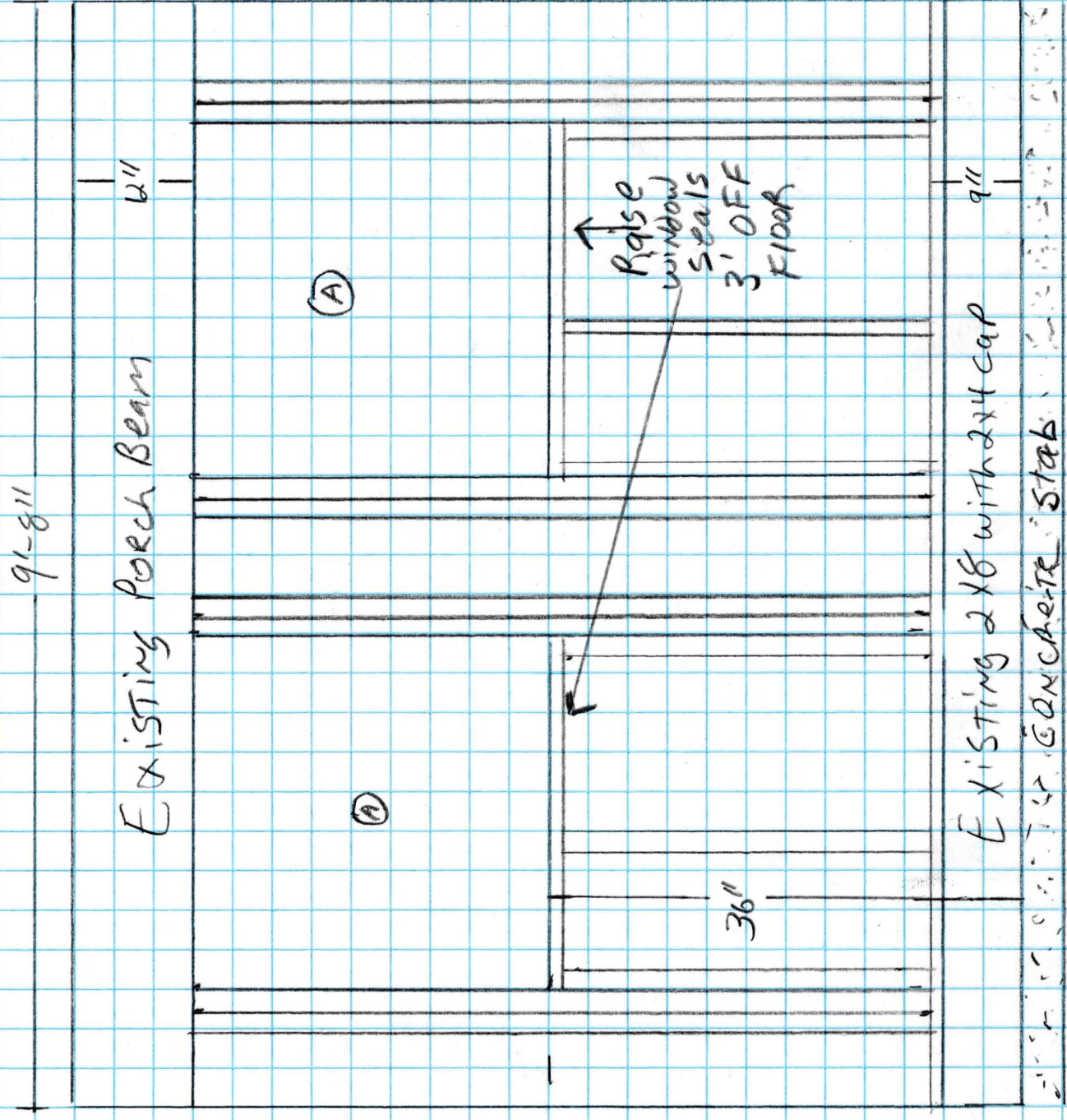
EXISTING 2x8 with 2x4 cap

9"

CONCRETE SLAB

EXISTING wall
FRAMING EXPOSED
NO INSULATION - NO
dR wall

NORTH WALL



PROPOSED
BREAKFAST AREA
NORTH WALL PLAN

NOTES:

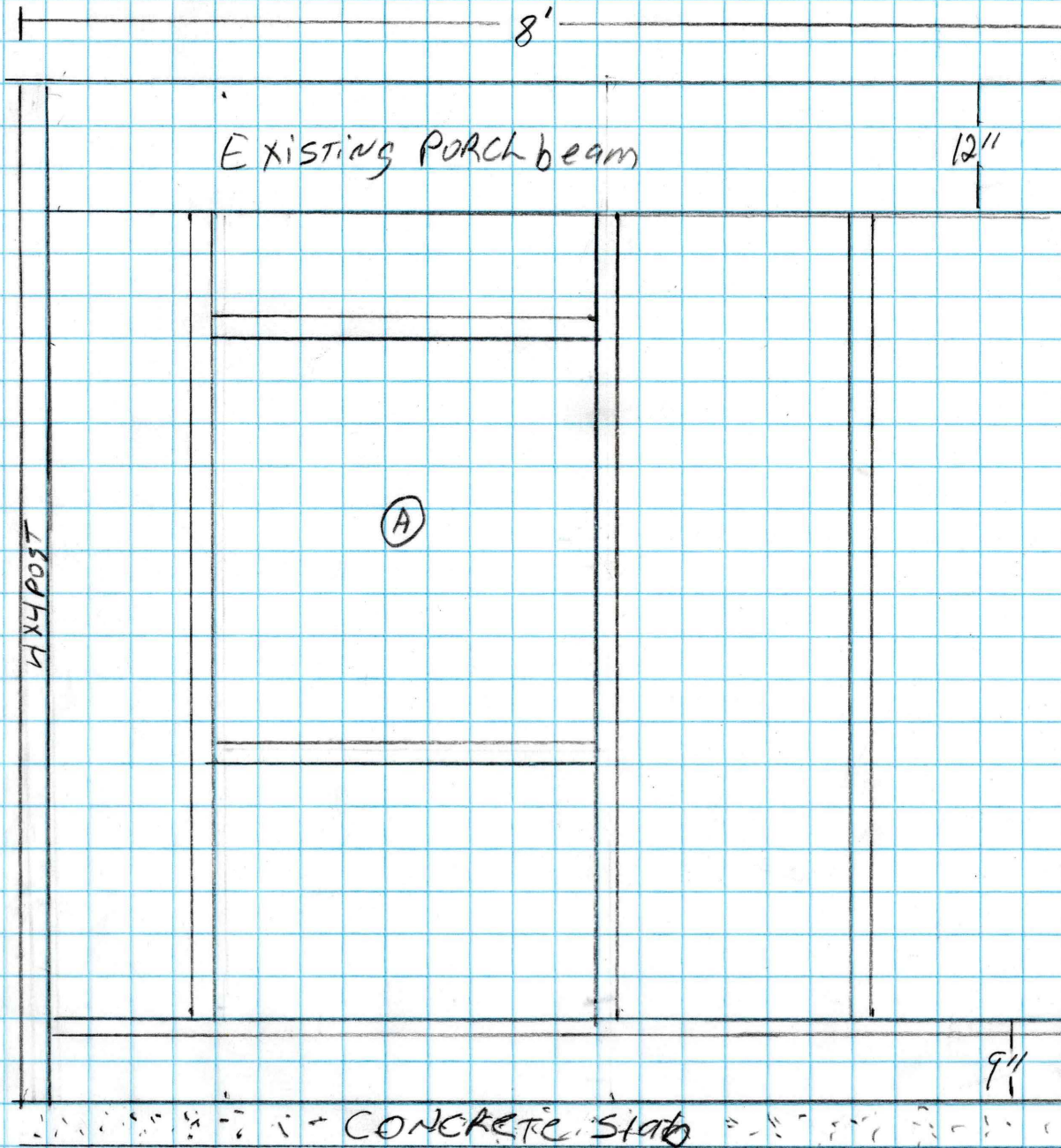
Remove & Replace
Window Size For
Size

Raise window seal
TO Raise window
height & PROPERLY
FRAME

(A) = New 3030 window

INSTALL R-19
INSULATION & 1/2" DRYWALL
ANCHORED WITH 1/4"
DRYWALL SCREWS
6" ON EDGES &
8" IN FIELD

EAST Wall

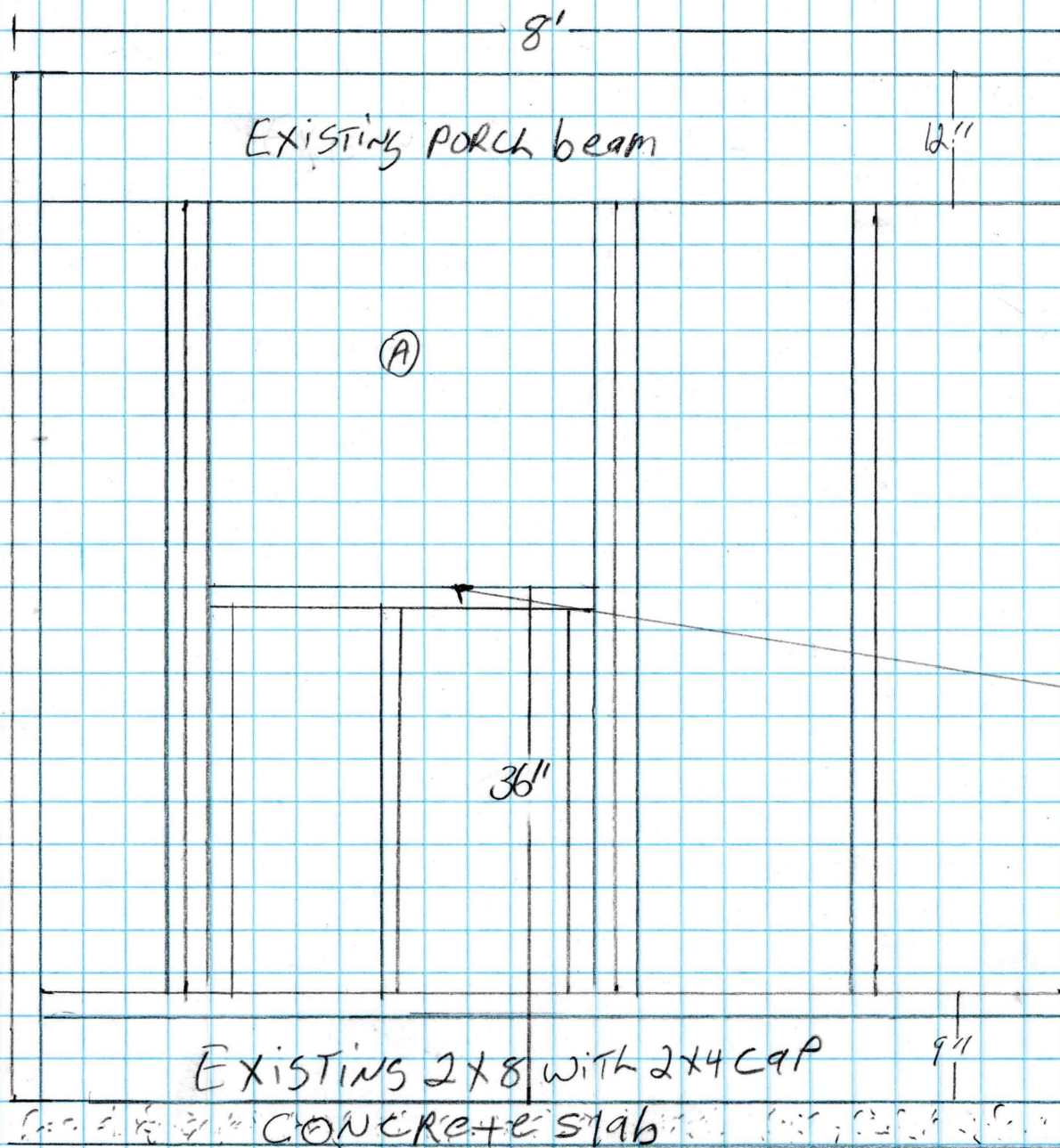


EXISTING EAST WALL
BREAKFAST AREA PLAN

(A) = 3030 WINDOW

EXISTING WALL EXPOSED
NO INSULATION NO DRYWALL

EAST wall



PROPOSED BREAKFAST area EAST wall PLAN

NOTES:

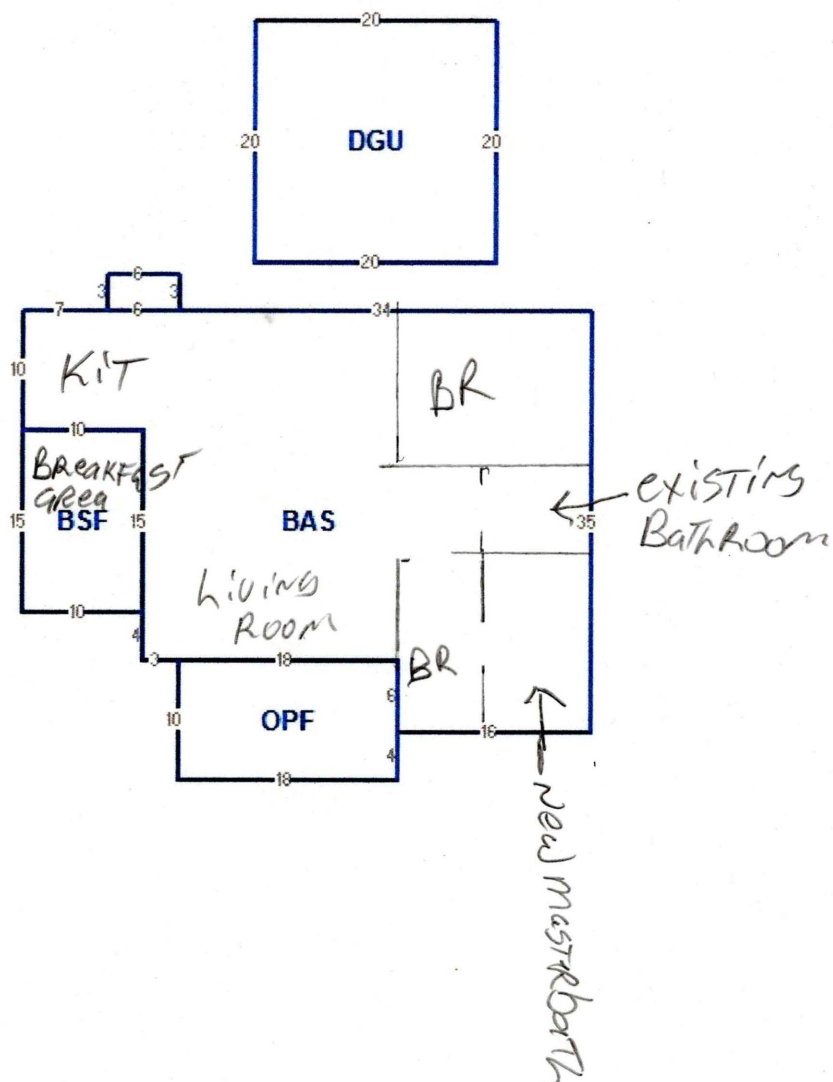
Ⓐ = 3030 window

Remove + Replace window
SIZE FOR SIZE

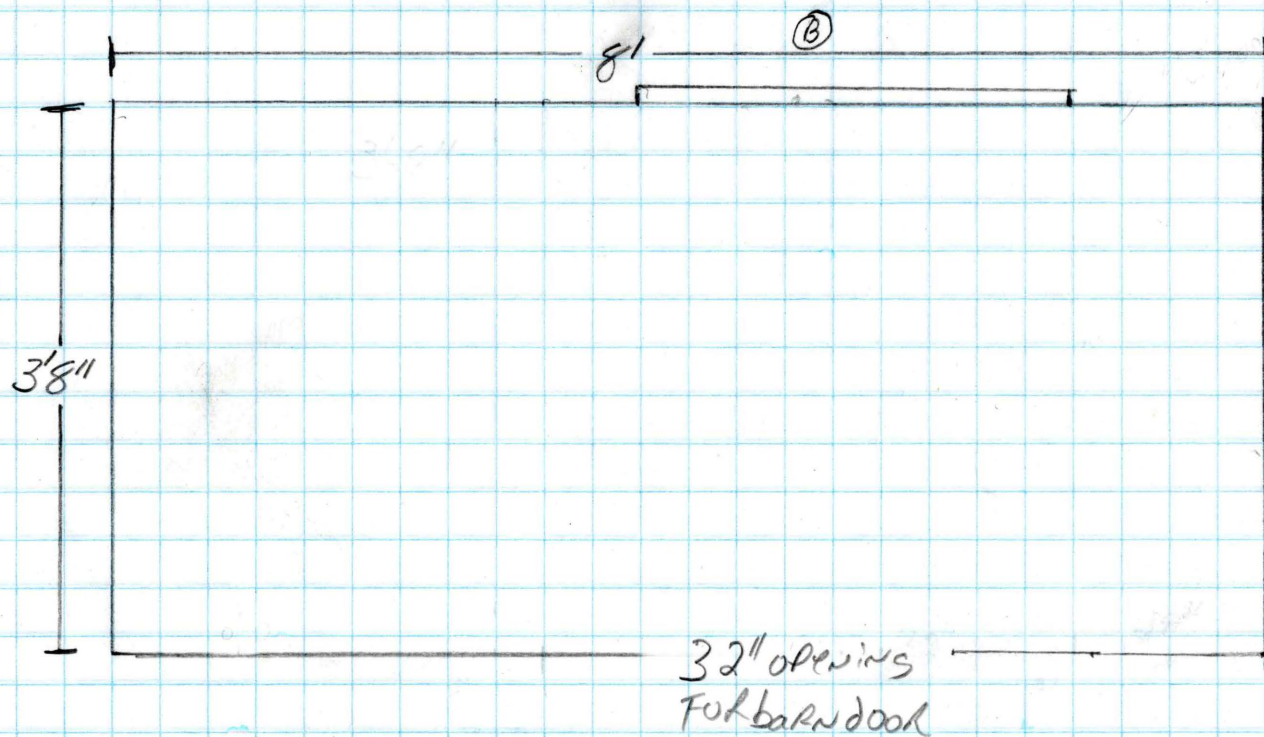
Raise window seal TO
Raise window height

INSTALL R19 INSULATION +
1/2" DRYWALL ANCHORED WITH 1/4"
DRYWALL SCREWS 6" ON EDGES &
8" IN FIELD

Raise window seal
3' OFF FLOOR



EXISTING MASTER BATH FLOOR PLAN

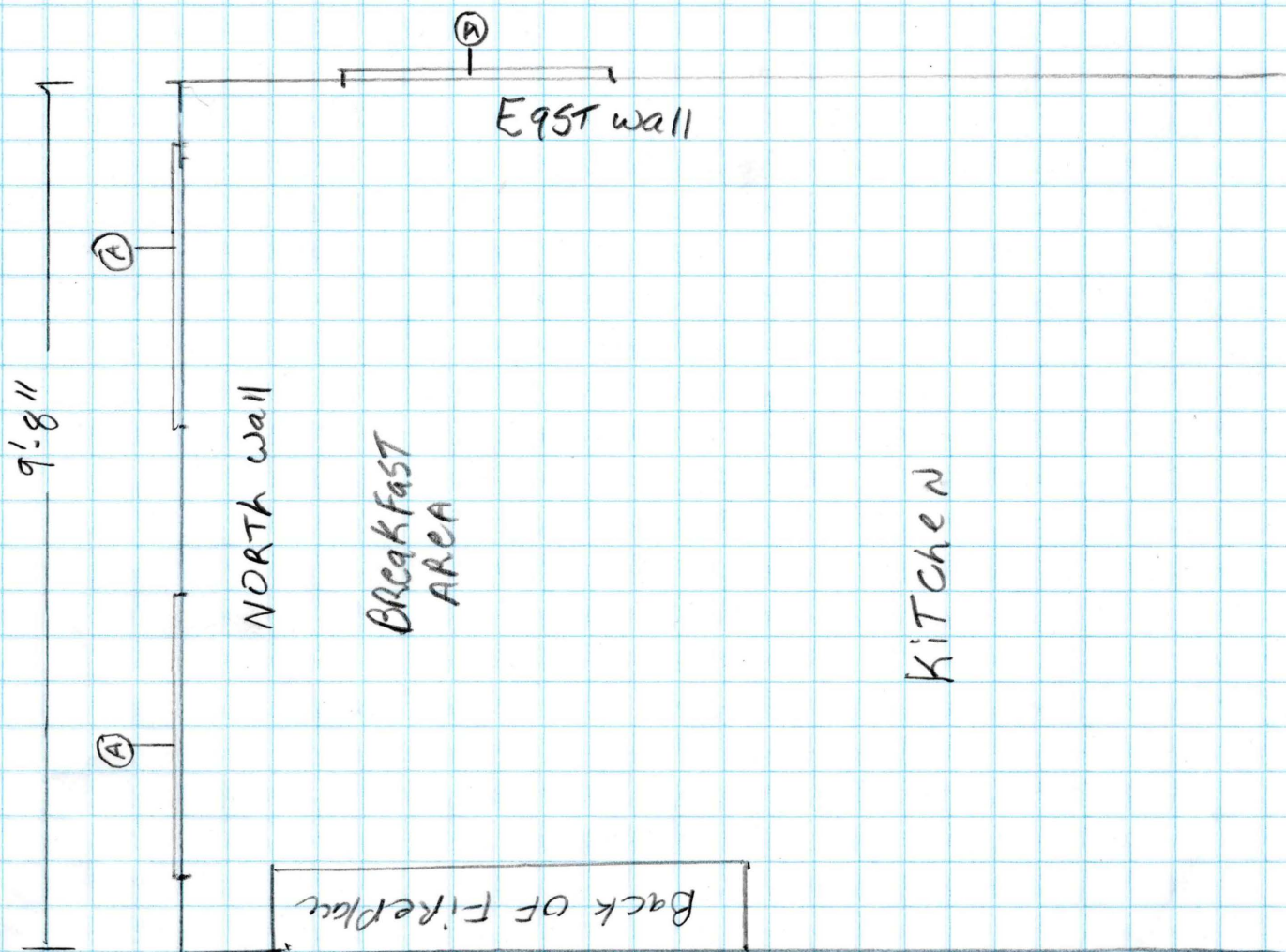


EXISTING MASTER BATH
FLOOR PLAN

Ⓑ = 36" x 52" window

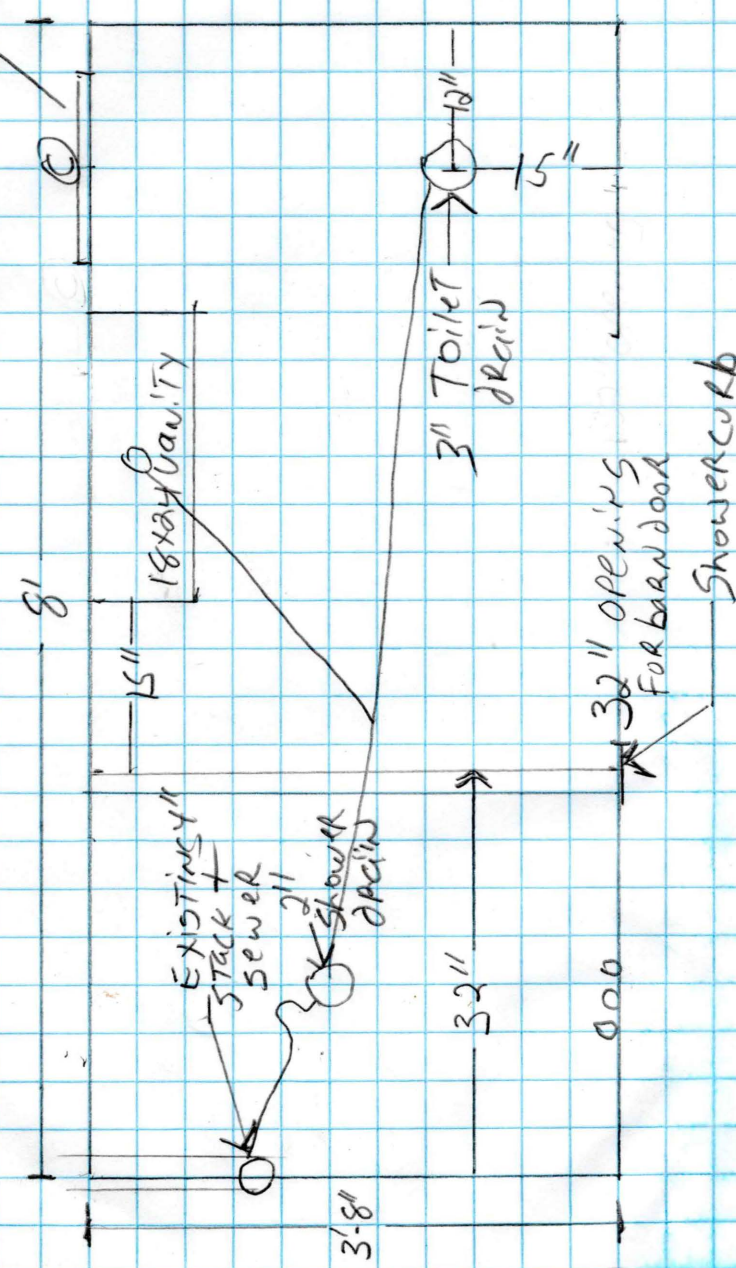
EXISTING BREAKFAST
area FLOOR PLAN

①=3030 window



Frame to install new window

PROPOSED MASTER BATH FLOOR PLAN



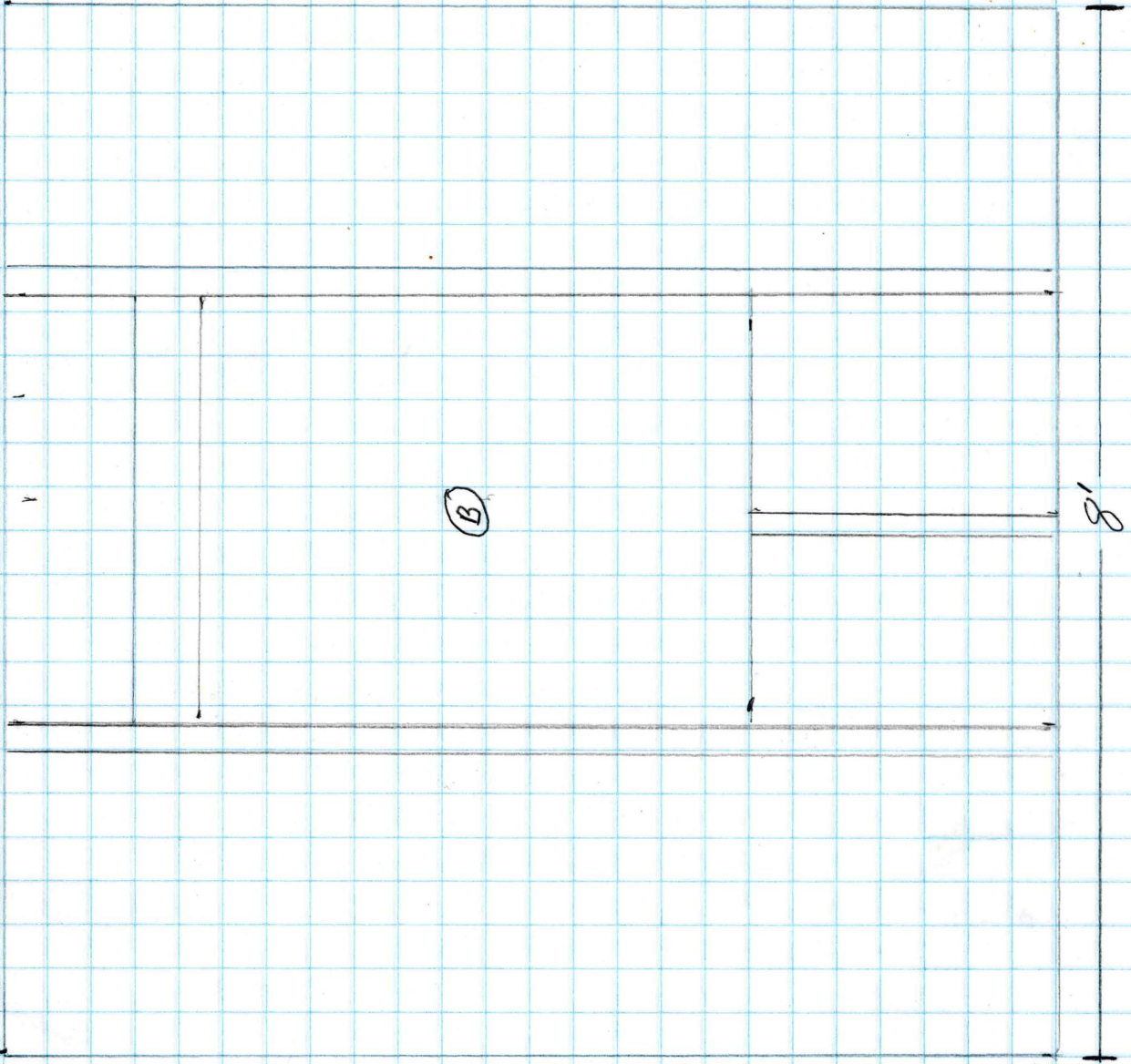
Tie in TO EXISTING
4" SEWER TO add
Shower, Vanity & Toilet

SCOPE OF WORK
add 44" x 32" Shower pan liner & curb
tile walls
add 18x24 Vanity & toilet

INSTALL 3/4 Sub Floor
Glued to joist & nailed with 8d 2 1/2" Ring Shanks nails 6" on edge 8" on field

Remove existing window.
Frame hope Frame new window opening & install new window, Repair vinyl siding to match existing

Existing Master bath west wall Plan



Existing Master bath
wall west wall

NOTES:

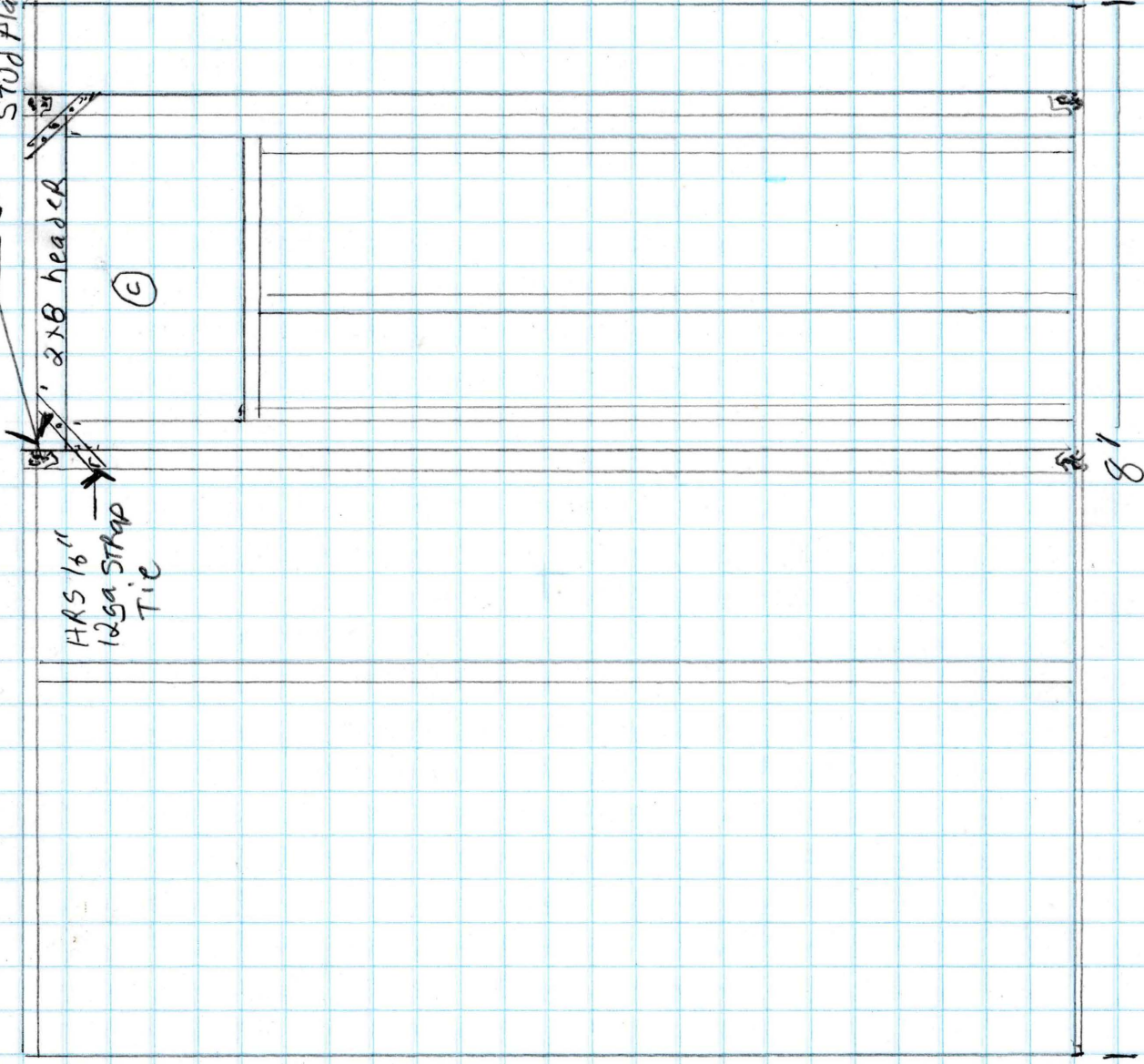
(B) = 36" x 52" window

Existing condition

NO drywall insulation
NO subfloor

PROPOSED MASTER BATH WEST WALL PLAN

SP 3 1/2" x 5 1/16" STUD PLATE



HRS 1/8" 12ga strap tie

(C)

(C) = 27" x 17" window

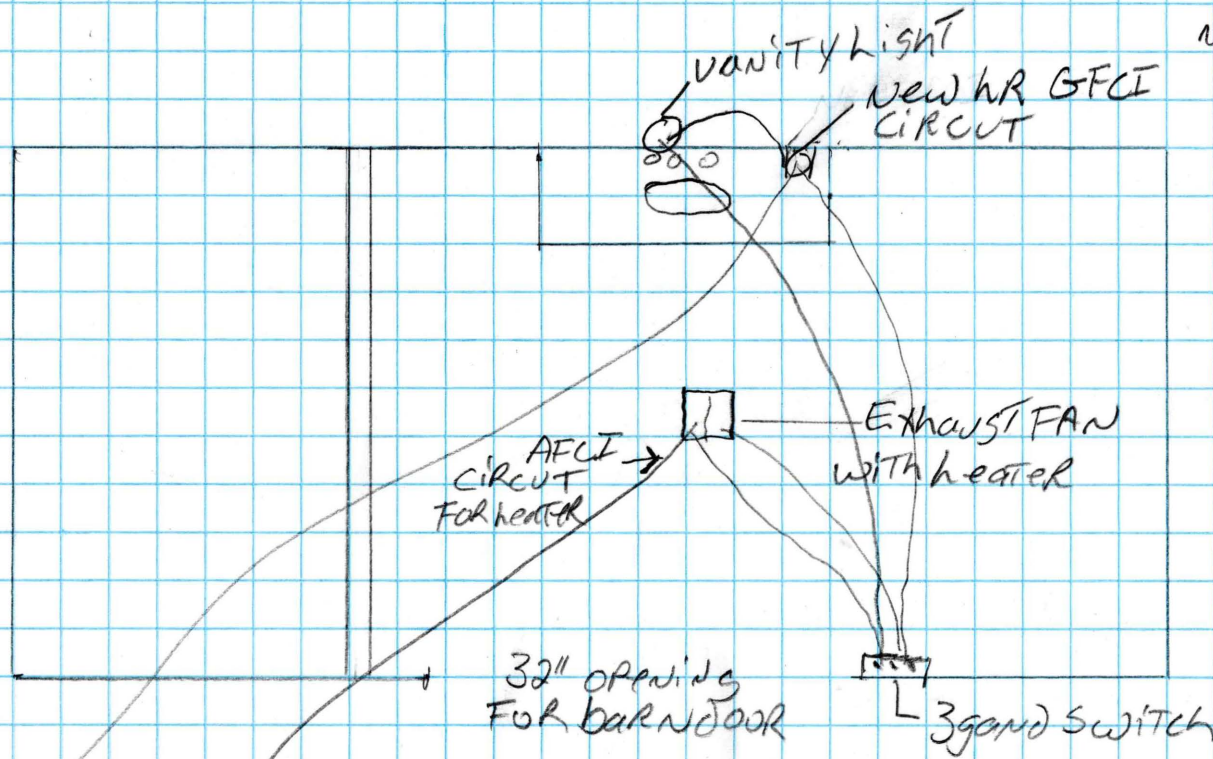
NOTES:

- EXTERIOR WALL
- REMOVE EXISTING WINDOW, FRAME IN
- hole with 2x4 + 3/4" plywood nailed with 8d
- 2 1/2" Ring Shanks nails
- 6" ON CENTER
- insulate with R19
- batt insulation
- Repair VINYL Siding
- TO MATCH EXISTING

INSTALL NEW 27" x 17" window

1/2" DRY WALL ANCHORED WITH 1 1/4" DRY WALL SCREWS 6" ON EDGES 8" IN FIELD

new Master bath Electrical Plan



SCOPE OF WORK
add home RUN GFCI
CIRCUIT FOR GFCI
OUTLET, Vanity Light
& Exhaust Fan

add home RUN AFCI
CIRCUIT FOR heater

Appendix B:

Additional Staff Photos



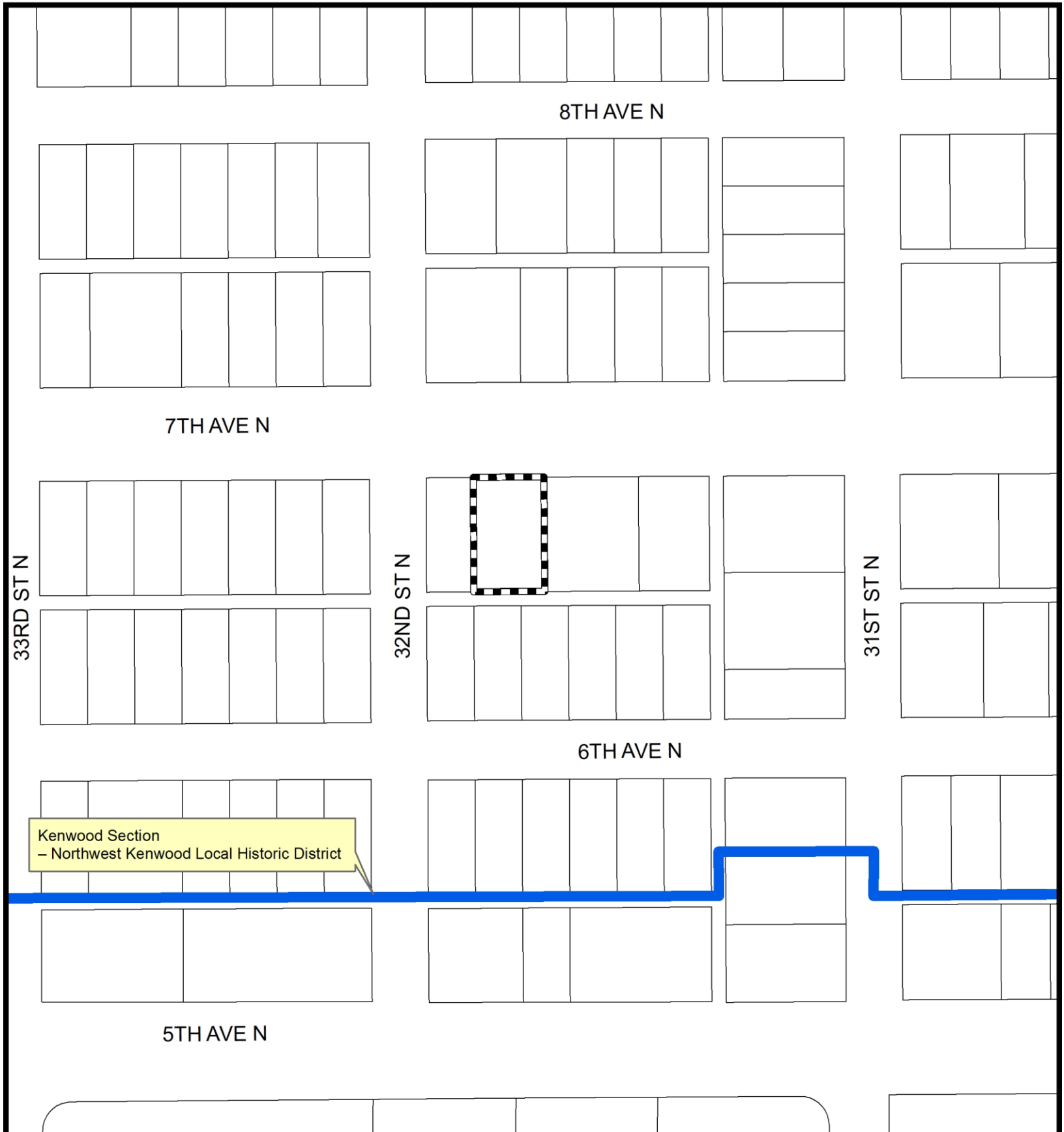






Appendix C:

Maps of Subject Property



Community Planning and Preservation Commission

3150 7th Ave N

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
22-90200099**



N

**SCALE:
1" = 150'**



Community Planning and Preservation Commission

3150 7th Ave N

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

22-90200099



SCALE:
1" = 150'