



THE 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, December 13, 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 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.



ADDRESS:	2059 Burlington Ave N (detached garage)
OWNER:	Caryn Nesmith
AGENT:	Alexander Smith, Boone Architectural Restoration
ADDRESS:	2059 Burlington Ave N (detached garage)
LOCAL LANDMARK:	Kenwood Section – Southeast Kenwood Local Historic District (18-90300001)
LEGAL DESCRIPTION:	BRONX ADD, BLK 11, LOT 16
PARCEL ID NO.:	24-31-16-11808-011-0160
ZONING:	Neighborhood Traditional-2 (NT-2)
CASE NO.:	22-90200107
REQUEST:	Review of a Certificate of Appropriateness for the demolition of a detached garage building at 2059 Burlington Ave N, a contributing resource to a local historic district
CASE NO.:	22-90200108
REQUEST:	Review of a Certificate of Appropriateness application for the construction of a garage with ADU at 2059 Burlington Ave N, a contributing resource to a local historic district
CASE NO.:	22-54000079
REQUEST:	Approval of three (3) Variances to the proposed <i>Accessory Dwelling Unit (ADU)</i> including: <ul style="list-style-type: none"> • A variance to the streetside yard setback from 12-feet to 5-feet for a total variance of 7-feet; the purpose is to accommodate a second floor open porch. • A variance to the required ADU parking requirement of 1 parking space. • A variance to the Neighborhood Traditional (NT-2) Building and Site Design criteria for vehicle connections and parking, allowing the garage doors and driveway to face the side street.

Historical Context and Significance

The single-family residence and detached two-car garage ("the subject property") appears to have been constructed in the 1910s based on Sanborn maps. Originally, the house was located at 1750 Central Avenue, but was moved to its current location at 2059 Burlington Ave North in 1930. The main house is one-story frame structure designed in a Craftsman style. The detached garage was expanded and altered in 1930, when they added a cross-gable addition to create a second automobile bay.

Overview

The application considerations herein propose both the historic integrity of a new Accessory Structure in a local historic landmark district through the review of a Certificate of Appropriateness (COA) and Variances to the Land Development Regulations (LDRs) in the City Code for reduced streetside setbacks, orientation of new garage doors and driveway, and parking space requirement. 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, then a review of the Variance application.

Project Description

Application No. 22-90200107 (Appendix A) proposes demolition of the detached garage building.

Application No. 22-90200108 (Appendix B) proposes the construction of a two-story garage apartment with the following characteristics:

- 542 square feet of living space above a 497 square foot garage,
- A two-story, front-gabled form fronting 21st Street North, featuring hardieboard siding and a shingle roof,
- A front-gabled second-story balcony facing 21st Street North, and
- Four-over-one sash windows featuring traditional application of trim and installed with a recess in the wall plane.

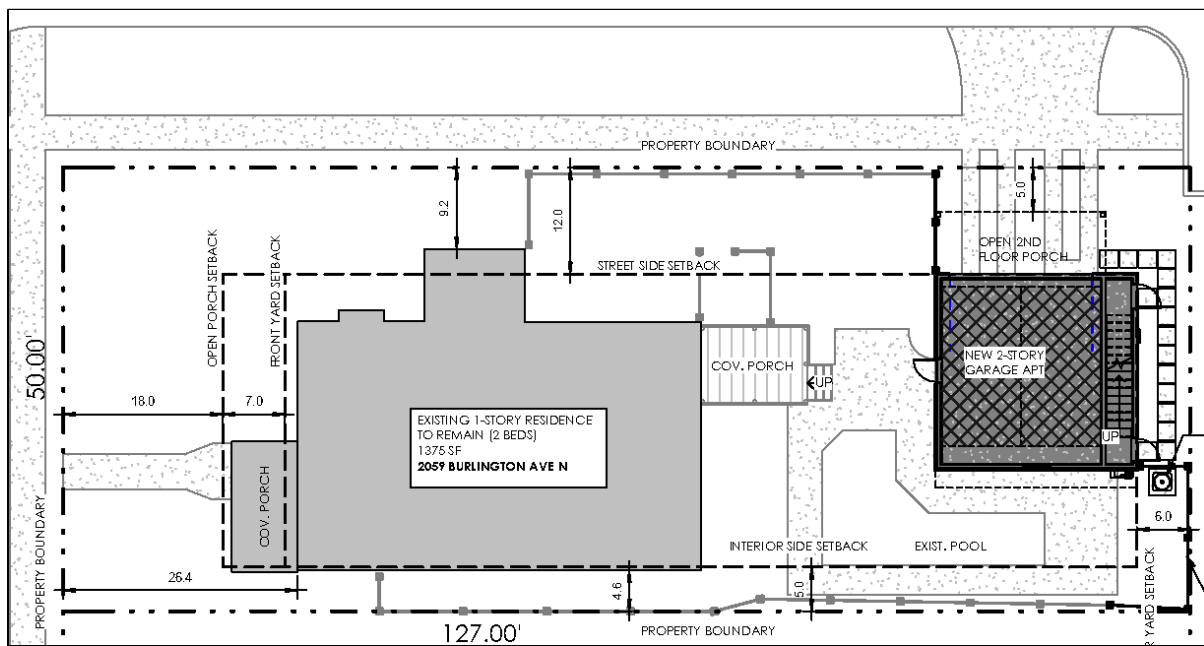


Figure 1: Proposed site plan.

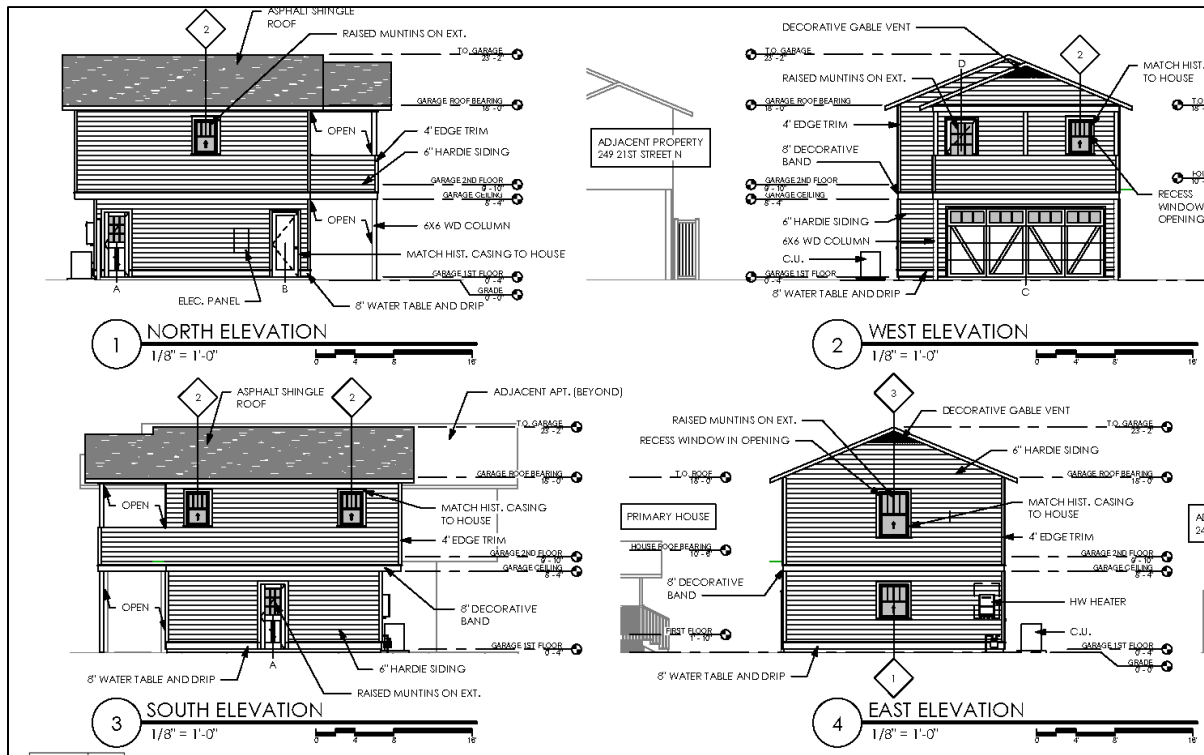


Figure 2: Proposed elevations.

Project Review: 22-90200064 (Demolition of Existing Garage)

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 subject property is included in the Kenwood Section – Southeast Kenwood Local Historic District, whose early twentieth century architectural character is largely derived from its collection of highly intact Craftsman bungalows.

The cultural landscape of the subject district is representative of the area’s origin as a streetcar suburb, with residences oriented toward pedestrian connections to the street, and vehicular access generally provided through rear alleys. On corner properties, sometime vehicular access is provided through the streetside, such as the subject property and the neighboring property.

The proposed demolition will remove a contributing resource (accessory building) but will not affect the experience of the district from the primary avenue of Burlington Avenue. Demolition will impact the experience from 21st Street North.

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

Consistent The proposed demolition and replacement will generally retain the rhythm of 21st Street North and the adjacent alleyway, which is defined by a variety of vernacular accessory buildings, both one- and two-story. Both the extant garage building on the subject property and the neighboring garage apartment building located on the corner front 21st Street North in their appearance. The proposed replacement garage apartment building will retain that 21st Street frontage.



Figure 3: The three-unit, garage apartment building at 330 21st St N is located towards the rear of the property, but faces 21st Street N.



Figure 4: The adjacent two-story, garage apartment building at 249 21st Street North is also oriented towards the street. It employs more architectural details and ornamentation than the standard vernacular garage building.

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

Although the replacement garage apartment building will be taller than the existing garage building, its overall design and placement on the property are consistent with other accessory buildings in the district.

The loss of the existing contributing garage building will not result in the loss of the subject property's contributing status. However, staff does have concerns how the subject district will be affected over time by the accumulation of loss of its small-scale accessory buildings. The loss of this building as well as numerous similar structures will eventually affect the integrity of the subject district as a whole.

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

Partially consistent

Given the continuously increasing need for affordable housing in St. Petersburg and the City's goal of using Accessory Dwelling Units (ADUs) as part of its strategy to encourage the development of new units in traditional neighborhoods, staff expects that similar applications to this one should be expected by the historic preservation office and the CPPC.

If the goal for this project is to create a habitable ADU on the subject property, best practice from a historic preservation perspective would be to convert the *existing* garage building into a dwelling unit and replace the displaced parking with an uncovered parking pad. Similar conversions of historic garages to ADUs have been approved by this Commission, for e.g., the conversion of the garage at 3040 8th Ave N (COA 21-90200096, approved October 12, 2021). The same was recently accomplished of the historic garage at 336 Lang Ct N, though no COA was required as the owner made only interior changes during the conversion.

However, staff acknowledges the fact that historic garage buildings were often not constructed with the intention of serving as dwelling units, and the cost of conversion can seem high for a building that is quite utilitarian in nature. In addition, the property owner seeks a garage at the ground floor to retain the space and enclosed nature of the parking provided by the existing garage.

In recent months, another contributing garage building at 2034 Burlington Ave N was approved for demolition by CPPC to allow for the construction of two-story building with a garage and ADU (COA 22-90200064 and COA 22-90200065, approved July 12, 2022).

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

Consistent

No indication has been given that the applicant cannot carry out the plans.

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 This criterion is not relevant to this application.

Additional Guidelines for Demolition

In approving or denying applications for a COA for demolition, the Commission and the POD shall also use the following additional guidelines:

1. *The purpose and intent of these additional requirements is to determine that no other feasible alternative to demolition of the local landmark or contributing property can be found.*

Partially consistent The application’s justification for the necessity of the subject property’s demolition is based on the current condition of the two-bay garage building and the desire to create an ADU that includes both a living unit and garage space.

The application (Appendix A) provides documentation regarding the lack of feasibility in converting the structure from a garage into living space from the applicant Alexander Smith, a licensed architect who has demonstrated experience in the rehabilitation of historic structures. The applicant states that retaining the extant garage would only create a 400 square foot ADU with an undersized living area, and the conversion would be cost prohibitive.

It should be noted that because this property is a contributing resource to a local and national historic district, the property would be eligible for Ad-Valorem Tax Exemptions on any qualified renovation. Federal Income Tax Rehabilitation Credits are also available if the property is income-producing (rental). Combined, these incentives enhance the benefit and feasibility of rehabilitation.

2. *No COA for demolition shall be issued by the Commission until the applicant has demonstrated that there is no reasonable beneficial use of the property, or the applicant cannot receive a reasonable return on a commercial or income-producing property.*

Partially consistent As noted above, preservation best practices would recommend first that the building be retained for use as a garage, and then that the building be rehabilitated for use as an ADU with minimal exterior changes. However, given the facts that this application will affect only an accessory building (albeit a contributing resource nonetheless), and that there are broader needs for additional dwelling units with provided off-site parking in the city, staff finds the proposal to partially satisfy this criterion.

3. *The Commission may solicit expert testimony and should request that the applicant furnish such additional information believed to be necessary and relevant in the determination of whether there is a reasonable beneficial use or a reasonable return. The information to be submitted by a property owner should include, but not be limited to, the following information:*
- a. *A report from a licensed architect or engineer who shall have demonstrated experience in structural rehabilitation concerning the structural soundness of the building and its suitability for rehabilitation including an estimated cost to rehabilitate the property.*

Consistent See application in Appendix A.

- b. *A report from a qualified architect, real estate professional, or developer, with demonstrated experience in rehabilitation, or the owner as to the economic feasibility of rehabilitation or reuse of the property. The report should explore various alternative uses for the property and include, but not be limited to, the following information:*
 - i. *The amount paid for the property, date of purchase, remaining mortgage amount (including other existing liens) and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.*
 - ii. *The most recent assessed value of the property.*
 - iii. *Photographs of the property and description of its condition.*
 - iv. *Annual debt service or mortgage payment.*
 - v. *Real estate property taxes for the current year and the previous two years.*
 - vi. *An appraisal of the property conducted within the last two years. The City may hire an appraiser to evaluate any appraisals. All appraisals shall include the professional credentials of the appraiser.*
 - vii. *Estimated market value of the property in its current condition; estimated market value after completion of the proposed demolition; and estimated market value after rehabilitation of the existing local landmark for continued use.*
 - viii. *Evidence of attempts to sell or rent the property, including the price asked within the last two years and any offers received.*
 - ix. *Cost of rehabilitation for various use alternatives. Provide specific examples of the infeasibility of rehabilitation or alternative uses which could earn a reasonable return for the property.*
 - x. *If the property is income-producing, submit the annual gross income from the property for the previous two years as well as annual cash flow before and after debt service and expenses, itemized operating and maintenance*

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- expenses for the previous two years, and depreciation deduction and projected five-year cash flow after rehabilitation.*
- xi. If the property is not income-producing, projections of the annual gross income which could be obtained from the property in its current condition.*
 - xii. Evidence that the building can or cannot be relocated.*
- c. The Commission may request that the applicant provide additional information to be used in making the determinations of reasonable beneficial use and reasonable return.*
 - d. If the applicant does not provide the requested information, the applicant shall submit a statement to the Commission detailing the reasons why the requested information was not provided.*
- 4. The Commission may ask interested individuals and organizations for assistance in seeking an alternative to demolition.*
 - 5. The Commission shall review the evidence provided and shall determine whether the property can be put to a reasonable beneficial use or the applicant can receive a reasonable return without the approval of the demolition application. The applicant has the burden of proving that there is no reasonable beneficial use of the property or that the owner cannot receive a reasonable return. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return, the Commission shall deny the demolition application except as provided below.*
 - 6. The Commission may condition any demolition approval upon the receipt of plans and building permits for any new structure and submission of evidence of financing in order to ensure that the site does not remain vacant after demolition.*
 - 7. The Commission may grant a COA for demolition even though the local landmark, or property within a local historic district has reasonable beneficial use or receives a reasonable return if:*
 - a. The Commission determines that the property no longer contributes to a local historic district or no longer has significance as a historic, architectural or archaeological local landmark; or*
 - b. The Commission determines that the demolition of the designated property is necessary to achieve the purposes of a community redevelopment plan or the Comprehensive Plan.*
 - 8. The Commission may, at the owner's expense, require the recording of the property for archival purposes prior to demolition. The recording may include, but shall not be limited to, video recording, photographic documentation with negatives and measured architectural drawings.*

Project Review: 22-90200108 (New Construction of Garage Apartment)

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 The subject district contains a mixture of one- and two-story accessory buildings. The proposal's height, scale, and materials are consistent with existing contributing buildings.

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

Consistent The proposed project will be located on the rear of the subject parcel, but will be highly visible from 21st Street North. The applicant has proposed the structure to have a frontage towards 21st Street North, designing the structure to be compatible with the neighboring garage apartment building at 249 21st Street North. The new structure is taller than the primary residence, but it will be similar to the other garage apartment buildings that front 21st Street North.

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 proposal will have little impact on the historic significance or architectural design of the property.

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

Partially consistent As discussed in review of the proposed demolition above, the proposal will create a new housing unit which can be rented out by the owner.

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 a contributing resource to the subject district.

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 new construction will be a two-story building replacing a one-story building. However, there are numerous examples of contributing two-story garage apartment buildings in the subject 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 proposed new construction will have a roof peak of 23 feet, two inches and a width of approximately 23 feet by 24 feet. This is consistent with other garage apartments in the subject 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 Windows are vertically-oriented sash hung to match the windows in the main house. This is consistent with contributing properties in the district.

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 Windows are placed with a simple but orderly rhythm.

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 garage apartment is placed near the rear property line with an orientation towards 21st Street North. This is compatible with the other historic garage apartment buildings on 21st Street North.

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 The proposal includes an open balcony on the second floor that will front 21st Street North. Staff recommended that the porch include traditional vertical railings with spacing to create a more transparent appearance and lessen the impact to the street. The applicant feels that a solid porch wall is more appropriate to the district and is proposing that design, although the alternatives are included in the application package.

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 Materials reference both the primary residence at the property and typical garage apartments in the subject district.

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

Consistent Although not common, there are historic examples of garage apartment buildings on corner properties to adopt a street facing façade. This proposal follows that historic form.

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 The application includes new perimeter fencing to be white vinyl to match the existing fencing. The subject property has white vinyl, privacy fencing that was installed without a Certificate of Appropriateness.

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.*

Inconsistent The proposed garage apartment's construction will require the demolition of an existing contributing building.

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.*

Inconsistent The proposed new construction requires the demolition of a contributing building.

Project Review: Variance to Land Development Regulations (File 22-54000079)

Variance Data

Variance	Required	Requested	Variance	Magnitude
Streetside Setback Accessory Structure (2nd floor porch)	12-foot setback	5-foot setback	7-foot	58%
Parking Space for Accessory Dwelling Unit (ADU)	1 parking space	0 parking space	1 parking space	100%
Garage Door and Driveway Orientation (facing)	Alley	Side Street		

Request

The property owners are proposing to construct a new Accessory Structure with a two car garage on the first floor and an Accessory Dwelling Unit (ADU) on the second floor. The proposed ADU includes a 2nd floor open porch which encroaches 7-feet (ft) into the 12-ft streetside yard setback, required by *Section 16.20.010.6 Building Envelope: Minimum Setbacks and Maximum Height* in the Neighborhood Traditional-2 (NT-2) district. The ADU parking requirement is one (1) parking space and the applicant is requesting a variance from the parking space; and, *Section 16.20.010.11 Building and Site Design* requires that garage doors and driveways face the alley when the property is on an alley. The proposed garage doors and driveways face the side street requiring a variance to the accessory structure orientation.

Zoning Background

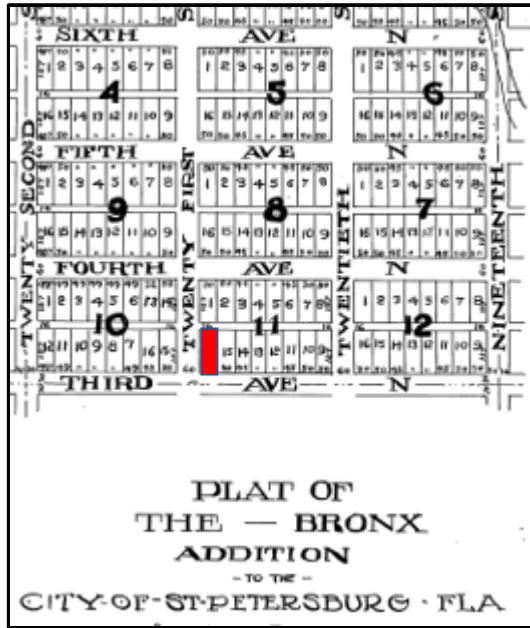
The subject property is located within the Neighborhood Traditional-2 (NT-2) zoning district. The purpose of the NT district regulations is to protect the traditional character of the neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the 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 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. However, in this case, the subject property is a corner lot and the driveway provides a ribbon driveway access to the existing garage from the side street.

The parcel was platted as Bronx Addition Block 11, Lot 16. The property is a corner lot that fronts on Burlington Ave N with 21st St N along the west side. The lot is 50-ft x 127-ft, with a total lot area of 6,350 square feet (sf). The existing house and garage were moved from 1750 Central Ave in 1930 to the current property. The lot is a contributing property within the Southeast Kenwood Local Historic District and the Kenwood National Register Historic District.

Figure 1. Plat of the Bronx Addition, Block 11, Lot 16



The existing house on the property is approximately 1,375 sf and the garage is 386 sf. The applicant is proposing to demolish the historic garage and rebuild a 550 sf garage and 550 sf ADU. The Floor Area Ratio (FAR) is proposed at 0.31 (includes the 500 sf exemption for ADUs located in rear one-third of the property). Based on the site plan provided by the applicant, the Impervious Surface Ratio (ISR) is approximately 0.52. The NT-2 zoning district allows a 0.40 FAR and up to 0.60 FAR with design bonuses, and up to 0.65 ISR. The existing property meets the NT-2 zoning and intensity ratios.

Variance 1 (Setback)

The setback requirements for an Accessory Structure follow the NT-2 setback requirements (Section 16.20.010.6):

- Street Side Yard: 12-ft
- Interior Side Yard: 6-ft
- Rear Yard: 6-ft

The applicant has requested a 7-ft variance from the Street Side Yard for the accessory structure’s second floor open porch.

Variance 2 (Parking Space)

The City Code Section 10.50.010.5.4 requires an additional parking space for an ADU except when meeting the following criteria:

- a. the property is within 1/8-mile (660 feet) of a high frequency transit route;
- b. the unit size is equal to or less than 600 square feet;
- c. the unit is located on an alley;
- d. all required parking spaces for the single-family home are accessed from the alley; and,
- e. there is no front-loading driveway.

The proposed garage meets 4 of the 5 criteria stated above; however, the parking spaces for the single-family home are accessed from the side street (21st St N) instead of the required alley. Therefore, the additional parking space is required. A variance is being requested for the ADU parking requirement.

Variance 3 (Garage/driveway Orientation)

Section 16.20.010.11 requires driveways and garage doors to face the alley when located on an alley. Because the proposed garage door and driveway access the side street (21st St N), a variance is required. It is important to note that the existing garage doors and driveway currently face the side street and the other corner lots on 21st St N between Burlington Ave N and 4th Ave N all have side street facing garages and driveways. The existing driveway has a solid 20 ft width apron with ribbon driveways. The city is requesting that the ribbon driveway remain as part of the Conditions of Approval to lessen the impact of development on the pedestrian experience.

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, 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:*

The proposed variance meets the Special Conditions that are peculiar to land, building and structures addressed in a, d, and f below.

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

The site meets the redevelopment criterion as it includes an existing 1,375 sf one-story house and a 386 sf garage. The existing historic garage is proposed for demolition, and the requested new garage/ADU (Accessory Structure) is proposed in the same general area of the existing garage. The proposed garage is confined by an existing pool located to the rear of the garage which the owner is attempting to build the new Accessory Structure around.

The applicant is requesting to construct a two-story Accessory Structure with 550 sf of first floor (garage), a 550 sf ADU on the second floor, with a 133 sf second floor porch overhang, encroaching into the streetside setback.

- 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. The lot is an existing legal conforming lot. The NT-2 district requires a minimum lot width of 50-feet and lot area of 5,800 sf. The subject property meets the minimum lot width (50 ft) and lot area (6,350 sf).

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

Not applicable. In this instance, the reference to a “designated preservation district” applies to environmentally sensitive areas within the City.

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

The subject property includes a single-family structure and a garage, both considered contributing resources located within the Southeast Kenwood Local Historic District and are contributing resources to the Kenwood National Register of Historic Places. The applicant is proposing to demolish the existing garage. As a contributing resource, the new construction must meet building form and architectural design standards of other historic structures throughout the district.

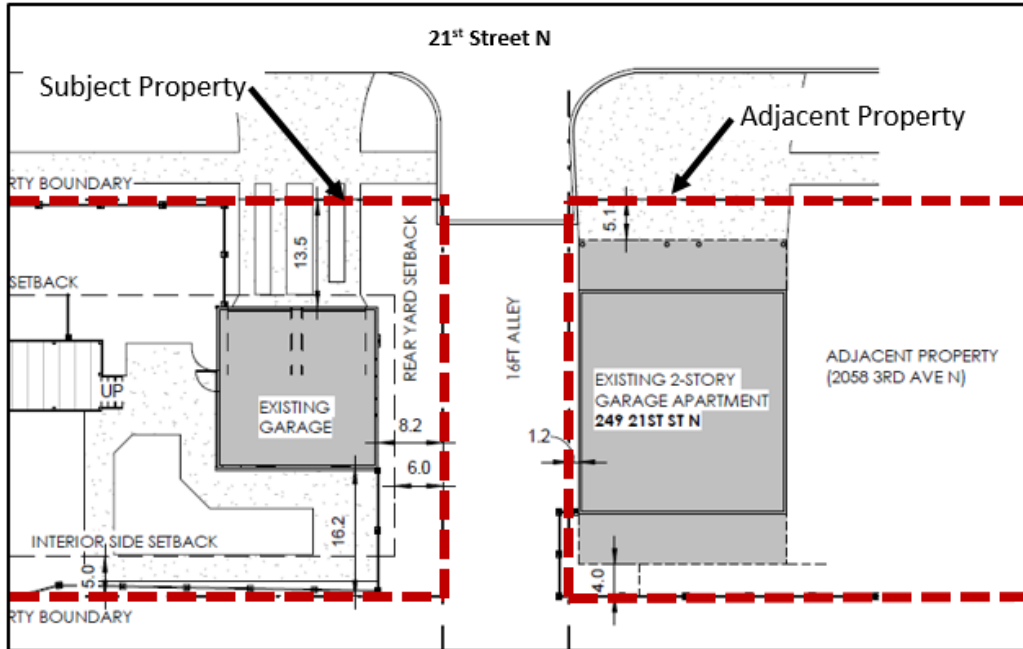
- e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*

There are no significant trees or other vegetation affected by the construction.

- 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.*

The block face for the subject parcel is Burlington Ave N, the proposed Accessory Structure is proposed along the secondary block face (21st St N) for this parcel. Because there are only two (2) properties along this block face, the subject property and the property directly across the alley (2058 3rd Ave N), there is hardly a definitive development pattern established as the subject property has a historic garage that currently meets the streetside yard setback requirements and the property across the alley encroaches 7 feet into the streetside yard setback.

Figure 2. Existing Accessory Structures for subject property and property across alley (2058 3rd Ave N). Sketch provided by Boone Architectural Restoration as part of Variance Application).



The applicant has provided 7 examples of accessory structures with a similar style architecture. These examples are from a six (6) square block area bounded by 25th St N, 5th Ave N, 19th St N, and 1st Ave N, establishing that this architectural style is unique to the Kenwood neighborhood.

Figure 3. 2058 3rd Ave N



Figure 4. 1960 4th Ave N



Figure 5. 2400 24th St N



Figure 6. 2461 Dartmouth Ave N



Figure 7. 2460 Burlington Ave N



Figure 8. 214 19th St N



Figure 9. 2003 Burlington Ave N



The applicant is proposing a similar style accessory structure that includes a first floor garage with an ADU on the second floor with an open porch overhang into the street side setback. The building heights will be similar. The proposed accessory structure on the subject property is limited by the location of the pool on the property.

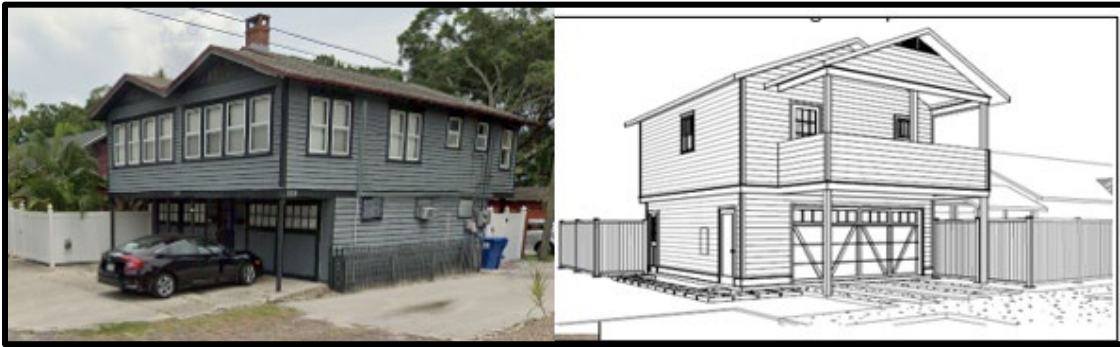
This is not an established setback pattern in the neighborhood. While these properties include a valid architectural style in the neighborhood, it is noted that these are seven (7) of over 500 lots and therefore does not indicate a development pattern of encroaching setbacks within the

district. While the uses of the properties are grandfathered with multiple units, ranging from 3 - 6 units/lot, the buildings are considered nonconforming based on the setback encroachments.

The City Code Section 16.20.010.10. identifies that NT districts allow building setbacks consistent to the established neighborhood patterns; however, these are only allowed for front yard setbacks, all other encroachments must be approved with a variance.

It is noted that the Historic Preservation staff has requested the proposed garage doors face the side street to match the existing accessory structure across the alley at 2058 3rd Ave N. The photo and sketch in Figure 3 below shows the existing and proposed Accessory Structures.

Figure 10. View of 21st St N block face with existing and proposed accessory structures.



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

This criterion is not applicable.

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

Special Conditions in 1. above resulting from actions of applicant:

1a. **Redevelopment** – The property has a single-family house and pool. The accessory structure and parking must be located within the confines of the remainder of the property. The accessory structure could be reduced in size, or the porch overhang could be removed. However, due to the significant importance of the Southeast Kenwood Local Historic District, the porch overhang was specifically provided as an architectural feature that is reflective to an architectural style unique to the neighborhood and to match the style of the property across the alley. It is noted that the porch overhang would have less of a visual impact with a surrounding railing rather than a solid half-wall structure.

1d. **Historic Resources**- The structures on the subject property are contributing resources. The applicant is proposing to demolish the existing historic garage to construct a new garage

and ADU which is the result of the applicant. While the applicant is sensitive to the historic buildings and district, the alternatives are financially restrictive.

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

Variance 1 (Setback)

A literal enforcement would not result in an unnecessary hardship. The garage and ADU can be constructed without the front porch encroachment. However, due to the significant importance of the Southeast Kenwood Local Historic District, the porch overhang was specifically provided as an architectural feature that is reflective to an architectural style unique to the neighborhood and to match the style of the property across the alley.

Variance 2 (Parking Space)

The proposed ADU meets the requirements for a parking space exemption with the exception of the requirement that the garage must face the alley. With the current and proposed garage orientation, there is no other area on the property for an additional parking space.

Variance 3 (Garage/driveway Orientation)

The garage and driveway can be oriented to the alley. However, the City Historic Preservation staff indicated that the preferred roof form included an off-set gable to match the existing house and provide more architectural features on the streetside. Because of the roof form, the driveway and garage doors were then oriented to the side street. It is noted that within a 6-block area of corner lots located on an alley 52% of the garages are accessed through the alley and 48% are accessed from the side street. This is a fairly even split of driveway and garage door orientation.

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;*

Strict application of the provision of this chapter would allow for the continued use of the existing house and for the construction of the proposed accessory structure without the porch overhang. The garage could be oriented with garage doors and driveway access from the alley. However, because this property is located within Local and National Historic Districts, staff must also review the proposed accessory structure in light of the that staff also review the character and architectural style of the neighborhood and address the preservation of these styles. While the applicant may have reasonable use of the property without the porch overhang, it is a reasonable request for a ADU in order to provide additional outdoor living space while following the design guidelines of Section 16.30.070.2.6.

There is no other space available for parking, from the alley or side street. The property is within $\frac{1}{8}$ -mile (660 feet) of a high frequency transit route allowing for walkability to transit service to other employment areas, shopping, downtown and the beaches.

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

The variance request addresses the encroachment of a second floor porch overhang into the streetside yard setback. The remainder of the building meets the setback requirements. While the

property still has a reasonable use of land without the porch overhang it is noted that the enclosed living area is within the NT setback requirements. The overall size of the ADU is 550 sf, a smaller living space. The open porch provides an approximate 133 sf of additional outdoor living area. The porch overhang was designed to match a similar architectural style in the neighborhood and across the alley.

The garage and ADU can also be constructed facing the alley and be within the allowable NT-2 setbacks. The orientation of the Accessory Structure was changed to face the street at the request of the Historic Preservation staff to provide additional architectural features details and an off-set gable roof along the streetside.

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

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations which promote revitalization and redevelopment and encourages perpetuation of historic districts. The Land Development Regulations (LDR) for the Neighborhood Traditional (NT) 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." It is also consistent with the LDRs for Preservation of Historic Properties where a design standard is related to a building or architectural element, the variance shall reinforce a unique condition of an identifiable architectural style lending to the design intent of that style. In addition, the new construction meets the following guidelines for new construction:

- The relationship of the new construction to open space between it and adjoining buildings is visually compatible with contributing resources in the district.
- The relationship of the porch projections and balconies to sidewalks of the new construction is visually compatible with contributing resources in the district.
- The relationship of the materials and texture of the façade of the new construction is visually compatible with the predominant materials used in contributing resources in the district.
- The roof form of the new construction is visually compatible with other contributing resources in the district and adjacent to the property.

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

The granting of the variance will not be injurious to neighboring properties or detrimental to the public welfare.

1. The requested variance will allow the second floor porch to encroachment into the setback and provide a match of architectural style to the accessory structure across the alley and other accessory buildings within the local historic district. Because it is located along 21st St N, with only two (2) properties on the secondary block face, it will have little impact on neighboring properties.

2. The ADU requires an additional parking space. ADUs are exempt from this requirement when within 1/8-mile of a high frequency transit route, the unit size is less than 600 sf, the unit is located on an alley, all parking spaces are accessed from the alley, and there is no front-loading. The property meets four (4) of the five (5) criteria; however, because the parking spaces are not accessed from the alley, the exemption is not permitted.
3. The proposed driveway and garage doors will remain facing in the same direction as the existing garage door and driveway location. The neighbors should not be affected by the continued orientation of the driveway and garage doors as they have been located as such since 1930.

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

There are several compelling factors to justify this variance request based on the standards provided in Section 16.70.040.1.6:

- Special conditions exist including:
 - a. the redevelopment around the existing pool and single-family residence constrains the location and size of proposed accessory structure;
 - b. the existing structures are contributing structures within the Southeast Kenwood Local Historic District; and
 - c. the architectural style of the Accessory Structure and porch is characteristic to several properties in the Kenwood neighborhood. Staff contends that the architectural style does not create a pattern of setback encroachment for the neighborhood, but in this case, the setback encroachment is necessary due to a constrained development area at the rear of the property.
- As a contributing resource to the Southeast Kenwood Local Historic District, and the Kenwood National Register of Historic Places, any new construction must meet architectural design standards of the historic district. The design of the garage/ADU structure incorporates design form and architectural features including an open porch that are recognized architectural styles throughout the Kenwood Local and National Historic Districts.
- The request is consistent with the goals of the Land Development Regulations to promote revitalization and redevelopment and to encourage perpetuation of historic districts by reinforcing a unique condition of an identifiable architectural style lending to the design intent of that style as the applicant had done with the design of the garage and ADU.
- The granting of the variance will not be injurious to neighboring properties as the driveway and garage doors currently face the side street and the open porch is at the second floor level.

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.*

The response in 8. above provides the justification for granting the variance. The applicant provided a list of buildings with similar architectural characteristics in the neighborhood. These structures are considered to be nonconforming based on setbacks. The structures were included in the staff report, recognizing that the architectural style exists within the Local Historic District not as a justification for

the setback variance. These addresses include:

<u>Main Property Address</u>	<u>Secondary Structure Address</u>	<u>Legal Units</u>	<u>Nonconformity/Reason</u>
2003 Burlington Ave N	-	4 units	Structure/Setbacks
1846 2 ND Ave N	129 19 th St N	4 units	Structure/Setbacks
1960 4 th Ave N	331 20 th St N	6 units	Structure/Setbacks
2400 24 th St N	218 24 th St N	3 units	Structure/Setbacks
2461 Dartmouth Ave N	445 25 th St N	3 units	Structure/Setbacks
2460 Burlington Ave N	217 25 th St N	4 units	Structure/Setbacks
214 19 th St N	-	3 units	Structure/Setbacks
2058 3 rd Ave N	249 21 th St N	3 units	Structure/Setbacks

Public Comments

The applicant submitted the Neighborhood Worksheet which included signature of support from six (6) neighbors representing six (6) properties. At this time, there has been no opposition to the three (3) proposed variances. No public comments have been received at this time.

Summary of Findings and Staff Recommendation: 22-90200107 (Demolition of Existing Garage)

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

- General Criteria for Granting Certificates of Appropriateness: 5 of 5 relevant criteria fully or partially satisfied.
- Addition Guidelines for Demolition: staff finds the criteria to be generally satisfied.

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 demolition of the detached garage at 2059 Burlington Ave N, a contributing property to the Kenwood Section – Southeast Kenwood Local Historic District, subject to the following:

1. A Certificate of Appropriateness for new construction at the subject property be approved by the Community Planning and Preservation Commission, and a complete set of drawings for a building permit be submitted and approved by Historic Preservation and Development Services staff before the demolition permit be granted.
2. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
3. This approval will be valid for 24 months from the date of this hearing, with an expiration date of December 13, 2024.

Summary of Findings and Staff Recommendation: 22-90200108 (New Construction of Garage Apartment)

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

- General Criteria for Granting Certificates of Appropriateness: 5 of 5 relevant criteria fully or partially satisfied.
- Addition Guidelines for New Construction: 11 of 13 criteria satisfied.

Based on a determination of general consistency with the requirements for demolition of historic resources defined by Chapter 16, City Code of Ordinances and based on the submitted information from the applicant, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the new construction of a garage apartment at 2059 Burlington Ave N, , a contributing property to the Kenwood Section – Southeast Kenwood Local Historic District, with the following conditions of approval:

1. Windows and doors will be installed to be setback within the wall plane and feature a reveal of at least two inches, and feature contoured, exterior three-dimensional muntins to reference historic texture.
2. A historic preservation final inspection will be required.
3. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
4. This approval will be valid for 24 months from the date of this hearing, with an expiration date of December 13, 2024.

Summary of Findings and Staff Recommendation: 22-54000079 (Variance)

Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Urban Planning & Historic Preservation Staff recommends **APPROVAL** three (3) Variances, with conditions, to the proposed Accessory Dwelling Unit (ADU) including:

- A variance to the streetside yard setback from 12-feet to 5-feet for a total variance of 7-feet for a second floor open porch.
- A variance to the required ADU parking requirement of 1 parking space.
- A variance to the Neighborhood Traditional (NT-2) Building and Site Design criteria for vehicle connections and parking, allowing the garage doors and driveway to face the side street.

CONDITIONS OF APPROVAL:

1. The second floor open porch shall not be enclosed on any of the three (3) open sides or have a change of use to living space.
2. Cars are not permitted to park in the area between the sidewalk and garage doors if the vehicle blocks any portion of the sidewalk. Cars are not permitted to park on the right-of-way.
3. The driveway apron is not allowed to be expanded to a greater width than the current size.
4. The ribbon driveway shall remain. Any upgrade to the driveway shall remain as ribbon paving.
5. Approval of the variance does not grant or imply other variances from the City Code or other applicable regulations.

Report Prepared By:



12.07.2022

Kelly Perkins, Historic Preservationist II
Urban Planning and Historic Preservation Division
Planning and Development Services Department

Date

Report Prepared By:



12.07.2022

Ann Vickstrom, Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department

Date

Report Approved By:



12.07.2022

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

Date

Attachments

1. Appendix A: Applications
 - a. COA Application
 - b. Variance Application

2. Appendix B: Map Series
 - a. Aerial
 - b. Existing Zoning
 - c. Location of Lots with Similar Architectural Style

Appendix A:

COA Application Nos. 22-90200107 and 22-90200108

Variance Application No. 22-54000079



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

2059 Burlington Ave N, St. Petersburg, FL 33713

24-31-16-11808-011-0160

Property Address

Parcel Identification No.

Southeast Kenwood Local Historic District

Corresponding Permit Nos.

Historic District / Landmark Name

202-288-6114

Caryn Nesmith

Property Owner's Daytime Phone No.

Owner's Name

caryn.nesmith@gmail.com

2059 Burlington Ave N, St. Petersburg, FL 33713

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)

- | | |
|--|--|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Window Replacement |
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Door Replacement |
| <input checked="" type="checkbox"/> Demolition <small>Garage</small> | <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 checked="" type="checkbox"/> New Installation <small>2-story Garage & ADU</small> |
| <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:

Caryn Nesmith

Date:

10/13/22

Signature of Representative:

David Smith

Date:

10/13/22



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: Caryn Nesmith

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

Property Address: 2059 Burlington Ave N, St. Petersburg, FL 33713

Parcel ID No.: 24-31-16-11808-011-0160

Request: COA - Demolish existing garage, COA - Construct new garage apartment, Variance - 7ft street side setback variance for new balcony on garage apartment, reduce total parking spaces to 2

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): [Handwritten Signature]

CARYN Nesmith
Printed Name

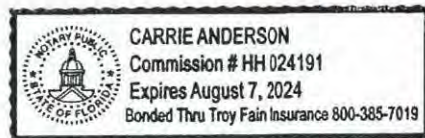
Sworn to and subscribed on this date

Identification of personally known: [Handwritten Signature]

Notary Signature: [Handwritten Signature]

Date: 10/10/2022

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) or Kelly Perkins (Kelly.Perkins@stpete.org).

PROPOSED SCOPE OF WORK

DEMOLITION

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
Existing Garage	Historic Investigation Photos 1-8	The existing garage located at the site is a combination of two structures. The Southern portion was an original 1-car garage with gable roof facing the side street. When the primary house was moved to the site in 1930 from Central Ave, the Northern portion of the garage was added. The roof does not match the original portion and was added on top of the original with a gable shape perpendicular to the original.
Garage Structural Conditions	See Structural Conditions Document	When the Northern portion of the garage was added, care was not taken to address the bearing points of the existing 1-car garage. The Northern bearing wall of the original garage was removed and an inadequately sized beam was added to carry the new load of both the roofs. The beam is also not properly supported on the West end over the current Northern garage door. The wall framing of the garage does not meet current building codes and would be cost prohibitive to remedy.
ADU Design Alternatives	See Design Alternatives Document	Design alternatives were explored to construct the apartment within the existing garage but a proper solution was not possible. Over 9 alternative designs were explored after multiple meetings with staff to visualize different conditions. See COA Application Narrative 2 for new Garage ADU design.
Site Restrictions	See Site Plan & Surveys	The site is very limited for other opportunities due to an existing pool that was installed by a previous owner to the East and South of the existing garage. Also, since the site is located on a corner, the side street setback is 12 FT on the West side. To provide for adequate parking, comfortable living space and accessory storage, a 2-story garage apartment is the only viable option.



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 NEW CONSTRUCTION

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
New 2-Story Garage with ADU	COA Drawings	THE PROJECT CONSISTS OF A NEW 497 SF GARAGE BELOW A 549 SF ACCESSORY DWELLING UNIT LOCATED IN THE REAR PORTION OF AN EXISTING PROPERTY WITHIN THE SOUTHEAST KENWOOD LHD. A 133 SF OPEN OVERHANGING BALCONY IS PROPOSED FOR THE SIDE STREET FACING GARAGE APARTMENT.
New ADU Mass & Scale	COA Drawings & Similar Examples	The overall massing and scale of the ADU will be comparable to other 2-story historic ADUs in the neighborhood. The offset gable roof line will match the existing primary home on the site. A decorative band will help to break up the mass of the 2-story structure. Also an overhanging open porch is proposed on the Western side of the building. Many examples of similar overhangs can be found throughout the neighborhood. See similar examples document.
Exterior Walls	COA Drawings	<ul style="list-style-type: none"> New smooth hardie siding will be used to match the existing siding on the house with a 66" reveal.
Historic Elements	COA Drawings	<ul style="list-style-type: none"> A decorative gable vent will be added to the gable end to match a similar detail on the existing garage. Rafter tails will be exposed to match the existing with a similar overhang.
Windows & Doors	COA Drawings	<ul style="list-style-type: none"> New 4 over 1 vinyl single hung windows will match the existing garage. Windows will be recessed a min. of 2" in the wall plane. New exterior fiberglass doors will feature a 9-lite half glass design with exterior muntins raised on the outside. Exterior casing details will match the primary house.
Exterior Elements	COA Drawings	<ul style="list-style-type: none"> New mech., elec. & plumb. systems will be installed on an inconspicuous side of the structure, screened by a fence. The existing ribbon driveway and side street facing orientation will remain as requested by staff.



Pre-Application Meeting Notes

Meeting Date: 09/22/2022 Zoning District: NT-2

Address/Location: 2059 Burlington Ave N

Request: 3 variances: 1. Streetside setback for 2nd floor balcony; 2. ADU parking space; 3. Parking from Streetside.

Type of Application: Variance Staff Planner for Pre-App: Kelly Perkins, Ann Vickstrom

Attendees: Alec Smith, Laura Duvekot, Kelly Perkins, Ann Vickstrom

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Historic Kenwood Neighborhood Assoc.	Alexis Baum	myhknapresident@gmail.com	201-681-3077

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: The architect proposed a new garage with 2nd story ADU. There is an existing pool in the backyard that the architect is designing around.

The architect has requested 3 variances. Alec explained that other garages had similar features as he was providing (across alley).

Alec is requesting the reduction of the ADU parking requirement. An indicated the parking will remain from the side street.



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 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Caryn Nesmith	
Street Address: 2059 Burlington Ave N	
City, State, Zip: St. Petersburg, FL 33713	
Telephone No: 202-288-6114	Email Address: caryn.nesmith@gmail.com
NAME of AGENT or REPRESENTATIVE: 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
PROPERTY INFORMATION:	
Street Address or General Location: 2059 Burlington Ave N, St. Petersburg, FL 33713	
Parcel ID#(s): 24-31-16-11808-011-0160	
DESCRIPTION OF REQUEST: Construct a new 2 story garage with ADU above.	
3 variances: 1. Streetside setback for 2nd floor balcony; 2. ADU parking space; 3. Parking from Streetside.	
PRE-APPLICATION DATE: 09/22/2022	PLANNER: Ann Vickstrom, AICP, RLA

FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st 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: 10/13/2022

*Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: Alexander Smith



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: Caryn Nesmith

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

Property Address: 2059 Burlington Ave N, St. Petersburg, FL 33713

Parcel ID No.: 24-31-16-11808-011-0160

Request: COA - Demolish existing garage, COA - Construct new garage apartment, Variance - 7ft street side setback variance for new balcony on garage apartment, reduce total parking spaces to 2

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): [Handwritten Signature]

CARYN Nesmith
Printed Name

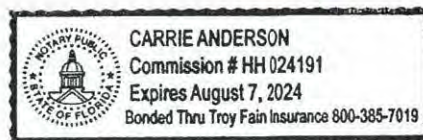
Sworn to and subscribed on this date

Identification of personally known: [Handwritten Signature]

Notary Signature: [Handwritten Signature]

Date: 10/10/2022

Commission Expiration (Stamp or date):





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	
Street Address: 2059 Burlington Ave N	Case No.:
Description of Request: Construct a new 2 story garage with ADU above.	
3 variances: 1. Streetside setback for 2nd floor balcony; 2. ADU parking space; 3. Parking from Streetside.	
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: 2058 3rd Ave N or 249 29th St N	
Owner Name (print): Maria Herrera-Turner	
Owner Signature: DocuSigned by: Maria Herrera	
2. Affected Property Address: 2051 BURLINGTON AVE N	
Owner Name (print): SEAN LEFORT	
Owner Signature:	
3. Affected Property Address: 2050 Burlington Ave N	
Owner Name (print): Andrew O'Malley	
Owner Signature:	
4. Affected Property Address: 2062 Burlington Ave N	
Owner Name (print): Julio Sandoval	
Owner Signature:	
5. Affected Property Address: 2100 Burlington Ave N	
Owner Name (print): SIÂN CAOLE / of's Howard	
Owner Signature:	
6. Affected Property Address: 2101 BURLINGTON AVENUE N	
Owner Name (print): PLANA PEREZ (MIRON GADOLLA)	
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	
Street Address:	2059 Burlington Ave N
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 ongoing. Included Architect's Site Plan and variance narrative with each meeting. Mailed a letter with information to an adjacent landlord.	
(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 by required deadline.	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
Residents and landlords that are located adjacent to the property.	
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 variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th 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.	
X Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>10/4/2022</u>	
<input checked="" type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	



Alexander h <boonearch@gmail.com> I.co

ma m > u

In en o f le for Var ance - 2059 B rl ng on Ave N u

1 mess ge u

Alexander h <boonearch@gmail.com>

Tue, Oct 4, 2022 at 6:20 AM u

To: Alexis Baum <president@historickenwood.org>, president@stpetecona.org u

Please find the Application Narrative & Conceptual Drawings attached as required for notification of a variance at 2059 Burlington Ave N.

Thank you,

Alexander Smith, RA | Owner
Boone Architectural Restoration u

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

[www.BooneArchitectural.com u](http://www.BooneArchitectural.com)

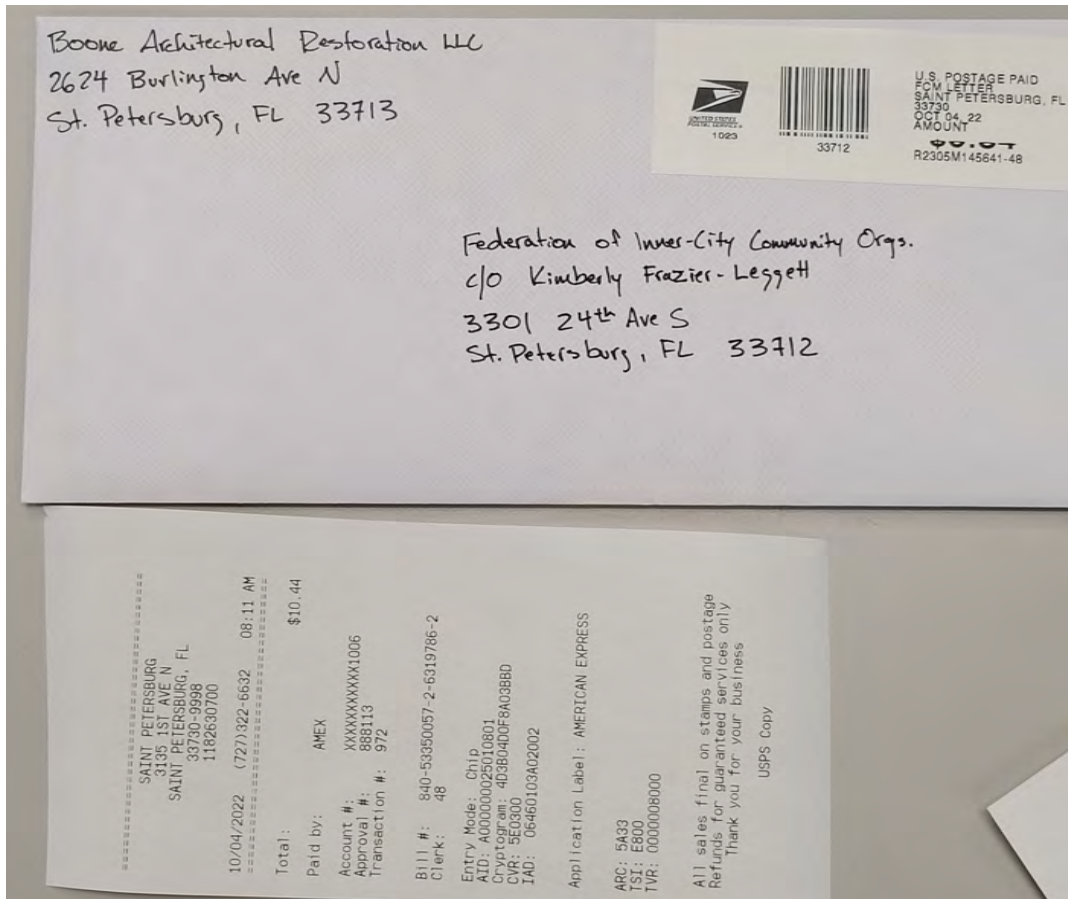
follow us [@boonearch u](https://twitter.com/boonearch)

2 a ach n s

Var ance Narra ve - 2059 B rl ng on Ave N.pdf u
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220922 2059 B rl ng on Ave N - New ADU.pdf u
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e



HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

	Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure		4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet		360	308	252	230	190	152
ColorPlus Pcs/Pallet		324	280	252	210	—	—
Pcs/Sq		25.0	20.0	16.7	14.3	12.5	9.3

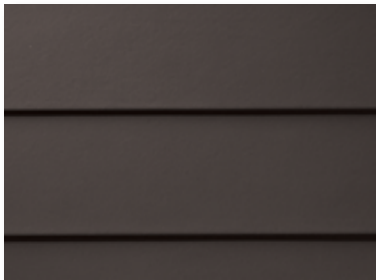
SELECT CEDARMILL®



SELECT CEDARMILL®

	Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
STATEMENT COLLECTION™				✓			
DREAM COLLECTION™		✓	✓	✓	✓		
PRIME		✓	✓	✓	✓	✓	✓

SMOOTH



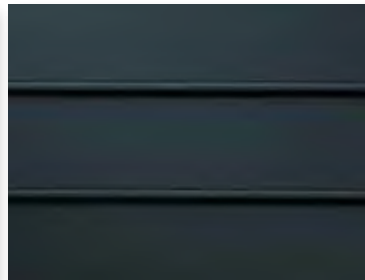
SMOOTH

	Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
STATEMENT COLLECTION™							
DREAM COLLECTION™		✓	✓	✓	✓		
PRIME		✓	✓	✓	✓	✓	✓

BEADED CEDARMILL®



BEADED SMOOTH



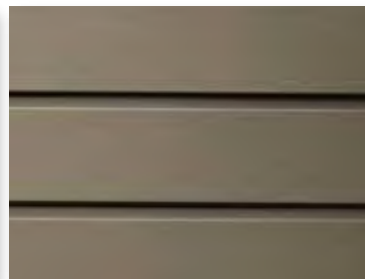
BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in	
Exposure	7 in	STATEMENT COLLECTION™
Prime Pcs/Pallet	240	DREAM COLLECTION™
ColorPlus Pcs/Pallet	210	PRIME
Pcs/Sq	14.3	

CUSTOM COLONIAL ROUGHSAWN®



CUSTOM COLONIAL SMOOTH®



CUSTOM COLONIAL ROUGHSAWN® & CUSTOM COLONIAL SMOOTH®

Width	8 in	
Exposure	6.75 in	STATEMENT COLLECTION™
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ColorPlus Pcs/Pallet	216	PRIME
Pcs/Sq	14.9	

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- Zone 4 / Missile Level "E"
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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

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 *Masonite*®
the beautiful **door**™



STORM GUARD™

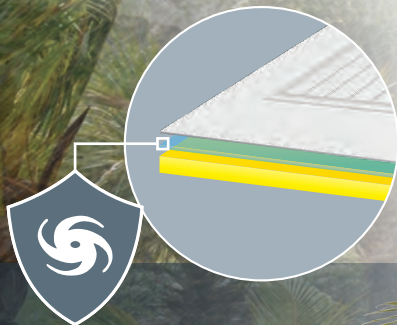
IMPACT-RATED DOORS

Living on the coast is one of life's luxuries. Upgrading home construction in areas prone to high winds and hurricanes provides peace of mind during times of severe weather activity.

Masonite engineered Storm Guard™ impact-rated smooth and textured fiberglass doors, featuring CoreShield™ Technology and Masonite steel doors meet strict building code requirements without compromising beauty.

The Wind-Borne Debris Region (WBD) and High Velocity Hurricane Zones (HVHZ) have specific test requirements for doors.

- Florida Wind-Borne is defined as 140 mph winds or 130 mph within 1 mile of the coast
- HVHZ is specific to hurricane rated winds in Florida's Dade and Broward counties



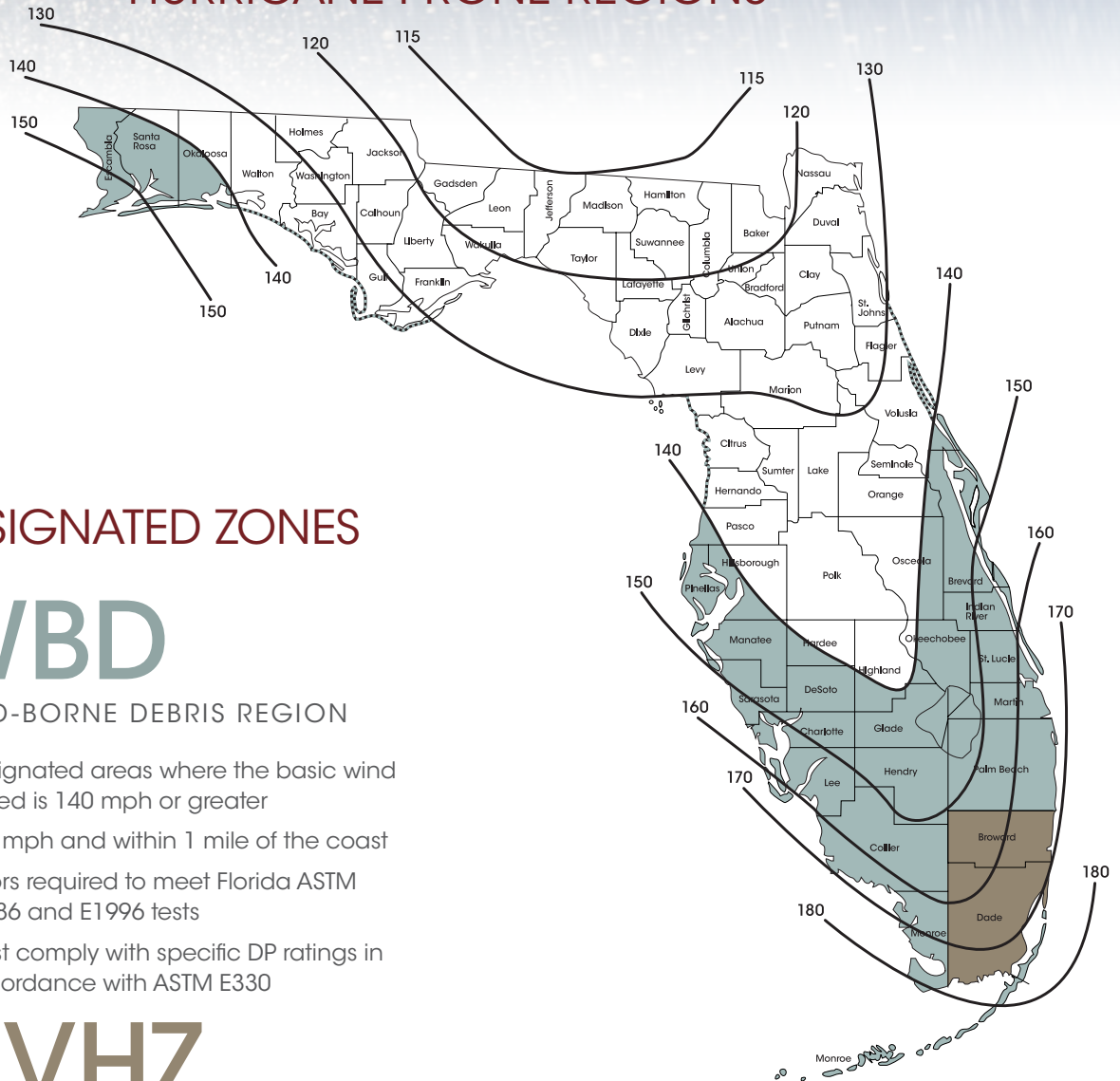
CoreShield™ Technology

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).

STORM GUARD™

IMPACT-RATED DOORS



Storm Guard™
Textured
Fiberglass
Mahogany
Fir & Oak

- real wood appearance in oak, fir or mahogany textures
- ideal for staining
- all Storm Guard™ fiberglass doors are constructed with composite-edge stiles and rails
- resists water absorption, rotting, warping & splitting

FIBERGLASS DOORS



SERIES	WIND-BORNE DEBRIS		HVHZ	
	NO GLASS	IMPACT GLASS	NO GLASS	IMPACT GLASS
FIBERGLASS ENTRY DOORS				
Storm Guard™ Smooth	•	•	+	+
Storm Guard™ Textured (Fir, Mahogany & Oak)	•	•	+	+
STEEL-EDGE STEEL ENTRY DOORS				
Storm Guard™ Masonite® HD Steel	•	•	•	•

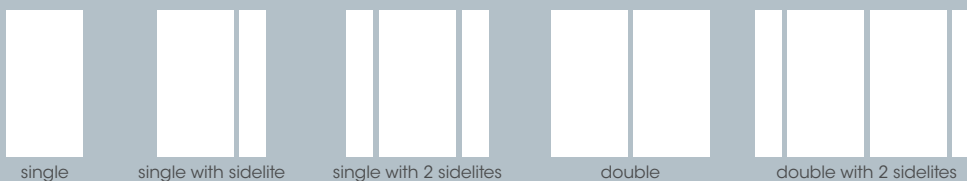
+ Requires a fiberglass door with Core Shield™ construction.

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Approved
6'8" & 8'0"
Configurations



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



SGS
smooth
fiberglass



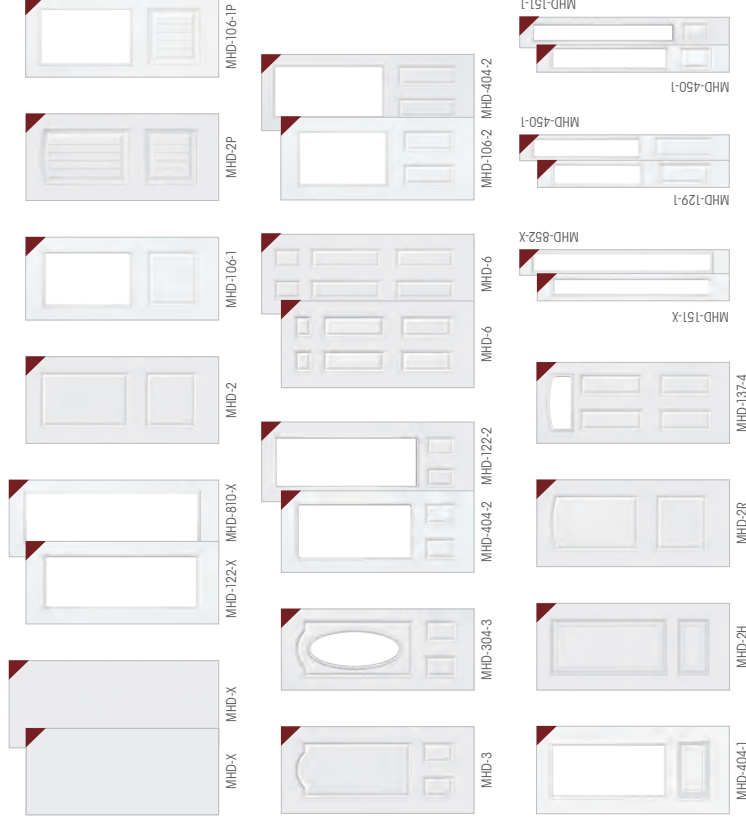
Storm Guard™
Smooth
Fiberglass

- Superior smooth finish
- Ideal for painting

STEEL-EDGE STEEL DOORS



MHD
steel



Storm Guard™
Masonite® HD

- Primed ready to paint

SDL 1-1/8" bars



INTERNAL grids



CRAFTSMAN internal grids



	80"										
Glass Designs	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.



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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.

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Max

Masonite Xpress ConfiguratorSM



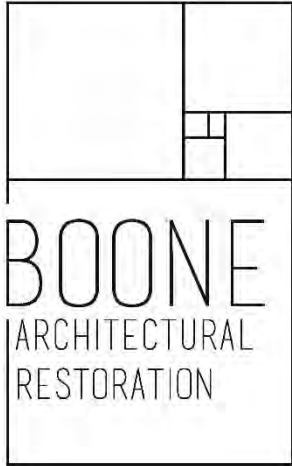
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Boone Architectural Restoration LLC

2624 Burlington Ave N
St. Petersburg, FL 33713

LIC AA26003970
727.314.2724
BooneArch@gmail.com

Historic Investigation

Caryn Nesmith
2059 Burlington Ave N
St. Petersburg, FL 33713
Customer ID A21.012

DATE:
APRIL 28, 2022

Home Facts:

- Year Built: unknown, seen in the 1918 Sanborn Map on Central Ave, moved from 1750 Central Ave in 1930
- Square Feet: 1356sf house, 216sf open porch, 400sf garage
- Building Size: Approx. 28ft wide x 45ft deep Structure with a 20ft wide x 20ft deep garage
- Lot Size: 50ft x 127ft interior lot with a 16ft alley
- Flood Zone: X

Property Card Info: *see Appendix A

- Original Owner: W.D. Minor, oldest record found for the owner in 1924 as a winter home
- Builder: unknown, building was moved by Frank M. Fogg in 1930, records show he moved other house around that time and was the building manager of a hotel on 3rd Ave N.
- Building Alterations
 - Building was moved on 1/28/1930 from 1750 Central Ave (now Dirty Laundry)
 - Additional permit on 12/9/1930 doubling the size of the garage.
 - A shed was added to the East of the garage on 11/21/1946 and a toilet and shower were added to the garage in the SE corner along with a window. No presence of the plumbing can be found currently.
 - The rear porch was added in 1947.
 - A business occupation for “Odd Job Home Repair Services” was applied for in 1978.
 - Original windows were replaced in 1987 to the Miami awning windows shown in the 1994 field report.
- Further Investigation
 - According to available records the historic owners of this home in order were as follows: Central Ave - W.D. Minor, E.E. Newbert, Burlington Ave – N.N. Leffler, Julian Florian, Walter W. Warner, Richard Rowland
 - The building was originally located on Central Ave and evidence can be seen as early as the 1918 Sanborn Fire Map. The side sunroom was present in all records on the fire map, unlike the report states during the Historic Survey.
 - The earliest record of the owner, W.D. Minor used the home as a winter residence from Michigan.
 - E.E. Newbert was the former mayor of Augusta, Maine and a retired pastor. He ran for the democratic primary for Governor but lost. He was outspoken for his views against women’s suffrage. While living in St. Pete he was a real-estate investor and worked out of his home on Central Ave. He was also a booster for the development of St. Pete and traveled up north advertising the City in the early 1920s.
 - Interestingly during his ownership of the home on Central Ave, there is also record of it being the West Central Drug Co. and Café, selling ice cream among other things.
 - When the house was moved in 1930, N.N. Leffler was the first owner.
 - The addition in 1930 doubled the size of the current garage. Evidence can be seen with the over-framed roof that is perpendicular to the original and edge trim above the N garage door. The south end of the garage is the original half.
 - It was for sale shortly after in 1934 and for several years until the Warner’s owned the home in the late 1940s.

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 general massing of the main structure with offset gables and cross-gable sunroom fits the style of many Bungalows of the 1920s. Many examples can be found throughout Historic Kenwood.
- The large eaves and decorative brackets are unique features of the home.
- 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 upper drip edge and lower protruding sill.
- The wide wood lap siding on the main house appears to be in great condition.
- All the original double hung wood windows were removed and replaced with awning style aluminum windows, and subsequently by newer replacement windows. The original 6-pane casement windows can be seen on either side of the chimney.
- The garage has parts of the remaining 4 over 1 double hung wood windows.
- The garage appears to be original to the home though there are no records of its original construction.
- The decorative gable vents on the original South half of the garage are quite interesting.



7/27/1994 – Survey for National Register District

Existing Floor Plans: * see Appendix C

Photos: *see Appendix D

Appendix A: Historic Property Card, Sanborn Fire Maps & Newspaper Records

2059 Burlington Ave. N.	ELECTRICAL PER. No. #5180 DATE 10/23/47	PLUMBING PER. No. #17 DATE 12/8/47
OWNER W. Warner	OWNER W. Warner	OWNER W. Warner
CONTRACTOR Marks	CONTRACTOR Marks	CONTRACTOR Marks
OPENINGS- 6c 2sw 7p 3ws 2-mtrs.	FIXTURES- c-1-shower	
1-range 1-w.heater - Pump	24-31-16	
	24-31-16 -- H-4	
	O. K. DATE	
	FIXTURE PER. No. DATE	
	OWNER	
	CONTRACTOR	
	CERTIFICATE No. DATE	
	ISSUED TO-	
#27965 (\$500) 12-9-30		
8'x21'-1story Add.to Res.		
Frame- Comp.roof.		
#27358 1/28/30		
Frank M. Fogg		
Move house from 1750 Central	GAS PERMIT No. #1455 B DATE 10/19/56	SEWER PER. No. 1961 DATE 2/13/30
#42691-5-26-39-J. Florian-	OWNER Walter Warner	OWNER Frank Fogg
Griflow Bldg. Corp.-Reroof	CONTRACTOR St. Pete Gas	CONTRACTOR Cossaboon & Withers
\$135.	FIXTURES-correct violations.	O. K. DATE 2/14/30
#60534 - 11/21/46 - \$200	#G9374-3/16/72- Humpe-Roney-	
Car Walter W. Warner - Erect	St. Pete Gas & Sales- Wall Htr.	
shed east side of present	Nat. Gas	
Garage.		
SIGN PERMIT No. DATE		SEPTIC TANK PER. No. DATE
REPAIRS COMPLETE 2-5-75		OWNER
2059 1/2 Burlington Ave. No. GARAGE		CONTRACTOR
		O. K. DATE

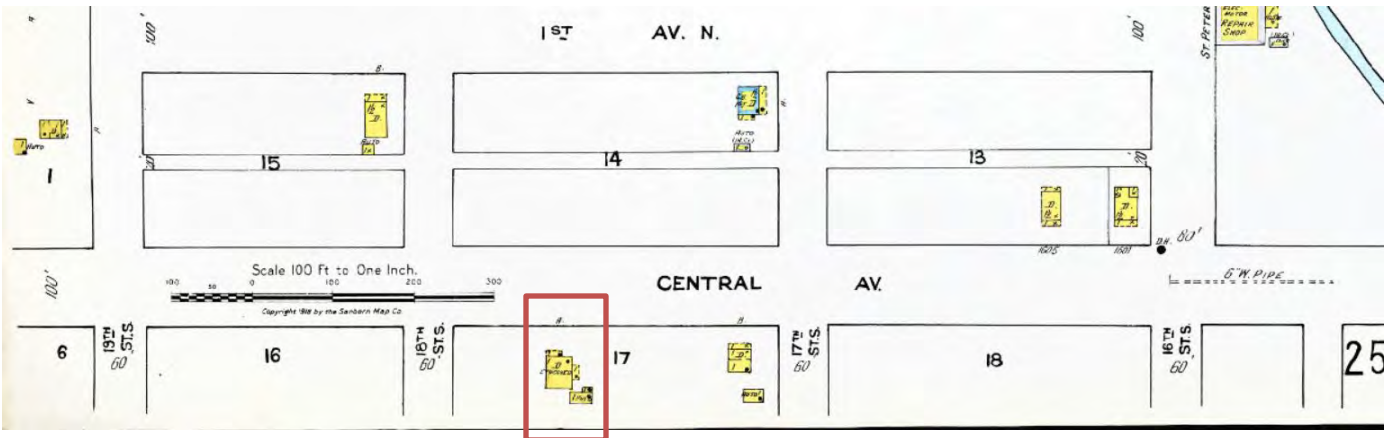
Partitions for... and shows... at south-east... of present garage and cut window in wall of garage (addition to permit #60534) #65047 - 10/2/47 - \$800 Owner Walter W. Warner - Erect porch (8'6" x 12'); replace floor frame; install new sink (replace); Necessary electrical work; plastering. 3 of A + Denied 1/13/66 to erect a metal carport (#26) #67304A-E - 3/9/61 - \$250 Owner Walter W. Warner - Reroof existing building (Type VI) #29044 - R3 - 11/12/74 - \$950 Owner Richard H. Rowland-Misc. minor repairs to comply with Notice & Order (Type VI) W. Glenn Scales, Contractor #45357-R3 - 2/11/77 - \$1200

INSTALLATION #9461B - 11/2/61 - Walter Warner Charles Sheet Metal Works - 4" dbl. steel vent on floor furnace

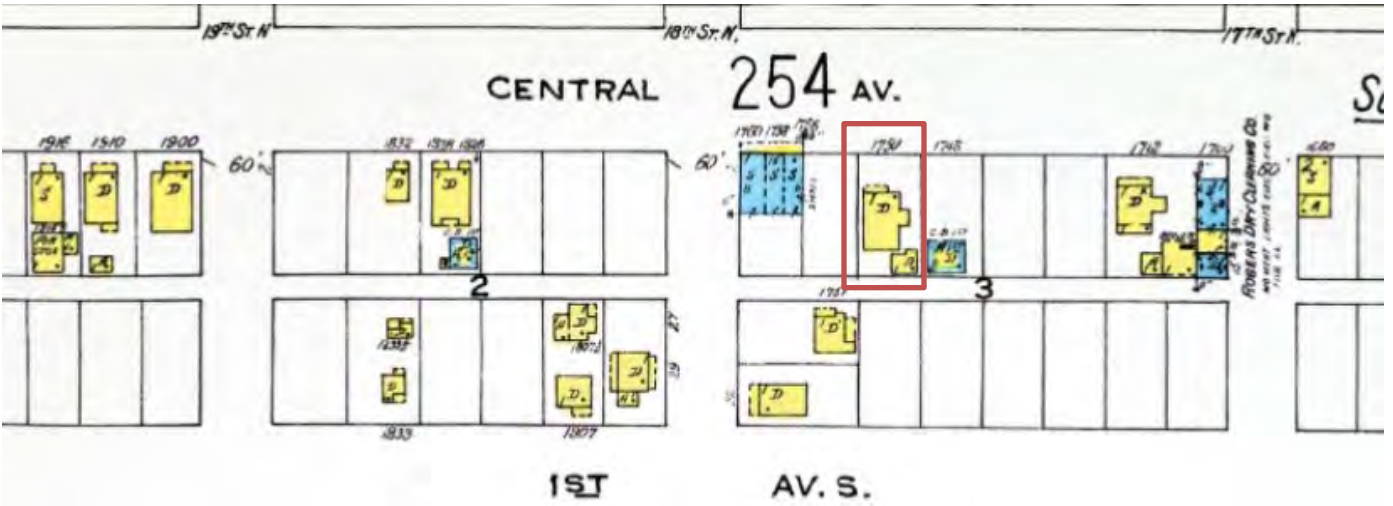
Owner Richard Roland - Remove old shingles from main roof only, apply felt and metal to outer edges of main roof only, apply 235# seal-rite shingles to entire main roof only - 5/12 pitch (Type VI) Stanley W Kates, Contractor (2059 - Burlington Ave No)

SUBDIVISION	BRONX ADD.
#2	BUILDING
LOCATION: 2059 Burlington Ave. North	
#843152 7/13/78 Business C.O. Appli: Carol Vetter "Odd Job Home Repair Services" - painting, trim, etc.	
#02344 RM10 4/12/84 \$100.00 Owner: Lewis K. Gaffney--Putting up a fence 6' in rear yard. Wood stockade approx. 50' in (Type VI) Contr. Owner. BLC/ncb	
B 705258 - 3/27/87 \$3,500.00 Owner: Gordon Cheaney Replacing Windows, repairing Stockade Fence, New Kitchen cabinets Painting, Maintenance repairs <u>No Structural Work or Changes.</u> Contr: Wm. R. Baker	

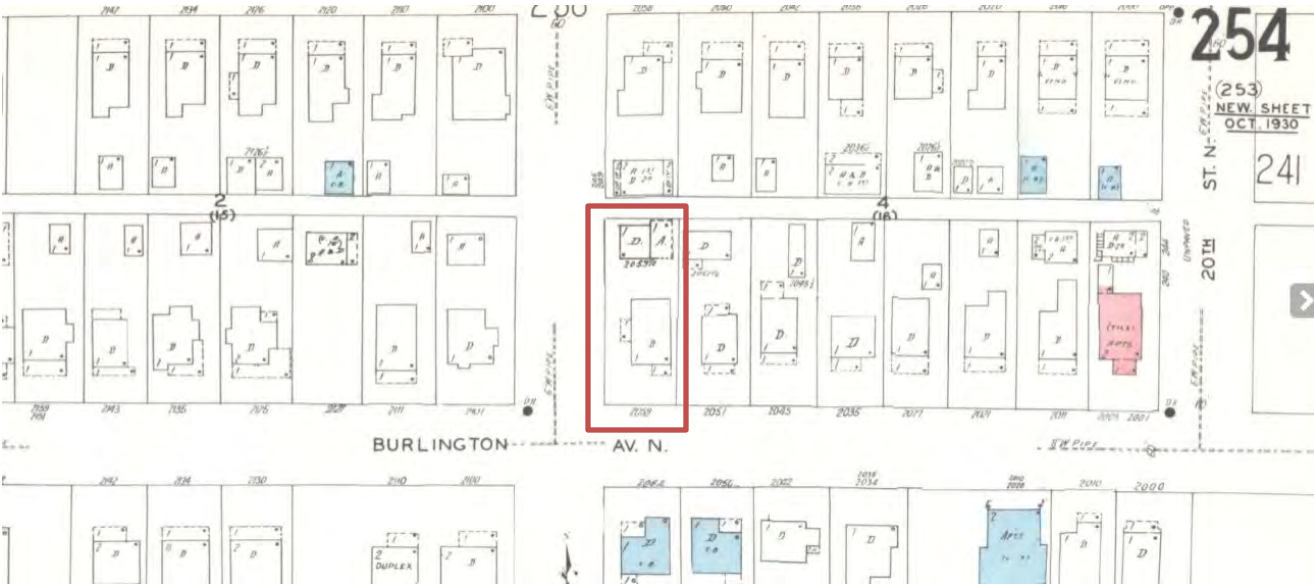
Historic Property Card – Permits prior to 1988



Sanborn Fire Map -1918



Sanborn Fire Map -1923



Sanborn Fire Map - 1952 Republished version of 1923

Mr. and Mrs. W. D. Minor, who have been spending the summer in Battle Creek, Mich., returned to St. Petersburg Saturday to spend their sixth winter at their home, 1750 Central avenue.

11/2/1924 - Minor

PRICE RIGHT
And made for present market. Long term mortgage. Owners might exchange for St. Petersburg real estate or mortgages.
E. E. NEWBERT
AGENCY
1750 Central Avenue
Phone 76-414.

1/17/1927 - Newbert Ad

**STATE GROWING,
VISITOR TELLS
MAINE PEOPLE**

Florida's Economic Condition Is Sound, Newbert Declares in Interview

"Florida is a great, growing state and the economic condition is sound," Elmer E. Newbert, who is doing considerable real estate work in St. Petersburg, told the home folks when he arrived back in Augusta, Me. Mr. Newbert has had several years' experience in real estate both in Maine and in Florida.

"Yes, I have just returned from Florida after a business trip which took me into four large counties of the state. This and previous trips gave me opportunity to study Florida on the ground, to appraise its resources and to estimate its values," Mr. Newbert told a Portland Press-Herald (Portland, Maine) reporter.

"Contrary to generally accepted notions, Florida is much more than an advertisement of land sharks. It is more than a newly discovered neck of sand cut into building lots to be sold at fabulous prices. Florida is a great and rapidly growing state, and its economic condition is sound.

8/16/1926 - Newbert Sells St. Pete

**FLORIDA BOOSTERS
MOTOR BACK TO MAINE**

Hon. E. E. Newbert and Mrs. Newbert of Augusta, Me., who have been spending the winter in St. Petersburg, have returned to their home in the North and they write back to local friends that they had an enjoyable motor trip home. The Newberts drove down to St. Petersburg and back and also over 6,000 miles while visiting here.

Mr. Newbert was at one time mayor of Augusta and is interested in real estate, having large holdings in Maine as well as property in this state. He has been the means of a number of the Pine Tree people coming to St. Petersburg. And when he returned North this spring he repeated that he was much impressed by what he believes is to be the future of this hitherto largely undeveloped part of the country.

WOULD FIT

Young Man: "I'm looking for a job."
Grocer: "Well, I like your looks but I can't afford more help."
Young Man: "But I won't be much help, sir."—The Progressive Grocer.

5/1/1926 - Newbert Travels

FURNISHED modern 6-room bungalow and garage 1750 Central avenue from April 1 to Dec. 1. \$40 to reliable tenant. Call or phone 78-412. E. E. Newbert.

E. E. Newbert, former mayor of Augusta, Mrs. Newbert and son, John Newbert, have returned from their annual sojourn at St. Petersburg, living at 1750 Central avenue. They have gone to Ocean Point for the summer.

3/11/1928 – Newbert Rent

6/16/1929 – Newbert Winter Residence

POLITICAL ADVERTISEMENT.

HON. E. E. NEWBERT



LEADING DEMOCRATIC CANDIDATE FOR GOVERNOR

THE MAN WHO CAN BEAT HAINES

Mayor Newbert has made a State-wide campaign. He has travelled 4000 miles and spoken to 25,000 people. He is the only Democratic candidate for Governor who has frankly stated his position upon all States issues. He is confident that he will win the nomination. To vote for him mark a cross (X) in the square opposite his name. Let the Democrats do their duty Monday, and Elmer E. Newbert will be the next Governor of Maine.

POLITICAL ADVERTISEMENT.

7/15/1914 – Newbert Campaign

NEWBERT ONLY CAN BEAT HAINES

Says So Himself, and Raps Prohibition and Woman Suffrage.

Major Elmer E. Newbert of Augusta, one of the four candidates for the Democratic nomination for governor, spoke Friday night in West Market square. The Bangor Band gave a half-hour concert, and when Mr. Newbert rose he was greeted by about 400 persons, perhaps half of whom stayed to the end. The crowd listened respectfully—even attentively, although there was no enthusiasm.

Mr. Newbert formerly was widely known in Bangor, when, as he humorously said, he was a better man than he now is. Possibly this had reference to the fact that he is a former clergyman and often occupied the pulpit of the Unitarian church. He is remembered as an accomplished theologian, and he is effective in political oratory.

Since speaking here a month ago, Mr. Newbert has gone into every county but Aroostook, traveling 4000 miles and speaking to 20,000 persons. He pointed to this as one reason why he should receive the nomination.

"I have reason to believe the Democratic candidate will win," said he. "But we don't want to underestimate Governor Haines. I like a fighter, and he is a mighty good one. The man who trails him in the coming campaign—from now until September, has got to work and fight and travel—has got to be in good physical condition and willing to stand hard knocks.

"Now, I am not here to criticize the three distinguished Democrats who also want to be the governor of Maine. But can you imagine Hon. Oakley G. Curtis traveling 4,000 miles in four weeks, and speaking to 20,000 people? I can't; and I don't believe that anybody can. Did Mr. McIntyre ever make a state-wide campaign? Or Mr. Keegan? Now, because I know Bill Haines is a fighter,

I have been making my present strenuous campaign—been getting into physical trim. We can't win the coming campaign by sitting around in easy chairs and uttering well-turned phrases. The standard bearer of the party must get out and fight."

Mr. Newbert said he had been told in the Penobscot Exchange that the politicians had promised to deliver half of Bangor's Democratic vote on Monday to Mr. Curtis, and the other half to Mr. McIntyre. "But," he added, "they can't do it. The day of the big boss—of the professional politicians, is over."

Then the speaker briefly put himself on record concerning four of the numerous issues of the campaign.

He pointed with apparent pride to the fact that it was he who led the fight against the woman suffrage bill in the last legislature, and he said that, in doing so, he had "pleaded the cause of the silent army of mothers, wives and sisters who don't besiege the State House with speeches and petitions, but who have no use for the ballot."

It was his idea that the exacting duties of citizenship should not be forced upon the women of Maine, probably against their will; and he asked how the men of Maine would like to see their wives and sisters on the police force, or doing jury duty? He believed the question of suffrage should be left to a vote of the women themselves—and let the majority decide.

Finally, Mr. Newbert advocated the repeal of the prohibitory law and the substitution of local option. In this connection, he told the story of the man who, upon being introduced to Hon. William R. Pattangall, remarked while shaking hands:

"Mr. Pattangall, I have never met you, but I know you by reputation."

To which the silver-tongued orator of the Kennebec responded quickly: "Which one?"

Bangor has two reputations, the speaker said, but he did not particularize. Presumably he meant its reputation for commercial activity as opposed to its reputation, until O'Connell took office, for nullification.

Then Mr. Newbert took up national issues, and the crowd began to dwindle. He referred to Woodrow Wilson as "the greatest president since Abraham Lincoln." This was received with silence, absolute and even painful.

6/13/1914 – Newbert Campaign

WAITRESS WANTED, CALL AFTER
ONE O'CLOCK. 1750 CENTRAL AVE.

12/22/1927 – Waitress Wanted

RESTAURANT FOR SALE on Central
Ave.; established 5 years. Doing good
business. Best buy in town to right
party. 1750 Central Ave. No brokers.

1/19/1928 – Restaurant for Sale

RESTAURANT tables with marble top,
chairs, 12-ft. counter front, 2 3-burner
gas plates, stools. Bargain. 1750 Cen-
tral. Phone 6138.

11/16/1929 – Restaurant Sale

SPECIAL
SATURDAY and SUNDAY
DELICIOUS
JERSEY ICE CREAM
2 Pint Bricks 41¢

at the following stores:

Ott-Fort Pharmacy	853 Central Avenue
Hunter's Pharmacy	Suwannee Hotel Building
Terhune's Candy Shoppe,	476 First Avenue North
Griswold's Shoppe	859 Ninth Street North
Collier's Pharmacy	3rd St. and 2nd Ave. S.
Fender's Pharmacy	700 Second Street North
McCaslin's Pharmacy	1050 Fourth Street North
West Central Drug	1750 Central Avenue
Patio Sweet Shoppe	1852 Central Avenue
Knickerbocker's	410 Central Avenue

Every Brick of Cream Guaranteed
Perfect Condition

12/17/1927 – Ice Cream Ad

The identical **GOLD** Gillette with **ONE** blade for which thousands of men formerly paid \$6, with a case and 12 blades

MADE IN U.S.A.
KNOW THE WORLD OVER
NO. 2257
STROPPING NO. 2257

PALMOLIVE
Shaving Cream

All for **35c**

MEN!—FREE!

This Magnificent 24-K. GOLD-Plated Genuine Gillette Razor (Complete with Blade)

With a 35c Tube of
Palmolive Shaving Cream—All for 35c!

- For Sale at the Following Dealers, Who Are Also Headquarters for Genuine Gillette Blades
- | | | |
|---|--|--|
| BEACH'S PHARMACY
231 Central Ave. | ECONOMY DRUG CO.
631 Central Ave. | McKINNON DRUG CO., INC.
2600 Central Ave. |
| BRANNAN'S PHARMACY
212 - 9th St. N. | HANSON DRUG COMPANY
1017 Burlington Ave. No. | MULLIN'S DRUG STORE
Cor. 9th St. S. and Tangerine Ave. |
| CHILDS' PHARMACY
327 Central Ave. | KING'S DRUG STORE
9th St. South | SUNSHINE PHARMACY
9th St. and 7th Ave. North |
| CREECH DRUG CO., INC.
7 Beach Drive and 1st Ave. N. | LIGGETT'S DRUG STORE
481 Central Ave., Cor. 5th. | WEST CENTRAL DRUG CO.
1750 Central Ave. |
| CUT RATE DRUG CO.
9th St. and 2nd Ave. South | McKINNON DRUG CO., INC.
2307 Central Ave. | |

10/30/1928 – West Central Drug Co. Ad

Frank M. Fogg, move house from Second street and Fourteenth avenue south to First street and Ninth avenue.

6/25/1929 – Fogg Move House

FOGG'S HOTEL, 430 Third Ave. No. Frank M. Fogg, Mgr. (formerly of Commodore Hotel) Large rooms with private baths. Near tourist activities, shopping district, etc. Very reasonable.

2/7/1930 – Fogg's Hotel

REFINED elderly couple, retired, will share their very comfortable home with congenial couple for the season. Terms very reasonable. Sleeping room with either twin or double bed, with use of kitchen and dining room if desired. All conveniences. Garage. Dr. N. N. Lefler, 2059 Burlington Ave.

1/5/1932 – Lefler Share Home

TO SATISFACTORY adults, our private home to Nov. 1st. Fine location, corner lot. Six large airy rooms. Beamed ceilings. 2 sleeping rooms, tiled bath. Extra well furnished, practically new. Large garage, beautiful lawns and shrub. Must be seen to be appreciated. Very reasonable. 2059 Burlington Ave. at 21st St. North.

5/25/1934 – For Rent

N. N. Lefler ordered the following ad run in The Times for one week. He came in the first day, however, and reported that the ad had rented the house by noon. It was therefore cancelled and Mr. Lefler was given a refund for the unused portion of his order:

COTTAGE. Three rooms and bath, well and comfortably furnished. Hot and cold water, elect., gas; garage optional. No deposits. Fine location, two blocks from Senior High, close to 28th St. car line. \$55 to May 15. 2736 Dartmouth Ave.

RESULTS — Consistent Results, year after year, have established The Times as the LEADING CLASSIFIED ADVERTISING MEDIUM of St. Petersburg.

1/20/1933 – Lefler Ad

SORORITY WILL MEET

The Kappa Delta Phi sorority will have a special business meeting Tuesday night at 8 o'clock at the home of Mrs. Earle Petteway, 2059 Burlington avenue.

11/5/1934 – Petteway

N. N. Lefler of Nobleton sold his furnished bungalow at 2059 Burlington avenue to Julian Florian.

6/16/1935 – Lefler Sold

ONE MAN'S LOSS

is

ANOTHER MAN'S GAIN

This beautiful home must and will be sold at a sacrifice. It has everything a lover of a good home could desire — location, value and convenience.

OPEN FOR INSPECTION & SALE

Today from 10 a.m. to 5 p.m. The owner must sell at once because he needs the money. A most unusual bargain.

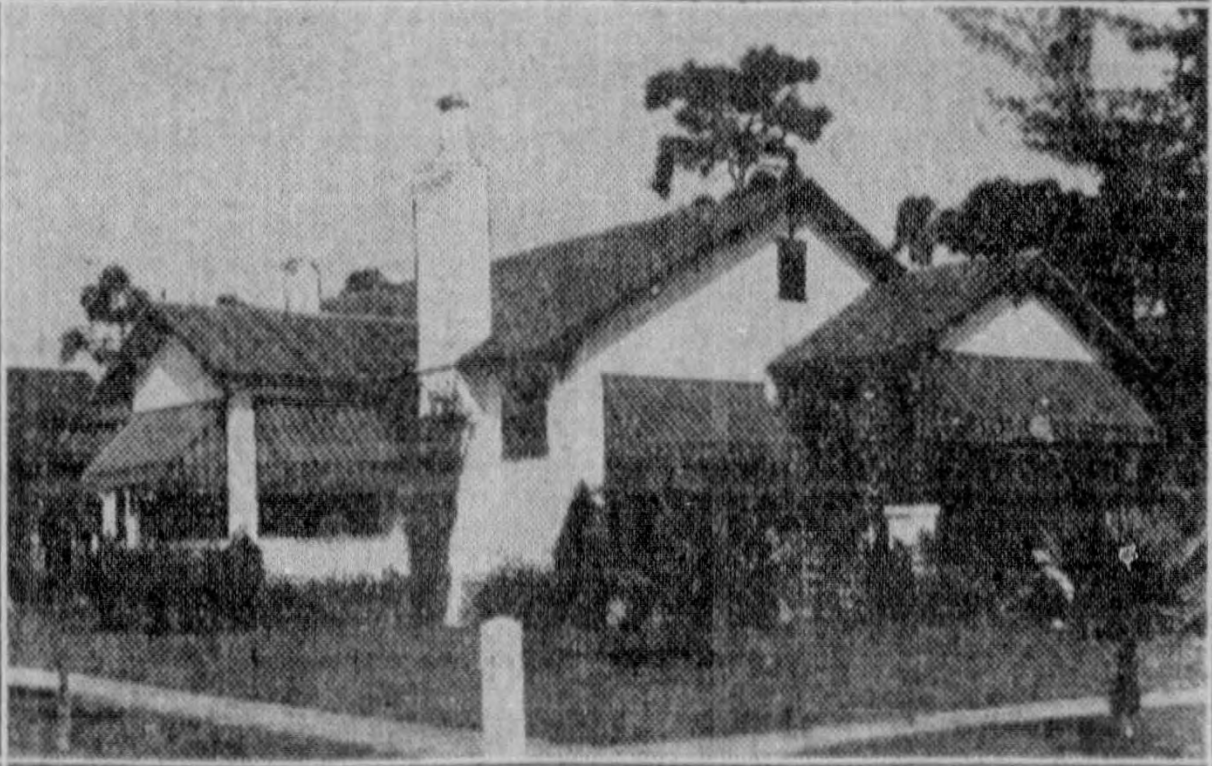
PRICE \$3,950

2059 Burlington Avenue North

J. H. STEVENS COMPANY

19 Sixth Street North Phone 52-154

5/13/1940 – For Sale



OPEN FOR YOUR INSPECTION

2 TO 5 P. M. DAILY

2059 Burlington Ave. North

This beautiful bungalow, well located, completely and beautifully furnished. The price is only \$4,750. Would consider a small free and clear bungalow in part payment.

Humpe Roney Realty Company, Realtors

21 SIXTH STREET NORTH

6/10/1934 – For Sale

Seventeen of Florida's most beautiful girls are making Old Sol sit up and take notice this morning. If he thinks he's a past master at radiation, he ought to take a gander at Webb's prospective 1951 Poster Girls.

The 17 judged "most likely to succeed" last night won their laurels over a field of several hundred veritable beauties. The occasion of this display of pulchritude was the preliminary Poster Girl judging. Eight will be chosen from the finalists.

If it was tough going for the girls, imagine what it must have been for the judges. Almost every sizeable West Coast city had sent entries, and there were representatives from Winter Haven, Orlando, Tarpon Springs, Clearwater, Dade City, Tampa, Jacksonville and St. Petersburg.

Whether the girls hailed from near or afar, it made very little difference to the judges. All were of the opinion that in the 10 years of Poster Girls, Webb's Cafeteria had never been background for so much strictly foreground material.

Perhaps the unusual pulchritude of this year's girls can be attributed to the fact that the contest hasn't been held in the past two years.



By the time you see this, you'll know whether 13 is lucky or not. Sue Waymire, of 250 49th Street South, drew it last night. Pictured here, "pro-ing and con-ning" the numbers of the Poster Girls are Barbara Hickey, of 2059 Burlington; Missy Page, 1009 24th Avenue North; Miss Waymire, and Elaine Warner, who got away before George Trabandt of The Times could get their addresses.

11/28/1950 – Webb's Poster Girls

RINGS ON THEIR FINGERS

Elaine Warner, Maureen Dougherty Announce Their Forthcoming Nuptials

Announcement is made of the engagement and approaching marriage of Miss Elaine Warner to Charles E. McKenna by the bride-elect's parents, Mr. and Mrs. Walter W. Warner, 2059 Burlington Avenue North. Mr. McKenna is the son of Mr. and Mrs. William R. McKenna, 3701 Sixth Street South.

The double ring ceremony will be in the First Baptist Church at five p. m. Nov. 23, with Dr. E. B. Edington officiating.

Miss Warner was born in Detroit, Mich., and attended schools here. She graduated from St. Petersburg High School and is now attending the University of Florida. She has won several beauty contests, including Queen of Florida's West Coast for 1951.

Mr. McKenna, a native of Chattanooga, Tenn., attended schools here. He graduated from Admiral Farragut Academy and is now a junior at the University of Florida.



MISS WARNER



MISS DOUGHERTY

11/8/1951 – Warner Wedding

Elaine McKenna Is Bride Of Rene Reinard Crabtree

A double-ring ceremony united in marriage Lois Elaine McKenna and Rene Reinard Crabtree at 4 p.m. Saturday in the Gilbert Chapel of the First Methodist Church. The Rev. Allison McCracken officiated.

The bride is the daughter of Mr. and Mrs. Walter W. Warner, 2059 Burlington Avenue. The bridegroom is the son of Mr. and Mrs. Ormond L. Crabtree, 6040 Ninth Avenue North.

The bride wore a sheath of white cotton lace over pink satin, white accessories and a corsage of white orchids.

Mrs. Sherrill McAfee was matron of honor. She wore a two-piece blue cotton suit and a cor-

sage of pink sweetheart roses.

Mr. Crabtree served his son as best man.

The bride's mother wore a Dior blue cotton lace dress with white accessories. The bridegroom's mother wore a pale blue dress and white accessories. Both wore corsages of pink sweetheart roses. A dinner was held at Morrison's Imperial House.

After a trip to Daytona Beach, the couple will be at home at 2051 1/2 Burlington Avenue North.

The bride is a graduate of St. Petersburg High School. The bridegroom, also a graduate of St. Petersburg High School, is serving with the Air Force and is stationed at Hunter Air Force Base, Savannah, Ga.

6/11/1956 – Warner 2nd Wedding

POODLE GROOMING — 2059
Burlington Ave. N. — 826-2603.

9/12/1968 – Poodle

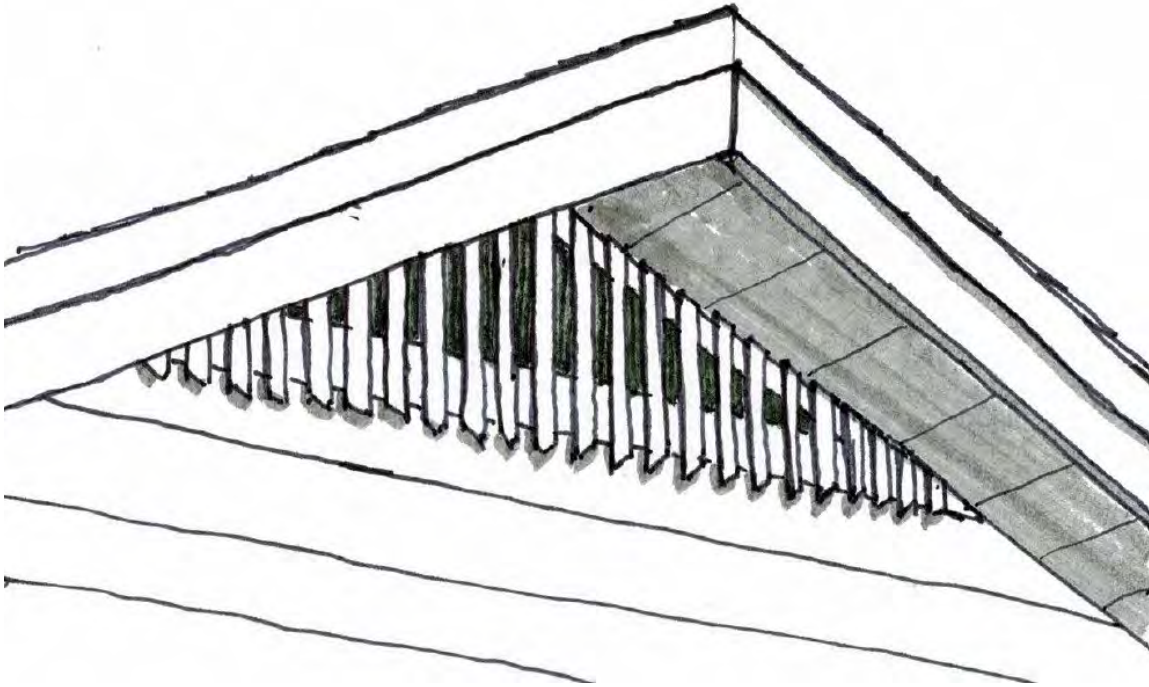
Boone Architectural Restoration LLC
LIC aa26003970

2624 Burlington Ave N
St. Petersburg, FL 33713

727-314-2724
boonearch@gmail.com

Appendix B: Architectural Details & Design Guidelines

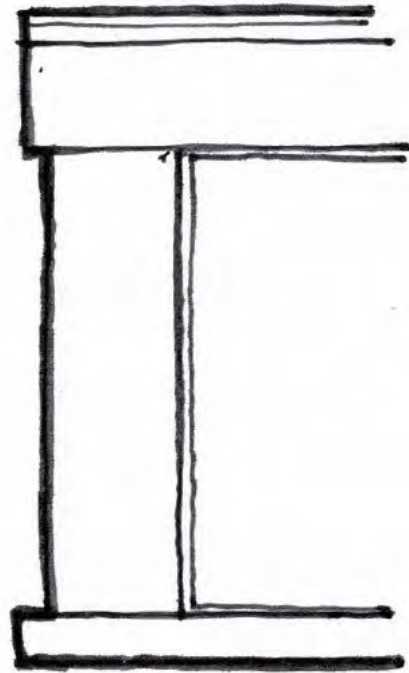
Gable Vent Detail



Window Style



Exterior Casing Detail



CRAFTSMAN

1905-1930

The Craftsman "Bungalow" was the most widespread housing form in America in the early part of the twentieth century. Emerging from the late nineteenth century English Arts and Crafts Movement, the style evolved as an architectural response to the highly ornate Stick, Shingle, Queen Anne and eclectic designs that were often exclusive to wealthier classes. This particular architectural form traces its origins to the architecture of several California architects at the turn of the century, particularly two brothers, Charles and Henry Greene. Their home designs were influenced by Asian, Swiss and American architecture and exhibited a brutally honest exposure of construction materials and workmanship which made ornament unnecessary.

Craftsman houses are often referenced as being "bungalows" since they are typically smaller dwellings. The style developed in the late nineteenth and early twentieth centuries as a single family housing type that became widespread through extensive distribution of mail order plans; it is found in almost all Florida towns, as it was inexpensive, attractive, and provided all the amenities of a suburban dwelling.

The materials are similar to those found in the Frame Vernacular. There is some attempt at decoration which may be found on window surrounds, column bases and capitals, gable end trim, and decorative cutting on rafter ends. Windows are often grouped with separation to allow for window sash weights. Chimneys are typically brick with simple decorative caps. Columns are usually larger than those found on Frame Vernacular, and often tapered or battered. The typical Craftsman in the City of St. Petersburg is modest in scale, one- to one-and-one-half stories in height, with a large porch across the front facade. Floor plan layouts are simple and straight forward, with enough variation in solid masses and void spaces to create an interesting facade. Foundation systems are usually masonry piers that elevate the building a few feet above ground level.



GALLERY OF EXAMPLES



Kenwood



Jungle Terrace



Euclid-St. Paul's



Old Northeast



Old Northeast

STYLISTIC FEATURES

- Simple rectangular shapes emphasizing horizontal lines
- Gabled or hipped roof with wide eaves and lower pitch
- Exposed rafter ends with decorative beams or brackets
- Deep Porches
- Wall materials: wood, stucco or brick
- Pier foundations
- Post and Beam construction



Kenwood



Euclid- St. Pauls



Kenwood

MASSING & COMPOSITION

MASSING

NARROW FRONT

- One- to two-story massing
- Gable or hip roof with 5 : 12 to 8 : 12 roof pitch
- Ridge line of roof runs perpendicular to entrance facade

SIDE GABLE

- One- to one-and-one-half story massing
- Gable roof with 4 : 12 to 8 : 12 roof pitch
- Ridge line of roof runs parallel to entrance facade
- Occasionally occurs as two-story massing

FACADE COMPOSITION

- Asymmetrical yet balanced placement of doors and windows
- Windows are often grouped in pairs and multiples to create larger openings
- Entrance doors are typically under porches

MASSING COMBINATIONS

- Larger living space forms may be created by combining side and/or rear wings with the main body
- Gabled, hipped, or shed dormers may be added to introduce light into half-story and attic spaces
- The architectural character of the attached elements should match that of the main body

NARROW FRONT MASSING



1- to 1 1/2- story Narrow Front

NARROW FRONT MASSING



2-story Narrow Front

SIDE GABLE MASSING



1- to 1 1/2- story Side Gable

FACADE COMPOSITION DIAGRAMS



POSSIBLE MASSING COMBINATIONS



WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor
- Cladding materials: Smooth-finish wood or fiber-cement lap siding with 4- to 8- inch exposure, random width cut wood or fiber-cement shingles, light sand-finish stucco
- Siding and shingle cladding is mitered at corners or has 4- to 6- inch corner board trim
- Typical base detail has 8- to 10- inch-wide skirting boards
- Foundation walls and piers are typically brick, stucco, or stone veneer; foundation wall vents are centered under windows

EAVES

- Exposed 2 x 8- inch rafter tails cut plumb, 16 to 24 inches on center is by far the most common eave type
- Hipped roofs may feature a boxed eave with a continuous fascia and outriggers 24 to 48 inches on center

ROOFS

- Typically laminated asphalt or composition shingle, occasionally clay tile with flat profile, or 5-V crimp metal panels

TYPICAL EAVE DETAILS



Exposed Rafter Tail



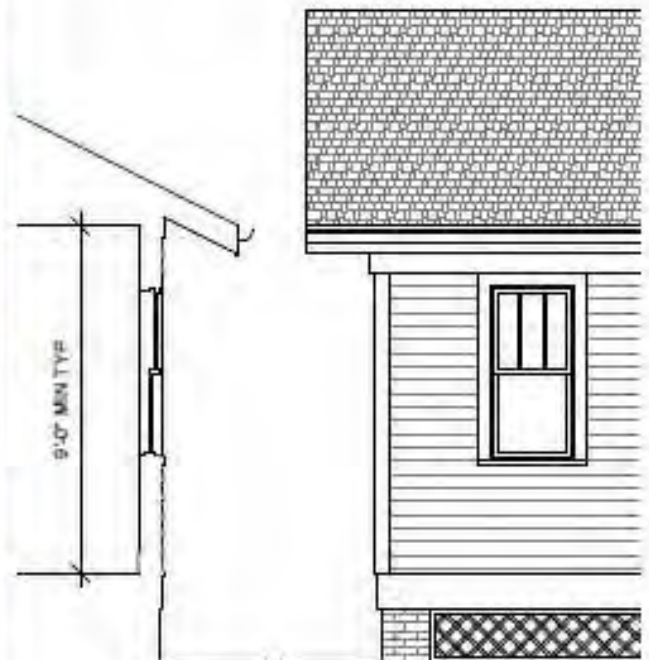
Exposed Rafter Tail



Exposed Rafter Tail



Corner Vignette



WINDOWS & DOORS

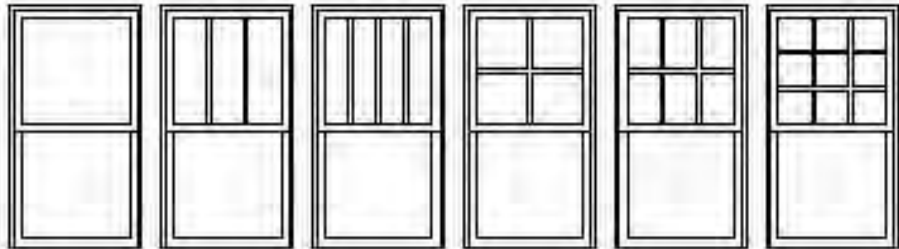
STANDARD WINDOWS

- Windows are typically double hung and vertical in proportion
- Common muntin patterns are 3 over 1, 4 over 1, 6 over 1, or 9 over 1
- Ornate muntin patterns are occasionally used
- First-floor windows are typically taller than second-floor windows
- Range of sizes:
Width: 2'-8" to 3'-8"
Height: 4'-4" to 6'-0"
- Materials: Painted wood or solid cellular PVC, or clad wood or vinyl with black veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (7/8" wide)

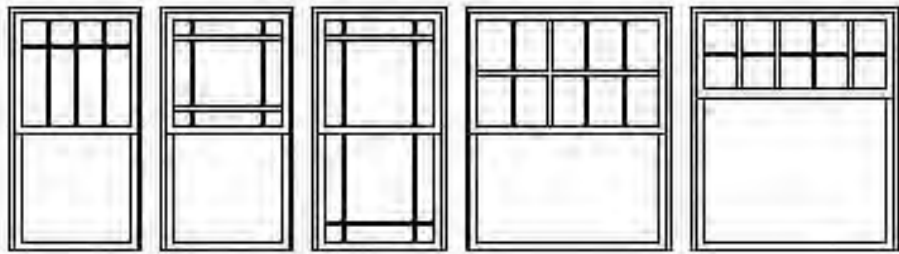
WINDOW ASSEMBLIES & ACCENT WINDOWS

- Paired or triple windows, box bay windows supported on wood brackets, and dormers are typical
- Windows are often ganged together in large gabled or shed dormers
- Small accent windows are used in gables and small dormers

STANDARD WINDOWS

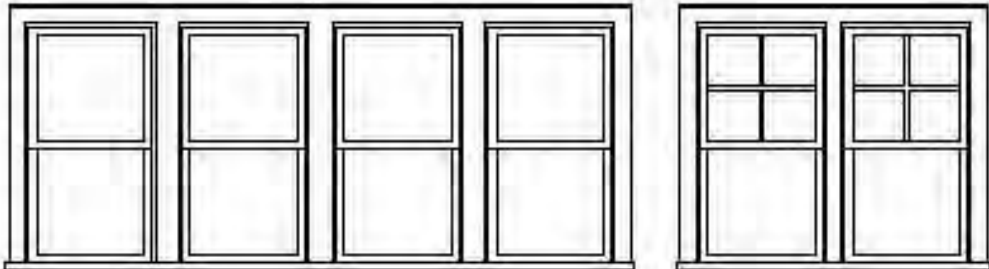


Simple

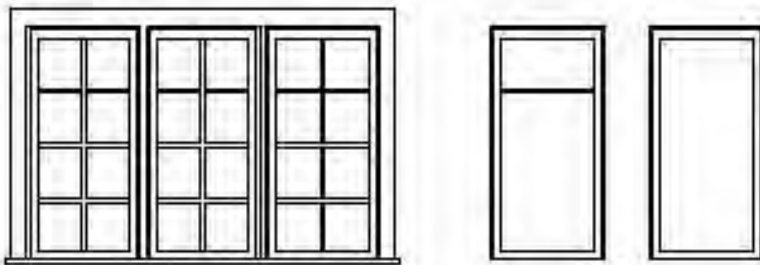


Ornate

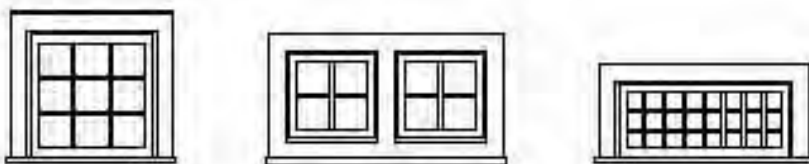
WINDOW ASSEMBLIES



CASEMENT WINDOW ASSEMBLIES



ACCENT WINDOWS



DOORS

- Materials: Wood originally.
Replacement Materials: Steel, aluminum, fiberglass, or composite.

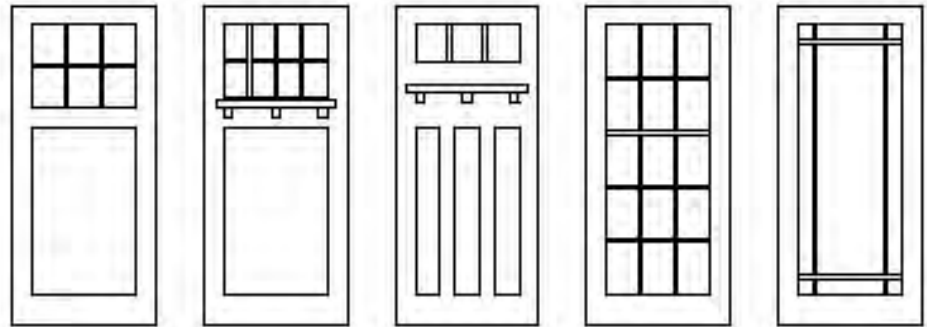
TRIM

- Typically a simple 4-inch-wide trim. Sometimes includes drip edge trim above header trim.

SHUTTERS

- Shutters were historically not added.

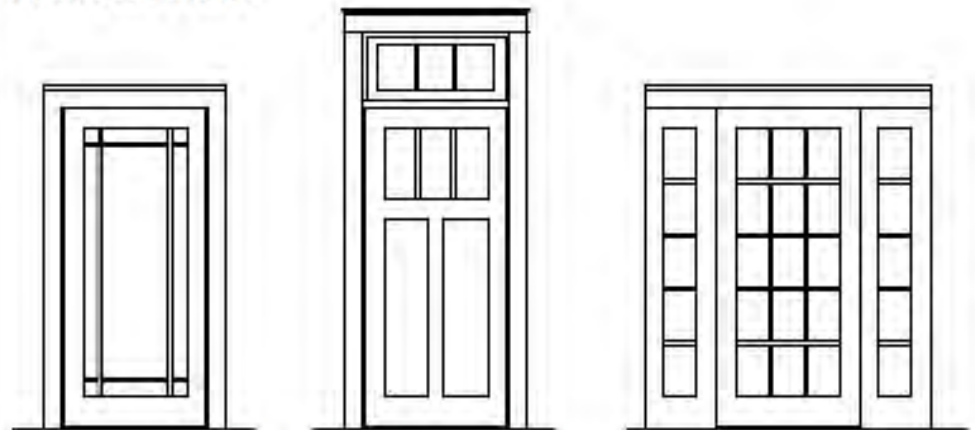
DOOR TYPES



Simple

Ornate

DOOR ASSEMBLIES

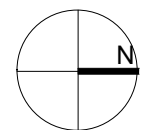
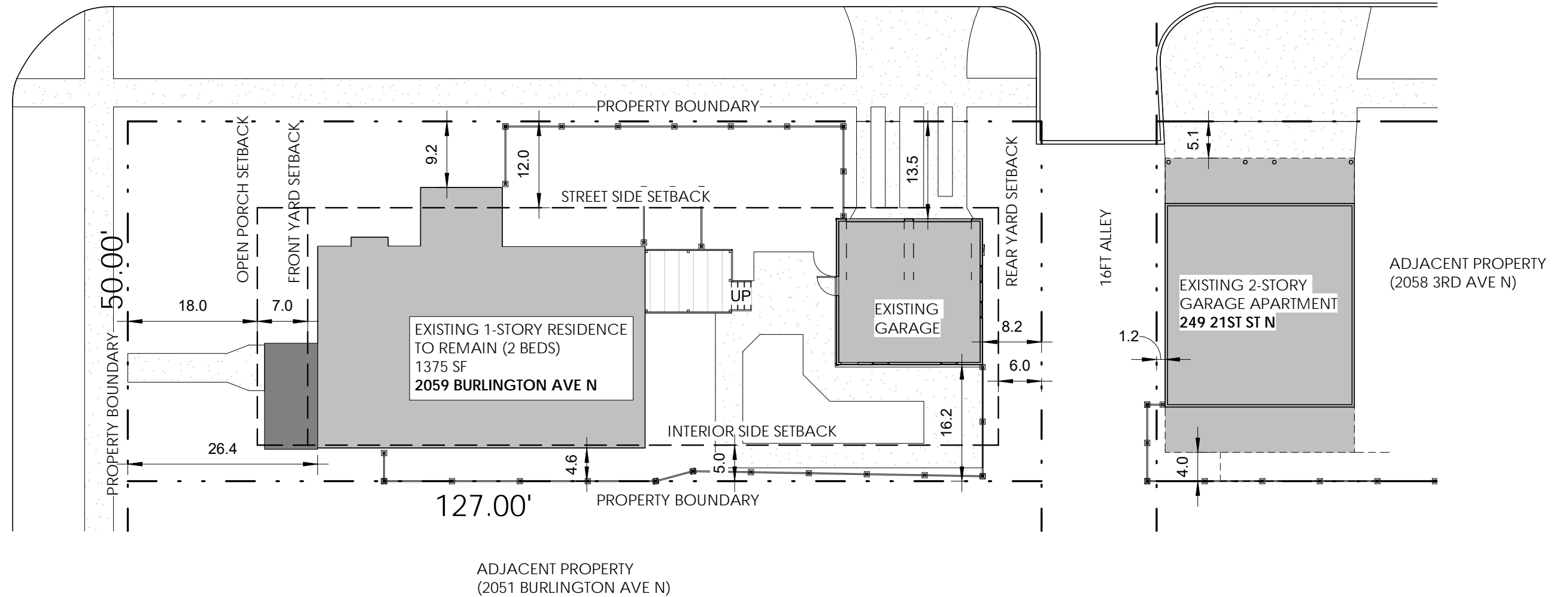


Appendix C: Existing Floor Plans & Survey

Original Drawing is 11x17, scale accordingly.

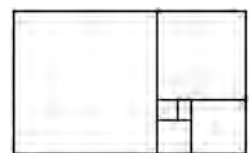
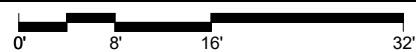
21ST STREET NORTH

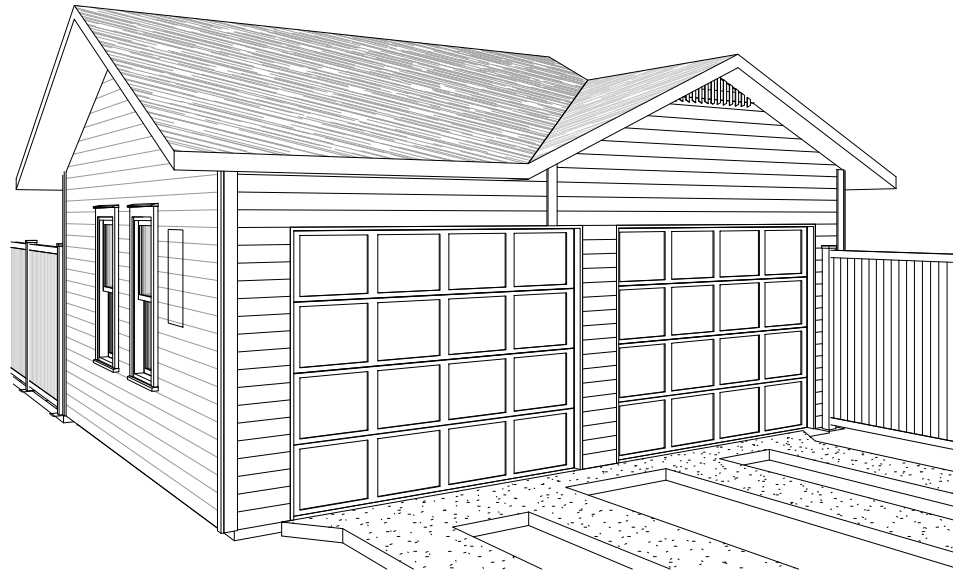
BURLINGTON AVENUE NORTH



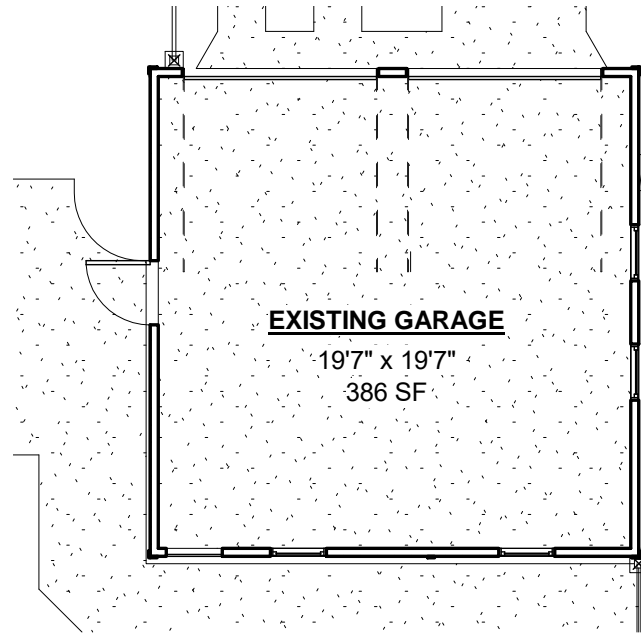
SITE PLAN

1/16" = 1'-0"

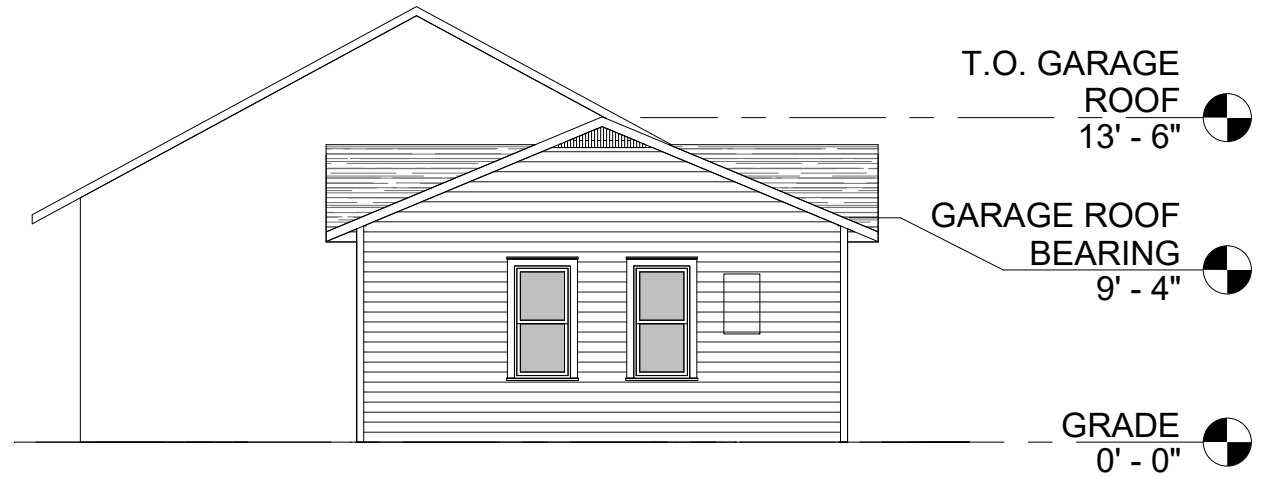




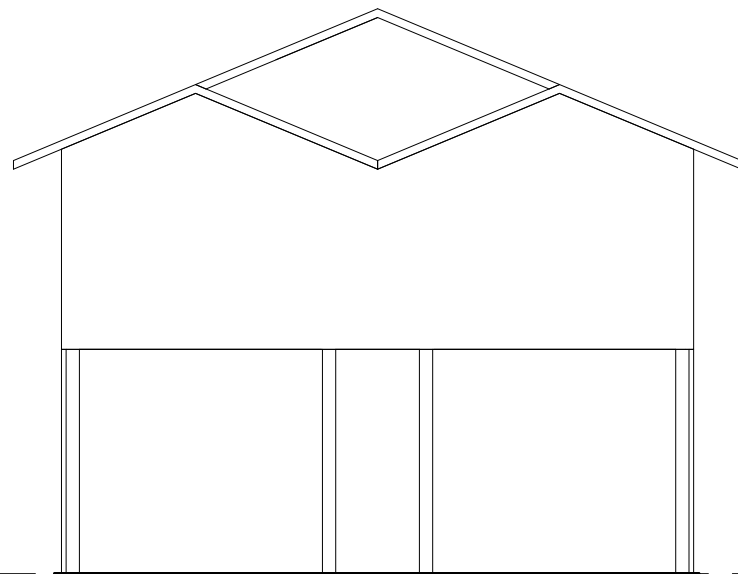
1 GARAGE PERSPECTIVE
N.T.S.



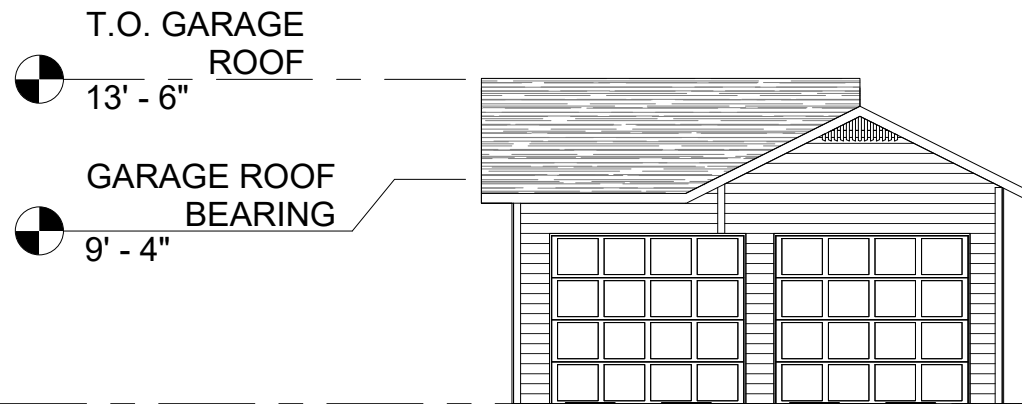
EXISTING GARAGE PLAN
1/8" = 1'-0"
0' 4' 8' 16'



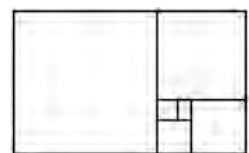
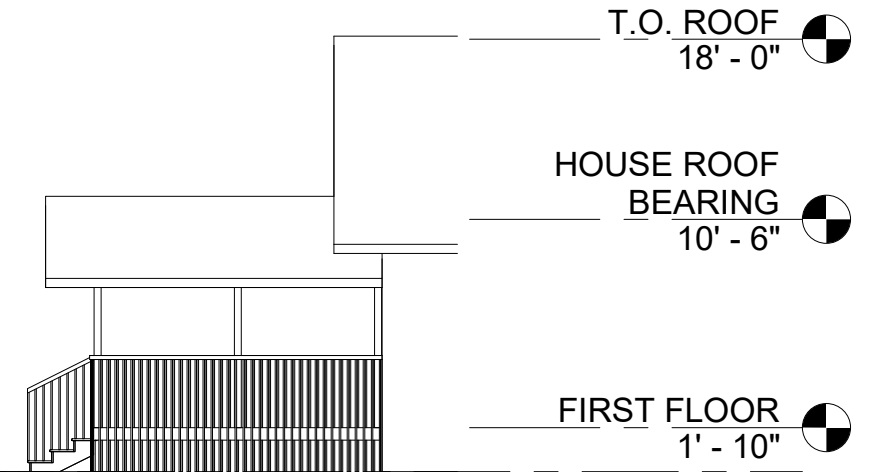
2 EXISTING NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



GRADE 0' - 0"



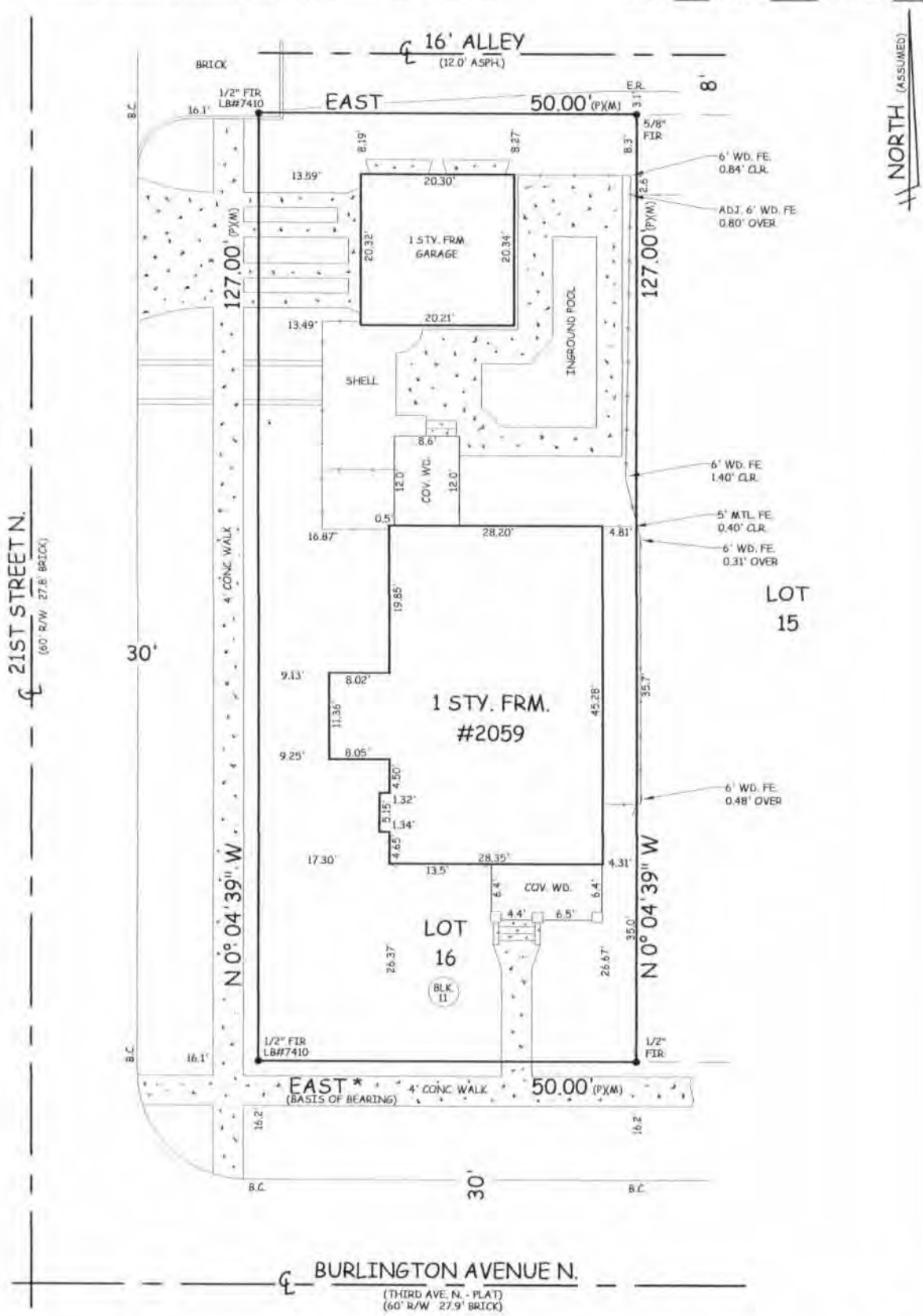
3 EXISTING WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



JOB NO.: 151726		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 11/03/15			FAX (727) 344-4640

CERTIFIED TO: Caryn A. Nesmith
PHH Home Loans, LLC d/b/a Sunbelt Lending Services
Stewart Title Company
Stewart Title Guaranty Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 24 TWP. 31 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 16, Block 11, PLAT OF THE BRONX ADDITION, as recorded in Plat Book 5, Page 42 of the Public Records of Pinellas County, Florida.

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

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION N & D. - NAIL AND DISK N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD. - FOUND P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION X.X.X. - FENCE -// - ADJACENT FENCE C.L.F. - CHAIN LINK FENCE FE. - FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W. - RIGHT OF WAY # - NUMBER M.S. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN	ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER 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	W/W - WING WALL ☉ - CENTERLINE M/S - METAL SHED (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S.W. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/W.D. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE A/C. - AIR CONDITIONER 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 REG. P.L.S. # 8333



LEGEND:
 BM - Benchmark CB - Concrete Block CL - Centerline CM - Concrete Monument
 ELEV - Elevation FND - Found IP - Iron Pipe IR - Iron Rod ASP - Asphalt
 LS# - Land Surveyor Registration Number M/T - Nail & Tab M&D - Nail & Disk
 M.H. - Manhole P.R.M. - Permanent Reference Monument P/W - Right Of Way
 CONC - Concrete P.C. - Point Of Curvature P.T. - Point Of Tangent
 P.R.C. - Point Of Reverse Curvature P.C.C. - Point Of Compound Curve Ch. - Chord
 P.P. - Power Pole W.M. - Water Meter R.R.S. - Railroad Spike RAD. - Radius
 R - Record D - Dead M - Measured C - Calculated O.B. - Dead Book
 P.B. - Plat Book O.R. - Official Record Book PG - Page P.V.M.T. - Pavement
 P.O.B. - Point Of Beginning P.O.C. - Point Of Commencement C.M.B. - Chord Bearing
 R.P. - Radius Point CLF - Chain Link Fence P.C.P. - Permanent Control Point
 P.I. - Point of Intersection

GENERAL NOTES:
 1. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished, except as shown.
 2. No foundations or underground improvements located except as shown.
 3. If elevations are shown, such elevations are based on N.G.V.D. 1929 (MSL = 0.00'), Except Pinellas County Where elevations are based on N.A.V.D. 1988 (MSL = 0.00').
 4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 6. No water meters located except as shown.
 7. This Survey is prepared for the exclusive use of those parties certified herein and is valid for one (1) year from Date of Certification.

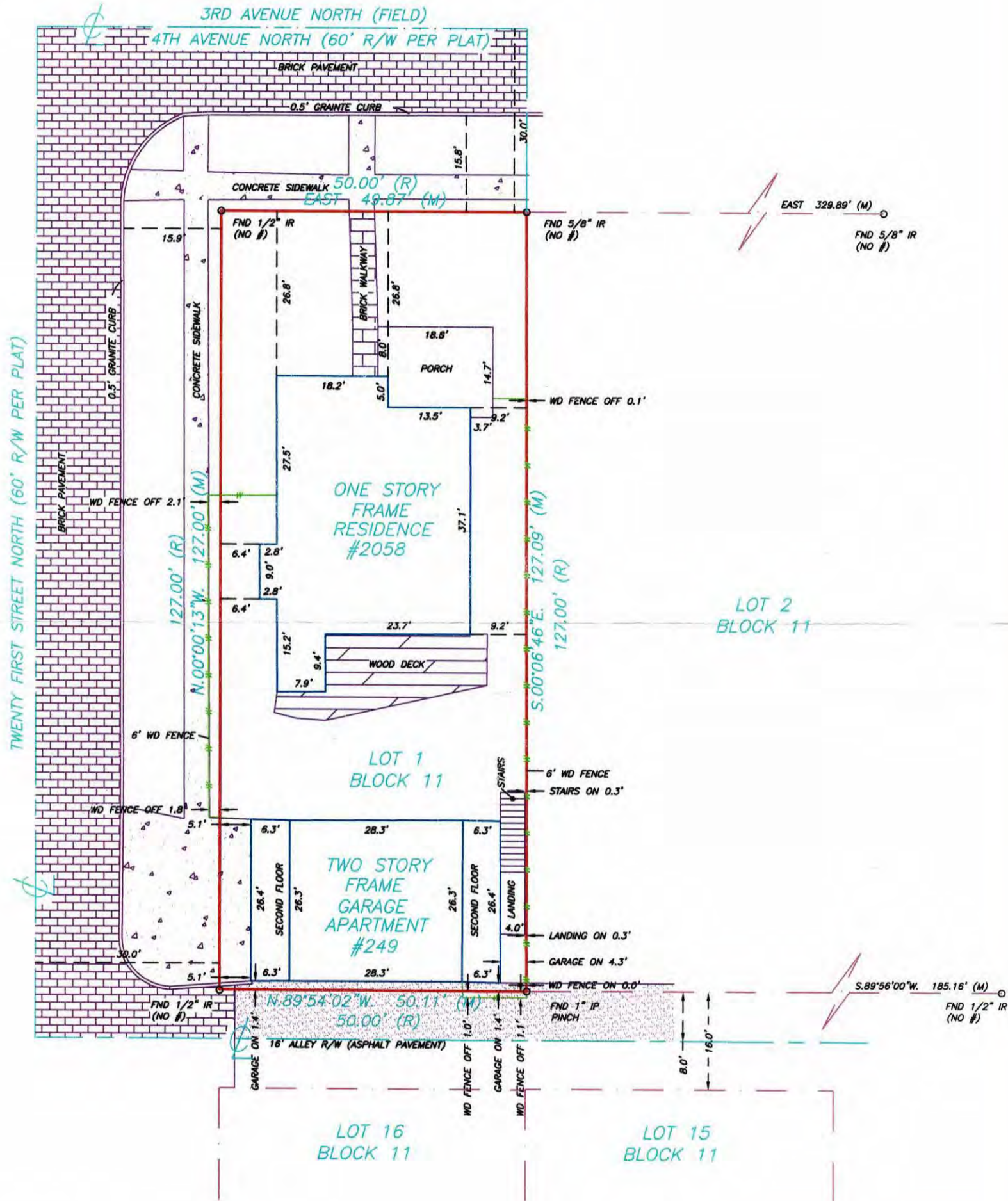


SCALE: 1" = 20'
 BOUNDARY SURVEY

This property lies within Flood Zone X as depicted on Flood Insurance Rate Map Community Panel # 12103C0218G Dated: 9-3-03

BENCHMARK:
 BASE FLOOD ELEVATION:
 SECTION 24 TOWNSHIP 31S RANGE 16E
 BASIS OF BEARINGS: THE EAST R/W OF TWENTY FIRST STREET NORTH BEING N.00°00'13"W.

LEGAL DESCRIPTION:
 LOT 1, BLOCK 11, PLAT OF THE BRONX ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



REVISED: 12-26-12 - (CERTIFICATIONS)

OFFICE LOCATION: 516 LAKESIDE PLACE
 LARGO, FLORIDA 33771
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 PREPARED FOR AND CERTIFIED TO:
 MARIE HERRERA-TURNER & THOMAS L. TURNER
 BRANCH BANKING AND TRUST COMPANY
 PROFESSIONAL TITLE SOLUTIONS, INC.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LINE LEGEND:

CENTERLINE	→
BOUNDARY LINE	→
BUILDING LINE	→
PLAT LOT LINE	→
EASEMENT LINE	→
POWER LINE	→
WOOD FENCE	→
CHAIN LINK FENCE	→
WIRE FENCE	→
WATER/FLOOD ZONE LINE	→
BUILDING TIE(DIMENSION)	→

TARGET LAND SURVEYING, INC.

P.O. BOX 663
 DUNEDIN, FL 34697-0663 PH:(727) 784-0573

I hereby certify that this survey was made under my responsible charge and meets the minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5 J 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

Field Survey: 7-27-12
 FB# EFB Pg NA
 Job# 120726.02
 Drawn By: A. SANDY
 Surveyed By: J. WALKER

Appendix D: Photos of Existing Conditions



1



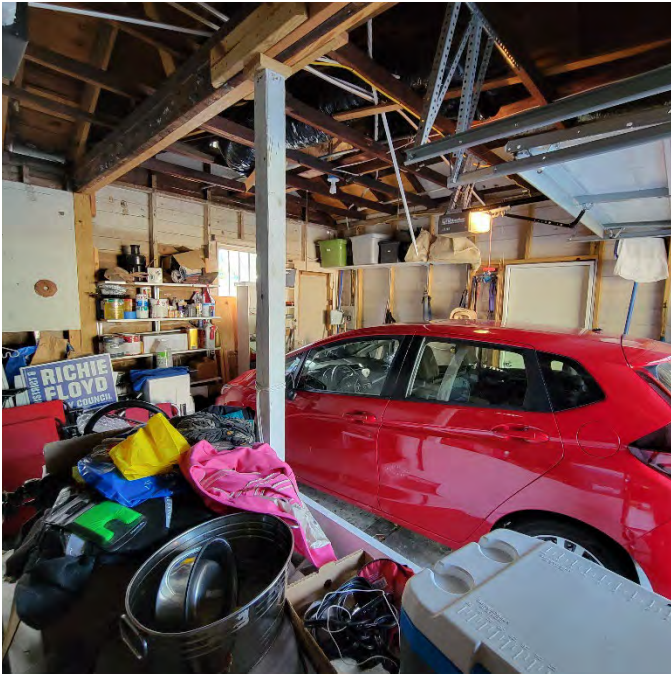
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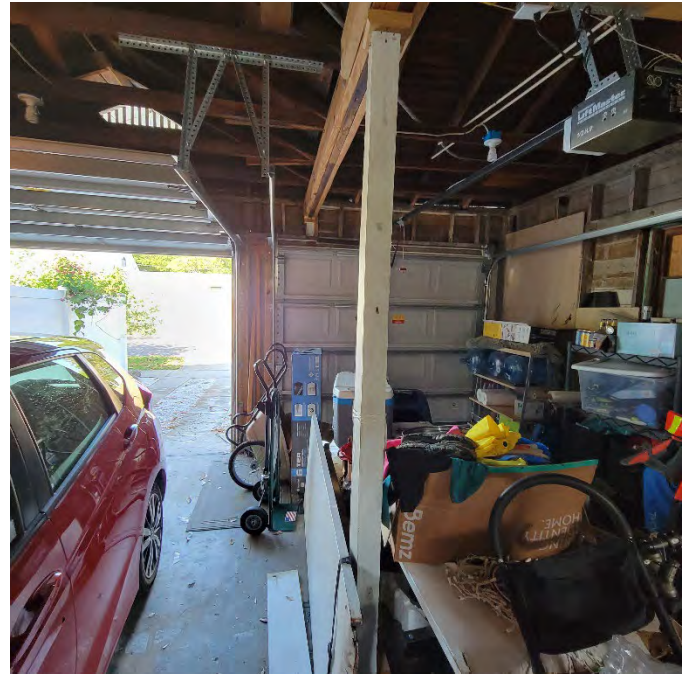
3



4



5



6

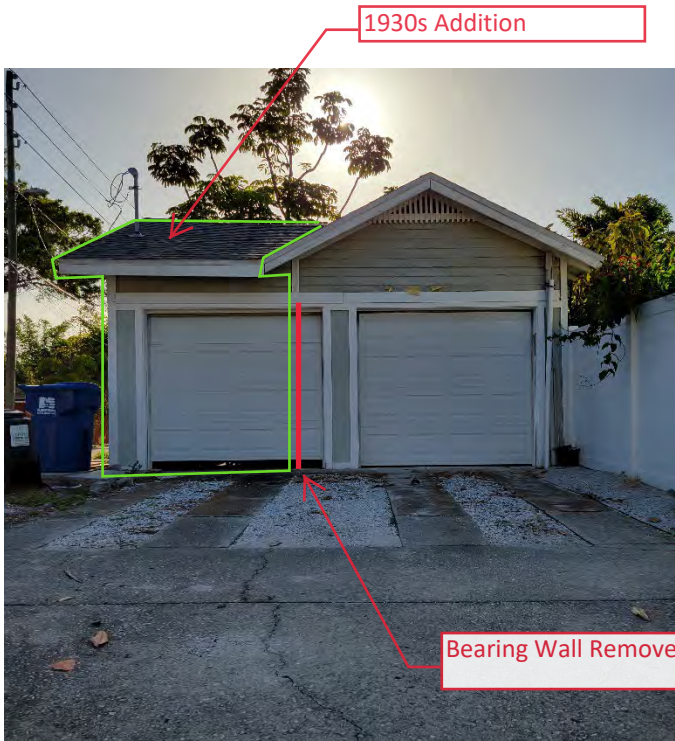


7



8

Existing Structural Conditions



1930s Addition

Bearing Wall Removed



Inadequate Beam Size

Beam Not Supported

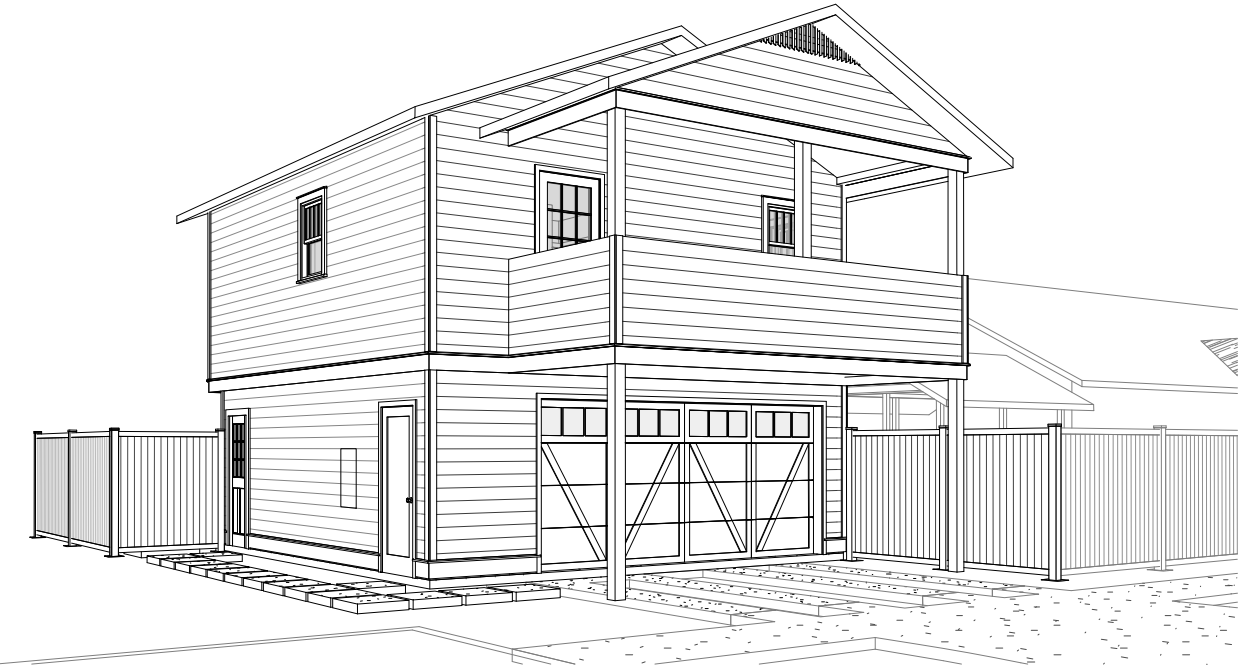


Undersized Framing &
Poor Condition

2059 Burlington Ave N - Garage

- Existing 1-car garage Northern bearing wall removed.
- Inadequate beam size to support 2 roofs above and no footer added.
- New beam not supported over garage door.
- Existing wall and roof framing is undersized and in poor condition.

NEW ACCESSORY DWELLING UNIT 2059 BURLINGTON AVE N ST. PETERSBURG, FLORIDA COA/VARIANCE DOCUMENTS



INDEX OF DRAWINGS		
SHEET #	SHEET COUNT	SHEET NAME
G-001	1	COVER SHEET
A-001	2	SITE PLAN
A-002	3	EXISTING PLANS & ELEVATIONS
A-101	4	FLOOR PLANS
A-201	5	BUILDING ELEVATIONS
A-301	6	3-D VIEWS

DEVELOPMENT TEAM

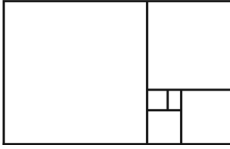
OWNER

CARYN NESMITH
2059 Burlington Ave N
St. Petersburg, FL 33713
202-288-6114

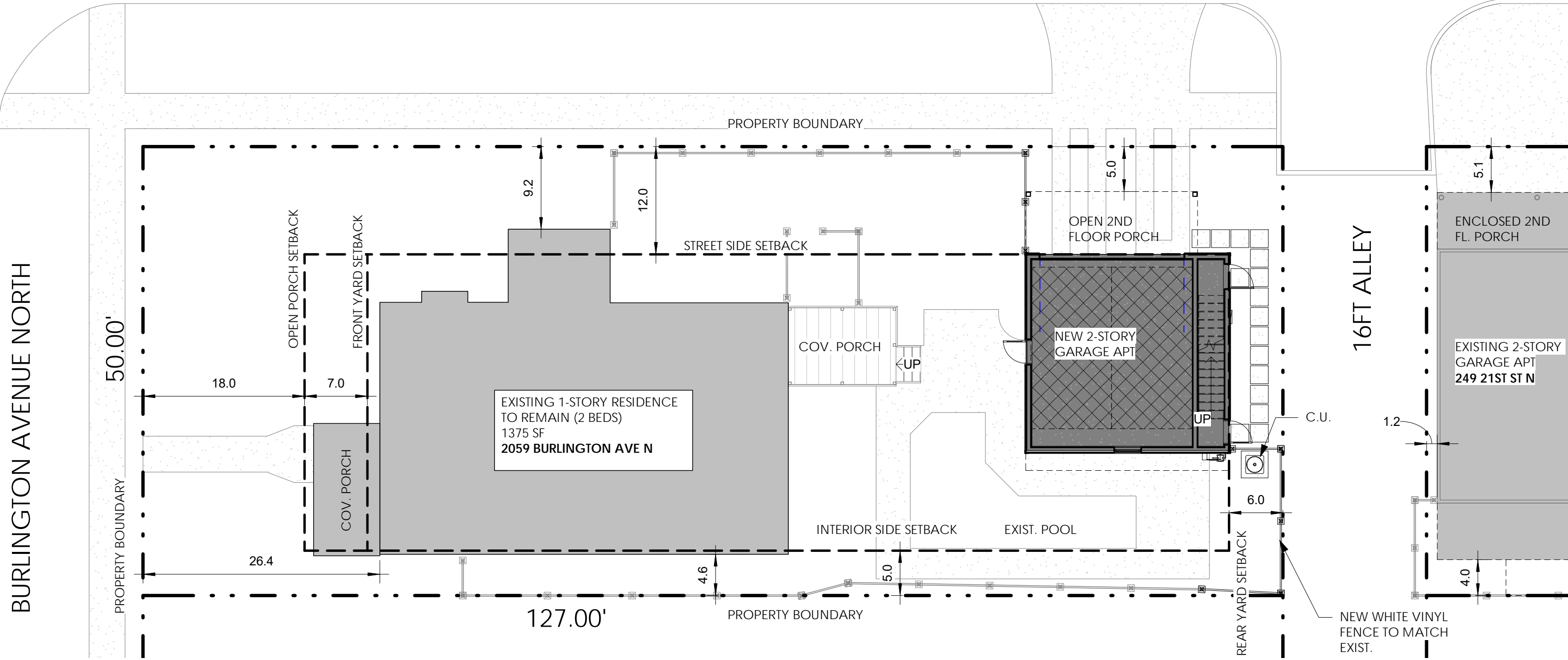
ARCHITECT

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

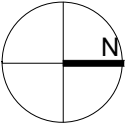
ALEXANDER B. SMITH, NCARB
boonearch@gmail.com



21ST STREET NORTH

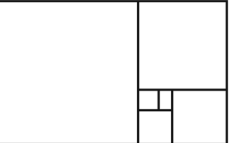


ADJACENT PROPERTY (2051 BURLINGTON AVE N)



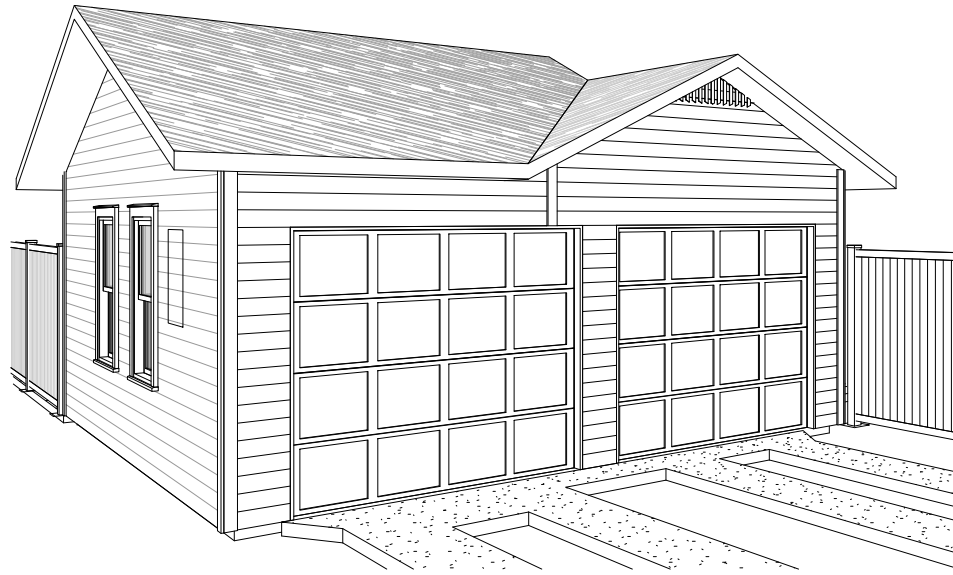
SITE PLAN

3/32" = 1'-0"

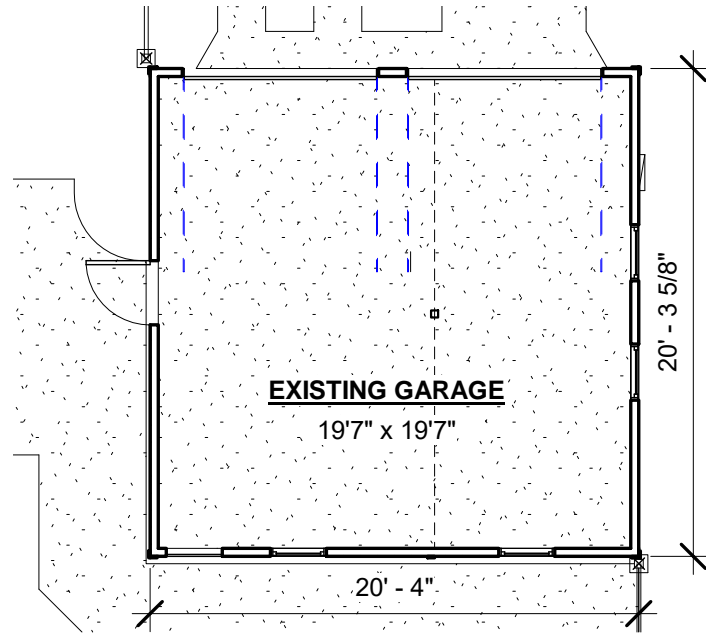


BOONE ARCHITECTURAL RESTORATION LLC
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2059 BURLINGTON AVE N
SITE PLAN



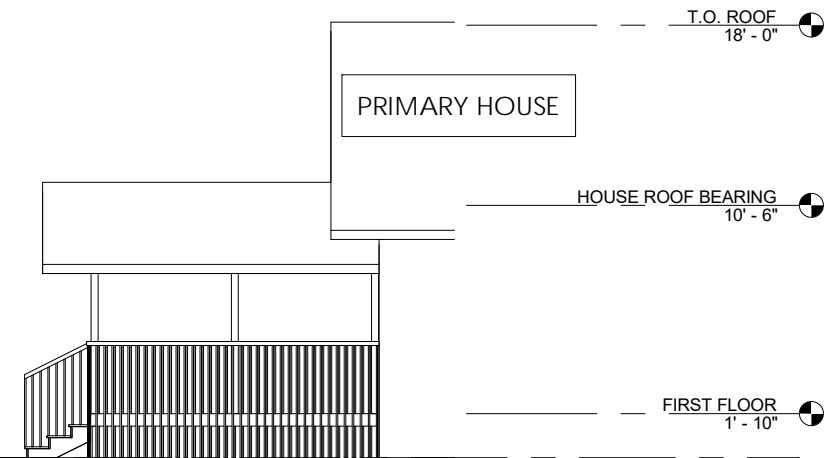
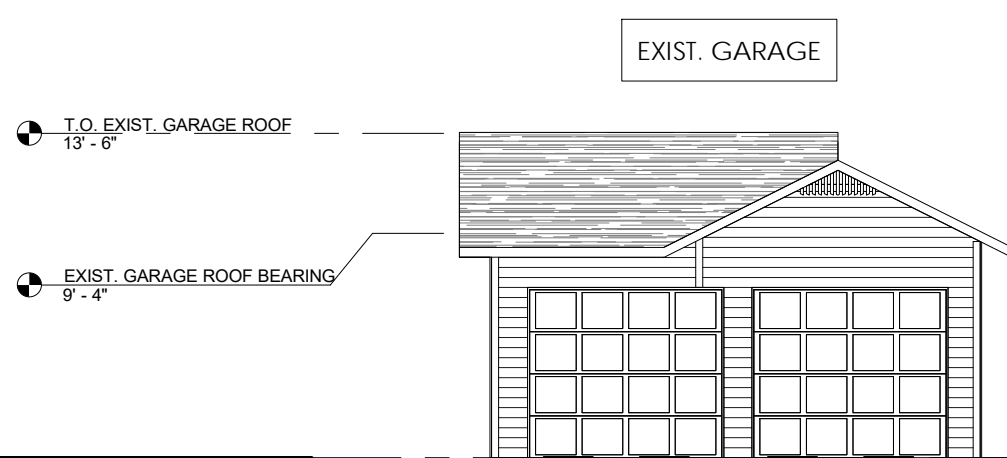
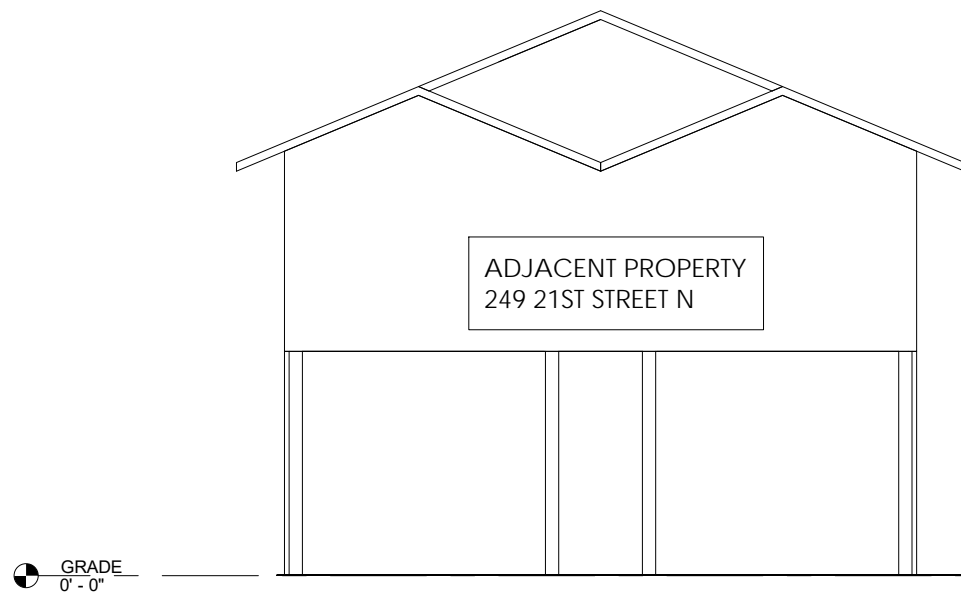
1 GARAGE PERSPECTIVE
N.T.S.



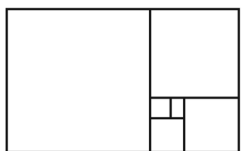
EXISTING GARAGE PLAN
1/8" = 1'-0"
0' 4' 8' 16'



2 EXISTING NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



3 EXISTING WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

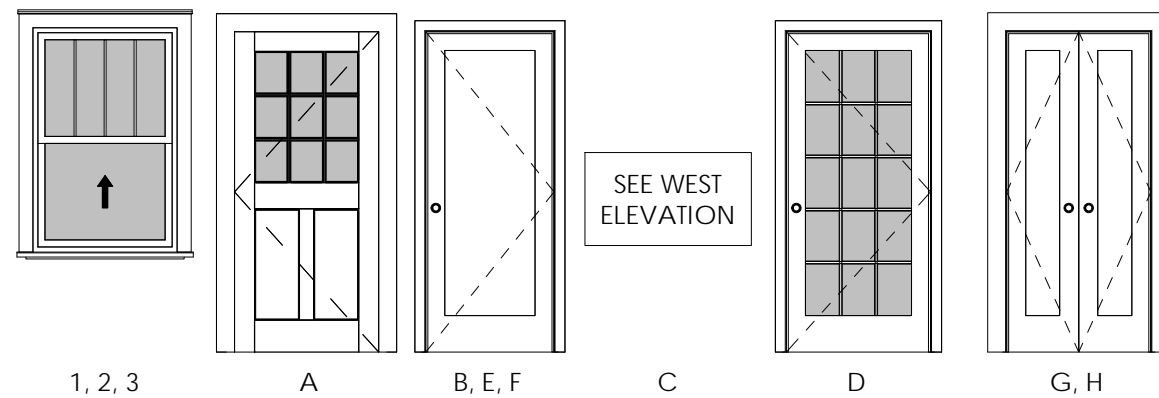


WINDOW SCHEDULE

Type Mark	Size	Description	Material	Head Height	Glazing Type
1	36" x 42"	4 OVER 1 SINGLE HUNG WINDOW	VINYL	6' - 8"	IMPACT, LOW-E
1					
2	28" x 42"	4 OVER 1 SINGLE HUNG WINDOW	VINYL	6' - 8"	IMPACT, LOW-E
4					
3	36" x 56"	4 OVER 1 SINGLE HUNG WINDOW	VINYL	6' - 8"	IMPACT, LOW-E
1					
Grand total: 6					

DOOR SCHEDULE

Mark & Count	Door Size	Description	Glazing
A	30" x 80"	SMOOTH FIBERGLASS 9-LITE HALF GLASS EXTERIOR DOOR	IMPACT LOW-E
2			
B	32" x 80"	1-PANEL SMOOTH FIBERGLASS EXTERIOR DOOR	
1			
C	192" x 84"	DOUBLE CARRIAGE STYLE OVERHEAD DOOR	
1			
D	36" x 80"	SMOOTH FIBERGLASS 15-LITE FULL GLASS EXTERIOR DOOR	IMPACT LOW-E
1			
E	30" x 80"	1-PANEL PREHUNG SOLID CORE WOOD DOOR	
1			
F	30" x 80"	1-PANEL SOLID CORE WOOD POCKET DOOR	
1			
G	32" x 80"	1-PANEL SOLID CORE WOOD BI-FOLD DOORS	
1			
H	36" x 80"	1-PANEL SOLID CORE WOOD BI-FOLD DOORS	
2			
Grand total: 10			



PROJECT SCOPE

THE PROJECT CONSISTS OF A NEW 497 SF GARAGE BELOW A 549 SF ACCESSORY DWELLING UNIT LOCATED IN THE REAR PORTION OF AN EXISTING PROPERTY WITHIN THE SOUTHEAST KENWOOD LHD. A 133 SF OPEN OVERHANGING BALCONY IS PROPOSED FOR THE SIDE STREET FACING GARAGE APARTMENT.

DEMOLITION

1. DUE TO THE EXISTING SIZE, SITE AND STRUCTURAL CONDITIONS OF THE GARAGE, DEMOLITION WILL BE REQUIRED. SEE ADDITIONAL DESIGN ALTERNATIVES AND STRUCTURAL CONDITION ATTACHMENTS.

MASSING AND SCALE

1. THE OVERALL MASSING AND SCALE OF THE ADU WILL BE COMPARABLE TO OTHER 2-STORY HISTORIC ADU'S IN THE NEIGHBORHOOD. THE OFFSET GABLE ROOFLINE WILL MATCH THE EXISTING PRIMARY HOUSE THAT IS TO REMAIN. THE OVERHANGING PORCH IS SIMILAR TO OTHER EXAMPLES.
2. THE HEIGHT OF THE ROOFLINE WILL MATCH THAT OF AN EXISTING 2-STORY ADU LOCATED ADJACENT TO THIS PROPERTY, ACROSS THE ALLEY.

HISTORIC ELEMENTS

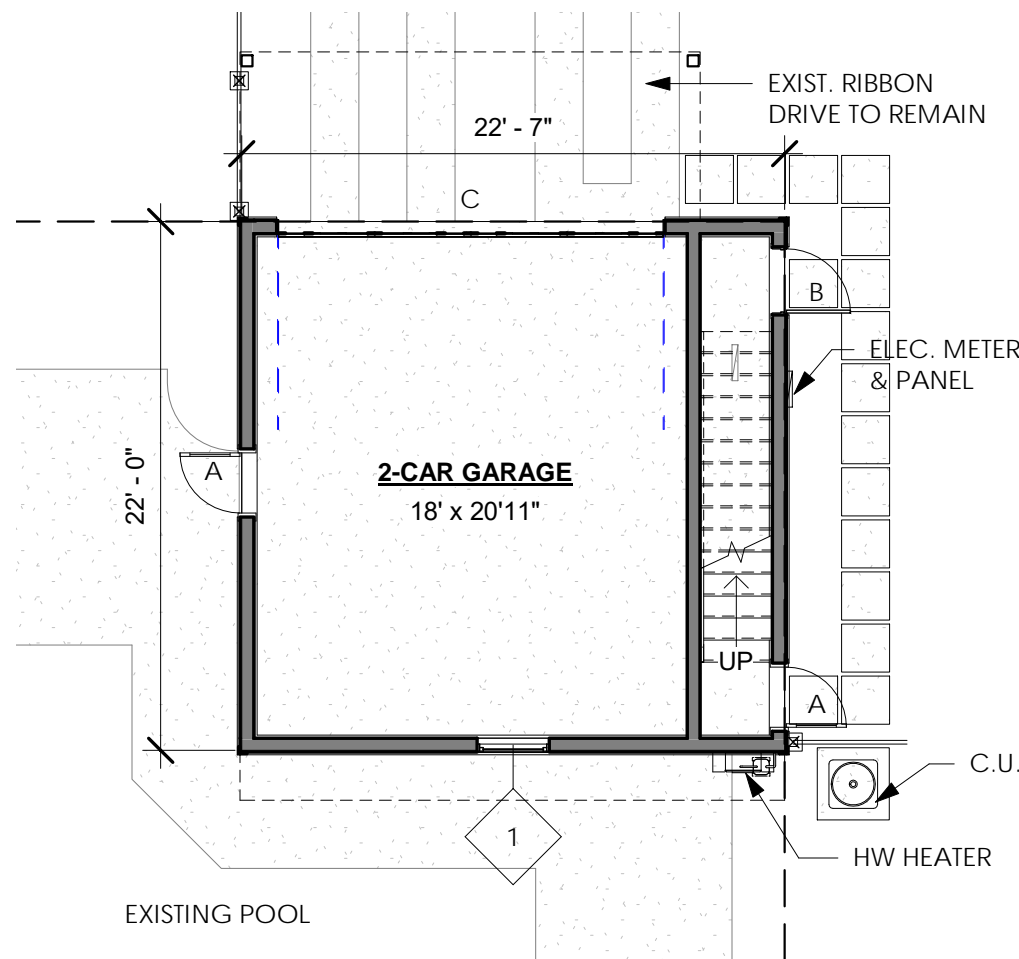
1. NEW CEMENTITIOUS SIDING WILL MATCH THE EXISTING 6" REVEAL OF THE SIDING ON THE MAIN HOUSE.
2. A DECORATIVE GABLE VENT WILL BE ADDED TO THE GABLE END TO MATCH A SIMILAR DETAIL ON THE EXISTING GARAGE.
3. RAFTER TAILS WILL BE EXPOSED TO MATCH THE EXISTING GARAGE WITH A SIMILAR OVERHANG.

WINDOWS & DOORS

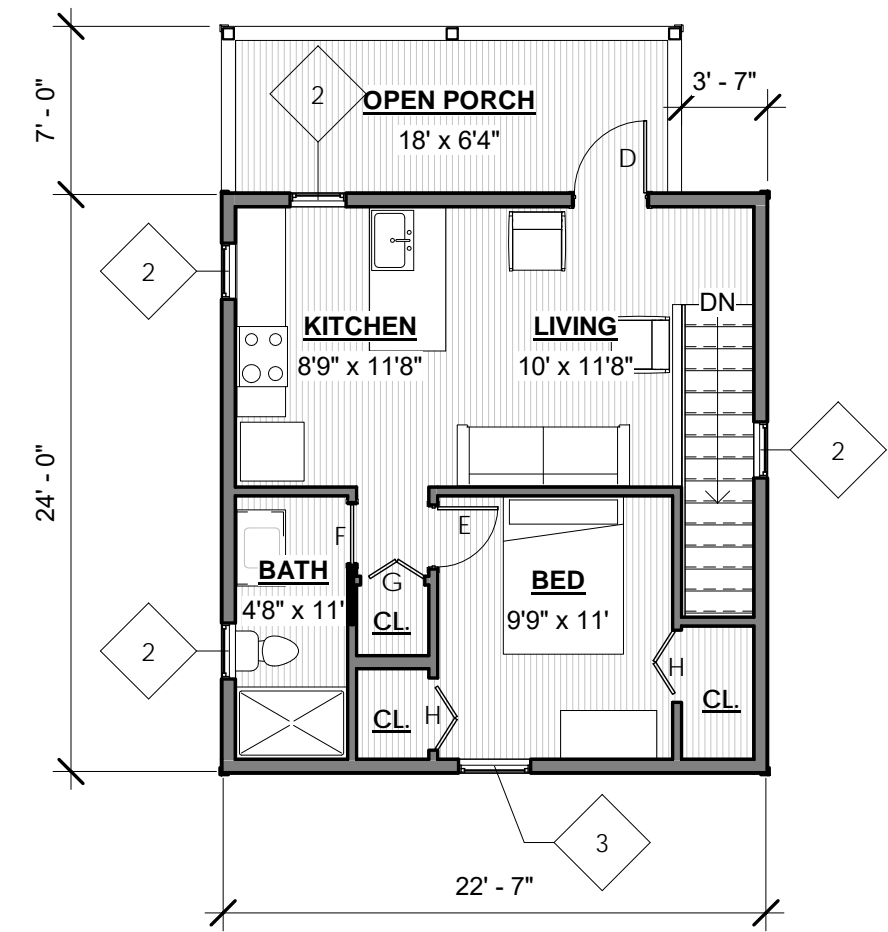
1. NEW 4 OVER 1 VINYL SINGLE HUNG WINDOWS WILL MATCH THE WINDOWS ON THE EXISTING GARAGE. WINDOWS WILL BE RECESSED A MIN. OF 2" IN THE WALL PLANE.
2. NEW FIBERGLASS DOORS WILL FEATURE A 9-LITE OR 15-LITE GLASS DESIGN WITH EXTERIOR MUNTINS RAISED ON THE OUTSIDE.
3. EXTERIOR CASING DETAILS WILL MATCH THE PRIMARY HOUSE.

EXTERIOR ELEMENTS

1. NEW MECH., ELEC. & PLUMB. SYSTEMS WILL BE INSTALLED ON AN INCONSPICUOUS SIDE OF THE STRUCTURE, SHIELDED FROM VIEW WITH A FENCE.



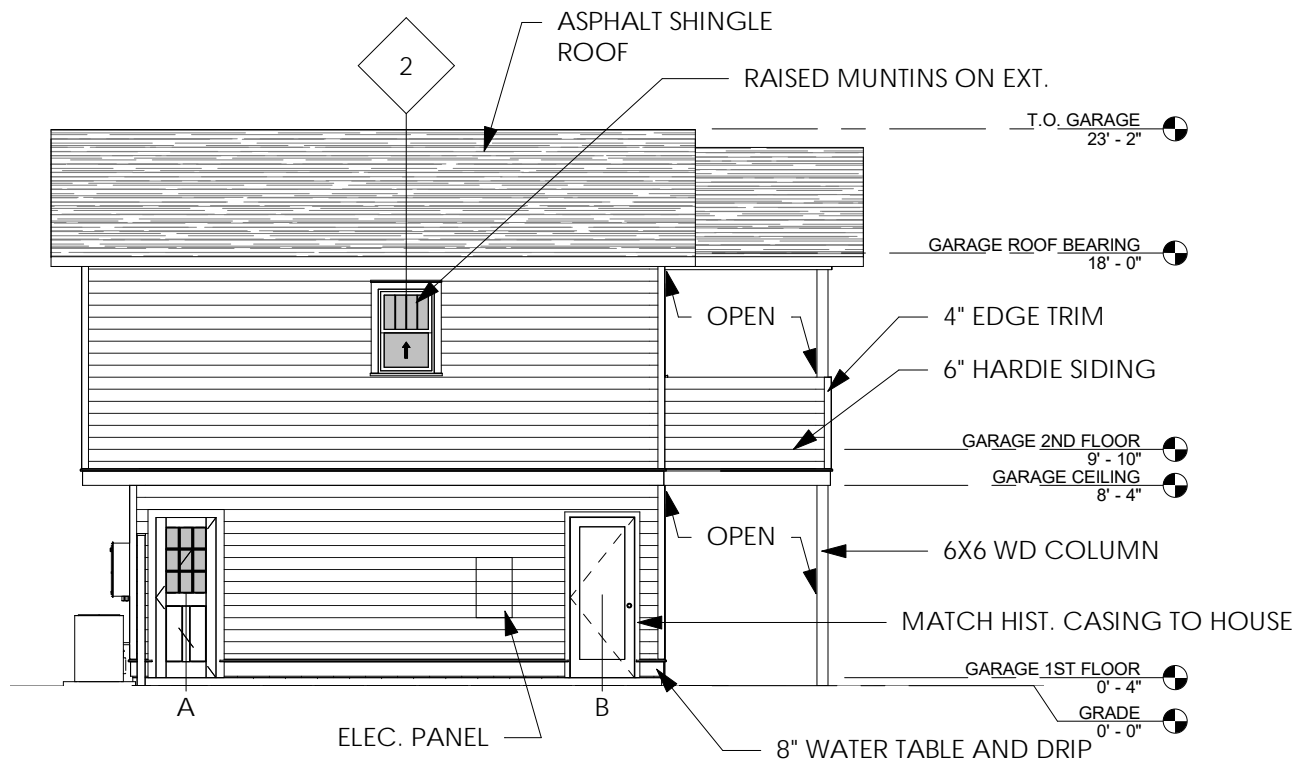
GARAGE FIRST FLOOR
1/8" = 1'-0"
0' 4' 8' 16'



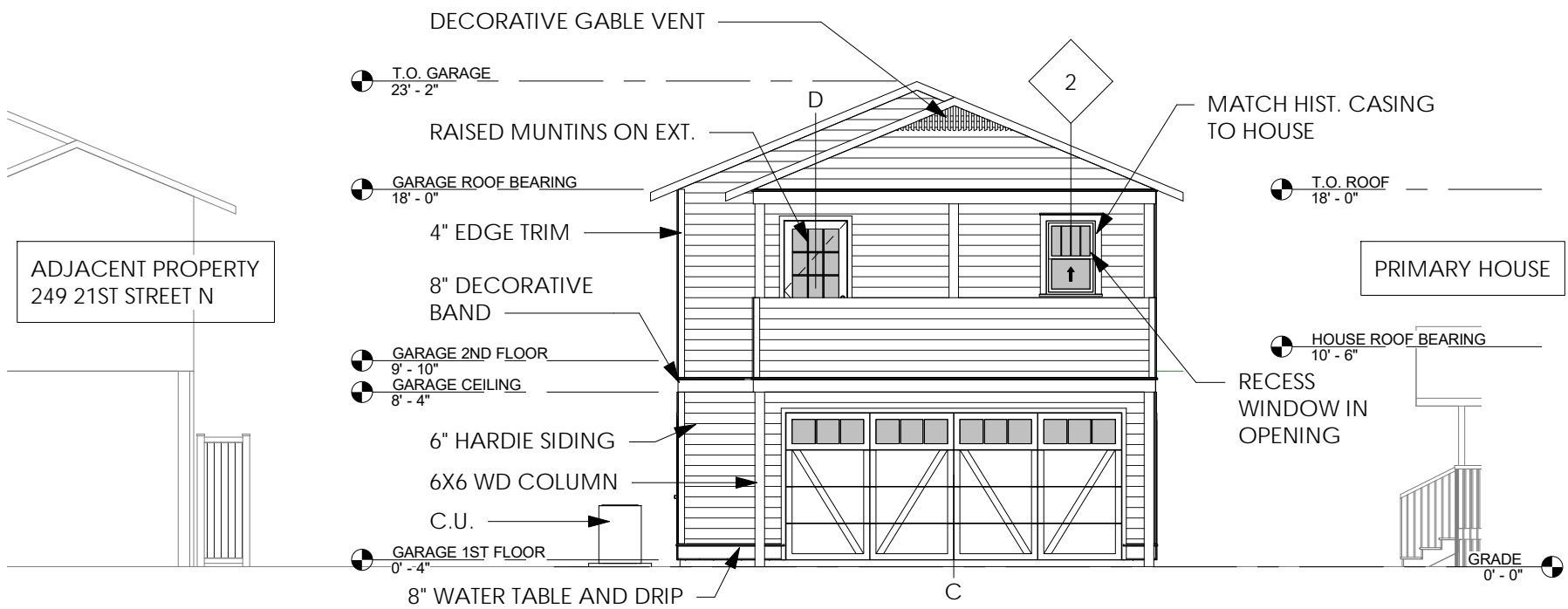
APT 2ND FLOOR
1/8" = 1'-0"
0' 4' 8' 16'

2059 BURLINGTON AVE N

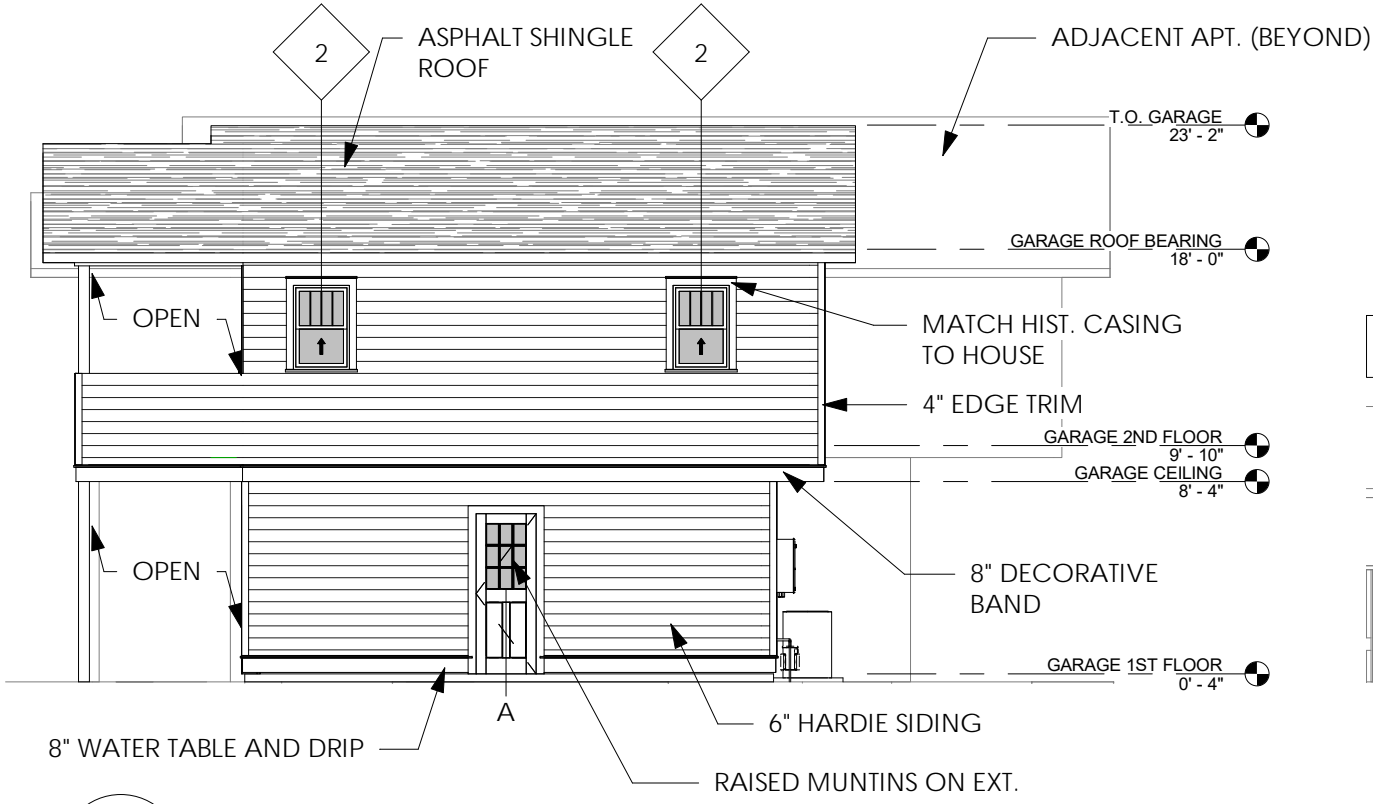
FLOOR PLANS



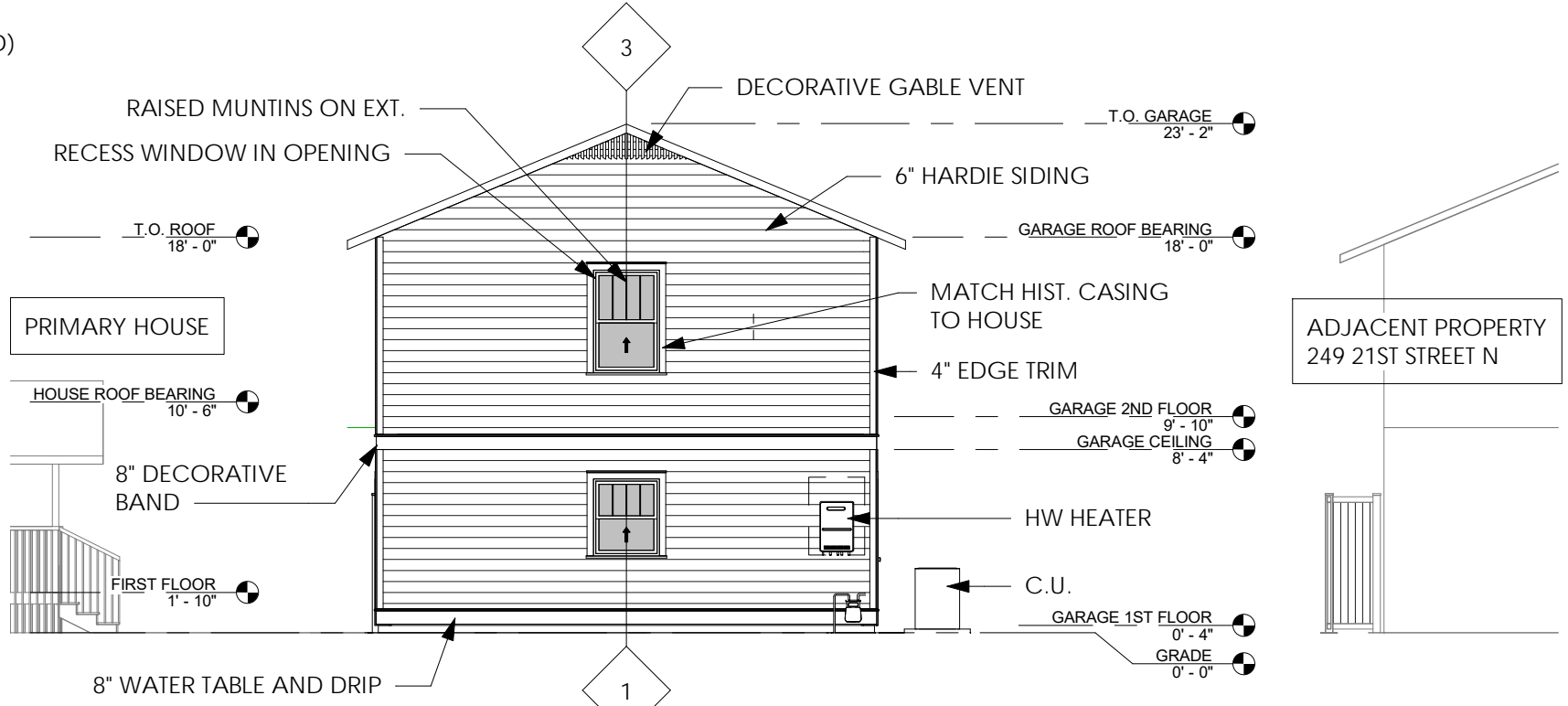
1 NORTH ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16'



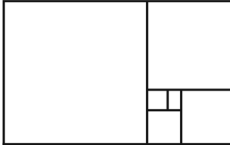
2 WEST ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16'

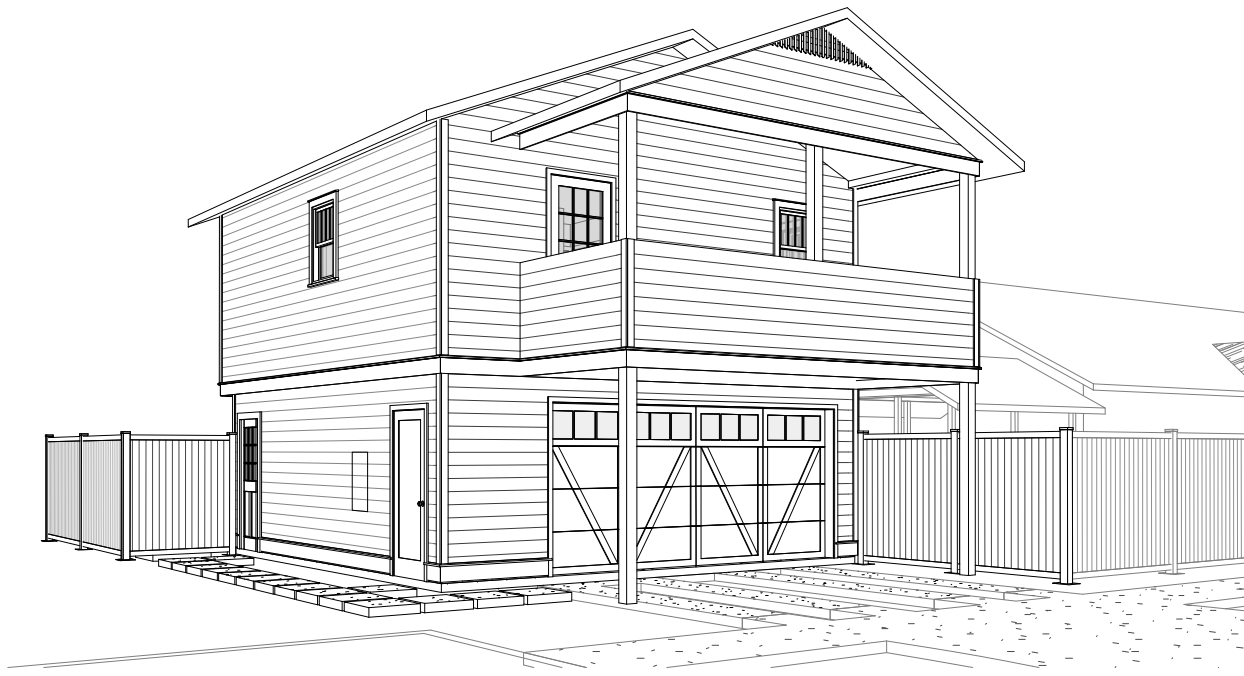


3 SOUTH ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16'



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





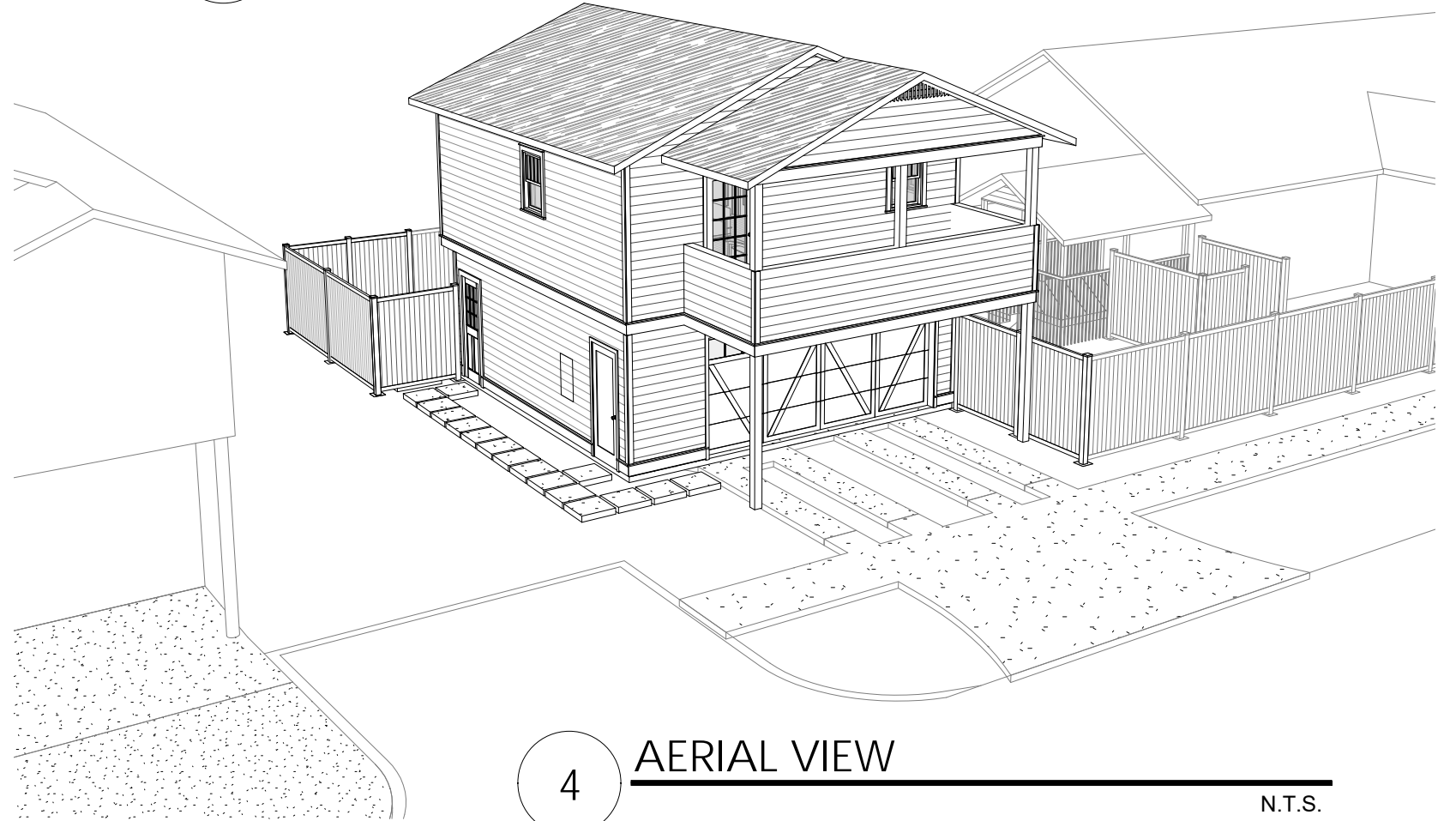
1 VIEW FROM STREET N.T.S.



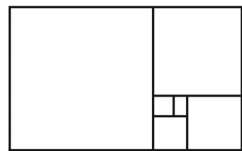
2 VIEW FROM HOUSE N.T.S.



3 VIEW FROM STREET 2 N.T.S.



4 AERIAL VIEW N.T.S.



Design Alternative 1 - Use Existing Garage

- If the ribbon driveway & street facing garage is to remain, there will be no space for any legal size parking spaces.
- Would require a variance request for all 3 required spaces.
- Eliminates any accessory storage areas on the site.
- At 413 GSF, the apartment living space is undersized for comfortable living and would only be approx. 8 FT wide.
- The existing garage structure is substandard for modern building codes and would be cost prohibitive to remedy.
- The North portion of the garage is a later addition and has compromised the structural integrity of the original structure.

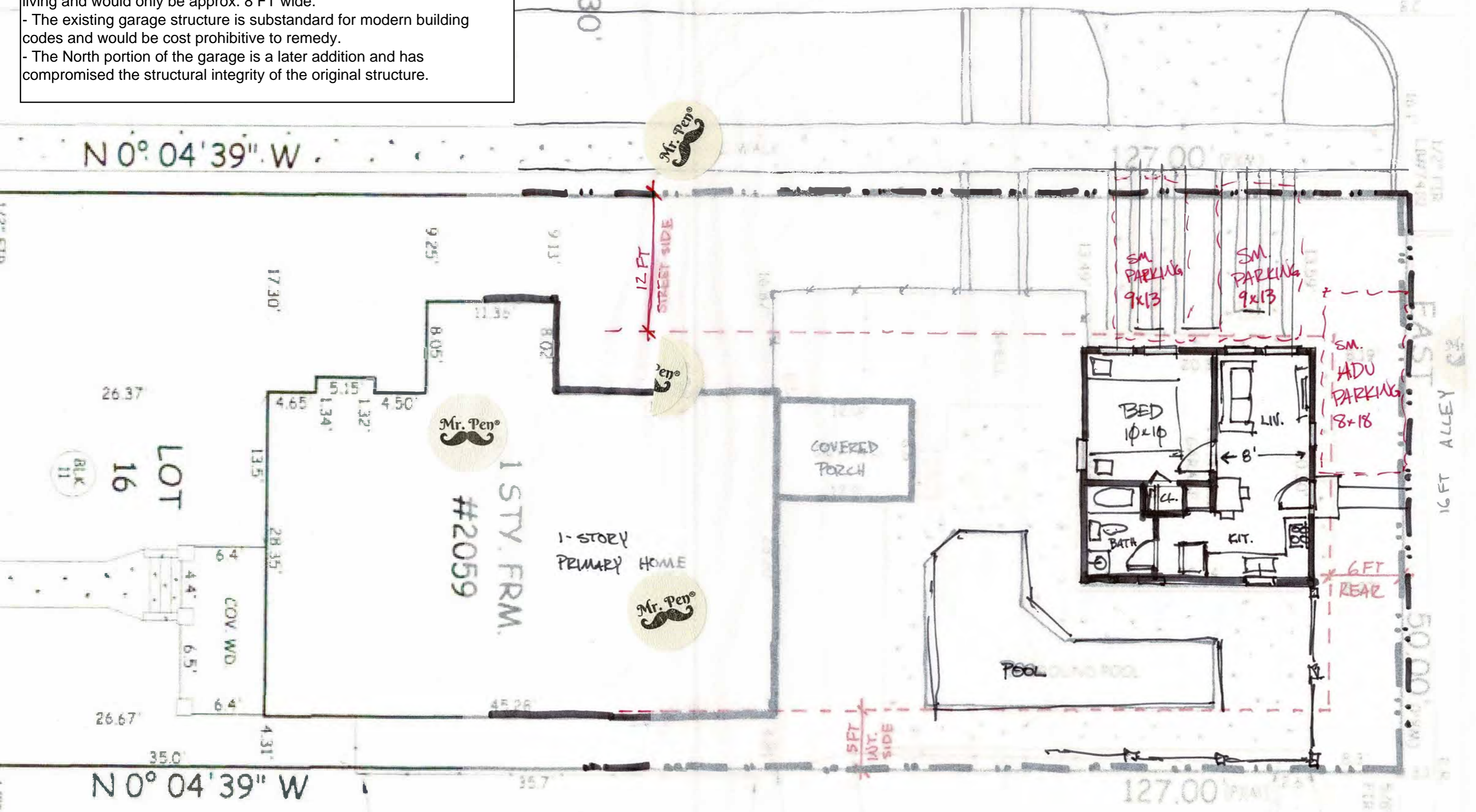
#12 SF EXISTING GARAGE
2-CAR

USE EXIS

21ST STREET NORTH

N 0° 04' 39" W

N 0° 04' 39" W



LOT 16

Mr. Pen®
1 STY. FRM.
#2059

1-STORY
PRIMARY HOME

COVERED
PORCH

POOL

BED
10x10

LIV.

BATH

KIT.

SM.
PARKING
9x13

SM.
PARKING
9x13

SM.
ADU
PARKING
8x18

EAST
ALLEY
16 FT

6 FT
REAR

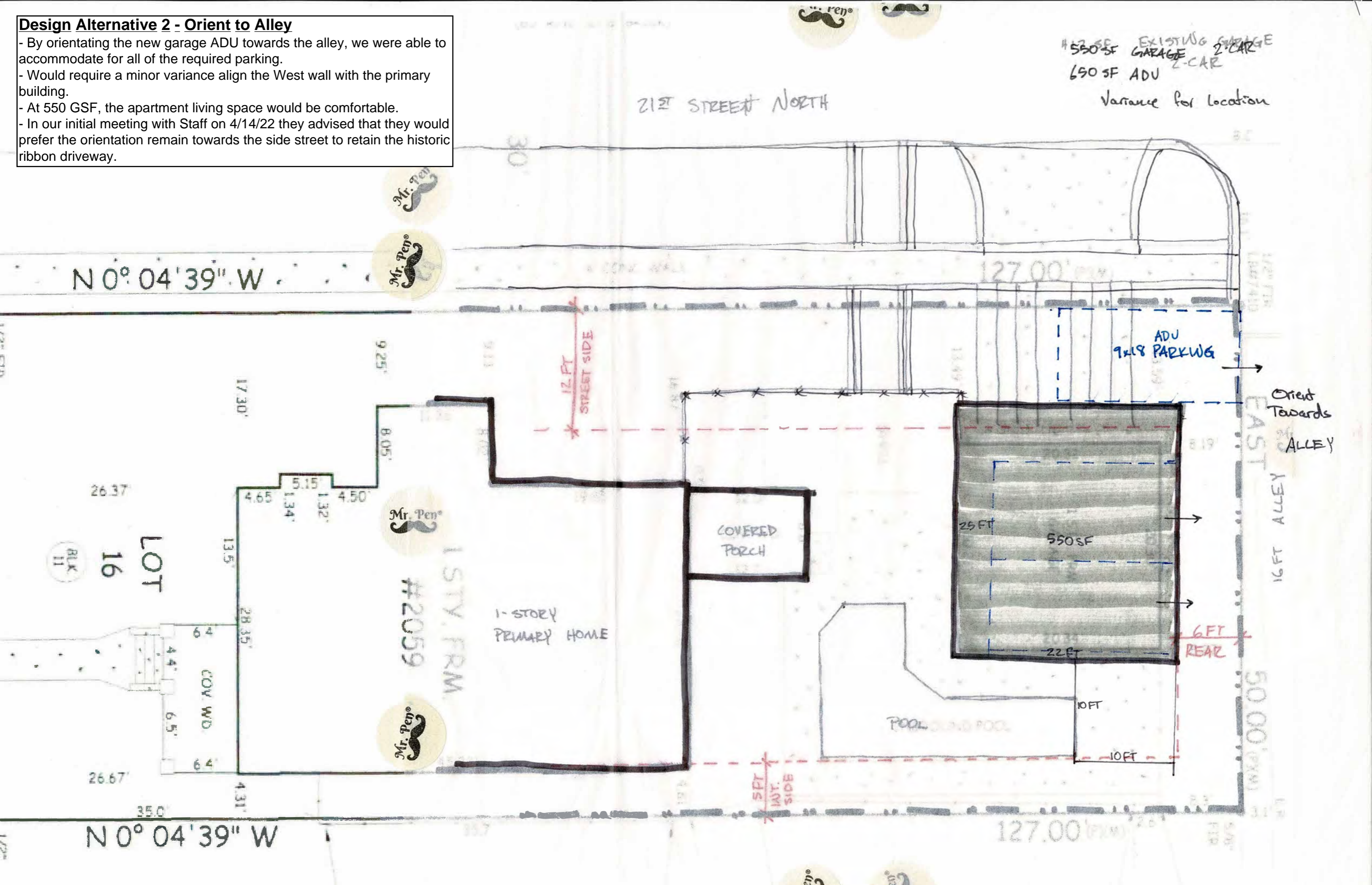
127.00

50.00

Design Alternative 2 - Orient to Alley

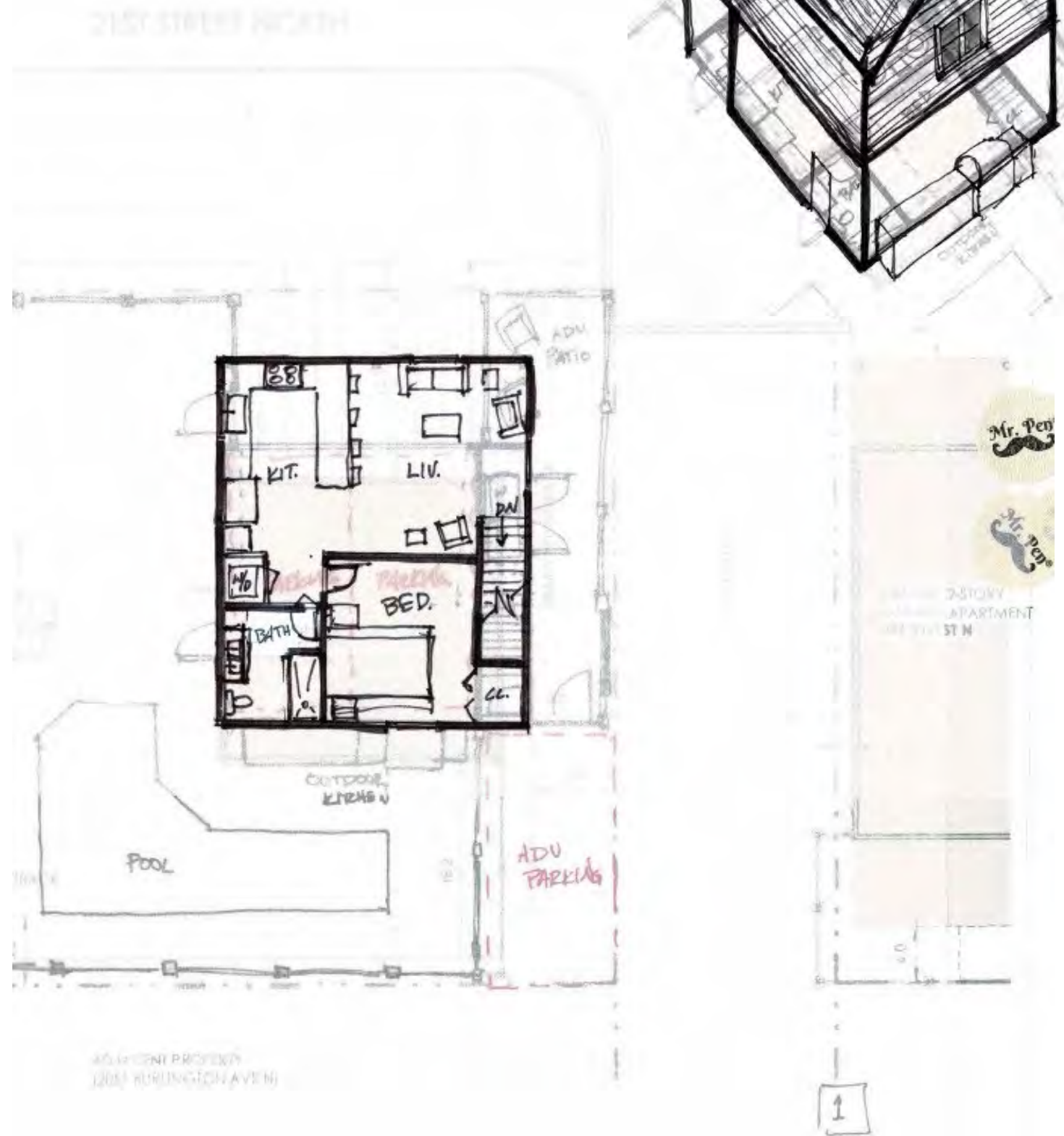
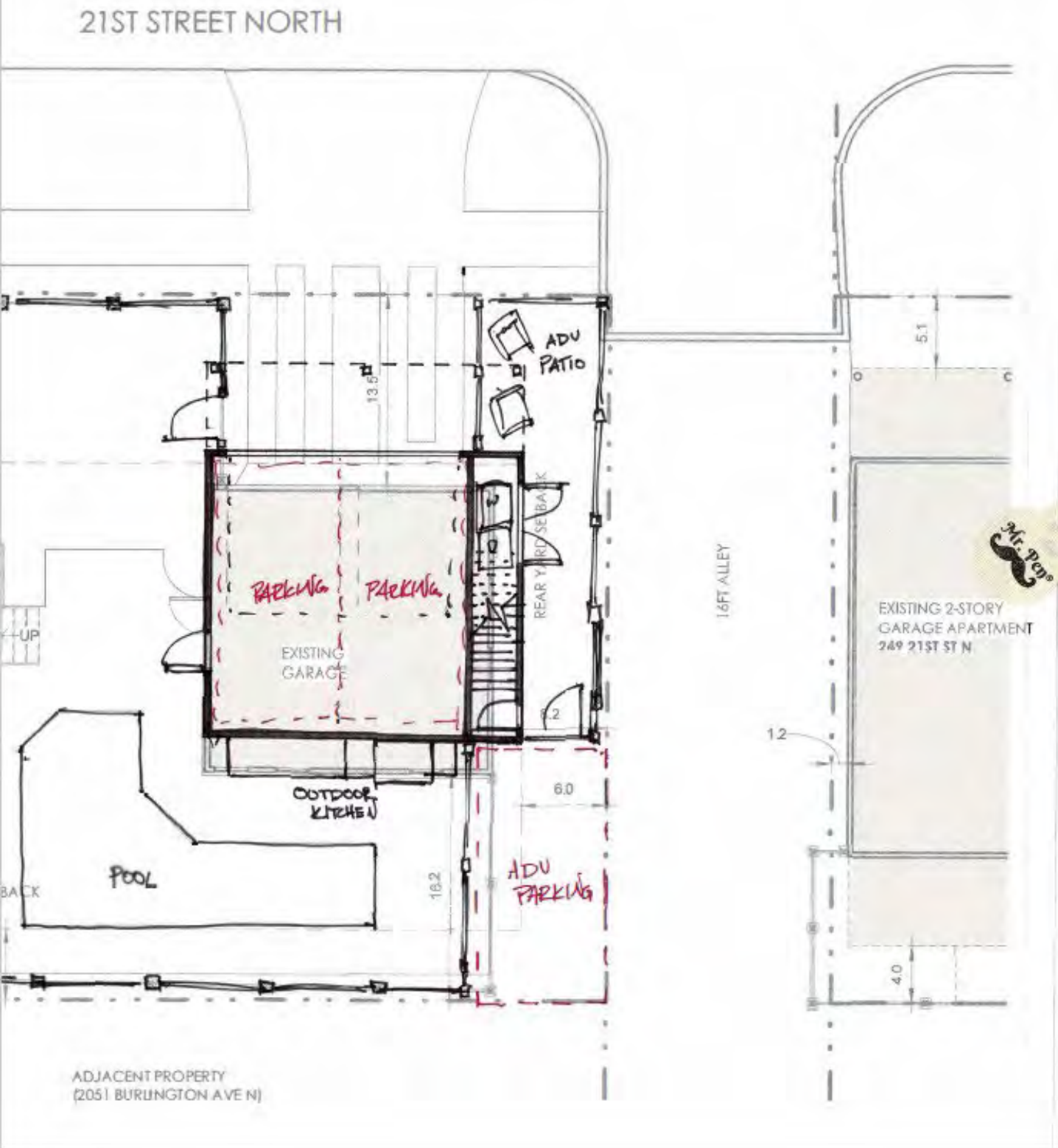
- By orientating the new garage ADU towards the alley, we were able to accommodate for all of the required parking.
- Would require a minor variance align the West wall with the primary building.
- At 550 GSF, the apartment living space would be comfortable.
- In our initial meeting with Staff on 4/14/22 they advised that they would prefer the orientation remain towards the side street to retain the historic ribbon driveway.

EXISTING GARAGE 2-CAR
550 SF GARAGE 2-CAR
650 SF ADU 2-CAR
Variance for location



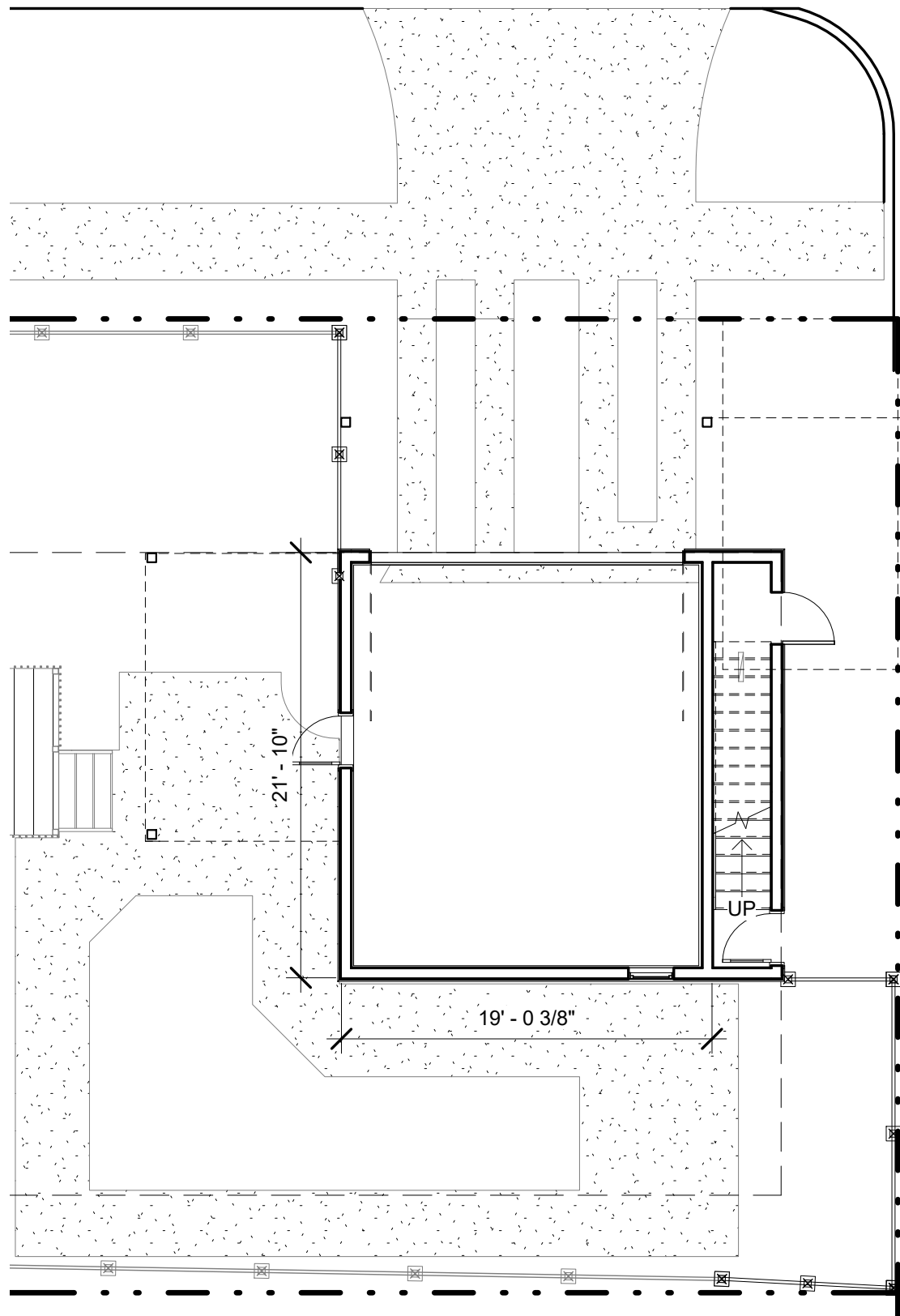
Design Alternative 3 - Enclosed Overhang

- To orient the building towards the side street and accommodate all the parking the design would require moving the East wall approx. 2 FT.
- Would require a variance request for an enclosed overhang to increase the interior square footage.
- The survey of the adjacent property shows that a similar enclosed overhang is approx. 5 FT from the West property line.
- At 621 GSF, the apartment living space would be very comfortable.

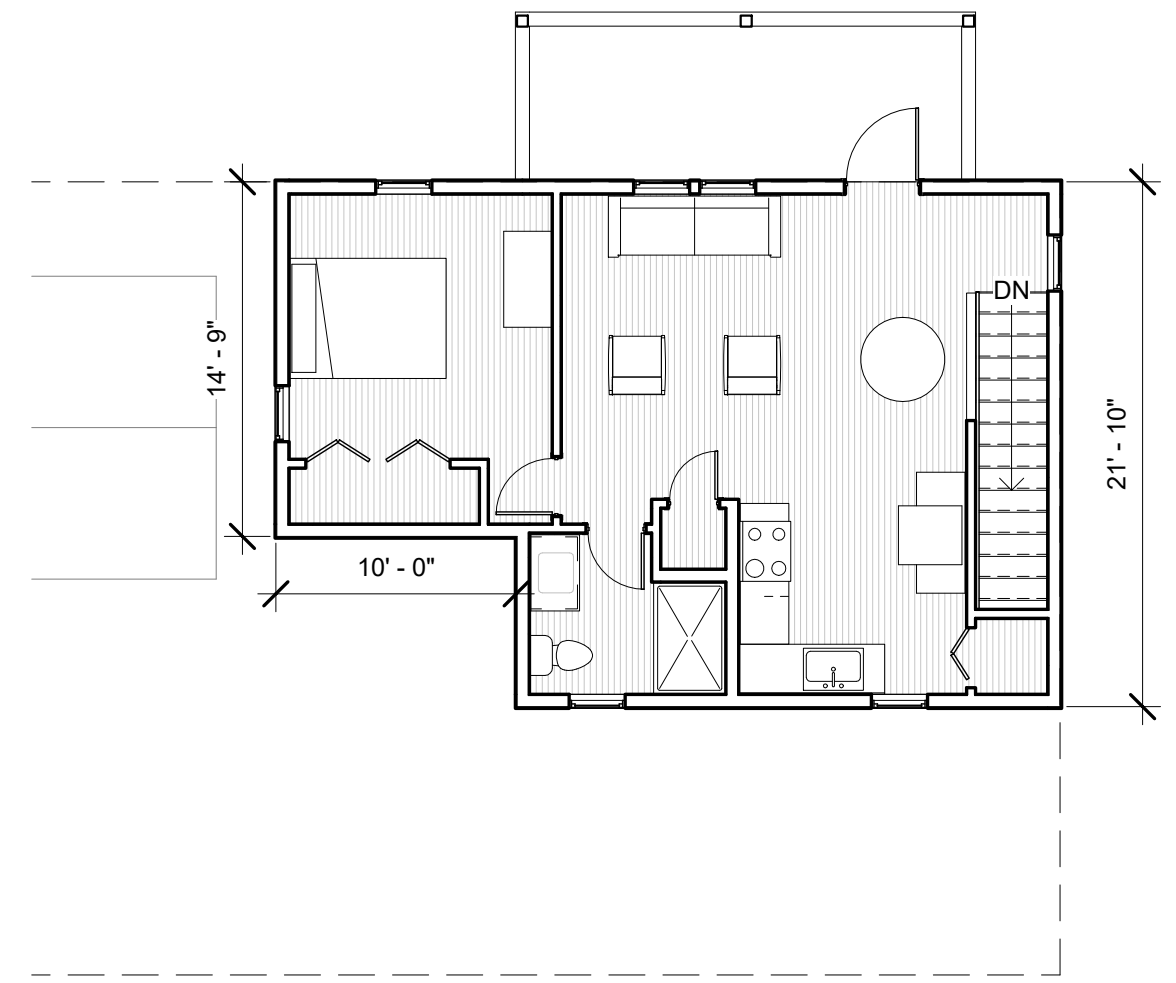
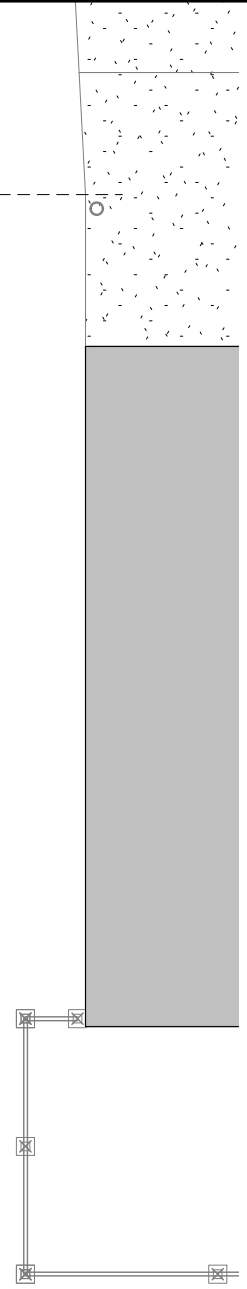
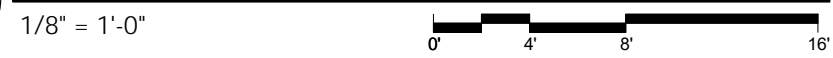


Design Alternative 4 - Enclosed South Overhang

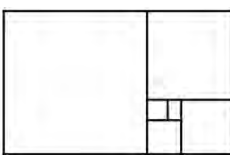
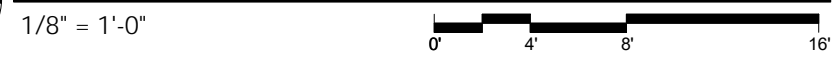
- An additional alternative was explore to increase the ADU square footage by creating an enclosed overhang to the South of the garage structure.
- Similar to the final design, it still requires a variance for the orientation towards the side street, overhanging balcony and ADU parking.
- At 640 GSF, the apartment living space would be the largest size possible.
- Unfortunately it created an awkward connection with the existing back porch of the main house.



GARAGE FIRST FLOOR



GARAGE 2ND FLOOR





3 NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



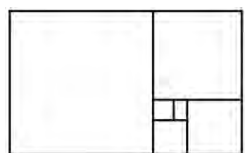
2 WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



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



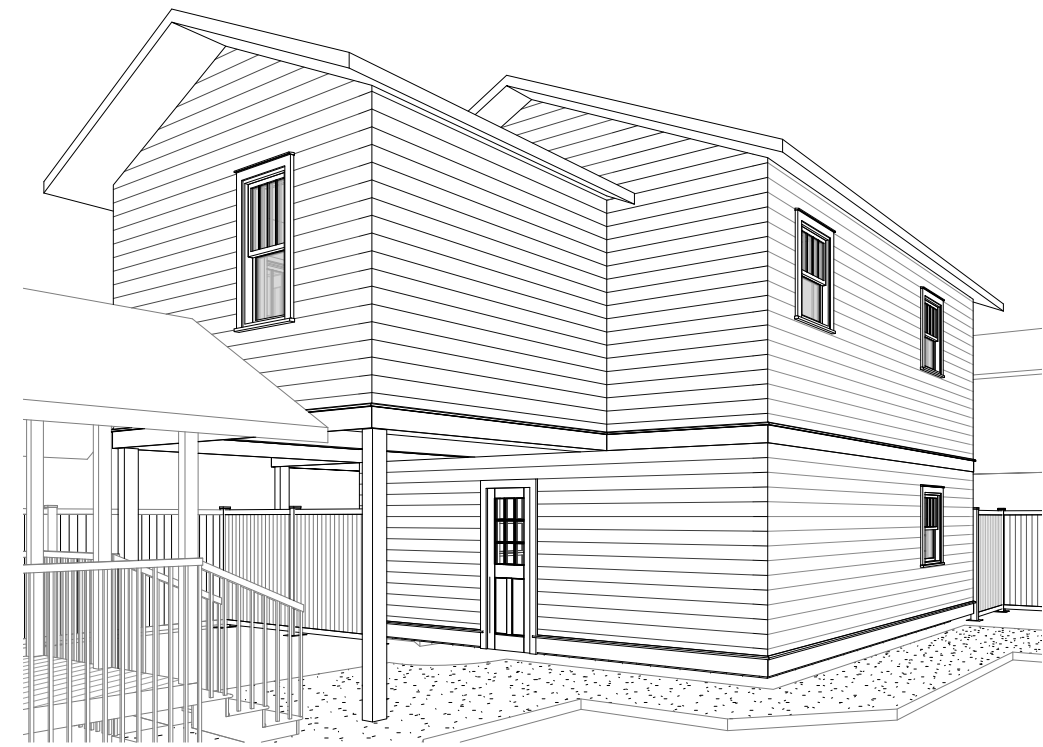
1 EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'





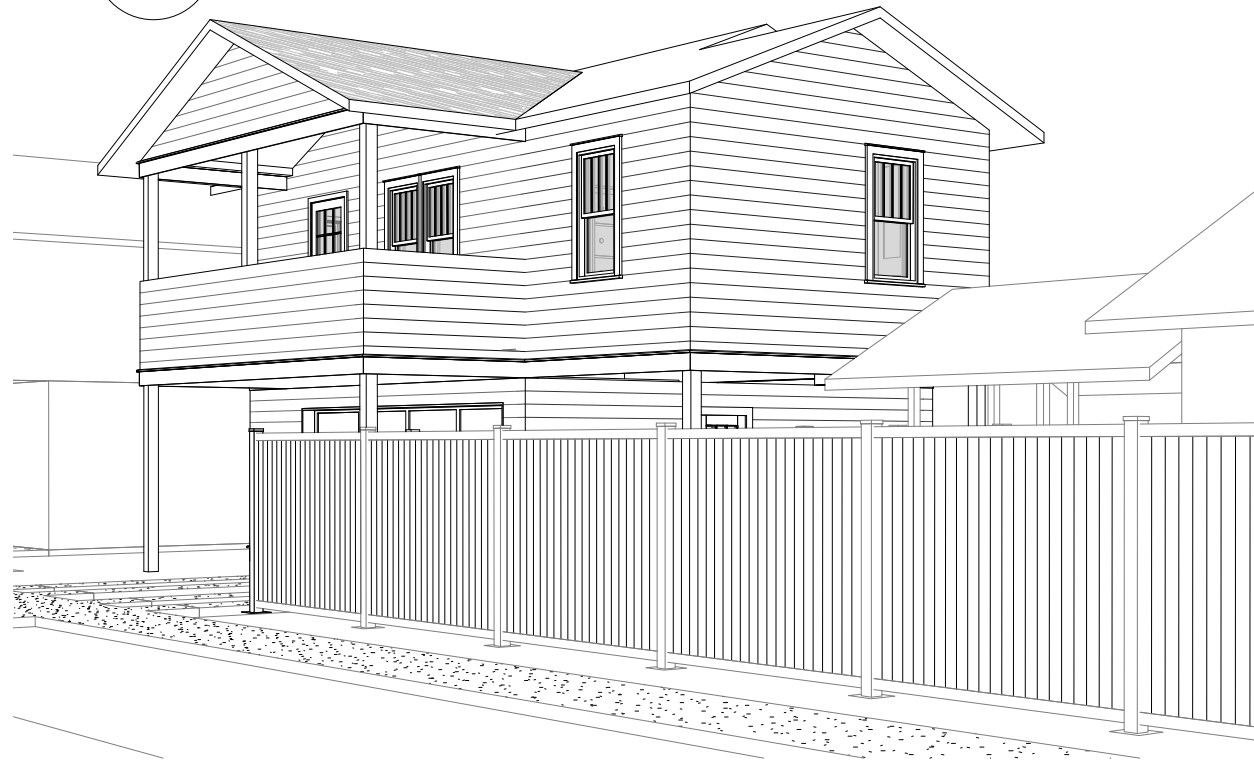
1 VIEW FROM STREET

N.T.S.



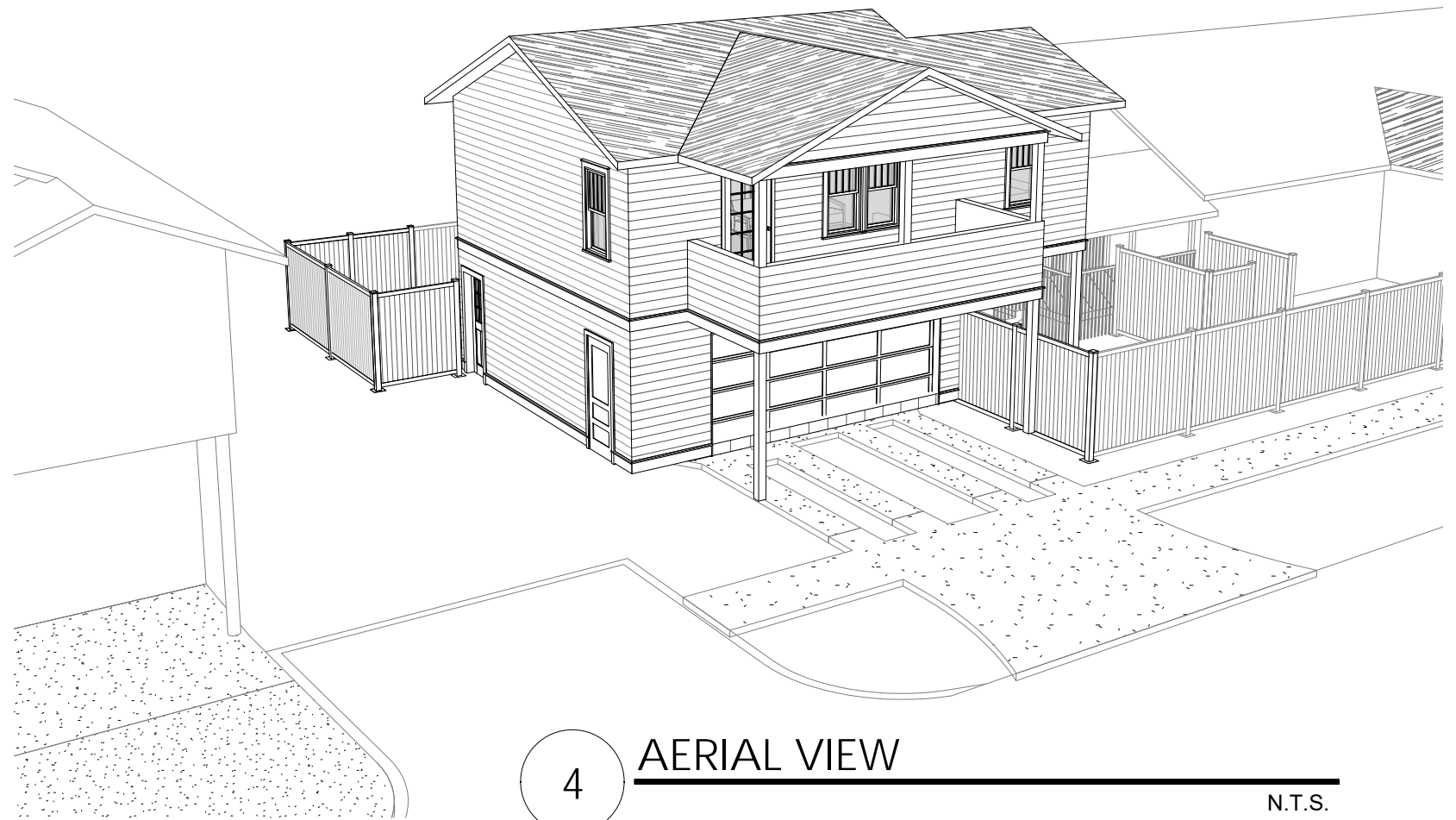
2 VIEW FROM HOUSE

N.T.S.



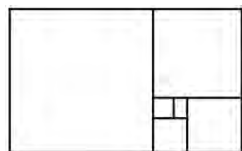
3 VIEW FROM STREET 2

N.T.S.



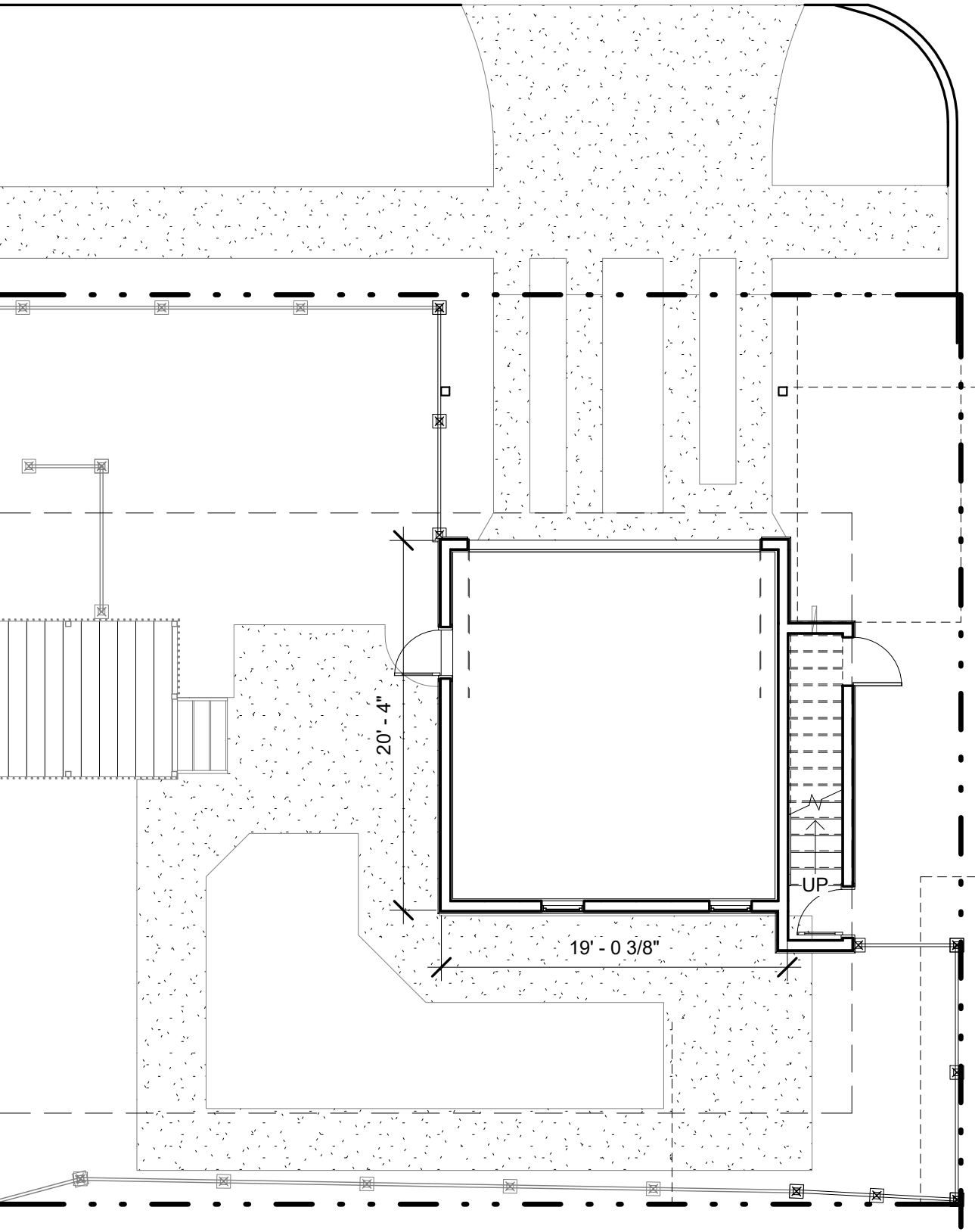
4 AERIAL VIEW

N.T.S.

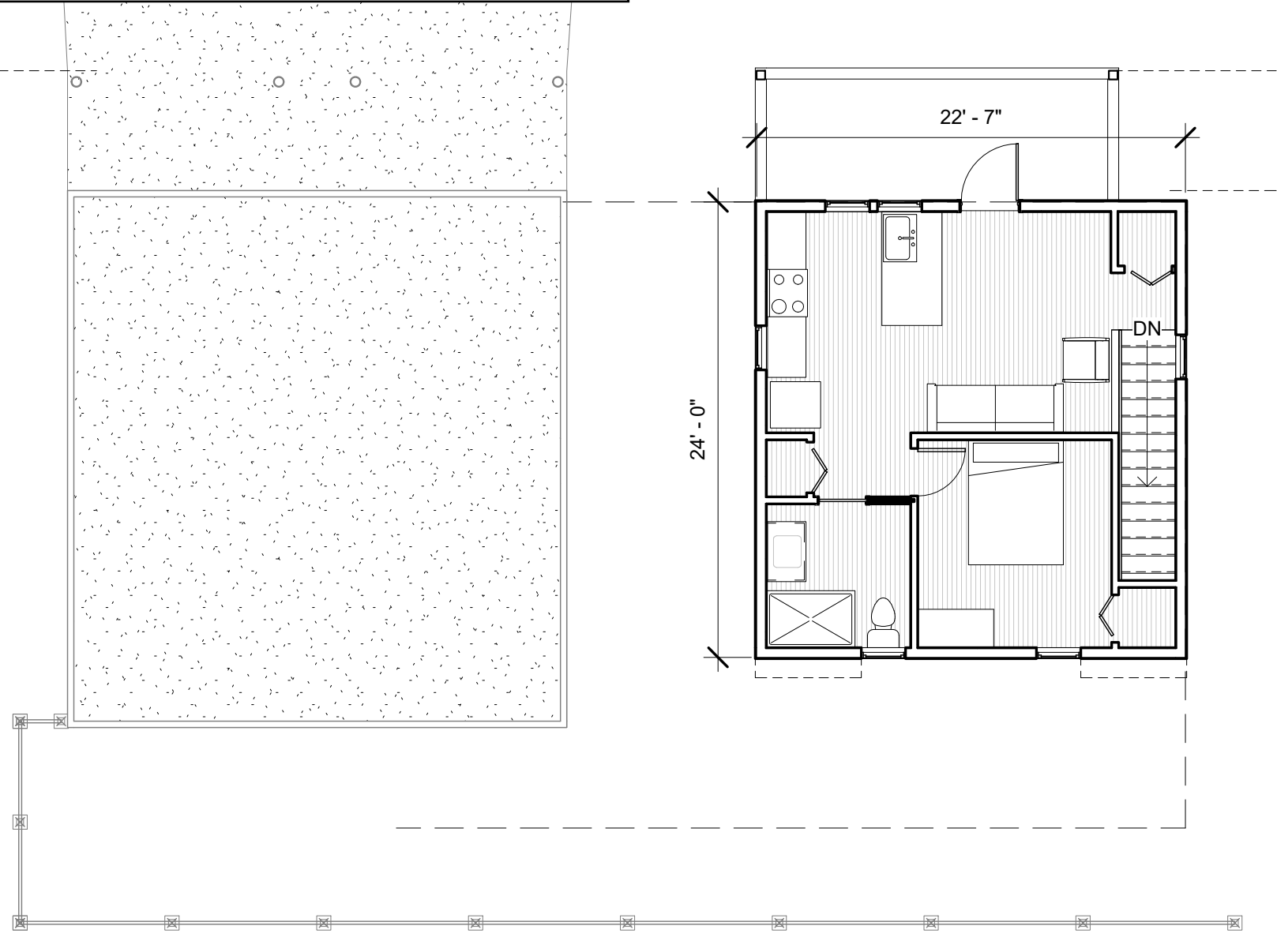


Design Alternative 5 - with ADU Parking

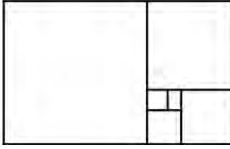
- Further discussion eliminated the need for an enclosed overhang.
- Instead, an open balcony was proposed to increase the outdoor living space. It will enhance the street by providing a buffer from the larger mass of the 2-story structure.
- To accommodate for the ADU parking, the stair would need to be shifted East. This created an awkward exterior with too many juxtapositions.
- Similar to the final design, it still requires a variance for the orientation towards the side street and overhanging balcony.
- At 549 GSF, the apartment living space would be modestly comfortable.
- The open porch will provide for approx. 133 SF of additional living space.



GARAGE FIRST FLOOR
 1/8" = 1'-0"
 0' 4' 8' 16'



GARAGE 2ND FLOOR
 1/8" = 1'-0"
 0' 4' 8' 16'





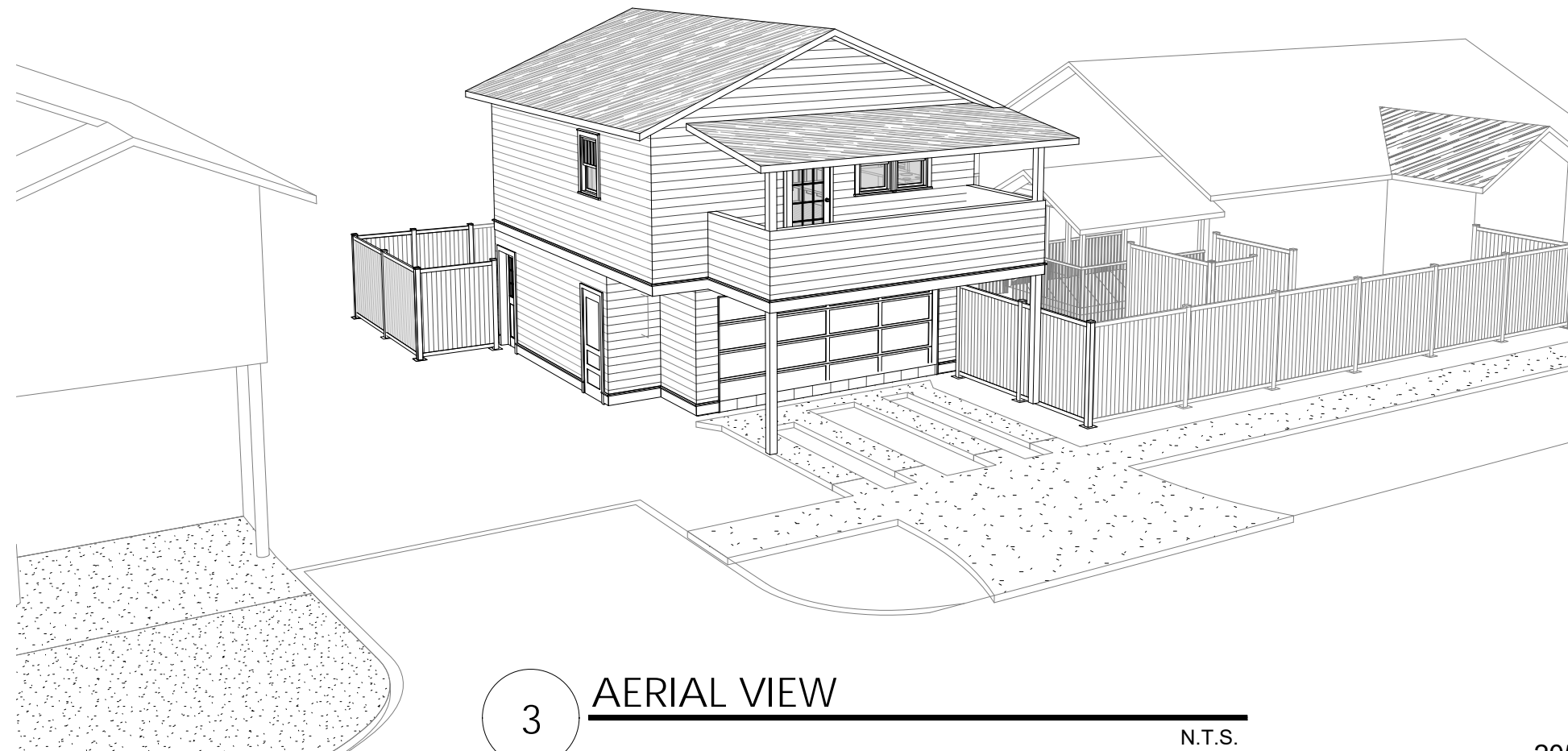
1 VIEW FROM STREET

N.T.S.



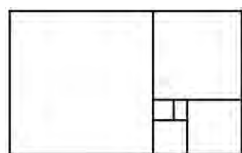
2 VIEW FROM HOUSE

N.T.S.



3 AERIAL VIEW

N.T.S.



Shed Roof



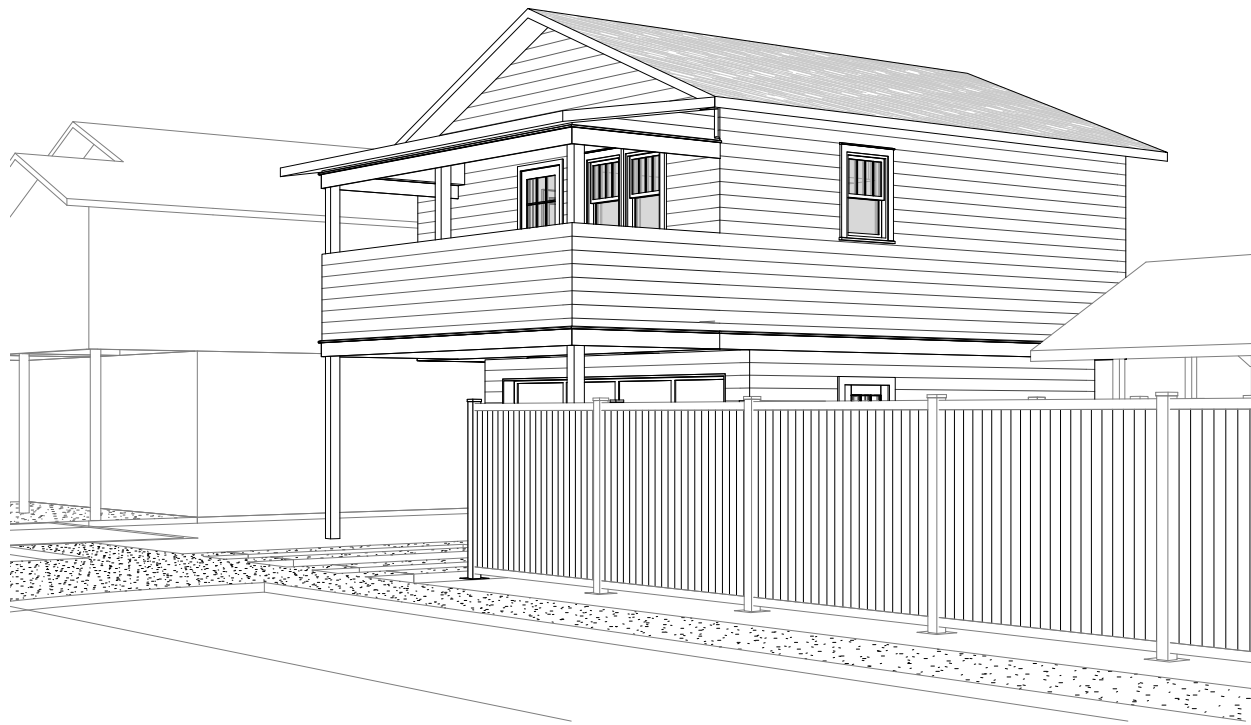
1 VIEW FROM STREET

N.T.S.

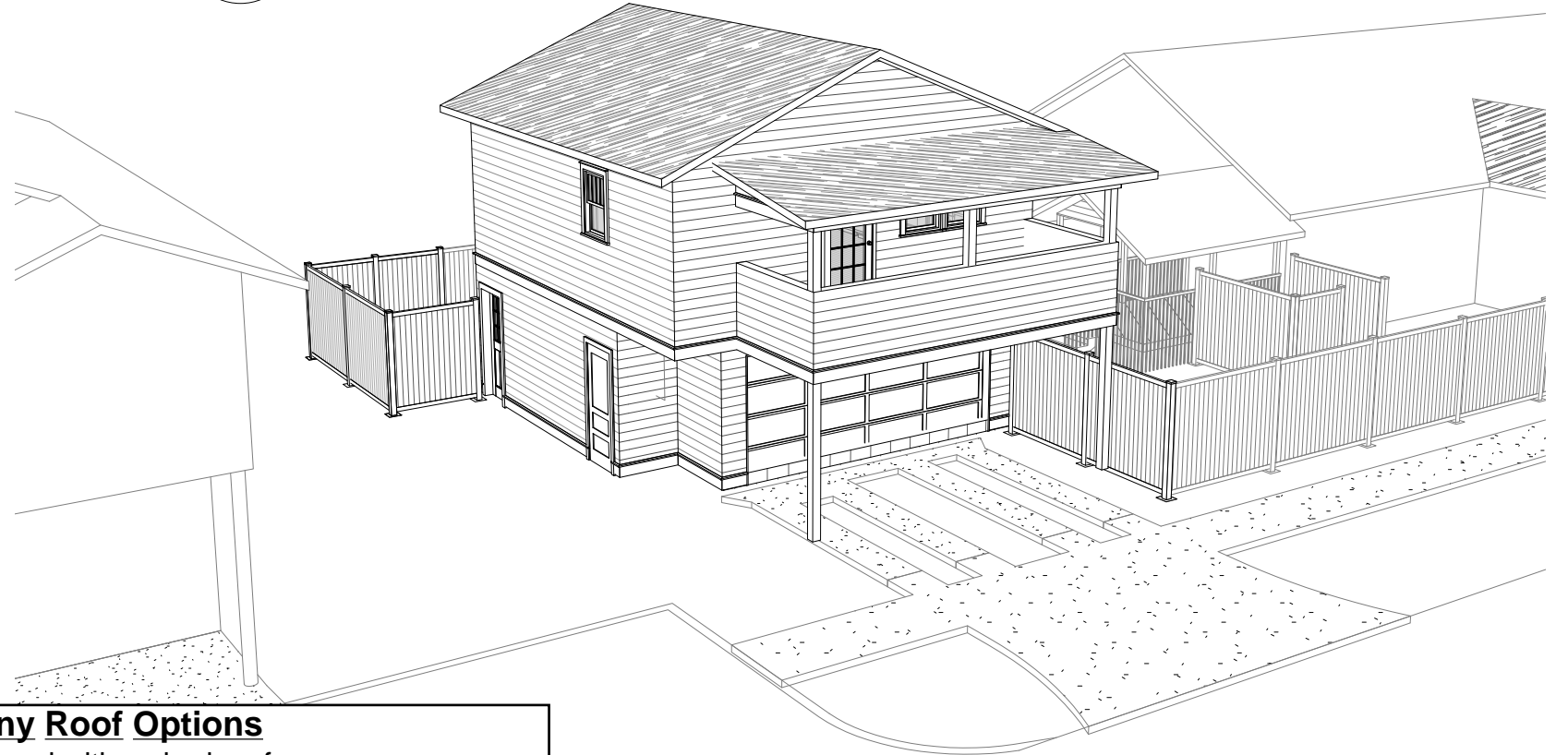


2 VIEW FROM HOUSE

N.T.S.



3 VIEW FROM STREET 2

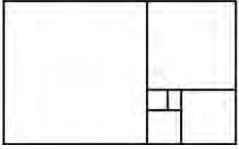


4 AERIAL VIEW

N.T.S.

Design Alternative 6 - Balcony Roof Options

- Initially the balcony roof was designed with a shed roof.
- After further review, it would require the low end to be very low in order for the high end to clear the main roof.
- Further design options were explored including an offset gable and hip roof design.
- Designs were presented to the Preservation Staff in a follow up meeting on 9/22/22 and an offset gable seemed most appropriate to matching with the primary house design.

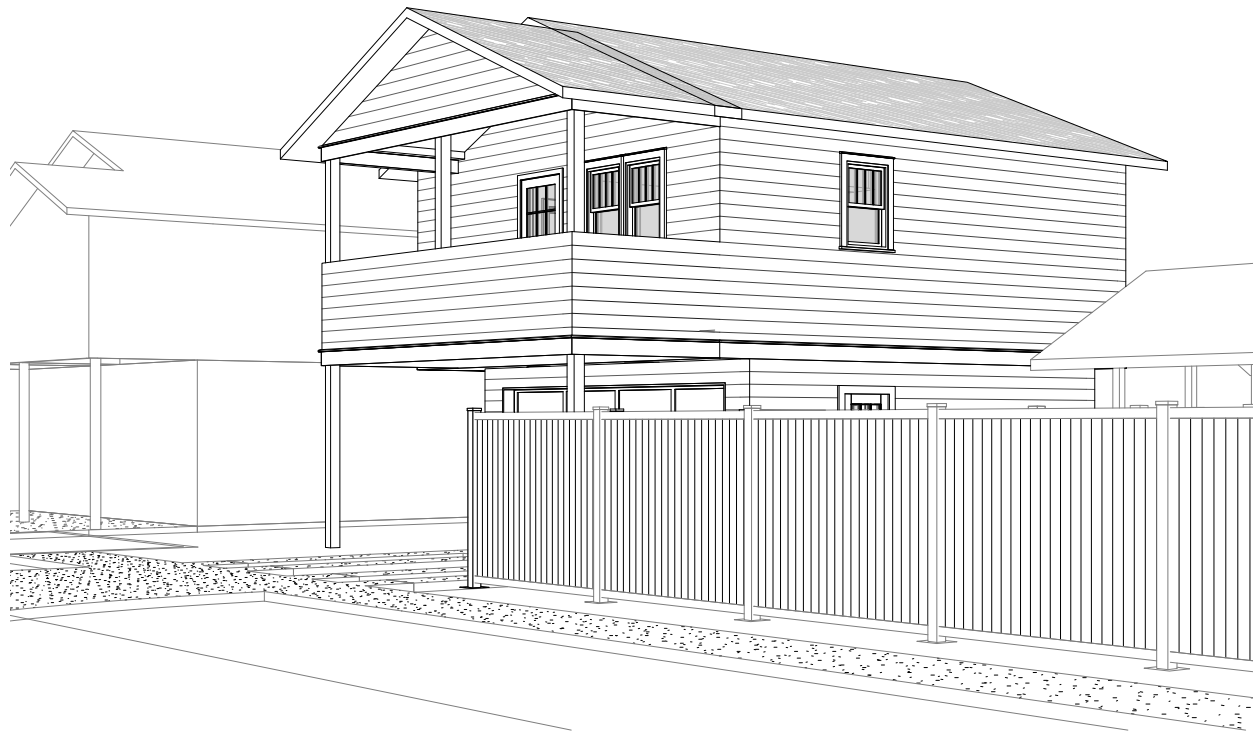




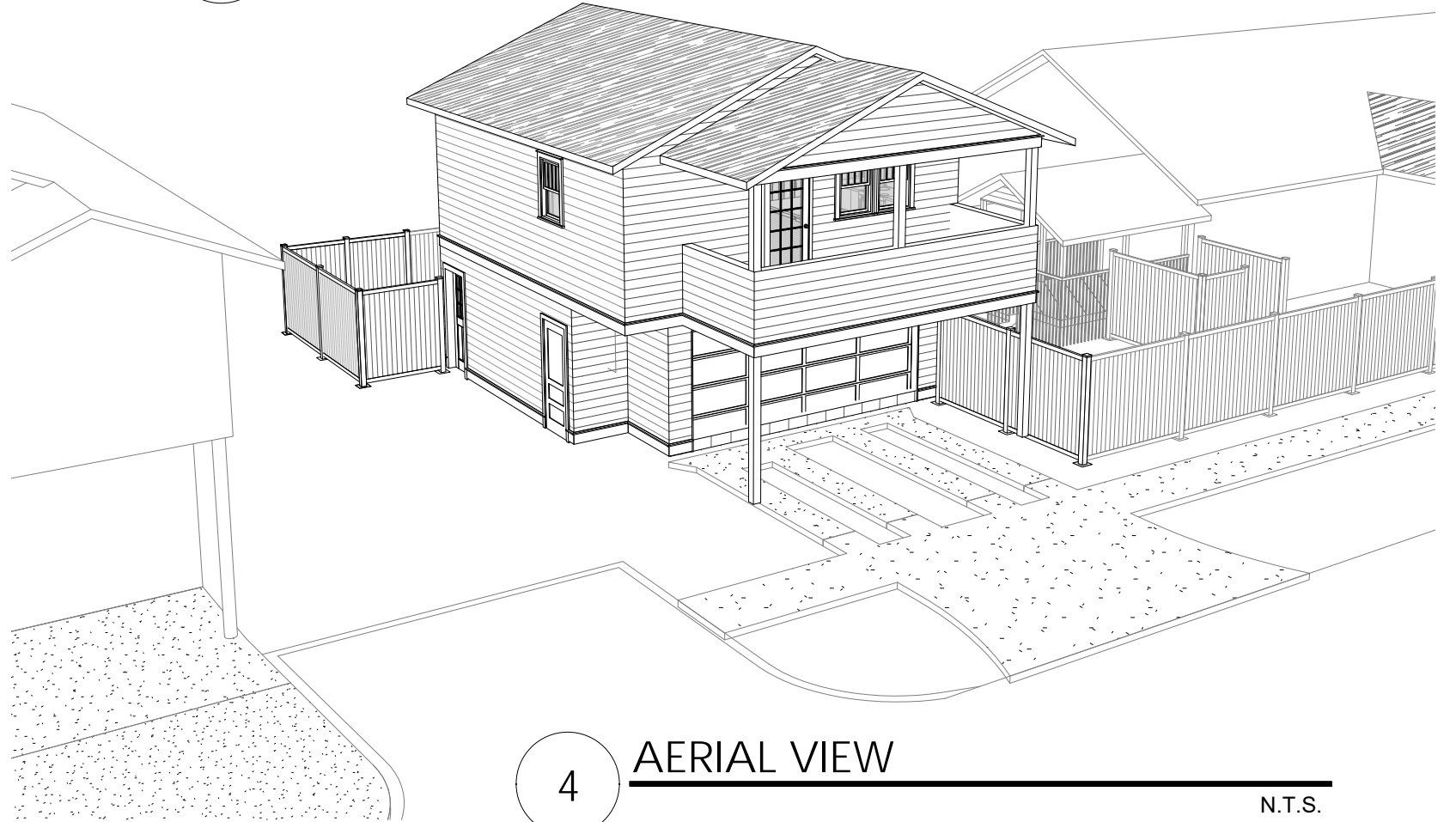
1 VIEW FROM STREET N.T.S.



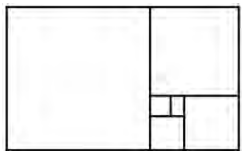
2 VIEW FROM HOUSE N.T.S.



3 VIEW FROM STREET 2 N.T.S.



4 AERIAL VIEW N.T.S.



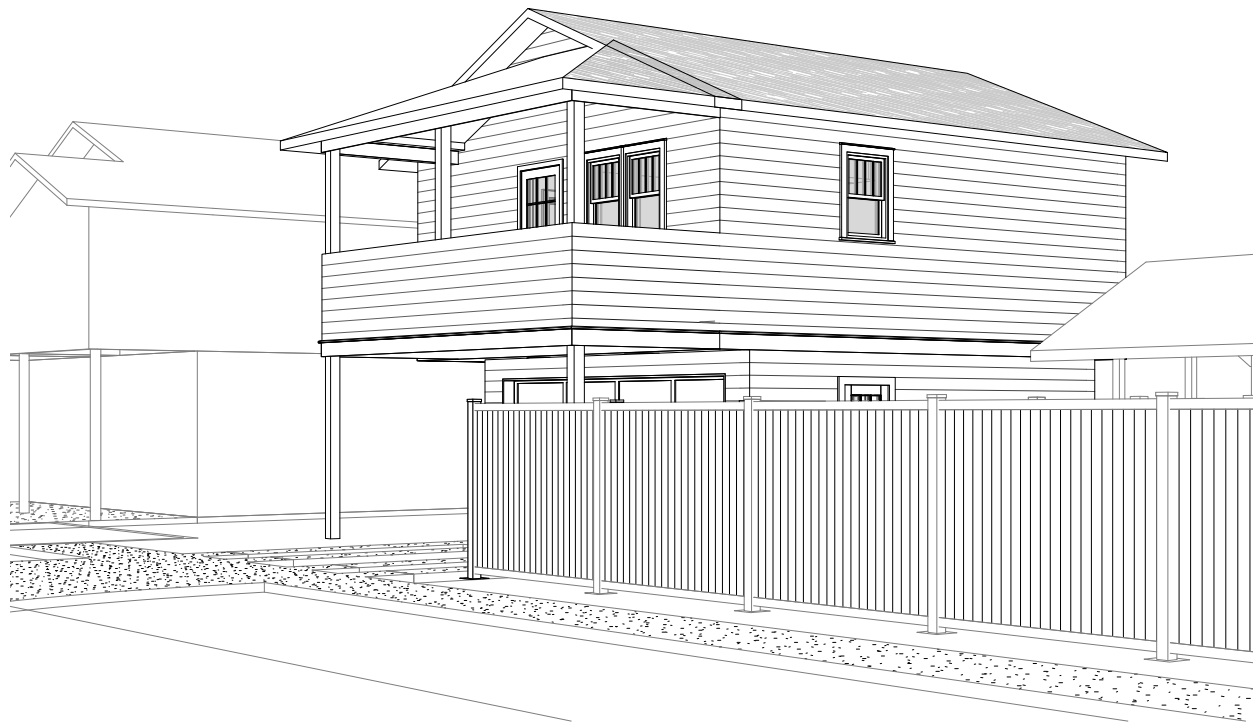
Hip Roof



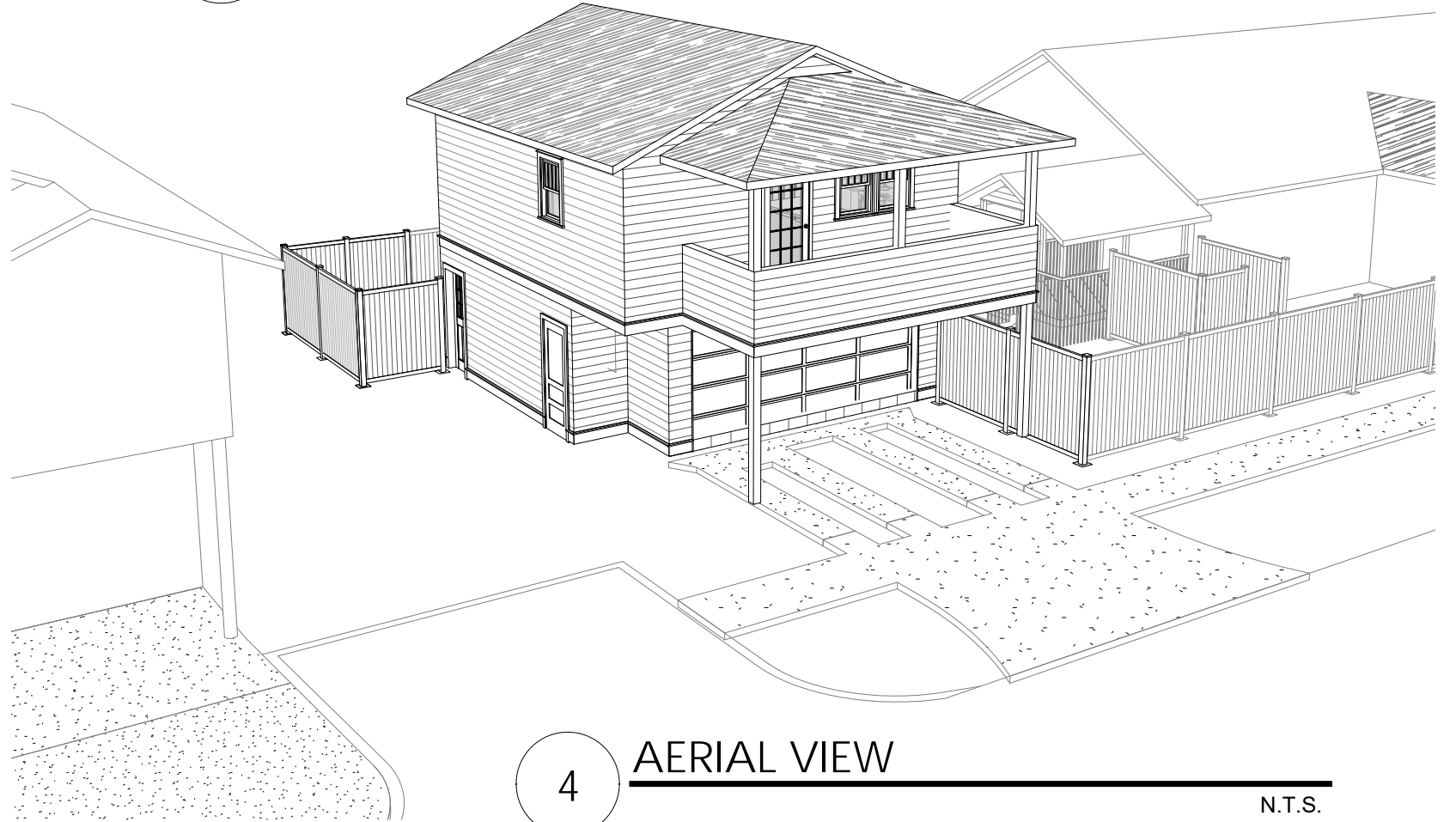
1 VIEW FROM STREET N.T.S.



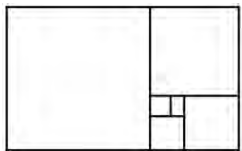
2 VIEW FROM HOUSE N.T.S.



3 VIEW FROM STREET 2 N.T.S.



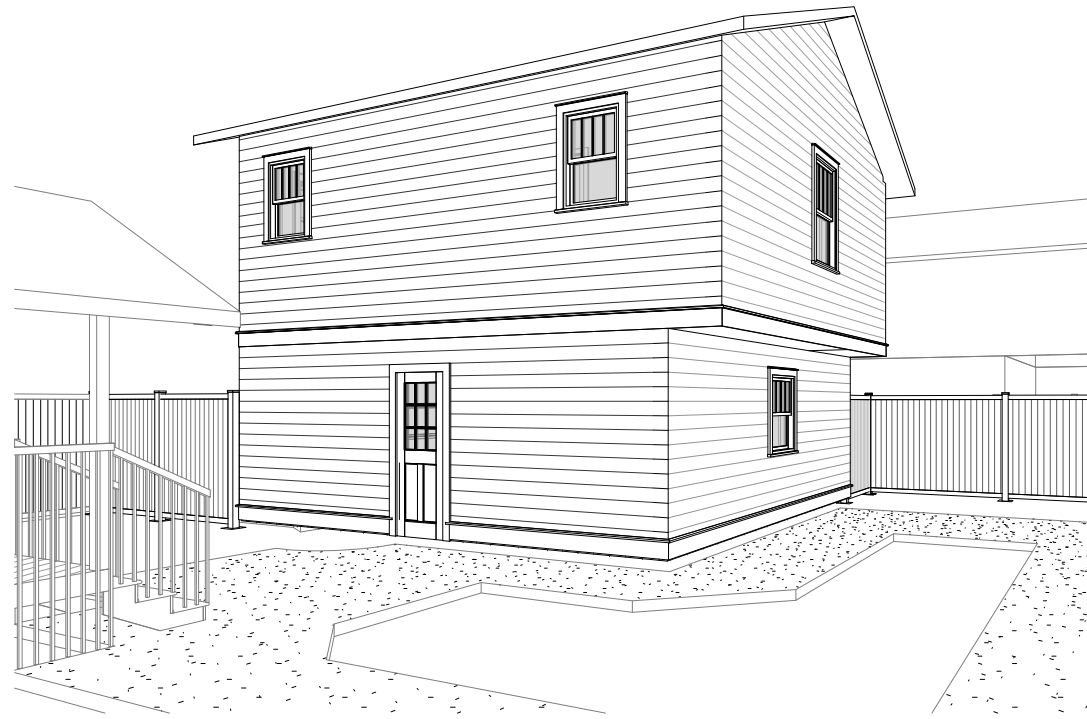
4 AERIAL VIEW N.T.S.





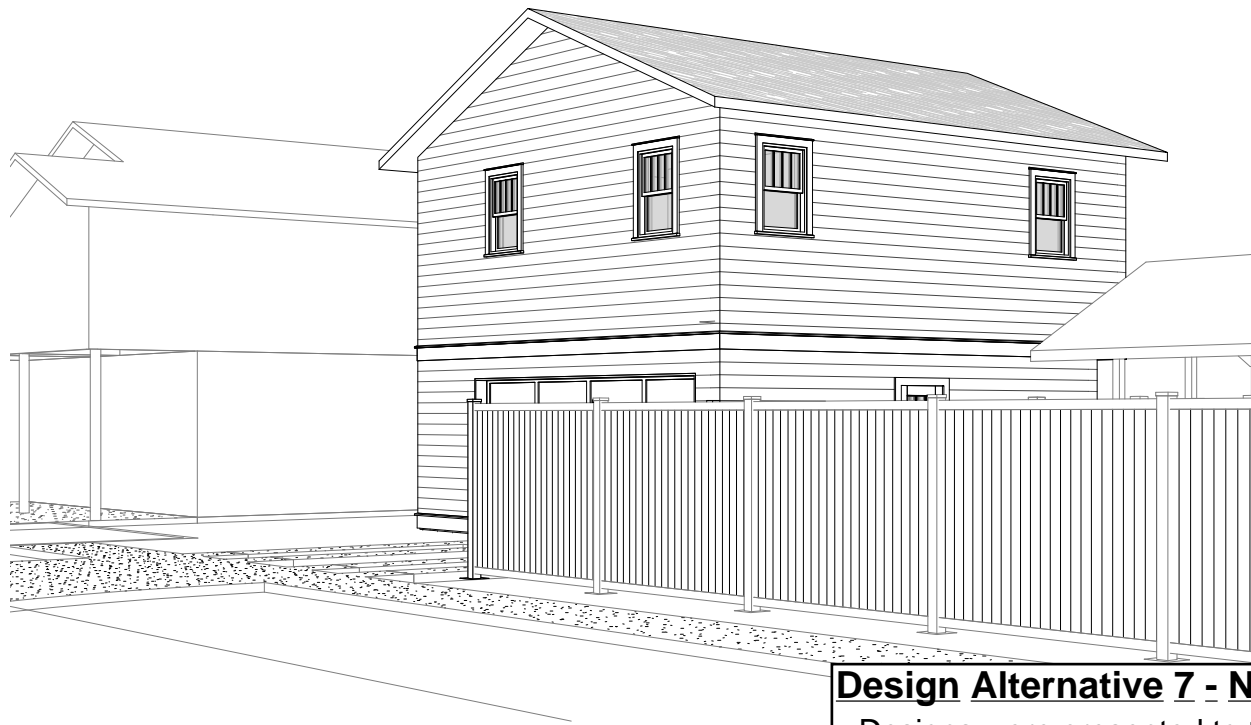
1 VIEW FROM STREET

N.T.S.

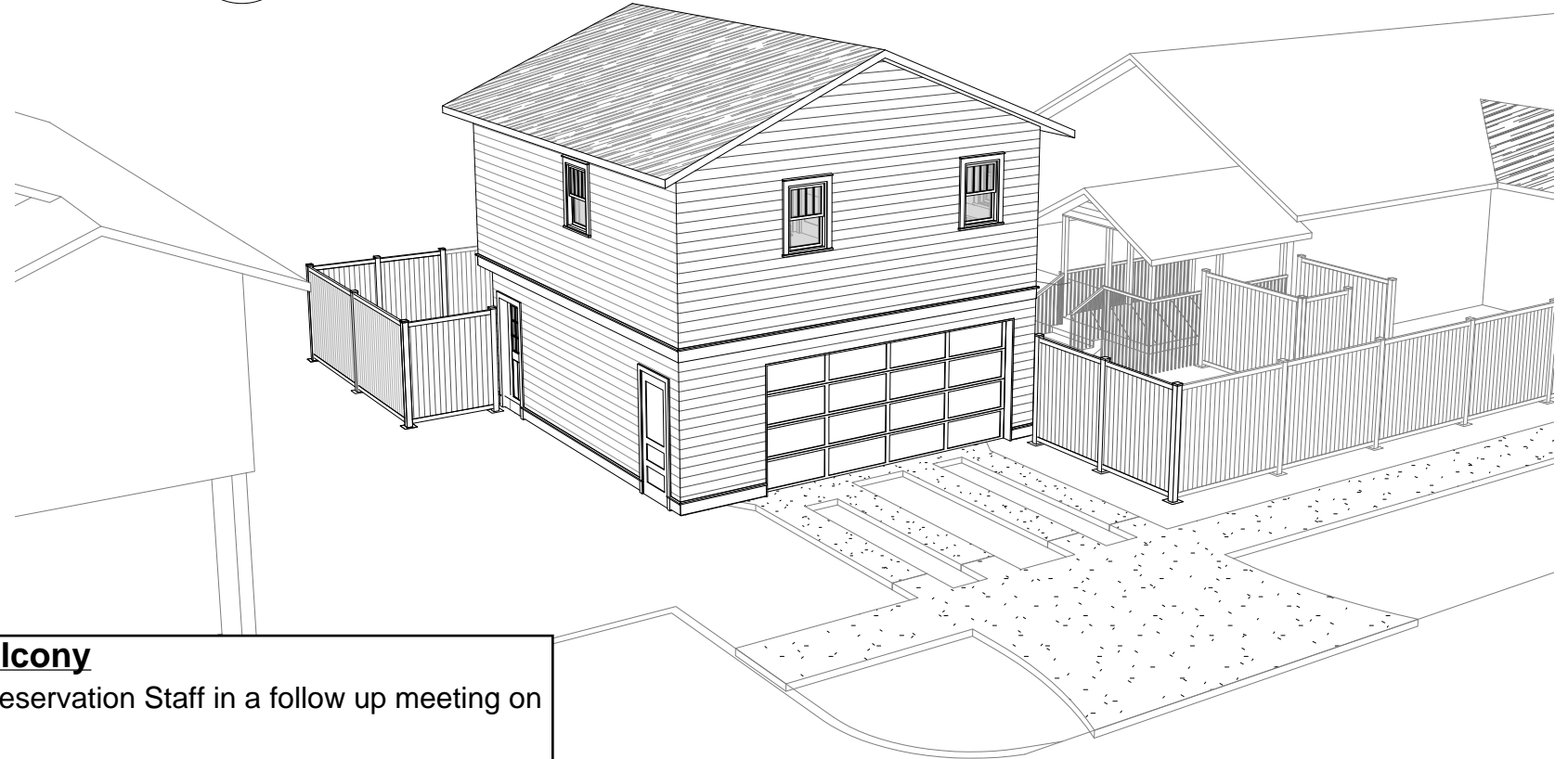


2 VIEW FROM HOUSE

N.T.S.



3 VIEW FROM STREET 2

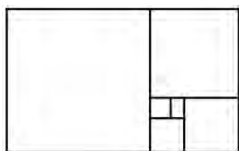


4 AERIAL VIEW

N.T.S.

Design Alternative 7 - No Balcony

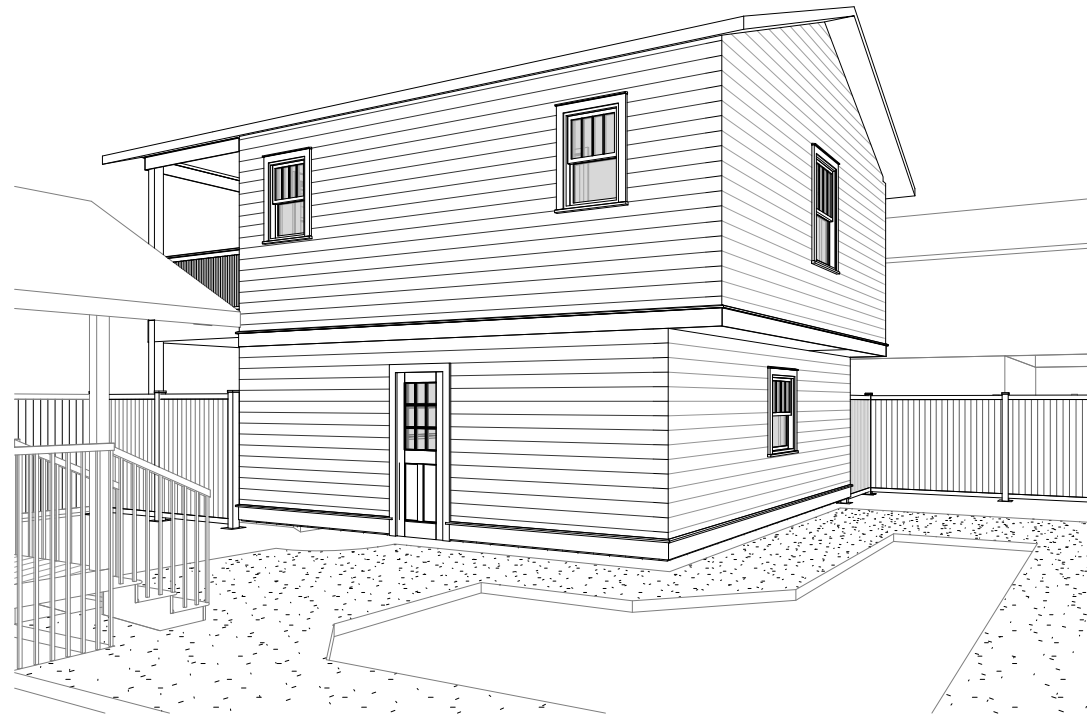
- Designs were presented to the Preservation Staff in a follow up meeting on 9/22/22.
- Staff requested we provide additional alternatives to explore what it would look like without an overhanging balcony.
- The street side facade becomes a very large surface that dominates the street. The height of the building is emphasized and scale is out of proportion for the street.
- Further investigation of the neighborhood found many examples of overhanging balconies orientated towards the side street. See attached photos.





1 VIEW FROM STREET

N.T.S.

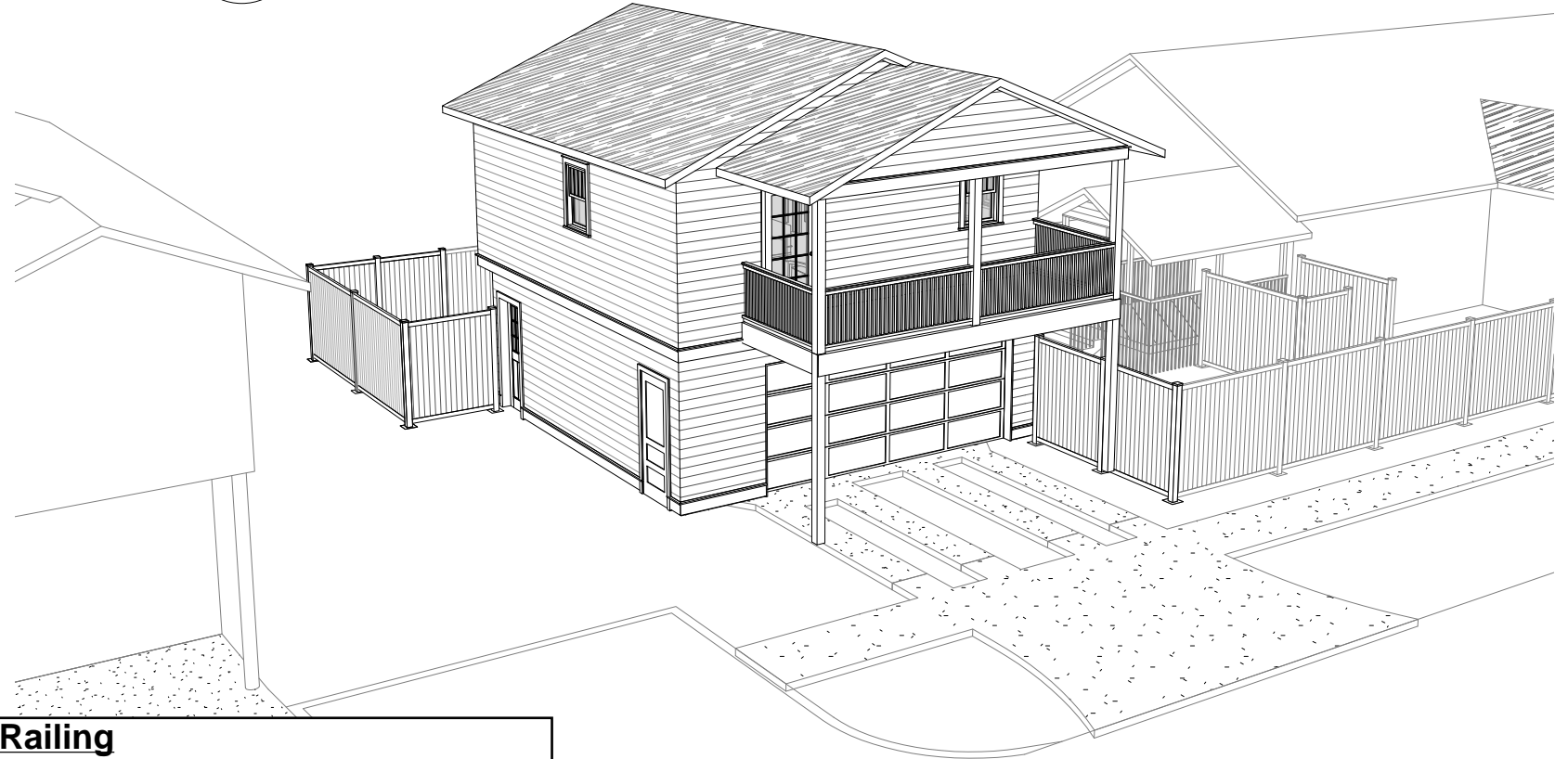


2 VIEW FROM HOUSE

N.T.S.



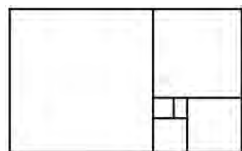
3 VIEW FROM STREET 2



4 AERIAL VIEW

N.T.S.

Design Alternative 8 - Open Railing
 - Designs were presented to the Preservation Staff in a follow up meeting on 9/22/22.
 - Staff requested we provide additional alternatives to explore what it would look like with an open railing.
 - Further investigation of the neighborhood found many examples of overhanging balconies orientated towards the side street. Of those examples, only 1 was found to have an open railing and it had been altered from its original historic design. See attached photos.





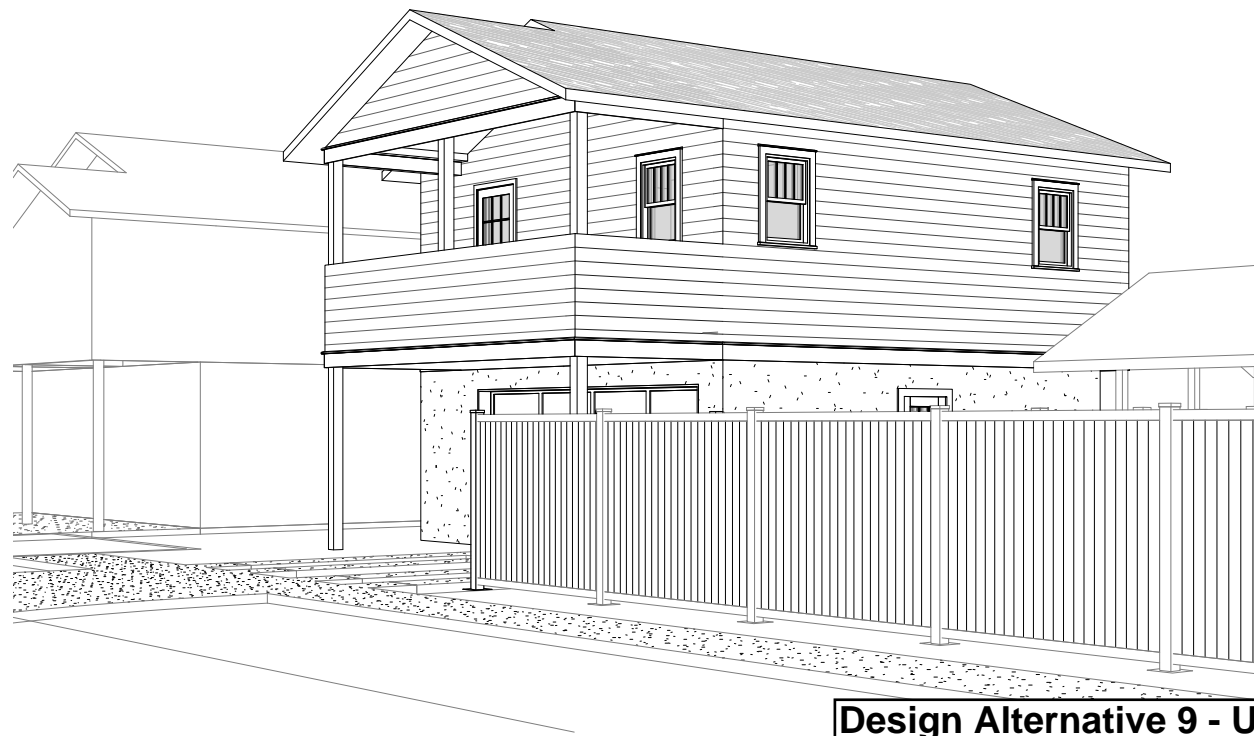
1 VIEW FROM STREET

N.T.S.

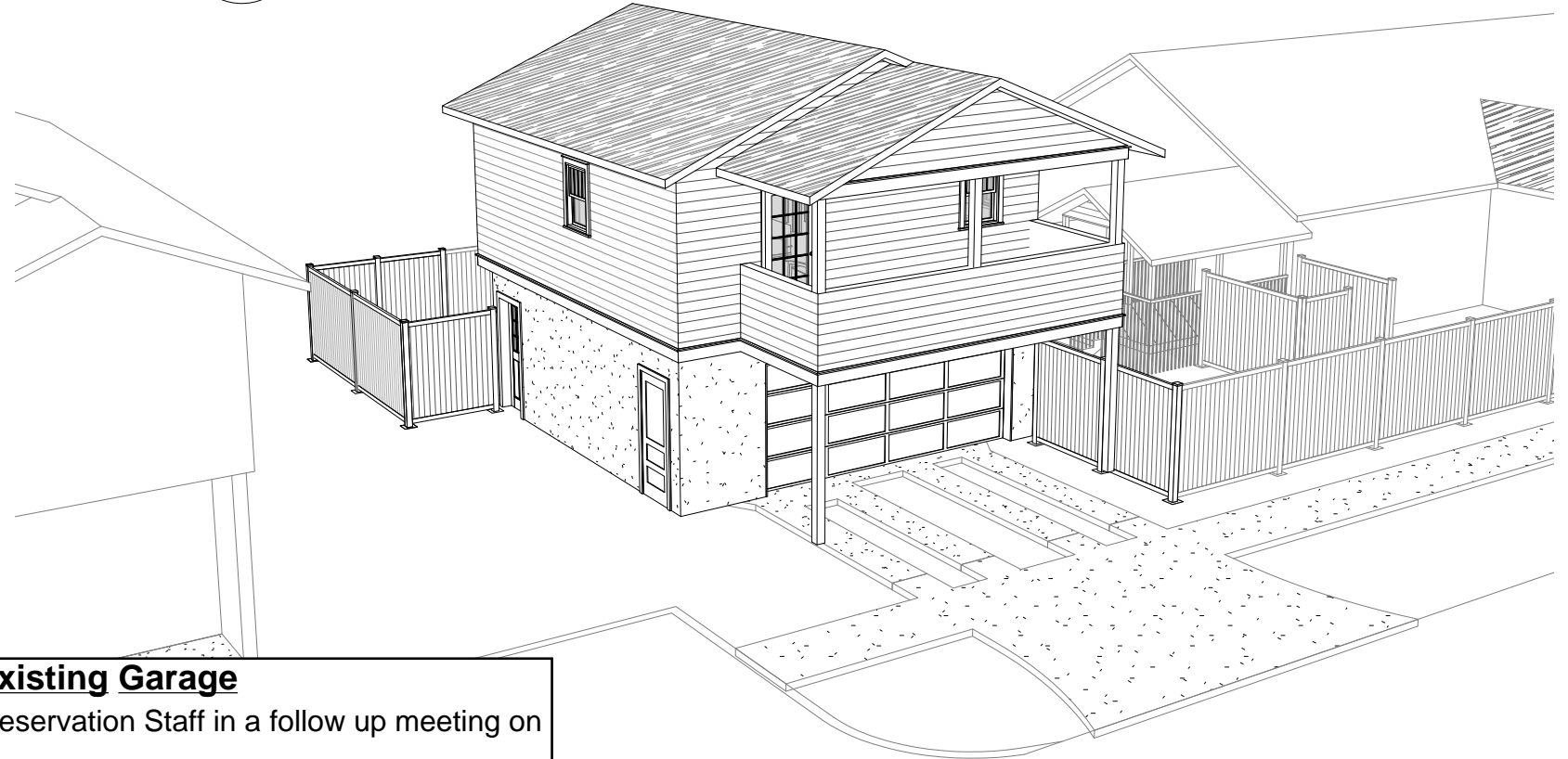


2 VIEW FROM HOUSE

N.T.S.



3 VIEW FROM STREET 2

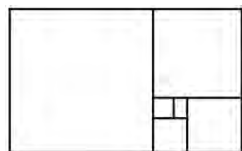


4 AERIAL VIEW

N.T.S.

Design Alternative 9 - Use Existing Garage

- Designs were presented to the Preservation Staff in a follow up meeting on 9/22/22.
- Staff requested we provide additional alternatives to explore what it would look like with an alternative material on the exterior of the 1st floor.
- The only other material to be found on site is masonry stucco on the primary house chimney and porch columns.
- Stucco is not a commonly used material for craftsman bungalow garage apartment 1st floors in this area and seems inappropriate.
- Banding between floors will reduce the size of the mass and break up the scale of the stories.



Similar Examples Found Nearby



249 21st Street N

- Immediately adjacent to the subject property, across the alley.
- Enclosed overhanging porch to 5 FT off streetside property line
- 1 FT from alley property line
- Streetside facing garage
- Double gable roof on overhang
- Siding on both stories with band at 2nd floor



331 ½ 20th Street N

- Screened overhanging porch to 1 FT off streetside property line
- Solid knee wall on balcony
- Streetside facing garage
- Hip roof on overhang
- Siding on both stories with no band



218 24th Street N

- Enclosed overhanging to 5 FT off streetside property line
- Streetside facing garage
- Overhang under main hip roof
- Siding on both stories with no band



445 25th Street N

- Enclosed overhanging to 1 FT off streetside property line
- 1 FT from alley property line
- Streetside facing garage
- Overhang under main hip roof
- Rusticated block on 1st Floor & siding on 2nd Floor with no band



217 25th Street N

- Open overhanging porch to 0 FT off streetside property line
- Solid knee wall on balcony
- Streetside facing building
- Hip roof on overhang
- Siding on both stories with no band



214 19th Street N

- Open overhanging porch to 5 FT off streetside property line
- Modified open railing on balcony
- 1 FT from alley property line
- Alley facing garage
- Overhang under main hip roof
- Decorative block on 1st Floor & siding on 2nd Floor with no band



2003 Burlington Avenue N

- 2 story garage apartment to 1 FT off streetside property line
- False historic streetside facing garage doors
- Actual garage doors are alley facing
- Masonry stucco finish on both stories with no band to match Spanish mission style of home.



129 19th Street N

- 2 story garage apartment to 0 FT off streetside property line
- Streetside facing garage
- Small overhang towards parking under offset gable roof
- Siding on both stories with band at 2nd floor

Appendix B:

Map Series



Community Planning and Preservation Commission

2059 Burlington Ave N

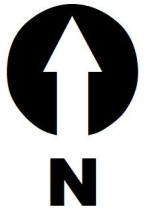
AREA TO BE APPROVED,

SHOWN IN



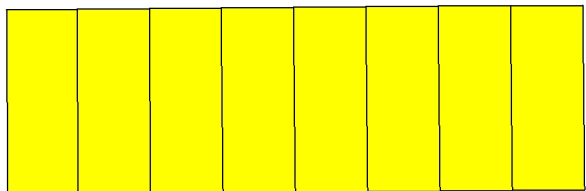
CASE NUMBER

22-90200107

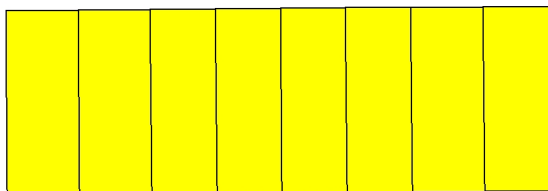


SCALE:
1" = 150'

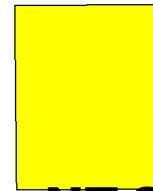
4TH AVE N



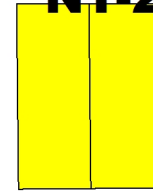
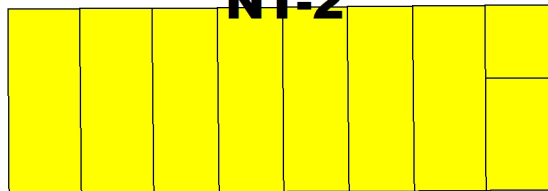
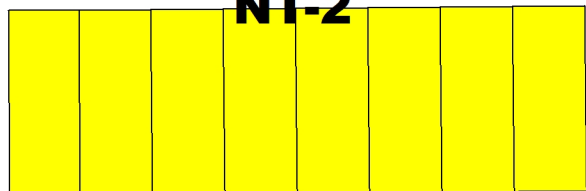
NT-2



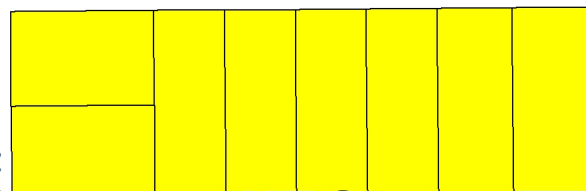
NT-2



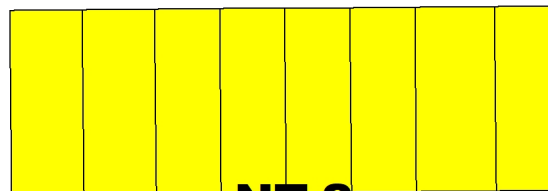
NT-2



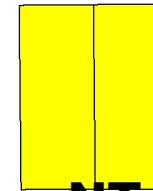
3RD AVE N



NT-2



NT-2

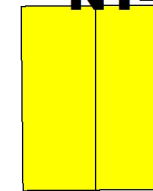
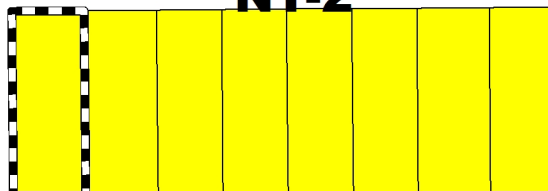
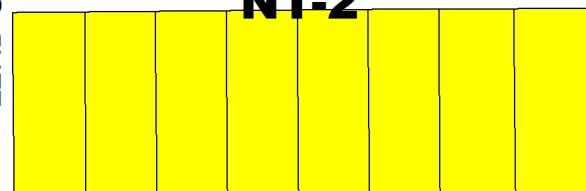


NT-2

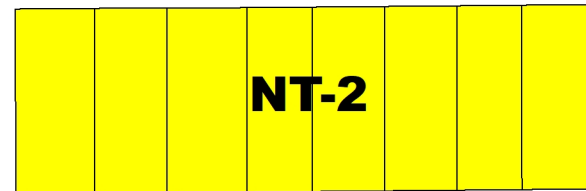
22ND ST N

21ST ST N

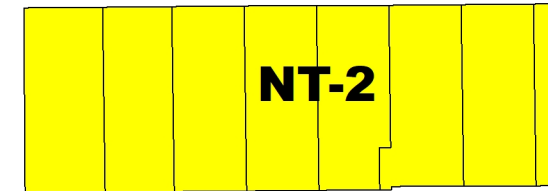
20TH ST N



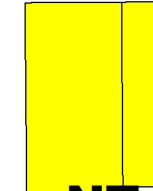
BURLINGTON AVE N



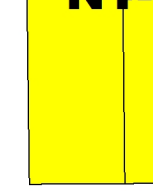
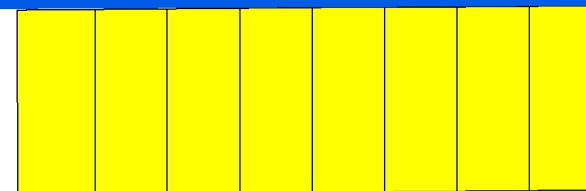
NT-2



NT-2

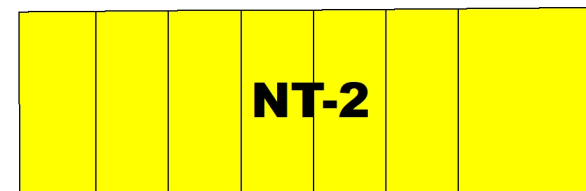


NT-2

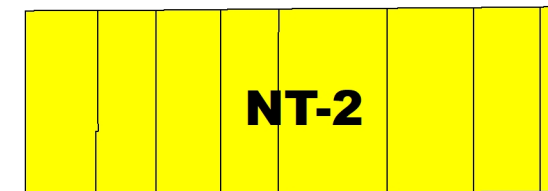


Local Historic District
Southeast Kenwood

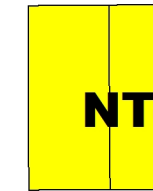
2ND AVE N



NT-2



NT-2



NT-2

Community Planning and Preservation Commission

2059 Burlington Ave N

AREA TO BE APPROVED,

SHOWN IN



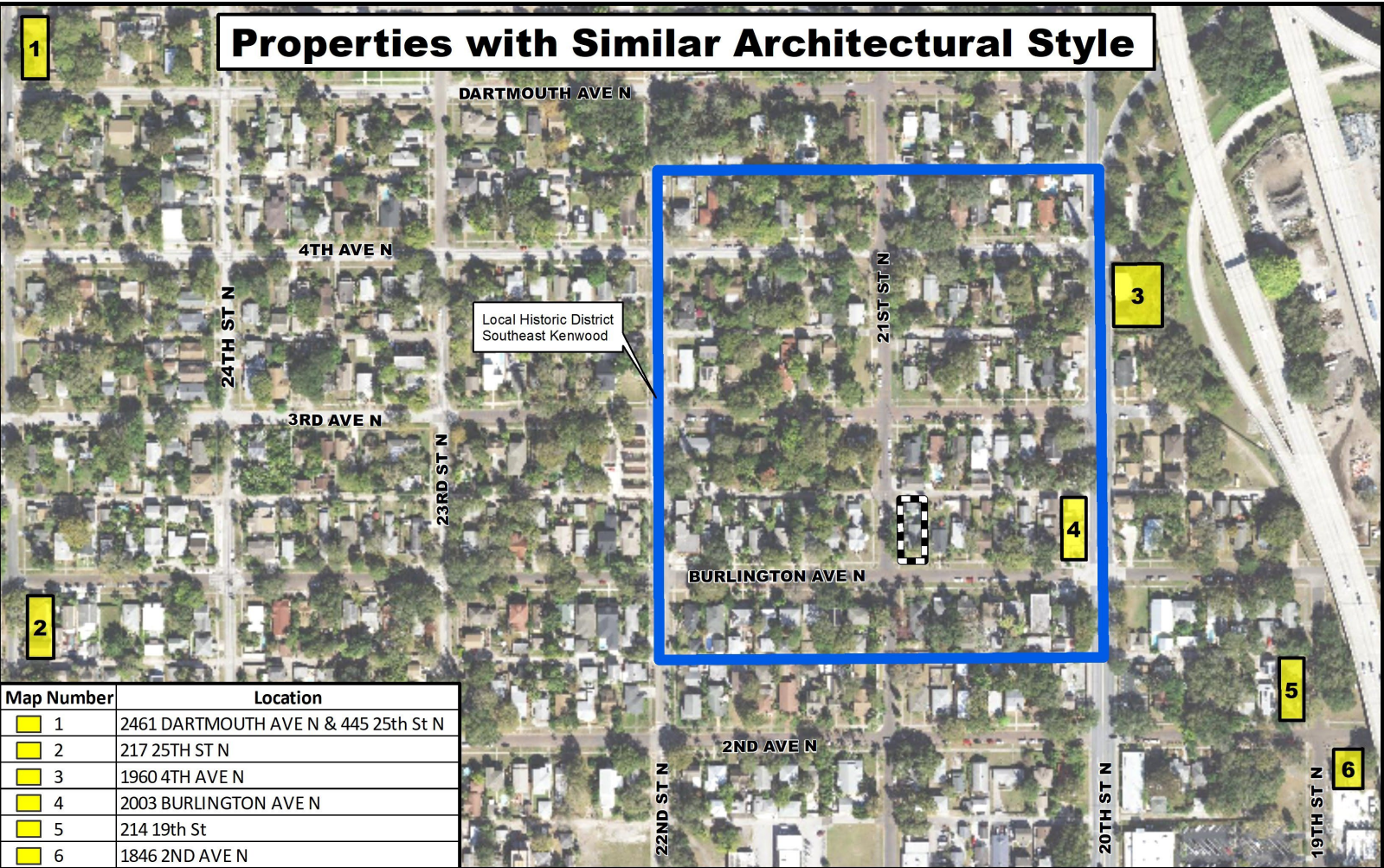
CASE NUMBER

22-90200107



SCALE:
1" = 150'

Properties with Similar Architectural Style



Map Number	Location
1	2461 DARTMOUTH AVE N & 445 25th St N
2	217 25TH ST N
3	1960 4TH AVE N
4	2003 BURLINGTON AVE N
5	214 19th St
6	1846 2ND AVE N

Community Planning and Preservation Commission

2059 Burlington Ave N

AREA TO BE APPROVED,
SHOWN IN 

CASE NUMBER
22-90200107



SCALE:
1" = 293'