



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

STAFF REPORT

Community Planning and Preservation Commission Ad Valorem Tax Exemption 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, May 10, 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 www.stpete.org/meetings.

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



Case No.:	AVT 22-90400002
Request:	Review of an Ad Valorem Tax Exemption – Part 1 for the rehabilitation of the property at 2335 Dartmouth Ave N, a contributing property to a National Register Historic District.
Legal Description:	ST PETERSBURG INVESTMENT CO SUB BLK 2, LOT 12
Parcel ID No.:	23-31-16-78390-002-0120
Date of Construction:	c.1923
Landmark:	Kenwood National Register Historic District
Owner:	Boston Siler, LLC.

Overview

The application proposes an Ad Valorem Tax Exemption for historic rehabilitation of a contributing property in a National Register Historic District. 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.

Historical Context and Significance

The Craftsman-style structure at 2335 Dartmouth Ave N was constructed c.1923 as a single-family residence. The house has had a few additions and alterations over the years, including a rear addition in 1947 and the construction of a small side addition in 1955. The property was designated as a contributing resource to the Kenwood National Register Historic District. Because of its classification as a contributing structure within the National Register District, a ten-year Ad Valorem Tax Exemption is available for qualifying rehabilitation.

Project Description and Review

Project Description

The AVT application (Appendix A) proposes the rehabilitation of the original portion of the structure and the construction of a rear addition. Staff has confirmed that the project will exceed the required threshold for 10%.

The project includes the following qualifying improvements:

- Rehabilitation of the primary structure constructed c.1923
 - Installation of new windows and doors to replace non-historic aluminum windows and doors. The proposed windows will replicate the traditional proportions and configurations as seen in a 1994 photograph.
 - Removal of asbestos siding and repair of wood siding underneath.
 - Removal of non-historic tile flooring throughout house. The original flooring underneath will be repaired if possible. If not, new engineered flooring will be installed.
 - Vault interior ceilings.
- Construction of one-story, rear and side addition of approximately 970 SF, including a rear porch, onto the primary structure.

The project includes the following non-qualifying improvements, which are typically not under review for Ad-Valorem Tax Exemption requests:

- Demolition of the extant 230 SF rear addition.

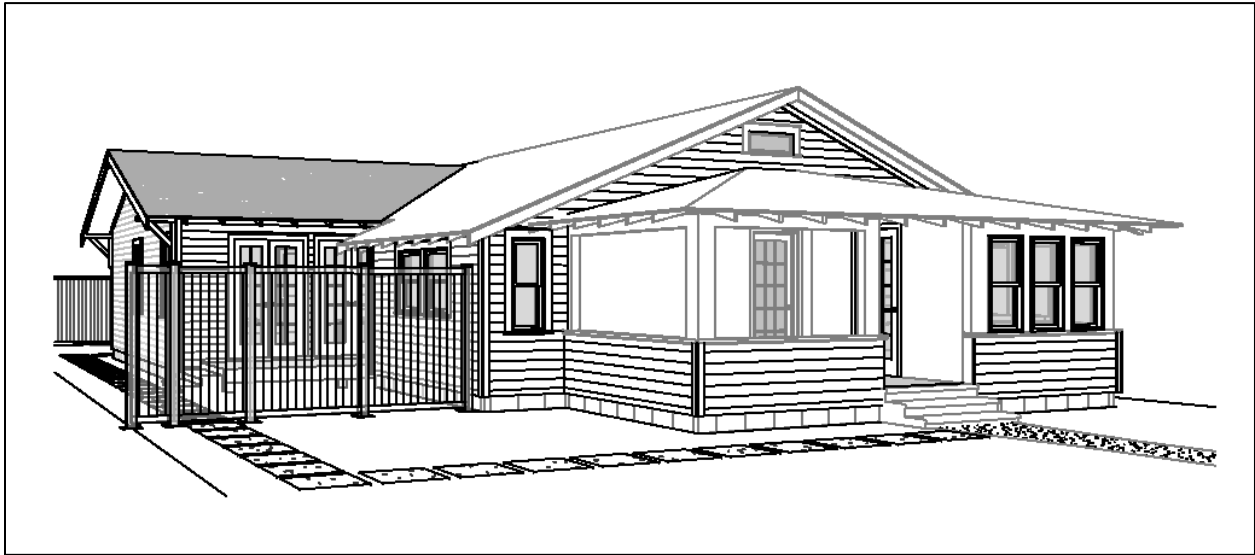


Figure 1: Proposed rendering of rehabilitated structure with new addition.



Figure 2: Photograph of rear addition to be demolished. The applicant states that it is in poor condition with very low ceiling heights.

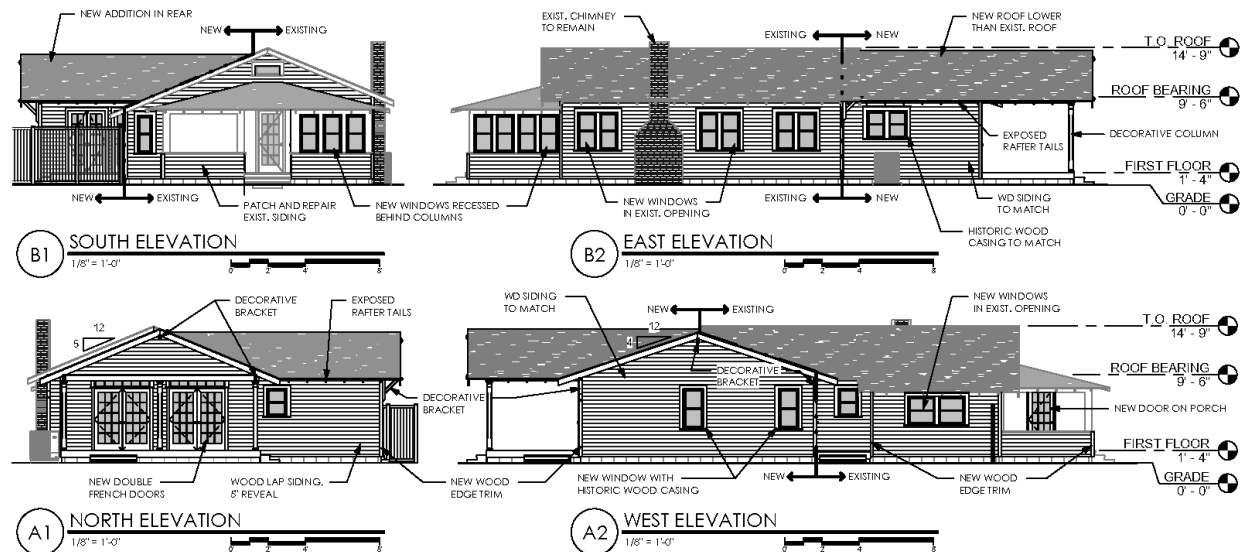


Figure 3: Proposed elevations of rehabilitated structure with rear addition.

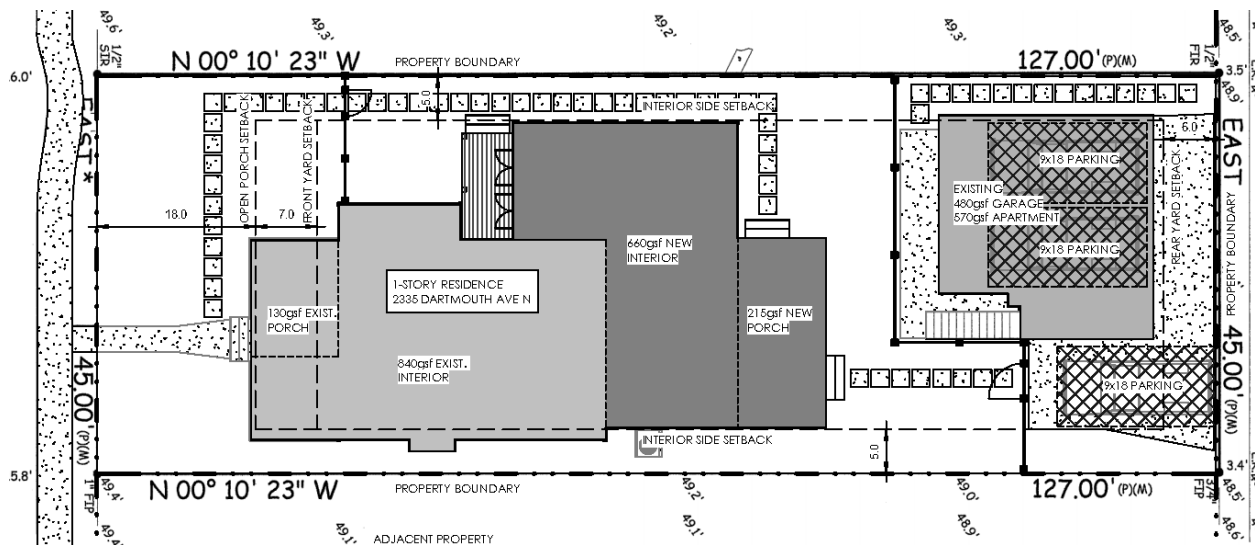


Figure 4: Proposed Site Plan

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 proposed project will rehabilitate the primary structure, including the installation new windows that will more closely replicate the original fenestrations. The proposal will include a new 660 SF addition that includes a new bedroom and bathroom and larger kitchen space. A proposed 215 SF rear porch would be located behind the new addition.

The project will include the demolition of a rear addition, potentially dating to 1947. The addition looks to be sub-standard in terms of ceiling height and does not appear to be in the best condition.

The proposed addition will be one-story with an L-shaped form. The addition will be slightly lower in height than the main house. Due to the low roof height of the primary structure (approximately 14 feet, 9 inches), the addition could not be designed to be much lower in height. The addition will be recessed on the east elevation, creating a clear demarcation from the original structure and the new construction. The west elevation includes the The addition will include architectural features, such as exposed rafter tails and decorative brackets, to match the main house.

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

Consistent The proposed addition and rehabilitation will be compatible with the other contributing properties in the historic district.

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 project will demolish a rear addition that was most likely constructed in 1947. The application states that it is not economically feasible to be repaired, and the rear addition appears to be sub-standard.

The project also proposes reconstructing architectural features that have been removed, including reconstructing the traditional window style on the front of the house.

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

Not applicable There is no indication that denial of the AVT proposal would deprive the property owner's reasonable beneficial use of the subject property.

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 contributing to the Kenwood National Register Historic District.

Secretary of the Interior's Standards for Rehabilitation

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

Consistent The proposed property appears to meet this criterion as it remains in use as a single-family residence.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Consistent As stated above, the proposal does include the rehabilitation of the contributing structure. The rear addition to be demolished does not characterize the property and is substandard.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Consistent The application does not include conjectural features from other structures in the district. The design decisions are based on a 1994 photograph and traditional design found in the Kenwood National Register Historic District.

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

Consistent As discussed earlier in the report, the structure does have a 1947 rear addition that is proposed to be demolished. Staff does not believe that the rear addition contributes greatly to the property's significance. It also does not appear to be in the best condition. The other proposed changes will help return the primary structure to a more historically documented appearance.

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

Consistent The proposal will preserve and restore distinctive features of the contributing structure.

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

Consistent

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

Not applicable No indication that harsh treatment will be used has been given.

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

Not applicable The application does not propose ground-disturbing activity.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work 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 property and its environment.*

Consistent The application includes the construction of an addition that will be compatible with the principal structure in terms of massing and scale. The work will be differentiated by being at a lower height and with different wall planes than the contributing structure. The addition will utilize similar architectural features as the main house.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Consistent The proposed addition is attached to the rear and to the side of the contributing structure. The addition is designed in a way that if the addition is removed in the future, without altering the form and integrity of the historic structure.

Summary of Findings, Ad Valorem Tax Exemption Review

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

- General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria satisfied.
- Secretary of the Interior's Standards for Rehabilitation: 8 of 8 relevant criteria satisfied.

Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve** the Part 1 – Pre-Construction Ad Valorem Tax Exemption request for the rehabilitation of the property at 2335 Dartmouth Avenue North, a contributing property to the Kenwood National Register Historic District, with the following conditions:

1. Windows and doors shall be recessed in the wall plane to create a 2-to-3-inch reveal to reference historic openings.
2. Proposed windows and doors will match the design and configuration in the proposed plans, and will feature contoured, exterior three-dimensional muntins when applicable to match traditional muntin profiles.
3. Approval simply acknowledges that this request maintains the historic integrity of the original building and therefore qualifies for an ad valorem tax exemption. CPPC approval does not constitute approval for compliance with all other building and site orientation and design standards required by the zoning category and City Code, Chapter 16, Land Development Regulations.
4. This approval shall remain valid for twenty-four (24) months from the date of the approval, or May 10, 2024. Extension requests are regulated through City Code Section 16.70. A Part 2 (Post-Construction) AVT Exemption application, or a written request for an extension, must be filed prior to the May 10, 2024 expiration date.
5. Upon receipt of a complete Part 2 – Post-construction application, city staff shall be allowed to inspect and document all qualifying improvements. All qualifying improvements must be

confirmed to satisfy the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior, National Park Service and F.A.C. ch. 1A-38.

Appendix A:

Application No. 22-90400002

Property Tax Exemption Preconstruction Application Part I

Instructions: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application for and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

A. General Information (to be completed by all applicants)

1. Property Identification and Location

Property Identification Number (from tax records) 23-31-16-78390-002-0120 (Attach legal description)

Address of property: Street 2335 Dartmouth Ave N

City St. Petersburg County Pinellas Zip Code 33713

2. Qualifying Property Information:

The property is:

- ☐ individually listed on National Register ☐ a locally designated historic landmark
☒ in a National Register district ☐ in a locally designated district

3. Type of request:

- ☒ Exemption under 196.1997, F.S. (standard exemption)
☐ Exemption under 196.1998, F.S. (Exemption for properties occupied by non-profit organizations or governmental agencies and regularly open to the public.) See section C on page 2.

4. Owner Information:

Name of individual or organization owning the property Boston Siler LLC

Mailing Address 6 Ambleside Dr

City Clearwater State FL Zip Code 33756

Daytime Telephone Number 727-543-5711

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

5. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge correct, and that I own the property described above or that I am the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by appropriate representatives of the City of St. Petersburg or Pinellas County for the purpose of verifying the information provided in the application. I also understand that, if the requested exemption is granted, I will be required to enter into a covenant with the City of St. Petersburg and Pinellas County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Margaret Morgan

Name

Margaret Morgan

Signature

3-2-22

Date

Complete the following if signing for an organization of multiple owners:

owner

Title

Boston Siler LLC

Organization Name

B. Property Use (To be completed by all applicants)

1. Use(s) before improvement:
Single Family Home
2. Proposed uses(s):
Single Family Home

C. Special Exemption (complete only if applying for exemption under s. 196.1998, F.S., property occupied by non-profit organization or government agency and regularly open to the public)

1. Identify governmental agency or non-profit organization occupying the building or archaeological site.

2. How often does this organization or agency use the building or archaeological site? _____
3. For buildings, indicate the total usable area of the building in square feet. (for archaeological sites, indicate the total area of the upland component in acres) _____ ☐ square feet ☐ acres
4. How much area does the organization or agency use? _____ %
5. What percentage of the usable area does the organization or agency use? _____ %
6. Is the property open to the public? ☐ Yes ☐ No If so, when?

7. Are there regular hours? ☐ Yes ☐ No. If so, what are they?

8. Is the property open by appointment? ☐ Yes ☐ No
9. Is the property open ONLY by appointment? ☐ Yes ☐ No

D. Description of Improvements (to be completed by all applicants):

Describe in the blocks below, site work, new construction, alterations, etc. Attach photographs and maps.

<p>Feature 1: General Scope Approximate date of feature: 1920s Description and condition of feature:</p> <p>See attached Historic Background</p> <p>House constructed in early 1920s, apartment moved to location in 1934 and placed on top of CMU garage. Partial enclosure of rear porch in 1947, completely in 1955.</p> <p>Photo no. 1-8 Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>The project consists of restoration of approx. 970sf of the existing 1920s era home. Additionally 230sf of a poorly enclosed rear porch will be removed and replaced with 660sf of interior space & 215sf for a new rear porch. The interior spaces will include a new kitchen, bedroom and full bathroom ensuite.</p>
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<p>Feature 2: Restore existing siding & flooring Approximate date of feature: 1920s Description and condition of feature:</p> <p>The asbestos shingles likely date from the 1950s though no evidence of permits can be found. The large white tile covers the existing wood floors throughout the house.</p> <p>Photo no. 1-8 Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>The existing asbestos siding will be removed. The original wood siding will be patched and repaired. Replacement with in-kind materials when necessary. New siding will be milled to match the existing for any new construction.</p> <p>The ceramic tiles will be removed throughout the house. If the condition of the floor is good enough to restore, they will be retained. If they are beyond repair, new engineered flooring will be installed.</p>
<p>Feature 3: Replace Windows & Add Interior Casings Approximate date of feature: 2000s Description and condition of feature:</p> <p>The original 1 over 1 wood historic windows were replaced with non-historic aluminum replacement windows. Existing windows do not match historic proportions and interior casings have been removed. 1 over 1 double hung wood windows present on the FL site file image in 1994.</p> <p>Photo no. 1-8 Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>New 1 over 1 single hung vinyl windows will be installed in the existing openings. Windows will be recessed into the wall plane and behind the columns in the sun room/office area. Vertically oriented pairs of windows will be installed in large single-window existing openings.</p> <p>New interior wood casings will be installed to match the historic design present on the remaining interior doors.</p>
<p>Feature 4: Vault Living Room Ceilings Approximate date of feature: 1920s Description and condition of feature:</p> <p>Existing living room ceiling heights are very low, 7'11", compared to modern day housing standards.</p> <p>Photo no. 5-6 Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>The owner intends to remove the existing low ceilings in the living and dining rooms. The idea is to give the appearance and feeling of a larger space while keeping the same exterior envelope and no impact on the neighborhood scale. Vaulted ceilings will match the height of the new truss ceilings in the addition at the rear.</p>

<p>Feature 5: Demo Rear Porch Enclosure Approximate date of feature: 1947-1955 Description and condition of feature:</p> <p>The original rear porch was poorly enclosed. The condition is beyond an affordable means of repair.</p> <p>Photo no. 3 & 7 Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>Demolition of the entire rear shed roof structure will allow expanded building potential while reducing the overall impact on the surrounding properties. This also allows the entire addition to remain 1-story.</p>
<p>Feature 6: New Addition Approximate date of feature: 2022 Description and condition of feature:</p> <p>The new 1-story addition will be located on an inconspicuous side of the existing structure as recommended by the Design Guidelines for Historic Properties. It will also be located behind a new 6ft high fence.</p> <p>Photo no. Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>The new addition will match the scale of the historic structure with the roof line lowered to be subordinate. it will be located with an offset and cross-gable orientation, typically found on craftsman bungalows of this era. The rear porch will be under the same roofline as the addition to allow for transom windows above the new kitchen french doors and to reduce construction costs.</p>
<p>Feature 7: Historic Details Approximate date of feature: 2022 Description and condition of feature:</p> <p>Added fenestration will reinforce the character defining elements of the historic building. Decorative brackets are present at the existing gable ends of the home.</p> <p>Photo no. ALL Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>Wood edge trim and decorative brackets will match those found on the house. New wood siding will be milled to match the existing wood siding for any new construction. New rafter tails will be exposed to match the existing with a similar overhang. The existing chimney will be retained and restored. New 1 over 1 vinyl single hung windows will be installed to match the size and scale of the historic windows. All new window and door casings will match the historic casings found on the house. New exterior doors will be 15-lite single and double french style doors to match the existing front entry door. Interior doors will be 2 panel solid core wood doors.</p>

Preconstruction Application Review
(For Local Historic Preservation Office use only)

Property Identification Number _____

Property Address _____

The Local Historic Preservation Office has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- ☐ Certifies that the above referenced property **qualifies** as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- ☐ Certifies the above referenced property **does not qualify** for the special exemption provided under s. 196.1998, (11) F.S.
- ☐ Certified that the above referenced property **qualifies** for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- ☐ Certified that the above referenced property **does not qualify** for the special exemption provided under s.196.198, F.S.
- ☐ Determined that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation
- ☐ Determines that improvements to the above referenced property **are not consistent** with the Secretary of the Interior's Standards for Rehabilitation and guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments. Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.

Review Comments:

Additional review comments attached? ☐ Yes ☐ No

Signature _____

Typed or printed name _____

Title _____

Date _____



Boone Architectural Restoration LLC

2624 Burlington Ave N
St. Petersburg, FL 33713

LIC AA26003970

727.314.2724

BooneArch@gmail.com

Historic Investigation

Margaret and Jonathan Morgan
2335 Dartmouth Ave N
St. Petersburg, FL 33713
Customer ID A21.008

DATE:
SEPTEMBER 20, 2021

Home Facts:

- Year Built: Specific Year Unknown, estimated around early 1920s, Apt. moved to its current location in 1934
- Square Feet: 1012sf first floor, 130sf open porch, 555sf garage apartment, 480sf garage
- Building Size: Approx. 22ft wide x 50ft deep Structure with a 20ft wide x 24ft deep garage
- Lot Size: 45ft x 127ft interior lot with 16ft alley access
- Flood Zone: X

Property Card Info: *see Appendix A

- Original Owner: G. R. DeWitt
- Builder: Unknown
- Building Alterations
 - First evidence of house was on the 1923 Sanborn Fire Map, see attached. The apartment did not exist at that time.
 - Apartment was moved from Dearmins Subdivision near 40th St and 8th Ave S. in 1934.
 - An addition to the rear of the house was erected in 1947, more than likely enclosure of the back porch.
 - An additional bathroom and approx.. 4ft x 12ft was added to the bedroom in 1955.
 - There is no record of the front porch ever being enclosed with permits and was more than likely enclosed early in the homes history or was originally a sunroom as indicated in realty listings.
 - The historic wood windows were replaced at different stages of the homes history.
- Owner Investigation
 - The original owner, G. Rollin DeWitt, was a jeweler from Massachusetts and was married to his wife Dora A., a nurse, and had a daughter Marilyn Mae. From newspaper records they were the owners of the house well into the 1960s until his death. They sold the home in 1970.
 - The second owner was the Lorencis family from 1970-76 followed by the Woods from 1976-1994.
 - The home had several additional residents listed, more than likely additional renters of the garage apartment. The Clarks rented in the 1930s, see attached, and the Hayes in the 1940-50s followed by the Jewetts in the 1970s.

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 one-story wood frame of the main structure with single gable typical of many Craftsman Bungalows of the 1920s.
- The large overhanging eaves and square columns are significant features of the home.
- The open front porch is under a hipped roof with a sunroom that appears to be original to the home.
- The building has been altered significantly from its original plan with multiple additions, enclosure of porches and removal of all its historic windows and interior casings.
- 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 a decorative upper drip edge and lower protruding sill.
- The garage structure was added to the home when the apartment was moved in 1934 and features a typical gable roof design found on accessory structures. The rusticated block can be found on several homes throughout the neighborhood and is a contributing feature to the home's history.
- The asbestos shingles likely date from the 1950s and more than likely covers the original siding.
- Decorative brackets are still evident on the back of the house and at the peak of the gable ends.

Neighborhood Development

- This home was part of the 170 homes that were moved into Historic Kenwood in the mid-1930's from other neighborhoods. It's thought that following the economic crash in the 1920's, developments that had been started prior to the crash languished afterwards - and rather than have homes sparsely located it would be better to re-locate to a neighborhood that had been almost built out before the crash. Luckily, Historic Kenwood was one of those neighborhoods.



8/7/1994 – Survey for National Register District

Boone Architectural Restoration LLC
LIC aa26003970

2624 Burlington Ave N
St. Petersburg, FL 33713

727-314-2724
boonearch@gmail.com

Appendix A: Historic Property Card, Sanborn Fire Map and Newspaper Records

SUBDIVISION ST. PETE. INV. CO'S.		LOT 12	BLOCK 2
BUILDING	ELECTRICAL	PLUMBING	
Location: 2335 Dartmouth Ave. No. #32042 - 9/4/34 - \$400 Mrs. G. R. DeWitt - Move & Alter. 3 rm Fr. Fr.L 14,B1, Dearmins Sub #4 of Fuller Garden Homes (West Coast) #62541 - 4/29/47 - \$400 Owner Mrs. G. R. DeWitt - Erect addition to rear of house. (4' x 20') #64874 - 9/22/47 - \$200 Owner J. R. DeWitt - Reroof residence. L. E. Love Roofing, Contractors. #16575A-D - 8/30/55 - \$1000 Owner G. R. DeWitt - Install bathroom and add to bedroom (4' x 12') (Type VI) #17463A-D - 10/10/55 - \$170 Owner G. R. DeWitt - Replace stairway. Abbott Constr., Contractor #45122 - R3 - 1/28/77 - \$723 Owner Louis P. Woods - remove existing roof down to roof boards - apply 240# self sealing asphalt shingles over 30# felt, 3/12 pitch (Type V) Albritton Roofing Co, Contractor	#18623 - 10/1/34 - Rollin DeWitt Pinellas - 5 pl; 2 w service F P Co OK 10/4/34 #18660 - ? - G. R. DeWitt Pinellas Electric - 7cr; 5 sw OK 10/4/34 - Cert 6196. #513C - 11/13/50 - G. DeWitt M & J - 3ws 1-meter #2940F - 9/20/55 - G. R. DeWitt Perry Elec. - 2c 2sw 7p OVER INSTALLATION #4318D - 1/21/66 - Mrs. DeWitt Keesler Elec. - 1-A/C 2-HP 1-air handler 1-condenser 1-strip heater 2.6-KW 1-central furnace, ducts SEWER #1222 - 12/31/28 - B. F. DeWitt F.S.T.Co. OK 1/5/29	23-31-16 #7324 - 9/12/34 - G. R. DeWitt John Hay - 1 c; 1 lav; 1 b OK 9/15/34 #3072B - 6/2/54 - DeWitt C. F. Robertson - replace gwh #7755C - 9/20/55 - DeWitt Hickson Plbg. - 2-closets 2-lavatories 1-bath (1-bathroom replace) #6130F - 11/13/58 - DeWitt Hickson Plbg. - 1-ewh OVER GAS #13930 - 7/25/47 - G. R. DeWitt John Hay - 1-WH #5342C - 4/25/61 - DeWitt Hickson Plbg. - replace wtr. htr. SEPTIC TANK	

BUILDING	ELECTRICAL	PLUMBING
PROPERTY CARD INTERPRETATION 3/9/92 2335 DARTMOUTH AVE. N. #92-0021 TWO(2) DWELLING UNITS ON SITE, ONE(1) DWELLING UNIT IN THE MAIN STRUCTURE, ONE(1) DWELLING UNIT IN THE GARAGE APT./MLS/RMR /lfr BUSINESS C.O. #92-0504 05/11/92 2335-2335½ Dartmouth Ave N "Louis P Woods"- rental of 2 units /dah	#1563B - 10/21/58 - DeWitt Allcorn Elec. - 3ws 100amp #2 1 meter - 1 range - 1 w.h. - 1-l ton air cond. #7072E - 3/1/62 - DeWitt Allcorn Elec. - 2p 1-post light #3573F - 10/16/62 - DeWitt (2335½) Allcorn Elec. - 1p 3ws 100amp #3 RH 1-meter 1-l ton air cond. #9890H - 1/26-66 - DeWitt Keesler - 2-HP (2) 6-KW Strip	#P7025 - 10/13/75 - Lorengis Bay Area Plbg - repl 1-ewh WRONG CARD



Form 15-5
DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE

State: Florida Incorporated place: St. Petersburg, City Enumeration District No. 52-11 Sheet No. 7
County: Pinellas Ward of city: _____ Block No. _____ Supervisor's District No. 1
Township or other division of county: 24th Precinct Unincorporated place: _____ Enumerated by me on: April 19, 1930, Mar. Margaret E. Foy, Enumerator

Instructions: (Check name of institution, if any, and indicate the line on which the person was born. See instructions.)

Line	Name	Relationship	Home Data	Personal Description	Education	Place of Birth	Mother Tongue or Native Language of Foreign Born	Citizenship, etc.	Occupation and Industry	Code	Employment		Veteran
											Male	Female	
51	Hoffenger, Anthony B.	Head	20 R 70	M W 72 M 23 No yrs	Switzerland	Switzerland	Switzerland	13 11 1867 No	yes furniture repair	7742	No	2-33	No
52	Minnie B.	wife	0	F W 60 M 23 No yrs	Michigan	New York	New York	61 03 1	yes poultry cook	6074	yes	No	No
53	Foley, Charles A.	Head	0 5000 R 70	M W 47 M 24 No yrs	Massachusetts	Massachusetts	Massachusetts	61 03 1	yes		yes	No	No
54	Belle J.	wife	0	F W 46 M 23 No yrs	Massachusetts	New York	Massachusetts	61 03 1	yes		yes	No	No
55	2 live ends the enumeration of this block												
56	De Wille, B. Helen	Head	0 5000 R 70	M W 27 M 24 No yrs	Massachusetts	Massachusetts	Massachusetts	63 03 1	yes		yes	No	No
57	Bora C.	wife	0	F W 38 M 21 No yrs	South Dakota	Illinois	Illinois	68 03 1	yes		yes	No	No
58	Benjamin J.	Head	0	M W 71 W 0	Massachusetts	Massachusetts	Massachusetts	68 03 1	yes		yes	No	No
59	Bergler, Sydney F.	Head	25	M W 40 M 24 No yrs	Michigan	England	England	62 03 1	yes		yes	No	No
60	Annie	wife	0	F W 39 M 23 No yrs	New Jersey	England	England	67 03 1	yes		yes	No	No
61	Margaret K.	daughter	0	F W 15 S	Florida	Michigan	Michigan	77 03 1	yes		yes	No	No
62	Donnelly P.	daughter	0	F W 7 S	Florida	Michigan	Michigan	79 03 1	yes		yes	No	No
63	Houghton, James F.	Head	0 6000	M W 26 M 29 No yrs	Illinois	Illinois	Illinois	61 03 1	yes		yes	No	No
64	Virginia A.	wife	0	F W 38 M 28 No yrs	Illinois	Illinois	Illinois	61 03 1	yes		yes	No	No
65	Barton, John A.	Head	35 R 30	M W 35 M 27 No yrs	New York	New York	New York	56 03 1	yes		yes	No	No
66	Wile	wife	0	F W 34 M 24 No yrs	New York	New York	New York	56 03 1	yes		yes	No	No
67	2 live ends the enumeration of this block												
68	DeWitt, Henry	Head	0 5000	M W 50 M 20 No yrs	Massachusetts	Massachusetts	Massachusetts	63 03 1	yes		yes	No	No
69	Charles E.	wife	0	F W 44 M 36 No yrs	Massachusetts	Massachusetts	Massachusetts	68 03 1	yes		yes	No	No
70	Henry B.	Head	0	M W 35 M 28 No yrs	Florida	Massachusetts	Massachusetts	77 03 1	yes		yes	No	No
71	Archer, Mayle, Emily H.	Head	0	F W 70 W 0	Germany	Germany	Germany	12 13 1864	yes		yes	No	No
72	Carl K.	Head	0	M W 55 M 24 No yrs	Germany	Germany	Germany	12 13 1864	yes		yes	No	No

FLORIDA STATE POPULATION CENSUS, 1945

30

PRECINCT No. 39

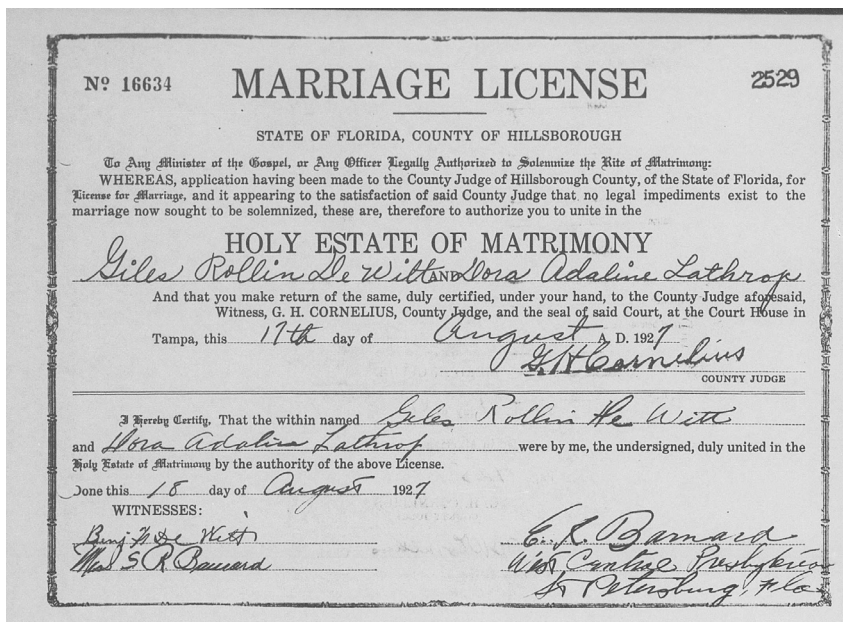
NAME Helen M. Bureau

COUNTY Pinellas

RACE White

(1) NAME	(2) ADDRESS	(3) IN OR OUT	(4) AGE		(5) PLACE OF BIRTH	(6) DEGREE OF EDUCATION	(7) OCCUPATION
			Male	Female			
Nemwig, Sara	313-24 St. No.	in		21+	La. ✓	High Sch.	Homemaker
Kear, C.C.	215-24 St. No.		66		Gen. ✓	Grade "	Retired
Kerr, Maude	" " "			63	La ✓	" "	Homemaker
Korley, Anna	" " "			71	" ✓	College	Retired
Kuyung, Geo. C.	217-24 St. No.		69		Mich ✓	Grade Sch.	"
Kuyung, Edna E.	" " "			61	Canada ✓	" "	Housewife
Kuyung, Geo. H.	" " "		48		Mich ✓	High "	Janitor
O'Brien, J.C.	2360-2nd Ave No.		60		Ohio ✓	" "	Spa (Health Center)
O'Brien, Birdie	" " "			50	New York ✓	" "	"
Gilhealey, Opal	" " "			35	Ohio ✓	" "	Palomares
Brown, Herbert	" " "		75		New York ✓	" "	Retired
O'Brien, Jeanne Jr.	" " "		9		St. Pete ✓	school	student
Gilmore, Lillian	2351 Dartmouth Ave No			42	Pittsburgh ✓	High "	Housewife
Gilmore, Alden S.	" " "		17		" " ✓	" "	student
Gilmore, Alden J.	" " "		47		" " ✓	College	Bell Telephone Co.
Scott, Sara	" " "			87	" " ✓	Grade "	Retired
Shea, Ida	2363-Dartmouth Ave. No.			50	New York ✓	High Sch.	Housewife
Shea, Geo. A.	" " "		50		Jersey ✓	" "	Wife
Shea, Vernon	" " "		16		New Jersey ✓	" "	Student
Shea, Vera	" " "			16	" " ✓	" "	student
McClatch, Gretchen	2341 " "			21+	Wis. ✓	College	Retired
McKitt, S. R.	2335 " "		52		Mass ✓	College	Retired
McKitt, Sara	" " "			48	S. Dakota ✓	High Sch.	Nurse (R.N.)
McKitt, Benj. S.	" " "		85		Mass ✓	" "	Retired
McKitt, Marilyn	" " "			13	St. Pete ✓	school	student
McDonald, Jas.	2318 " "		68		Mich ✓	Grade "	horticultural
McDonald, Mary	" " "			57	Poland ✓	" "	Housewife
	2328 " "	✓					
Rates, Martin	2334 " "		55		Maine ✓	Grade "	Barber
Rates, Sally	" " "			58	Sweden ✓	" "	Housewife
Schub, H. J.	2342 " "		68		Penn. ✓	Grade "	Machineist

1945 Census



8/17/1927 – Marriage License

Mr. and Mrs. G. Rollin DeWitt, 2335 Dartmouth avenue north, announce the arrival of a daughter, Jan. 30 at St. Anthony's hospital. The baby weighed seven pounds and eight and one half ounces and has been named Marilyn Mae.

2/1/1932 – Birth Announcement

Mrs. DeWitt Gives Tea Honoring Her Daughter

A tea Tuesday afternoon from 3:30 to 5:30 at the home of Mr. and Mrs. G. R. DeWitt was given by Mrs. DeWitt honoring daughter, Marilyn, now Mrs. Harvey A. Westbrook Jr.

Mr. and Mrs. Westbrook are here from their home in Alexandria, Va., visiting the DeWitts. They arrived Friday by car and will stay until Jan. 2. Harvey is with the Virginia Light and Power Company in Alexandria, and Marilyn is with the U. S. Government in Washington.

12/28/1952 – Daughter Visit

PARTIES AND PEOPLE

Former Residents Return For Visit

By MARY GARDINER
Times Society Reporter

Many Suncoast vacationers these days are former residents who have returned home to visit with their families and enjoy the advantages of casual Florida living again.

The Gulf Beaches is the relaxing spot for the Don G. Cooks and family of Sioux Falls, S.D., for the next two weeks. The Cooks are visiting Mrs. Cook's parents, Mr. and Mrs. J. J. Roberts of 1200 24th Ave. N.

Another family swimming and sunning these days are Mr. and Mrs. Robert Grant and their family who are visiting Mrs. Grant's parents, Mr. and Mrs. Clarence W. Polen, 240 23rd St. N. Enjoying the natural playground of sand are the three Grant boys, Robert Jr., Gerry and Bruce and baby sister Ruth Anne Jr.

Mrs. Grant is the former Ruth Anne Polen.

Miss Paige Westbrook is holder of the spotlight on visitors as far as her grandparents are concerned. The 2-year-old miss and her parents, Mr. and Mrs. Harvey A. Westbrook, (nee Marilyn DeWitt) Jr., of Alexandria, Va., are here for a two week visit with their parents. They will divide their time between visits with Marilyn's parents, Mr. and Mrs. G. R. DeWitt, 2341 Dartmouth Ave. N., and Harvey's mother, Mrs. Harvey Westbrook.

6/23/1955 – Granddaughter Visit (Wrong address listed)

G. Rollin DeWitt, 72, Dies; Church, Scout Work Leader

G. Rollin DeWitt, 72, a leader in First Congregational Church education activities and Boy Scouting in St. Petersburg, died yesterday (Nov. 12, 1965).

Mr. DeWitt was former education director and chairman of the education committee of the First Congregational Church.

Born in Granby, Mass., he came to St. Petersburg 41 years ago from Springfield, Mass. where he was a jeweler. Since moving here he devoted his entire time to his church and Boy Scout activities.

AS A BOY SCOUT commissioner in charge of Cubs, he increased the number of Cub Scout packs from two to 14, conducted the leadership training courses in Cubbing and assisted in directing the entire district's



G. ROLLIN DeWITT
... here 41 years.

activities in Cubbing.

DeWitt was given many awards in scouting, including the Silver Beaver, the highest

award in scouting.

Before he became director and chairman of the committee he was the church school superintendent for eight years, president of the Men's Club for six years, and organizer and past president of the Plymouth Club.

HE ALSO was formerly a member of the planning board for the St. Petersburg Council of Churches.

DeWitt, who lived at 2335 Dartmouth Ave. N., is survived by his wife, Dora A.; a daughter, Mrs. Harvey A. Westbrook Jr., Alexandria, Va.; one sister, Mrs. F. J. Clemens, Bradford, N.H.; and two granddaughters.

Funeral arrangements will be announced by The Palms Memorial Funeral Home.

DEWITT — G. Rollin. Friends may call at the Palms Memorial Funeral Home on Sunday (Nov. 14, 1965) where funeral services will be held at 3:30 p.m. on Monday. Interment will be later with Dr. Aaron Meckel officiating. DeWitt was a native of Granby, Mass. and a former Springfield, Mass. jeweler. He came here 41 years ago from Springfield. He resided at 2335 Dartmouth Ave. N. Survived by his wife, Dora A.; a daughter, Mrs. Harvey A. Westbrook Jr., Alexandria, Va.; one sister, Mrs. F. J. Clemens, Bradford, N.H.; and two granddaughters. The Palms Memorial is in charge.

11/13/1965 – Obituary

11/14/1965 – Funeral Svcs

CLARKS HERE

The D. E. Clarks of Staten Island, N. Y., are here to spend their fourth winter season at 2335 1/2 Dartmouth avenue north.

12/3/1940 – Seasonal Renter

DAVID E. CLARK

David Edmund Clark, 71, a retired railroad engineer who came here one month ago to spend his fifth winter season in the city, died at midnight Wednesday at his home, 2335 Dartmouth avenue.

A resident of Port Richmond, Staten Island, N. Y., Mr. Clark was a member of Clark's Green Methodist church at Clark's Green, Pa., and a member of the Masonic lodge in Carbondale, Pa., and the International Railway association here.

He is survived by his wife, Mrs. Lida Fogg Clark; one son, Russell E. Clark, bursar at Pennsylvania State college, and one daughter, Miss Emily Clark, of East St. Louis, Ill. Funeral arrangements will be announced later by John S. Rhodes.

11/28/1941 – Renter Obituary

Pop, Goes The Weasel — Uh, We mean Opposum

Opposum ain't no more.

Patrolmen Paul Roberts and Bob Oliver did the deed yesterday, tracking down an elusive possum at the home of Mrs. G. R. DeWitt, 2335 Dartmouth Ave.

The officers reported they traced the animal up a tree, shook him down, and gave him a fast ride into a nearby incinerator.

10/8/1955 – Funny Story

**OPEN 2 TO 5 PM
DON'T MISS**

This cheerful 2 Bedroom 1½ Bath at 2335 Dartmouth Ave. No. It offers comfort, contentment, plus a steady income from apartment over 2 car garage. A gracious 22' x 12' living room with lighted painting above natural fireplace, central heat and air-conditioning, **FULLY FURNISHED** ready to move in at \$14,500.

HUNNICUT-DAVIS Realty, Inc.
433-4th St. N. REALTORS 896-2644
After hours phone 896-2027

11/16/1969 – Listing for Sale

2 Bedrm Specials

**BUY Now for Homestead
Exemption**

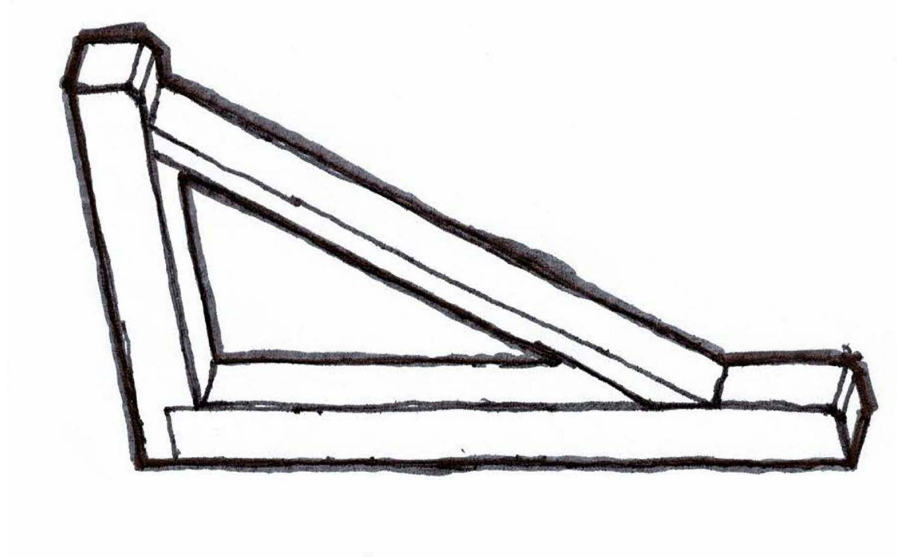
2335 Dartmouth Ave. N. Nicely Furnished, garage apt.	\$14,500
3111-30th Ave. N. Lovely grounds, near shopping	\$16,000
3021-46th Ave. S. Central A-C, Furnished, lovely grounds.	\$18,500
4227-5th Ave. N. Estate sale, furnished.	\$11,000
5135-21st Ave. N. Wooded lot, fireplace, furnished.	\$18,500
301-45th Ave. S. Furnished, lovely grounds.	\$14,100
1931-2nd St. S.E. Furnished, near Tampa Bay.	\$7,500
1063-7th Ave. S. Will sell FHA, Fla. Rm.	\$9,950

HUNNICUTT-DAVIS Realty, Inc.
433-4th St. N. REALTORS 896-2644
After Hours Phone 360-5060

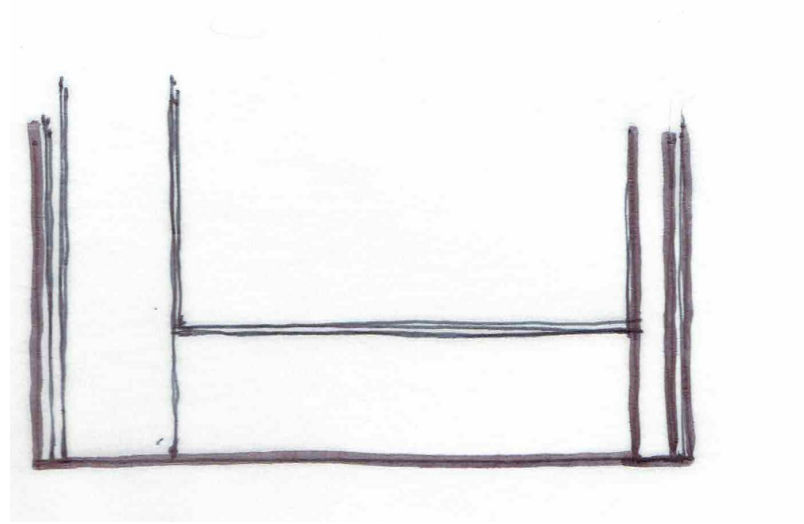
12/18/1969 – Listing for Sale

Appendix B: Architectural Details & Design Guidelines

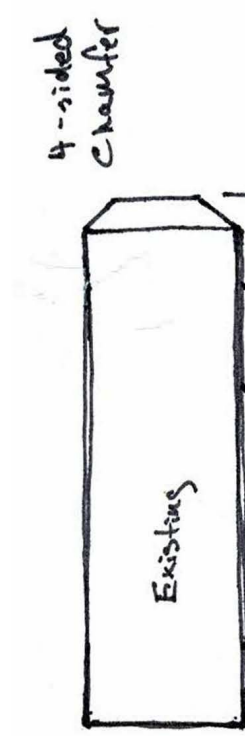
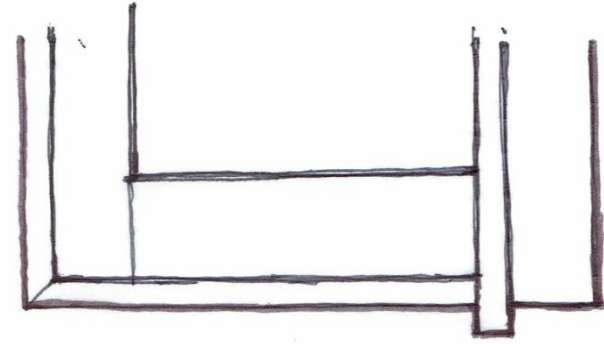
Decorative Bracket Details



Exterior Casing Detail



Interior Casing Detail



Appendix D: Photos of Existing Conditions



1



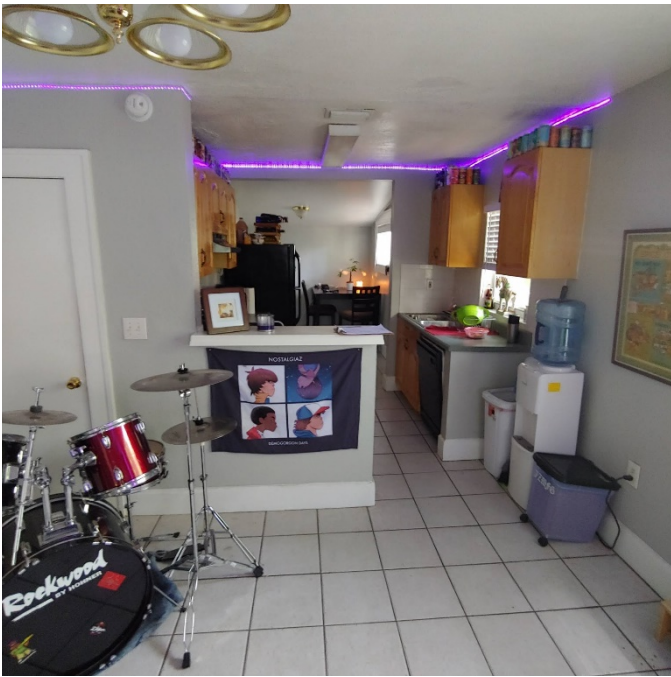
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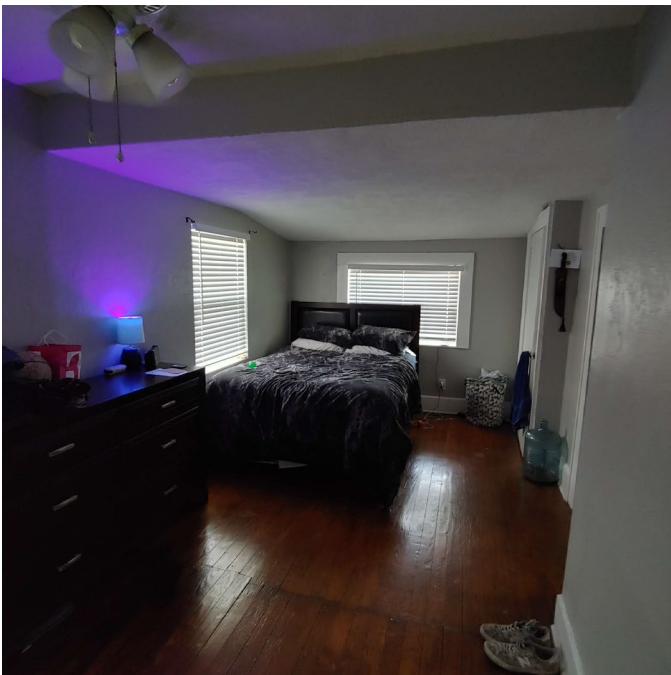
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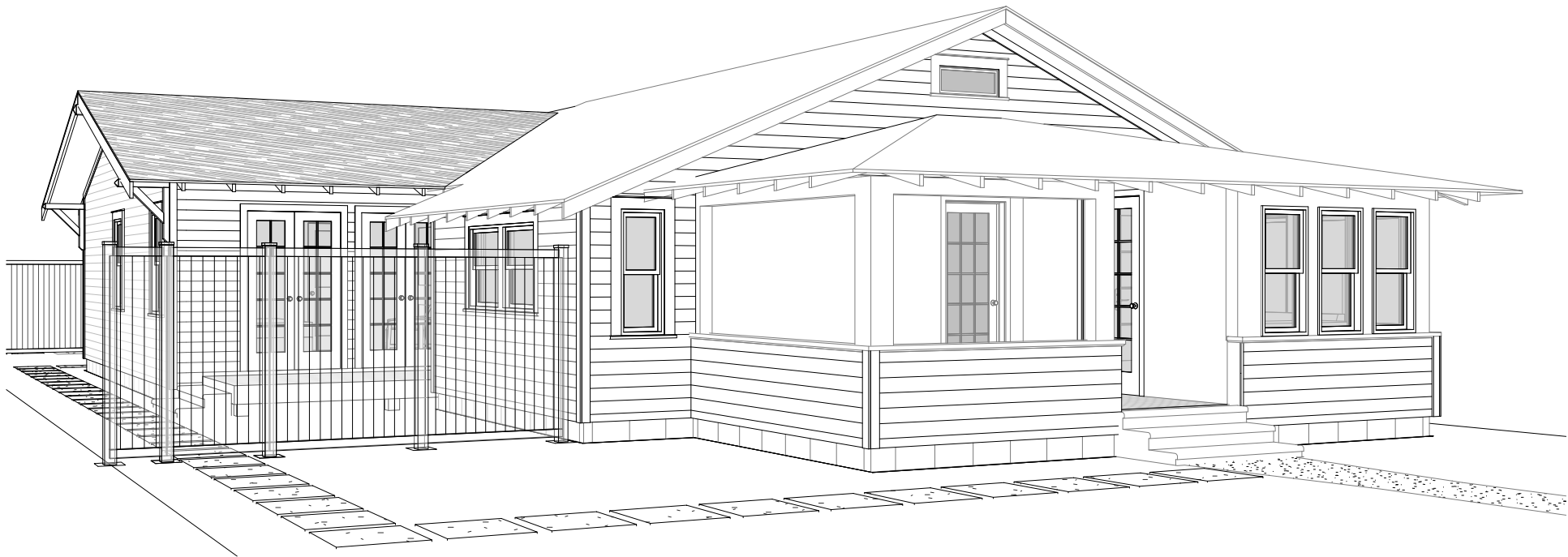


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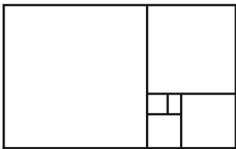


8

ALTERATIONS TO 2335 DARTMOUTH AVE N ST. PETERSBURG, FLORIDA AVT DOCUMENTS



A1 VIEW FROM STREET
N.T.S.



BOONE ARCHITECTURAL RESTORATION LLC
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INDEX OF DRAWINGS

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A-002	3	EXISTING BUILDING
A-101	4	FLOOR PLAN
A-201	5	BUILDING ELEVATIONS
A-202	6	3D VIEWS

DEVELOPMENT TEAM

OWNER
BOSTON SILER LLC
6 AMBLESIDE DR
CLEARWATER, FL 33756

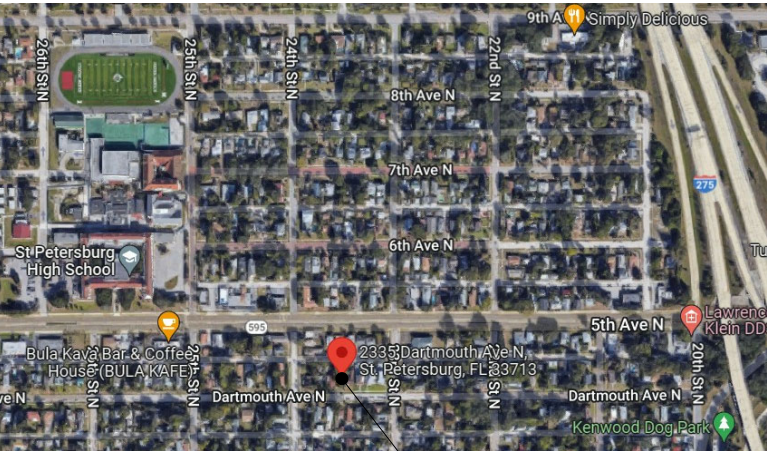
MARGARET & JONATHAN MORGAN
207-504-3001

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ST. PETERSBURG, FLORIDA 33713
P: 727.314.2724
AA26003970

ALEXANDER B. SMITH, NCARB
boonearch@gmail.com

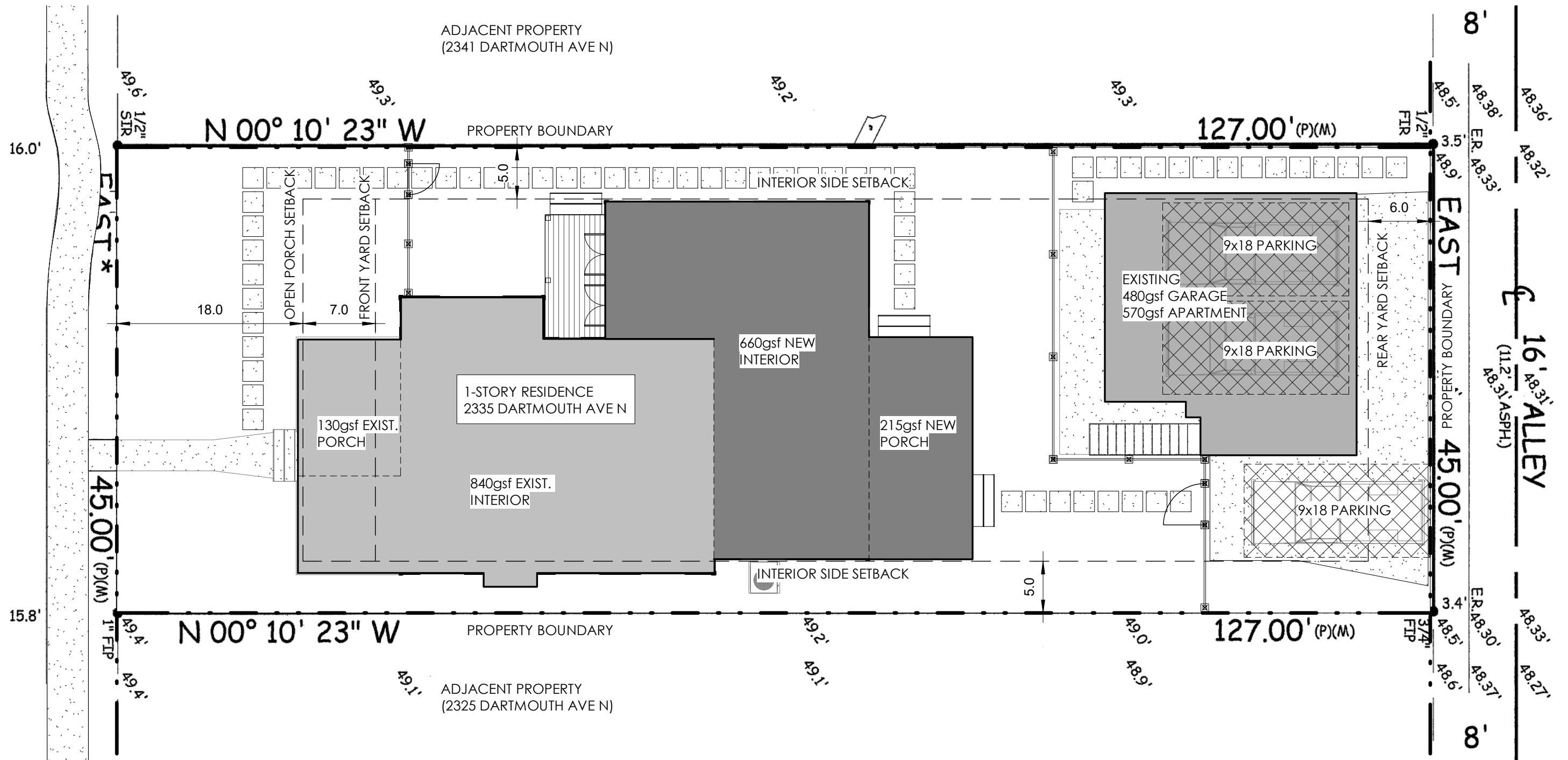
GENERAL CONTRACTOR
TBD

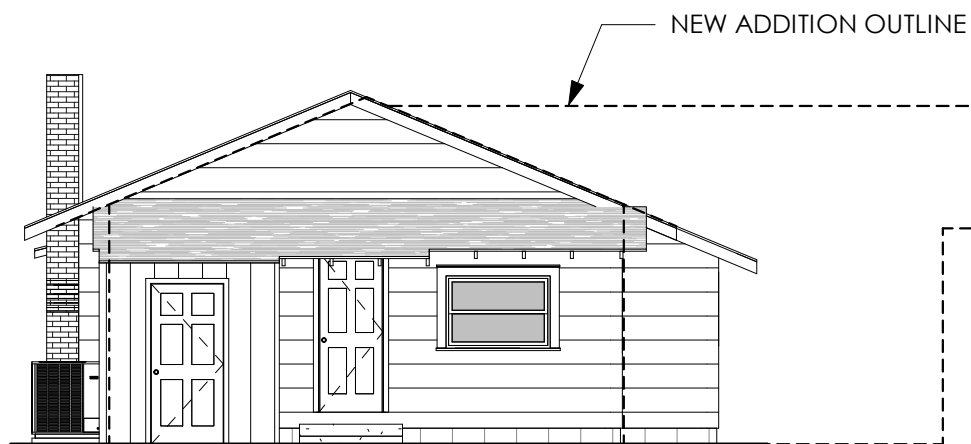
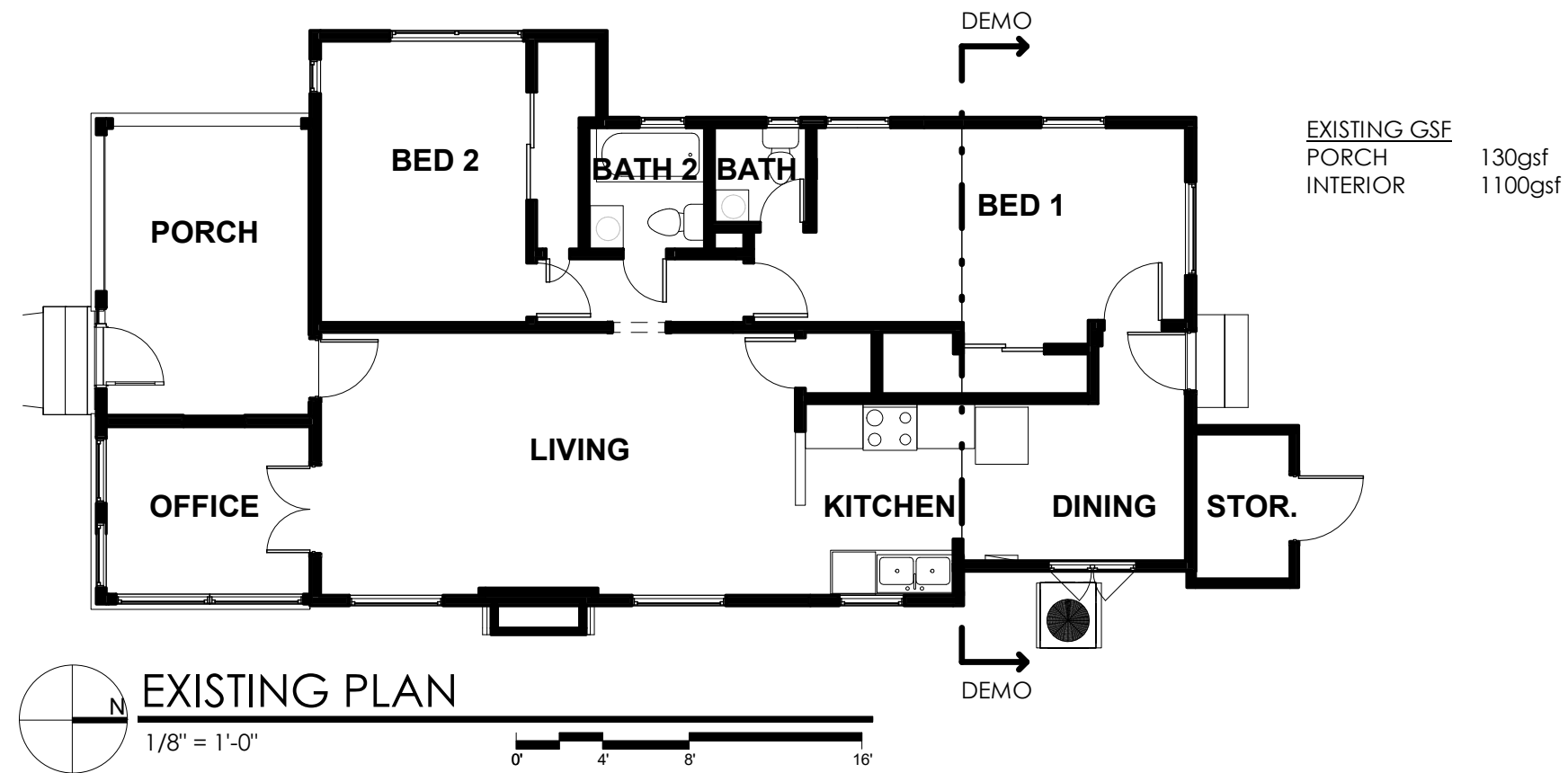
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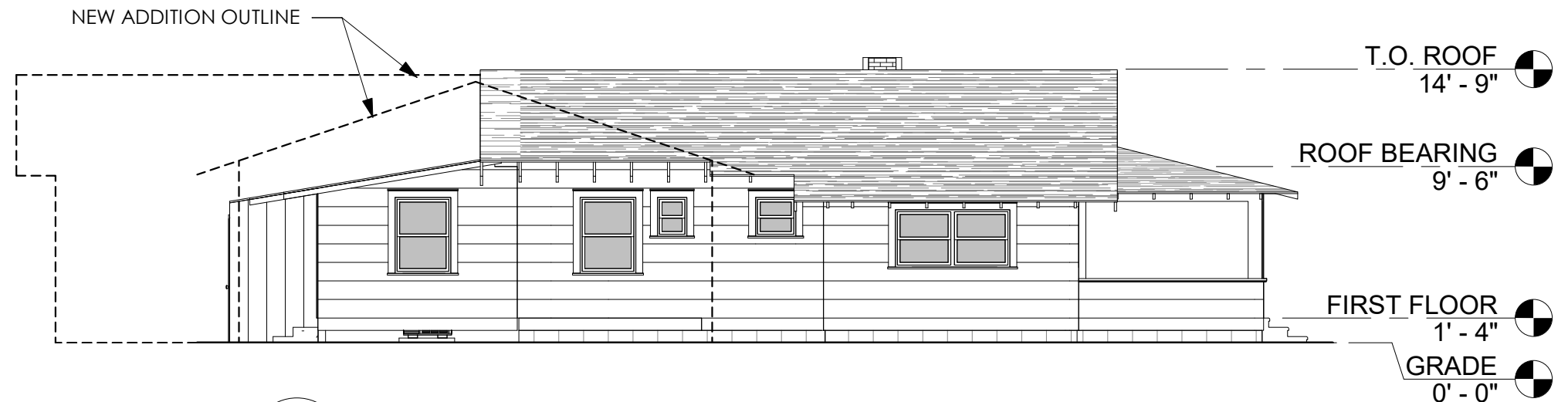
PROJECT
LOCATION

ALTERATIONS TO
2335 DARTMOUTH AVE N

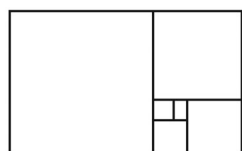


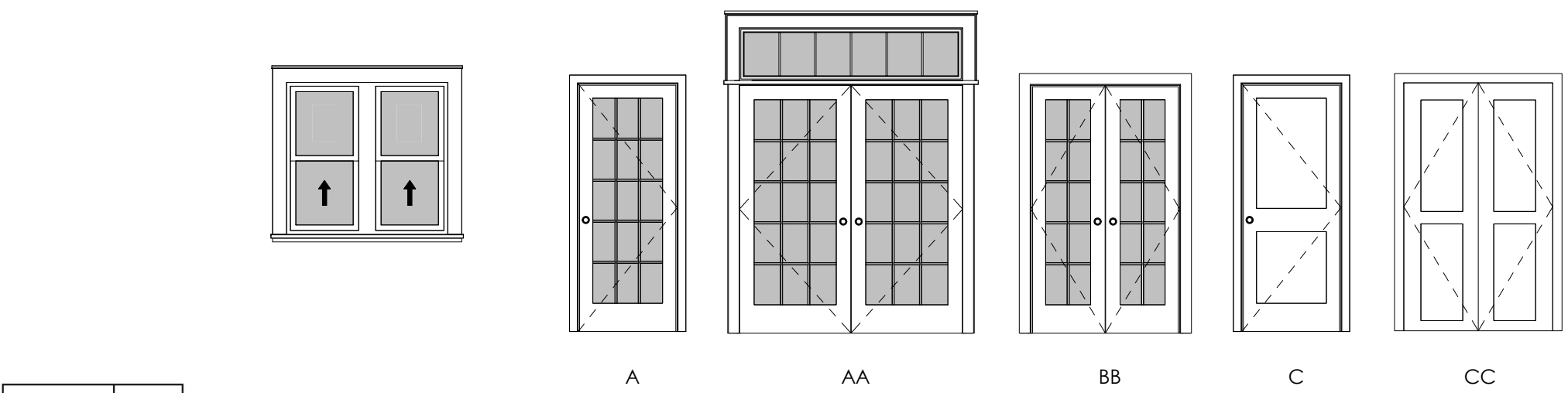
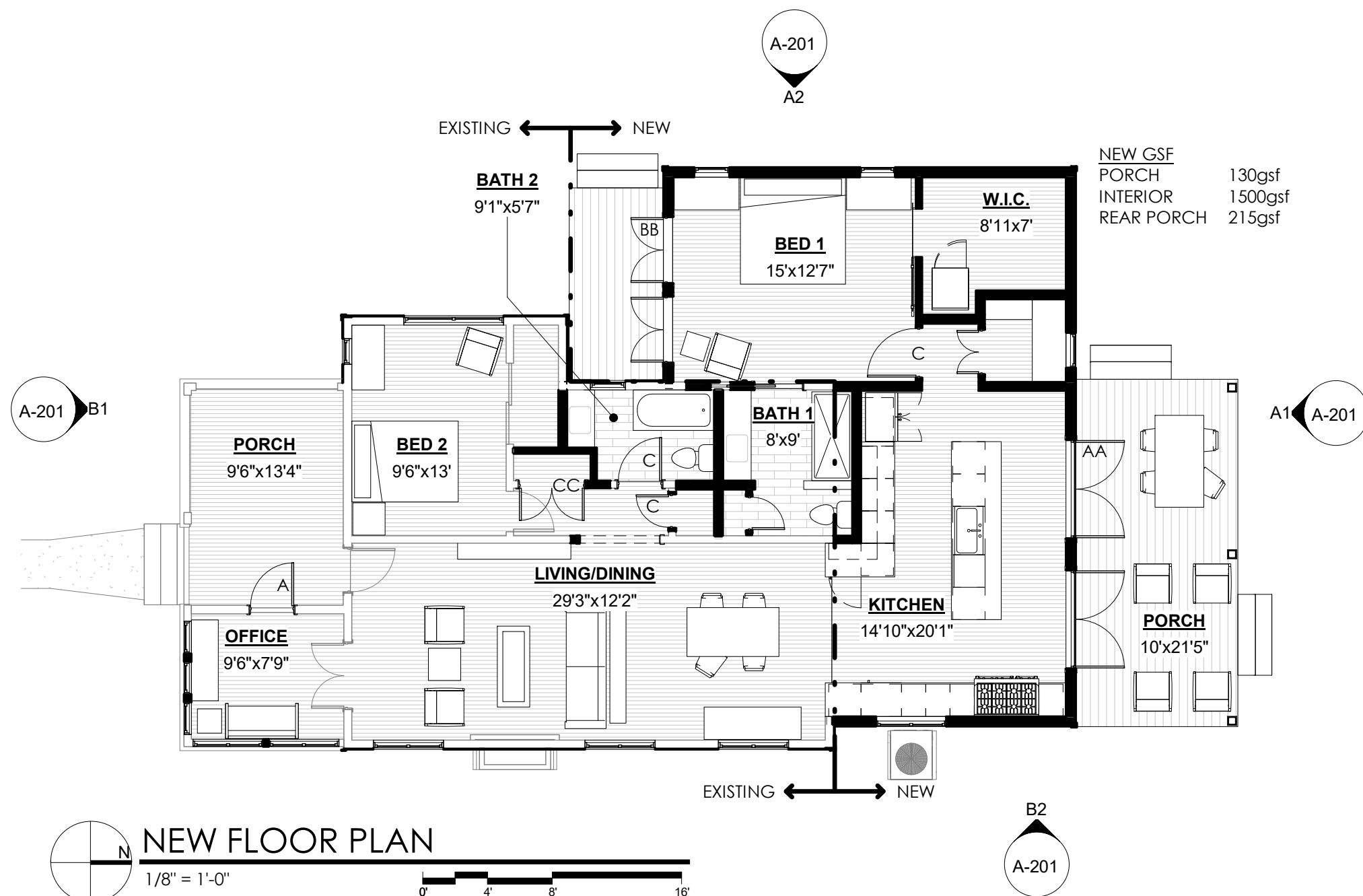


A1 EXISTING NORTH ELEVATION
1/8" = 1'-0"



A2 EXISTING WEST ELEVATION
1/8" = 1'-0"





PROJECT SCOPE

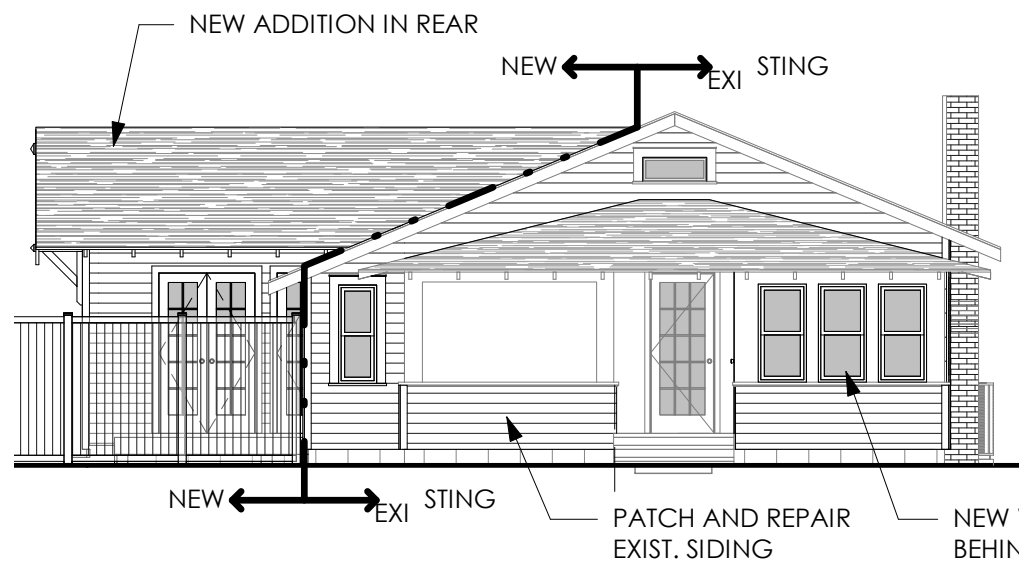
THE PROJECT CONSISTS OF RESTORATION OF 970 SF OF AN EXISTING 1920S ERA HOME. ADDITIONALLY 230 SF OF AN ENCLOSED REAR PORCH STRUCTURE IS TO BE REMOVED AND REPLACED WITH A 660SF INTERIOR & 215 SF REAR PORCH ADDITION TO INCLUDE A NEW KITCHEN, BEDROOM & FULL BATH.

EXISTING HOUSE RESTORATION

1. REMOVAL OF THE ASBESTOS SHINGLE SIDING AND RESTORATION OF THE WOOD LAP SIDING BENEATH.
2. REMOVAL OF THE LARGE CERAMIC TILES AND RESTORATION OF THE WOOD FLOORING BENEATH, NEW ENGINEERED WOOD FLOORING IF IT IS NOT SALVAGEABLE.
3. REMOVAL OF ALL THE ALUMINUM REPLACEMENT WINDOWS AND INSTALL NEW VINYL SINGLE-HUNG WINDOWS RECESSED INTO THE WALL PLANE. NEW HISTORIC WOOD CASING ADDED TO THE INTERIOR OF WINDOWS. REORIENTATION OF VERTICAL WINDOW SETS TO REPLACE LARGE SQUARE REPLACEMENT WINDOWS.
4. NEW FRONT PORCH WINDOWS WILL BE BETWEEN THE PORCH COLUMNS. INFILL WALLS WILL BE RECESSED BEHIND THE FRONT PLANE OF THE COLUMNS & RAILINGS.
5. REMOVAL OF LOW 7'-11" CEILINGS IN THE LIVING/DINING ROOM & VAULT NEW CEILINGS TO MATCH THE NEW ADDITION. THE INTENT IS TO MAKE THE SPACE APPEAR LARGER WITHOUT CHANGING THE EXTERIOR ENVELOPE AND IMPACT ON THE NEIGHBORHOOD SCALE.

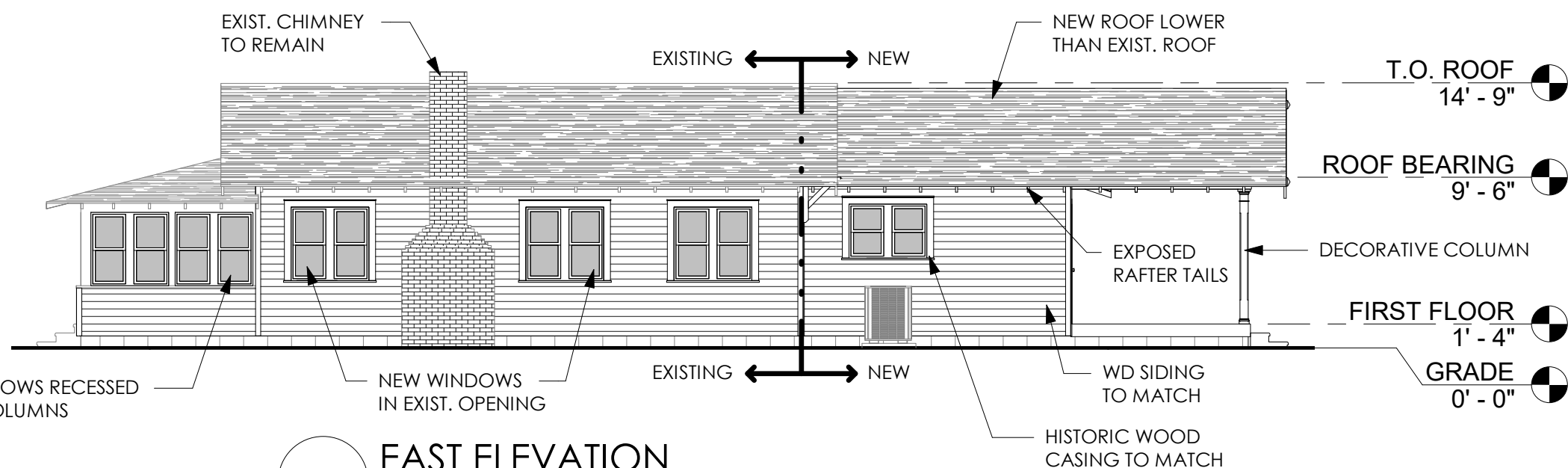
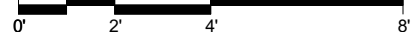
KITCHEN/BEDROOM/BATH ADDITION

1. THE EXISTING ENCLOSED REAR PORCH AREA'S CONDITION IS BEYOND AN AFFORDABLE MEANS OF REPAIR. DEMOLITION OF THE SHED ROOF ENCLOSED STRUCTURE IS PLANNED TO ALLOW FOR EXPANDED BUILDING POTENTIAL WHILE REDUCING THE OVERALL IMPACT ON THE SURROUNDING PROPERTIES.
2. THE NEW 1-STORY ADDITION WILL BE LOCATED ON AN INCONSPICUOUS SIDE OF THE EXISTING STRUCTURE AS RECOMMENDED BY THE DESIGN GUIDELINES. IT WILL ALSO BE LOCATED BEHIND A NEW 6FT FENCE.
3. THE ADDITION WILL MATCH THE SCALE OF THE HISTORIC STRUCTURE WITH THE ROOF LINE LOWERED TO BE SUBORDINATE. IT WILL BE LOCATED WITH AN OFFSET & CROSS-GABLE ORIENTATION, TYPICALLY FOUND ON CRAFTSMAN BUNGALOWS OF THIS ERA.
4. ADDED FENESTRATION WILL REINFORCE THE CHARACTER DEFINING ELEMENTS OF THE HISTORIC BUILDING. WOOD EDGE TRIM AND DECORATIVE BRACKETS WILL MATCH THOSE FOUND ON THE HOUSE. THE EXISTING CHIMNEY WILL NOT BE REMOVED.
5. NEW WOOD SIDING WILL BE MILLED TO MATCH THE EXISTING SIDING WITH A 5" REVEAL. NEW RAFTER TAILS WILL BE EXPOSED TO MATCH THE EXISTING WITH A SIMILAR OVERHANG.
7. 1 OVER 1 VINYL SINGLE HUNG WINDOWS WILL MATCH THE ORIGINAL WINDOWS AS SHOWN ON THE FL SITE FILE IMAGE. WINDOWS WILL BE RECESSED A MIN. OF 2" IN THE WALL PLANE AND FEATURE WOOD CASINGS THAT MATCH THE HOUSE.
8. 15-LITE SINGLE AND DOUBLE SMOOTH FIBERGLASS EXTERIOR DOORS WILL BE INSTALLED. INTERIOR DOORS WILL BE 2-PANEL SOLID CORE WOOD DOORS WITH MATCHING HISTORIC CASING.



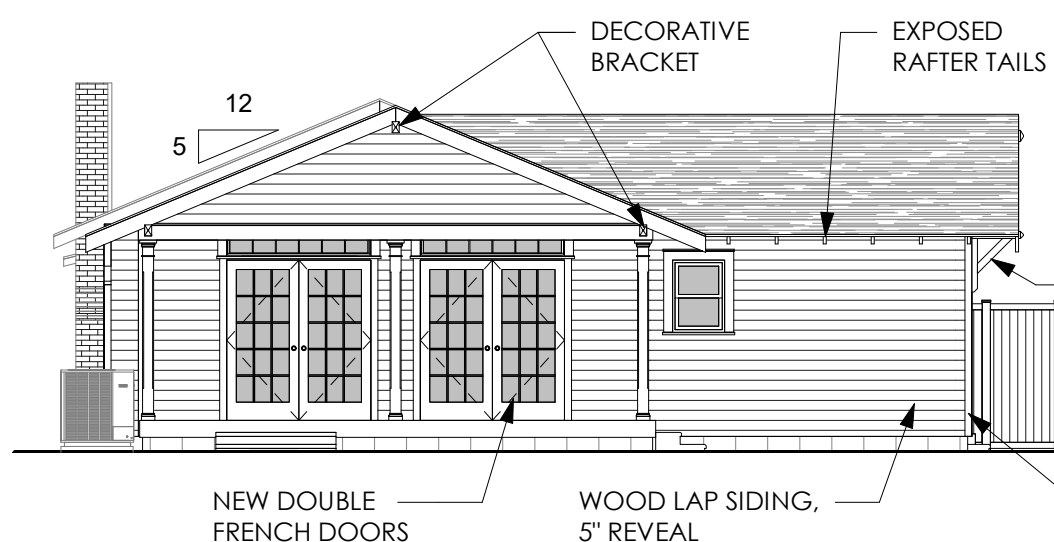
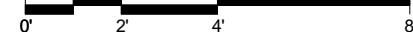
B1 SOUTH ELEVATION

1/8" = 1'-0"



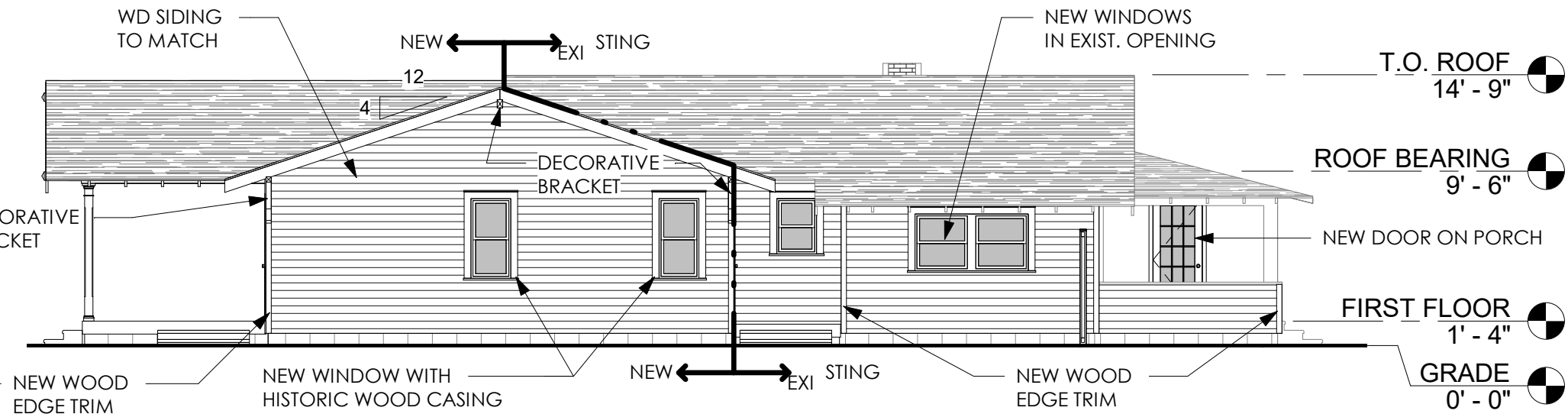
B2 EAST ELEVATION

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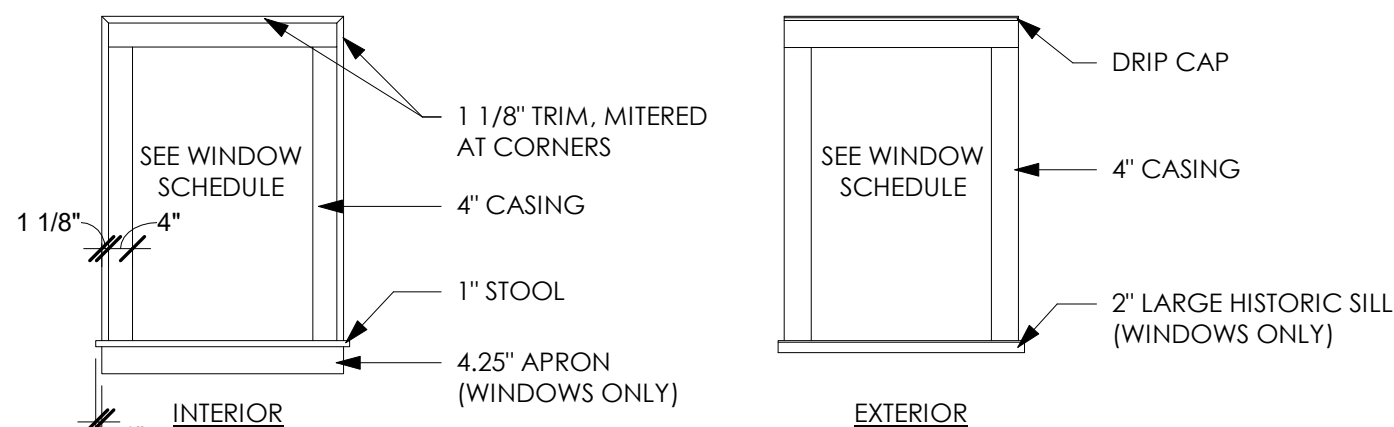
A1 NORTH ELEVATION

1/8" = 1'-0"



A2 WEST ELEVATION

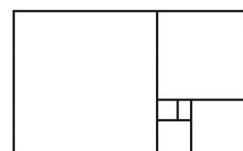
1/8" = 1'-0"



1

HISTORIC CASING DETAILS

N.T.S.

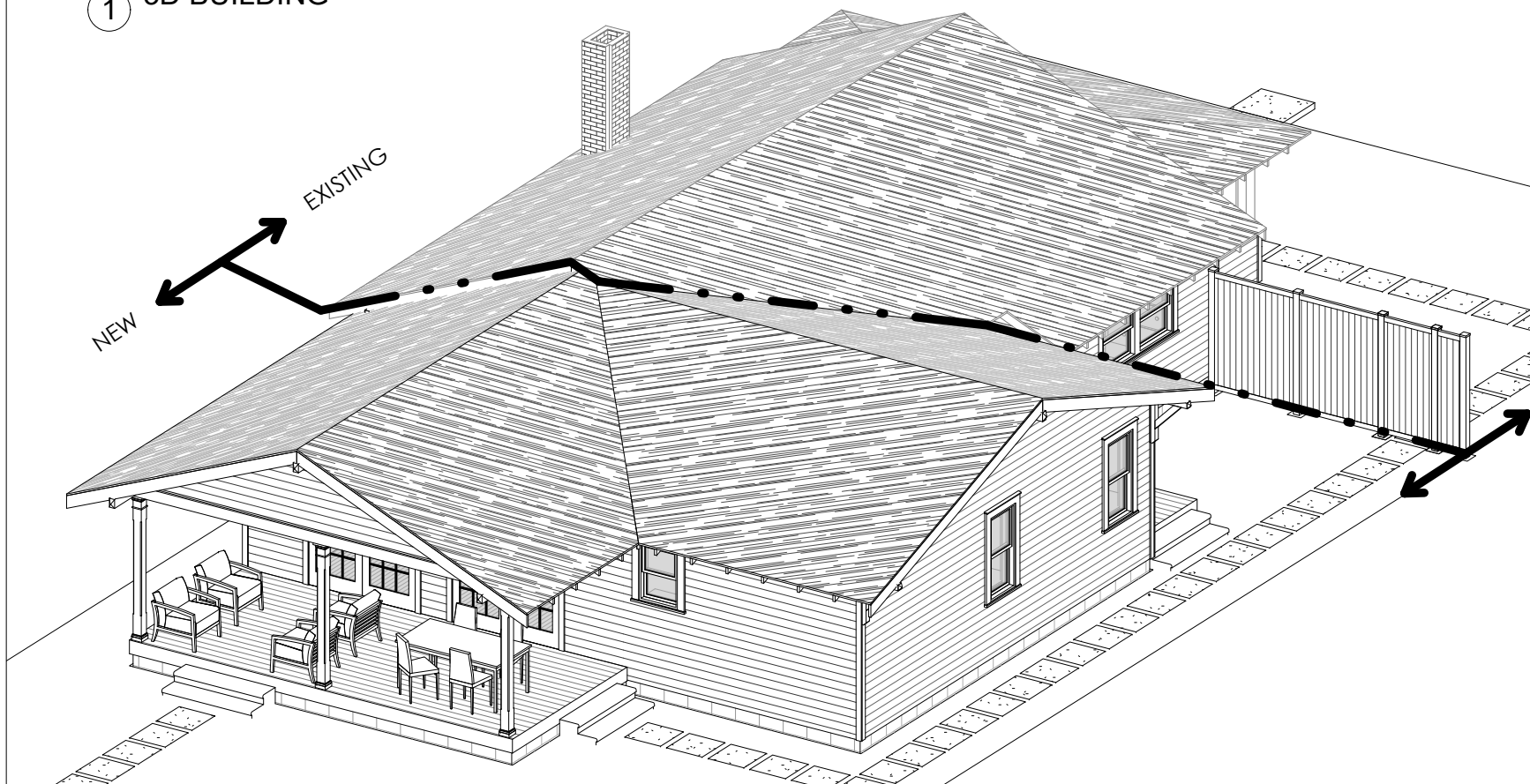


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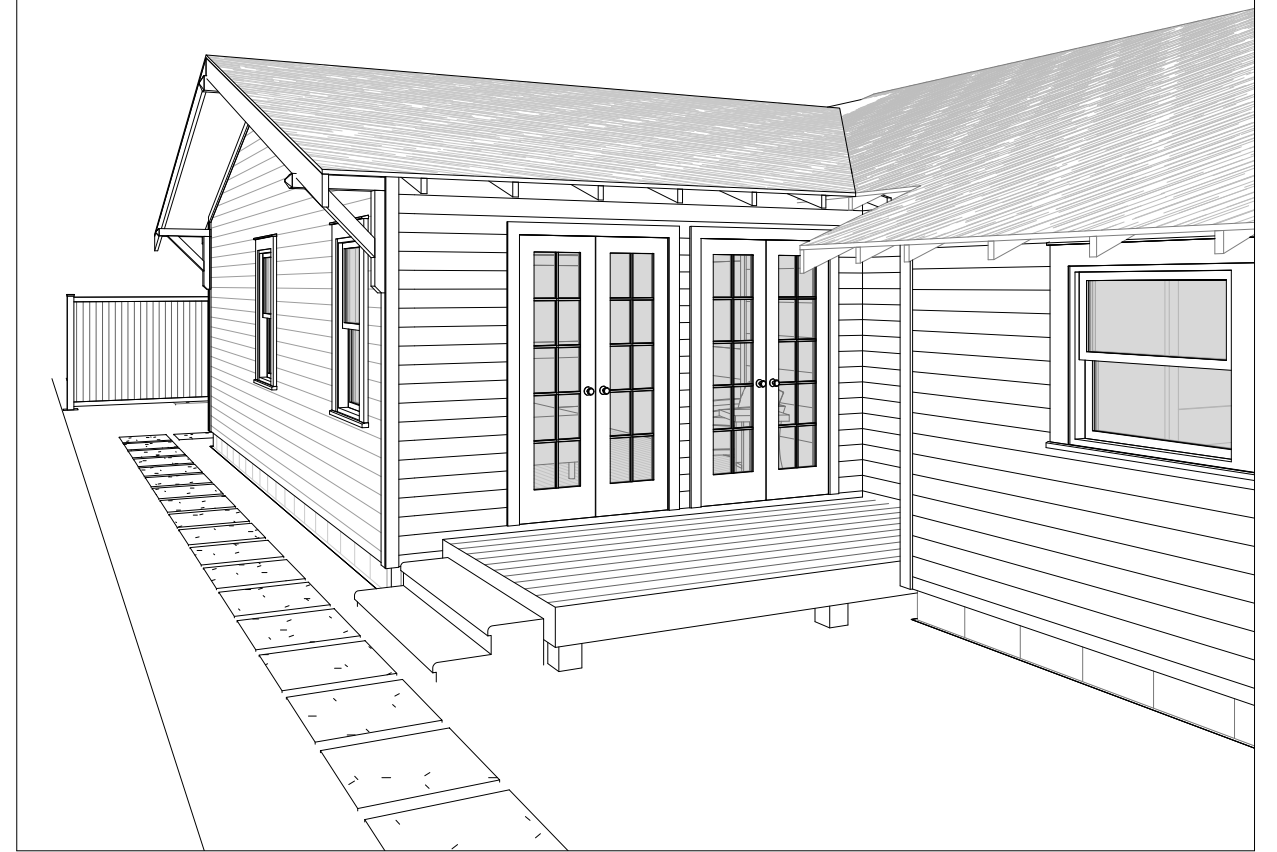
ALTERATIONS TO

2335 DARTMOUTH AVE N

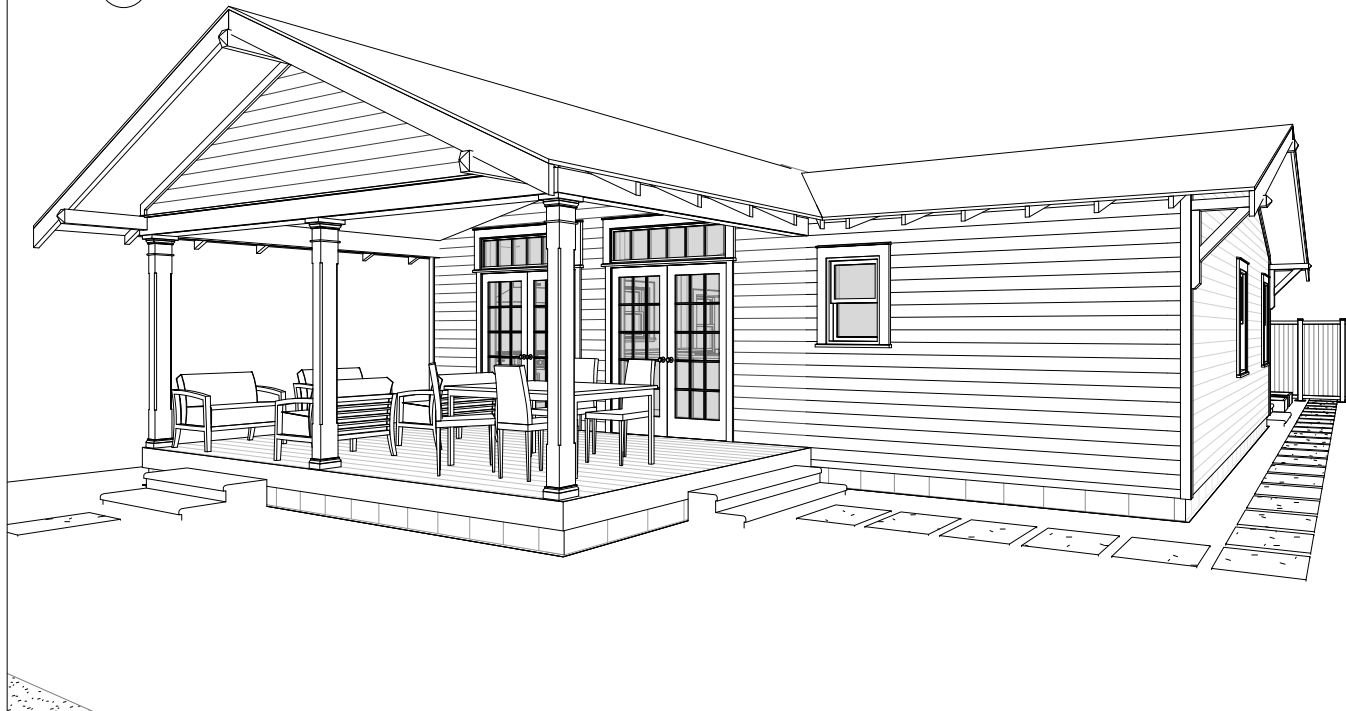
1 3D BUILDING



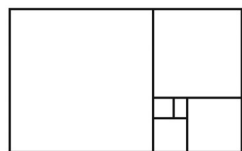
3 GARDEN VIEW



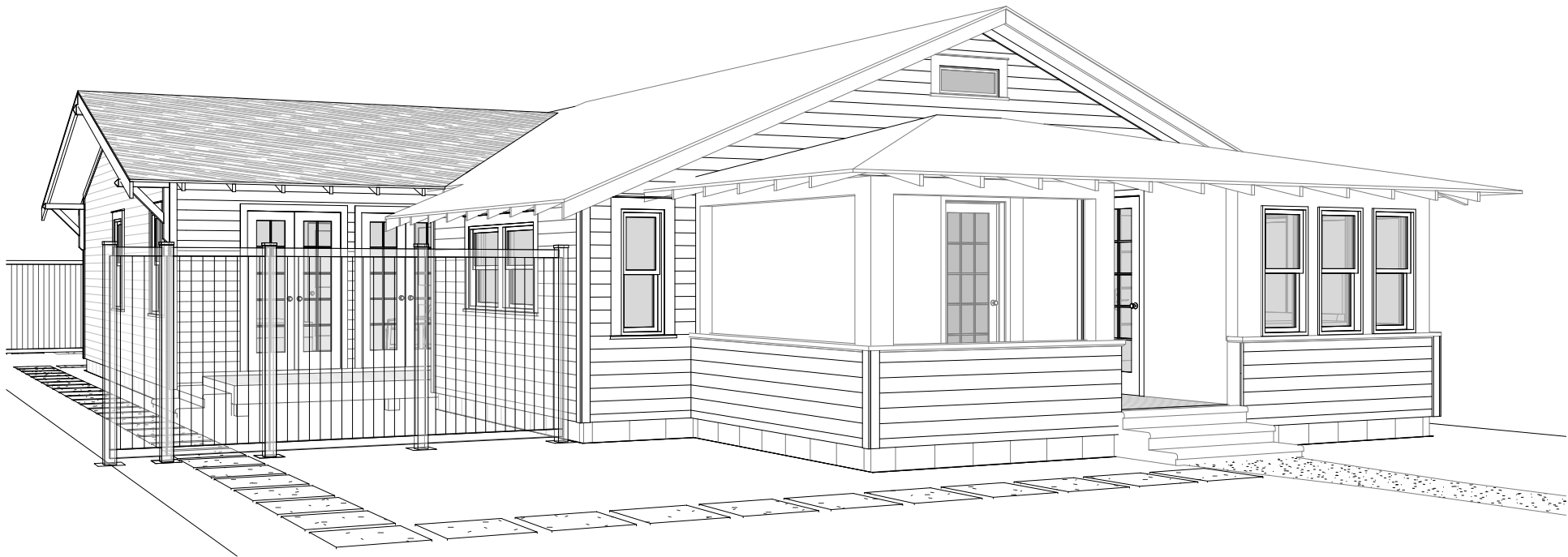
2 BACK PORCH VIEW



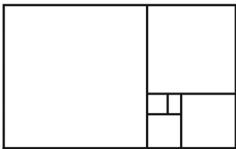
4 VIEW FROM ENTRY



ALTERATIONS TO 2335 DARTMOUTH AVE N ST. PETERSBURG, FLORIDA AVT DOCUMENTS



A1 VIEW FROM STREET
N.T.S.



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DEVELOPMENT TEAM

OWNER
BOSTON SILER LLC
6 AMBLESIDE DR
CLEARWATER, FL 33756

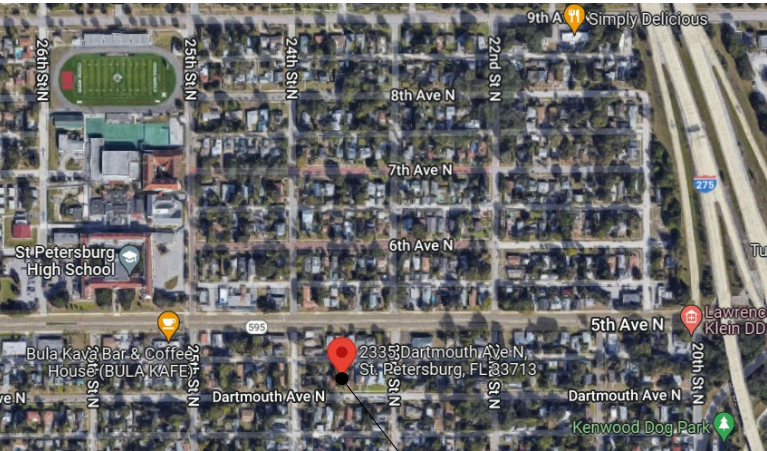
MARGARET & JONATHAN MORGAN
207-504-3001

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ST. PETERSBURG, FLORIDA 33713
P: 727.314.2724
AA26003970

ALEXANDER B. SMITH, NCARB
boonearch@gmail.com

GENERAL CONTRACTOR
TBD

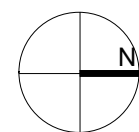
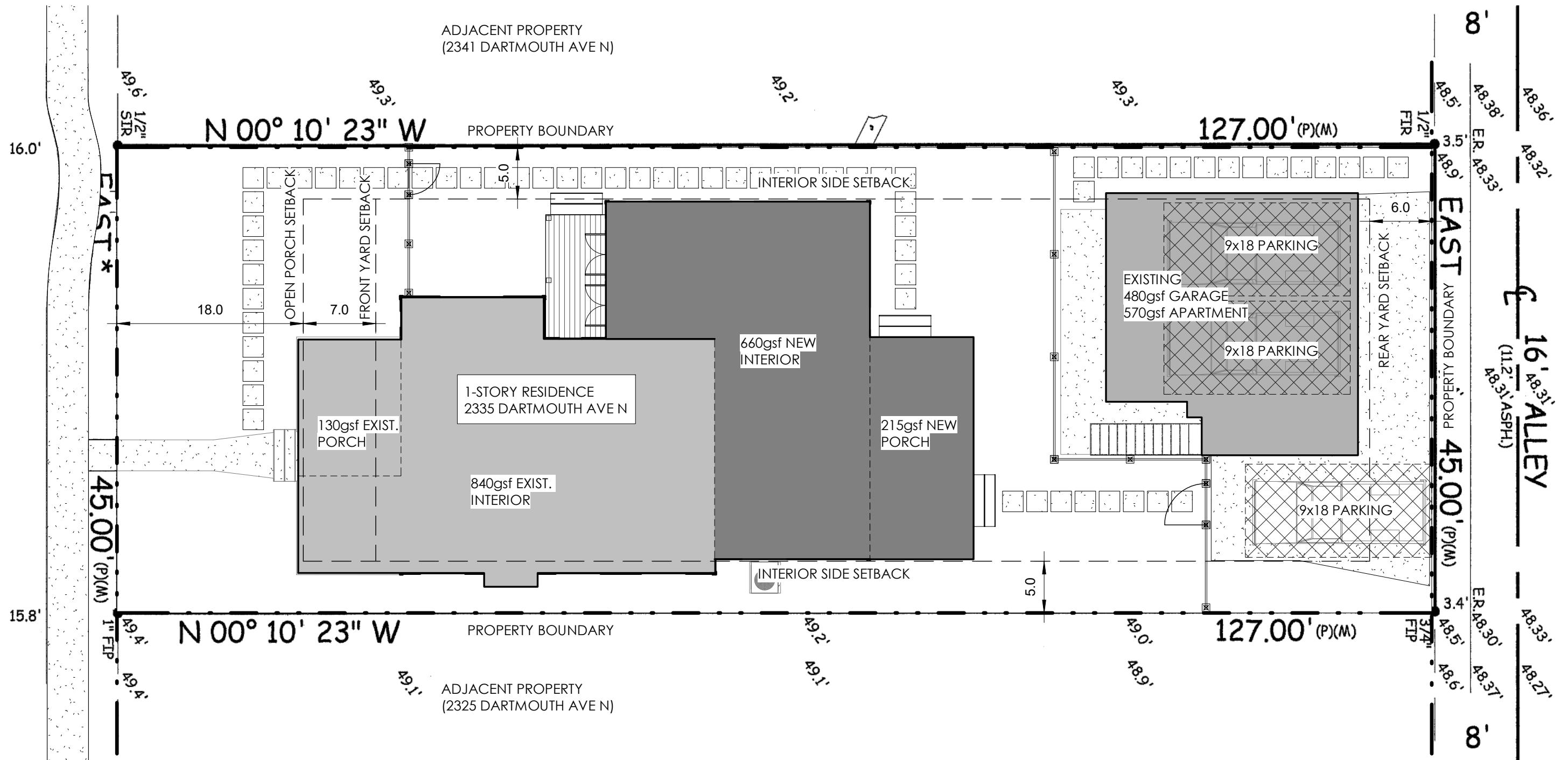
PROJECT LOCATION



PROJECT
LOCATION

ALTERATIONS TO
2335 DARTMOUTH AVE N

DARTMOUTH AVENUE NORTH



SITE PLAN

1" = 10'-0"

0' 10' 20'

FLOOR AREA & IMPERVIOUS SURFACE

LAND AREA OF PARCEL: 5,715 SF

MAXIMUM FAR = 0.60 (1-STORY PRIMARY)
3,429 SF
ACTUAL FAR = 0.35
2,050 SF

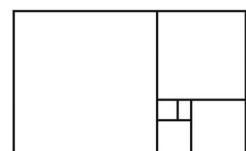
MAXIMUM ISR = 0.65
3,714.75 SF
ACTUAL FAR = 0.59
3,389 SF

PARKING REQUIREMENTS

2 SPACES UP TO 3 BEDROOMS, PLUS 0.5 FOR EACH ADDITIONAL BEDROOM
1 SPACE FOR ADU UNITS UP TO 2 BEDROOMS

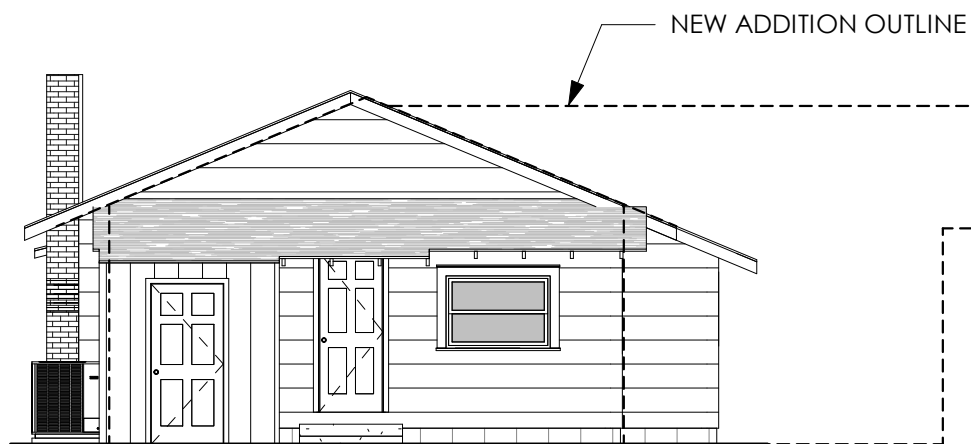
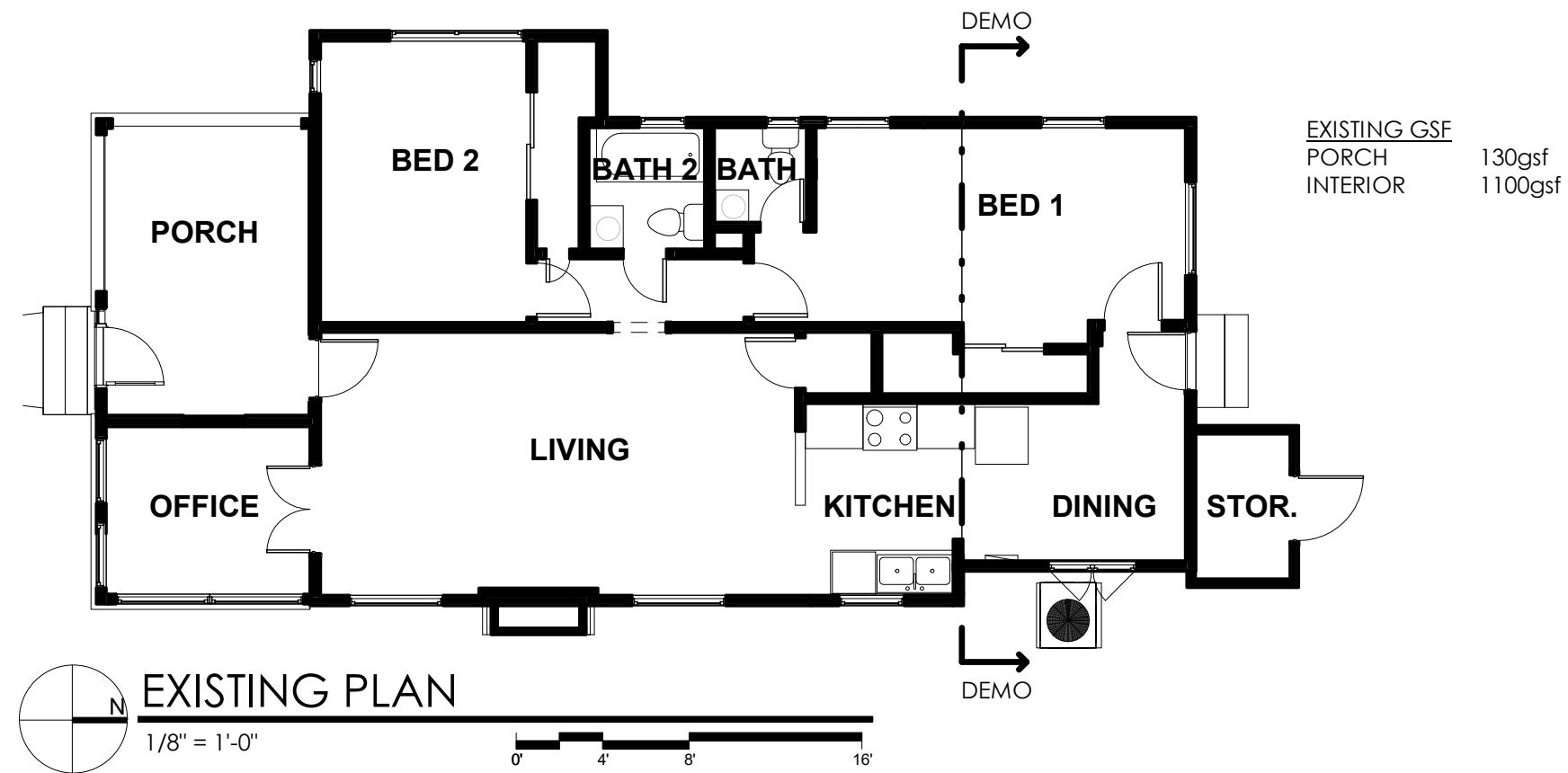
2 BEDROOM HOUSE + 1 BEDROOM ADU = 3 SPACES REQUIRED

3 SPACES PROVIDED

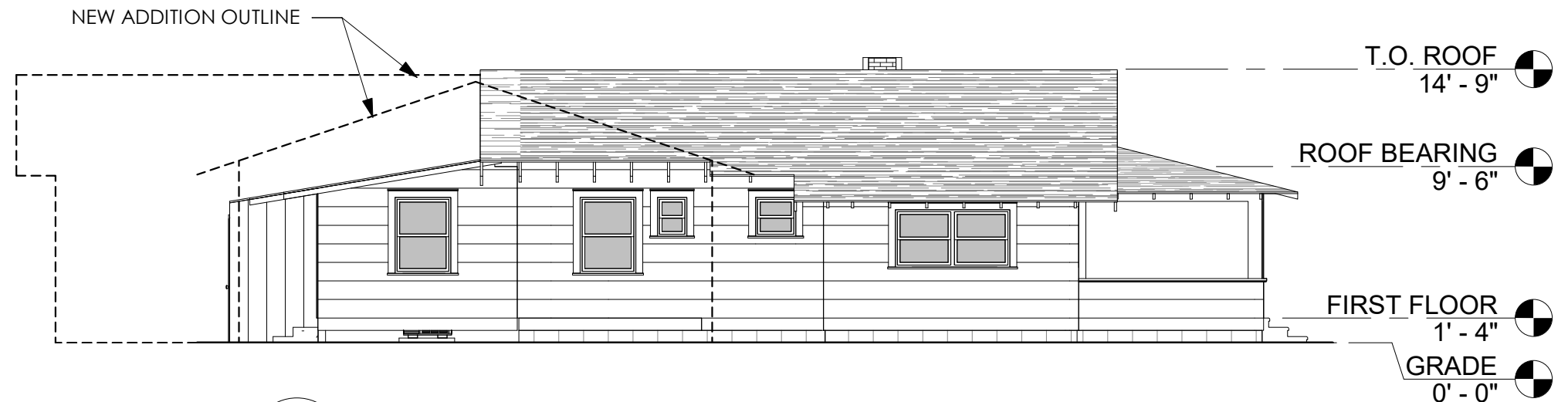


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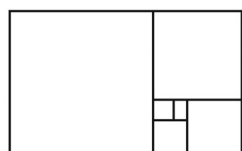
ALTERATIONS TO
2335 DARTMOUTH AVE N

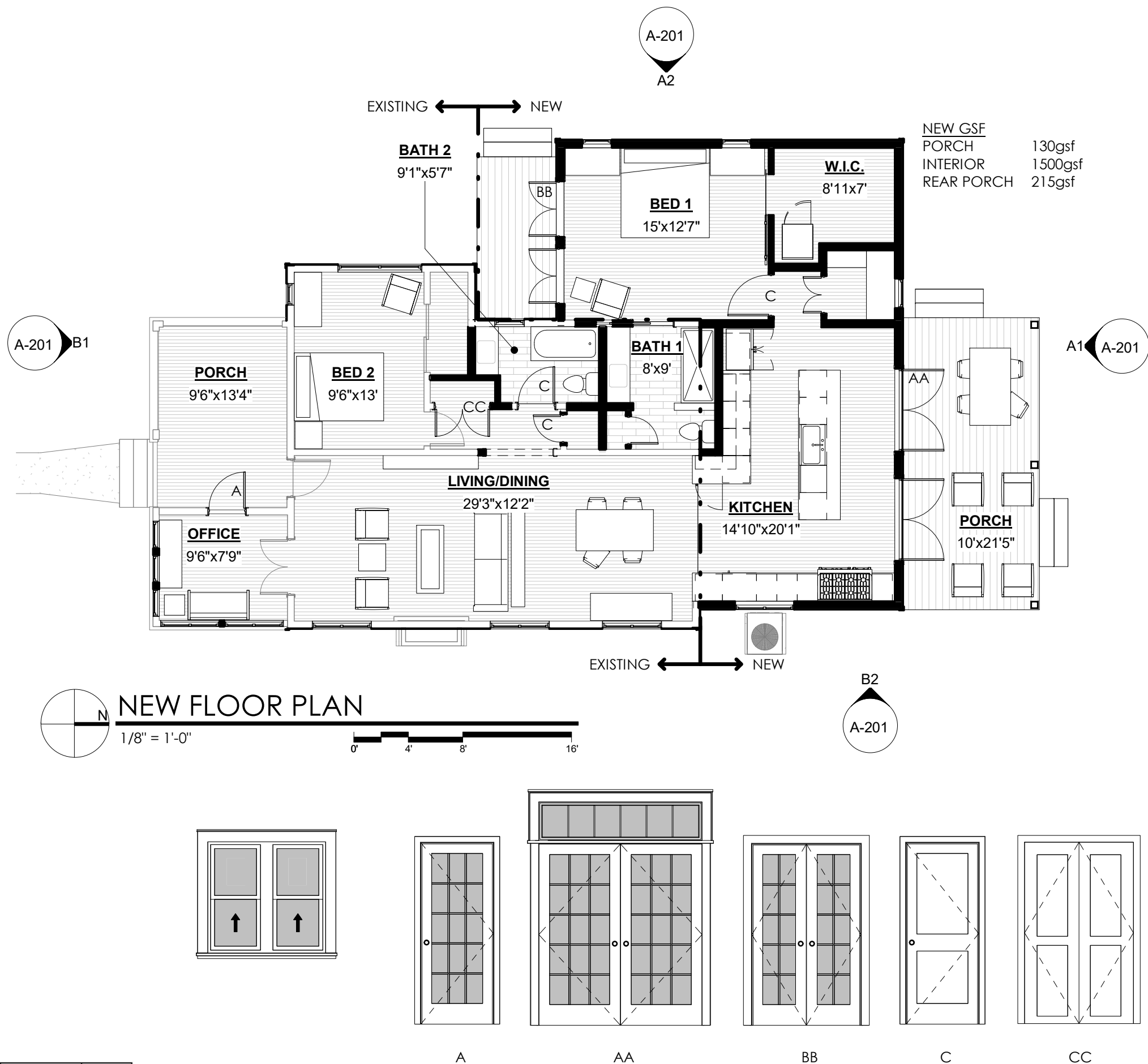


A1 EXISTING NORTH ELEVATION
1/8" = 1'-0"



A2 EXISTING WEST ELEVATION
1/8" = 1'-0"





PROJECT SCOPE

THE PROJECT CONSISTS OF RESTORATION OF 970 SF OF AN EXISTING 1920S ERA HOME. ADDITIONALLY 230 SF OF AN ENCLOSED REAR PORCH STRUCTURE IS TO BE REMOVED AND REPLACED WITH A 660SF INTERIOR & 215 SF REAR PORCH ADDITION TO INCLUDE A NEW KITCHEN, BEDROOM & FULL BATH.

EXISTING HOUSE RESTORATION

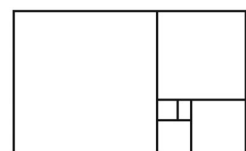
1. REMOVAL OF THE ASBESTOS SHINGLE SIDING AND RESTORATION OF THE WOOD LAP SIDING BENEATH.
2. REMOVAL OF THE LARGE CERAMIC TILES AND RESTORATION OF THE WOOD FLOORING BENEATH, NEW ENGINEERED WOOD FLOORING IF IT IS NOT SALVAGEABLE.
3. REMOVAL OF ALL THE ALUMINUM REPLACEMENT WINDOWS AND INSTALL NEW VINYL SINGLE-HUNG WINDOWS RECESSED INTO THE WALL PLANE. NEW HISTORIC WOOD CASING ADDED TO THE INTERIOR OF WINDOWS. REORIENTATION OF VERTICAL WINDOW SETS TO REPLACE LARGE SQUARE REPLACEMENT WINDOWS.
4. NEW FRONT PORCH WINDOWS WILL BE BETWEEN THE PORCH COLUMNS. INFILL WALLS WILL BE RECESSED BEHIND THE FRONT PLANE OF THE COLUMNS & RAILINGS.
5. REMOVAL OF LOW 7'-11" CEILINGS IN THE LIVING/DINING ROOM & VAULT NEW CEILINGS TO MATCH THE NEW ADDITION. THE INTENT IS TO MAKE THE SPACE APPEAR LARGER WITHOUT CHANGING THE EXTERIOR ENVELOPE AND IMPACT ON THE NEIGHBORHOOD SCALE.

KITCHEN/BEDROOM/BATH ADDITION

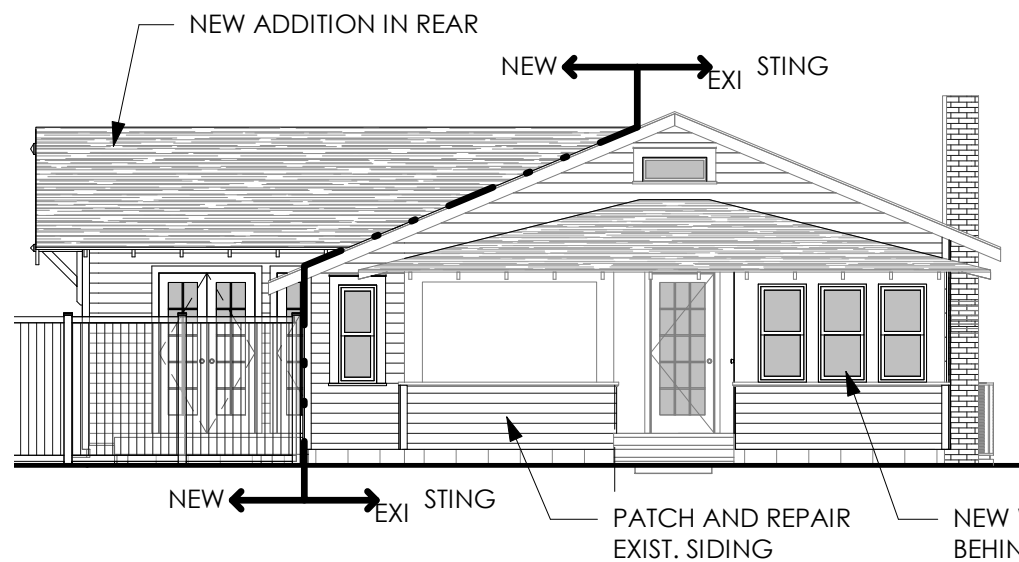
1. THE EXISTING ENCLOSED REAR PORCH AREA'S CONDITION IS BEYOND AN AFFORDABLE MEANS OF REPAIR. DEMOLITION OF THE SHED ROOF ENCLOSED STRUCTURE IS PLANNED TO ALLOW FOR EXPANDED BUILDING POTENTIAL WHILE REDUCING THE OVERALL IMPACT ON THE SURROUNDING PROPERTIES.
2. THE NEW 1-STORY ADDITION WILL BE LOCATED ON AN INCONSPICUOUS SIDE OF THE EXISTING STRUCTURE AS RECOMMENDED BY THE DESIGN GUIDELINES. IT WILL ALSO BE LOCATED BEHIND AN EXISTING 6FT WOOD FENCE.
3. THE ADDITION WILL MATCH THE SCALE OF THE HISTORIC STRUCTURE WITH THE ROOF LINE LOWERED TO BE SUBORDINATE. IT WILL BE LOCATED WITH AN OFFSET & CROSS-GABLE ORIENTATION, TYPICALLY FOUND ON CRAFTSMAN BUNGALOWS OF THIS ERA.
4. ADDED FENESTRATION WILL REINFORCE THE CHARACTER DEFINING ELEMENTS OF THE HISTORIC BUILDING. WOOD EDGE TRIM AND DECORATIVE BRACKETS WILL MATCH THOSE FOUND ON THE HOUSE. THE EXISTING CHIMNEY WILL NOT BE REMOVED.
5. NEW WOOD SIDING WILL BE MILLED TO MATCH THE EXISTING SIDING WITH A 5" REVEAL. NEW RAFTER TAILS WILL BE EXPOSED TO MATCH THE EXISTING WITH A SIMILAR OVERHANG.
6. 1 OVER 1 VINYL SINGLE HUNG WINDOWS WILL MATCH THE ORIGINAL WINDOWS AS SHOWN ON THE FL SITE FILE IMAGE. WINDOWS WILL BE RECESSED A MIN. OF 2" IN THE WALL PLANE AND FEATURE WOOD CASINGS THAT MATCH THE HOUSE.
7. 15-LITE SINGLE AND DOUBLE SMOOTH FIBERGLASS EXTERIOR DOORS WILL BE INSTALLED. INTERIOR DOORS WILL BE 2-PANEL SOLID CORE WOOD DOORS WITH MATCHING HISTORIC CASING.

ALTERATIONS TO

2335 DARTMOUTH AVE N

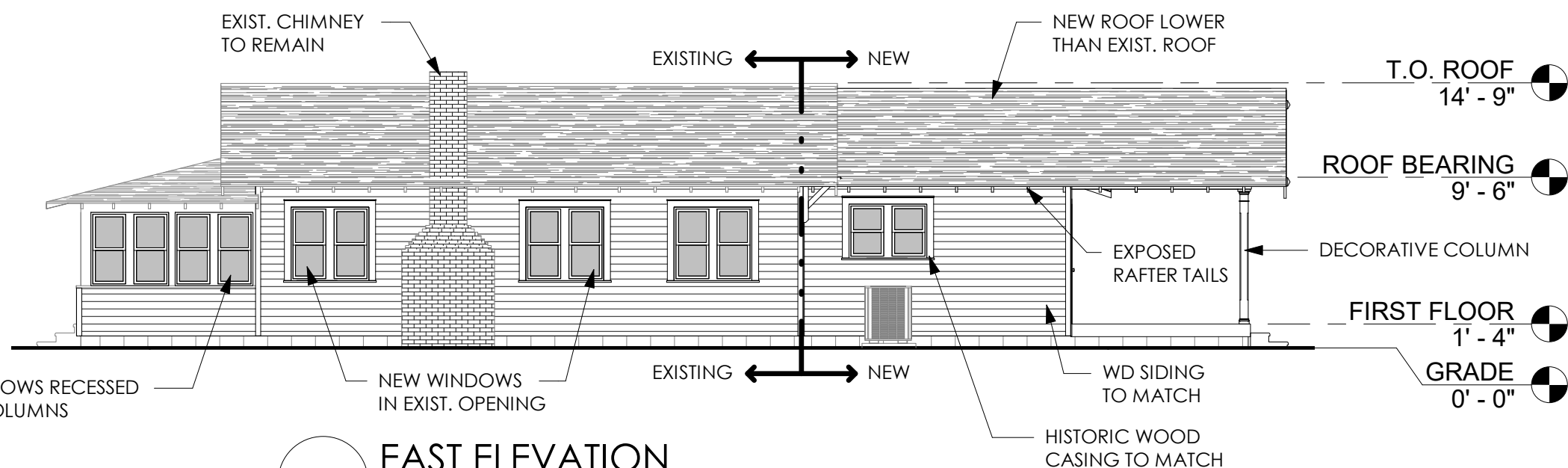
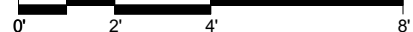


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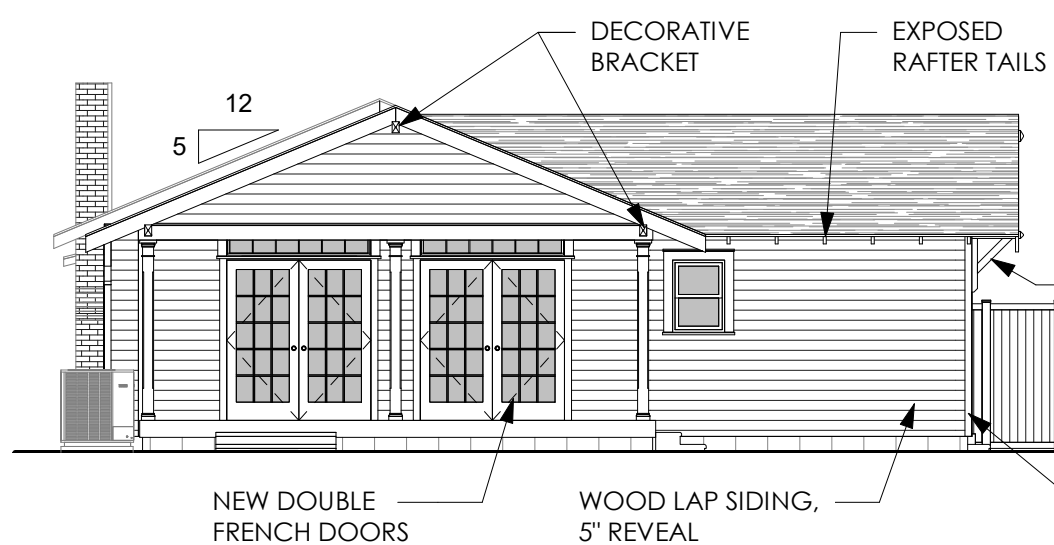
B1 SOUTH ELEVATION

1/8" = 1'-0"



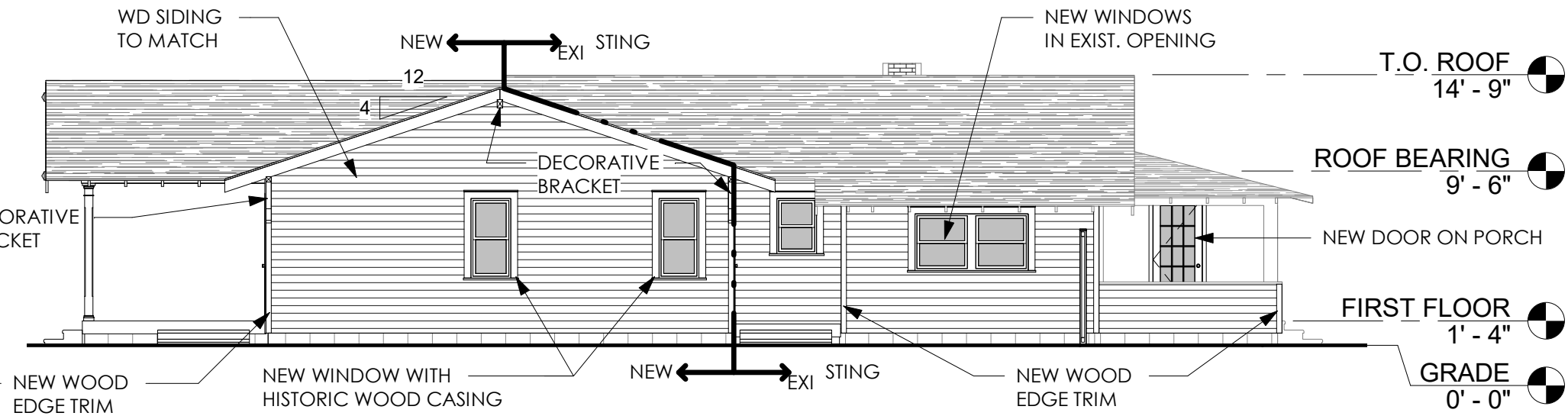
B2 EAST ELEVATION

1/8" = 1'-0"



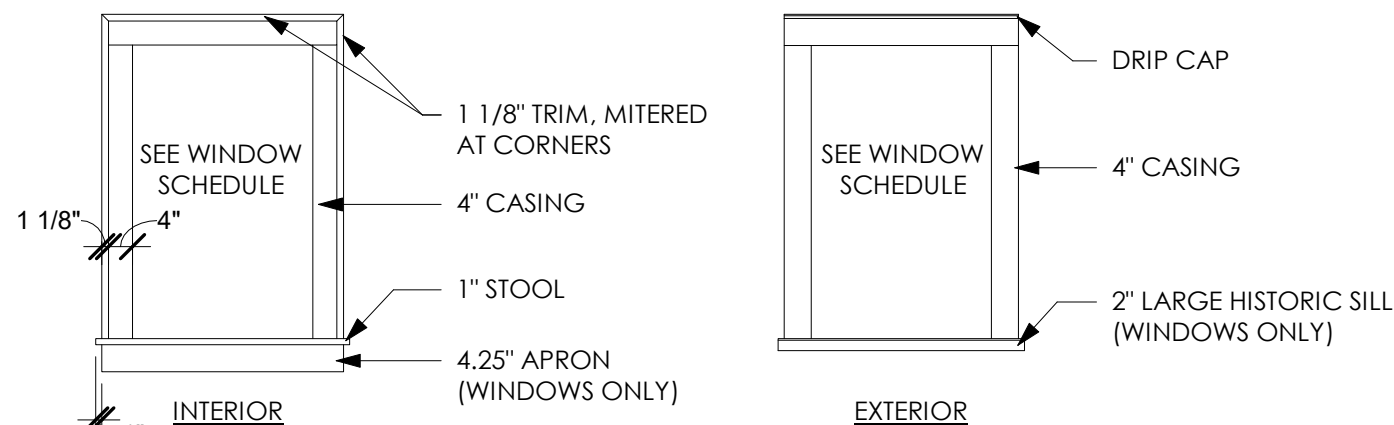
A1 NORTH ELEVATION

1/8" = 1'-0"



A2 WEST ELEVATION

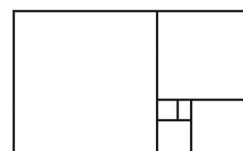
1/8" = 1'-0"



1

HISTORIC CASING DETAILS

N.T.S.

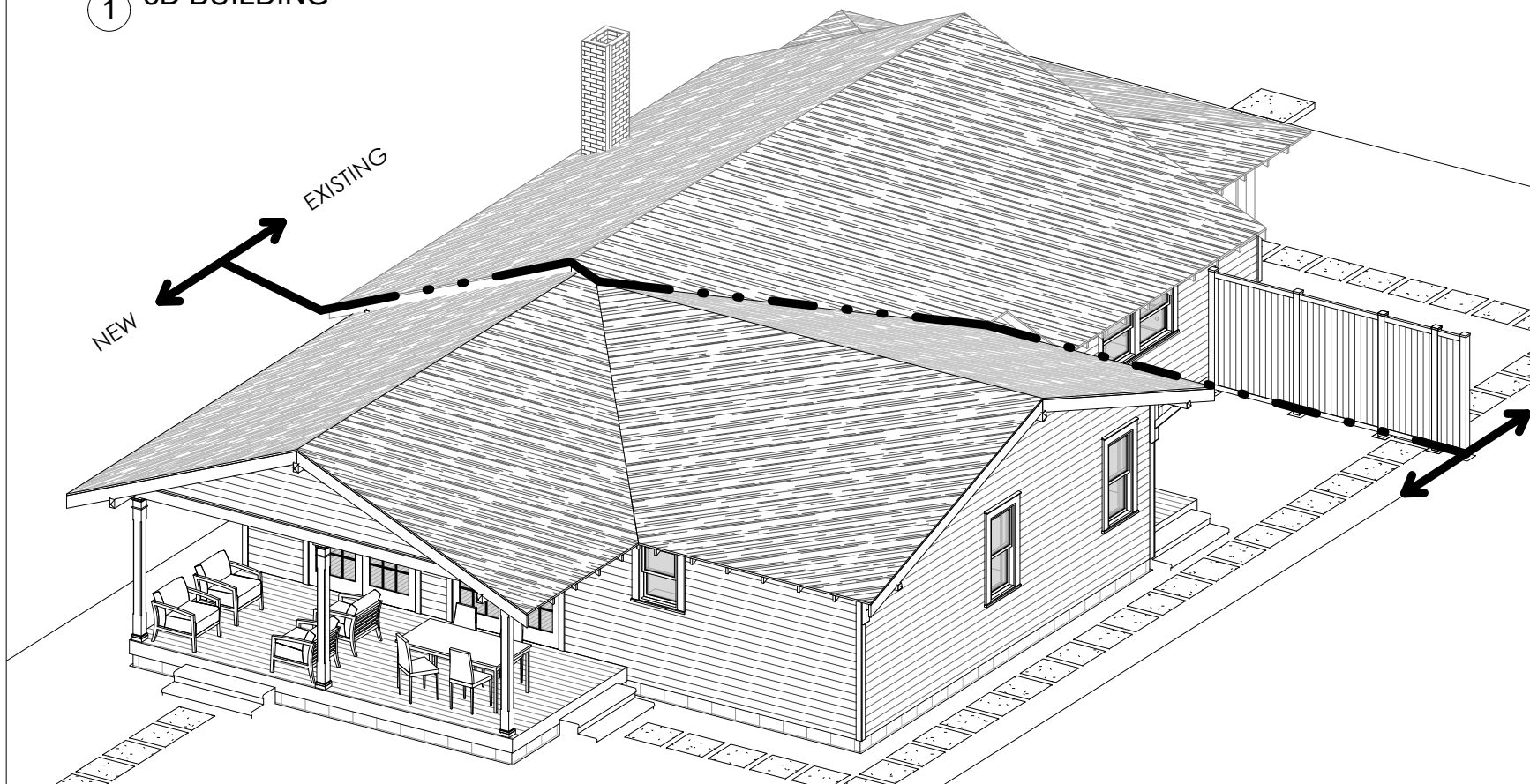


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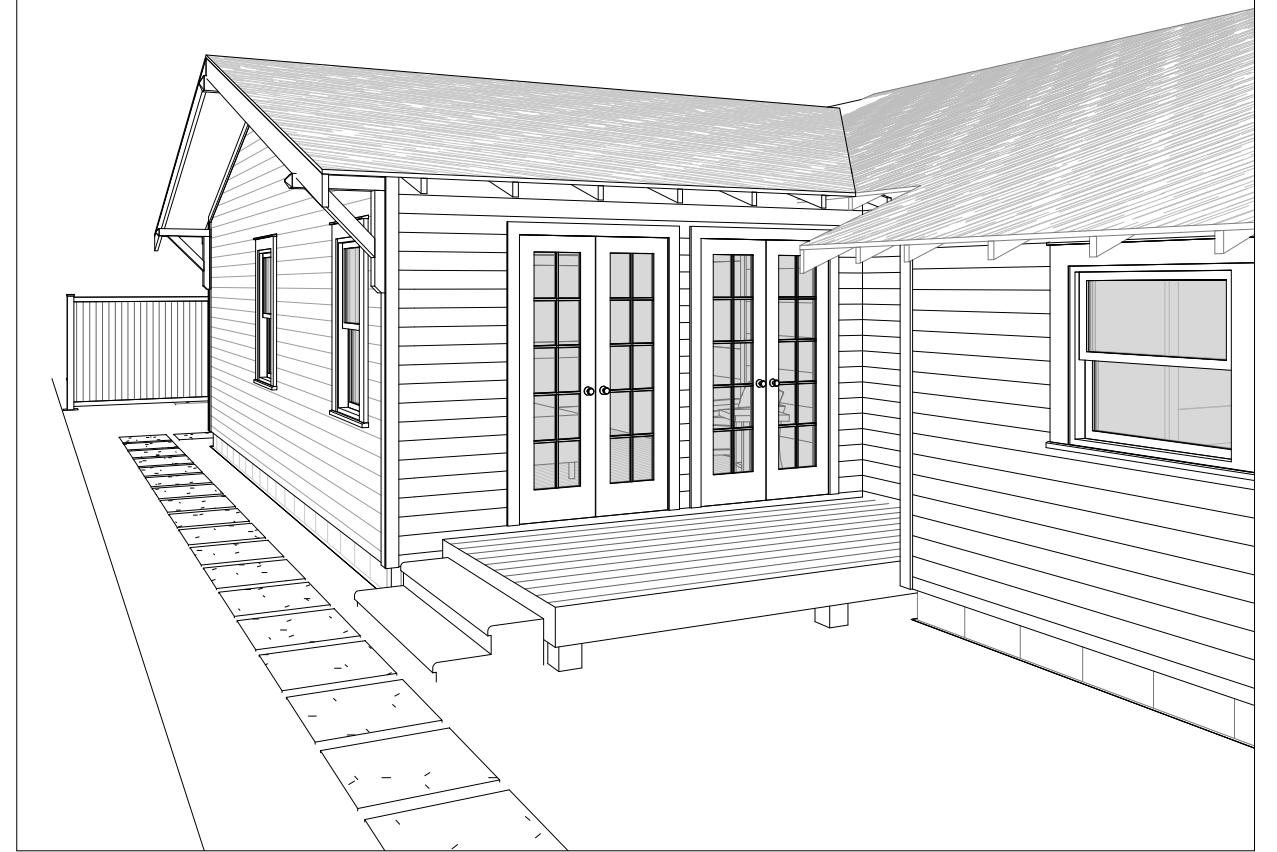
ALTERATIONS TO

2335 DARTMOUTH AVE N

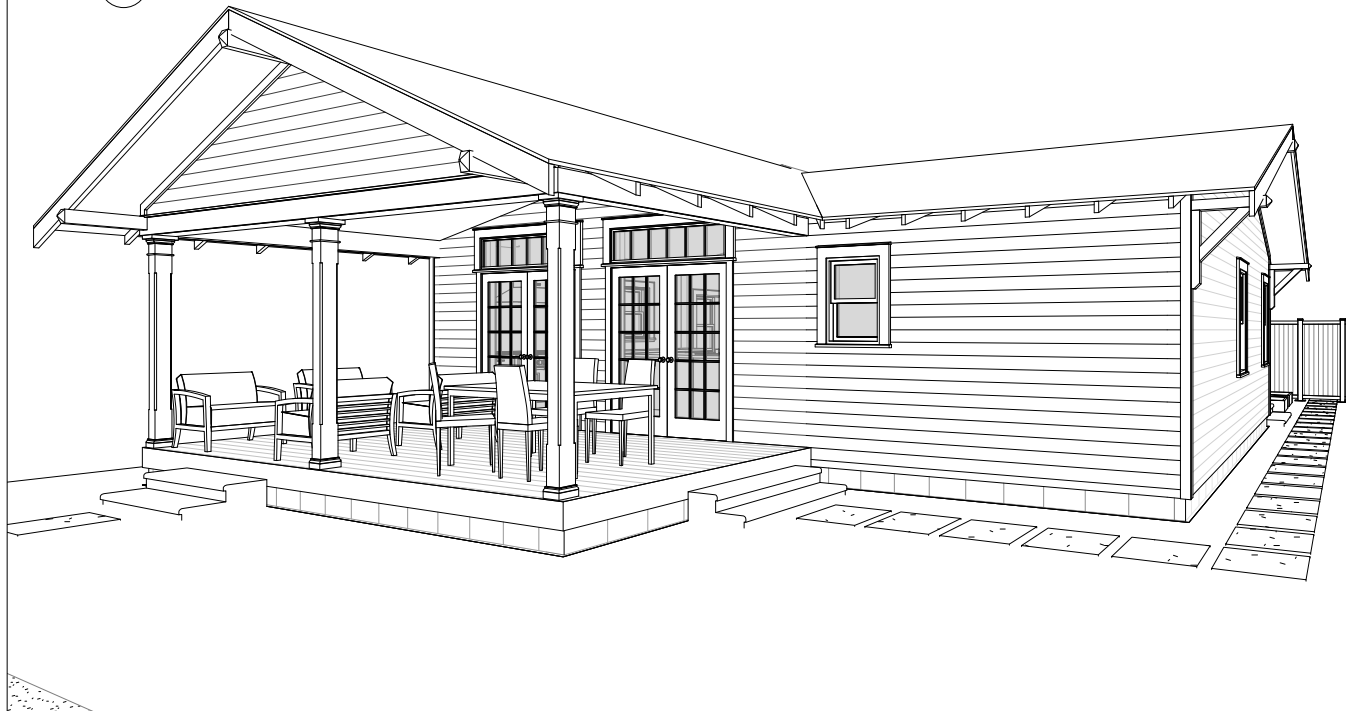
① 3D BUILDING



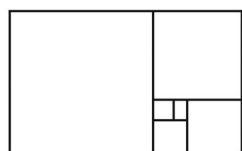
③ GARDEN VIEW



② BACK PORCH VIEW



④ VIEW FROM ENTRY



2335 Dartmouth Ave N – Construction Breakdown

\$40,000 – Contractor Fees

\$1,000 – Site Work Prep

\$16,000 – Demo

\$55,000 – Framing Carpentry

\$11,000 – Finish Carpentry

\$9,000 – Exterior Siding

\$10,000 – New Windows

\$7,000 – Window Labor

\$4,000 – Kitchen Cabinetry Labor

\$10,000 – Masonry Work

\$7,000 – Roof

\$4,000 – Insulation

\$8,000 – Mechanical

\$10,000 – Drywall

\$6,000 – Flooring Labor

\$5,000 – Gas work

\$13,000 – Electric

\$6,000 – Tile Work

\$18,000 - Plumbing

\$14,000 – Painting

\$254,000

Architectural Fees - \$20,000

Appendix B:

Maps of Subject Property

Kenwood National Register Historic District

2335 Dartmouth Ave N

6TH AVE N

5TH AVE N

22ND ST N

25TH ST N

DARTMOUTH AVE N

4TH AVE N

24TH ST N

23RD ST N

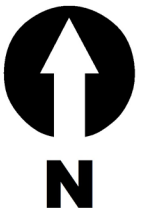
Community Planning and Preservation Commission

2335 Dartmouth Ave N

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
22-90400002**



**SCALE:
1" = 190'**

Kenwood National Register Historic District

2335 Dartmouth Ave N

6TH AVE N

5TH AVE N

25TH ST N

22ND ST N

DARTMOUTH AVE N

4TH AVE N

24TH ST N

23RD ST N

Community Planning and Preservation Commission

2335 Dartmouth Ave N

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

22-90400002



N

SCALE:
1" = 190'