



## CITY OF ST. PETERSBURG, FLORIDA

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT URBAN  
PLANNING & HISTORIC PRESERVATION DIVISION

# Addendum to Staff Report

COA 17-90200047 – Proposed Dwelling at 736 18<sup>th</sup> Avenue Northeast

COMMUNITY PLANNING & PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS REQUEST

For **Public Hearing** and **Executive Action** on March 13, 2018 beginning at 2:00 P.M., Council Chambers,  
City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, Jeff Wolf and Sharon Winters reside or have 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.



Figure 1: Proposed dwelling to replace extant contributing resource at 736 18<sup>th</sup> Avenue Northeast

## Contents

Background .....	3
Historic Designation of Subject Property.....	3
Demolition and New Construction .....	3
Guidance for Review of New Construction in Historic Districts .....	4
City of St. Petersburg .....	4
Historic and Archaeological Preservation Overlay.....	4
St. Petersburg’s Design Guidelines for Historic Properties.....	4
Examples of Criteria Application.....	5
Secretary of the Interior’s Standards.....	8
Additional Scholarly Work .....	9
Relationship between the COA Process and Zoning Requirements.....	11
Evaluation of Proposal .....	11
Footprint .....	13
Entrance .....	14
Multi-Level Window Unit.....	15
Style.....	16
Actual Size.....	19
Visual Size.....	20
Conclusions and Staff Recommendations.....	22
References .....	22

## Background

### Historic Designation of Subject Property

The *700 Block of 18<sup>th</sup> Avenue Northeast Local Historic District* was listed in the St. Petersburg Register of Historic Places on March 16, 2017. As an intact collection of homes dating to St. Petersburg's rapid 1920s expansion, this cluster of historically significant single-family houses ("the local district") was granted such designation as a geographically definable group of intact resources united in past events. The local district lies entirely within the boundaries of the *North Shore National Register Historic District* ("the National Register district"), which was designated by the National Park Service in 2003. The parcel at 736 18<sup>th</sup> Avenue Northeast (the "subject property") presently contains a single-family residence and detached garage constructed circa 1923 in the Colonial Revival style, a contributing property to both the local district and the National Register district.

Both the local district and the National Register district contain a diverse selection of architectural styles, both pure and eclectic, that were fashionable during the area's early twentieth-century development. The ten contributing properties within the local district were constructed between 1923 and 1929. They include examples of the American Foursquare, Colonial Revival, Mediterranean Revival, Mission, and Frame Vernacular style. The Period of Significance of the entire National Register district, which contains nearly 3,000 contributing buildings, extends from 1910 through 1950. In addition to the earlier-mentioned styles, the National Register district includes representations of Masonry Vernacular, Craftsman, Prairie, Classical Revival, Monterey, and Art Moderne architecture.

Both in the National Register district as a whole, and within the local district, residences designed in these various styles are incorporated into a cohesive neighborhood experience by their similarities in scale, setback, and elements of texture such as articulated solids and voids and fenestration pattern. When viewing the local district as a single unit, its individual resources present as a cohesive streetscape while their stylistic variety adds interest.

### Demolition and New Construction

On October 10, 2017, the Community Planning and Preservation Commission (CPPC) reviewed case 17-90200031, a request for a Certificate of Appropriateness (COA) for the demolition of the contributing dwelling and garage at 736 18<sup>th</sup> Avenue Northeast. The owner/applicant, Richard McGinniss, provided information detailing the structural deficiency of the subject property; as a result the request for demolition was approved by the CPPC unanimously. The approval of the request for demolition was conditioned upon an approved COA for new construction at the site. Plans for a proposed dwelling to replace that slated for demolition were submitted as COA case 17-90200047 on December 29, 2017. First heard at the CPPC meeting of February 13, 2018, this case was deferred due to the Commission's concern over the proposed dwelling's exact scale in relationship to surrounding contributing resources within the local district, as well as questions of the proposal's stylistic sympathy to neighboring residences. Additional information, comparisons, and evaluative details are included herein to assist the Commission's further review of the proposal.

## Guidance for Review of New Construction in Historic Districts

### City of St. Petersburg

#### Historic and Archaeological Preservation Overlay

Staff evaluation of the appropriateness of proposed new construction within historic districts is guided first by a set of *Additional Guidelines for New Construction* provided in City Code Section 16.30.070.2.6 G, found within the City's Historic and Archaeological Preservation Overlay. These guidelines identify thirteen (13) criteria to be applied to proposed construction, in addition to those criteria typically used to evaluate COAs. The *Additional Guidelines for New Construction* aim to measure visual compatibility of contributing resources within the district with the following elements of the proposed construction:

- Height,
- Relationship of width to height of the front elevation,
- Relationship of window height to window width,
- Relationship of solids and voids (the rhythm created by wall recesses, projections, and openings) at the front façade,
- Relationship of buildings to open spaces between them,
- Relationship of entrances and porch projections to the sidewalk,
- Relationship of materials and texture of the façade,
- Roof shape,
- The enclosure (or lack thereof) created by appurtenances such as walls, wrought iron, fences, building facades, and landscape masses,
- Size and mass in relation to open spaces, windows, door openings, porches, and balconies, and
- Directional character.

Additionally, new construction shall not destroy historic materials important to the landmark, and should be built so that, if removed in the future, the local landmark will not experience a decrease in its historic significance.

As directed by the City's Historic and Archaeological Preservation Overlay, the primary concerns related to the appropriateness of new construction are not surrounding the presentation of a historical style, but of the aesthetic compatibility of elements related to size and scale. It should be noted that several of these elements, such as the width to height ratio (suggesting overall verticality or horizontality of massing), rhythm of solids and voids, entrance in relationship to the sidewalk/street, texture, and roof shape are often intrinsic qualities within a given architectural style. Therefore, districts defined by a singular style it may be difficult or impossible for new construction to meet the above criteria without borrowing very heavily from that style. However, in more diverse districts, such as the one in question, there may be room for a degree of eclecticism so long as the presentation of size (both of the building as a whole and elements such as windows and entrances) is in keeping with surrounding contributing resources.

#### St. Petersburg's Design Guidelines for Historic Properties

St. Petersburg Resolution No. 2017-396 adopted the City's *Design Guidelines for Historic Properties*, which were constructed to provide a thorough examination of the historic architectural styles within the city, as well as information on project planning toward the preservation and rehabilitation of historic buildings and sites. These guidelines recommend that new construction within historic neighborhoods (both

designated districts and undesignated but historic or traditional communities) follow the architectural styles, rhythm of the street, scale, orientation, setback, and details and materials of its surroundings. Further, new construction should consider the following:

Recommended:

- Encourage rehabilitation and adaptive use of existing structures and landscapes;
- Design new buildings to be compatible in scale, size, materials, color, and texture;
- Employ contemporary design that is compatible with the character and feel of the historic neighborhood.

Not recommended:

- Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district;
- Using architectural styles which do not relate to the context of the historic neighborhoods.<sup>1</sup>

These guidelines emphasize the same evaluation of compatibility established by St. Petersburg's City Code, though perhaps with more of an overt emphasis on taking stylistic inspiration from surrounding properties.

#### Examples of Criteria Application

Because the City of St. Petersburg has historically contained a relatively small number of properties located within designated local historic districts, and because the Historic and Archaeological Preservation Overlay was modified within the last three years, examples of the application of these criteria to new construction is limited. Given the unique architectural palettes, cultural landscapes, and contemporary developmental considerations that distinguish each of St. Petersburg's local districts, the following examples are not discussed herein with the suggestion that the proposed dwelling at 736 18<sup>th</sup> Avenue Northeast should borrow from their aesthetics, materials, or overall composition. Instead, the below new construction COA examples are summarized to display the application of the *Additional Guidelines for New Construction* and highlight crucial aspects of the evaluation.

In July of 2017, the new construction of a formerly-vacant parcel at **888 Roser Park Drive South**, located within the *Roser Park Local Historic District*, was approved under COA 17-90200023. The proposal, the elevation of which is shown as Figure 2, was recommended for approval by staff given the following:

- No historic building was to be altered,
- The proposed Craftsman architectural style is appropriate due to its fairly large presence in the *Roser Park Local Historic District*,
- The size and scale of the proposed dwelling is in keeping with past precedents within that local district,
- The roofline is appropriate, and
- The proposed dwelling replicates the original, historic orientation of the subject property parcel on which it was to be constructed.

---

<sup>1</sup> City of St. Petersburg, *St. Petersburg's Design Guidelines for Historic Properties*, (2017), 130-131.

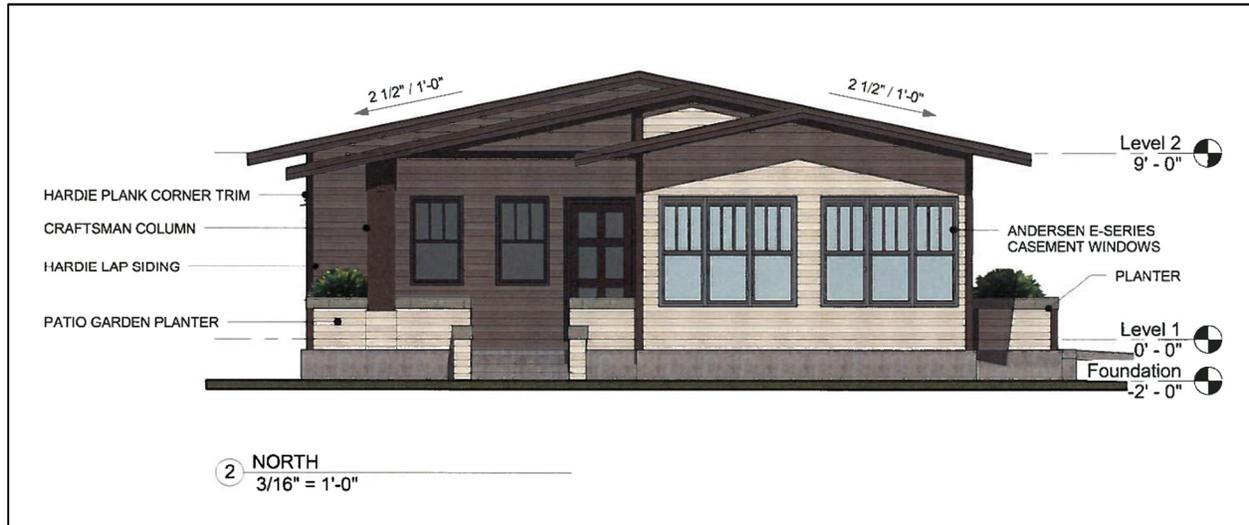


Figure 2: New construction proposed under COA 17-90200023, approved with conditions

However, staff found the following elements of the proposed dwelling to be incompatible with the local district:

- Metal roof cladding is not sufficiently documented historically within the local district,
- Window patterns along the east (left), west (right), and south (rear) elevations are inappropriate,
- More information would be needed to determine the appropriateness of landscape preservation and wall composition,
- Some proposed fenestration patterns are too minimal, and
- The proposed carport design did not represent a building element historically found within the local district.

Staff recommended approval of COA 17-90200023, with the following conditions. After conversation between staff, the applicant, and Commissioners during the public hearing, the conditions that have been struck through were eliminated by motions initiated by Commissioners. The proposed new construction at 888 Roser Park Drive South was approved with the remaining nine conditions.

1. An additional carport support post shall be designed at the west elevation;
- ~~2. The roof cladding shall be changed to an appropriate composition material, or researched and documented metal material;~~
3. The building shall be sited to avoid the need for a setback variance;
4. The applicant shall submit a wall composition calculation sheet to staff as part of the COA approval. Additional, appropriate windows shall be added to the east, west, and south elevations, and require appropriate depth;
5. The proposed HardiePlank siding at the porch planter surrounds, steep cheek walls, and support posts shall be redesigned to better reference historic precedents;
- ~~6. A matching support post shall be added to the carport at the west elevation;~~
7. A landscape plan shall be submitted;
8. The applicant shall acknowledge archaeological potential at the subject parcel;
9. The west planter shall be evaluated for redesign or relocation;

10. An enhanced fenestration package shall be submitted to include added trim, sills, foundation skirting design, and other decorative detailing; and
11. The applicant shall preserve existing hex block and granite curbing.

In this example, the approved proposal for new construction represents a direct reference to the historic Craftsman style found within the district, though it will be visibly modern due to the application of contemporary materials such as a crimp metal roof and HardiePlank siding, as well as the single form encompassing both the primary residence and a rear carport. It should also be noted that this proposed dwelling will occupy an edge parcel of the local district that had remained vacant for over fifteen years at the time of the COA review. Edge parcels serve an important function as entry points to districts, but in this case the proposed dwelling's western elevation will face the busy corridor of Dr. Martin Luther King, Jr. Street South, warranting some consideration of privacy. Further, the varied topography of the *Roser Park Local Historic District* and the varied presence of one-, two-, and three-story dwellings throughout can be seen to make the specifics of the height of this proposed dwelling a less impactful issue than in the case of the proposed new construction within the *700 Block of 18<sup>th</sup> Avenue Northeast*.

An additional example of approved plans for new construction within a local historic district is found in COA 15-90200053, in which a proposed dwelling to be constructed at **2247 Brevard Road Northeast** was evaluated by staff and Commissioners. This case, heard by the CPPC on December 8, 2015, considered an application for new construction within the *Granada Terrace Local Historic District*. Unlike the *700 Block of 18<sup>th</sup> Avenue Northeast*, *Granada Terrace* derives its architectural significance from a prevalence of a single stylistic inspiration, in this case, Mediterranean Revival or Spanish Eclectic. The proposed dwelling (Figure 3), strongly references the aesthetic portrayal of Spanish/Mediterranean Eclecticism through the elements suggested by City Code's *Additional Guidelines for New Construction*, such as window proportion and fenestration patterns, materials and texture, and roof shape.

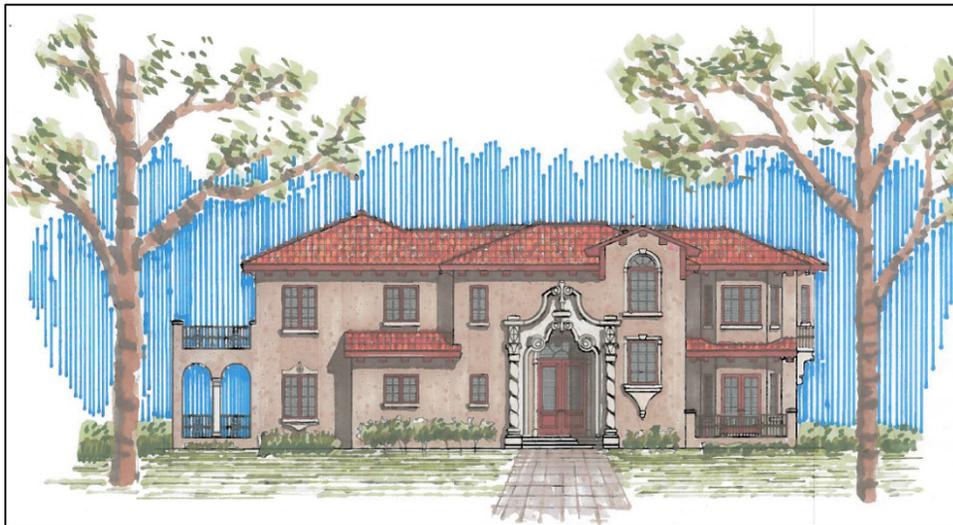


Figure 3: New construction proposed under COA 15-90200053, approved with conditions

Staff recommended approval of COA 15-90200053 with the following required conditions:

- The applicant was to provide historical precedent from within the district of the hexagonal window bays seen at the right side of the façade, or alter this bump-out if none could be found; and
- The front walkway was to be narrowed to better reflect the relationship of entrances to the sidewalk within the district.

Additionally, staff provided the following recommended conditions:

- Ornamental detail such as decorative tile be added between the two windows at the upper left of the façade to enhance the visual compatibility of the proposed dwelling's horizontality to contributing properties in the district;
- The proposed dwelling's visual texture be enhanced through the application of ornamental details to the upper level balconies at the north elevation; and
- The side entrance to the north elevation be better defined and articulated through the application of railings or other architectural treatment.

The Commission voted to approve COA 15-90200053 with all conditions suggested by staff.

### Secretary of the Interior's Standards

The Secretary of the Interior is empowered to establish professional standards and provide guidance on the preservation of the nation's historic properties by the National Historic Preservation Act, which was first passed in 1966. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* address new construction within historic districts as an alteration to (and, if executed properly, a rehabilitation of) the district's setting. New construction is addressed in the following guidelines. Those most relevant to the review of the proposed dwelling and the subject property have been highlighted by staff.

#### Recommended:

- Adding a new building or historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures;
- Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting;
- **Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings;**
- **Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting;**
- Ensuring that new construction is secondary to the historic building and does not detract from its significance;
- Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property;
- Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings – usually the front elevation of the new building should be in the same plane (i.e. not set back from the historic building). This approach may also

provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.

Not Recommended:

- Adding a new building to a historic site or property when the project requirements could be accommodated within the existing structure or structures;
- Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting;
- Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting;
- Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting;
- Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building;
- Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.<sup>2</sup>

### Additional Scholarly Work

Given the inevitability of change within even the most well-protected and –maintained historic districts, the philosophy of infill design has been examined by a number of researchers and scholars within the historic preservation field. In his 2009 book *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*, **Steven W. Semes** compares new construction within existing neighborhoods to joining a conversation already in progress.<sup>3</sup> Semes argues that alterations and new construction should prioritize harmony with, and respect for, their surroundings, further stating:

There are two ways that we should look at historic places: First, we should view them as historians do, as the record of how individuals and communities built their homes, their monuments, their cities, for all sorts of varied reasons and in all kinds of varied circumstances. We want to know why they are the way they are. Second, as architects and citizens, we want to know what we can learn from them and what will happen to them next. We want to integrate them into the new world we are always in the process of making. Those of us who are in a position to make decisions about the future of historic environments need to view them according to a trajectory stretching from the past into the future. The longer the arc along which we envisage the history of a site, the deeper our understanding of it both as a historical and a future reality will be. In this way preservation gives the past a future.<sup>4</sup>

Based upon this “conservation ethic,” the architectural vocabulary of the North Shore National Register Historic District, and more specifically of the 700 Block of 18<sup>th</sup> Avenue Northeast Local Historic District can be evaluated based on its representation of St. Petersburg’s early- to mid-twentieth century development. The criteria suggested by City Code’s *Additional Guidelines for New Construction* are, in many ways, an attempt to objectively measure and document broad historical trends and patterns as they reveal

---

<sup>2</sup> Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, (Washington, D.C.: U.S. Department of the Interior, 2017), 160-162.

<sup>3</sup> Steven W. Semes, *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*, (New York: W.W. Norton & Co, Inc, 2009), 25.

<sup>4</sup> Semes, 244.

themselves in the architecture of a given era. For example, many of the elements that are variously defined as “character-defining” by preservationists or as “charm” by residents (broad front porches, small setbacks, detached rear garages, references to Spanish and Mediterranean architecture), are in fact products of utility and prevailing lifestyles and ideologies of the era. An attempt to replicate, or create compatibility of, these dimensions is, therefore, an endeavor to acknowledge this history by applying its physical form to a new structure, or, as Semes might put it, to speak the architectural language of North Shore’s origins.

Writing for the National Trust for Historic Preservation, **Eleanor Essor Gorski, AIA** recommends that a proposed project be evaluated for compatibility with the surrounding historic district based on the following criteria:

- Site placement;
- Height, massing, proportion, and scale;
- Materials;
- Development patterns; and
- Architectural characteristics (ornamentation and fenestration).<sup>5</sup>

These criteria offer similar direction to the *Additional Guidelines for New Construction* found in City Code, though perhaps from a broader perspective. Regarding contemporary influences within historic districts, Gorski notes:

The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings state that a new design should be “differentiated from the old.” This is sometimes taken to an extreme, when applicants propose a contemporary design that would distinctly stand apart from the existing buildings in the district, drawing attention to itself instead of working as part of the ensemble of buildings. In a district with a long period of significance and many different building styles, it is easier to make an argument for such a distinctive contemporary design. In a district with more consistent building styles and with very little new construction, this becomes more difficult. The degree to which such a building would stand out and not be compatible can be measured somewhat but is also subjective.<sup>6</sup>

According to Gorski, who writes with local historic districts and Commission review in mind, this balance in differentiating new from old is among the primary challenges in encouraging compatible new construction. Gorski further cautions against missteps such as approving out of scale projects and encouraging exact replication of historic styles, which she finds to seldom be successful.

---

<sup>5</sup> Eleanor Essor Gorski, AIA, *Regulating New Construction in Historic Districts*, (Washington, D.C.: National Trust for Historic Preservation, n.d.), 8.

<sup>6</sup> Gorski, 11.

## Relationship between the COA Process and Zoning Requirements

As established by St. Petersburg's Code of Ordinances, Historic and Archaeological Preservation Overlay, the Community Planning and Preservation Commission is tasked with "regulating alterations, demolitions, relocations, and new construction to local landmarks" through the issuance of COAs. A COA for any exterior alteration to a historic landmark (including new construction within a local historic district) is required in addition to any other building permits required by law. The design of the proposed dwelling, therefore, must not only meet broader zoning requirements, but additionally meet the requirements for new construction as established by the Historic and Archaeological Preservation Overlay. To facilitate this heightened review process, historic preservation staff has coordinated with staff members in the Construction Services and Zoning Divisions. Their comments are referenced below, where applicable.

## Evaluation of Proposal

In response to feedback provided both by city staff and owners of property near the subject site, the aesthetics of the proposed dwelling have evolved somewhat since the applicant first began discussing this application with staff in October 2017 (Figure 4). Feedback from staff has consistently focused on two distinct but interrelated suggestions to enhance the proposed dwelling's visual compatibility with the local district:

- 1) Although a degree of stylistic eclecticism can be appropriate to new construction and is, in fact, present within some of the contributing historic homes in the district, a reduction in visible allusions to the Contemporary or Modern style would aid in the goal of creating a dwelling that will work in harmony with the remaining contributing resources on the block; and
- 2) Measures should be taken where possible to reduce the scale of the proposed dwelling, whether through reduction of its actual physical size, or of its visual size, in order to adhere to the existing rhythm of the block.



Figure 4: Chronological revisions to design of proposed dwelling façade, left to right.

In an email accompanying revisions that followed February’s CPPC hearing (submitted February 26, 2018, façade elevation shown at lower right, above), the applicant states the goals of:

- “[Creating] a front elevation that is a more literal interpretation to the Monterey style including an elevated front porch;”
- Reducing overall building height by both reducing roof pitch and by lowering plate height;
- Adding articulation to the east elevation; and
- Adding detail to the front (lower level) porch.

The following evaluation pertains to the design as submitted. It most directly addresses the changes to the proposed dwelling that have been made since the composition of the original staff report, as well as

elements whose composition or appropriateness remained in question by the Commission at the time of deferral.

### Footprint

The irregular U-shaped plan of the proposed dwelling, though it leaves outdoor space at the center of the parcel, extends continuously from the required front setback to required rear setback. This aspect of the design is a departure from contributing resources within the subject district as they were initially constructed, though several have been expanded over time to include wings or hyphens that connect primary dwellings and ancillary buildings that were originally fully detached.

One concern expressed by neighboring property owners at the CPPC hearing of February 13, 2018 was of the visual impact of this continuous massing, most notably along the proposed dwelling’s east elevation. Staff included a recommendation to add articulation to this elevation in the original staff report, with the intention of creating a series of “visual breaks” in the appearance of the continuous wall that was, at that time, being proposed. These recommendations have been addressed by the applicant in the most recent revisions to the proposed dwelling (Figure 5).

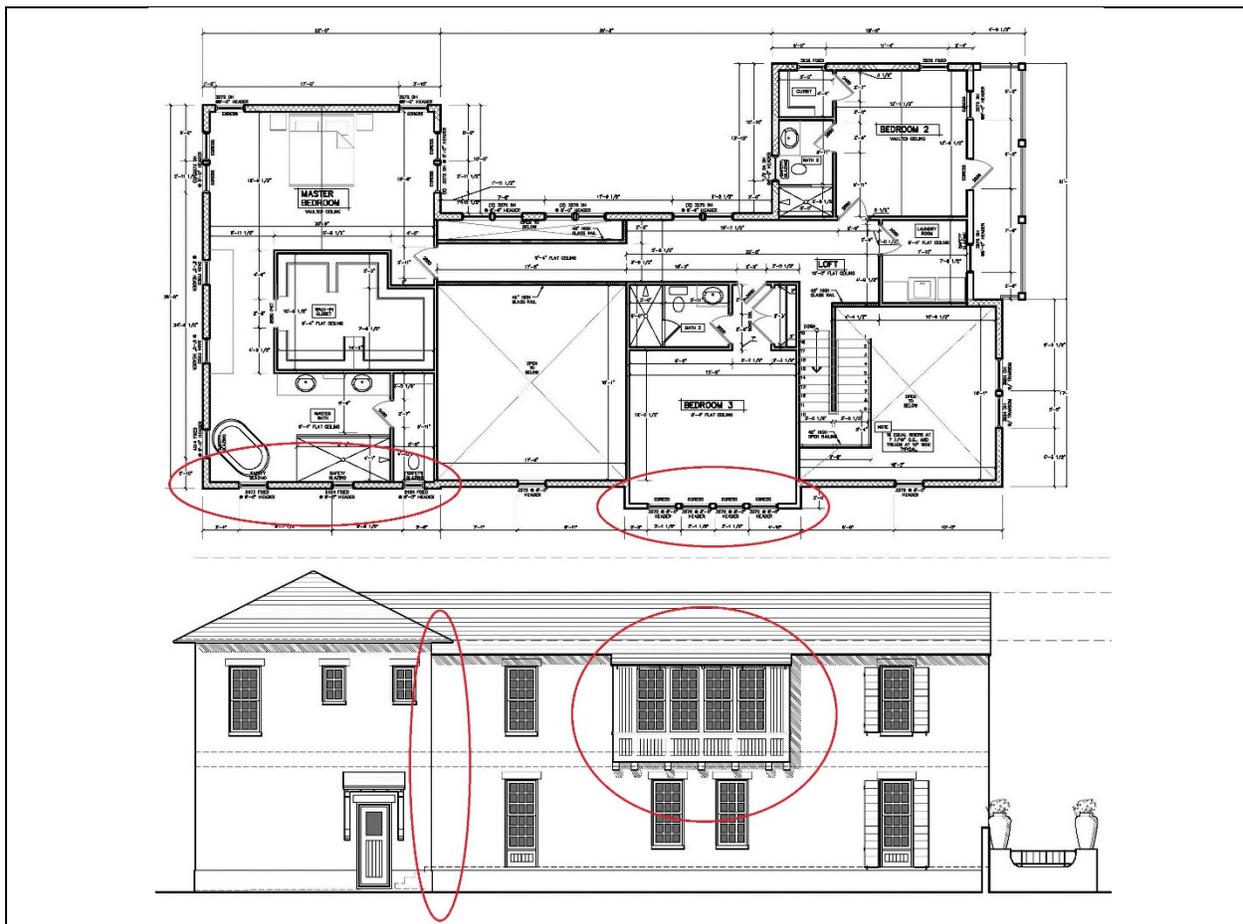


Figure 5: Second Floor Plan of proposed dwelling, with added articulation along east elevation highlighted

Though minimal, the articulation at the north edge of the garage/master suite, encircled at left above, continues the visual break begun by the hipped roof element. The east elevation is further broken visually through the addition of an oriel, or bay window supported by brackets, encircled at right above.

## Entrance

Plans for the proposed dwelling suggest an entrance that is recessed from the line of the façade approximately 4' 6", and opening into a partially-enclosed breezeway, from which the primary dwelling, functionally detached guest house, and interior courtyard are accessed (Figure 6). According to the *Historic and Archaeological Preservation Overlay*, review of new construction and alterations to designated buildings and structures (including those within designated historic districts), is limited to exterior changes. However, this interior functionality is noteworthy in that it relates to the placement of the recessed entry doors.

The proposed door itself features a tripartite windowed door, in which the two panels to the right are operable as a dual-action door (Figure 7). The left panel serves to conceal the narrowing depth of the interior corridor as compared to the recessed entrance as visible from the façade. As depicted below, this arrangement serves the purpose of aligning the entrance with upper-level window above it to maintain the three-bay rhythm of this portion of the façade.

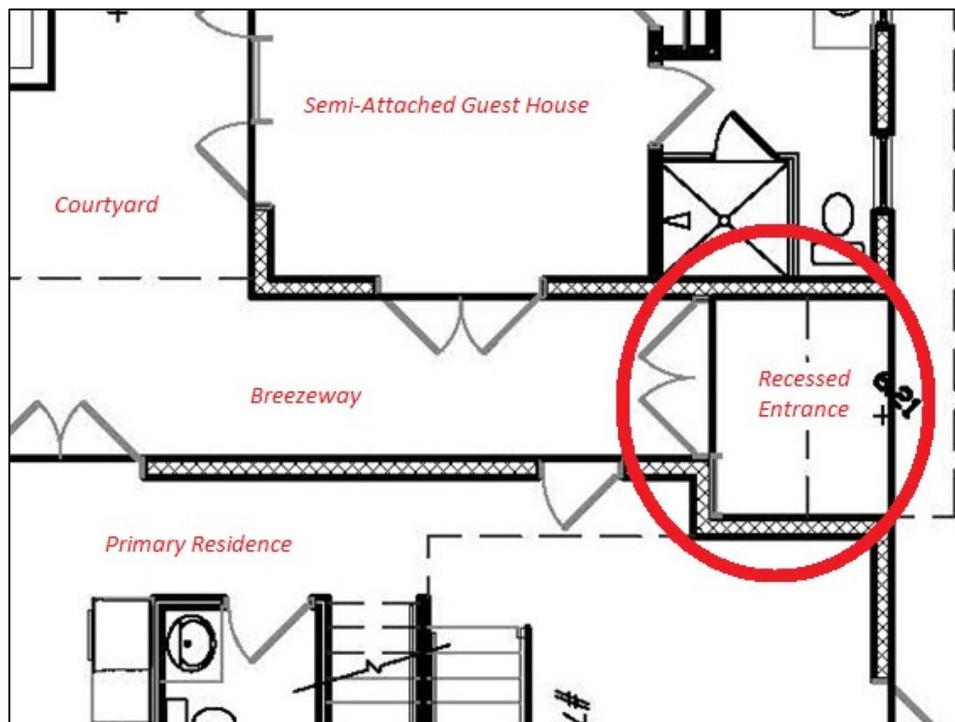


Figure 6: Functionality of entrance to propose dwelling



**Figure 7: Recessed tripartite doorway of proposed dwelling**

The recessed entrance and breezeway are, for the purposes of calculating square footage and Floor Area Ratio (FAR), not counted as interior space. However, they are visually enclosed by the overall envelope and upper-level spaces of the proposed dwelling. This is noteworthy in the evaluation and discussion of volume to follow.

#### Multi-Level Window Unit

The two-story window unit at the front-gabled wing at left edge of the proposed dwelling's façade was, during earlier renditions, inappropriate to the Monterey style whose windows are not known to span multiple levels. The division of this window was suggested by staff as a way to alleviate the visual height of the proposed dwelling.

The prevalence of two-story living spaces, and their discernibility from street view, within the National Register district was an issue of discussion at February's initial hearing of this COA application. As has already been noted, the process of COA review is confined to exterior design, and, as such, cannot consider the appropriateness of interior design or arrangement. However, as applied, this element of the proposed dwelling's interior creates a highly visible, if not the dominant, feature of the façade's design. Examples of Monterey or Colonial Revival style contributing resources with multi-level windows with such legibility from the external view have not been found in the National Register district. As shown in the example of 2300 Coffee Pot Boulevard Northeast shown in Figure 8, examples of multi-level windows can be found within the National Register district. However, as shown in the example below these tend to be restricted to the more ornate Mediterranean Revival style, and employ decorative elements such as tile insets, columns, and arched transoms to diminish their verticality. The most recent version of the proposal, received by staff on March 5, 2018, feature a window unit that is fully divided by an extension of the stucco wall cladding which continues the horizontal line established by the front, upper level balcony (Figure 9). This accomplishes the goal of presenting as a two-story space and is more in keeping

with the precedents of rhythm and texture set by the Monterey style and the surrounding contributing properties



Figure 8: Example of two-story window on Mediterranean Revival style dwelling. Image courtesy of Google Earth.



Figure 9: Two-story window at front-gabled wing of proposed dwelling

### Style

The proposed dwelling has been primarily discussed as a Monterey-inspired design, though it also exhibits stylistic inspiration from Dutch and English Colonial architectural forms. The result is a building whose appearance is decidedly eclectic despite references to styles historically found within the local district to some degree, but present in the larger National Register district to a greater extent.

Following the initial CPPC hearing at which appropriateness of the proposed dwelling was considered, the applicant has revised the design to demonstrate a more literal interpretation of the Monterey style, most notably through the addition of a balcony at the façade's western, side-gabled portion and a decreased roof pitch (Figure 4). These changes to the design aid in emphasizing the horizontality of the façade, which alludes to typical Monterey massing, and further help alleviate the visual impact of the required elevation due to the subject property's location within a Special Flood Hazard Area. Nonetheless, the proposed dwelling presents itself as a product of its time, perhaps most notably due to its form rather than any applied ornamentation.

While absolute replication of existing contributing properties is not, as referenced above, a typical ambition of new construction, an examination of inspirational homes provides a good basis for evaluating style. The Monterey style is absent from the local district in which the proposed dwelling is slated to be constructed, and represented to a limited degree within the larger National Register district. As depicted in Virginia and Lee McAlester's classic reference *A Field Guide to American Houses* (Figure 10), the upper-level balcony is consistently a prominent feature of the style, with additional ornamentation applied fairly minimally and fenestration patterned with a certain amount of restraint.

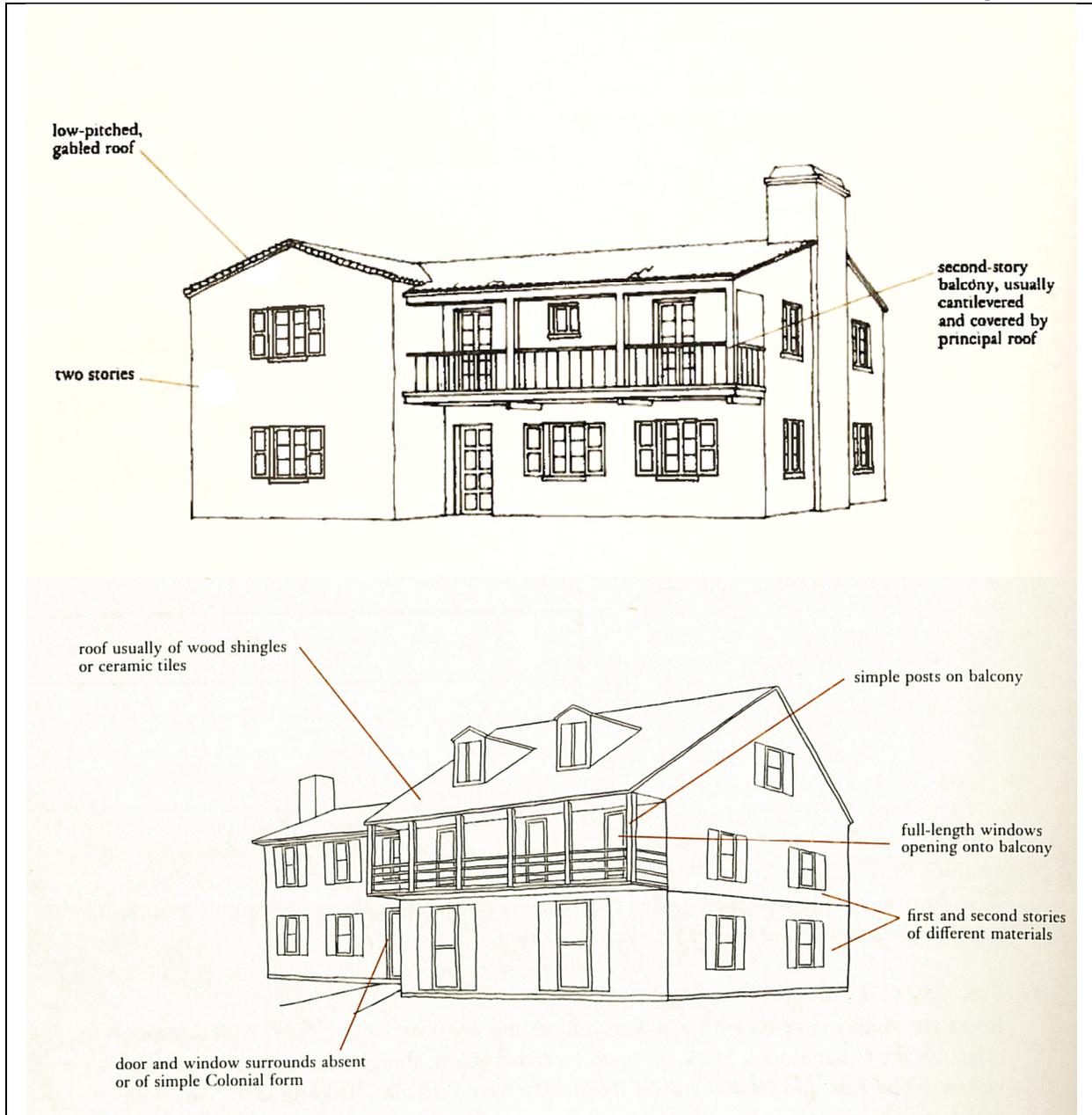


Figure 10: Monterey identifying features and common details. Images via Virginia and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1984.

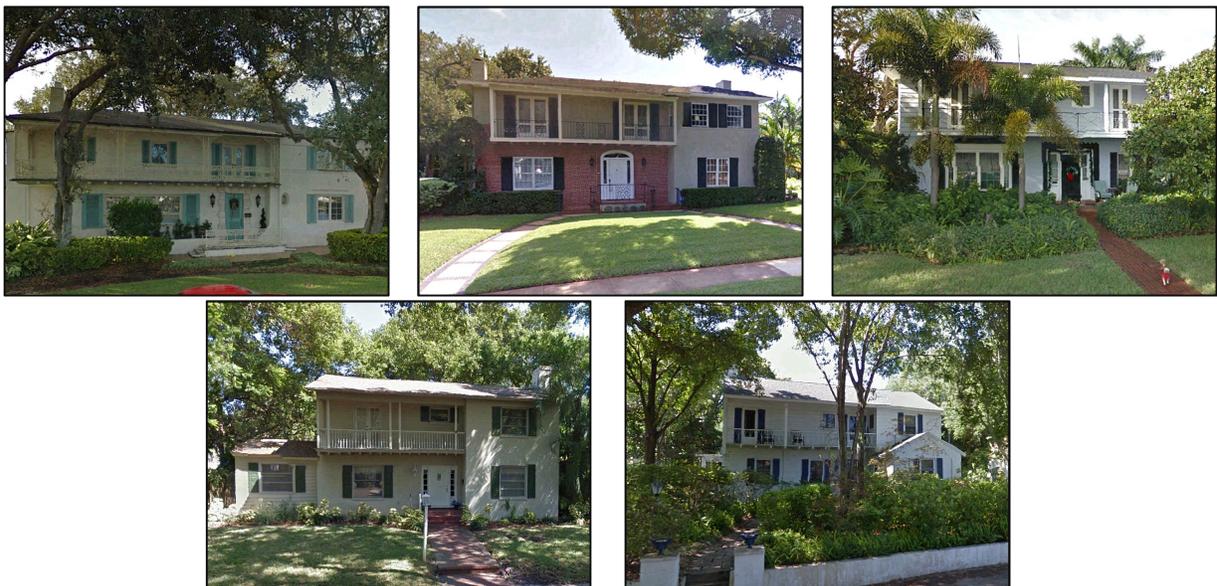
The primary character-defining features of the Monterey style include:

- Two-story form;
- A second-level balcony, usually cantilevered, extending across the majority or the entirety of the façade and sheltered by the principal roof;
- A low, side-gabled or hipped roof that extends to shelter the second-level balcony in an unbroken line from its peak;
- With the exception of that sheltering the balcony, overhangs that are generally minimal relative to styles popular earlier in the twentieth century;

- A primary entrance that is relatively central to the façade and beneath the balcony;
- Although some examples of Monterey houses feature full-length balconies, a common variant (which is present in four of the five examples below) features an articulated bay projecting to the edge of the balcony (shown at the right of examples A, B, D, and E);
- Although none are found in the local examples below, front-facing gable wings, similar to that present in at the left side of the proposed dwelling's façade, were common;
- One or two visually weighty chimneys, generally centered on side elevations at gable ends; and
- Not uncommonly, especially in later examples, influences from other Colonial Revival styles.

Five properties listed as contributing to the National Register district were noted to be constructed in the Monterey style (Figure 11), encompassing less than one percent of contributing properties. Their average date of construction is 1942. According to the 2003 nomination documentation for the *North Shore National Register Historic District*,

The Monterey style is a modern interpretation of the Anglo-influenced Spanish Colonial houses of northern California. Built from the 1920s through the 1950s, the houses combined Spanish adobe construction with pitched-roof, massed-plan English forms brought to California from the eastern United States. Examples from the early 1920s usually favor Spanish detailing, while those from the 1940s to the 1950s generally reflect American Colonial Revival elements. A common characteristic of the type is a full-width balcony on the second story of the main façade.



**Figure 11: North Shore National Register Historic District contributing properties constructed in the Monterey style. Clockwise, from upper left: (A) 2130 Coffee Pot Boulevard Northeast (8PI03409), constructed 1940; (B) 606 20<sup>th</sup> Avenue Northeast (8PI03406), constructed 1950; (C) 2500 Coffee Pot Boulevard Northeast (8PI03701), constructed 1942; (D) 215 26<sup>th</sup> Avenue North (8PI04869), constructed 1940; and (E) 224 26<sup>th</sup> Avenue North (8PI04845), constructed 1936.**

All images courtesy of Google Earth Street View.

Given the above references, both found locally within the National Register district containing the subject property, and as defined by the nationally-accepted style guide, *A Field Guide to American Houses*, the proposed dwelling at 736 18<sup>th</sup> Avenue Northeast features the following elements of the Monterey style:

- From street view, the appearance of a **two-story, side-gabled façade** with front-facing gabled wing;

- **Stucco** exterior treatment;
- A fairly **low-pitched roof** with minimal overhangs;
- A cantilevered **upper-level balcony** with simple supports;
- **Simple window and door surrounds** defining divided-light, vertically-oriented sash windows; and
- **Shutters.**

Elements of the proposed dwelling that diverge from the Monterey style, and more generally from the aesthetic principles common to early-to-mid twentieth century design include:

- Irregular **U-shaped form**,
- The recessed **front entrance** and **tripartite door**;
- The presence of a first-floor, elevated **front porch** or patio projection.

#### Actual Size

The proposal being considered herein is for a two-story single-family dwelling with approximately 3,200 square feet of living space, a 435 square foot garage, and a 340 square foot carport.

The proposed front setback is approximately 23' from the property line, which will be separated from City parkway by a 1' 4" terrace wall. Side setbacks are 7' 6" each, and the rear setback is roughly 10' 11".

The roof peak at the front of the proposed dwelling has been decreased by revisions submitted following the February 13 CPPC meeting, resulting in a peak that is 25' 6" from design flood elevation, or 29' 11" from street level. The height measurement of the rear roof peak (above the garage and master suite portion of the proposed dwelling) appears to be approximately 30' from grade at the west elevation. Additional dimensions follow:

LOT, BUILDING, and HARDSCAPE DIMENSIONS	
<b>Lot Dimensions</b>	54.2 x 110.05
<b>Lot Area</b>	5,940 square feet
<b>1<sup>st</sup> Floor</b>	1,372 square feet of living area (approximate)
<b>2<sup>nd</sup> Floor</b>	1,852 square feet of living area (approximate)
<b>Garage</b>	434.0 square feet (approximate)
<b>Carport</b>	343.0 square feet (approximate)
<b>Front Entry</b>	42.0 square feet (approximate)
<b>Covered Entry Corridor</b>	155.1 square feet
<b>Front Porch</b>	304.0 square feet
<b>Interior Courtyard</b>	824.0 square feet
<b>Walkway, Front</b>	120.0 square feet (approximate)
<b>Walkway, Rear</b>	105.0 square feet
<b>Driveway, Rear</b>	455.0 square feet

According to Pinellas County Property Appraiser information, the size and Floor Area Ratio of the remaining contributing resources within the subject district are as follows:

Address	Gross Area <sup>1</sup>	Lot Size	FAR
705 18 <sup>th</sup> Ave NE	2,640 sf	6,600 sf	40.0%
706 18 <sup>th</sup> Ave NE <sup>2</sup>	4,098 sf	12,980 sf	31.6%
715 18 <sup>th</sup> Ave NE <sup>2</sup>	1,872 sf	6,600 sf	28.4%
725 18 <sup>th</sup> Ave NE	4,207sf	6,600 sf	63.7%
726 18 <sup>th</sup> Ave NE	3,007 sf	6,380 sf	47.1%
735 18 <sup>th</sup> Ave NE	3,309 sf	6,600 sf	50.1%
736 18 <sup>th</sup> Ave NE (extant)	2,318 sf	5,940 sf	39.0%
<b>736 18<sup>th</sup> Ave NE (proposed)</b>	<b>3,658 sf (approximate)</b>	<b>5,940 sf</b>	<b>61.5%</b>
745 18 <sup>th</sup> Ave NE <sup>2</sup>	4,200 sf	13,200 sf	31.8%
746 18 <sup>th</sup> Ave NE	4,420 sf	7,700 sf	57.4%
756 18 <sup>th</sup> Ave NE	4,134 sf	6,600 sf	62.6%

<sup>1</sup>Gross Area excludes carports, screened porches, and open porches.

<sup>2</sup> In the table above, those properties italicized and highlighted might be noted by Commissioners to be unreliable sources of comparison to the proposed dwelling. The residences at 706 and 745 18<sup>th</sup> Avenue Northeast, as indicated by the large square footage of their lot sizes, each occupy two platted lots. The property at 715 18<sup>th</sup> Avenue Northeast contains a dwelling initially constructed as a garage apartment, but which has since functionally become the primary dwelling.

### Visual Size

In addition to the physical imprint of a dwelling, certain elements of its design can have a significant impact on its perceived size, especially when placed within the context of a neighborhood of other single-family homes. In the case of the proposed dwelling, certain changes in construction technology, elevation requirements resulting from the subject property's location in a flood-prone area, and changes in typical lifestyles as reflected in domestic architecture have created an arguable need for new construction to be both taller and larger than homes constructed in the 1920s. Staff has provided the applicant with a number of design recommendations intended to mitigate the visual size of the proposed dwelling, therefore enhancing its appearance of compatibility of scale with its surroundings.

Perhaps the most impactful element of visual size, at least when considering the view from street level, is the relationship between vertical and horizontal massing in the design of a building. Looking back to Figure 4, the effect of some of these elements becomes clear. The following features of the proposed dwelling have been present since early stages or changed since to enhance a sense of horizontality and create a building that is visually shorter than before, though they reduce the building's physical height minimally or not at all:

- The replacement of gable parapets with more **traditional gable ends**, eliminating the upward draw of the continuous wall and resulting "arrow" effect;
- **Terracing** of the subject property through the construction of a knee wall at the sidewalk, which reduces the visual impact that would occur if the same number of steps to reach the required Design Flood Elevation were concentrated into a single span;
- A **front porch** spanning nearly the full façade width. Though atypical to the Monterey style, this element further reduces the visual impact of steps up to the Design Flood Elevation;

- The addition of a functional **second-level balcony** with integral roof along the right portion of the façade. This not only serves as a nod to the traditional Monterey style, but creates a heavy horizontal line spanning much of the façade and prevents the eye from traveling vertically across this section of the dwelling; and
- The division of the **two-story window** into units that read as two separate building elements, rather than one continuous vertical line. Further, by aligning the division with the line created by the second-level balcony, this window division further enhances that horizontality.

During the process of reviewing the proposed dwelling, input from staff of the Construction Services and Permitting Division revealed that, pursuant to City Code section 16.40.050.12.1.1, the terracing proposed by the applicant as a means of mitigating the visual impact of the building's required elevation is not permitted:

Use of nonstructural fill in flood hazard areas (Zone A): In flood hazard areas other than coastal high hazard areas (Zone A), fill on the outside of the footprint of the foundation of single-family through quadruplex residential structures on lots which are not part of a development with a master grading plan approved by the POD is prohibited, except for fill in the front yard which is necessary in the construction of a driveway to a garage and the front entrance for access to the structure. If a site plan with lot elevations and proposed fill is submitted for plan review prior to issuance of a permit and approved in advance by the Building Official, and if the use of fill does not create any additional stormwater runoff onto abutting properties, minor amounts of fill shall be allowed to:

1. Provide adequate lot grading for drainage;
2. Raise a side yard up to the elevation of an abutting property; and
3. The use of fill shall not create any additional stormwater runoff onto abutting property.

Given this prohibition, it would appear that terracing the entirety of the front yard will not be permitted. Without this element, further mitigation of the proposed dwelling's height, such as a water table at the proposed dwelling's façade, side, and rear elevations, will be beneficial in the goal of establishing visual compatibility of height.

The proposed dwelling's overall volume remains a concern expressed by neighboring property owners, despite the submitted revisions. The arrangement of the interior square footage of the proposed dwelling includes the afore-mentioned recessed entrance and breezeway, which together account for approximately 200 square feet that are open at the ground floor, but located within visually enclosed areas and beneath upper-level living space. In addition, the proposed dwelling contains two two-story spaces. As referenced earlier, this type of space is not unheard of in early twentieth-century dwellings, though there is not a known precedent for this arrangement of space within Monterey dwellings within the National Register district. Nonetheless, it is with noting the resulting impact on visual scale. By staff measurements, the square footage of the proposed dwelling would be approximately 4,975 were the square footage of open breezeways and the second level of spaces that are open to above included in the living space calculations. Volume, however, is not a measurement of typical review for building size, so setting a benchmark of comparison remains difficult.

Finally, the visual impact of the proposed dwelling, when compared to neighboring properties, is increased by the lack of a stepped-back upper level, which is present in neighboring properties to both the left and right. This method of diminishing perceived scale would be difficult to apply to the proposed dwelling without contradicting the applicant's attempts to employ the Monterey style, however.

### Conclusions and Staff Recommendations

To conclude, COA 17-90200047 proposes a two-story single-family dwelling to replace the extant, contributing structure at 736 18<sup>th</sup> Avenue Northeast. Through numerous rounds of recommendations and revisions, the applicant has addressed the Conditions of Approval that were included in the staff report presented to Commission on February 13, 2018 including:

- Decreasing the proposed dwelling's height (both through physical reduction and visually diminishing the appearance of height);
- Eliminating the two-story window unit at the left side of the façade;
- Adding entry cheek walls (which cap the front entrance stairs and provide visual containment);
- Shortening the front porch so that it no longer spans the entirety of the façade;
- Adding indentations and offsets to the east elevation;
- Adding a balcony to more directly reference the Monterey style; and
- Changing the proposed roof cladding to tile.

Given these changes, staff finds that the proposed dwelling satisfies the requirements for new construction within local historic districts as established in the *Additional Criteria for New Construction* in the Historic and Archaeological Preservation Overlay of St. Petersburg City Code. **Staff recommends approval of COA 17-90200047** with the following conditions:

1. Fenestration shall consist of true or simulated divided light windows with operational shutters as shown, as suggested by conversations with the applicant and submitted plans and subject to staff approval;
2. Additional information be submitted regarding the materials of the façade balcony and shutters of the proposed dwelling. These elements should present an appropriate texture to existing materials within the local district;
3. The proposed dwelling's carport shall not be enclosed at a later date, as this would impact the proposed FAR that is being discussed herein;
4. The proposed terracing of the site, viewed within the purview of this evaluation of appropriateness as seen as compatible with other existing landscapes within the local district, is subject to approval by the Construction Services and Permitting Division, as is the proposed Design Flood Elevation. If this element of the proposed design is not approved, additional methods of mitigating the visual impact of the proposed dwelling's required height shall be pursued with staff assistance;
5. Modification of the proposed floor plan(s) is required in order to comply with the maximum Floor Area Ratio allowance; and
6. Any changes to the design proposed by the plans included herein shall require the approval of the CPPC, with the exception of minor changes (for e.g., compliance with Condition No. 5) as deemed appropriate by staff.

### References

City of St. Petersburg. *St. Petersburg's Design Guidelines for Historic Properties*. 2017.

Gorski, Eleanor Essor. *Regulating New Construction in Historic Districts*. Washington, D.C.: National Trust for Historic Preservation. n.d.

Semes, Steven W. *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*. New York: W.W. Norton & Company, Inc. 2009.

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Washington, D.C.: United States Department of the Interior, National Park Service, Technical Preservation Services. 1995, revised by Anne E. Grimmer 2017.

Appendix A  
Revised Plans and Backup Material  
Submitted by Applicant



1100 16th Street N  
St. Petersburg, FL 33705  
727-894-1800 phone  
727-894-8916 fax  
valbridge.com

February 28, 2018

Mr. Richard McGinnis  
736 18<sup>th</sup> Ave NE  
St. Petersburg, FL 33704

As requested, I have calculated the FAR (Floor Area Ratio) of the homes in the 700 block of 18<sup>th</sup> Ave NE, St. Petersburg, FL. The FARs are derived on the single lots that are fully developed in my opinion. Included in the FAR is: any enclosed building space, including garage and storage, but excluding outdoor living areas such as porches or covered patios. Calculations are based on sizes as indicated in the Pinellas County Property Appraiser's records.

Following are the individual properties:  
North side-

705 18<sup>th</sup> Ave NE, 2,152sf living area plus 308sf detached "semi-finished" space, equals 2,460sf. Lot size equals 6,600sf, resulting FAR is .373

715 18<sup>th</sup> Ave NE, excluded. It appears that this may have formerly been an accessory such as a garage apartment, sitting adjacent to the alley and at the rear of the lot, and the site would appear suitable for expansion or re-development.

725 18<sup>th</sup> Ave NE, 3,703sf living area plus 504sf garage, equals 4,207sf. Lot size equals 6,600sf, resulting FAR is .637

735 18<sup>th</sup> Ave NE, 2,889sf living area plus garage 396sf plus utility 24sf, equals 3,309sf. Lot size equals 6,600sf, resulting FAR is .501.

745 18<sup>th</sup> Ave NE, excluded. A property on a double lot.

South side-

706 18<sup>th</sup> Ave NE, excluded. A property on a double lot.

726 18<sup>th</sup> Ave NE, 2,087sf living area, plus 440sf enclosed porch plus 480sf garage, equals 3,007sf. Lot size equals 6,380sf. Resulting FAR equals .471.

736 18<sup>th</sup> Ave NE, excluded, McGinnis property

746 18<sup>th</sup> Ave NE, 3,958sf living area plus 462sf garage, equals 4,420sf. Lot size equals 7,700sf, resulting FAR is .574.

756 18<sup>th</sup> Ave NE, 3,254sf living area plus 440sf detached living plus 440sf garage, equals 4,134sf. Lot size equals 6,600sf. Resulting FAR is .626.

Summary of single lots that are fully developed (in my opinion):

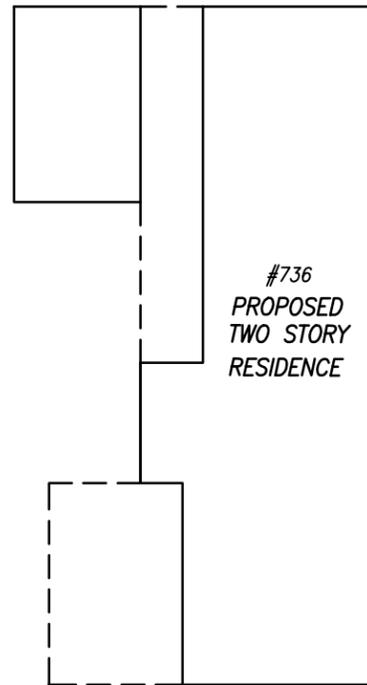
ADDRESS	TOTAL LIVING PER PROP. APPRAISER	FAR
705 18 <sup>th</sup> Ave NE	2,460sf	.373
725 18 <sup>th</sup> Ave NE	3,703sf	.637
735 18 <sup>th</sup> Ave NE	2,889sf	.501
726 18 <sup>th</sup> Ave NE	2,087sf	.471
746 18 <sup>th</sup> Ave NE	3,958sf	.574
756 18 <sup>th</sup> Ave NE	3,254sf	.626

---

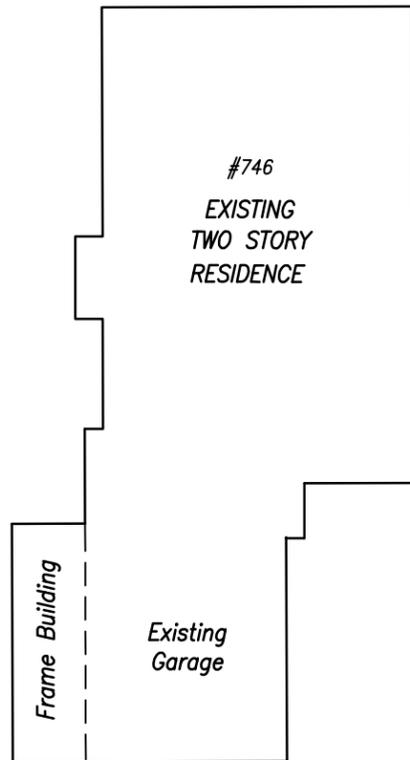
Tom Hockensmith, SRA  
State Certified Residential Appraiser RD1405  
Valbridge Property Advisors – Tampa Bay  
1100 16<sup>th</sup> Street N  
St. Petersburg, FL 33704.

18th AVE NE

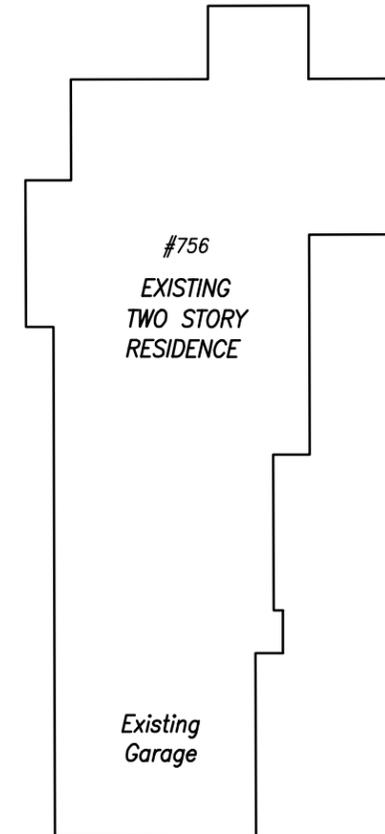
#736: FAR 60%



#746: FAR 57.4%



#756: FAR 62.6%



ELM ST NE



SKETCH - AREA CALCULATIONS

NOTE: BUILDING DIMENSIONS ARE FROM PROPERTY APPRAISER'S COMPACT PROPERTY RECORD CARD

736-756 18th AVENUE NORTHEAST  
SAINT PETERSBURG, FLORIDA 33704



ALLOWABLE HEIGHT  
36'-0"

ORG. PEAK OF ROOF  
30'-1"

PEAK OF ROOF  
25'-6"

ORG. TOP OF WALL  
21'-4"

TOP OF WALL  
20'-0"

MAIN FLOOR  
0'-0" (10.0')

TERRACE  
-1'-4" (8.67')

SITE WALL  
-2'-9" (7.17')

STREET  
-4'-5" (5.58')

COOPER JOHNSON SMITH  
ARCHITECTS & TOWN PLANNERS

# 736 18TH AVE NE RESIDENCE

MARCH 01, 2018

ST. PETERSBURG,  
FLORIDA

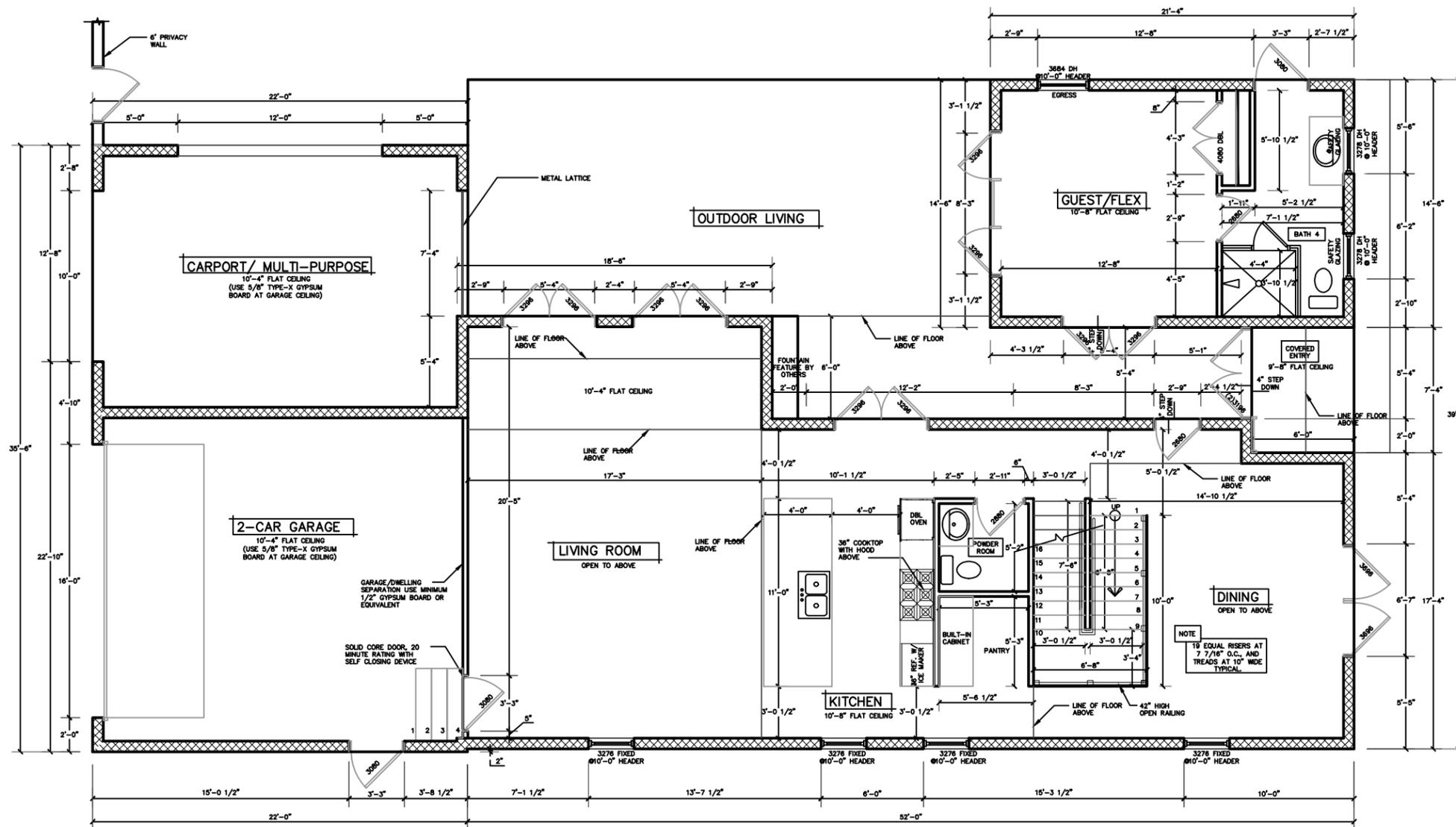


COOPER JOHNSON SMITH  
ARCHITECTS & TOWN PLANNERS

**736 18TH AVE NE RESIDENCE**  
MARCH 01, 2018

ST. PETERSBURG,  
FLORIDA





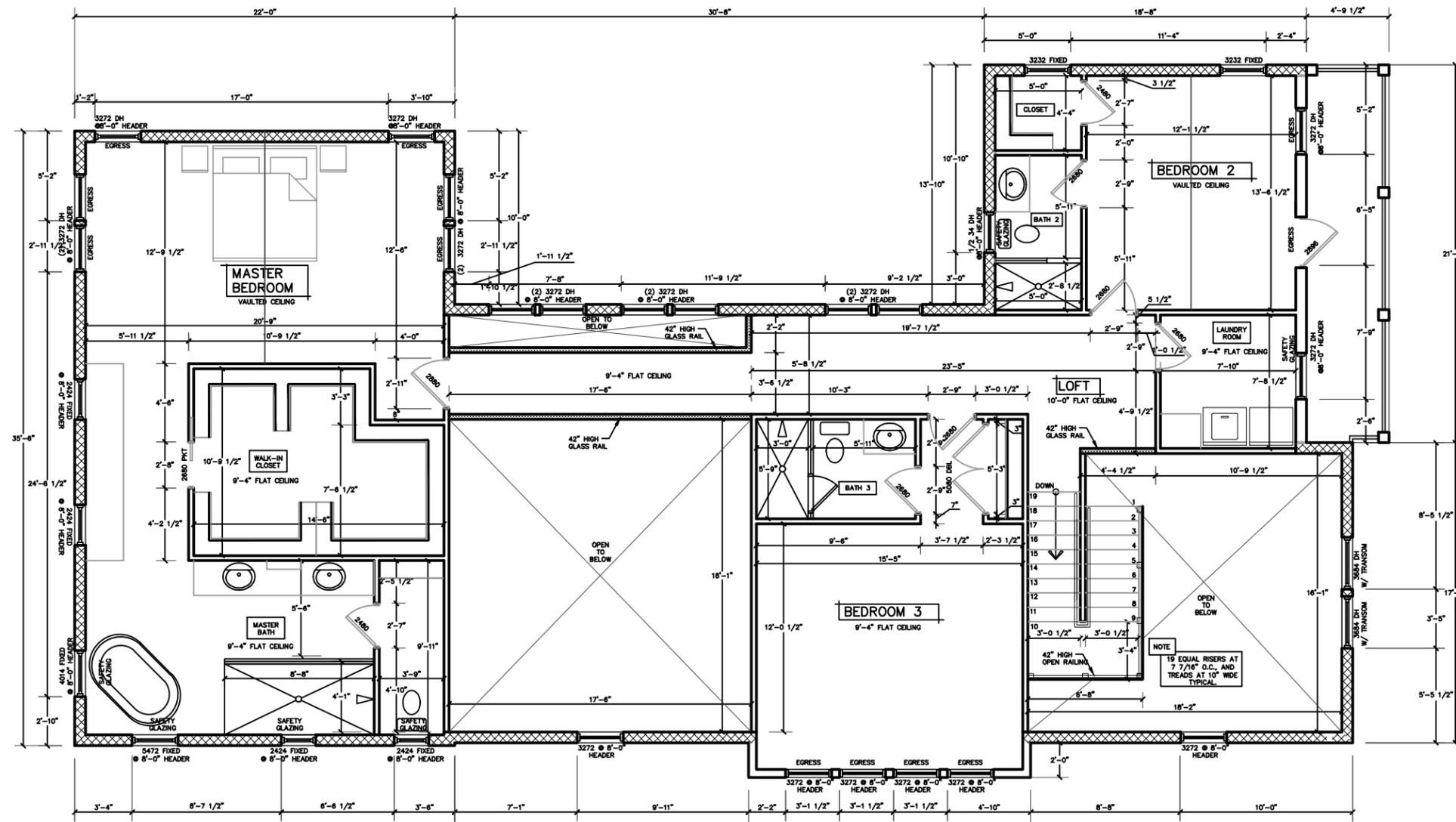
FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"

# 736 18TH AVE NE RESIDENCE

MARCH 01, 2018

COOPER JOHNSON SMITH  
 ARCHITECTS & TOWN PLANNERS

ST. PETERSBURG,  
 FLORIDA



**SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

# 736 18TH AVE NE RESIDENCE

MARCH 01, 2018

COOPER JOHNSON SMITH  
ARCHITECTS & TOWN PLANNERS

ST. PETERSBURG,  
FLORIDA

- ALLOWABLE HEIGHT  
36'-0"
- ORG. PEAK OF ROOF  
30'-1"
- PEAK OF ROOF  
25'-6"
- ORG. TOP OF WALL  
21'-4"
- TOP OF WALL  
20'-0"
- MAIN FLOOR  
0'-0" (10.0')
- TERRACE  
-1'-4" (8.67')
- SITE WALL  
-2'-9" (7.17')
- STREET  
-4'-5" (5.58')



FRONT ELEVATION (OPT 5B)  
SCALE: 1/8"=1'-0"

# 736 18TH AVE NE RESIDENCE

MARCH 01, 2018

COOPER JOHNSON SMITH  
ARCHITECTS & TOWN PLANNERS

ST. PETERSBURG,  
FLORIDA

ALLOWABLE HEIGHT  
36'-0"

ORG. PEAK OF ROOF  
30'-1"

PEAK OF ROOF  
25'-6"

ORG. TOP OF WALL  
21'-4"

TOP OF WALL  
20'-0"

MAIN FLOOR  
0'-0" (10.0')

TERRACE  
-1'-4" (8.67')

SITE WALL  
-2'-9" (7.17')

STREET  
-4'-5" (5.58')



SIDE ELEVATION (OPT 5B)

SCALE: 1/8"=1'-0"

736 18TH AVE NE RESIDENCE

MARCH 01, 2018

COOPER JOHNSON SMITH  
ARCHITECTS & TOWN PLANNERS

ST. PETERSBURG,  
FLORIDA



SIDE ELEVATION (OPT 5B)  
 SCALE: 1/8"=1'-0"

736 18TH AVE NE RESIDENCE

MARCH 01, 2018

COOPER JOHNSON SMITH  
 ARCHITECTS & TOWN PLANNERS

ST. PETERSBURG,  
 FLORIDA

# Appendix B

## Public Input

## Laura Duvekot

---

**From:** Mary Anne Boston <maryanneboston@gmail.com>  
**Sent:** Wednesday, March 07, 2018 1:14 PM  
**To:** Laura Duvekot  
**Subject:** 736 18th Avenue NE

> Dear Laura— I am writing to let you know that Ward and I are still opposed to the new plans that Mr. McGinniss has presented for 736 18th Avenue NE. I think when you look at the CAD illustrations that Dr. Cobb has prepared you can see just how massive and intrusive this new house would be to our block. We still firmly believe that the scale and size of his plans are simply not appropriate for the historic designation that our block was granted by the city. We are strongly urging you and the CPPC to deny his current plans. Thank you.

>

> Ward and Mary Anne Boston

> 745 18th Avenue NE

>

>

>

## Laura Duvekot

---

**From:** Dr. W.T. (Britt) Cobb Jr. <brittcobb@cobb-design.com>  
**Sent:** Wednesday, March 07, 2018 10:30 AM  
**To:** Derek Kilborn; 'Elizabeth Skidmore'; Laura Duvekot  
**Cc:** 'Mary Anne Boston'; 'Robin Reed'; 'Matthew Grecsek'; 'John Peter Barie'; 'Douglas Gillespie'  
**Subject:** RE: 736 plans and meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Derek, Laura,

Thanks for the updates and information. I have obviously only had a short time to review the drawings, however I have begun to build full CAD models to allow the counsel to have a clear view of the massive size of the proposed new construction.

The models are built directly from McGinniss' drawing (some of which seem to have errors that present things in a very favorable light for him).

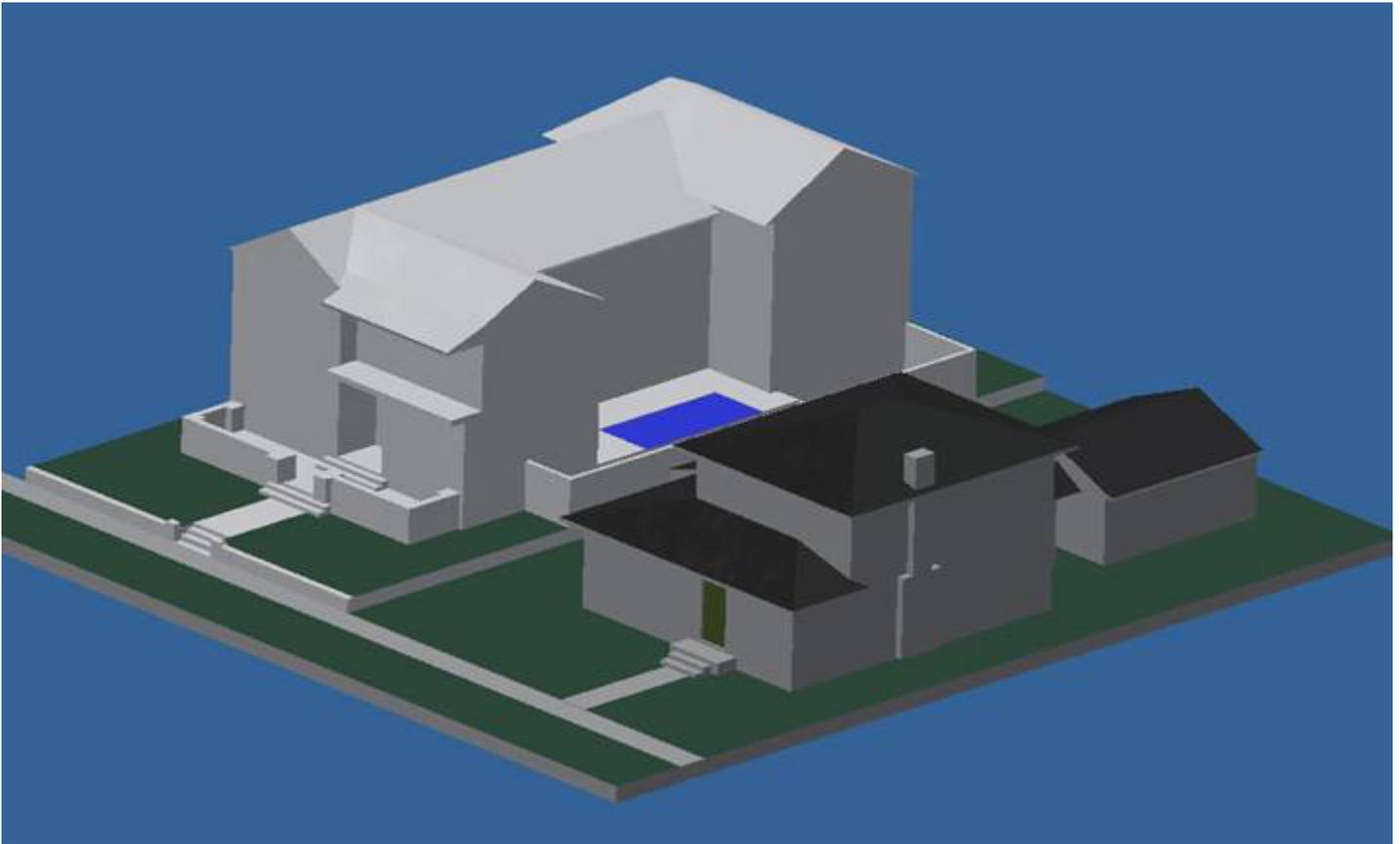
The models are easily rotated and manipulated for any view, and all features can be directly clicked on or queried for actual heights etc.

If possible I think it would be good to be able to show you these before the council meeting, as manipulating the models will be difficult in the meeting due to the three minute time frame and need of access to workstation (lap top) and internet connection.

An initial screen shot can be seen here, showing the massive, inappropriate scale of the proposed house. I will be trying to add the 746 house and perhaps the present house for comparison, hopefully before we meet.

Thanks for all the hard work on this!

Britt



---

**From:** Derek Kilborn [mailto:Derek.Kilborn@stpete.org]

**Sent:** Tuesday, March 06, 2018 12:08 AM

**To:** Elizabeth Skidmore; Laura Duvekot

**Cc:** Cobb; Mary Anne Boston; Robin Reed; Matthew Grecsek; John Peter Barie; Douglas Gillespie

**Subject:** Re: 736 plans and meeting

All,

Good morning. As of Monday, our Division is in receipt of the updated and final plans that shall be the subject of our evaluation at the Commission's public hearing on Tuesday, March 13. No additional plan changes will be accepted prior to the public hearing. By way of this email, I am asking Laura Duvekot to forward you a digital copy of the plan drawings and related data. We believe the applicant has made several modifications to improve the proposal and reduce the technical height and perception of visual height. Separately, Duvekot is working on finalizing the addendum and you will be provided a copy as soon as it is complete.

Our Division also spoke with the City Attorney's office regarding the public hearing procedure. The public hearing will be conducted in the order that follows:

1. 3-mins. City Staff
2. 3-mins. Applicant
3. 3-mins. Registered Opponent
4. 3-mins. Per Each Public Comment
5. Executive Action
6. Final Vote

Regarding notification, a new letter of notice is not required because the original public hearing was officially opened. If you have letters of support or opposition and submit them prior to our posting the updated information for Commissioners (late Tuesday/early Wednesday), then these letters will be included as an attachment. Letters submitted later this week will be bundled and forwarded to Commissioners on Friday; letters sent over the weekend will be forwarded on Monday.

Regarding your meeting request, I do not believe an additional meeting is necessary but we can discuss after you've had a chance to review the new materials. Thank you for your continued interest in this application.

Respectfully,

**Derek S. Kilborn, Manager**

Urban Planning and Historic Preservation Division  
Planning and Economic Development Department  
City of St. Petersburg, Florida  
(+1) 727.893.7872

---

**From:** Elizabeth Skidmore <eskid64@gmail.com>

**Sent:** Monday, March 5, 2018 4:22 PM

**To:** Laura Duvekot

**Cc:** Cobb; Derek Kilborn; Mary Anne Boston; Robin Reed; Matthew Grecsek; John Peter Barie; Douglas Gillespie

**Subject:** Re: 736 plans and meeting

Hi Laura-

Thanks for your answers.

A couple more questions:

Is there a deadline for which any new 736 revisions or plans are to be submitted and shared? And the staff report addendum?

And does a letter for the hearing have to be sent out for the continuation of the hearing or no?

What will be the procedure for the March 13 hearing? Is there a deadline for submitting letters of opposition with more information?

Are you available to meet later in the week with us to discuss 736 plans and our next steps?

Again, thank you very much. As always, you are so helpful and prompt and I am grateful.

Elizabeth

On Thu, Mar 1, 2018 at 1:27 PM, Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)> wrote:

Good afternoon Elizabeth –

Mr. McGinniss has submitted updated plans, and I have a meeting scheduled with him tomorrow morning to go over the revisions. While the staff report itself will not change for the March 13 meeting and still contains relevant information about the context of the neighborhood, etc., I am working on an addendum in which the revisions will be discussed and some other issues that came up during last month's hearing will be addressed as well. To prevent the issue that occurred last month, in which multiple sets of plans were being discussed and there was a lack of clarity about what which was most current, I hope you'll understand that I would like to hold off on sending you any updates until I go over the changes with Mr. McGinniss tomorrow. I will be wrapping up the addendum and making it available early next week, and the plans included in it will be considered final for the purposes of the March 13<sup>th</sup> CPPC.

I apologize for not addressing your question about legal guidelines for building within a district earlier; there was a flurry of emails following the last hearing and I must have missed it. I am discussing this issue specifically in the addendum, but you can also access the full text of the Historic and Archaeological Preservation Overlay (which contains a series of *Guidelines for New Construction* in Section 16.30.070.2.6 G) and our *Design Guidelines for Historic Properties* (which discusses new construction beginning on page 130) at [http://www.stpete.org/history\\_and\\_preservation/document\\_center.php](http://www.stpete.org/history_and_preservation/document_center.php).

---



## Historic Preservation Documents - St. Petersburg

www.stpete.org

Maps. Historic Preservation Map Module; Framework. St. Petersburg Historic and Archaeological Preservation Overlay; St. Petersburg Historic Preservation Element ...

---

Finally, regarding the format of the March 13<sup>th</sup> meeting, I am not familiar with the procedure for a case that is deferred after an initial hearing but will find out more about the process for public input and confirm it with you. I am under the impression that the process will be parallel to the original COA hearing, and that comments on the changes to the proposal will be welcomed, but that repetition of any input previously made at the February 13<sup>th</sup> meeting will not be necessary since those comments have already been entered into public record before the CPPC.

I will clarify the procedural issue; please let me know if there is anything else I can do. Thank you.

Regards,  
Laura Duvekot  
Historic Preservationist II  
Urban Planning & Historic Preservation  
City of St. Petersburg, Florida

[727.892.5451](tel:727.892.5451)  
[laura.duvekot@stpete.org](mailto:laura.duvekot@stpete.org)

**From:** Elizabeth Skidmore [mailto:[eskid64@gmail.com](mailto:eskid64@gmail.com)]  
**Sent:** Thursday, March 01, 2018 11:25 AM  
**To:** Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)>  
**Cc:** Cobb <[brittcobb@cobb-design.com](mailto:brittcobb@cobb-design.com)>; Derek Kilborn <[Derek.Kilborn@stpete.org](mailto:Derek.Kilborn@stpete.org)>; Mary Anne Boston <[maryanneboston@gmail.com](mailto:maryanneboston@gmail.com)>; Robin Reed <[rlreed@tampabay.rr.com](mailto:rlreed@tampabay.rr.com)>  
**Subject:** 736 plans and meeting

Hi Laura-

I have a few questions regarding 736 18th Ave NE plans.

Have any new plans/information been submitted for 736? Have you had any discussion with Mr. McGinnis?

Will the staff report change before the March 13 meeting?

In one email, I had asked about legal help from the City regarding the historic district but didn't receive a response. Is there someone we can consult regarding the legal guidelines of building in a historic district?

I am also curious about the format of the March 13 meeting- will it be the same format as the last meeting or will it be different? Will everyone be able to speak?

As always, thanks for your help.

Elizabeth

[Your Sunshine City](#)

## Laura Duvekot

---

**From:** Elizabeth Skidmore <eskid64@gmail.com>  
**Sent:** Wednesday, March 07, 2018 11:00 AM  
**To:** Laura Duvekot  
**Cc:** Cobb; David Skidmore; Mary Anne Boston; Matthew Grecsek  
**Subject:** Opposition to 736

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

We remain opposed to the 736 18th Ave NE plans, even with the changes in the plans to give it a more historic feel. The home's scale and size are MASSIVE compared to the others on the block, particularly given the lot size.

There have been several new homes built in the Old NE neighborhood that are wonderful examples of appropriate scale (even with flood zone requirements) that are not in a historic district. As we are a historic district and one of the first in the neighborhood, we must ensure the new home is appropriate both in scale and style - it is imperative the City and its representatives adhere to the guidelines and support the historic district. These plans are not appropriate and should not be approved.

Thank you,  
Elizabeth and David Skidmore  
746 18th Ave NE



March 5, 2018

Members of the CPPC,

The Historic Old NE Neighborhood Association is adamantly opposed to this application for new construction in the 18<sup>th</sup> Avenue NE Local Historic District for numerous reasons, the most important of which are outlined below.

### **Compatibility of Design**

The burden is on the applicant to show why the style he is proposing is an acceptable one that meets the criteria of compatibility with the other homes in the district. Such styles are illustrated in the City's new Design Guidelines manual, and the elements of those styles are echoed and expanded upon in recognized publications such as *A Field Guide to American Houses* by Virginia and Lee McAlester. The applicant's charge is to select a style, using elements of that style from authoritative publications such as these.

**In this case, the applicant has created his design and then gone searching for a style which most closely resembles what he has created.** This approach has resulted in a design of mixed details, a hybrid that does not reflect any accepted or recognized style. The applicant has admitted himself that it is an assortment of elements from different styles.

To maintain such a fiction is to waste staff and Commissioners' time trying to determine just what is being represented and how close it comes to the reality of a specific style. The Staff Report reads as if the applicant were attempting to work with the staff to make the proposed design fit a style rather than a specific style being chosen at the outset.

Style is also now the subject of a bonus in the new FAR system. We do not believe that the applicant has met the burden of proof on style and therefore does not merit the .1 bonus for an accepted, recognizable style.

## Compatibility of Mass and Scale

The applicants' design does not meet the criteria for compatibility of mass and scale with the existing properties. Normally one could compare FAR values for all the properties. But in this case, **we believe that the FAR of the proposed house does not adequately reflect its actual volume and mass.**

Consider the following:

The FAR of the proposed house is .6 (This is if the applicant receives the FAR bonus for style which as stated previously we believe the design does not merit.) **However, if you think of the proposed design, there are four elements which are all within the building envelope and an integral part of the structure's mass and scale, but are not considered in our zoning code to be part of the FAR.** These include the covered entry corridor, the carport and the theoretical second floor of the two double height rooms. To get a better indication of the FAR mass of these two rooms, we added a hypothetical second floor for each room and calculated the square footage that would be created. The additional square footage for all four elements is shown below. (Estimated numbers as of March 5, 2018.)

Square footage of the covered entry corridor	155
Square footage of the carport	343
Square footage of the "upper" living room	351
Square footage of the "upper" dining room	<u>282</u>
	1,131 sq ft total

If you were to add this square footage to that of the proposed house, the total rises from 3,569 sq ft to 4,700 sq ft.

Using this number, divided by the 5,965 sq ft lot, results in an **"effective FAR" of .79.** Even though the .6 FAR is correct according to the zoning code, we believe that .79 better illustrates the actual mass and scale of the proposed structure.

**This is the reason that it appears so much larger than its neighbors, and why it is not compatible in mass and scale to those same houses. The envelope, or volume, presents a much larger structure than the zoning code FAR would indicate. Therefore, it is misleading to compare the .6 FAR to the FAR of the other houses in this historic district.**

## **Compatibility of Footprint**

The footprint of the existing house is .23; that of the proposed house at .40, is almost double that number. **The average footprint on the block, excluding the existing house, is .28, again a sizable difference from that of the .40 of the proposed structure.**

Although a footprint of .40 meets the criteria of the zoning code, it does not meet the compatibility criteria for historic districts.

## **Conclusion**

As noted in the Staff Report, there are numerous aspects of this application which do not meet the compatibility criteria required in a Local Historic District, but we consider the three described above to be the most important.

**The outcome of this case will set an important precedent for future applications. Compatibility of new construction is one of the most important benefits of designation. It is critical for our local historic districts that we get this right. We urge you to deny this application.**

Regards,

Historic Old Northeast Board of Directors

Natalie DeVicente, President  
Troy Taylor, Vice-President  
Ben DeLozier, Secretary  
Charleen Mcgrath, Treasurer  
Rick Carson  
Angie Chevalier  
John Duda  
John Johnson  
Peter Motzenbecker  
Robin Reed  
Jay Weisberg  
Kent Ulrich  
Kimberley Wolfe