



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

STAFF REPORT

Community Planning and Preservation Commission
Certificate of Appropriateness Request

For **Public Hearing** and **Executive Action** on June 11, 2019 beginning at 2:00 p.m. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, no commissioner 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.:	17-90200039
Address:	2326 Andalusia Way Northeast
Legal Description:	GRANADA TERRACE ADD BLK 4, (GRANADA TERRACE HISTORIC DISTRICT) LOT 14
Parcel ID No.:	07-31-17-32562-004-0140
Local Landmark:	Granada Terrace Historic District (HPC #88-02) – Contributing Property
Owner(s):	Tamir Ellis & Brandon Blankenship
Request:	Extension of Certificate of Appropriateness (COA), originally Approved on November 7, 2017 by the CPPC for certain rehabilitation and alterations to a single-family residence, including but not limited to repair of structural foundation/wall framing/surfaces, replacement of non-historic windows/doors, addition and restoration of balconies, rear/side porch additions, and the addition of an accessible exterior elevator plus ramp at the rear yard



East elevation and frontal entry, 2326 Andalusia Way NE. Photo by Applicant, 2017.

Historic Context and Significance

The subject site at 2326 Andalusia Way NE is a contributing property to the Granada Terrace Historic District listed in the St. Petersburg Register of Historic Places (HPC #88-02). It is located at the west boundary edge of the historic district, retaining single street frontage and three interior lot lines. As part of a local historic district, exterior alterations or additions to the building require a Certificate of Appropriateness (COA). COAs are valid for an eighteen (18) month period. Per the Land Development Regulations, if an extension is needed, the applicant must request an extension in writing, and the request must be received by the Historic Preservation Office before the expiration date. Only the CPPC may grant extensions, according to City Code Section 16.70.010.9.

Project Description

The Applicant is requesting an extension of a COA that was approved with conditions by the CPPC on November 7, 2017. The COA was approved for a second-floor balcony addition over a historic one-story wing, a rear two-story balcony addition, and another rear two-story addition to accommodate an elevator shaft. Non-historic windows were to be replaced with new configurations, typically changing from sash windows to more appropriate casement windows. Quite a few windows were to be changed to French doors. Other door changes were included in the package. Smaller changes included a new chimney cap, a rear ADA ramp for the new elevator addition, a new wrought iron railing for windows on the front façade, replacement of the deteriorated historic wrought iron railing on the front façade, repairs to exterior spalling, and pier foundation replacement. The staff report recommended approval with conditions that the design of the balcony railings, the configuration of windows, and the texture differentiation between the historic structure and the new additions were to be worked out at the staff level.

Once the applicants started construction on December 4, 2017, they found unexpected structural deficiencies that became priorities that needed to be addressed before starting construction on the exterior alterations and additions. The applicant has moved forward with the window and door replacement portion of the COA, and has received approval for a railing design. Due to unexpected costs, the applicant is planning to scale down the scope of work included in the COA, choosing not to construct the side and rear balcony additions and the rear elevator addition. The COA was set to expire on June 8, 2019. Staff received a written request for extension on April 29, 2019, prior to the expiration date. The applicant is requesting an extension until December 31, 2019.

Criteria for Granting an Extension

Requests for extensions shall address the following matters and may be denied if impacts cannot be adequately mitigated:

1. *The extent of actions taken by the applicant to implement the approved development plan including real estate transactions, preparation of construction plans, site preparation and pre-construction sales.*

A month after receiving approval from the CPPC, the applicants began work on the property, only to find that the structure was in worse condition than realized. The applicant has listed some examples in their request, such as substandard electrical and plumbing systems, improper renovations that have caused further deterioration, and the need to remedy other deficiencies with more intensive structural repairs.

2. *The effect of unforeseen circumstances such as changes in economic conditions, cost of materials, and site specific conditions on the approval.*

The applicant has stated that there were unforeseen circumstances, such as the discovery of more serious structural repairs that needed to be fixed before embarking on new construction. Because of the

unexpected cost for those repairs, the applicant is decreasing the scope of work and not planning to undertake the proposed balcony and elevator additions.

3. The length of additional time estimated by the applicant to be needed to implement the approved development plan.

The applicant has asked for an extension until December 31, 2019, only a six-month extension.

4. Changes in the Code that would apply to the property.

There have been no changes in the code that would apply in this case.

5. Changes or new construction on property in the vicinity of the applicant's property which may increase impacts to other properties.

There does not appear to be any changes or new construction in the vicinity of the applicant's property.

6. Other facts considered relevant to consideration of an extension.

The applicant did not provide any other facts.

Appendix A

COA 17-90200039 – Extension Request

Laura Duvekot

From: T. M. Ellis <bromeliad@gmail.com>
Sent: Monday, April 29, 2019 10:19 AM
To: Laura Duvekot
Subject: Re: COA Extension - Possibly Needed

Dear Laura,

You're correct, we will need to request an extension of our COA, primarily because we are addressing structural deficits in the building that were not known at the time of filing. Is this email sufficient or do you need a request with wet signatures?

Thanks for all the help,
Tamir

On Mon, Apr 29, 2019 at 9:11 AM Laura Duvekot <Laura.Duvekot@stpete.org> wrote:

Hi Tamir –

I just included you in an email concerning window permits that came to me through permitting. When I attached the COA, I noticed that the expiration is coming up! The Commission can grant an extension if necessary. If this will be the case, please submit a written request before June 8 and I'll have it added to the schedule. Given the unforeseen work that you've uncovered in the case of this restoration, I think an extension request is very understandable. I might have mentioned this to you before but want to make sure we get the process started asap if it'll be necessary so there isn't a lapse! Thanks!

Best regards,

Laura Duvekot

Historic Preservationist II

Planning and Development Services

City of St. Petersburg, Florida

laura.duvekot@stpete.org

727.892.5451

To Whom it May Concern:

The Community Planning and Preservation Committee approved a Certificate of Appropriateness (17-90200039) for restoration and remodeling of 2326 Andalusia Way NE, St Petersburg, FL 33704 on 7 NOV 2017, with a scope of work defined as the structural restoration and limited remodeling of the residence.

The onset of work (4 DEC 2017) revealed significant unexpected structural deficits, prior undocumented renovations and City permitted remodeling that were completed unsatisfactorily.

In brief, these problems included:

- (1) 1925 fuse boxes with knob and tube electric circuits which were disguised to appear remediated.
- (2) In wall galvanized and cast-iron plumbing coupled to PVC piping where visible.
- (3) Degraded foundation piers
- (4) Improperly installed HVAC package units (ca. 1960), with uninsulated ducts and drip lines, causing water damage to plaster and wood framing.
- (5) Structural defects in previous exterior porch remodel (under permit #08-40008479) found by City Building Inspector Amy Parsons, causing the terracotta block exterior to crumble.
- (6) Interior structural deficits, following demolition, were also noted by Inspector Parsons and will require added structural components to meet current building code.

We have amended our building permit to comply with the City's required additional work. In addition, we will continue to provide Historic Preservationist Laura Duvekot with documentation of the status of the project, as work goes forward.

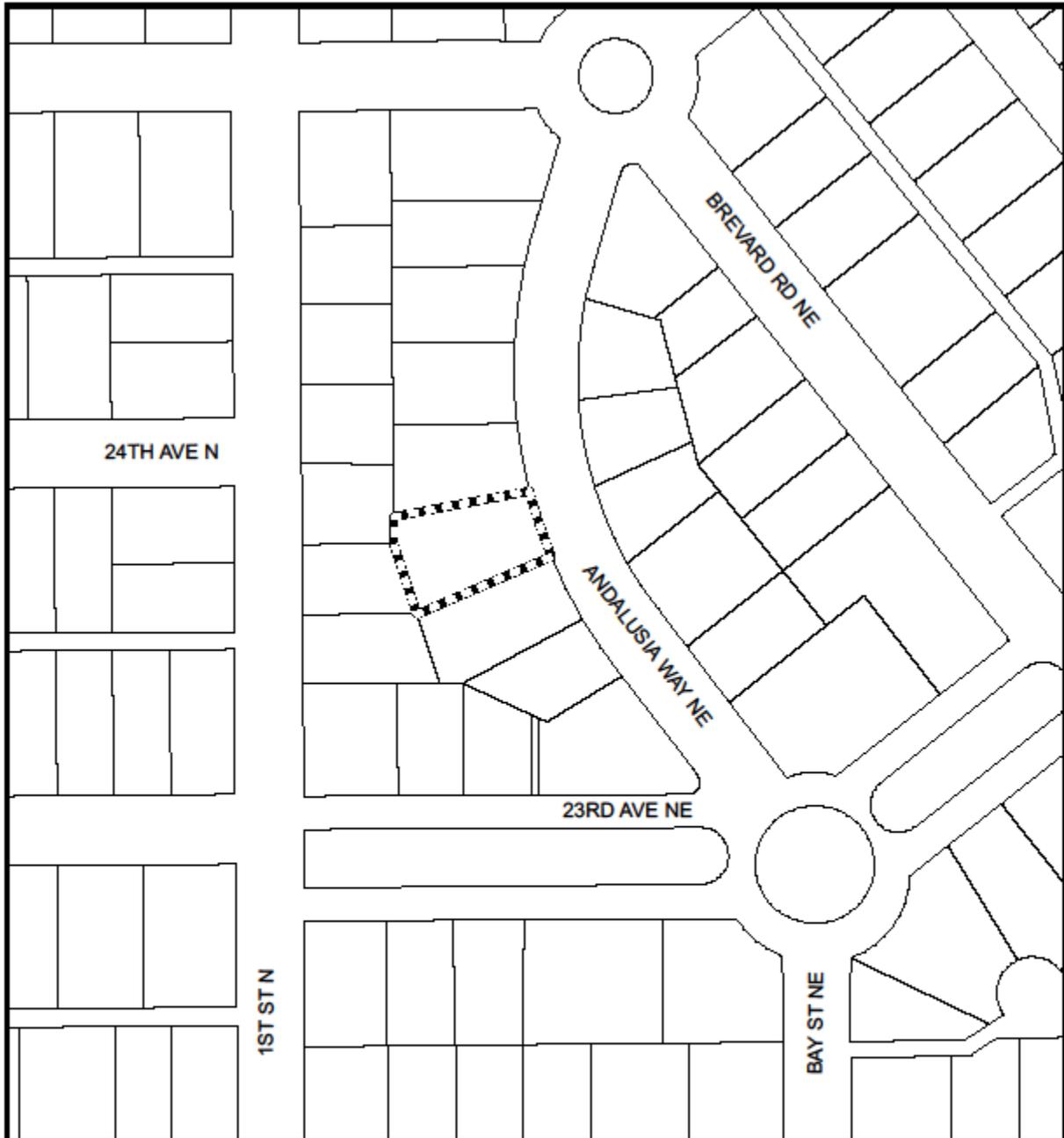
Because of the cost of remediating the electrical, plumbing and needed structural reinforcement the new scope of work is principally repair and does not include changes in the exterior of the house (i.e., balconies and elevator) as approved by the CPPC.

I have consulted our contractor (Quality Home Renovators) and they believe that work on the property can be completed before December 2019; we therefore request an extension of our COA until that time.

Sincerely,
T. M. Ellis

Appendix B

Maps



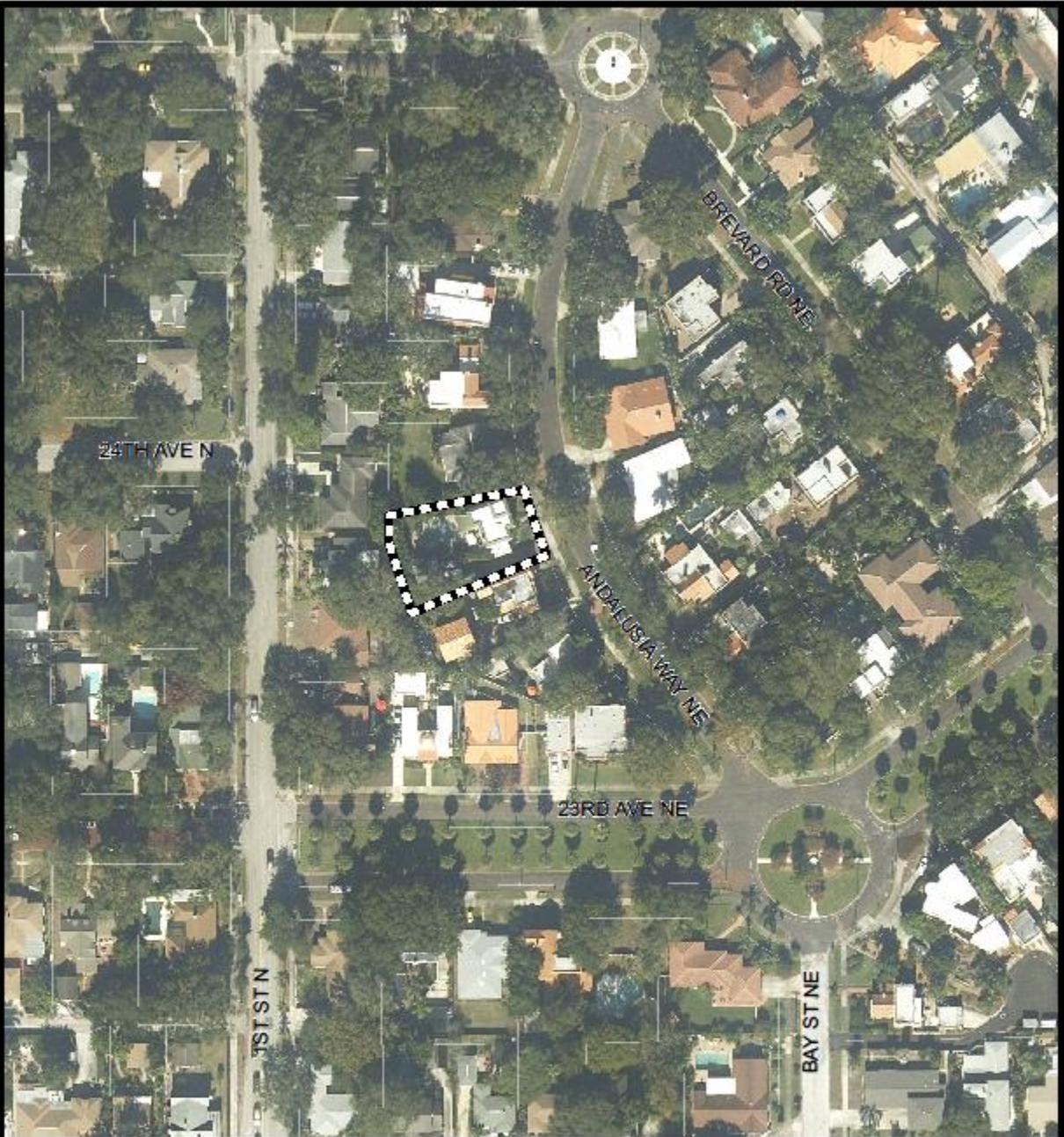
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SCALE:
1" = 125'