



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

STAFF REPORT

Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, July 14, 2020 at 2:00 p.m.**, by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. 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.



AGENDA ITEM:

CITY FILE NO.: 20 90200034

REQUEST:

Review of a Certificate of Appropriateness for the construction of a detached two-car garage building at a contributing property in a local historic district – Northwest Kenwood Local Historic District (18-90300008)

PROPERTY ADDRESS:

3301 6th Avenue North

OWNERS:

Brian Barber and Cecelia Barber

AGENT:

James Miller, General Contractor

PARCEL ID NO.: 14-31-16-46350-021-0130
 LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 21, LOTS 13 AND 14
 ZONING: NT-2

Historic Significance and Existing Conditions

The frame vernacular house at 3301 6th Avenue North ("the subject property") is listed as a contributing resource to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008). It is additionally recorded as FMSF no. 8PI07481, a contributing resource to the Kenwood National Register District. The subject property was relocated to its current site in 1938 by Burnett and Beck from its original location on lot 11 in the Palmway Subdivision, a failed 1920s development located on 46th Street South between 17th and 18th Avenue South. The house appears to have been constructed circa 1926.

Presently located at the corner of 6th Avenue North and 33rd Street North, the house was built in the Craftsman-style and is located on a double lot. It features cross-gabled roof forms and what appears to be an enclosed front porch at its southeastern corner, or the right side of the façade. It is one story in height with asbestos siding, and a composition shingle roof. Windows are wood four-over-one, double-hung and 6-light casement windows and appear to be original or historic.

The subject property already has a one-story, detached garage that is located towards the rear of the property, but faces 33rd Street North, as is typical for corner properties. There are no permit records as to when the garage was constructed, but it appears to have been built when the house was first constructed and was subsequently relocated as well. Alley-facing accessory buildings are typical to the district. One-story, single-car garages of approximately 250 to 300 square feet appear to be most common, though examples of larger and even two-story garage apartments are present within that block. The current proposal includes the construction of a new garage on the vacant portion of the lot with a structure that is similar in size, orientation, and location as neighboring properties, as visible in Figure 1.

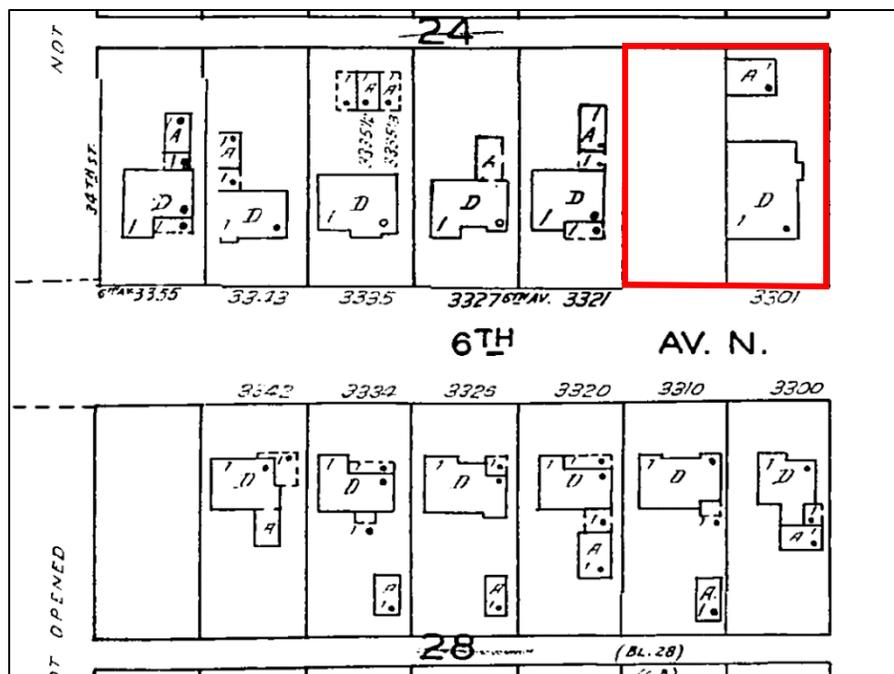


Figure 1: 1951 Sanborn Map, Sheet 347, St. Petersburg, Florida, with subject property outlined

Project Description and Review

Project Description

New Accessory Building

The application proposes the construction of a detached, 625 square foot accessory building. The new accessory building will be located near the northwest corner of the subject parcel, featuring a seven-foot rear setback from the alley and a six-foot side setback from the western property line. The building's form will be that of a rectangle with a single, front-gabled roof, which is in keeping with accessory buildings throughout the district.

According to the application (Appendix A), the proposed new construction will feature the following:

- A rectangular footprint of 25' by 25';
- A single-story front-gabled roof facing the alleyway. The building's height will be 13', 6" at its peak;
- A concrete slab-on-grade foundation and wood frame construction;
- One-over-one single-hung sash window with vinyl frame;
- Fiber cement lap siding and trim exterior; and
- Asphalt shingle roofing.

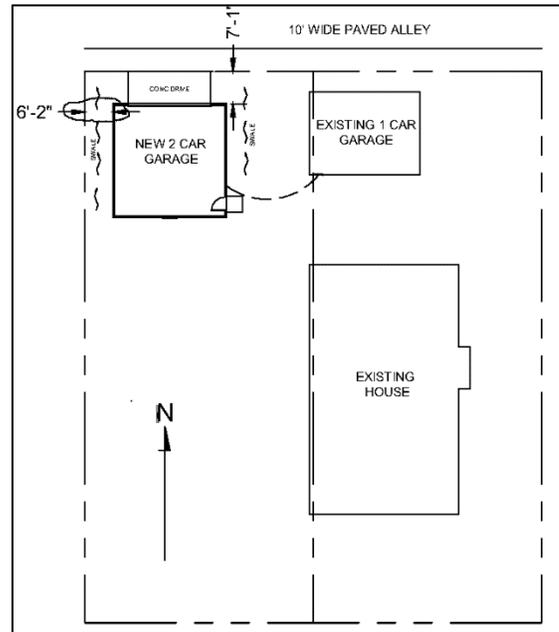


Figure 2: Proposed site plan from application

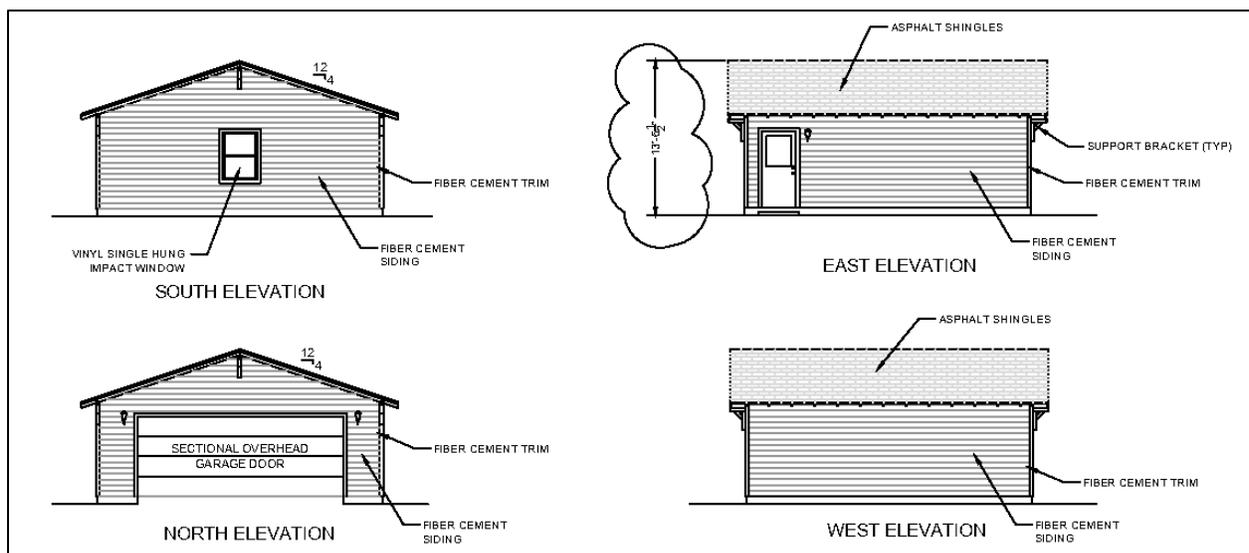


Figure 3: Proposed elevations. The north elevation will face the rear alleyway

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 According to analysis done at the time of the district's designation in 2018, approximately 57% of contributing properties featured accessory structures in addition to the primary building.

Garages and garage apartments are the most common forms of accessory structures within the subject district. While it is odd for a property to have two accessory structures, this property is unique in that it encompasses two lots.

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

Consistent The proposed new construction will serve to restore the historic rhythm of the alleyway by replicating a traditional detached garage form.

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 proposed new construction will serve to restore the historic rhythm of the alleyway by replicating a traditional detached garage form.

The proposed materials for the new construction were not in existence during the period of significance, including vinyl windows and cementitious fiberboard siding. However, they will generally replicate the appearance of historic materials such as wood windows and wood siding.

The non-historic materials will be installed at the new construction, and not used to replace existing historic materials on a historic resource. While perhaps not absolute best practice, staff considers their proposed application to provide an acceptable balance between the replication of historic design/texture, and affordability. This is especially true given the fairly low visibility of the proposed new construction.

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

**Information
not provided**

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

Consistent There is no indication that the applicant cannot carry out the proposal.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

Not applicable The subject property is a contributing property.

Additional Guidelines for New Construction

In approving or denying applications for a COA for new construction (which includes additions to an existing structure), the Commission and the POD shall also use the following additional guidelines. Please note that only the proposed new shed construction is being discussed herein.

1. *The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.*

Consistent The proposed garage will have a roof peak of approximately 13' 6". This is generally consistent with historic one-story accessory buildings in the subject district.

2. *The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.*

Consistent The proposed garage will be 25' wide. Typical historic detached single-car garages tend to be approximately 10' to 12' wide, and two-car detached garages and garage apartments are commonly 18' to 24' wide. The alleyway which the garage will be facing has numerous extant garages that are 20+ feet wide, so staff finds the width to be appropriate. The proposed 4:12 roof pitch, resulting in a total height of approximately 13.5', is also consistent with nearby contributing accessory buildings.

3. *The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.*

Consistent The proposal includes one window, which will be interior facing. It is a simple one-over-one window that looks to be proportionate to the building.

4. *The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.*

Consistent Detached garages typically have fairly utilitarian, often sparse, fenestration patterns. The proposed garage is in keeping with the district in regarding fenestration patterns on detached garages.

5. *The relationship of the new construction to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.*

Consistent The accessory building's location at the rear (north) fence line is consistent with similar accessory buildings in the subject district.

6. *The relationship of the entrance and porch projections, and balconies to sidewalks of the new construction shall be visually compatible with contributing resources in the district.*

Not applicable The proposed building faces the rear alleyway. Its relationship with that element of the district is consistent with contributing resources.

7. *The relationship of the materials and texture of the facade of the new construction shall be visually compatible with the predominant materials used in contributing resources in the district.*

Consistent As noted above, proposed materials are non-traditional; however, the proposed fiber cement mimics the texture of wood siding. It is considered to be appropriate as applied here for new construction.

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

Consistent The proposed roof has a 4:12 front-gabled roof. This is consistent with comparable contributing resources.

9. *Appurtenances of the new construction such as walls, gates and fences, vegetation and landscape features, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction with contributing resources in the district.*

Consistent The accessory building's location at the rear (north) fence line is consistent with similar accessory buildings in the subject district.

10. *The mass of the new construction in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.*

Consistent The utilitarian nature of many of the accessory buildings (particularly garages) in the subject district results in comparably less fenestrations than primary residences. Staff finds the proposed massing and rhythm of the accessory building to be generally in keeping with that found in the subject district.

11. *The new construction shall be visually compatible with contributing resources in the district in its orientation, flow, and directional character, whether this is the vertical, horizontal, or static character.*

Consistent The overall form, massing, and placement of the proposed accessory building are key elements in creating a structure that blends in with the surrounding alley-scape. These characteristics are in keeping with surrounding accessory buildings.

12. *New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.*

Consistent No historic material will be destroyed.

13. *New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the local landmark and its environment would be unimpaired.*

Consistent

Summary of Findings

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

- New Detached Garage:
 - General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria met or partially met.
 - Additional Guidelines for New Construction: 12 of 12 relevant criteria met or generally satisfied.

Staff Recommendation and Conditions of Approval

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the property 3301 6th Ave. N., subject to the following:

1. Windows will be installed to be setback within the wall plane and feature a reveal of at least two inches.
2. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
3. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Appendix A:

Application No. 20-90200034 and Submittals

545117



CERTIFICATE OF APPROPRIATENESS

APPLICATION

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

GENERAL INFORMATION

3301 6th Ave N

Property Address

Northwest Kenwood Local Historic District

Historic District / Landmark Name

Brian Barber

Owner's Name

3301 6th Ave n., St Petersburg, Fl. 33713

Owner's Address, City, State, Zip Code

James Miller CGC-01519992

Authorized Representative (Name & Title), if applicable

616 15th St N. St Petersburg, Fl. 33705

Owner's Address, City, State, Zip Code

14-31-16-46350-021-0130

Parcel Identification No.

20-04000052

Corresponding Permit Nos.

425/268-3728

Property Owner's Daytime Phone No.

brianbarberrn@yahoo.com

Owner's Email

727/410-5788

Representative's Daytime Phone No.

jim@ziadesignsolutions.com

Representative's Email

| APPLICATION TYPE (Check applicable) | |
|-------------------------------------|-------------------------|
| <input type="checkbox"/> | Addition |
| <input checked="" type="checkbox"/> | New Construction |
| <input type="checkbox"/> | Demolition |
| <input type="checkbox"/> | Relocation |
| <input type="checkbox"/> | Other: |
| <input type="checkbox"/> | Window Replacement |
| <input type="checkbox"/> | Door Replacement |
| <input type="checkbox"/> | Roof Replacement |
| <input type="checkbox"/> | Mechanical (e.g. solar) |

| TYPE OF WORK (Check applicable) | |
|-------------------------------------|---------------------|
| <input type="checkbox"/> | Repair Only |
| <input type="checkbox"/> | In-Kind Replacement |
| <input checked="" type="checkbox"/> | New Installation |
| <input type="checkbox"/> | Other: |

AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner:

Date:

4/21/2020

Signature of Representative:

Date:

4/22/2020

Certificate of Appropriateness
Design Narrative

ePermit # 20-04000052
New Garage Building
3301 6th Ave N
Northwest Kenwood Local Historic District

The owner desires to erect a new 25' x 25' 2-car Garage Building. This property is a double lot with a single-family house and a 1-car garage building. The existing house is built on the east lot of the property but encroaches onto the west lot by approximately 2' making further development of the west lot impractical.

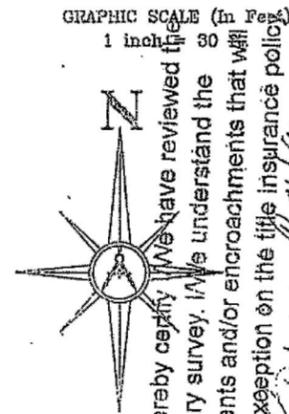
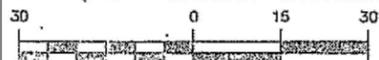
The existing house and garage appear to have been built in 1938. The house is a craftsmen style bungalow, single story wood frame that had asbestos siding installed in the 1940's. The existing garage matches the house in architectural style with asbestos siding on the front elevation (facing 33rd St) and the original wood lap siding on the other three elevations. The house has open rafter overhangs with 4x4 brackets supporting the floating or barge rafters.

The new garage will be built facing the alley in the rear of the west lot. The construction will be wood frame with a wood truss roof structure. The finished siding will be fiber cement lap siding with fiber cement trim. The overhangs will be open rafter with wood bead board attached between the rafter tails. There will be brackets constructed of 4 x 4 material to support the floating barge rafters to match the house. The roof will be asphalt shingle to match the house on a 4:12 pitch. There will be one window on the south elevation that will be vinyl single hung impact rated. There will be a side door on the east elevation that will be fiberglass, half glass, impact rated.

Currently the lot on which this building is proposed is fenced across the front – 6' high, 20' setback so this structure would not currently be visible from 6th Ave. The current owner intends to maintain this fence.

SKETCH OF SURVEY

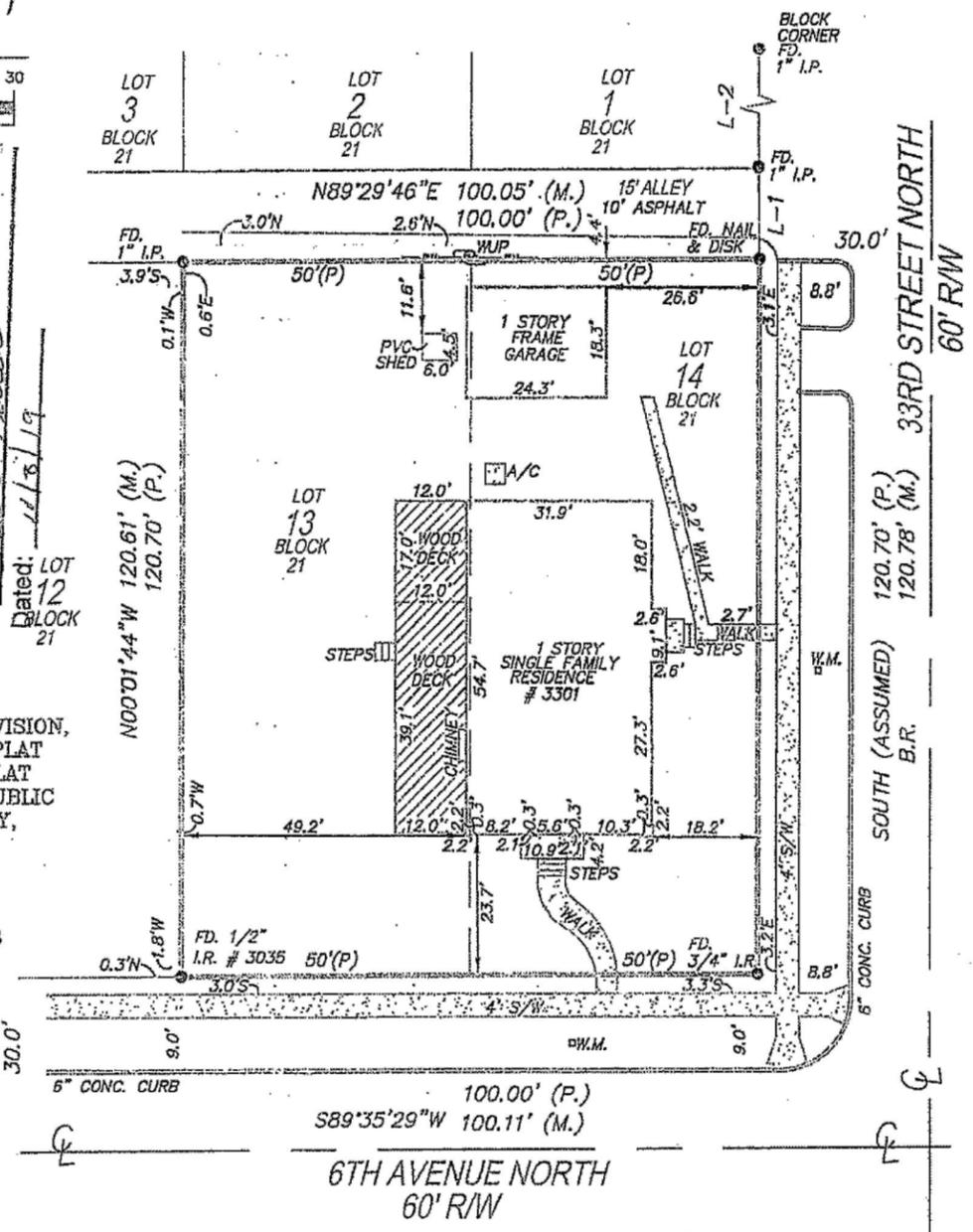
TYPE OF SURVEY: BOUNDARY



I/We hereby certify We have reviewed the boundary survey. I/We understand the easements and/or encroachments that will be an exception on the title insurance policy. X X
 Dated: 11/8/19
 [Signature]

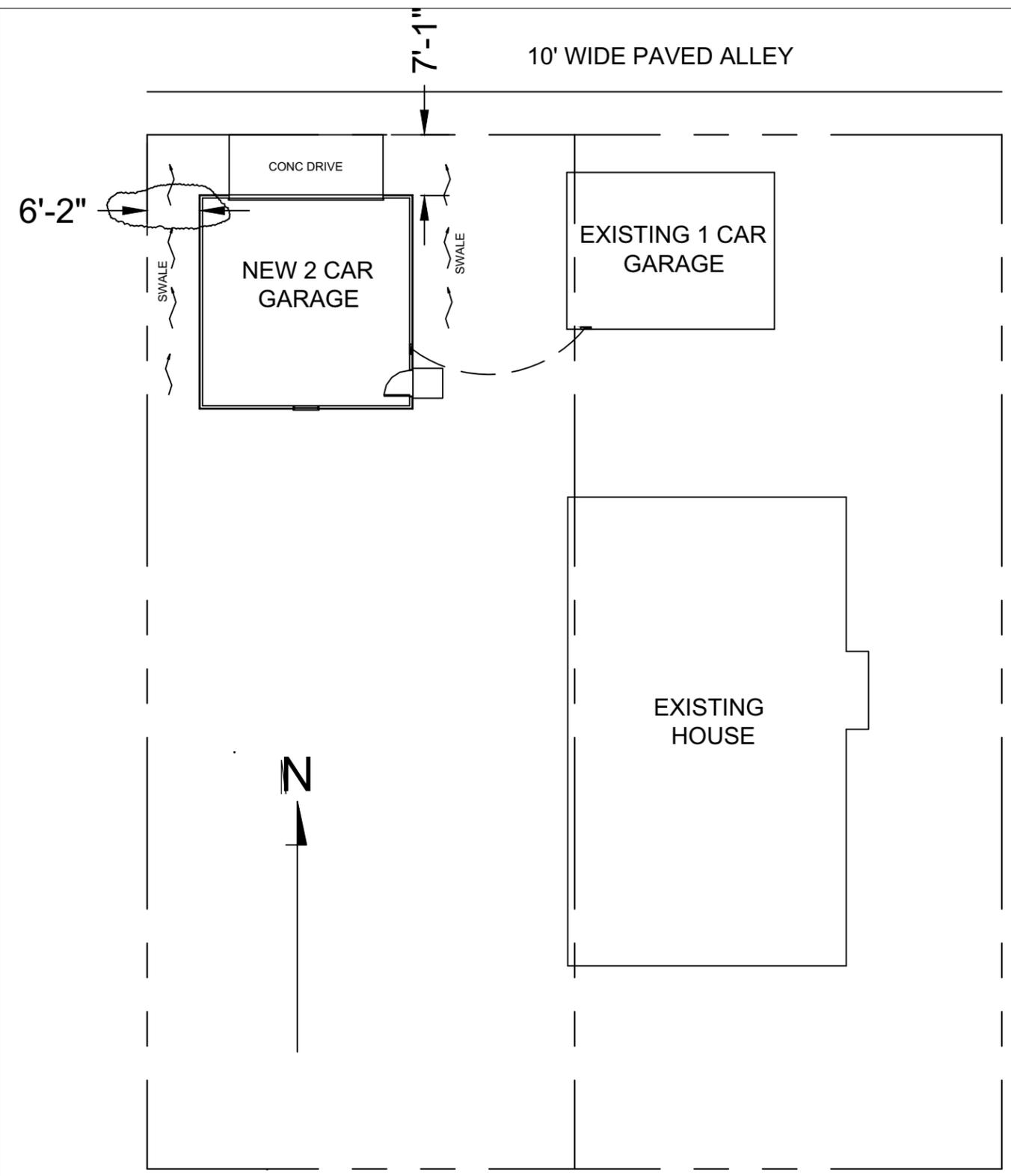
Legal Description:
 LOTS 13 AND 14, BLOCK 21,
 ADDITION TO KENWOOD SUBDIVISION,
 ACCORDING TO THE MAP OR PLAT
 THEREOF, AS RECORDED IN PLAT
 BOOK 6, PAGE 92, OF THE PUBLIC
 RECORDS OF PINELLAS COUNTY,
 FLORIDA.

Property Address:
 3301 6th Avenue North
 St. Petersburg, Florida 33713



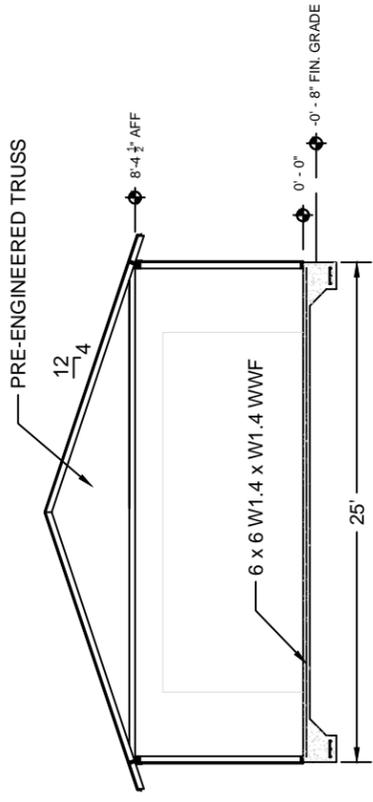
L-1
 15.00' (P.)
 S00°33'42"E 15.21' (M.)
 L-2
 120.70' (P.)
 S00°04'10"E 120.89' (M.)

100.00' (P.)
 S89°35'29"W 100.11' (M.)
 6TH AVENUE NORTH
 60' R/W

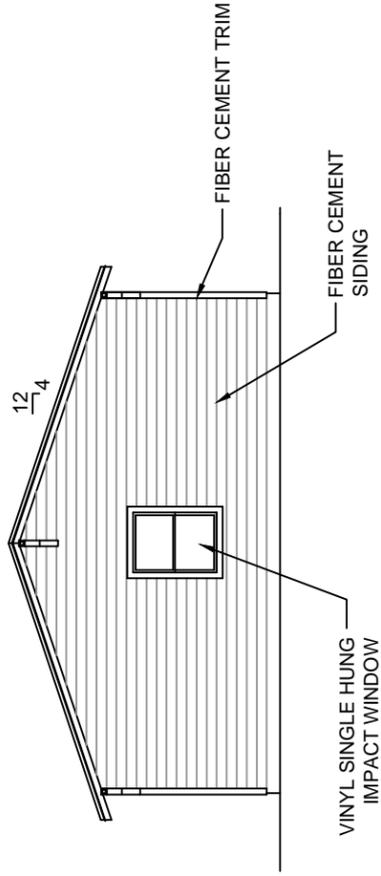


SITE PLAN $\frac{1}{16}'' = 1'0''$

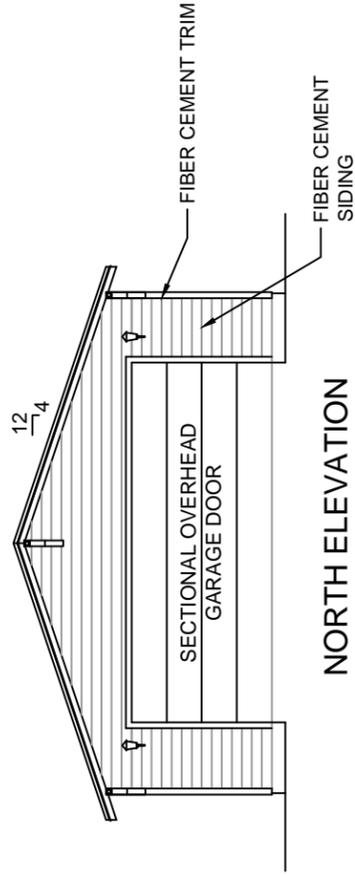
BARBER GARAGE
 3301 6TH AVE N
 ST PETERSBURG, FL



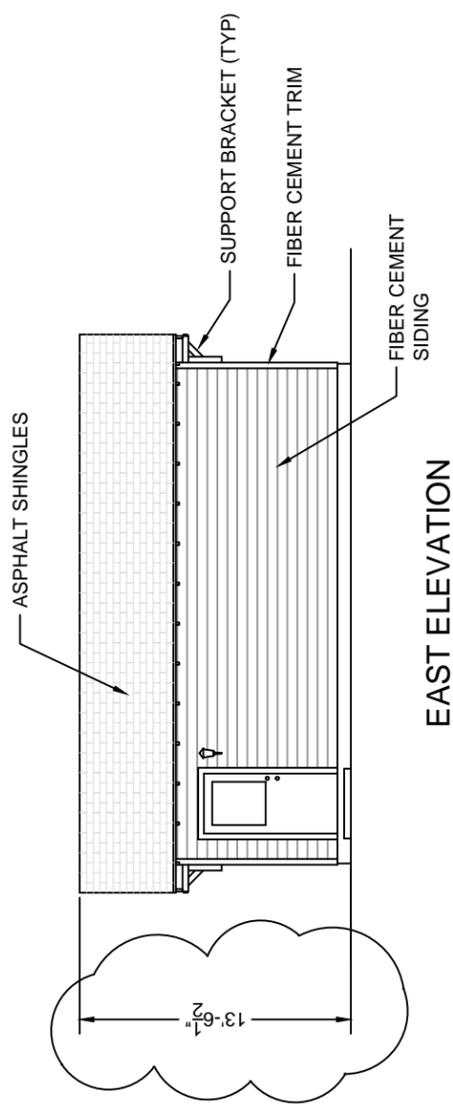
SECTION



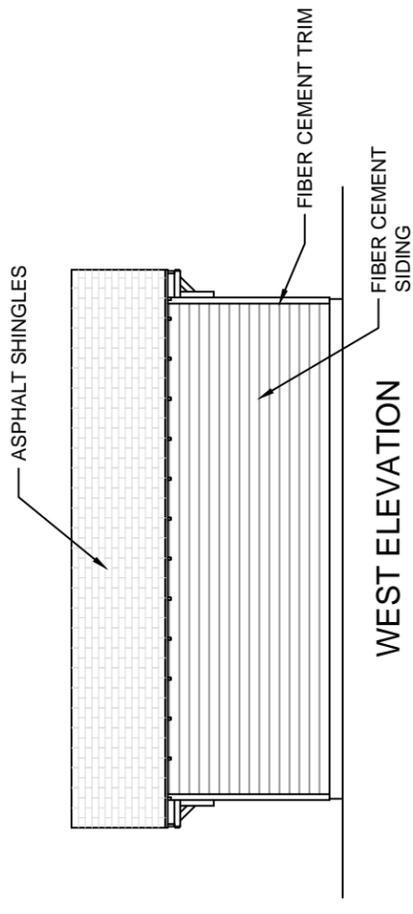
SOUTH ELEVATION



NORTH ELEVATION



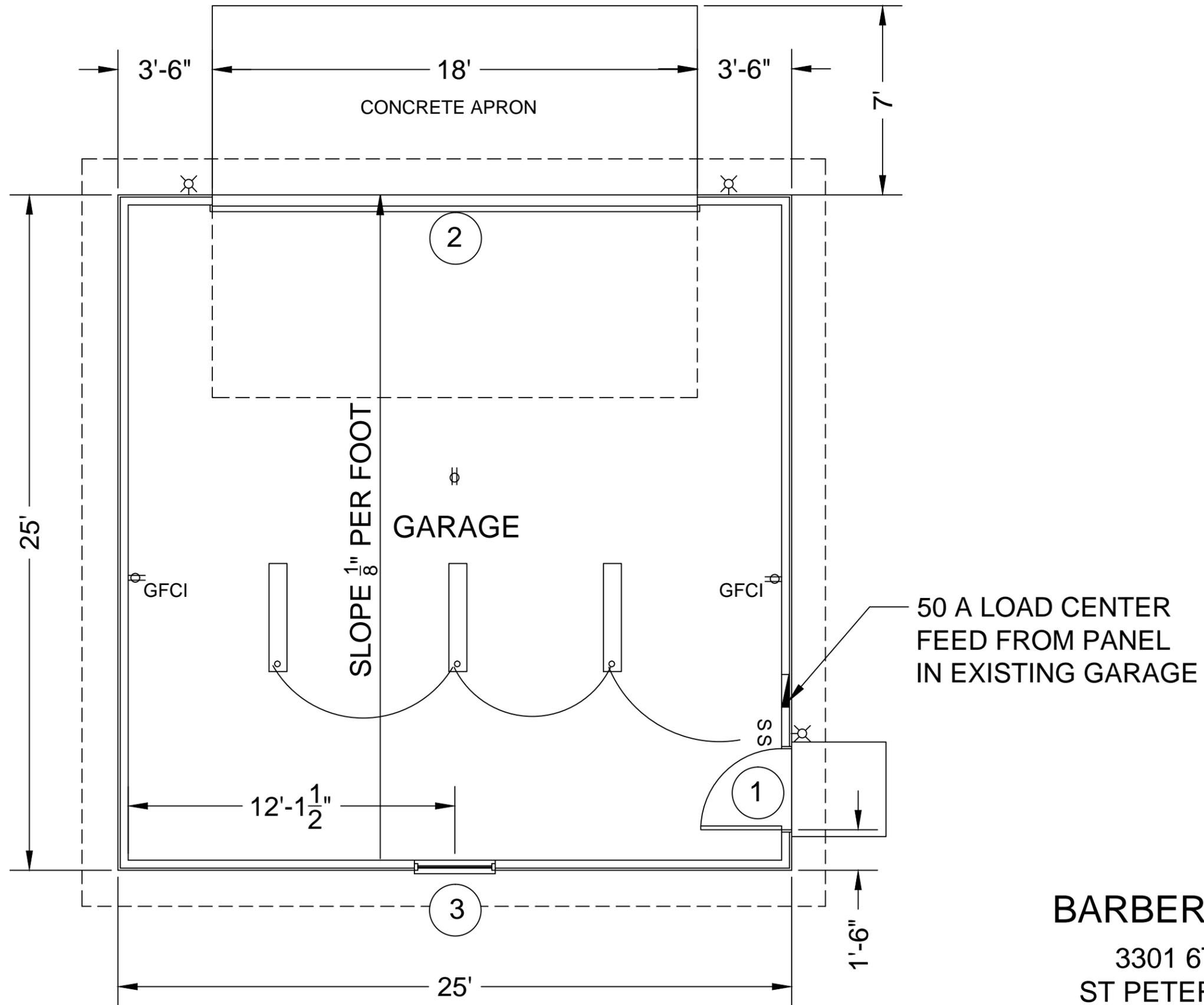
EAST ELEVATION



WEST ELEVATION

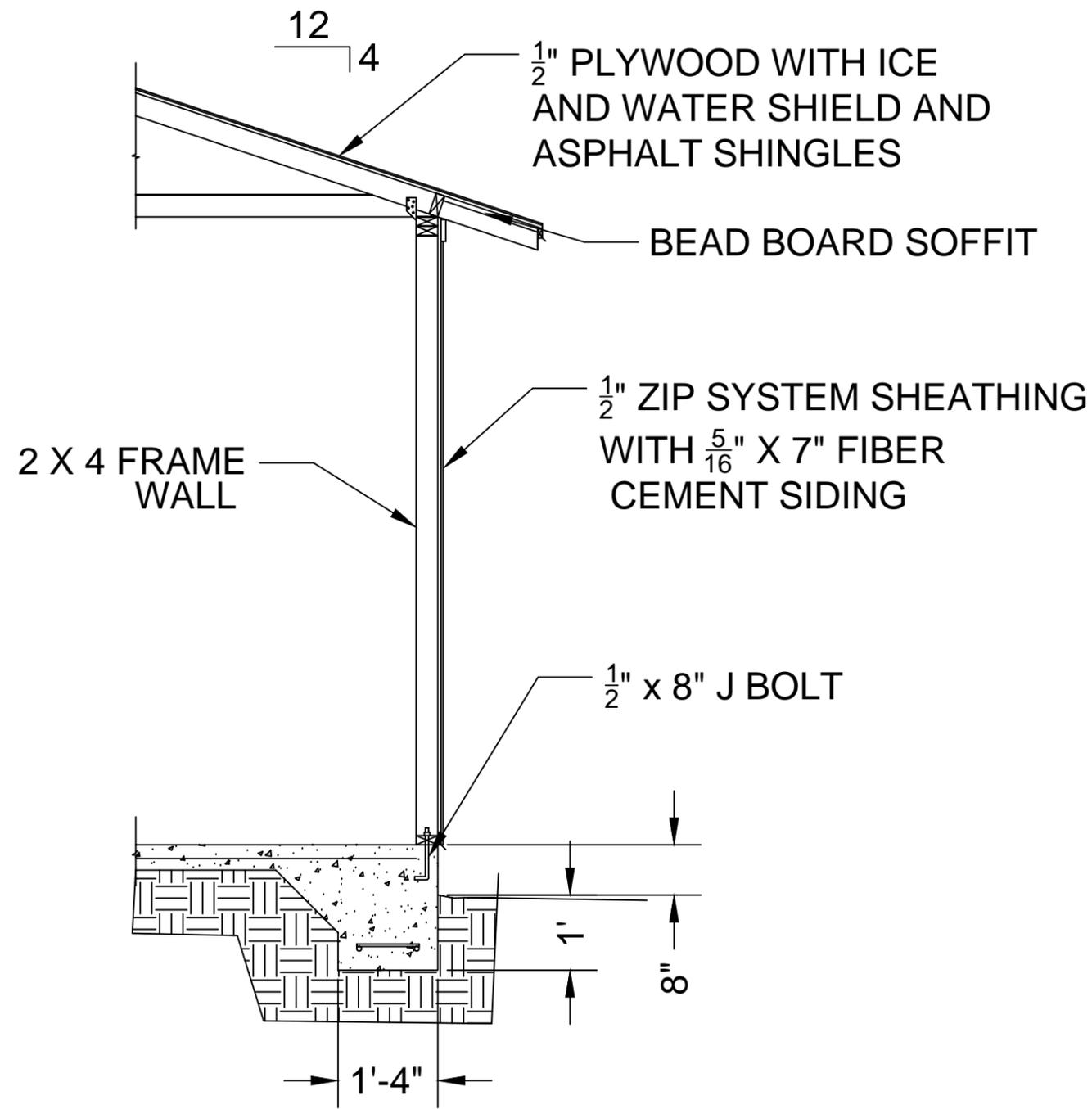
Barber Garage
 3301 6th Ave N
 St Petersburg, FL

ELEVATIONS

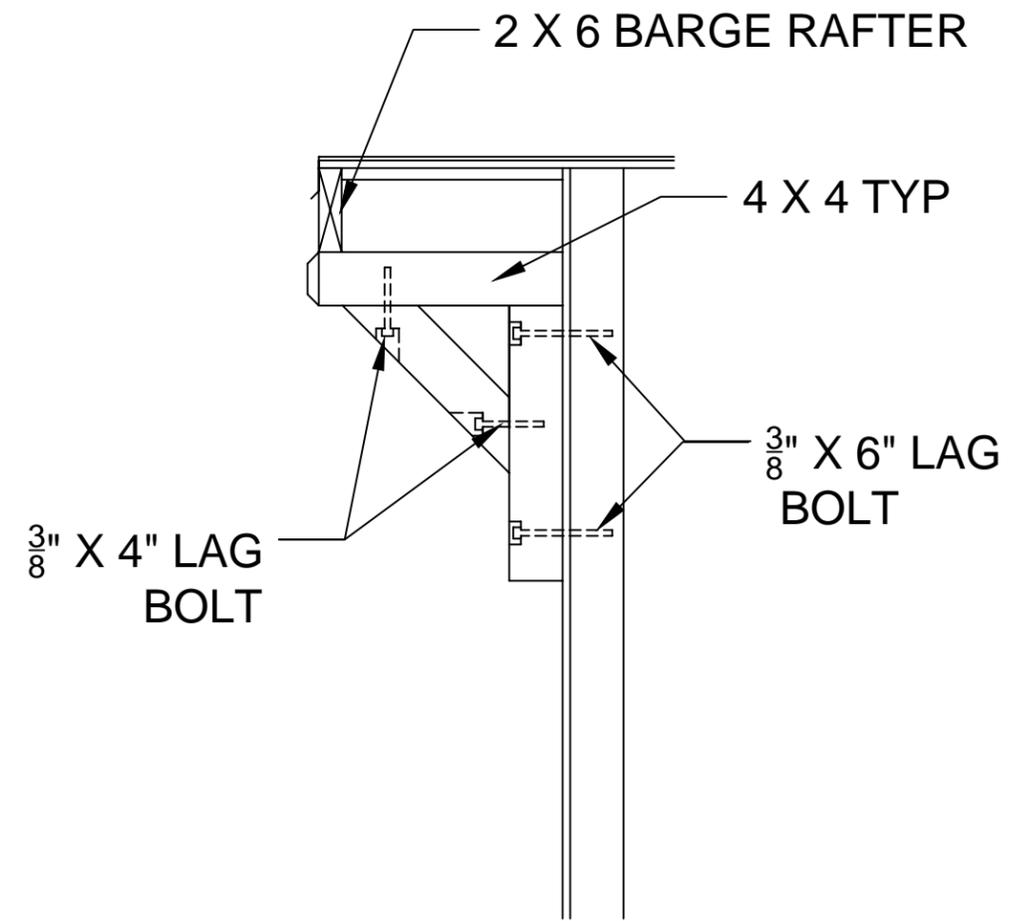


BARBER GARAGE
 3301 6TH AVE N
 ST PETERSBURG, FL

FLOOR PLAN $\frac{1}{4}" = 1'-0"$



WALL SECTION
1/2" = 1'0"



BRACKET DETAIL
1" = 1'0"

BARBER GARAGE
3301 6TH AVE N
ST PETERSBURG, FL



3301 6th Ave N Street View



**3301 6th Ave N
Exsiting 1 Car Garage**



3301 6th Ave N View of rear of existing 1 car garage



**3301 6th Ave N
Bracket/Eave Detail**



**3301 6th Ave N Adjacent lot
Project Location**



3301 6th Ave N Backyard View
Location of new Garage
Building

**3301 6th Ave Nearby
Houses**



Appendix B:

Maps of Subject Property



34TH ST N

7TH AVE N

33RD ST N

6TH AVE N

5TH AVE N

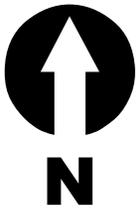
The Kenwood Section
– Northwest Kenwood Local Historic District

Community Planning and Preservation Commission

3301 6th Avenue North

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
20-90200034**



SCALE:
1" = 125'

34TH ST N

33RD ST N

7TH AVE N

6TH AVE N

5TH AVE N

The Kenwood Section
– Northwest Kenwood Local Historic District

Community Planning and Preservation Commission

3301 6th Avenue North

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200034



N

SCALE:
1" = 125'

Appendix C:

Staff Photographs



NO
PARKING
THIS SIDE
OF STREET

3301











3337

156100
www.156100.org

Popeyes
LOUISIANA KITCHEN



