



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, October 13, 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.: 20-90200083

REQUEST:

Review of a Certificate of Appropriateness for replacement of a front door at 2726 Burlington Avenue North, a property proposed for inclusion as a contributing property to a local historic district currently pending public hearing

OWNERS:

Don Phillip Chambers
Katherine Jane Chambers

PARCEL ID NO.:

23-31-16-35082-015-0040

ADDRESS:

2726 Burlington Avenue North

LEGAL DESCRIPTION:

HALL'S CENTRAL AV NO. 1 BLK 15, LOT 4

ZONING:

NT-2

Historic Significance

The Craftsman bungalow at 2726 Burlington Avenue North (“the subject property”) was permitted for construction in 1924 by A.A. Stebbins, a prominent builder of Craftsman-influenced homes throughout the Kenwood area. The house takes the double front gable form fairly typical to bungalows constructed locally during the 1920s, with a front porch spanning the majority of the façade but offset from the primary roof structure. The front porch structure is supported by square brick half-columns atop broad square stucco piers. The subject property offers a good example of the double front gable subtype of the Craftsman bungalow. A low-pitched roof, cross-gable at its right side elevation, and exposed rafter tails further reference the Craftsman style. The house’s one-story, long and narrow form with a bay projection at the south side elevation is typical of bungalows found in St. Petersburg’s pre-World War II suburbs such as Kenwood.

The subject property is a contributing property to the Kenwood National Register Historic District (Florida Master Site File No. 8PI07790). The area generally bounded by 1st Avenue North, 5th Avenue North, 26th Street North, and 28th Street North is subject to a complete application for local historic district designation as the Kenwood Section - Southwest Central Kenwood Local Historic District (City File 19-90300002), which is pending public hearing. The subject property is recommended for inclusion in this district as a contributing property by this application, and staff concurs with this evaluation of the resource’s contributing status. Because of the prolonged duration of the proposed district’s pending status.

Project Description and Review

Project Description

The subject property’s front entrance presently consists of a pair of wooden French doors (Figure 1). The date of the doors’ installation is unknown. Staff concurs with the application’s suggestion that they were likely not original but installed at a later date, possibly in conjunction with the enclosure of the front porch which appears to have occurred in 1962.



Figure 1: Existing doors, as shown in application



Figure 2: Proposed doors, as shown in application

The proposed replacement door (Figure 2) is a fiberglass single-action door with sidelights. The door itself features a faux-lead glass panel at its upper portion, and the appearance of vertical-panel construction below. The sidelights also feature the faux leaded glass. The overall design and configuration are consistent with recommendations provided by St. Petersburg's Design Guidelines for Historic Properties (Figure 3), although leaded glass is not a typical historic design element found locally on Craftsman-style homes. Nonetheless, the design generally references the Craftsman design aesthetic.

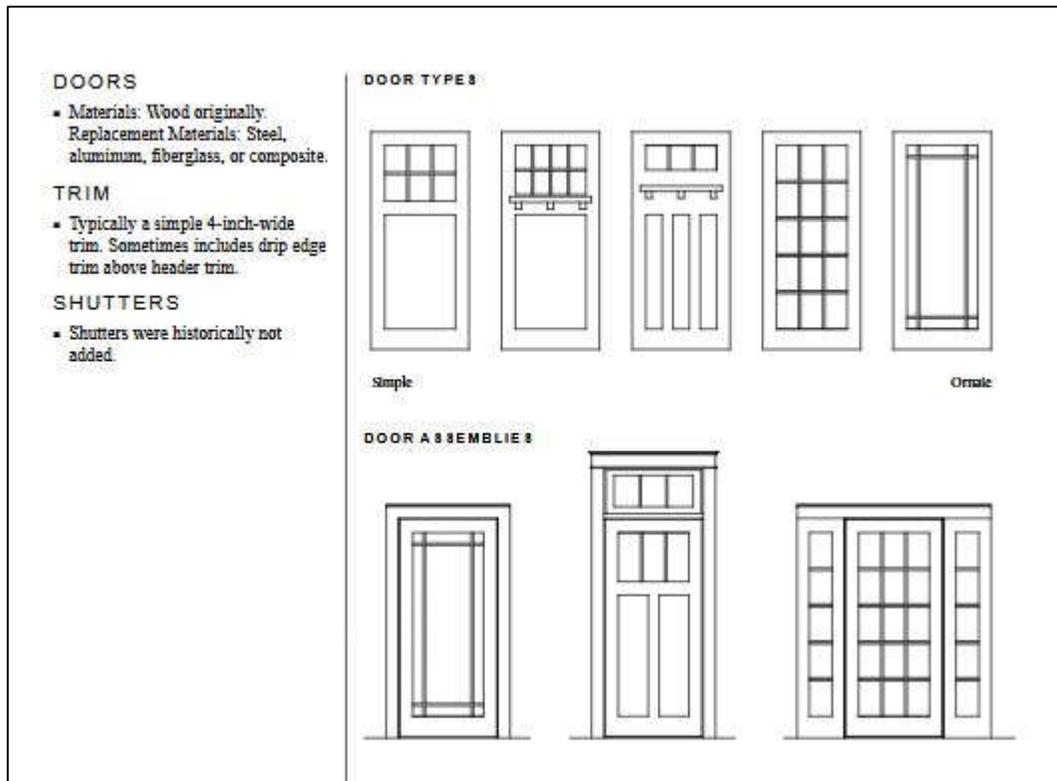


Figure 3: Typical doors found at local residences displaying the Craftsman style, as shown in St. Petersburg's Design Guidelines for Historic Properties, page 49

General Criteria for Granting Certificates of Appropriateness and Staff Findings

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

Consistent

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

Since the existing doors appear to be a later alteration, the original entryway's configuration and design is unknown.

The proposed partially-glazed door with sidelights combines elements commonly found historically in similar resources. Further, both the design of the paneled door with glazing at the upper portion, and the door assembly

composed of a single-action door and sidelights, are recommended features of the Craftsman style by St. Petersburg's Design Guidelines for Historic Properties.

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

Consistent The proposed project will not affect the building's footprint and will have minimal impact on other resources within the district.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

Consistent The proposed door will introduce a non-historic material in its fiberglass construction. However, its design replicates one that is historically common within the district.

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

Consistent The existing paired doors do not feature a brace, which presents a security risk and a vulnerability during storm events. The proposed replacement will be impact rated.

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. A contract for the replacement door has already been secured, according to correspondence with the applicant.

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 proposed to be listed as a contributing property.

Additional Guidelines for Alterations

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

Consistent The subject property is, and will continue to be, a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

Consistent As noted above, the proposed replacement door features stylistic characteristics common to the district, but the style of the original door is not known.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

Consistent The exact configuration and stylistic details of the original entryway at the subject property are unknown, but the proposal blends common elements. Staff finds it to be appropriate both to the individual resource and to the district.

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

Consistent The existing doors may have been installed as part of an alteration undertaken in 1962, during which it appears that both front and back porch areas were enclosed (see application for details and evidence). Although the existing front doors have, therefore, potentially been in place for over 50 years, this would also mean that the original intention was for the doors in question to serve as an interior feature. Since the encompassing nature of that 1962 alteration (the enclosure of the porch space) has since been reversed, the resulting significance of the existing French doors is largely lost.

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

Consistent The door to be removed is likely not historic and represents a fragment of a mid-century alteration. The existing opening will be preserved.

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

Consistent The opening and trim will be preserved and repaired as necessary.

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

Consistent No harsh treatments have been proposed or observed.

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

Not applicable The subject property is not located within a known archaeological sensitivity area.

Summary of Findings

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

- General Criteria for Granting Certificates of Appropriateness: 5 of 5 relevant criteria met.
- Additional Guidelines for Alterations: 7 of 7 relevant criteria met.

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 at 2726 Burlington Ave. N. Staff recommends the following conditions, which are consistent with the application materials, be noted in the approval:

1. The existing entryway opening and trim will be preserved, as proposed.
2. Sidelights will be recessed in wall plane approximately 2"-3" to provide consistency with existing historic windows.
3. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
4. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Appendix A:

Application No. 20-90200083 and Submittals



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

Property Address	Parcel Identification No.
Historic District / Landmark Name	Corresponding Permit Nos.
Owner's Name	Property Owner's Daytime Phone No.
Owner's Address, City, State, Zip Code	Owner's Email
Authorized Representative (Name & Title), if applicable	Representative's Daytime Phone No.
Representative's Address, City, State, Zip Code	Representative's Email

APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
<input type="checkbox"/> Addition	<input type="checkbox"/> Window Replacement	<input type="checkbox"/> Repair Only	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Door Replacement	<input type="checkbox"/> In-Kind Replacement	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Roof Replacement	<input type="checkbox"/> New Installation	
<input type="checkbox"/> Relocation	<input type="checkbox"/> Mechanical (e.g. solar)	<input type="checkbox"/> Other:	
<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: 28 Aug. 2020

Signature of Representative: _____ Date: _____

Statement for Certificate of Appropriateness Hearing to Discuss Installation of New Entry Door at 2726 Burlington Ave. N in the Proposed Southwest Central Kenwood Local Historic District

Our home at **2726 Burlington Ave. N** is in the **Craftsman** style, built in **1924**, with a broad open porch, brick columns and half-columns, and exposed beams. It has wood and stucco cladding (**Figure 1**).

We seek to replace the existing front doors (**Figure 2**) for two important reasons:

1. To make the entry more consistent with the style of a 1920s Craftsman bungalow that dominate the neighborhood
2. To better secure the home from hurricanes and break-ins, using technology and material consistent with a home from the 2020s and not the 1920s (or 1950s as we argue).

Point 1: Making Entry more Consistent with Craftsman Style Architecture of the 1920s

The current doors (**Figure 2**) are rather unusual on 1920s-era Craftsman bungalows, being double-entry, French doors with glass panels. We contend they are not original, which should allow us to choose a design more in line with typical Craftsman architecture. Supporting evidence for this is:

1. ***Our porch was previously enclosed.*** There is residual evidence of the enclosure remaining in the paint and wood of the siding, porch, and columns of the porch (**Figure 3**). These marks include an obvious header and footer for an entryway between the half-columns in the middle of the porch (**Figure 4**), indicating another external door. A picture from a 1994 survey (**Appendix A**) shows the porch enclosure either being removed or converted to a screened porch. Unfortunately, the picture is a black and white scan and of poor quality and the doors are not shown. We suspect this shows the porch being converted to a screened in porch, since neighbors informed us it was still



Figure 1. Front façade of 2726 Burlington Ave. N from the sidewalk, showing front porch and current entry doors. Photo taken 27 August 2020.

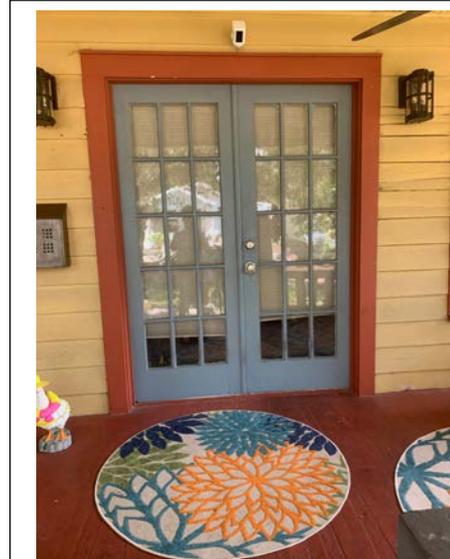


Figure 2. Current entry doors. Photos taken 27 August 2020.

screened as of the mid-2000s before the last major remodel before we purchased the house.

2. ***According to the property card for our house (Appendix B), 11 double-hung windows were replaced with jalousie-type windows in 1962.*** We currently have two jalousie-type windows on the back of the house (part of a previously enclosed back porch that has been converted to an interior laundry room, pantry, and bathroom). However, this could account for only 4-5 of the double-hung windows. We believe this remodel replaced windows on the previous front porch enclosure, indicating that it was a solid enclosure and not screened in 1962.
3. ***Doors similar to ours are not found on Craftsman houses in pictures taken in 1920s and 1930s.*** French doors are not shown in the door assemblages for Craftsman houses in the “St. Petersburg Design Guidelines for Historic Properties” (page 49) nor in any online photo archive we have searched.
4. ***There is a depression for a mortice lock bolt on one door, but no corresponding place for the mortice lock assembly on the other door (Figure 5).*** This suggests to us that these doors were not originally a pair. Perhaps one was damaged and replaced with a similar salvaged door. Equally plausible is the two doors were salvaged to create the door at some point in the past, most likely when the porch was enclosed and a new external doorway was created.

We contend our current entry doors are *not* original to the house and that they were added when the front porch was enclosed. They may



Figure 3. Remnants of former porch enclosure. Photos taken 27 August 2020.

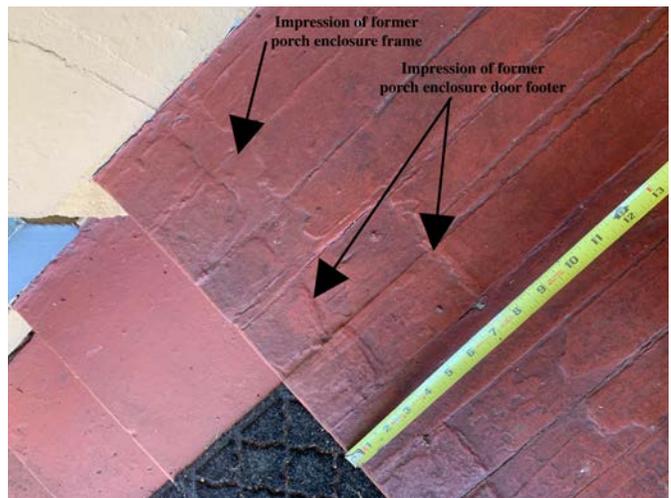
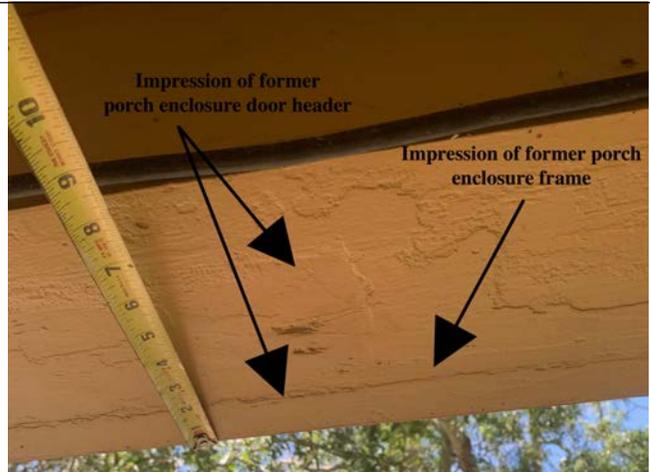


Figure 4. Remnants of former entry in porch enclosure. Photos taken 27 August 2020.

have been replaced multiple times. We believe salvaged doors were combined to create French doors in order to provide quicker and easier access to this new “room” and that they were considered interior doors at the time they were installed. We contend that when the home was remodeled and the porch opened, the doors were not replaced because they were still in good enough shape for a flip and a deadbolt was added to give a semblance of security so that they would be construed as exterior doors by buyers.



Figure 5. (left) Door jamb for left door showing slot for a mortice-type lock. (right) corresponding location on right door showing no hole for the mortice-lock assembly. Photos taken 27 August 2020.

Point 2: Security

The current doors would not meet any current building code and are not secure.

1. ***The doors do not close solidly.*** It is possible to push in the bottom and top by a substantial amount with only a little force – enough to put a pry bar in and force them open (**Figure 6**).
2. ***The doors have considerable damage.***
3. ***It would be easy to break the glass and open the latches keeping the left door “locked” from inside.*** The door latches when we purchased the house were even worse, with only a ½” latch (that was installed backwards!). One could give a good push and the latches would pop open. We have repaired the best we can, but it is still not safe.



Figure 6. Safety issues with the current doors – it is easy to push open top and bottom with gentle pressure. There is evidence of the bolt having been pried open and replaced in the past. The bolt is very close to the edge of the door. Photos taken 27 August 2020.

4. *The doors are not hurricane impact resistant.* During Irma, the doors nearly blew in even though we had screwed plywood across the entire entrance on the outside. We had to create an emergency brace on the inside with scrap wood and chairs.

Proposed Replacement Door

The door we propose to install (**Figure 7**) is a modern, single-entry Craftsman-style solid fiberglass door with an upper window and dentil details, along with coordinating side lights. The full catalog page and contractor’s work plan are included as **Appendix C**. All pieces will be wood grain and be stained a dark red-brown to compliment the red paint on our trim. The existing trim will be removed, saved, and reinstalled to blend them into the house façade. From the street, they will look like wood doors. They are hurricane impact rated and will meet all modern building codes.



Figure 7. Proposed front door. See **Appendix C** for full catalog listing and contractor’s spec sheet.

This style of door is quite prevalent in the neighborhood (**Figure 8**) – there are currently 17 doors of similar design that are currently on houses in the proposed historic district; five of them are on our street. The proposed door is consistent with the guidelines.



Figure 8. Examples of doors similar to the one we propose on houses within a block of 2726 Burlington Ave. N. All are new and have been updated in the last several years. Photos taken 27 August 2020.

Conclusions

We have presented evidence of significant previous modifications to our porch, including a separate entryway, since at least 1962 and likely before that. There is evidence that the current doors were salvaged and put together as a pair. Because of this, we believe our current doors *should not be considered “original” features* of the house and that we should be allowed to update them – just like a large number of our neighbors have done in the last decade without having to submit a COA. We believe our proposed new doors are consistent with both the spirit and intent of the proposed historic district.

Appendix A – 2726 Burlington Site Survey Picture (1994)



Scanned picture from 1994 Survey of Historic Kenwood showing 2726 Burlington Avenue. An enclosed porch is obvious, although the doors leading into the main house are not shown. It is not clear if the enclosure is being removed or updated in 1994, but neighbors have reported to us that the porch was screened into the mid-2000s. Thus, we interpret this picture as showing a transition from a previous full enclosure to a screened enclosure.

Appendix B – 2726 Burlington Property Card

SUBDIVISION		BLOCK 115	
PERMIT NO. 13302	DATE 12/11/64	ELECTRICAL PER. NO. 1720	DATE 1-30-25
LOCATION 2726 Burlington Ave. N.	OWNER A.A. Stebbins	OWNER Fred H. Smith	DATE 2/22/64
CONTRACTOR A. A. Stebbins	CONTRACTOR Brown O.K. 2-11-25	CONTRACTOR Price	
ARCHITECT	OPENINGS 11-C.B-3.2-B.5-P.	FIXTURES-C-L-D-OK 5/1/40	
KIND BLDG. 1-st.fr.res. ROOMS 6	6595G- 1/30/57- Mr. S.H. Smith	#7020F - 12/8/58 - Smith	
SIZE & garage	Brinson Elec. - 20 4p 1sw 1-meter	Irons Plbg. - 1-ewh	
CU. FT. 34,500	3ws 70amp 1-lawn pump	O. K. DATE	
RATE PER CU. FT.		#52LOK - 3/5/62 Tropical Homes	
OCCUPANCY	FIXTURE PER. NO.	DATE	Schaf Plbg. - Replace 1-sink
FOUNDATION	OWNER		#P3315 - 2/9/68 - F. Smith
FLOORS	CONTRACTOR		Ed Holmes - 1-washing machine
#34809-11/9/35-N L Holdridge	CERTIFICATE NO.	DATE	
owner-(\$125)-reroof residence	ISSUED TO-		
#75616A-R# - 2/20/62 - \$800	#3101B-12-4-58-Smith		
Owner Mrs. Fred Smith - Replace	Brinson Elec.-3ws 100amp #2 1 meter		
eleven double hung windows in exist-	1 range 1 w.h.		
ing residence with jalousie type	GAS PERMIT NO. #G7537A	DATE 8/25/80	SEWER PER. NO. 1085 10/30/28
(Type V1) Tropical Home Service,	OWNER M.D. Driver - Peoples Gas		OWNER Mrs. J.L. Marshall
Contractor	System Inc - nat gas - 1 wall htr		CONTRACTOR F.S.T.Co.
	FIXTURES-		O. K. DATE 11/1/28
SIGN PERMIT NO.	DATE	SEPTIC TANK PER. NO.	DATE
		OWNER	
		CONTRACTOR	
		O. K. DATE	

Appendix C – catalog page of proposed door along with contractor’s plan

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DOOR SUMMARY

ORDER FINISH SAMPLES

Project			
DOOR TYPE	DOOR CONFIGURATION	DOOR SIZE	DOOR GLASS
Entry	Single with Sidelites	3'0" x 6'8"	Pembridge™
DOOR FINISH	FRAME FINISH	ACCESSORIES	
Mulberry	Mulberry	Prospect Oil Rubbed Bronze Handleset	

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Email Address

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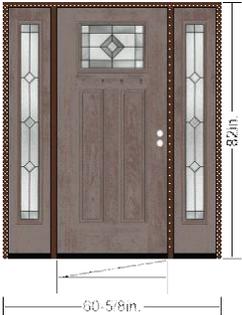
Quotation

World of Windows

Quote ID SQAEU000241-1

P.O. Number

Line	Label	Qty	UOM	Family/Part Number
1		1.0000	EA	Entry Door Entry Door System



As Viewed From Outside

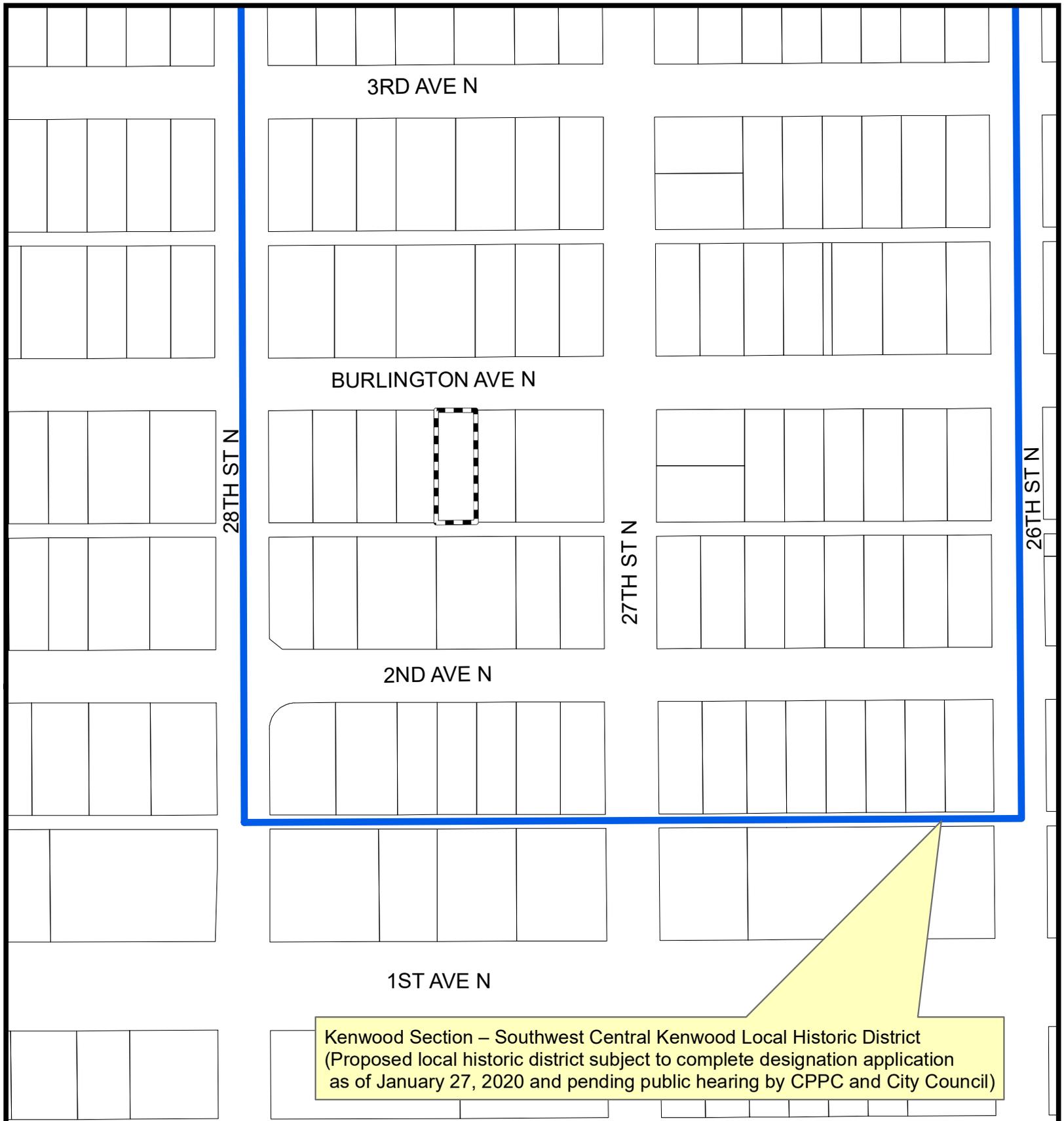
THERMA TRU, IMPACT WBDR, 0/1-3/0-0/1X6/8, SGL 2-SIDELITES, LH INSWING, FC MAHOGANY, CRAFTSMAN 1LT 2PNL (FCM6520-I), PEMBRIDGE GLASS, BLACK NICKEL CAMING, DBL BORE RAD PREP 2-3/8, 4-5/8" WOODGRAIN COMPOSITE JAMB, BRONZE WEATHERSTRIP, COMPOSITE ADJ SILL BRONZE/DARK CAP FINISH, FC MAHOGANY, FULL 1LT (FCM6500SL-I), PEMBRIDGE, BLK NICKEL, BRZ SELF-ADJ FIXED, BOXED UNIT, NO CASING, 3 BALL BEARING BLK NICKEL HINGES, FIBER CLASSIC 4 BLOCK DENTIL SHELF, ON-SITE HUTTIG PREFINISHED, EXTDRCOLR AUTUMN HARVEST, EXTJMCOLR AUTUMN HARVEST, EXTSLCOLR AUTUMN HARVEST, INTDRCOLR AUTUMN HARVEST, INTJMCOLR AUTUMN HARVEST, INTSLCOLR AUTUMN HARVEST, ACTUAL UNIT SIZE:60-5/8IN. X 82IN., FL CODE 20468.8

All prices are in USD

Quote subtotal (MSRP)		7,300.50
Adjustment		
Discounted Subtotal		7,300.50
Tax	0.00%	0.00
Labor Tax	0.00%	0.00
Shipping and Handling	0.00	0.00
Other Charges (Specify)	0.00	0.00
Total Quote Value		7,300.50

Appendix B:

Maps of Subject Property



Kenwood Section – Southwest Central Kenwood Local Historic District
 (Proposed local historic district subject to complete designation application
 as of January 27, 2020 and pending public hearing by CPPC and City Council)

Community Planning and Preservation Commission

2726 Burlington Avenue North

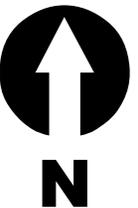
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200083



SCALE:
1" = 160'



Kenwood Section – Southwest Central Kenwood Local Historic District
(Proposed local historic district subject to complete designation application
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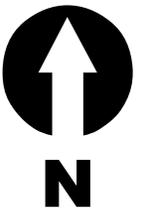
Community Planning and Preservation Commission

2726 Burlington Avenue North

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
20-90200083**



**SCALE:
1" = 160'**