### 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 **Tuesday, November 10, 2020, beginning at 2:00 p.m.,** in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at [www.stpete.org/meetings](http://www.stpete.org/meetings).

**UPDATE: COVID-19**
Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing, with limitations on the number of attendees within Council Chambers. The City’s Planning and Development Services Department requests that you visit the City website at [www.stpete.org/meetings](http://www.stpete.org/meetings) and contact the case planner for up-to-date information pertaining to this case.

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.

<table>
<thead>
<tr>
<th>AGENDA ITEM:</th>
<th>CITY FILE NO.: 20-90200042</th>
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<tbody>
<tr>
<td>REQUEST:</td>
<td>Review of a Certificate of Appropriateness for alterations to 2855 8th Ave N, a contributing resource to a local historic district.</td>
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<tr>
<td>OWNERS:</td>
<td>Emer Kelly and Kenyon Kowal</td>
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<td>AGENT:</td>
<td>Kenyon Kowal</td>
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<tr>
<td>PARCEL ID NO.:</td>
<td>14-31-16-46332-001-0110</td>
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<tr>
<td>PROPERTY ADDRESS:</td>
<td>2855 8TH Avenue North</td>
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<tr>
<td>LEGAL DESCRIPTION:</td>
<td>KENWOOD SUB BLK 1, LOT 11</td>
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<tr>
<td>ZONING:</td>
<td>NT-2</td>
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Historic Significance and Existing Conditions

The house at 2855 8th Avenue North (“the subject property”) is listed as a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008). The property is also documented as FMSF No. 8PI07549, a contributing property to the Kenwood National Register Historic District.

The subject property was constructed in 1940 by Frank Smith, a local real estate broker who built several houses in St. Petersburg. It is a fine example of the Minimal Traditional houses that were popular during the later years of the Great Depression. Characterized by simpler forms and much stronger classical references than their Land Boom-era Craftsman precedents, Minimal Traditional homes combined the conscientious interior layouts of the bungalow with restraint in ornamentation. Sometimes underappreciated as buildings that embrace neither the aesthetics of the interwar nor the post-World War II construction boom, Minimal Traditional houses serve as a significant visual representation of the evolution of St. Petersburg’s self-image which occurred between these two periods.

The subject property features a predominantly side-gabled form, with a gabled portico with barrel ceiling and bracket support highlighting the main entrance. A large, front-gabled front porch to the left of the entrance and engaging the street corner on which the building sits, is a noteworthy feature among Minimal Traditional homes. The subject property’s “large front porch” was emphasized in a 1940 St. Petersburg Times article which included a note of its sale.¹

¹ “VanSciver Reports Active Market,” St. Petersburg Times, November 24, 1940.
The subject property has retained a high degree of integrity with regard to this historic design, as well as most of its historic materials, including original wooden double-hung sash windows with six-over-one configuration and wood siding with beveled corner joints. As such, it is listed as a contributing resource to the Kenwood Section – Northwest Kenwood Local Historic District, which was added to the St. Petersburg Register of Historic Places on April 18, 2019.

In addition to its status as a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District, the subject property is listed as a contributing resource to the Kenwood National Register Historic District. It is recorded under Florida Master Site File (FMSF) number 8PI07549.

Project Description and Review of COA

Project Description

The application (Appendix A) proposes several alterations. This case is a continuation of case 20-90200015, which was approved by this Commission at a virtual hearing earlier this year. Under that application, the replacement of an attic window at the east elevation was approved. Since the window had deteriorated, leaving the attic open to the elements, that aspect of the proposal was separated to expedite the security of the building envelope.

The application initially proposed several elements which have since been put on hold. The scope of work being proposed herein includes:

- Replacement of French doors at the front porch;
- Replacement of remaining wood siding at the detached garage with Hardie plank siding to replicate the historic profile; and
- Construction of a water heater closet at the east elevation to allow the unit’s relocation from its current location in the attic.
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 a contributing resource within the Kenwood Section – Northwest Kenwood Local Historic District. The alterations will replicate the historic configuration of the French doors and the profile of the original siding at the detached garage.

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.**
   - **Generally consistent** The proposed replacement doors will be the same size as the original unit and replicate the original configuration.

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 Window Replacement**

The City’s historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. **Impact resistance. The replacement window and glass shall be impact resistant;**
   - **Consistent** The new set of doors will be impact resistant, per information provided with the application.
2. **Energy performance.** The replacement window shall be Energy Star qualified for southern climate zones;

   **Consistent**

3. **Depth in wall.** The replacement window shall be setback into the wall the same distance as the historic window;

   **Consistent**

4. **Frame size, shape and exterior trim.** The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;

   **Consistent** Existing trim is to be retained.

5. **Configuration.** The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;

   **Consistent** The 15-light divisions will be replicated with contoured exterior muntins (simulated divided lite grids).

6. **Proportions.** The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:

   a. **Muntins and mullions.** Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.

   b. **Stiles.** For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.

   c. **Top, meeting and bottom rails, and blind stop.** The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.

   **Consistent** The proportions will be replicated to the greatest extent possible with a contemporary impact unit.

7. **Finish.** The finished surface and appearance shall match the historic window, where practicable.

   **Inconsistent** The application proposes vinyl door frames.

### 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:** 4 of 4 relevant criteria satisfied or generally satisfied.

- **Additional Guidelines for Window Replacement:** 6 of 7 criteria satisfied or generally satisfied by the proposed project; one criterion not met.
Staff Recommendation and Conditions of Approval

Certificate of Appropriateness Request

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 2855 8th Avenue North, subject to the following:

1. This approval is valid only for replacement of wood siding at the detached garage building. The profile of the existing siding will be replicated.

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. 20-90200042 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

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<tr>
<th>GENERAL INFORMATION</th>
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<tbody>
<tr>
<td>2855 8th Ave N</td>
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<tr>
<td>Property Address</td>
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<tr>
<td>Historic District / Landmark Name</td>
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<tr>
<td>Kenyon Kowal</td>
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<tr>
<td>Owner's Name</td>
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<tr>
<td>2855 8th Ave N</td>
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<tr>
<td>Owner's Address, City, State, Zip Code</td>
</tr>
<tr>
<td>Authorized Representative (Name &amp; Title), if applicable</td>
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<tr>
<td>Owner's Address, City, State, Zip Code</td>
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<tr>
<th>APPLICATION TYPE (Check applicable)</th>
<th>TYPE OF WORK (Check applicable)</th>
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<tr>
<td>Addition</td>
<td>Repair Only</td>
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<tr>
<td>✓ New Construction</td>
<td>In-Kind Replacement</td>
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<tr>
<td>Demolition</td>
<td>New Installation</td>
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<tr>
<td>Relocation</td>
<td>Other:</td>
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<td>Other:</td>
<td></td>
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<tr>
<td>Window Replacement</td>
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<td>Door Replacement</td>
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<td>Roof Replacement</td>
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<td>Mechanical (e.g. solar)</td>
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<th>AUTHORIZATION</th>
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<td>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.</td>
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**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: [Signature] Date: 01/19/20

Signature of Representative: [Signature] Date: [Date]
Siding

Proposed New Siding Locations

1. All exterior walls on home and garage, with the exception of the South-facing garage wall. New siding will match current siding in appearance.
Maintaining Appearance

Any new siding would be styled to match the rest of the home, as you can see we have already done with the South-facing garage wall.
Examples of degradation

This is just an example of the problems. Prior homeowners tried replaced some boards in 2016. Those board are already cracking and degrading.

In order to restore rather than replace, all siding would need to be stripped, decaulked, primed and repainted, and rotten boards replaced. See the cost of stripping below.

Caulking

Previous homeowners caulked underneath each board. This is detrimental to the structural integrity of the home, as the caulking traps moisture, leading to bubbles and balloons in the paintwork, rotting the wood, and threatening the underlying sheathing and framing.
New Material Costs
Here is a cost breakdown of using the original material (Cypress) vs what we will be using (HardiePlank).

HardiePlank / 7.25 in x 12ft / $8.32 each (homedepot.com)
Cypress Lap Siding / 1ft x 8ft / $24 each (Anderson Lumber)

New Material Total Cost:
Example of East-facing house wall

25 HardiePlank x $8.32 = $208
37.5 Cypress x $24 = $900

Restoration Costs
First Choice Painting Inc. quote: Portion of North facing wall (point 2 on survey) paint striping (no priming,painting, replacement boards or caulking are included): ~$740

See estimate below:

First Choice Painting Inc.
Large, FL. 33771
License#: C-11018

To: Kenyon Kowal (Re: 2855 8th Ave. N. St Pete, FL)
Re: Exterior Stripping Paint Estimate

Thank you for the opportunity to present this proposal for the painting work to your home. My 25+ years of experience painting provides you the experience needed to ensure a quality job.

This Paint Estimate Includes:
• To be honest, and to cover my self, the one wall we looked at would most likely take at least 2 full days to get it to where you would like its appearance. Which would be at least $540 in labor and it would be close to $100.00 for material. This is still a rough guess, it could be more or less, because as you remember from our discussion Kenyon, time @ $40 dollars an hour and material is the best and truly only way to do that kind of work.

Creating a quality surface requires a quality paint. These areas will be painted with Sherwin Williams Paints. Sherwin Williams are known for its long lasting paint products, quality and reliability.

Terms are good for 30 days, if you agree to the terms please sign and date below.

Signature: ______________________ Date: ______________________

Sincerely,
Nick M. Miller
Owner / Operator

February 21, 2020
This estimate is for only the portion of the north facing wall shown here:

Phasing
We would like to do an initial replacement of the boards on the East and North walls, as these are most degraded. These would be replaced in keeping with the style of the rest of the house, finished and painted to match current siding exactly.

The remainder of the home will be a phased project, and we would like to request up to 5 years to complete the work.
Conclusion

The cost of restoring the siding, or of replacing it with same material is un-affordable, and also not ideal as replaced wood is not holding up to the weather. As a further example of how new wood fares, please see the images below of our rotten porch railings. These railings were built with treated wood by Jeff Danner just three years ago. Last summer the gate rotted through and became unusable.

Due to the existing Hardieplank on the South-facing garage wall, its durability, affordability, and identical appearance to the original siding, we are requesting a certificate of appropriateness to side our home and garage with Hardieplank.
Attic Windows

We are planning renovations to our attic. As such we will need to add windows for appropriate light. New windows will be PGT - SH 5500/AR5540 Impact resistant Windows and follow same style/look as previous windows (if existing).

1. East-facing window attic location
2. North-facing window attic location
3. West-facing window attic location
1. East-facing window

PGT 5500 Single-hung window, no grids - in keeping with what was there previously. This window was not installed or maintained correctly by previous homeowners or builders. It rotted, fell out and broke. Restoration is not an option.

Window Size: 22" x 33"

Original:  

Current:
2. South-facing window

We will be adding two windows of the same size as #1, next to each other. Currently no window exists, and only a screen is there. New windows will match the appearance of the East-facing window - single hung, no grids.

Window Sizes: 22" x 33"
French Doors

We have been told by previous homeowners that the French doors currently on our home are not original. They are deteriorating and need to be replaced. We would like to replace these with impact-resistant vinyl French doors that match the current appearance (i.e. 15 traditionally divided grids).

PGT FD5555
2855 8th Ave N
Water Heater Enclosure

We are moving our water heater out of our attic, to be housed in a new enclosure outside on the East-facing wall, next to the existing air conditioning unit.

We will be using the same HardiePlank described in the siding document, to side this enclosure.
We would. We’d also like to move ahead with the garage as that’s unaffected too and is in a semi-finished state. The last part we want to move forward with is the water heater. It’s a hazard in the attic. It burst last year and flooded the place and we are not looking forward to a repeat of that so need to get it out of there regardless.

Best,
Emer

On Sep 24, 2020, at 11:44 AM, Laura Duvekot <Laura.Duvekot@stpete.org> wrote:

Would you like to move forward with the French door replacement at the façade for the November meeting? Staff would be recommending support of that aspect of the application. Looking though your submission, that appears to be the remaining element that would be unaffected by the attic plans.

Best regards,

Laura Duvekot
Historic Preservationist II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg, Florida

727.892.5451
laura.duvekot@stpete.org
Appendix B:
Maps of Subject Property
The Kenwood Section
– Northwest Kenwood Local Historic District
The Kenwood Section  
– Northwest Kenwood Local Historic District