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.

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 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.

AGENDA ITEM:   CITY FILE NO.: 20-90200081

REQUEST: Review of a Certificate of Appropriateness for the construction of a residential addition and window replacement at 3200 8th Ave. N., a contributing resource to a local historic district

OWNERS: Rachel L. Freeman and Joseph R. Warpinski

PARCEL ID NO.: 14-31-16-46350-017-0010

PROPERTY ADDRESS: 3200 8th Ave. N.

LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 17, LOT 1 & E 5FT OF LOT 2

ZONING: NT-2
Historic Significance and Existing Conditions

The masonry vernacular house at 3200 8th Ave. N. ("the subject property") was constructed in 1949. It is listed as a contributing resource to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008). The subject property represents a fairly typical but highly intact example of new construction infill that was built on undeveloped parcels within the established Kenwood neighborhood in the years following World War II. It features a hipped roof, steel casement windows, and an attached garage. As shown in Figure 1, the garage and primary residence were connected with an open breezeway at the time of construction in 1949.

Figure 1: Section of 1951 Sanborn Map of St. Petersburg, Florida, Sheet 347, with subject property outlined in red
The subject property follows the traditional site design of the neighborhood, which is largely defined by a front entrance facing the parcel’s narrow edge and connected to the sidewalk with a pedestrian walkway, with vehicular access restricted to the rear. In the case of the subject property, the garage is accessed from the rear section of the street side yard (facing 32nd St. N.), rather than the rear alleyway.

![Figure 2: Applicant photograph of subject property’s façade](image)

The breezeway connecting the house and garage has been enclosed, creating what is perhaps the most visible alteration to the subject property. The permit records do not indicate the year that this work was done. Despite the enclosure, the breezeway’s original footprint and roofline have been retained, as shown in Figure 3.

Of the properties built in the decade following the end of World War II within the subject district, the subject property adheres to a familiar pattern – the main massing of the primary residence is roughly square, and it is attached to a one-car garage by a breezeway or narrow hyphen of approximately 15 feet. Examples of properties exhibiting this typology are shown in the analysis below. In many cases the connecting breezeway or hyphen between the primary residence and attached garage has been enclosed in the years since construction, but this section generally retains visual distinction from both the primary residence and the attached or semi-attached garage. This not only provides a visual break from an otherwise unadorned wall plane (especially on street side yards), but serves as a tangible reminder of the architectural evolution between traditional homes that featured entirely detached carriage house and later garages, and later twentieth century residences which embraced the garage as a key architectural feature of the façade.
Project Description and Review of COA

Project Description

The COA application (Appendix A) proposes the construction of an addition to the south elevation of the subject property. The project includes enclosure of the existing, historic garage and the construction of a new, attached garage, as well as replacement of the subject property’s windows.

The proposal is in process of being reviewed by the City’s Building and Zoning reviewers under Building Permit 20-09001313 and does not appear to present any conflicts but will be required to adhere to all requirements of St. Petersburg’s Land Development Regulations. A narrative addressing the Certificate of Appropriateness Criteria was provided by the applicant and is included in Appendix A.

The project will entail:

- Conversion of the 375 square foot garage into enclosed living space (and associated infill of historic garage door opening);
- 280 square foot garage addition which will present an extension of the existing hipped roofline and exterior cladding of wood or Hardie plank to match profile of existing asbestos siding;
- Construction of a side deck; and
- Replacement of existing steel casement windows with vinyl horizontal sliding windows.

According to the COA Matrix, additions to contributing or noncontributing buildings within local historic districts require approval by the Community Planning and Preservation Commission, as does the replacement of windows with a new material.
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 proposed addition will extend the existing roofline and wall plane of the semi-detached garage toward the rear. It will be visible from the Right of Way at the street side but not negatively impact the subject district.

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

   **Consistent**  
   The increased footprint will be located at the rear of the property and will be of generally the same height as the main portion of the primary residence. It will not directly affect other contributing resources within the subject 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.*

   **Partially consistent**  
   The proposed addition will elongate the primary massing and roofline of the residence by extending it approximately 20' south. This will constitute a slight change in the subject property’s overall design, but staff finds the addition to be sensitively applied.

   The proposed window changes, however, could potentially create incompatible rhythm and texture, which will be discussed further below.

   The enclosure of the historic, street-facing garage, and new construction of an alley-facing garage will eliminate a driveway along a street side and move it to the alleyway. Although the street-facing garage is historic to this resource, the orientation of garages toward alleyways, with primary streets featuring pedestrian-oriented entrances, is more appropriate to the district as a whole and should be noted as an improvement to the historic urban landscape of the subject district.

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

   **Not applicable**  
   The proposed addition will increase interior space of the residence.

   The proposed window replacement will introduce impact-resistant units and provide egress from bedrooms where current windows are not operational. A condition statement from the applicant is included in Appendix A.

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.

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

Consistent

The height of the proposed addition will be consistent with that of the existing residence.

The visual scale, however, will be altered somewhat by the increased length of the home, particularly as it is visible from the east elevation, which is a street side yard.

The entire length of the residence at this elevation will increase from 62’ to 82’. However, because the articulation of the breezeway will remain intact, the visual separation between the massing of the primary residence and that of the historic garage will be retained. Several examples of comparable contributing resources follow.

Figure 4: Existing building footprint, showing living space (grey), enclosed breezeway (yellow), and garage (blue). Total length is currently 62’.

Figure 5: Proposed footprint showing enclosure of garage and addition of new, alley-facing garage. Length after proposed construction will be 82’.
Figure 6: Contributing property at 2821 7th Ave. N.

Figure 7: Footprint of property at 2821 7th Ave N (total length 69’)

Figure 8: Contributing property at 3301 8th Ave. N.

Figure 9: Footprint of property at 3301 8th Ave. N. (total length 63’
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 building façade will not be impacted by the addition.

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.**

Inconsistent Ribbon windows are proposed to be installed at both the enclosed historic garage and the east elevation of the new garage addition. They do replicate a ribbon window that exists in the enclosed breezeway, but this narrow ribbon window unit does not appear to be historic to the building or have precedent within the subject district. Staff suggests window units with more traditional, vertical orientation would be more appropriate in the locations shown in yellow below.
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.

**Partially consistent**

The proposed addition creates a visual extension of the wall plane of the existing garage.

It will also re-orient the vehicular access at the subject property from the street side yard to the rear alleyway. Although this is an alteration to the subject property’s historic condition, it is in keeping with the urban landscape of the subject district.

As shown above, the proposed windows that will be visible from the street side are horizontally-oriented and placed high in the wall plane, which is not a traditional composition in the subject district.

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 proposed addition will be within the required building setbacks.

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.

**Consistent**

As noted above, the vehicular entrance will be moved from the street side to the rear alley, which is consistent with the predominant pattern of the subject district.

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**

The addition and enclosed garage will be clad in horizontal siding to match that of the existing residence.

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

**Consistent**

The proposed roof of the enclosed space will match the pitch of the existing roof, which is typical of similar 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.

**Not applicable**

No information on fencing was provided. Any new fences installed to accommodate the proposed alteration will require a Certificate of Appropriateness.
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

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 Although the proposed addition lengthens the wall plane of the garage, it adds to the dominant flow of the subject district by repositioning the garage entry.

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 The proposed addition features generally compatible massing with the residence but will be differentiated by a distinct fenestration pattern.

   Adding more articulation along the wall plane between the existing garage and proposed addition would contradict the relatively simple building forms that are a character-defining element of early post-War vernacular residential design.

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.

   Generally Consistent While the addition to the garage footprint will not be easily reversible, garage portion of the residence could be altered or removed in the future while preserving the main form of the primary residence’s façade.

   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 Windows 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; 

   **Not Included** The proposal does not include whether the replacement windows will be setback into the wall similar to the existing historic windows. Staff recommends this be included as a condition of approval.

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.

   **Consistent** The project proposes no change to the window opening sizes and arrangement.

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;

   **Inconsistent** The proposed replacement windows will be horizontal sliding windows, rather than the casement windows that the home presently features. While this constitutes a change in configuration, the horizontal sliding operation will place emphasis on the vertical central meeting rail and be more appropriate than other operational changes, for e.g. vertical sash windows.

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.

   **Inconsistent** The horizontal sliding windows will be operationally different. The Window World units proposed do not appear to have exterior muntins (or grilles) available.

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

   **Inconsistent** Window frames will be vinyl.

**Summary of Findings, Certificate of Appropriateness Review**

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

- General Criteria for Granting Certificates of Appropriateness: 3 of 4 relevant criteria satisfied; 1 criterion partially satisfied.
- Additional Guidelines for New Construction: 10 of 13 criteria satisfied; 1 criterion partially satisfied; 1 criterion not met.
o Additional Guidelines for Window Replacement: 3 of 7 criteria satisfied; 3 not satisfied; information not provided for 1 criterion.

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 addition to the property at 3200 8th Ave. N., subject to the following conditions:

1. The proposed ribbon windows at the garage enclosure and addition be replaced with vertically oriented openings that are compatible in size with original openings found on the primary residence. While an important consideration for any Certificate of Appropriateness, this change is also required by the building and design standards for all properties zoned NT-2 (Neighborhood Traditional) regardless of designation status. Pursuant to City Code Section 16.20.010.11:
   a. At least 30-percent of the street-side façade shall consist of fenestration and architectural details and features;
   b. At least 50-percent of the required fenestration shall be transparent (i.e. window glass);
   c. Window sashes and glass shall be square or vertical.

2. Windows will be installed to be setback within the wall plane and feature a reveal of at approximately two to three inches to provide consistency with existing windows at subject property.

3. Three-dimensional, exterior muntins be applied to all windows to replicate the configuration of the historic windows.
   or

4. Internal muntins be applied to all horizontal sliding windows to replicate the configuration of the historic windows.

5. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.

6. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.
Appendix A:

Application No. 20-90200081 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

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Identification No.</th>
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<tr>
<th>Historic District / Landmark Name</th>
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<td>Northwest Kenwood Local Historic District</td>
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<tr>
<th>Owner’s Name</th>
<th>Corresponding Permit Nos.</th>
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<td>Joseph Warpinski/Rachel Freeman</td>
<td>520-465-9483</td>
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<tr>
<th>Owner’s Address, City, State, Zip Code</th>
<th>Property Owner’s Daytime Phone No.</th>
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<tr>
<td>3200 8th Ave N, Saint Petersburg, FL 33713</td>
<td><a href="mailto:joewarpinski@gmail.com">joewarpinski@gmail.com</a></td>
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Authorized Representative (Name & Title), if applicable

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<th>Representative’s Daytime Phone No.</th>
<th>Representative’s Email</th>
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APPLICATION TYPE (Check applicable)

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<th>TYPE OF WORK (Check applicable)</th>
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<td>Addition</td>
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<td>New Construction</td>
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<td>Demolition</td>
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<td>Relocation</td>
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<td>Other:</td>
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<th>Other:</th>
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AUTHORIZED

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: 25Jul20

Signature of Representative: ___________________________ Date: ___________________________
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

3200 8th Ave N, Saint Petersburg, FL 33713
Property Address

Northwest Kenwood Local Historic District
Historic District / Landmark Name

Joseph Warpinski/Rachel Freeman
Owner’s Name

3200 8th Ave N, Saint Petersburg, FL 33713
Owner’s Address, City, State, Zip Code

Authorized Representative (Name & Title), if applicable

Owner’s Address, City, State, Zip Code

APPLICATION TYPE (Check applicable)

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<th>Addition</th>
<th>✓ Window Replacement</th>
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<td>Demolition</td>
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<td>Relocation</td>
<td>Mechanical (e.g. solar)</td>
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<td>Other:</td>
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TYPE OF WORK (Check applicable)

| Repair Only |
| In-Kind Replacement |
| New Installation |
| ✓ Other: Replace non functioning windows |

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.

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Signature of Owner: ___________________________ Date: 30Jul20

Signature of Representative: ___________________________ Date: ____________
ADDITION & REMODEL TO THE FREEMAN/WARPINSKI RESIDENCE

3200 8TH AVENUE NORTH
SAINT PETERSBURG, FLORIDA 33713

DEVELOPMENT SERVICES

Professional Services: Residential Design & CAD Drafting
In-House Drafting/Architectural
Sustainable Design/Passive House (USGBC LEED & Living Wage)
Wood Utilization Services (City of Florida Certified/Construction Administration)

INDEPENDENT INSIGHT DESIGN

Residential, RETAIL/MEETING SPACE DESIGN SERVICES, LAND DRAFTING AND INSPECTION SERVICES

GREGORY D. GAINER, P.E.
Florida P.E. 70885
1501 Mahoning Street
St. Petersburg, Florida 33712
(727) 304-5637

NOTICE: THESE DRAWINGS ARE FOR USE OF INDEPENDENT INSIGHT DESIGN ONLY, AND MAY NOT BE USED, DUPLICATED OR CIRCULATED WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER OF RECORD.
**FOUNDATION/FLOOR FRAMING PLAN**

- **NOTE:** Reference details B & A5 for alternate dimension in foundation design. At locations indicated, the existing garage slab shall be cut for new plumbing waste piping to be installed. The slab is to be termite treated. See notes: This sheet is cut by using the slab with new concrete.

**TERMITE TREATMENT AND PROTECTION:**

- Provide an exterior vertical chemical barrier after construction is complete including landscape and foundation perimeter before termite treatment (FBC 1816.1.1). Soil disturbed after the initial treatment shall be re-treated, including any portion of the soil disturbed during any portion of the termite treatment.

- Provide termite treatment at all patio slabs, drive slabs or at masonry walls.

**SLOPE TO ALLEY:**

- **NOTE:** Provide termite treatment at all patio slabs, drive slabs or at masonry walls.

**FACTOR:**

- UPLIFT = 450 lbs.
- ALLOW. = 580 lbs.
- UPLIFT = 713 lbs.

**CONCRETE EDGE APRON**

- MOLDED EDGE TO REINFORCE PLANS AND A3 FOUNDATION.

**GARAGE SLAB EDGE DETAIL**

- **NOTE:** Provide a minimum 6-mil vapor retarder to protect against rainfall dilution. Re-treatment is required (FBC 1403.1.6). Initial termite treatment shall be done after all excavation and backfill is completed (FBC 1816.1.1). Soil disturbed after the initial treatment shall be re-treated, including any portion of the soil disturbed during any portion of the termite treatment.

- Provide an exterior vertical chemical barrier after construction is complete including landscape and foundation perimeter before termite treatment (FBC 1816.1.1). Soil disturbed after the initial treatment shall be re-treated, including any portion of the soil disturbed during any portion of the termite treatment.

- Provide termite treatment at all patio slabs, drive slabs or at masonry walls.

**VALLEY**

- **NOTE:** Provide termite treatment at all patio slabs, drive slabs or at masonry walls.

**SECTION OVERBUILD FRAMING**

- **NOTE:** Provide termite treatment at all patio slabs, drive slabs or at masonry walls.

**VALLEY FRAMING DETAIL - CONNECTION TO NEW OR EXIST. ROOF**

- **NOTE:** Provide termite treatment at all patio slabs, drive slabs or at masonry walls.
ADDITION & REMODEL
TO THE FREEMAN/WARPINSKI RESIDENCE
3200 8TH AVENUE NORTH
SAINT PETERSBURG, FLORIDA 33713

SOUTH ELEVATION - REAR
1/4" = 1'-0"

NEW GARAGE CONSTRUCTION
EXISTING CONSTRUCTION
EXISTING ROOF BRG 8'-0"
EXISTING WINDOWS

WEST ELEVATION
1/4" = 1'-0"

NEW CONSTRUCTION
EXISTING CONSTRUCTION
EXISTING ROOF
1 x WOOD SIDING TO MATCH EXISTING
3 x 6 FIBERGLASS PANEL DOOR
PR. 2 x 6 FRENCH DOORS

EAST ELEVATION
1/4" = 1'-0"

NEW CONSTRUCTION
EXISTING CONSTRUCTION
EXISTING ROOF
18" H x 24" W ALUM OR VINYL AWNING WINDOWS w/ IMPACT GLASS
36"
PR. 2 x 6 FRENCH DOORS
8"
8"

DRAIN AND DRAFTING AND INSPECTION SERVICES
INDEPENDENT INSIGHT DESIGN
P.O. Box #66382
St. Pete Beach, Florida 33736
Brett R. Haskins

COUNTERTOP & BACKSPLASH MATERIAL AS SELECTED BY OWNERS.
DRAWER BELOW COUNTERTOP
SINK
SINK OPEN

NOTE:

FIBERGLASS ASPHALT DIMENSIONAL SHINGLES TO MATCH EXIST
1 x WOOD SIDING TO MATCH EXISTING
3 x 6 FIBERGLASS PANEL DOOR
PR. 2 x 6 FRENCH DOORS

INDEPENDENT INSIGHT hereby exercises and retains all Copyrights associated with any and all material contained within these documents. Unauthorized use and/or reuse are hereby prohibited without prior consent.
Laura,  

Our GC left a voicemail for you earlier today but here are the photos, plans, site survey, and application for an addition to our property - 3200 8th Ave N, which falls in the Historic Kenwood Neighborhood. Additionally, the answers to the questions in the application packet are below. Please give me a call when you can at 520-465-9483 so that I can arrange payment for the application. Additionally, I am sending in a second application for window replacements because our windows do not function. Do we need to pay the application fee twice if they are submitted at the same time?  

Thanks,  
Joe Warpinski  

1. The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.  
   a. The addition would maintain the same height and scale of the house. The addition would just extend the house toward the alley and would maintain the same window design and placement that is currently in the home. It would just be extended toward the alley. The home will be consistent with many other corner units in the area which have alley access. With regards to the driveway and its current setup, most of the homes in the neighborhood have alley access meaning our change would make the home fit in with the local neighborhood better than it currently does.  

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.  
   a. The height will remain the same. The width from the front of the street will be increased, however, it is consistent with many of the corner homes in the area.  

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.  
   a. The windows along the street side (32nd Street) will be extended across the new construction to maintain the same design that is in place now. The windows in the backyard will be consistent with the other bedroom windows in the house.  

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.
a. No new voids would be created. The eastern wall will be extended south toward the alley at the same level.

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.
   a. The new construction (addition) will have sufficient space and will be extended to the level that is consistent with the rest of the homes that have alley access.

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.
   a. The only new entrance will be in the backyard to the garage. It will have doors that are the same as the rest of the house.

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.
   a. The new construction will have wood siding that matches the rest of the house and is consistent with homes in the area.

8. The roof shape of the new construction shall be visually compatible with contributing resources in the district.
   a. The pitch of the new construction will match the pitch of the existing structure which is consistent with homes in the area.

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.
   a. Every effort has been made to insure the new construction and all associated aspects (walls, windows, fences, gates) will remain as consistent with how the current structure is.

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.
    a. The only change to the exterior of the house will be in the rear of the residence and removing backyard space. The visual aspects of the house and how it appears will remain consistent with the district and the front yard area will remain unchanged.

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.
    a. The house will maintain the same overall visual orientation with the exception being less backyard space that extends toward the alley.

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.
    a. No historic material will be destroyed. Every effort will be made to match the old and new material to appear as if the new construction is part of the original structure.

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.
    a. The new construction could be removed and the original structure will maintain the same form.
Laura Duvekot

From: Joseph Warpinski <joewarpinski@gmail.com>
Sent: Wednesday, August 26, 2020 4:21 PM
To: Laura Duvekot
Subject: 3200 8th Ave N, Historic Kenwood - Window Replacement Application
Attachments: COA_Application - Warpinski and Freeman - Windows.pdf; IMG_1324.jpg; IMG_1321.jpg; IMG_1322.jpg; IMG_1323.jpg; IMG_1320.jpg; IMG_1325.jpg; IMG_1326.jpg; IMG_1328.jpg; IMG_1327.jpg; IMG_1329.jpg; IMG_9715.JPG; IMG_9716.JPG; IMG_9717.JPG; IMG_9718.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Laura,

Please see the application, photographs, and window information for our second application (window replacement). We do not have functioning windows in our house and this obviously is a serious hazard and code violation for bedrooms. They have been painted over so many times by previous home owners that are unable to open. We are not planning on making any changes to the sizes of the windows. No changes will be made to the trim, sills or other ornamentation. The windows are currently metal and will be replaced with double hung vinyl windows.
When it comes to homes on the coast, performance is just as important as appearance. That’s why every feature of Window World’s 8000 Series Sliding Windows is wrapped in premium, corrosion-resistant vinyl profiles — strong enough to pass inspections, and most importantly, to stand up to coastal storms.

No matter how you look at it, Window World’s 8000 Series Sliding Windows are impressive. Reinforced profiles coupled with exclusive design features that keep the sash in place during high winds make 8000 Series Sliding Windows the perfect choice for any coastal home. Available as a Double-Sliding Window with both sash moving side to side, this style is also offered in end-venting configurations with operable sash surrounding a fixed, center window.

Features:

1. Sash profiles are reinforced with aluminum to provide ultimate impact-resistance.
2. Frame and sash are high-heat fusion welded at precision mitered corners for strength and water-tightness.
3. Impact-resistant 1” laminated insulating glass not only offers dependable impact performance, but also provides UV protection and improved thermal performance.
4. Dual seal sash-to-frame weatherstripping creates a premier barrier against the elements.
5. Marine-grade, corrosion-resistant cam locks remain warm to the touch and the colors complement all 14 available window color combinations.  
6. Sliding windows feature an innovative raised monorail track system in the sill that not only provides reinforcement, but also allows sash to glide smoothly above the dirt and detritus that tend to accumulate.

Available Styles

- Double Sliding
- End Venting 1/4: 1/2: 1/2
Anti-Lift Block
Not only does the Anti-Lift Security Block virtually eliminate unwanted sash removal, it assists with the retention of the sash when they need to be held into the frame at the most critical of times. The illustration above left shows the Anti-Lift Block when the sash is at rest under normal conditions, while the illustration above right shows the Anti-Lift Block engaged with the sash under pressure during high winds.

Highwall Track System
The sash of 8000 Series Sliding Windows travel securely on an aluminum monorail system Tandem nylon rollers with stainless steel bearings resist corrosion.

Impact-Resistant Laminated Glass
Similar to the glass used in car windshields, Window World's 8000 Series' insulating glass features an impact-resistant plastic interlayer that is bonded between two pieces of glass. The interlayer remains adhered to the glass fragments and resists penetration, even if the glass pane is broken – protecting against flying debris and hurricane-force winds. In addition, laminated glass stands up against forced entry – resisting repeated impacts from hammers, bricks or similar weapons. It also helps to control unwanted outside noise from entering the home and filters out 99% of the sun's damaging rays that fade carpets and draperies.

Warm-edge Technology
The innovative U-channel spacer design creates a powerful thermal barrier that reduces the amount of heat loss conducted through the window and more effectively retains the insulating argon gas that is critical to the window's thermal performance. Because it helps keep the window glass and its edges warmer, it in turn helps to lower energy bills and keep your home more comfortable.

**Impact-Resistant Sliding Window Thermal Performance**

<table>
<thead>
<tr>
<th>FIRST TEST SIZE</th>
<th>GLASS STICKER</th>
<th>SHIFTS IMPACT RESISTANCE</th>
<th>INWARD TEST PRESSURE</th>
<th>OUTWARD PRESSURE</th>
<th>OVERALL PRESSURE</th>
<th>WEATHER SEAL</th>
<th>DL (DOWNSIDE)</th>
<th>UR (UPSIDE)</th>
<th>CT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1200-40x60-16T</td>
<td>330/1 (SAGP+1)</td>
<td>0.02 tan 90°</td>
<td>0.75 psi</td>
<td>180.0</td>
<td>150.0</td>
<td>132.0</td>
<td>0.45</td>
<td>0.25</td>
<td>0.45</td>
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<tr>
<td>1200-60x60-16T</td>
<td>330/1 (SAGP+1)</td>
<td>0.02 tan 90°</td>
<td>0.75 psi</td>
<td>180.0</td>
<td>150.0</td>
<td>132.0</td>
<td>0.45</td>
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<td>0.45</td>
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<tr>
<td>1200-80x60-16T</td>
<td>330/1 (SAGP+1)</td>
<td>0.02 tan 90°</td>
<td>0.75 psi</td>
<td>180.0</td>
<td>150.0</td>
<td>132.0</td>
<td>0.45</td>
<td>0.25</td>
<td>0.45</td>
</tr>
<tr>
<td>1200-100x60-16T</td>
<td>330/1 (SAGP+1)</td>
<td>0.02 tan 90°</td>
<td>0.75 psi</td>
<td>180.0</td>
<td>150.0</td>
<td>132.0</td>
<td>0.45</td>
<td>0.25</td>
<td>0.45</td>
</tr>
<tr>
<td>1200-120x60-16T</td>
<td>330/1 (SAGP+1)</td>
<td>0.02 tan 90°</td>
<td>0.75 psi</td>
<td>180.0</td>
<td>150.0</td>
<td>132.0</td>
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<td>0.25</td>
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<tr>
<td>1200-140x60-16T</td>
<td>330/1 (SAGP+1)</td>
<td>0.02 tan 90°</td>
<td>0.75 psi</td>
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<td>150.0</td>
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<td>0.25</td>
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<tr>
<td>1200-160x60-16T</td>
<td>330/1 (SAGP+1)</td>
<td>0.02 tan 90°</td>
<td>0.75 psi</td>
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<td>150.0</td>
<td>132.0</td>
<td>0.45</td>
<td>0.25</td>
<td>0.45</td>
</tr>
</tbody>
</table>
Window World

Interior Vinyl Colors

No Fade Vinyl Colors
8000 Series Sliding Windows are available in three colors to blend with virtually any home color palette. The color is extruded through the vinyl material so it will not fade or discolor over time.

Factory-Applied Exterior Coated Colors
Expanding your design options, 8000 Series Sliding Windows are also available in six additional exterior colors. All colors are available with all vinyl interior colors. The color coating is applied in a controlled, factory environment to ensure a smooth, even finish and is covered under the manufacturer’s comprehensive warranty.

Interior Woodgrain Options
8000 Series windows offer five optional woodgrain laminate choices. Not all woodgrains are available with all exterior laminate colors. Please see color availability and limitations chart for more detail or contact your sales representative.

Hardware
Hardware is color matched to your window as a standard feature. Optional plated hardware is also available in four finishes.

Grid Options
Optional contoured grids are located inside the glass unit to provide a smooth cleaning surface.

Exterior Laminate Color Availability & Limitations

<table>
<thead>
<tr>
<th>Vinyl Exterior Color</th>
<th>Interior Color Availability</th>
<th>OSG</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>White, Tan, Clay, Snow, Light Oak, Dark Oak, Cherry, Maple</td>
<td>0.9450</td>
</tr>
<tr>
<td>Red</td>
<td>Red, Copper, Bronze, Mahogany, Walnut</td>
<td>0.9450</td>
</tr>
<tr>
<td>Blue</td>
<td>Blue, Sky Blue, Sky Blue</td>
<td>0.9450</td>
</tr>
<tr>
<td>Yellow</td>
<td>Yellow, Sand, Gold, Brass, Antique Brass</td>
<td>0.9450</td>
</tr>
<tr>
<td>Green</td>
<td>Green, Teal, Sage</td>
<td>0.9450</td>
</tr>
<tr>
<td>Brown</td>
<td>Brown, Mahogany, Chestnut, Walnut</td>
<td>0.9450</td>
</tr>
<tr>
<td>Hunter Green</td>
<td>Hunter Green, Olive, Moss</td>
<td>0.9450</td>
</tr>
<tr>
<td>Hunter Green</td>
<td>Hunter Green, Olive, Moss</td>
<td>0.9450</td>
</tr>
<tr>
<td>Hunter Green</td>
<td>Hunter Green, Olive, Moss</td>
<td>0.9450</td>
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</tr>
<tr>
<td>Hunter Green</td>
<td>Hunter Green, Olive, Moss</td>
<td>0.9450</td>
</tr>
</tbody>
</table>

Limitations: Not all exterior colors are available with all interior options. Bronze, Brown, and Black exterior laminates require a three-week lead-time. Hunter Green, Teal Green, and Gold require a six-week lead-time. Grids are available in all colors, but not all exterior grid colors are available with all interior colors. Contact your sales representative for more detail.

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Appendix B:
Maps of Subject Property
The Kenwood Section – Northwest Kenwood Local Historic District

Community Planning and Preservation Commission

3200 8th Ave N

AREA TO BE APPROVED, SHOWN IN

CASE NUMBER 20-90200081