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, February 9, 2021, 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: Review of an After-the-Fact Certificate of Appropriateness for window replacement at 812 8th Ave. S., a contributing property to the Roser Park Local Historic District (87-01)

OWNER: Albano Investments Group, Inc.
AGENT: Louis Albano, President
PARCEL ID NO.: 31-31-17-77022-000-0230
LEGAL DESCRIPTION: ROSER PARK 3RD ADD (ROSER PARK HISTORIC DIST0 W 7 FT OF LOT 22 & E 43 FT OF LOT 23
ZONING: NT-2
Historic Significance

The Craftsman-influenced house and vernacular garage apartment at 812 8th Ave. S. were constructed circa 1923. The property is listed as contributing to the Roser Park Local Historic District. Because of Roser Park’s unique natural topography, the property is set high above 8th Ave. S. and accessed by a concrete flight of stairs. The house’s main form is a two-story front-gabled rectangle with a one-story gabled front porch. The exterior features wood siding, though the porch is clad in stucco.

The subject property’s design is fairly simple overall and might aptly be classified as Frame Vernacular were it not for a small number of simple but impactful details which elevate its style and reference the Craftsman vocabulary of the era. These include the porch’s broad stucco beams and surround featuring horizontal banding, exposed rafter tails, wood shingles at the porch’s gable end, and three-over-one windows.

Project Description and Review

Project Description and Background

The subject property came before this Commission in February 2020 for the after-the-fact replacement of the main house’s original 31 windows with vinyl windows (19-90200065). On November 20, 2020, city staff observed that the garage apartment, located in the rear of the property, had new windows partially installed without prior approval. The installed windows appear to feature internal muntins only, and were installed flush with the exterior wall plane, a contemporary method that is not in keeping with historic methods or craftsmanship. The City’s Construction Services Department confirmed that no building permit for the installation of replacement windows had been obtained for the subject property. A Stop Work Order (SWO) was issued on November 23, 2020.

The application (Appendix A) proposes after-the-fact replacement of the garage apartment’s 11 historic wood-frame windows, the majority of which were three-over-one double-hung sash, with the same vinyl windows that were approved for the main house. The application also includes the replacement of garage doors to match existing.
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.

   **Inconsistent**  The proposal will not substantially affect the integrity of the Roser Park Local Historic District. However, it will slightly diminish the subject property's integrity of materials and workmanship.

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

   **Consistent**  The subject property is a contributing resource to the Roser Park Local Historic District, and its windows are a character-defining feature. Preservation of the windows’ size, distribution, profile, and configuration is a necessary aspect of the district’s retained historic integrity.

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.

   **Inconsistent**  The windows that were installed appear to feature the same dimensions and three-over-one configuration as the subject property’s original windows, thus preserving design and arrangement. The change in window frame materials from wood to vinyl is generally approved when determined necessary due to deterioration, as discussed below. City Code’s Additional guidelines for window replacement specify that replacement windows’ depth in wall (Criterion 3) and proportions (Criterion 6) should be replicated, which the windows do not appear to do.

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 applicant has stated that the original windows were beyond repair, in similar condition to the windows in the main house, which were approved for replacement.

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

   **Consistent**  Work has begun as of November 20, 2020.

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 to the Roser Park Local Historic District (87-01).

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 (Appendix A).

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;***
   - **Inconsistent** The windows at the garage building, like those at the primary residence, have been installed approximately flush with the exterior wall plane, with depth added by trim applied around the opening. This was a point of discussion during the after-the-fact COA for the installation of windows at the main residence, with.

   The installation of raised trim certainly mitigates the flatness created by the flush-mounted windows. However, staff does not find that the resulting effect sufficiently recreates the degree of texture that is created by the traditional method of installation of double-hung sash windows with a 2 inch to 3 inch reveal.

   As seen in the figures below, replacement windows that are installed with an appropriate setback in the wall plane much more closely reference the historic workmanship and texture of original windows.

   Staff recommends approval of the windows that have already been installed at the garage apartment with their existing reveal, but finds this case to exemplify the necessity of requiring that all replacement windows be installed with a traditional setback.
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** The sizes of the replacement windows match existing openings.

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** Three-over-one sash windows are consistent with those observed at the property historically.
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 per application**  The replacement windows installed feature internal muntins. The applicant has stated that external muntins would be applied to match the replacement windows in the main house.

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

**Inconsistent**  Window frames will be vinyl.

**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: 3 of 5 relevant criteria met.
- Additional Guidelines for Window Replacement: 5 of 7 criteria satisfied by application as submitted.

**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 after-the-fact alteration of the property at 812 8th Ave. S., subject to the following:

1. Replacement windows will be fitted with contoured, three-dimensional external muntins.
2. Wooden exterior casing and trim will be reinstalled in kind, and closely replicated where the historic material cannot be salvaged or reinstalled.
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.
5. A historic preservation final inspection will be required.
Appendix A:

Application No. 20-90200119 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) 892-5461 or Laura.Duvekot@stpete.org

GENERAL INFORMATION

Property Address
812 8th Ave S. Garage

Historic District / Landmark Name
Rosen Park

Albano Investments Group Inc
P.O. Box 1064 St. Pete FL 33771

Owner's Address, City, State, Zip Code

Authorized Representative (Name & Title), if applicable

Representative’s Address, City, State, Zip Code

 Parcel Identification No.
30-31-17-77022-000-0230

Corresponding Permit Nos.
19-08-000 994

Property Owner’s Daytime Phone No.
727-479-5977

Owner's Email
loa@albanoinvestments.com

Representative’s Daytime Phone No.

Representative's Email

APPLICATION TYPE (Check applicable)

<table>
<thead>
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<th>Addition</th>
<th>Window Replacement</th>
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<tr>
<td>New Construction</td>
<td>Door Replacement</td>
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<tr>
<td>Demolition</td>
<td>Roof Replacement</td>
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<tr>
<td>Relocation</td>
<td>Mechanical (e.g. solar)</td>
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<tr>
<td>Other:</td>
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</table>

TYPE OF WORK (Check applicable)

| Repair Only |
| In-Kind Replacement |
| New Installation |
| 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: 11/2/2020

Signature of Representative: 

Date: 
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 by emailing directly to Historic Preservationists Laura Duvekot (Laura.Duvekot@stpete.org) or Kelly Perkins (Kelly.Perkins@stpete.org).

**PROPOSED SCOPE OF WORK**

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

<table>
<thead>
<tr>
<th>Building or Site Feature</th>
<th>Photo No.</th>
<th>Proposed Work</th>
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<tr>
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<td>Replace Windows <em>(Already Approved)</em></td>
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<tr>
<td></td>
<td></td>
<td>Same as used in front house</td>
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<tr>
<td></td>
<td></td>
<td>Replace Garage Doors w/ steel ones as per original ones</td>
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CERTIFICATE OF APPROPRIATENESS

CHECKLIST, WINDOW REPLACEMENT

☑ Completed COA application
☑ Application fee - $50 (same materials) or $300 (change of materials)
☑ Floor Plans and Elevations:
  • To scale, no larger than 11" x 17" paper or digitally submitted
  • Depicts all sides of existing & proposed structure(s)
  • Indicate location of each window replacement
☑ Window Schedule specifying existing windows to be replaced: materials, size, type, finish
☑ Number Key Photos, Floor Plans, and Elevation to correspond with Window Schedule
☑ Dimensioned and scaled profile section of new windows
☑ Manufacturers brochure and catalog photo of proposed replacement
☑ Written description explaining how the proposed window replacement complies with the following evaluation criteria: All below requirements satisfied

1. The replacement window and glass shall be impact resistant.
2. The replacement window shall be Energy Star qualified for southern climate zones.
3. The replacement window shall be setback into the wall the same distance as the historic window.
4. 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.
5. 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.
6. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:
   a. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.
   b. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.
   c. 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.
7. The finished surface and appearance shall match the historic window, where practicable.
Window Sizes
812 8th Ave S
Garage
27 3/4 x 57 3/4
27 1/2 x 47
25 x 36

Total Qty 11
Window Placement
812 8th Ave S.
Garage

N. View
Door
25' x 36'

27 3/4' W x 53 3/4' T

27 3/4' W x 53 3/4' T

27 3/4' W x 53 3/4' T

S. View

27 1/4' W x 53 3/4' T

W. View

E. View

27 1/4' W x 53 3/4' T
The Home Depot Special Order Quote

Customer Agreement #: H0257-304698
Printed Date: 12/4/2019

Customer: LOUIS ALBANO
Address: 500 14TH AVENUE SOUTH
SAINT PETERSBURG, FL 33701
Phone 1: 727-479-5977
Phone 2: 727-479-5977
Email: LOU@ALBANOINVESTMENTS.COM

Store: 0257
Associate: WILLIAM
Address: 2300 22ND AVE NORTH
SAINT PETERSBURG, FL 33713
Phone: 727-898-1100

Pre-Savings Total: $929.54
Total Savings: ($0.00)
Pre-Tax Price: $929.54

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

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<th>Description</th>
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<th>New Price</th>
<th>Quantity</th>
<th>Total Savings</th>
<th>Total Price</th>
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<tr>
<td>100-1</td>
<td>70 Series Block Impact Single Hung 2127/IMPACT Equal</td>
<td>$464.77</td>
<td>$464.77</td>
<td>2</td>
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Standard Width = Custom
Standard Height = Custom
Frame Width = 28 3/4
Frame Height = 61 3/4

### Begin Line 100 Description

--- Line 100-1 ---

- Glass Construction Type = Dual Pane
- Glass Option = Low E LS
- High Altitude Breather Tubes = No
- Glass Strength = Impact Resistant
- Glass Tint = No Tint
- Specialty Glass = None
- Gas Fill = Air
- Unit 1 Lower Glass = None
- Unit 1 Upper Glass: Flat Grilles-Between-the-Glass
- Unit 1 Upper Glass: Specified Equal Light
- Unit 1 Upper Glass: Grille Pattern: Specified Equal Light
- Unit 1 Upper Glass: Exterior Grille Color = White
- Unit 1 Upper Glass: Interior Grille Color = White
- Unit 1 Upper Glass: 3W1H
- Hardware Color/Finish = White
- Number of Sash Locks = Double
- Lock Type = Standard
- Insect Screen Type = Hall Screen
- Insect Screen Material = Fiberglass
- Re-Order Item = No
- Room Location = front
- Unit U-Factor = 0.42
- Unit Solar Heat Gain Coefficient (SHGC) = 0.26
- U.S. ENERGY STAR Certified = No
- Florida Product Approval Number (FLr) = 14911
- High Velocity Hurricane Zone (HVHZ) = Yes
- SKU = 1000026796
- Vendor Name = S/O SILVER LINE BLDG PRD
- Vendor Number = 6666514
- Customer Service = (888) 504-0000
- Catalog Version Date = 05/16/2019

### End Line 100 Description

Page 1 of 1

Date Printed: 12/4/2019 10:24 AM
**GENERAL NOTES:**

1. The product shown herein was designed and manufactured to comply with the current edition of Florida Building Code (FBC), including HVHZ and has been reviewed according to the following:
   - FSU 202-04
   - FSU 201-10
   - ASTM E883-82
   - ASTM E1254-99
   - AAMA 2606-00

2. Adequacy of the existing structural architectural, masonry, brickwork, metal framing as a wind force resisting system capable of withstanding and transferring applied product loads to the foundation is the responsibility of the engineer or architect of record for the project of installation.

3. EA and IA tests when used shall be designed and anchored to products that all comply to the structure. Buck testing and installation is the responsibility of the engineer or architect of record for the project of installation.

4. The installation details described herein are generic and may not reflect actual conditions for a specific site. If site conditions cause installation to deviate from the requirements detailed herein, a licensed engineer or architect shall prepare site specific documents for use. When this document is not used, one frame product approval to be obtained from MASA-RFAC 812 on.

5. The installation details described herein are generic and may not reflect actual conditions for a specific site. If site conditions cause installation to deviate from the requirements detailed herein, a licensed engineer or architect shall prepare site specific documents for use. When this document is not used, one frame product approval to be obtained from MASA-RFAC 812 on.

6. Approved impact protective system is not required on this product in areas requiring impact resistance.

7. Approved frame material, PVC.

8. In accordance with the current FBC, wood components shall have preservative treated or shall be of a durable structural (FBC) chapter 13.

9. Glass meets the requirements of ASTM E 1308 glass class charts. See sheet 3 for glazing details.

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**GLAZING DETAIL 1**

- 5/8" O.A. 1/2" LAMINATED GLASS
- 1/16" ANNEALED GLASS
- 5/32" STEEL SPACER
- 1/32" ANNEALED GLASS
- 0.90" SILEX PVU INTERLAYER BY FASTMANN CHEMICAL COMPANY
- X/12" ANNEALED GLASS

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**NOTE:**

All glazing configurations shall comply with the safety glazing requirements outlined in the current FBC and ASTM E 1308 glass load resistance.
Garage Door Replacement
812 8th Ave S

Customer approval

GD 1

GD 2

GD 3

Southern Exposure
Appendix B:
Maps of Subject Property