

The Miss Mayo House 2741 2nd Ave. N.



Circa 1920: Built as an almost-identical twin to what is now the Craftsman House Gallery, which was built in 1918. Considered an "airplane bungalow" because of the second story with wraparound windows. One of the earliest owners is a single woman, "Miss Mayo."

2006-2012: Previous owner guts interior of house down to studs, installs faulty roof, and then abandons project. Property sits vacant and deteriorating for several years.

2012-2014: Purchased in a short sale and renovated by current owners, Brett Pettigrew and Meaghan Keeler-Pettigrew, with the help of architect Andrew M. "Andy" Hayes, AIA (Hayes Cumming Architects) and general contractor Fred Dion (American Custom Builders & Roofing, Inc.).

2014: Recognized by St. Petersburg Preservation with an "Award of Honor" for Historic Rehabilitation or Restoration

General Facts on 2012-2014 Restoration

- Took almost three years to acquire and renovate:
 - 15 mos. to acquire property through short sale (Mar. 2011 to Jun. 2012)
 - 11 mos. architectural work and construction financing (May 2013)
 - 9 mos. of renovation (move in Feb. 2014)
- Coordinated renovation with St. Petersburg Historic Preservation Division and received a certificate of appropriateness from the by Community Preservation Commission, following a public hearing
- Master suite added to the back of house to add additional bathroom and bedroom. This increased total square footage by 331, from 2,990 (original) to 3,321 (current). This includes the 480 sq. ft. of covered porch in the front.
- Wood floors, ceiling beams, brick fireplace, built-in cabinets, and doors are all original.
- Interior hardware was completely disassembled, stripped of paint, and restored by owner.
- All new electrical, plumbing, HVAC, and interior walls.
- All windows replaced except for historic openings at front of house.
- Modified bitumen "rolled roof" installed due to very shallow (12:2) pitch. Previous roofs had to be replaced every 15 years on average.

Nomination Text for St. Petersburg Preservation Historic Rehabilitation or Restoration Award (Received "Award of Honor" in 2014)

A few blocks from Historic Kenwood's notable Craftsman House sits its twin, at 2741 2nd Avenue North. This distinctive Arts and Crafts "airplane" bungalow features a "cockpit" centered in a wide, wing-like roofline. The home is believed to have been built circa 1920 following the Craftsman House's construction in 1918. The Pettigrew home is listed on the 1923 Sanborn Map, and its garage floor bears a stamp indicating "Farmer Concrete Works 1922."

A 1995 Historical Structure Form, recorded by City of St. Petersburg Architectural Historian Judith Kitchen, said of the home:

This is one of the premier houses in all of Kenwood, individually-eligible for the National Register of Historic Places and a major contributor to the architectural significance of the potential Kenwood Historic District as a fine example of high-style Craftsman architecture. The bungalow was constructed circa 1920.

The home appears to have been well-maintained for much of its existence and had several long-term owners, including longtime St. Petersburg barber Ed Hendry, who purchased the house in 1962 for approximately \$15,000 and owned it through the mid-1980s. But the home began to deteriorate during the following decades and reached its nadir in approximately 2006 when its owner abandoned the property after installing a faulty roof; replacing decorative trimwork over the front porch with permeable, interior-grade lumber; and gutting the interior of the house to the bare studs.

Ending six years of abandonment and deterioration, Brett Pettigrew and Meaghan Keeler-Pettigrew took ownership in June 2012 after long-admiring the bungalow-style homes of Historic Kenwood and the Craftsman House, in particular. With the guidance of architect Andy Hayes and the craftsmanship of general contractor Fred Dion, they set forth to lovingly give the home a complete renovation, and they now refer to their home as the "Miss Mayo House" in recognition of one of the first owners, a single woman.

Although the prior owners discarded much of the trim and wall molding, the Pettigrew family and their renovation team found a number of original items intact or otherwise available for reuse, including the five-over-three front door with original hardware; interior doors with original hardware; brick fireplace with curved header; built-in cabinetry in the dining room, including a matching plate rail. Other features original to the home include unique, single-pane front pocket windows (restored to workable condition), heart-pine wood flooring throughout the interior, and hand-painted Cuban tile on the front porch. A treat for the eyes is the original box beamed ceiling, with its dark brown stain restored to its original luster by hours of scrubbing with denatured alcohol to remove decades of soot and kitchen grease.

Among the numerous restoration projects, Brett recounts the hours consumed by using a soap-and-water-filled slow cooker to remove layers of paint from the salvaged interior hinges, mortise locks, strike plates, cabinet hardware, and the dozens of accompanying screws. Stubborn paint was removed by hand; replacement springs for the interior mortise locks were fabricated by a local locksmith; and all of the newly-cleaned parts were given a protective coating before reassembly and reinstallation into the refurbished original doors, which were mounted in door frames salvaged from the Historic Kenwood "garage."

The upstairs open room with casement windows (faithful in style to the original casements) lining much of the walls provides a delightful aerie to look out across the Asian-inspired peak of the roof perhaps as a pilot might look beyond the nose of her aircraft. It's a rare architectural treat for a bungalow style home. The only change to the upstairs room was expanding the opening into the stairwell to let natural light into the area below, and raising the height of the banister for safety reasons.

Downstairs, minor revisions to the original floor plan were made to create privacy for the front two bedrooms, improve access to the side yard, and make more prominent the original stairway leading to the second floor. An additional bedroom and bathroom were added at the rear of the house, with exterior trim and roofline designed to match the existing house.

The home now sparkles with these newly added updates that carefully preserve and present the rich original finishes of this early 1920s Arts and Crafts gem. Historic Kenwood, the Pettigrews, and most certainly all of St. Petersburg can take pride in this beautiful rebirth of a marvelous historic property.