STAFF REPORT

Community Planning and Preservation Commission
Certificate of Appropriateness Request

For Public Hearing and Executive Action on July 9, 2019 beginning at 2:00 p.m. in the Auditorium, The Sunshine Center, 330 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, no commissioner 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.

Figure 1: Subject property at 2232 Brevard Road Northeast. Image taken May 2019.

Case No.: 19-90200019
Address: 2232 Brevard Road Northeast
Legal Description: GRANADA TERRACE ADD BLK 8, (GRANADA TERRACE HISTORIC DISTRICT) THAT PART OF LOT 5 DESC BEG MOST SE'LY COR OF LOT 5 TH ALG SE'LY SIDE OF LOT 5 SW'LY 94.92FT TH NW'LY 52.3FT TO THE NE'LY LOT LINE OF LOT 7 52.3FT TH NE'LY 95FT TH 50FT TO POB TOGETHER WITH THAT PART OF LOT 4 DESC BEG AT INT OF NW'LY 94.92FT LINE OF LOTS 4 & 5 TH NE'LY ALG NW'LY LINE OF LOT 4 TO THE NE'LY COR OF SD LOT 4 TH SE'LY 4FT ALG BREVARD RD TH SW'LY 94FT(S) TO POB
Parcel ID No.: 07-31-17-32562-008-0050
Date of Construction: 1942
Local Landmark: Granada Terrace Historic District (HPC 88-02) – Non-contributing Property
Owner: Jeffrey Jenkins and Chanda Lawdermilk
Request: Certificate of Appropriateness for Addition and Alterations to 2232 Brevard Rd. NE, a non-contributing property to the Granada Terrace Local Historic District

Historic Context and Significance

Granada Terrace was designated as a local historic district in 1988. At the time of designation, the district included 68 structures. Platted in February 1924 by prominent local developer C. Perry Snell, the Granada Terrace subdivision is an excellent example of the “new suburb beautiful” philosophy of residential development. Granada Terrace was intended as an exclusive, homogeneous enclave of custom Mediterranean Revival style houses as specified in the original deed restriction. All development was restricted to single-family detached dwellings in the “Spanish, Moorish, or Italian type of architecture, or of blended or kindred style, the main walls of which must be brick, tile, stone, or stucco” and it was to “be harmonious and in keeping with buildings erected by the developer [Snell].”¹

By 1926 and the collapse of the Florida Land Boom, 38 Mediterranean Revival style residences had been constructed, thus establishing the character of the neighborhood. The residences, set on lush, casually landscaped lots, featured an encyclopedic array of Mediterranean motifs and details including asymmetrical massing, Spanish tile roofs, parapet caps, stucco finishes, casement windows, and terracotta and wrought iron detailing.

By 1927, construction virtually ceased throughout the City. The next wave of building in Granada Terrace occurred in 1941 with the introduction of the first non-Mediterranean Revival style buildings. These residences established the pattern for subsequent development which was dominated by one-story, concrete block, Masonry Vernacular and Ranch style homes. Although these buildings subscribed to a different style of architecture, they conformed to the neighborhood’s dominant setbacks and landscape standards thus contributing to the visually homogeneous character of the district.

In addition to the architecture, the 1988 district designation cites the area’s conformity in “…setback and landscaping with the historic pattern creating unified, well-maintained streetscapes. The original Mediterranean Revival structures and park features as well as the brick streets survive basically unaltered making Granada Terrace a complete, well-preserved period piece that chronicles the prevailing tastes during St. Petersburg’s most robust period of distinct development.”²

The subject property at 2232 Brevard Road Northeast was constructed early during the second wave of development in 1942. It’s very typical of the later development as a one-story, Masonry Vernacular, Ranch-style house that is made of concrete block with mid-century details. The subject property is designated as a non-contributing property to the Granada Terrace Historic District. Because of its location within the Granada Terrace Historic District, a Certificate of Appropriateness (COA) is required for exterior additions and alteration. Per the City’s COA Matrix, additions require review by the Community Planning and Preservation Commission (CPPC).

¹ Pinellas County Deed Book 170:490
² Granada Terrace Historic District Designation, 1988
Project Description and Review

Project Description

The COA application (Appendix A) proposes a small front porch addition and a new addition to the rear of a non-contributing property. The front porch addition will cover the front entryway and steps. The proposed porch roof will be situated at the eave level of the existing roof line.

The new addition in the rear will continue the same wall plane and roof height as the existing house. The proposed addition will be made of concrete block with a new sliding glass door and window fenestrations. The applicant is proposing to install standing seam metal roofing on the new addition.

The project also includes the removal of existing shingle roof cladding on the existing hipped roof and replacement with a standing seam metal roof shown in Figure 2 and Figure 3.

Figure 2: Firestone UC-3 Roofing Panel detail from product’s website

Figure 3: Example of the proposed type of roofing submitted by applicant
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.

The proposed addition and front porch will be minor in scale, height, and massing. The new addition is appropriately located in the rear of the existing structure and will have a minor impact on the local historic district.

The proposed standing seam metal roofing material to be installed on the subject property where asphalt shingle cladding presently exists. A photograph from 1956 indicates that the original roofing material was tile, which was replaced in 1971 with the current asphalt shingles (Figure 4). The building is a small one-story masonry structure with a prominent hipped roof, which is publicly visible.

Figure 4: Advert in the St. Petersburg Times for an open house at 2232 Brevard Rd NE.
Published on August 5, 1956.
2. **The relationship between such work and other structures on the landmark site or other property in the historic district.**

As stated above, this property is located within the Granada Terrace Historic District, a district that has a homogenous collection of architectural styles and materials. The Mediterranean-Revival style contributing buildings were constructed either with flat roofs or with clay barrel tile roofs. Metal roofing is not a traditional material that has historically existed in this historic district.

Almost every structure in the historic district with pitched roofs are cladded with clay barrel tiles, concrete tiles, or asphalt shingles (Figure 5). In 2010, a 1971-era structure on Coffee Pot Bayou Boulevard was approved to have standing seam metal roofing installed. It is the only structure within the Granada Terrace Historic District to have metal roofing. The proposed standing seam metal roofing is out of scale and character to the materials used in the rest of the district. To increase the presence of a non-traditional material in Granada Terrace could have a negative effect on the historic district’s integrity and cohesive identity.

![Figure 5: Google Earth Aerial dated January 9, 2019](attachment:image)
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.

The proposed additions will have little impact on the existing structure’s architectural style. As noted above, the installation of a new roofing material with a completely different character to the district could negatively affect the existing mid-century structure and the district as a whole.

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

There is no indication that denial of a COA would substantially adversely affect the property owner’s use of the subject property.

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

The proposed project appears to be appropriate under this criterion.

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.

Staff contends that the proposed standing seam roofing material will negatively impact the historic integrity of the Granada Terrace Historic District. Granada Terrace was intended to be a homogenous enclave with cohesive architectural styles and use of materials. When the second period of development began in 1941, the newer houses were constructed with similar massing and often used stucco and other compatible materials to fit in with the older homes, creating a harmonious appearance. The inclusion of non-traditional materials with a different scale and character could negatively impact that integrity of a district that is known for its homogenous collection of architectural styles and materials.

Additional Guidelines for New Construction

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

The proposed property appears to meet this criterion as the proposed additions are one-story and small in height and scale.

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.

The proposed project does meet this criterion, as the proposed additions will not alter the width of the front elevation.

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.

The proposed windows on the new addition are visually compatible with contributing resources in the district.

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.

The criterion is not relevant to the proposed project.
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.
The proposed project appears to meet this criterion.

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.
The proposed project meets this criterion. The proposed new entranceway and small porch addition will be compatible with the contributing resources in the 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.
The proposed standing seam metal roofing is not visually compatible with predominant materials used in contributing resources in the district. As stated above, Granada Terrace was originally developed with restrictions that construction must have a Mediterranean style of architecture. Contributing resources were built with flat roofs with parapets or pitched roofs with clay barrel tiles. There are no contributing structures with standing seam roofing in Granada Terrace.

8. The roof shape of the new construction shall be visually compatible with contributing resources in the district.
The proposed additions' roof shapes are visually compatible with the subject property and the contributing resources in the district.

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.
This criterion is not relevant to the proposed project.

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.
The proposed project appears to meet this criterion. The new addition will be minimal and located in the rear. It will be smaller in massing to the non-contributing structure. The proposed window and door openings are minimal and are not publicly visible.

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.
This proposed project appears to meet this criterion.

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.
As noted above, the standing seam roofing material proposed for the new addition and existing house is not compatible with the architectural features of the local landmark district.
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.

This proposed project appears to meet this criterion.

Staff Recommendation

Based on a determination of overall 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 additions of the property at 2232 Brevard Road Northeast, a non-contributing property to the Granada Terrace Historic District. Conditions of approval are recommended as follows:

1) The proposed addition is compatible in massing, height, and scale with the principal structure and the contributing resources in the district. Staff recommends approval of the additions as proposed.

2) Staff recommends the denial of the proposed standing seam metal roofing.
   a) Staff believes that the standing seam metal roof is out of character and scale with the Granada Terrace Historic District, as it is not a traditional material to the district and to the Mediterranean Revival style that predominates the district. The Guidelines for Alterations, the Design Guidelines, and the Criteria for Granting a COA are clear that new construction and alterations to non-contributing buildings should not adversely impact the integrity of the historic district. New construction shall use materials that are visually compatible with the predominate materials used on contributing resources in the district. Standing seam is not visually compatible with the clay barrel tiles used on contributing structures in the district.
   b) Evidence shows that the roofing material of the subject property was originally a tile roof.
   c) A 1971-era structure at 2320 Coffee Pot Bayou Boulevard Northeast did receive approval in 2010 to replace asphalt shingles with a standing seam metal roof. Staff contends that this is the only structure within the local historic district to use this type of material. Staff has concerns that further usage of standing seam roofing will lead to a degradation in integrity and character of the Granada Terrace Historic District.
   d) If the applicant desires to install a metal roof, staff contends that a metal shingle or metal panel roof that is visually compatible with the appearance of a traditional tile or shingle would be more appropriate to the local historic district. The metal roof should have a flat finish.

3) This constitutes approval of the Certificate of Appropriateness for historic preservation, but does not constitute approval for other zoning-related matters pertaining to City Code, Chapter 16.

References


Appendix A:

Application No. 19-90200019
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

2232 Brevard Rd NE St., St. Petersburg, FL 33704
Property Address
Granada Terrace Addition
Historic District / Landmark Name
Chanda Lawdermilk and Jeffrey Jenkins
Owner's Name
2232 Brevard Rd NE St., St. Petersburg, FL 33704
Owner's Address, City, State, Zip Code
Christa Currea
Authorized Representative (Name & Title), if applicable
P.O. Box 10844, Tampa, FL 33679
Owner's Address, City, State, Zip Code

APPLICATION TYPE (Check applicable)
✓ Addition
New Construction
Demolition
Relocation
Other:

TYPE OF WORK (Check applicable)
Window Replacement
Repair Only
Door Replacement
In-Kind Replacement
Roof Replacement
New Installation
Mechanical (e.g. solar)
✓ Other: 247 SF master suite addition on back of house and front porch remodel

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: [Signature]
Date: 4/21/2019

Signature of Representative: Christa Currea
Date: 4/22/2019
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
City of St. Petersburg  
Municipal Services Center  
One Fourth Street North, 8th Floor  
St. Petersburg, Florida 33701

RE: Historic Preservation Summary of Work Letter

Dear Ms. Duvekot,

The proposed scope of work for the property located at address 2232 Brevard Rd NE, St. Petersburg, FL consists of a master suite extension in the rear of the property on the southwest corner and an alteration to the existing porch on the front of the house. The design intent for the master suite extension is to extrude the roof lines, profiles, materials and heights of the existing home. The extension protrudes about 18’-8” beyond the end of the existing portion of that part of the home. The new addition will blend into the existing home both in proportion and scale. The addition is approx. 247 SF. The other component to this renovation consists of a front porch modification. The enclosed site plan shows the new design for the porch including a concrete pad and steps finished with pavers on top. There is also a paved walkway extending out from the end of the porch to Brevard Rd. The design includes updating the roof to a new standing seam metal roof. This structure has been deemed a non-contributing structure to the historic district, however, the design intent demonstrates cohesiveness to adjacent structures in the neighborhood. The design also retains the character of the existing home. Thank you for your consideration in approving the proposed modifications to this home.

Sincerely,

Christa Currea

DC Studio  
P.O. Box No. 10844  
Tampa, FL 33679  
Phone: 814.932.7268  
Email: christa@dc-st.com  
FL License # AR96552
EXISTING TREE TO REMAIN (NEIGHBOR'S TREE)

RELOCATE EXISTING SHED - NEED TO CONFIRM REQUIRED DISTANCE FROM MAIN STRUCTURE

EXISTING FENCE TO REMAIN

NEW PAVER WALKWAY

4:12

NEW STEPS AND LANDING

EXISTING DRIVEWAY

REMOVE EXISTING PORTION OF 2' - 10"

10'-0" REAR SETBACK

7'-6" REAR SETBACK

EXISTING TREE TO REMAIN 30'-0" FRONT SETBACK FOR STRUCTURE

23'-0" FRONT SETBACK FOR OPEN PORCH

20'-0" FRONT SETBACK FOR STOOP

NEW FRONT PORCH AND STEPS

7'-6" REAR SETBACK

10.00'

31.7' 37.9'

50.00'(P)(M) N 53° 00' 00" E (P)(M) 95.00'

19.2'

N 54° 01' 31" E 8.50'

94.99' (P)(M)

5.9' CONC. WALK

10.00'

3.00'

1/2"FIR 25.04'

7.00'

6.00'

4.00'

7.00'

24.88'

15' - 3" 6.6'

N 37° 00' 00" W (P)(M) 52.30'

5.6'

5.9'

AC P.O.B.

B.C. 18.7'

B.C. 19.2'

B.C. 19.2'

N 37° 00' 00" W (P)(M) 52.30'

5.6'

5.9'

P.O.B.

5.3' 10.00'

5.3' 10.00'

7' OVER 5.6'

24' - 4 3/8" 10.00'

7'-6" REAR SETBACK

7'-6" REAR SETBACK

7'-6" REAR SETBACK

5.6'

6' - 0" 15' - 3"
DEMO PLAN - HISTORIC PRESERVATION
1/8" = 1'-0"

EXISTING FENCE TO REMAIN
EXISTING A/C UNIT

FLOOR PLAN - HISTORIC PRESERVATION
1/8" = 1'-0"

2 RISERS @ 7.3/4 EACH
1/8" PER FOOT SLOPE AWAY FROM BUILDING

LAWDERMILK/JENKINS RESIDENCE

DEMO PLAN & FLOOR PLAN

No. Description Date

Project number 1846
Date 04.16.2019
Drawn by Author
Checked by Checker
Scale 1/8" = 1'-0"
LAWDERMILK/JENKINS RESIDENCE

EXTERIOR ELEVATIONS

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Project number: 1846
Date: 04/16/2019
Drawn by: Author
Checked by: Checker
Scale: 1/8" = 1'-0"
Laura Duvekot

From: Christa Currea <christa@dc-st.com>
Sent: Tuesday, April 23, 2019 4:22 PM
To: Laura Duvekot
Cc: daniel currea; Brooke Eversoll, CMKBD; Erica McNamara; Chanda Lawdermilk
Subject: Re: Historic Preservation - Application for Hearing - 2232 Brevard Rd NE

Laura,

Ok great. Thank you. I will discuss with Chanda about the mailings and confirm with you where they should be sent.

In regard to the windows, no existing windows are going to be replaced. The aluminum window frames on the sides and back that are exposed metal will be painted white to match the newer windows on the front as well as the new windows being added in the master suite on the back. We are removing 2 windows in the existing bedroom in the back as a result of the new addition. The new windows on the back will be single hung in the bedroom and behind the toilet, fixed above the linen storage in the bathroom and above the shower and awning type above the vanity. I will follow up with manufacturer brochure.

Also, can you confirm if the following is the correct location for Chanda to submit check:

Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
Municipal Services Center
One Fourth Street North, 8th Floor
St. Petersburg, Florida 33701

Sincerely,

On Tue, Apr 23, 2019 at 3:42 PM Laura Duvekot <Laura.Duvekot@stpete.org> wrote:

Hi Christa –

Thank you for the submission. I have this COA app scheduled for the Community Planning and Preservation Commission that will begin at 2pm on Tuesday, June 11, 2019 at St. Petersburg’s City Hall (175 5th St N). The file number is 19-90200019.

The invoice is attached and can be paid in person at the Central Cashier’s Office at the Municipal Services Center, One 4th St N.
There is a requirement that notice of the hearing be mailed to owners of all property within 200’ ten days before the hearing. I’ll be preparing a packet with one copy of the notice letter and mailing labels for all of the addresses; the applicant is responsible for copying the letter and mailing it to each address, then returning a Certificate of Mailing to my office. Please let me know who I should contact when the packet is ready, about 2-3 weeks before the meeting.

My staff report and recommendation will be available a week before the meeting. I’ll email a copy.

The only question I have about the application concerns the windows. Can you confirm that no existing windows will be replaced? The configuration of the front porch’s picture window looks different in the elevation you sent than in the photos. Please also indicate what type of window you will be using at the addition; a manufacturer’s brochure would be helpful if available. I know that both original and newer replacement windows are currently extant at the subject property.

Thank you again, and please let me know if there is anything else I can help with in the weeks leading up to the CPPC meeting.

Best regards,

Laura Duvekot

Historic Preservationist II

Planning and Development Services

City of St. Petersburg, Florida

laura.duvekot@stpete.org

727.892.5451

From: Christa Currea [mailto:christa@dc-st.com]
Sent: Tuesday, April 23, 2019 2:02 PM
To: Laura Duvekot <Laura.Duvekot@stpete.org>; daniel currea <daniel@dc-st.com>; Brooke Eversoll, CMKBD <brooke@beestudios.design>; Erica McNamara <erica@beestudios.design>; Chanda Lawdermilk
Good afternoon Laura,

I have attached our application, requested drawings, and summary of work letter in regard to the property at 2232 Brevard Rd NE, St. Petersburg. If you can please review and let me know if anything else is needed to complete the submission to be eligible for the next hearing. My client, Chanda Lawdermilk, said she can drop off the $300 check to the City of St. Petersburg office if that is ok. If so, can you please give her the address and place to go to submit that check? She has been copied on this email as well.

Here is also a Dropbox link for pictures of the existing home: https://www.dropbox.com/sh/hu5p0xj9zd9c8f/AAAMsQlfha45kIMOKreSXJHpa?dl=0

I look forward to hearing from you.

Sincerely,

Your Sunshine City
Appendix B:

Photographs