



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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, 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:	CITY FILE NO.: 20-90200126
REQUEST:	Review of a Certificate of Appropriateness for the replacement of a shingle roof with metal at a contributing property within a local historic district
OWNER:	Dean E. Growe
AGENT:	David Goldberg, Contractor
PARCEL ID NO.:	14-31-16-46332-003-0120
ADDRESS:	3021 8 th Ave. N.
LEGAL DESCRIPTION:	KENWOOD SUB BLK 3, LOT 12
ZONING:	NT-2
HISTORIC RESOURCE:	Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)



Figure 1: Subject property

Historical Context and Significance

The Minimal Traditional house at 3021 8th Ave. N. ("the subject property") was constructed in 1941. It is a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008). It is a one-story, side gabled building with wood siding and an arched portico roughly centered at the main building façade.

Details such as this portico and its pared-down Colonial references, the façade's approximate symmetry, and the overall simplicity of form, largely set the Minimal Traditional style apart from the asymmetry and bottom-heavy details that define the Craftsman style. While the Craftsman style depicts the spirit of optimism and expansion that defined Florida's 1920s development boom, Minimal Traditional homes such as the subject property capture the humility and desire for order that prevailed as construction carried on at a slower pace through the Depression and as the nation headed into World War II.

The subject property was constructed beginning in October of 1941 for William Wells, who worked for the Defense Department in Tampa, and his wife. Beginning April 9, 1942, the War Production Board prohibited the construction of non-essential residences, roads, or commercial buildings in order to redirect materials to the war effort, so the subject property was among the final pre-War homes to be built. It is shown shortly after construction in Figure 2. As seen, the original roof featured an asbestos tile roof, but otherwise maintains high integrity.

Because of its location within the Northwest Kenwood Local Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City's COA Matrix, roofing projects that involve a change in materials require review by the Community Planning and Preservation Commission (CPPC).

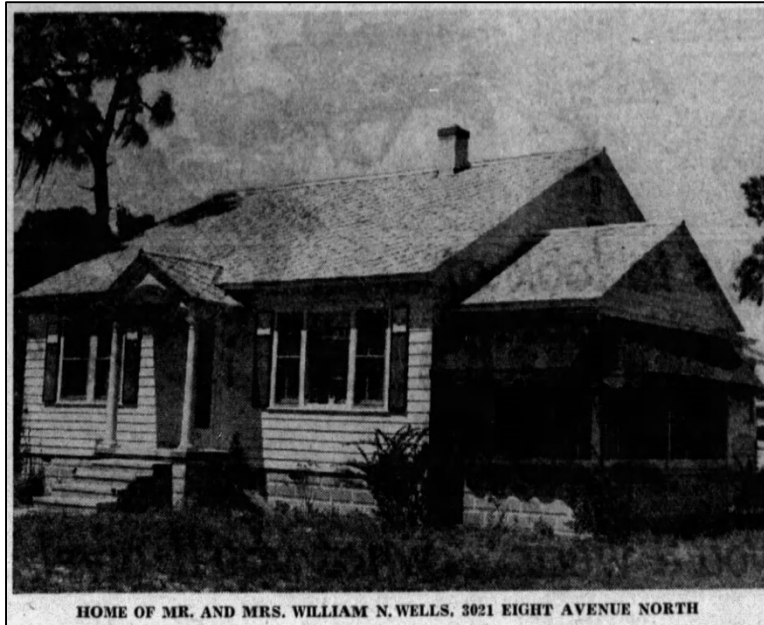


Figure 2: Image from Little Visits to St. Petersburg Homes, from the St. Petersburg Times, March 29, 1942.

DON'T MISS SEEING
3021 - 8th Ave. No.
TODAY ONLY
2 TO 5 P. M.
 A beautiful home on a large
 lot attractively shrubbed
KENWOOD SECTION
 5 large rooms & **FULL TILE BATH**
 Side screened porch - **ASBESTOS ROOF**
ELECTRIC refrigerator, range & water heater
 2-car garage - maid's lav., set tubs
ONLY \$13,950
SEE MR. McFADDEN
VAN SCIVER & SON
 Phone 7-7132 or 7-7136 1 - 6th St. No.

Figure 3: Ad for the subject property's sale noting original roof material as asbestos, St. Petersburg Times, March 29, 1948.

Project Description and Review

Project Description

The COA application (Appendix A) proposes the removal of existing shingle roof cladding and replacement with a 26 gauge "Ultra-Lok" metal roof system with a ribbed profile as shown in Figure 4. The proposed color and finish were not specified.

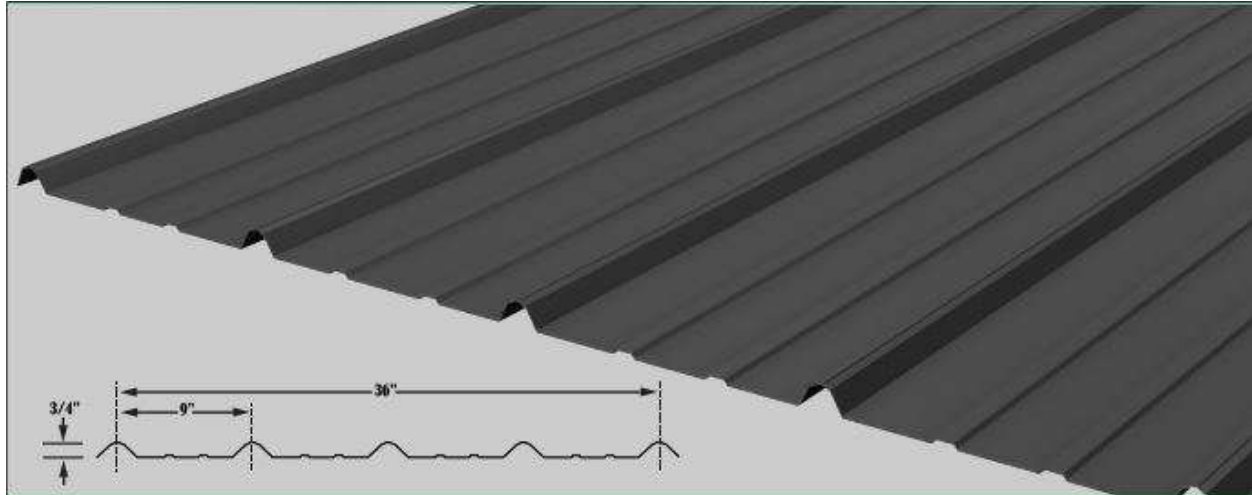


Figure 4: Ultra-Lok roofing

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 proposed metal roof would be highly publicly visible from elsewhere in the district and would alter the subject property's appearance by introducing a likely glossy material with vertical texture where the surface was historically roughly textured and featured shingles.

This material is aesthetically out of keeping with the building's character, and also historically incompatible, as metal would not have been used for such a non-essential application during the buildup to America's entrance into World War II.

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

Inconsistent The proposal is incompatible with the subject property's architectural style. While many of the original asbestos roofs on comparable properties in the district have been replaced, the replacement material is generally asphalt shingle, which has a much more appropriate texture.

Staff reviewed the application material from the district's establishment in 2018-2019 and found four examples of existing metal roofs. All were clearly contemporary material and not historic features of their buildings.

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 As noted above, the proposal would alter both elements of the design and materials. The subject property's historic integrity would be negatively impacted.

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

**Information
not provided**

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

Consistent There is no indication that the applicant cannot carry out the proposal.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

**Not
applicable** The subject property is listed as a contributing property.

Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Consistent The subject property is, and will continue to be, a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

Inconsistent The building's original asbestos shingle roof has been replaced with asphalt shingles. Staff recommends that asphalt shingles be applied.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

Inconsistent Homes built between the beginning of the Depression and World War II did not commonly feature metal roofs.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

**Not
applicable**

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Inconsistent

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Inconsistent Replacing the roof in kind with asphalt shingles would be a more appropriate alternative to the proposed metal.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Consistent No harsh treatments have been proposed or observed.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable The subject property is not located within a known archaeological sensitivity area.

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: 1 of 4 relevant criteria met.
- Additional Guidelines for Alterations: 2 of 6 relevant criteria met.

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 **deny** the Certificate of Appropriateness request for the alteration of the property at 3021 8th Ave. N.

Appendix A:

Application No. 20-90200126



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

Property Address: 3021 8th Ave N St. Pete FL 33713
 Parcel Identification No.: 14-31-16-46332-003-0120
 Historic District / Landmark Name: Kenwood (Historic St. Pete district)
 Owner's Name: Dean E Growe
 Corresponding Permit Nos.: 727-542-6974
 Property Owner's Daytime Phone No.: 727-542-6974
 Owner's Address, City, State, Zip Code: 3021 8th Ave N St. Pete FL 33713
 Owner's Email: Dgrowe@barfab.org
 Authorized Representative (Name & Title), if applicable: David Goldberg (Contractor)
 Representative's Daytime Phone No.: 727-512-1889
 Representative's Address, City, State, Zip Code: PO box 85459 Seminole FL 33775-8549
 Representative's Email: DocRoof@ICloud.com

APPLICATION TYPE (Check applicable)	
<input type="checkbox"/> Addition	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> New Construction	<input type="checkbox"/> Door Replacement
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Roof Replacement
<input type="checkbox"/> Relocation	<input type="checkbox"/> Mechanical (e.g. solar)
<input type="checkbox"/> Other:	

TYPE OF WORK (Check applicable)	
<input type="checkbox"/> Repair Only	
<input type="checkbox"/> In-Kind Replacement	
<input type="checkbox"/> New Installation	
<input checked="" type="checkbox"/> Other: <u>Re-roof</u>	

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: 12/17/2020
 Signature of Representative: David B. Goldberg Date: 12/17/2020



CERTIFICATE OF APPROPRIATENESS APPLICATION

COA #

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.

Building or Site Feature	Photo No.	Proposed Work
Main House Roof		<ul style="list-style-type: none"> - Remove old shingle roof to deck. Replace Bad Wood. - Rennaal deck as needed w/ #8 ringshank nails - Install Polyglass MTS Plus underlayment (Peel+seal) - Install necessary easesdrip, Boots and any flashings - Install 26 gauge uHe Lok metal roof system.









3021 8thave north 33713

Inbox



Dean Growe 3 days ago
to me 



Daniel,

When I purchased the house in I think 1998 or 1999 it had an old metal roof on it, it needed a lot of repairs so I decided to remove the metal roof and put a shingle roof on the house and garage myself. In the subsequence years I stuck with shingle roofs for costs reasons. Now I would like to return the house to its original roof which is metal. There are many metal roofed houses in Historic Kenwood and actually are several within just a few blocks from my home. Please feel free to pass this information to the city of for their records.

Thank You,

Dean Growe

Got it.

Will do.

Thank you, I
will let you
know. Reply Reply all Forward

Laura Duvekot

From: Laura Duvekot
Sent: Thursday, January 28, 2021 1:30 PM
To: 'Dean Growe'
Subject: RE: Application 20-90200126

Good afternoon –

Thank you for the comment. I will have it packaged with the report distributed to Commissioners, which I will also send to you. You are also welcome to come speak at the hearing for up to 10 minutes as the owner of the subject property.

Because you mentioned ongoing damage to your home, I'll note that I have been able to, and still can, approve an application for an asphalt shingle replacement roof administratively, meaning you would be able to obtain a building permit within a day or so. It is the change in materials from asphalt shingle, which replicated the original asbestos, to metal, that triggers the CPPC review.

Let me know if you'd like to change your application, otherwise I'll keep the metal proposal scheduled for Feb 9. Permits have a 10-day hold, so Feb 19 would be the soonest you could get a building permit, if the CPPC approves your application.

Regardless, I thank you for your input and hope you have a lovely afternoon.

Best regards,

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

727.892.5451
laura.duvekot@stpete.org

From: Dean Growe <DGrowe@barfab.org>
Sent: Thursday, January 28, 2021 10:39 AM
To: Laura Duvekot <Laura.Duvekot@stpete.org>
Subject: Application 20-90200126
Importance: High

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.

Good morning,
I'm not 100% sure if you are the correct person to send this too. I received the notice in the mail yesterday 1/27 and requires a response by 1/29. So I'm hoping you are the correct person, If not could you please forward this to the correct person. Thank you!

Laura Duvekot and members,

Dated: 1/25/2021

Re: Application 20-90200126

Good morning. First let me thank you for taking the time to read this and review my application. Please bear with me as I give a little back ground. I have been a lifelong resident of the city of St Pete of nearly 50 years less about 4 years, I love my city and my beautiful little home. About 3 years ago, after receiving a notice in the mail of a special district, my neighbors were discussing what this was, no one really understood what this was and whether or not we should vote yes for joining this "special district" within Historic Kenwood. About 2 weeks (+-) later a representative of the group pushing the "special district" came by to explain one on one what this vote would mean. As I stood on my front stoop I was told specifically that a yes vote would stop the building of big massive houses in our "special district". I specifically ask him, will this restrict my ability to do work on or renovate my house? The answer was a resounding NO, of course any typical permitting needed would still apply. However, that this "special district" was simply to keep developers from building big massive houses. To me and others this sounds more like keeping continuity with a community, not Historic Preservation which ultimately the "special district" turned out to be.

Mid 2019 I was deciding whether I would sell my home and move into a condo or renovate my home. After months of research and weighing the positives and negatives of each I decided to renovate my home. Part of this decision was being able to lower my insurance cost via wind mitigation upgrades. That's said, I looked forward to hurricane windows and doors, added truss strapping and a new metal roof, all of which would have drastically reduce my high insurance costs as it has doubled over the last year.

Starting my renovation process, my roofing contractor applied for and was granted a permit to replace my roof with metal material, at which time materials were ordered and paid for, stripped off the old roof (which still had about 7 to 8 years of life left), prepared the sub-straight with metal roofing underlayment then called for a dry-in inspection. To my and his surprise the city said, "we are sorry we cannot inspect the dry-in because we should have never issued that permit to you". So, here I am today without a roof, water damage to my original plaster ceilings and walls. As you can tell this is very concerning to me and could be costly to repair all the damages let along the possibility of having to purchase all new roofing materials in addition to the material already purchased.

Neighbors and neighborhood, there 3 to 4 homes within blocks of my home, dozens and dozens of businesses and homes with in Kenwood proper with metal roofing. With the understanding that the "special district" was simply to keep developers from building big massive houses, . To me this sounds more like keeping continuity with a community, not Historic Preservation which ultimately the "special district" turned out to be.

I am asking that The CPPC members please approve a metal roof for my home and detached garage to stop any further damages to my original plaster ceilings and walls and the ability to use the material already purchased.

Thank You,
Dean Growe
3021 8th Ave North
ST. Petersburg, Florida 33713

Appendix B:

Maps of Subject Property

The Kenwood Section
- Northwest Kenwood Local Historic District

9TH AVE N

8TH AVE N

7TH AVE N

31ST ST N

30TH ST N

Community Planning and Preservation Commission

3021 8th Ave North

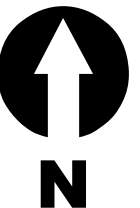
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200126



SCALE:
1" = 150'

The Kenwood Section
- Northwest Kenwood Local Historic District

9TH AVENUE

8TH AVENUE

31ST ST N

30TH ST N

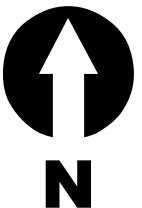
7TH AVENUE

Community Planning and Preservation Commission

3021 8th Ave North

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
20-90200126**



**SCALE:
1" = 150'**