



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 scheduled for **Tuesday, April 12, 2022, 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 https://www.stpete.org/connect_with_us/stpete_tv.php.

According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.



Case No.: 22-90200013
REQUEST: Review of a Certificate of Appropriateness for the after-the-fact installation of metal roofing on residential addition at 2750 Dartmouth Ave N, a contributing property to a local historic district.
ADDRESS: 2750 Dartmouth Avenue North
OWNER: Debra Wright
LOCAL LANDMARK: Kenwood Section – Southwest Central Kenwood Local Historic District (19-90300002)
PARCEL ID NO.: 23-31-16-35082-004-0180

LEGAL DESCRIPTION: HALL'S CENTRAL AVE NO. 1 BLK 4, E 52FT OF W 100FT OF VILLA SITE V
 ZONING: NT-2

Historic Significance and Existing Conditions

The Tudor Revival house at 2750 Dartmouth Ave N. was constructed in 1937 by builder Fred G. Crawford. The house's main form is rectangular with a side gable roof. A front, cross gable detail with a projecting bay window creates visual interest along the front façade, as well as the central chimney and a round, arched front door. The house originally had wood, six-over-one windows, which have been replaced. The house had a side, screened in porch. This property came before the Commission last year to demolish the side porch and build a new side addition (COA 21-90200030). The plans were approved for the construction of a side addition, which would have asphalt shingles to match the main house.

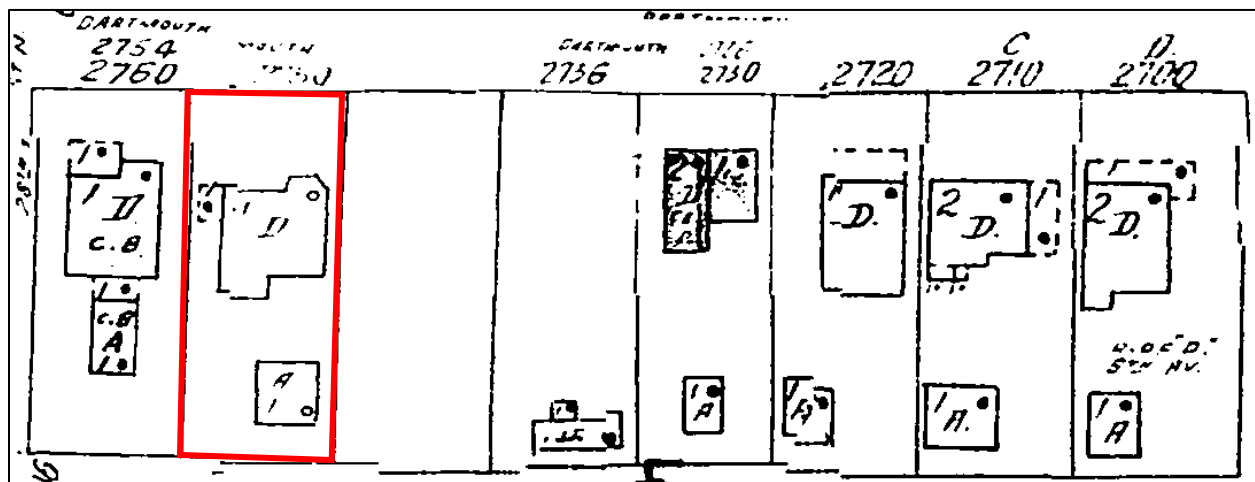


Figure 1: Section of Sheet 252, Sanborn Map of St. Petersburg, FL, 1951. Subject property outlined in red.



Figure 2: Approved front elevation with new side addition. The plans state that the roofing material will be shingles to match existing house.

The subject property is a contributing property to the Kenwood National Register Historic District (Florida Master Site File No. 8PI07088). The subject property is a contributing resource to the recently designated Kenwood Section - Southwest Central Kenwood Local Historic District (City File 19-90300002).

Project Description and Review of COA

Project Description

The COA application (Appendix A) proposes an after-the-fact change from the approved roofing material on the side addition from asphalt shingles, to match the main house, to metal roofing. The metal roof has already been installed, and the change of roofing materials was identified during an in-progress inspection. According to the COA Matrix, a change in roofing material requires approval by the Community Planning and Preservation Commission.

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 is highly publicly visible from elsewhere in the district and from 28th St. N. and would alter the subject property's appearance by introducing a glossy material with vertical texture while the main roof historically had and currently has roughly textured, small-scale shingles.

This material is aesthetically out of keeping with the building's character, and also historically incompatible, as the house used to have asbestos shingles, a very popular roofing material in the 1930s along with asphalt shingles. Fred Crawford, the builder and first owner of the property, constructed many homes in the area, including many of the nearby Tudor Revival houses (2660 Dartmouth Ave N, 2755 Dartmouth Ave N, 2650 Dartmouth Ave N). Historic photographs and the 1951 Sanborn maps indicate that these houses were constructed with asbestos shingle roofing.

Furthermore, the *Design Guidelines* state that traditional materials for Tudor Revival architecture are slate, wood shingles, or asphalt shingles, with replacement materials being laminated asphalt or composition shingles (See Appendix B). Since asbestos shingles are no longer manufactured, staff views asphalt shingles as a compatible replacement.

Tudor Revival is an architectural style loosely based on a variety of early English building traditions, particularly an interpretation of the English cottage. Key features are steeply pitched, gable roofs, cross gabled entryways, decorative half timbering, large brick chimneys, and the use of natural and warm materials. This is often done with stucco, brick, wood siding, and stone. Roofing materials were to imitate the thatched English roof. The style became popular in the United States in the 20th Century, particularly in the 1920s and 1930s.

The owner has noted several reasons why the change in material should be approved. The application cites the front door overhang with copper. Staff is of the opinion that this front door overhang is not original to the house, as it appears to be applied over the existing roof edge, indicating it was added after construction. The overhang also covers original roof features, which also indicates it was added later.

The application also mentions the reroofing of the subject property's garage and the reroofing of 2660 Dartmouth Ave N. Both of these permits for reroofing were pulled as online service permits. Within the online application procedure for a residential roof permit, an applicant is required to agree that the roof will be replaced with like roofing materials. There are also approval notes provided at the time of permit issuance stating that there is no change to materials, as a change requires Zoning approval. A residential roof replacement in Neighborhood Traditional (NT) including a change in materials is required to receive Zoning approval to ensure it complies with City Code Section 16.20.010.11. No Zoning review was performed for these permits.

This project is dissimilar, in that building permits for the project stated the material was to be asphalt shingles to match the main house. This project received a COA with the condition that any additional work shall be presented to staff for a determination of additional COA approval. The change in materials was not presented to staff prior to installation, as required. Had it been presented prior to installation, staff would have counseled the property owner against the requested change using the same justifications for denial described within this report.

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 and the roofing material on the main structure. While many of the original asbestos roofs on comparable properties in the district have been replaced, such as this property, the replacement material is generally asphalt shingle, which has a much more appropriate texture. Mixing of roofing materials on Tudor Revival houses is not traditional.

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 The metal roofing on the addition has already been installed.

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 owner states that she had the building's original asbestos shingle roof replaced with asphalt shingles many years ago. Staff recommends that asphalt shingles be applied to the addition as well, to keep a cohesive and consistent material throughout the building.

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

The addition should have a similar design, texture, materials, and visual quality as the roofing material on the historic resource. Metal roofing is not consistent.

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.

Code Section 16.20.010.11. – Building and Site Design

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. *Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios or screen enclosures located at least ten feet behind the front façade of the principal structure.*

Inconsistent The structure's architectural style is Tudor Revival, and metal roofing is not an appropriate roofing material for that style, as described above. The proposal will not keep consistent building materials throughout the structure.

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.
- Code Section 16.20.010.11: 1 relevant criterion not 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 after-the-fact Certificate of Appropriateness request for the alteration of the property at 2750 Dartmouth Ave. N.

Report Prepared By:



04.05.2022

Kelly Perkins, Historic Preservationist II
Urban Planning and Historic Preservation Division
Planning and Development Services Department

Date

Report approved by: d y:

Handwritten signature of Derek S. Kilborn in black ink.

Derek S. Kilborn, Manager

Urban Planning and Historic Preservation Division Planning
and Development Services Department

04.07.2022

Date

Appendix A:

Application No. 22-90200013 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

Property Address	Parcel Identification No.
Historic District / Landmark Name	Corresponding Permit Nos.
Owner's Name	Property Owner's Daytime Phone No.
Owner's Address, City, State, Zip Code	Owner's Email
Authorized Representative (Name & Title), if applicable	Representative's Daytime Phone No.
Representative's Address, City, State, Zip Code	Representative's Email

APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
<input type="checkbox"/> Addition	<input type="checkbox"/> Window Replacement	<input type="checkbox"/> Repair Only	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Door Replacement	<input type="checkbox"/> In-Kind Replacement	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Roof Replacement	<input type="checkbox"/> New Installation	
<input type="checkbox"/> Relocation	<input type="checkbox"/> Mechanical (e.g. solar)	<input type="checkbox"/> Other:	
<input type="checkbox"/> 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: _____

Signature of Representative: _____ Date: _____



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

2750 Dartmouth Avenue North

Justification:

1: Original to home construction: copper overhang on house: like metal materials

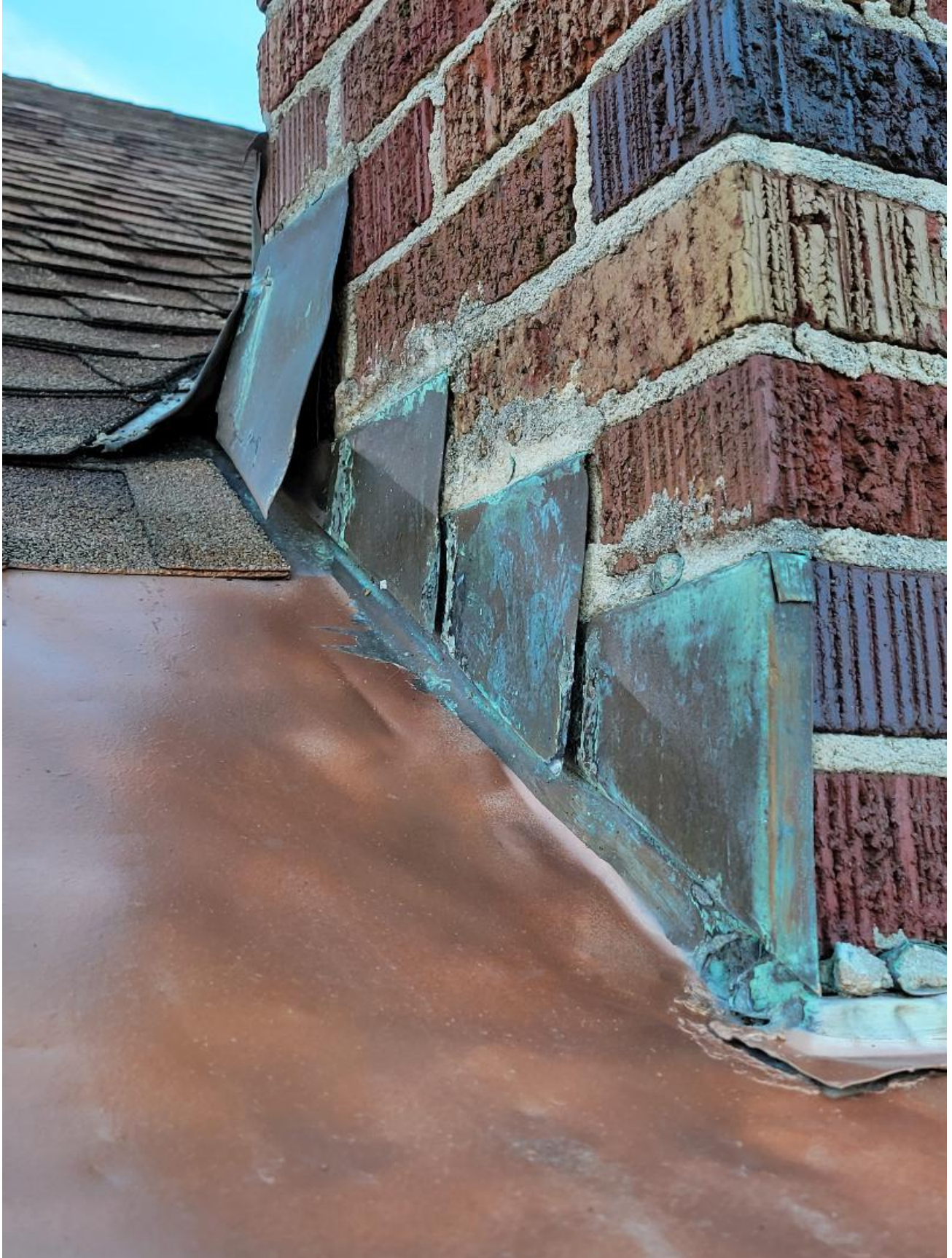
1: Front view overhang



2: copper rapped around right side of chimney (original)



3. Copper: left side of chimney; copper flashing is in bedding into mortar on chimney



4. Front view: copper coiling imbedded in mortar



5.



6. Copper flashing rear view of chimney



2. Garage roof: City of Saint Petersburg permitted and approved





Building Permits

- Home
- Select Permit
- Status Detail**
- Application Fees
- Permit Status
- Inspection Status
2-Hour Window
- Plan Tracking Status
- Project Inspections
- Print Permits
- Schedule/Cancel Insp.
- Submit Application
- ePlan Review Information
- FAQ

Status Detail

Parcel ID:	23/31/16/35082/004/018 0/	Address:	2750 DARTMOUTH AVE N
Application Date:	03/29/21	Owner:	WRIGHT, DEBRA A
Application #:	21 - 3002182	Application Type:	ROOF REPLACEMENT RESIDENTIAL UP TO 15 SQUARES
Valuation:	\$4,000	Square Footage:	000000000
Tenant Name:		Application Status:	CLOSED
Tenant Unit Number:		General Contractor:	SUN COAST ROOFING SERVIES
Zoning Description:	Structure Detail		

3: Permitted and approved metal roof, 2660 Dartmouth (5 houses east of my home)

2660 Dartmouth Ave N

All Street View & 360°



2660 Dartmouth Ave N
St. Petersburg, Florida
Google
Street View - Jul 2019

2750 Dartmouth

- 1. Roof, j-channel



2. Roof: front view



3. Roof: side view front



4. Roof: side rear



5. Roofing: rear view



6. Roof: rear





Product Evaluation Report
TRI COUNTY METALS

Min. 26 Ga. TCM-Lok Roof Panel over 15/32" Plywood

Florida Product Approval # 37331.1

Florida Building Code 2020
Per Rule 61G20-3
Method: 1 -D

Category: Roofing
Subcategory: Metal Roofing
Compliance Method: 61G20-3.005(1)(d)
NON HVHZ

Product Manufacturer:
Tri County Metals
301 SE 16th Street
Trenton, Florida 32693

Engineer Evaluator:
Johnathan Green, P.E. # 88223
Florida Evaluation ANE ID: 1920

Validator:
Brian Jaks P.E. #70159

Contents:
Evaluation Report Pages 1 – 4



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Compliance Statement: The product as described in this report has demonstrated compliance with the Florida Building Code 2020, Sections 1504.3.2.

Product Description: TCM-Lok Roof Panel, Min. 26 Ga. Steel, 16" coverage, over one layer of asphalt shingles (optional) over min. 15/32" APA Plywood decking. Non-Structural Application.

Panel Material/Standards: Material: Min. 26 Ga. Steel, conforming to Florida Building Code 2020 Section 1507.4.3. Paint finish optional.
Yield Strength: Min. 50.0 ksi
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2020, Section 1507.4.3.

Panel Dimension(s): Thickness: 0.019" Minimum
Width: 16" maximum coverage
Female Rib: 15/16" tall
Male Rib: 23/32" tall rib w/ slotted strip
Panel Seam: Snap Lock

Panel Fastener: Through Panel Slot: (1) #10-12x 1" Pancake Type A
1/4" minimum penetration through plywood
Corrosion Resistance: Per Florida Building Code 2020, Section 1507.4.4.

Substrate Description: One layer of asphalt shingles/felt paper (optional) over min. 15/32" thick, APA Rated plywood over supports at maximum 24" O.C. Design of plywood and plywood supports are outside the scope of this evaluation. Substrate must be designed in accordance w/ Florida Building Code.

Allowable Design Uplift Pressures:

Table "A"

Maximum Total Uplift Design Pressure:	52.5 psf
Fastener Spacing:	5 1/4" O.C.

*Design Pressure includes a Safety Factor = 2.0.



FEB 08 2021

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- Code Compliance:** The product described herein has demonstrated compliance with The Florida Building Code 2020, Section 1504.3.2.
- Evaluation Report Scope:** The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2020, as relates to Rule 61G20-3.
- Performance Standards:** The product described herein has demonstrated compliance with:
- UL 580-06 - Test for Uplift Resistance of Roof Assemblies
 - UL 1897-2012 - Uplift Test for Roof Covering Systems
- Reference Data:**
1. UL 580-06 / 1897-04 Uplift Test
Force Engineering & Testing (FBC Organization # TST-5328)
Report No. 136-0087T-13
 2. Certificate of Independence
By Johnathan Green, P.E. (No. 88223) @ Force Engineering & Testing (FBC Organization # ANE ID: 1920)
- Test Standard Equivalency:** The UL 1897-04 test standard is equivalent to the UL 1897-2012 test standard.
- Quality Assurance Entity:** The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.
- Minimum Slope Range:** Minimum Slope shall comply with Florida Building Code 2020, including Section 1507.4.2 and in accordance with Manufacturers recommendations. For slopes less than 3:12, lap sealant must be used in the panel side laps.
- Installation:** Install per manufacturer's recommended details.
- Underlayment:** Per Florida Building Code 2020, Section 1507.1 and manufacturer's installation guidelines.



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Roof Panel Fire Classification:

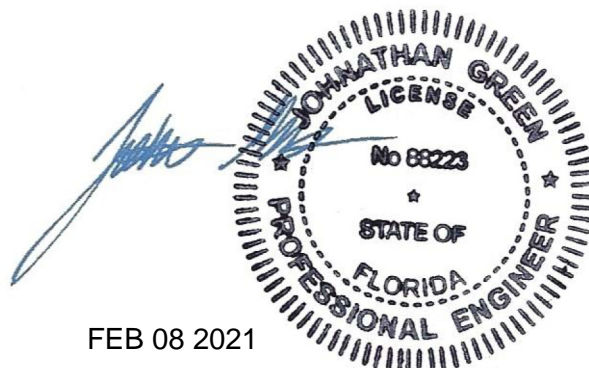
Fire classification is not part of this acceptance.

Shear Diaphragm:

Shear diaphragm values are outside the scope of this report.

Design Procedure:

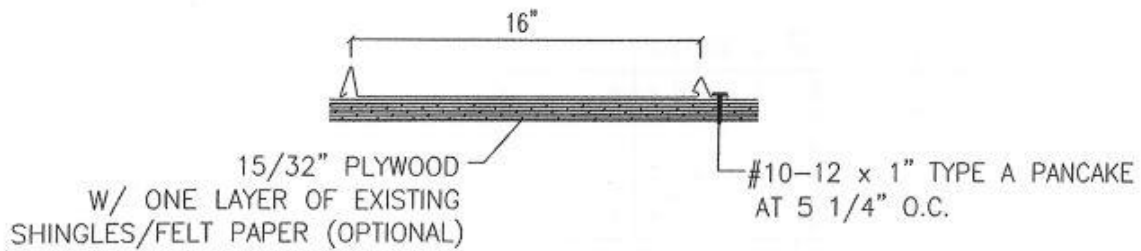
Based on the dimensions of the structure, appropriate wind loads are determined using Chapter 16 of the Florida Building Code 2020 for roof cladding wind loads. These component wind loads for roof cladding are compared to the allowable pressure listed above. The design professional shall select the appropriate erection details to reference in his drawings for proper fastener attachment to his structure and analyze the panel fasteners for pullout and pullover. Support framing must be in compliance with Florida Building Code 2020 Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.



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TCM-LOK 26 GA. ROOF PANEL







FEB 08 2021

FL# 37331.1

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Manufacturer's Information:

<http://forceengineeringtesting.com>

Installation Guide:

[https://www.metalroofing.com/documents/177/MCA Roofing
_Installation Manual - Final.pdf](https://www.metalroofing.com/documents/177/MCA_Roofing_Installation_Manual_-_Final.pdf)

Appendix B:

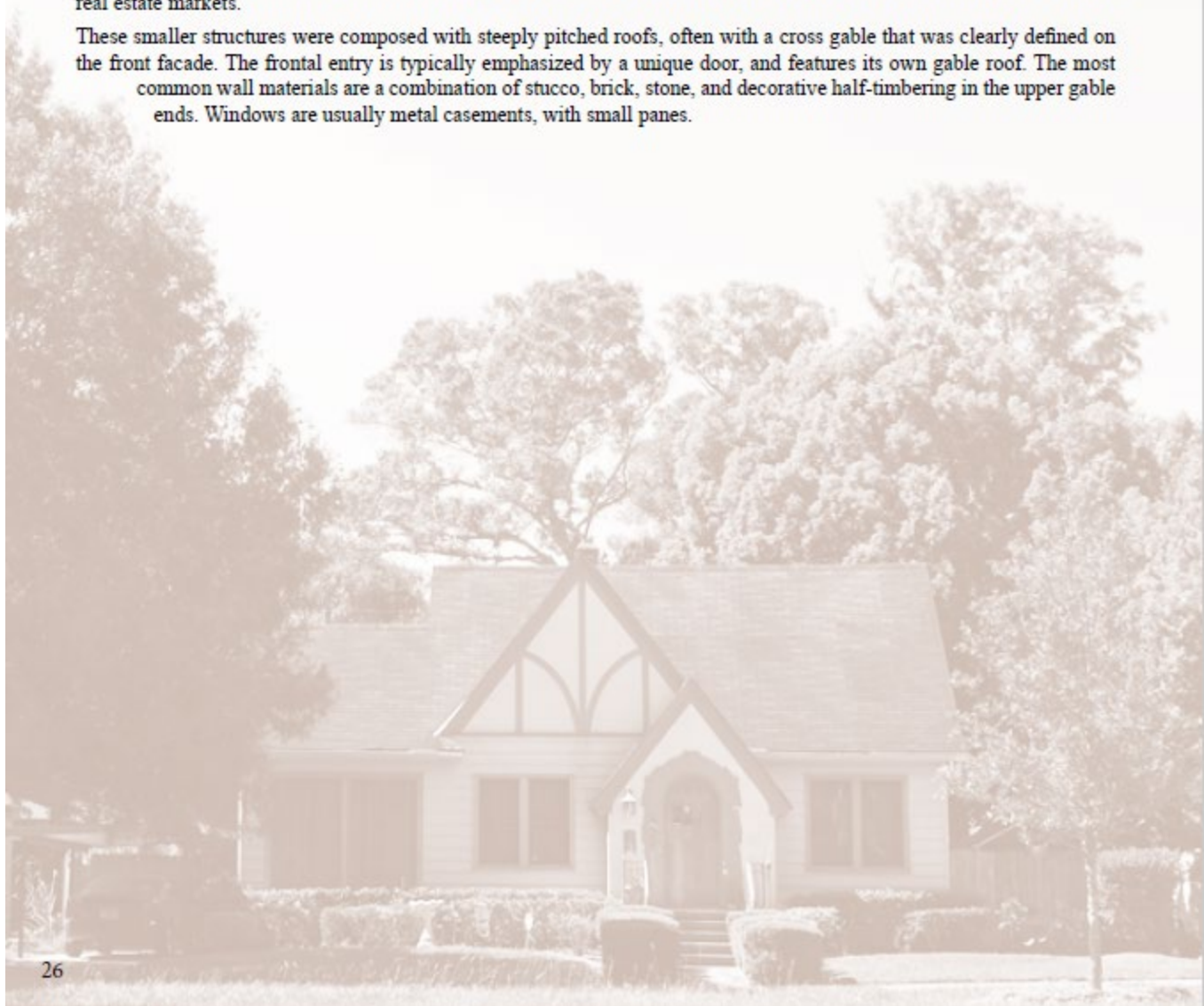
Tudor Revival Excerpt from St. Petersburg's *Design Guidelines
for Historic Properties*

TUDOR REVIVAL

1890-1940

The Tudor Revival style is loosely based on the English architecture of the 16th and 19th centuries and is occasionally referred to as the typical English country house. A popular house form in large and small American cities, especially during the 1920s and 1930s when the style reached its peak in popularity throughout the country, it was applied to simple cottages as well as more elegant residences in St. Petersburg, as northern visitors brought their influences to bear on local real estate markets.

These smaller structures were composed with steeply pitched roofs, often with a cross gable that was clearly defined on the front facade. The frontal entry is typically emphasized by a unique door, and features its own gable roof. The most common wall materials are a combination of stucco, brick, stone, and decorative half-timbering in the upper gable ends. Windows are usually metal casements, with small panes.



WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor.
- Cladding materials: Light colored Sand-finish stucco, stone or brick-veneered walls, smooth finish lap siding with 6- to 8-inch exposure with mitered corners, decorative half-timbering on upper volumes, particularly in gable ends
- Large elaborate chimneys located prominently on either the front or side with intricate masonry or stone patterns on the lower chimney face, projecting gabled volumes clad in an alternate material, decorative half-timbering on upper volumes, particularly in gable ends comprise the decorative elements on the facade.
- Foundation walls and piers are typically brick or concrete block; foundation wall vents are typically centered under windows.

EAVES

- Eaves tend to be shallow ranging from 4 to 10 inches, many held tight to the facade with a crown molding on the fascia.
- Variations include: one eave much shorter than the other or one eave curving or sweeping outward

ROOFS

- High-pitched roof which is often side-gabled and complex
- Originally slate, wood shingles or asphalt shingles.
- Replacement materials are often laminated asphalt or composition shingles

TYPICAL EAVE DETAILS



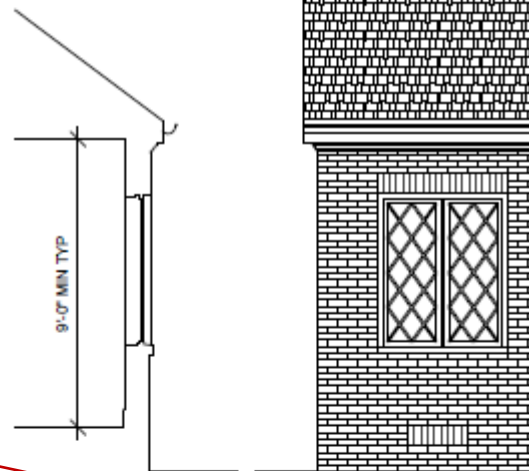
Boxed Eave



Boxed Eave



Corner Vignette



ROOFS

- High-pitched roof which is often side-gabled and complex
- Originally slate, wood shingles or asphalt shingles.
- Replacement materials are often laminated asphalt or composition shingles

Appendix C:

Public Comment

Katherine J. Connell

From: Steve Lincoln <slincoln@gmail.com>
Sent: Tuesday, April 05, 2022 10:20 AM
To: Katherine J. Connell
Cc: CPPC
Subject: RE: CPPC Hearing / Application No: 22-90200013 - Debra Wright - IN SUPPORT

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 Ms. Connell and CPPC Board,

We are writing to express our support for our neighbor Debra Wright, in her request for approval of the installation of the metal roof on her new addition. We have lived behind Debra for 5 years now and have seen the care and attention to detail she continually invests into her home, resulting in the betterment of Historic Kenwood. Metal roofing is not only more durable and sustainable than its shingle counterpart, but also has established precedent within our neighborhood. The specific design that she has chosen ties in with existing historical architectural features and, in our opinion, greatly augments the character and aesthetics of the structure.

Our neighborhood is rich with history but also with personal expression. It is this combination that truly makes it unique and sets it apart from cookie-cutter developments. It is my firm belief Debra's updates continue in that tradition and should be allowed.

Sincerely,

Steve Lincoln and Katina Stavros
2747 4th Ave N
St. Petersburg, FL 33713

--
-Steve Lincoln

Kelly K. Perkins

From: Alexis Baum <alexis@historickenwood.org>
Sent: Tuesday, April 5, 2022 10:25 PM
To: Kelly K. Perkins
Subject: Historic Kenwood COA - no objection

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.

Kelly,

I contacted the HKNA Board regarding the Certificate of Appropriateness for the after-the-fact installation of metal roofing on residential addition at 2750 Dartmouth Ave N. At this time, we do not have any objections to the request, and it appears to be appropriate.

Alexis

Alexis Baum
President
HKNA 2022

www.historickenwood.org

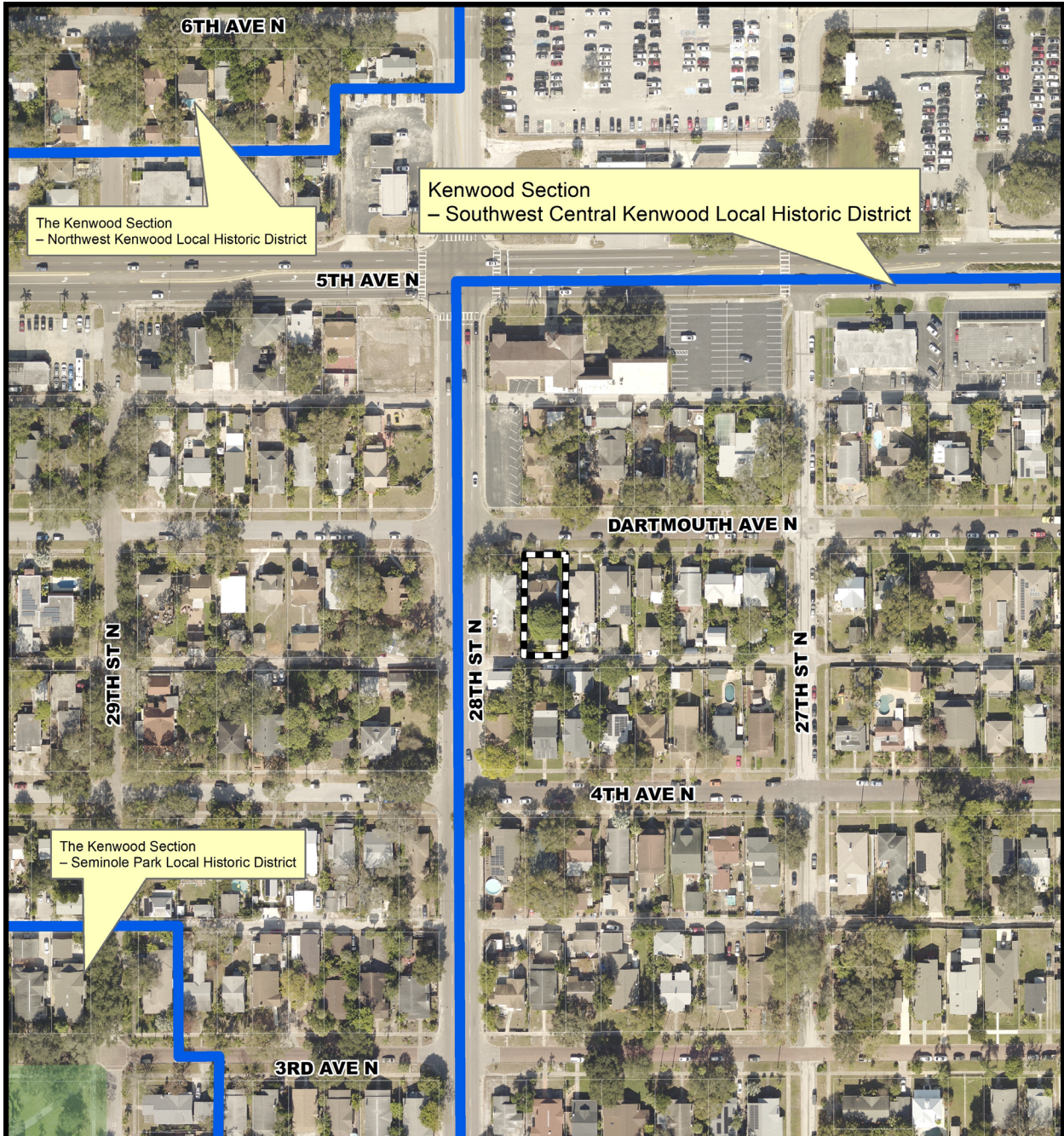
[Follow us for up to date news & events](#)

[Click this link to join](#) the next Neighborhood Gathering held virtually and in person at Metro Inclusive Health on the first Wednesday of each month, 7-8pm. Everyone is welcome to join in person or remotely!

Appendix D:

Maps of Subject Property

Aerial map of subject property Aerial



Community Planning and Preservation Commission

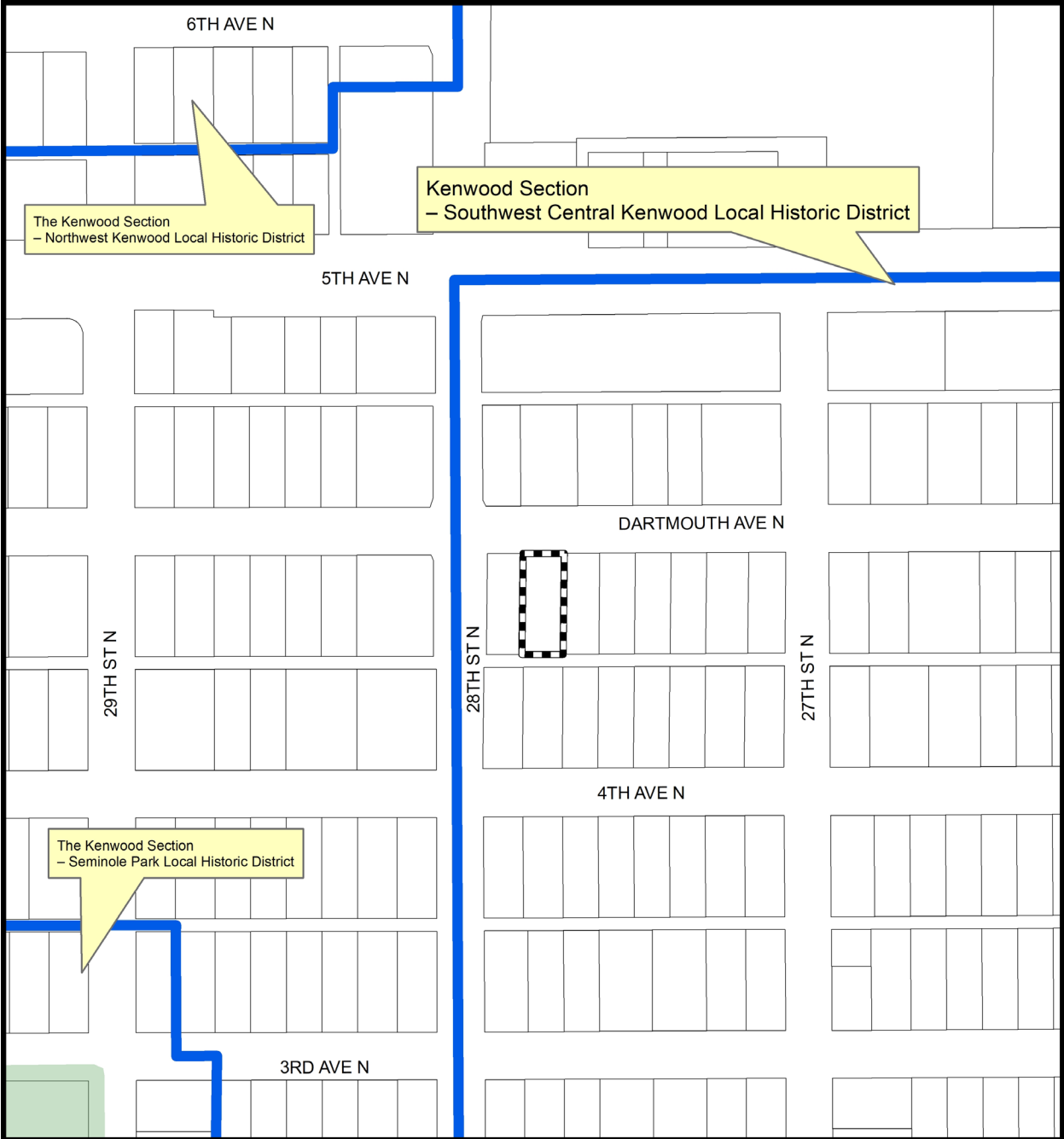
2750 Dartmouth Ave N

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
22-90300013**



**SCALE:
1" = 180'**



Community Planning and Preservation Commission

2750 Dartmouth Ave N

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

22-90300013



SCALE:
1" = 180'