



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

MEMORANDUM

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

Updated Scope of Work

On July 1st, the property owner notified staff that they are no longer considering the standing seam metal roof after speaking with contractors and receiving bids. Instead, they are proposing to use asphalt shingles, an in-kind replacement.

Updated 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** 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.
- 2) Asphalt shingle roofing is a common material used in the Granada Terrace Historic District. The proposed roofing material will be an in-kind replacement.
- 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.

Appendix A:

Email Correspondence

Kelly K. Perkins

From: Chanda Lawdermilk <chanda.lawdermilk@gmail.com>
Sent: Monday, July 1, 2019 10:28 AM
To: Kelly K. Perkins
Cc: Christa Currea; Laura Duvekot
Subject: Re: Possible dates for reschedule of meeting

Yes ma'am. Asphalt shingles.

Sent from my iPhone

On Jul 1, 2019, at 10:23 AM, Kelly K. Perkins <Kelly.Perkins@stpete.org> wrote:

Ok, I'm glad that you were able to come to a decision for what works for you. What type of roofing are you proposing? Asphalt shingles?

We will remove it from the staff report, as that will make the process smoother. We can also address it at the CPPC meeting if needed.

Kelly Perkins
Historic Preservationist II
Planning and Development Services
City of St. Petersburg, Florida
kelly.perkins@stpete.org
727.892.5470

From: Chanda Lawdermilk <chanda.lawdermilk@gmail.com>
Sent: Monday, July 1, 2019 10:20 AM
To: Kelly K. Perkins <Kelly.Perkins@stpete.org>
Cc: Christa Currea <christa@dc-st.com>; Laura Duvekot <Laura.Duvekot@stpete.org>
Subject: Re: Possible dates for reschedule of meeting

Whatever is easiest. We wanted to be able to consider a metal roof in the construction bid process. With the length of time between our initial application and now. we've been able to do that and after speaking to a few contractors and looking at bid numbers, we don't think it's the right choice for us.

You can take it out or I can share with the committee in person that we are not pursuing that option any longer. Whatever is the least work on everyone.

Sent from my iPhone

On Jul 1, 2019, at 8:18 AM, Kelly K. Perkins <Kelly.Perkins@stpete.org> wrote:

Good Morning,

First, yes, we will do the mailings because it's not your fault the meeting was delayed.

Just to clarify, you want don't want to propose the metal roof? We need to know if we need to amend the staff report, and if you want to amend your scope of work.

Thank you,
Kelly Perkins
Historic Preservationist II
Planning and Development Services
City of St. Petersburg, Florida
kelly.perkins@stpete.org
727.892.5470

From: Chanda Lawdermilk <chanda.lawdermilk@gmail.com>
Sent: Saturday, June 29, 2019 8:03 AM
To: Christa Currea <christa@dc-st.com>
Cc: Kelly K. Perkins <Kelly.Perkins@stpete.org>; Laura Duvekot <Laura.Duvekot@stpete.org>
Subject: Re: Possible dates for reschedule of meeting

I remember Kelly saying that her office would take care of that. I can handle the meeting on my own too, I think. No need to come "over the bridge" for that, Christa. At this point, we've decided against the raised seam metal roof. I believe everything else is pretty straight forward.

Sent from my iPhone

On Jun 29, 2019, at 12:15 AM, Christa Currea <christa@dc-st.com> wrote:

I just want to follow up also to find out if Chanda needs to do new mailings for the July 9 council meeting. If so, please let us know when they can be picked up.

On Fri, Jun 28, 2019, 4:44 PM Kelly K. Perkins <Kelly.Perkins@stpete.org> wrote:

Hi Chanda,

I'm sorry for the delayed response. It has been a very hectic week. Unfortunately, because the package was already published publicly and sent to the Commission with the front porch included, we do not want to separate the proposed porch from the entire application. We also have the question over the proposed roofing material.

Let me know if you have any more questions.

Thank you,

Kelly Perkins

Historic Preservationist II

Planning and Development Services

City of St. Petersburg, Florida

kelly.perkins@stpete.org

727.892.5470

From: Chanda Lawdermilk <chanda.lawdermilk@gmail.com>
Sent: Saturday, June 22, 2019 6:42 PM
To: Kelly K. Perkins <Kelly.Perkins@stpete.org>; Laura Duvekot <Laura.Duvekot@stpete.org>
Cc: Christa Currea <christa@dc-st.com>
Subject: Re: Possible dates for reschedule of meeting

Hello,

My husband and I were talking about our project. We are anxious to make some sort of progress toward making this house more of our home. Are we required to wait for the hearing to be able to make the revision to our front porch or is that something we can move ahead with?

Thank you,

Chanda

Sent from my iPad

On Jun 13, 2019, at 1:10 PM, Christa Currea <christa@dc-st.com> wrote:

Ok, thank you for keeping me updated.

Sincerely,

Christa

On Thu, Jun 13, 2019, 9:23 AM Laura Duvekot
<Laura.Duvekot@stpete.org> wrote:

Good morning Christa –

We'll know for certain by tomorrow whether we are able to hold a special meeting. If we must defer to the July 9 meeting and you're unable to attend, you can submit a statement in writing, which we will forward to Commissioners along with the slides from your presentation, ahead of the meeting for the review. Alternatively, you can defer further to the following meeting, which will be August 13.

I apologize for this scheduling issue and any difficulty it is adding to your timeline. We'll keep you updated as to the possibility of a special meeting, but at this time it looks like deferral of your case to July 9 is the most likely outcome.

Best regards,

Laura Duvekot

Historic Preservationist II

City of St. Petersburg, Florida

727.892.5451

laura.duvekot@stpete.org

From: Christa Currea [mailto:christa@dc-st.com]

Sent: Wednesday, June 12, 2019 6:57 PM

To: Kelly K. Perkins <Kelly.Perkins@stpete.org>; Laura Duvekot <Laura.Duvekot@stpete.org>; Chanda

Lawdermilk <chanda.lawdermilk@gmail.com>;
Brooke Eversoll, CMKBD
<brooke@beestudios.design>; Erica McNamara
<erica@beestudios.design>; daniel currea
<daniel@dc-st.com>
Subject: Possible dates for reschedule of meeting

Good evening,

I just want to follow up with the rescheduling of the meeting possibility to let you know that both the homeowner, Chanda, and I are available the week of July 1-5 if that can be an option on your end.

It was great to meet you both in person yesterday.
We look forward to hearing from you.

Sincerely,



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