



Notice of Public Meeting Historic Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
12/5/2013
3:00 p.m.

- i. **Call to Order**
- ii. **Pledge of Allegiance**
- iii. **Roll Call**

Regular Meeting Agenda

1. Review and approval of November 7th Meeting Minutes

2. Action Items

- A. Case #2013-0049
Address: 1007 Gulf Way
Application for local historic designation
- B. Case #2013-0048
Address: 1007 Gulf Way
Application for Certificate of Appropriateness for alterations and for approval of FEMA variance
- C. Case #2013-0050
Address: 1007 Gulf Way
Application for variance from Article V, Chapter 98 of the City's Code of Ordinances and Section 7.4 of the City's Land Development Code (FEMA variance)

3. General Discussion

4. Adjourn

APPEAL

If a person decides to appeal any decision made at this meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICAN DISABILITIES ACT

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance. The public is cordially invited to attend. All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

NOVEMBER 7, 2013

3:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Martin Lott, Chairman
Bill Thompson, Member
Ingrid Jacobus, Member

ABSENT:

Maria Lowe, Member
Chris Marone, Member

ALSO PRESENT:

Chelsey S. Welden, Urban Planner
Mary Jo Murphy, Recording Secretary

1. Approval of October 3, 2013 Meeting Minutes

Member Jacobus made a motion to approve the minutes of October 3, 2013 as written. The motion was seconded by Chairman Lott and unanimously approved by a voice vote.

2. Action Items

- A. Case #2013-0045
Certificate of Appropriateness for demolition of two structures at 104 12th Avenue

Chelsey S. Welden, Urban Planner, stated the applicant, Laura Englmann, had plans to add onto the main house but after obtaining an engineering report, it was reported that the house was not structurally sound. Therefore, Ms. Englmann is requesting to demolish both structures and build a new house. Ms. Welden

informed the board the following: according to the Land Development Code, the Board could not deny any Certificate of Appropriateness for demolition, and since the applicant did not take advantage of any incentives as a locally designated structure, the Board could only impose a stay for 30 days.

There was Board discussion in favor of the demolition and not to impose a stay for 30 days.

Chairman Lott asked the applicant if she wished to make any comments. Ms. Englmann had no comments.

Chairman Lott asked the Board if they had any questions for the applicant.

Member Jacobus asked Ms. Englmann to describe what she was planning to build. Ms. Laura Englmann, 104 12th Avenue, St. Pete Beach, stated she wanted to build an elevated two-story structure with a garage area.

Member Thompson made a motion to approve Case #2013-0045, a Certificate of Appropriateness for demolition of two structures located at 104 12th Avenue. The motion was seconded by Member Jacobus and unanimously approved by a roll call vote (3-0).

3. General Discussion

Ms. Welden suggested creating a conversation with either the Secretary of the Interior or with the State about possible future solutions in reference to elevating historic structures in flood-prone areas and automatically losing historic designations. The Board encouraged Ms. Welden to develop a petition with other CLG coordinators and local historic boards.

4. Adjourn

There being no further business to come before the Board, the meeting was adjourned at 3:19 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Martin Lott, Chairman

Minutes approved on: _____

Staff Report

Action Item A. – Application for Local Designation

Case #: 2013-0049

Applicant: Joseph Caruso

Address: 1007 Gulf Way

Year Built: 1910-1922

Zoning: RLM-2/PAG

Description: This contributing structure is a 2-story wood frame vernacular building. It has an asphalt shingle of flat, hip, and mansard type. Although it has been used as a hotel since the 1940s, it was originally a single residence. Its exterior walls are currently transite asbestos and vinyl siding. It has a second-story deck, an enclosed ground-level porch, and a ground-level patio.

Major Alterations Since Last Survey: New roof (2004), front deck and stairs replacement (2008), rear deck addition (2009).

Staff Comments

Applicant claims that it is one of only a handful of its kind in the city. The survey in 1986 identified the structure as significant in terms of its architecture, scale, and materials. The building has not changed significantly since it was found to be contributing. Therefore, it is in staff's opinion that the structure meets all of the criteria for local designation set forth in Sec. 28.22 of the City's Land Development Code.

Action Item B. – Application for Certificate of Appropriateness and FEMA Variance

Case #: 2013-0048 & 2013-0050

Applicant: Joseph Caruso

Address: 1007 Gulf Way

Year Built: 1910-1922

Zoning: RLM-2/PAG

Motion: “I move to approve/deny the Certificate of Appropriateness and variance to Article V, Chapter 98 of the City’s Code of Ordinances and Section 7.4 of the City’s Land Development Code regarding the City’s floodplain management regulations for proposed renovations at 1007 Gulf Way.”

Staff Comments

Hotels are not an allowable use within the RLM-2 zoning category. Due to this, the applicant may not expand the footprint or the size of the structure because that would constitute an expansion of the nonconforming use. As such, the applicant has been denied certain elements of his original plan (see attached letter from Building Official). The proposed plans for review are mainly cosmetic, with the exception of the new spiral staircase in the rear—which is due to a safety issue with the existing stairs. The stucco to be used on the outer walls and the new galvalume metal roof are both consistent with styles in the area. New windows and French doors will match existing. A cupola as well as a few other architectural elements are also being proposed. Other changes being made are either structural or interior renovations and are not subject to review.

Notes regarding the Secretary of the Interior’s Standards:

Roof

Not consistent with Standards #2, 5 & 6, which encourage the use of materials similar to the original.

Exterior Stucco

Not consistent with Standards #2, 5 & 6, which encourage the use of materials similar to the original. However, the Secretary of the Interior does recognize that some historic building materials contain toxic substances in its health & safety section.

Architectural Elements

As long as they are clearly distinguishable from the historic parts of the structure while not completely changing its appearance, they are appropriate pursuant to Standard #9.

Deck & Stairs

These are not original, so new materials should fit in with old pursuant to Standard #9.

It has been determined that the proposed renovations will exceed 50% of the property's assessed value. Normally, a building would then be required to comply with current FEMA regulations and corresponding City codes. The applicant is seeking a variance to those regulations.

Before the applicant may be considered for a variance, he must locally designate his structure. Subsequently, the applicant must get a Certificate of Appropriateness for the work to be done and for the FEMA variance. The Certificate of Appropriateness can be approved as-is or with conditions.

Appendix

I. Supporting Sections from the Land Development Code:

Sec. 28.22. Designation criteria established.

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

Historic buildings. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
- e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
- f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Sec. 28.8. - Certificate of appropriateness required; criteria for issuance; application requirements.

States that the criteria for issuance of a Certificate of Appropriateness is the Secretary of the Interior's Standards for Rehabilitation

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sec. 28.16. Variance from floodplain management regulations.

(a) Any alteration or addition to an historic structure, designated pursuant to this division, shall be eligible to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances, as provided in this section if:

- (1) The structure was designated by the city at the time the city was a certified local government; and
- (2) The structure is listed on the National Register of Historic Places; or
- (3) The structure is certified by the Secretary of the Interior of the United States as a contributing property; or
- (4) The structure is listed on the State of Florida Inventory of Historic Places.

(b) The historic preservation board may grant a variance as provided in subsection (a) hereof, at a public hearing, subject to the requirements of sections [28.22](#) and [28.23](#) of this division, upon a finding that:

- (1) The variance will not preclude the structure's continued designation as a historic structure.
- (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

Sec. 7.4. Establishment of minimum building finished floor elevations.

The minimum finished floor elevation for all new or relocated structures, and any structure being restored, renovated or improved such that the new construction is subject to the substantial improvement rules shall be at an elevation to be determined by the city based upon the applicable local, state and federal flood hazard mitigation requirements.

II. From Article V, Chapter 98 in the Code of Ordinances:

Sec. 98-137. Variance procedures.

- (e) Variances may be issued for the new construction and substantial improvements of a functionally dependent facility provided that the structure is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- (f) In passing upon such applications, the appropriate board of authority shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this article, the effect on flood insurance premiums and:
 - (1) The danger that materials may be swept onto other lands to the injury of others;
 - (2) The danger to life and property due to flooding or erosion damage;
 - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (4) The importance of the services provided by the proposed facility to the community;
 - (5) The necessity of the facility to a waterfront location, for a functionally dependent facility;
 - (6) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - (7) The compatibility of the proposed use with existing and anticipated development;
 - (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (10) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

- (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
- (g) Upon consideration of the factors listed in subsection (e) of this section and the purposes of this article, the appropriate board of authority may attach such conditions to the granting of variances as it deems necessary to further the purposes of this article.
- (h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (i) Conditions for variances shall be as follows:
- (1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief and, for a historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
 - (2) Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship; and
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with local laws or ordinances.

Exhibit A. Front of Structure



Exhibit B. Rear of Structure



Exhibit C. Neighbor to South



Exhibit D. Neighbor to North



Application for Local Historic Designation



General Information:

Site Name (Property Name): HAVANA INNSite Address: 1007 GULF WAYLegal Description: LOT 14, BLOCK 4, MOREY BEACH P.B. H-1 PG. 102 (PINELLAS COUNTY) HILLSBOROUGH COUNTYFlorida Site File Number (if applicable): SPI 11,292

Florida Site File Recorder:

(Name and Title, if applicable): _____

Property Owner(s): HAVANA INN L.L.C.Owner Address: 1301 GULF WAYType of Ownership: ABSOLUTEOwner Signature X

Conditions of Site

Check One

- ☐ Excellent
☐ Good
☒ Fair
☐ Poor

Integrity of Site

Check One or More

- ☒ Altered
☐ Unaltered
☐ Original Use
☒ Restored Use
☐ Moved/Date

Original Use

BEACH
COTTAGE

Present Use

5 UNIT
TOURIST
LODGING
Period

Significance:

SMALL "MOM & POP" TRADITIONAL
TOURIST LODGING LOCATED IN HISTORIC
PASS-A-GRILLE BEACH COMMUNITY
CONVERTED FROM A COTTAGE IN 1940'S
LESS THAN A DOZEN REMAINING

Building Information:



Site Name: HAVANA INN

Architect: JOSEPH G. DENARCO, AIA

Builder: _____

Style and/or Period (include year of construction): BUILT 1922 2 STORY FRAME
VERNACULAR

Floor Plan (layout & organization): 3 TOURIST LODGING UNITS 3-GROUND LEVEL
2-SECOND LEVEL

Exterior Fabric (major exterior materials): TRANSITE & VINYL SIDING

Structural System(s) (bearing wall, post and beam): BEARING WALL

Porches (yes/no; location): YES - UPPER LEVEL OPEN DECKS (FRAME)
GROUND LEVEL PAVER PATIOS

Orientation (front door direction): WEST

Foundation System (slab on grade, crawl space, basement...): MASONRY PIERS AND
SLAB ON GRADE

Roof Type (hip, gable, gambrel, mansard, flat): FLAT, HIP, AND MANSARD

Secondary Roof Structure: FRAME

Roof Surface (roofing material): ASPHALT SHINGLE AND BITUMINOUS MEMBRANE

Window Type (double-hung, casement, awning, jalousie): SINGLE HUNG VINYL, FIXED VINYL
ALUMINUM JALOUSIE

Ornamentation - Exterior: NONE

Chimney (yes/no, location): NO

Number of Stories: TWO

Number of Dormers: NONE

Outbuildings (accessory buildings): NONE

(If the outbuilding is a part of the application for Local Historic Designation, please provide separate Building Information sheet(s) for those structures.)

Surroundings (location, site amenities, landscape elements): _____

ACROSS STREET FROM PUBLIC BEACH - MINIMUM LANDSCAPING



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date <u>10/22/13</u>	Application Number <u>20130048</u>
Bldg. Permit No. _____	Date <u>10/22/13</u>
Other _____	
PIN: _____	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

HAVANA INN L.L.C.

1301 GULF WAY

ST. PETE BEACH, FLORIDA 33706

Phone (727) 367-1305

Representative Name & Address

JOSEPH CARUSO

326 MONTECRISTO BOULEVARD

TIERRA VERDE, FLORIDA 33715

Phone (727) 367-1303

Property Address and Legal Description: LOT 14, BLOCK 4, MOREY BEACH P.B.H-1 PG. 102
1007 GULFWAY, ST. PETE BEACH, FLORIDA 33706 HILLSBOROUGH COUNTY, (PINELLAS)

Is the property part of a previously approved development proposal?

☒ Yes

☐ No

If yes, provide the case number UNKNOWN-SEE DATES

TYPE OF ACTIVITY

New

Construction

Addition

Demolition

Rehabilitation

Relocation

AWNING

REBUILD STAIRS & DECK

VINYL SIDING

DOORS & WINDOWS

INTERIOR REMODEL

REAR DECK ADDITION

ZONING

3/4/08

10/3/08

1/7/09

2/23/09

PERMIT

3/16/08

10/13/08

1/22/09

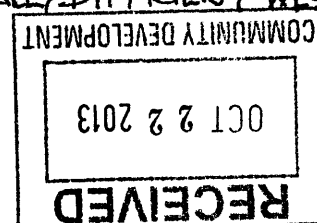
3/5/09

RESIDING: STUCCO

Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description.

REMOVE EXISTING TRANSGITE (ASBESTOS) AND VINYL SIDING, REMOVE AND/OR REPLACE ANY DAMAGED OR DECAYED WOOD SIDING, FRAMING AS REQUIRED.

REPAIR AND/OR REPLACE SUPPORTING PIERS (FOUNDATION) NEW SPIRAL STAIRS (REPLACES DETERIORATED, UNSAFE METAL STAIRWAY) NEW WINDOWS AND FRENCH DOORS (MATCH EXISTING) LEVEL EXISTING FLOORS, REPLACE EXISTING STORM DAMAGED ROOF SHINGLES WITH COLORED GALVALUME METAL, REBUILD STRUCTURALLY DEFICIENT WEST WALL



Please describe proposed building materials and manufacturers of materials. Attach product brochure if available.

Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite

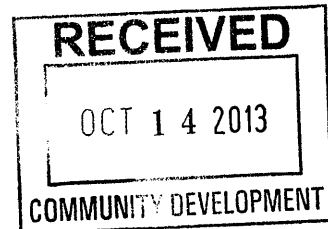
Exterior material/siding	STUCCO OVER WIRE LATH (MIN. 7/8")
Windows	PGT VINYL SINGLE HUNG IMPACT (TO MATCH EXISTING)
Doors	THERATRU SINGLE LITE FRENCH IMPACT (TO MATCH EXISTING)
Roofing	GALVALUME COLORED COATING SNAP LOCK - CUPOLA ADDITION (REPLACES DAMAGED ASPHALT SHINGLES)
Entrances/Porches	SEAL-O-FLEX WATERPROOF MEMBRANE WEAR DECK TILE PATTERN (REPLACES SYNTHETIC DECKING) NEW ALUMINUM RAILING SYSTEM (REPLACES P.T. WOOD)

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.

Applicant (owner of property) signature

10/14/13
Date

United States Department of Interior
National Park Service



B 696

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 24 Pass-a-Grille Historic District Expansion

FASIF #	ADDRESS	BUILT	STYLE	CON/NO
8PI 11,230 105	Gulf Way		Outbuilding	C
8PI 11,231 201	Gulf Way	1941	Frame Vernacular	C
8PI 11,232 203	Gulf Way	1941	Frame Vernacular	C
8PI 11,232 203	Gulf Way		Outbuilding	C
8PI 11,233 205	Gulf Way	1955	Masonry Vernacular	C
8PI 11,233 205	Gulf Way		Outbuilding	C
207	Gulf Way	1957		NC
209	Gulf Way			NC
8PI 11,234 301	Gulf Way	1957	Frame Vernacular	C
8PI 11,235 303	Gulf Way	1942	Masonry Vernacular	C
305	Gulf Way	Post 1957		NC
8PI 11,289 309	Gulf Way	1915	Craftsman/Bungalow	C
8PI 11,290 401	Gulf Way	1906	Masonry Vernacular	C
8PI 11,236 709	Gulf Way	1951	Masonry Vernacular	C
8PI 11,237 801	Gulf Way	1949	Masonry Vernacular	C
809	Gulf Way			NC
1001	Gulf Way			NC
1003	Gulf Way			NC
8PI 11,291 1005	Gulf Way	1908	Masonry Vernacular	C
8PI 11,292 1007	Gulf Way	1922	Frame Vernacular	C

Joseph Caruso, Havana Inn, LLC

September 11, 2013

Re: 1007 Gulf Way, Proposed Improvements

Dear Mr. Caruso,

I have reviewed your proposed plans to renovate the above referenced property. The following information is based on the current zoning of RLM-2/PAG overlay and the current non-conforming use being a transient occupancy.

Section 3-10 (c) of the Land Development Code states, "Nonconforming uses. Nonconforming uses of land, structures and premises which were lawfully established prior to the adoption of this Code, but which are not permitted or are otherwise currently prohibited by this Code, may continue to operate at their present location until such time as such use has been discontinued. If the use is discontinued for more than 90 consecutive days or a total of 180 calendar days within a one-year period, subsequent use of the premises shall conform to the district regulations. Continuance of nonconforming uses are subject to the following provisions:

- (1) Uses nonconforming by the type of use are regulated as follows:
 - a. There shall be no increase of a nonconforming use by expansion of the use to adjacent properties, to other structures on the property, or to other portions of a multi-tenant structure within which the nonconforming use is located. No multi-tenant structure may be converted into a single-tenant structure for the purpose of expanding a nonconforming use.
 - b. No structure in which a nonconforming use is located shall be enlarged, altered, improved or relocated to occupy other portions of the lot upon which it is located or to increase the size of the structure.
 - c. When a structure which is occupied by a nonconforming use suffers substantial damage, said structure, if repaired, restored or reconstructed, shall only be occupied, upon completion, by uses which are allowed in the zoning district in which the structure is located."

The following are specific comments regarding your proposed improvements as depicted on your conceptual plans;

1. The proposed pool is considered an expansion of your non-conforming use which is prohibited (Section 3-10 (1) b).
2. Your proposed attached sign does not meet Section 26-26 (c). The maximum amount of square footage is 6 square feet. In addition, the sign can't be above the first floor. The placement of the sign also needs to meet the definition of an attached sign.

3. Your proposed columns and beam system in front of the existing building is considered an expansion of the non-conforming use (Section 3-10 (1) b) which is prohibited.
4. Your proposed expansion of the front deck is considered an expansion of the non-conforming use (Section 3-10 (1) b) which is prohibited.
5. Your proposed alteration of the rear deck and stairs is considered an expansion of the non-conforming use (Section 3-10 (1) b) which is prohibited. *this was later amended to allow the spiral staircase
6. Your proposed addition of pergolas over the proposed new decks is considered an expansion of the non-conforming use (Section 3-10 (1) b) which is prohibited.
7. Your proposed new roof coverings over existing roofs are allowable.
8. Your proposed cupola over the existing roof is allowable.
9. The raising of the existing floor in unit #5 is allowed.
10. Removing the existing siding and replace with stucco and brick is allowable.
11. Replacement of windows and doors and interior upgrades are allowable.
12. Increasing the permeable area, regarding and landscape is allowable.
13. The installation of pavers must meet the impervious area ratios.

Please keep in mind that all improvements that are allowed must have a valid building permit and all work must comply with the City's Flood Ordinance regarding non-conforming structures (50% rule).

In accordance with Section 3-14 of the Land Development Code, An appeal to a hearing officer designated by the city commission may be taken by any person aggrieved by any final decision of an administrative official of the city where it is alleged there is an error in an order, permit, condition, requirement, decision or determination by the administrator in enforcing the Land Development Code. An appeal shall be filed in writing on or before 30 days from the day of the administrative decision.

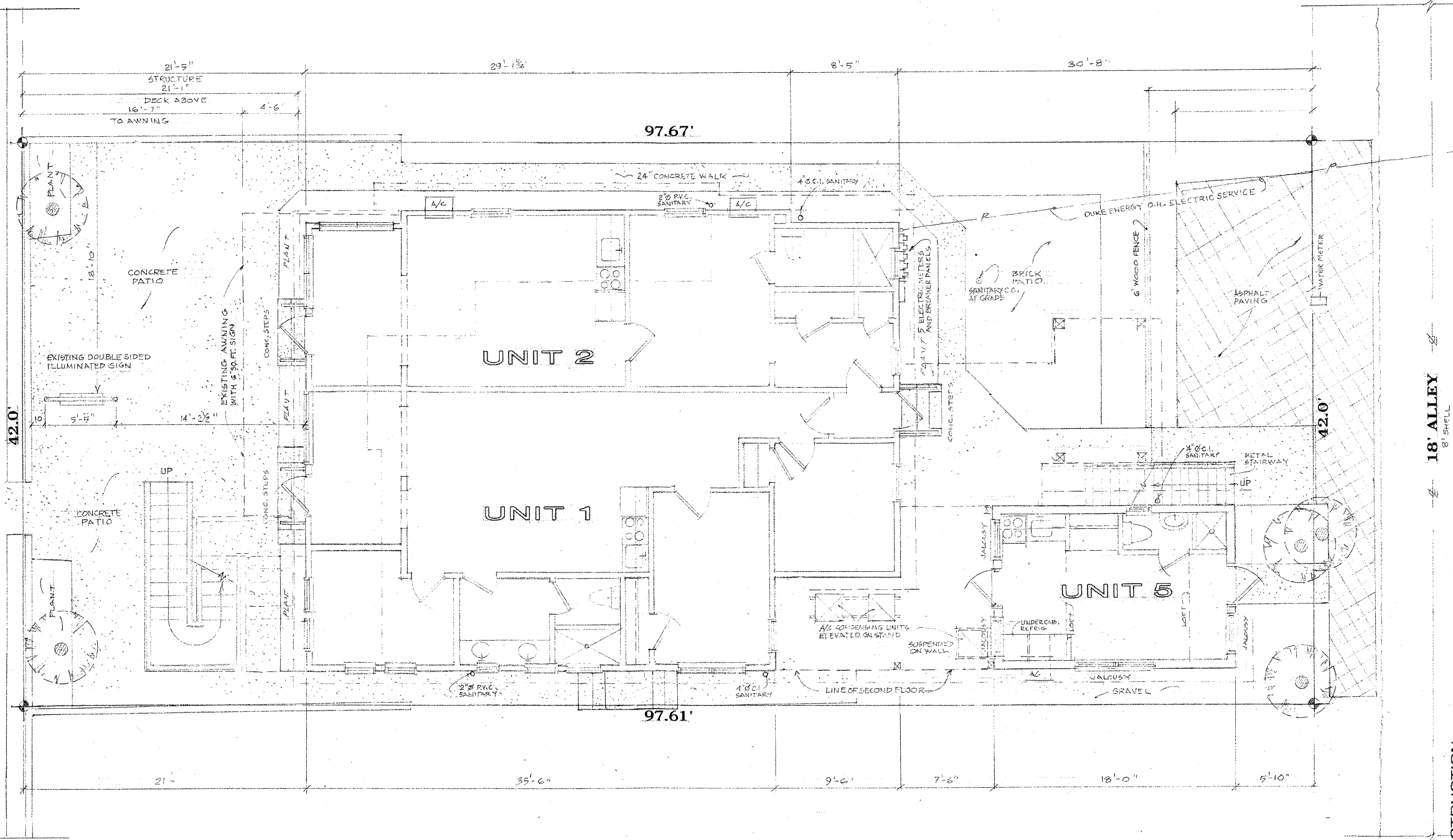
If you have any questions, please do not hesitate to call me at 727-363-9277 or email b.cooper@stpetebeach.org.

Sincerely,

Bruce Cooper, CBO, CFM

Building Official

GULF WAY



EXISTING GROUND LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

NOT FOR PERMIT OR CONSTRUCTION
CONCEPTUAL PLAN FOR REVIEW PURPOSES ONLY

Title: EXISTING GROUND LEVEL SITE AND FLOOR PLAN
Project: PROPOSED ADDITIONS AND RENOVATIONS
THIANANA INN
1007 GULF WAY ST. PETE BEACH, FLORIDA 33706
FOR MR. JOSEPH CARUSO

Revisions:
8/19/13
8/27/13
10/11/13
Historic Board
10/14/13

Date: 7/27/13

Job#

Dwg#

2

Sheet Of

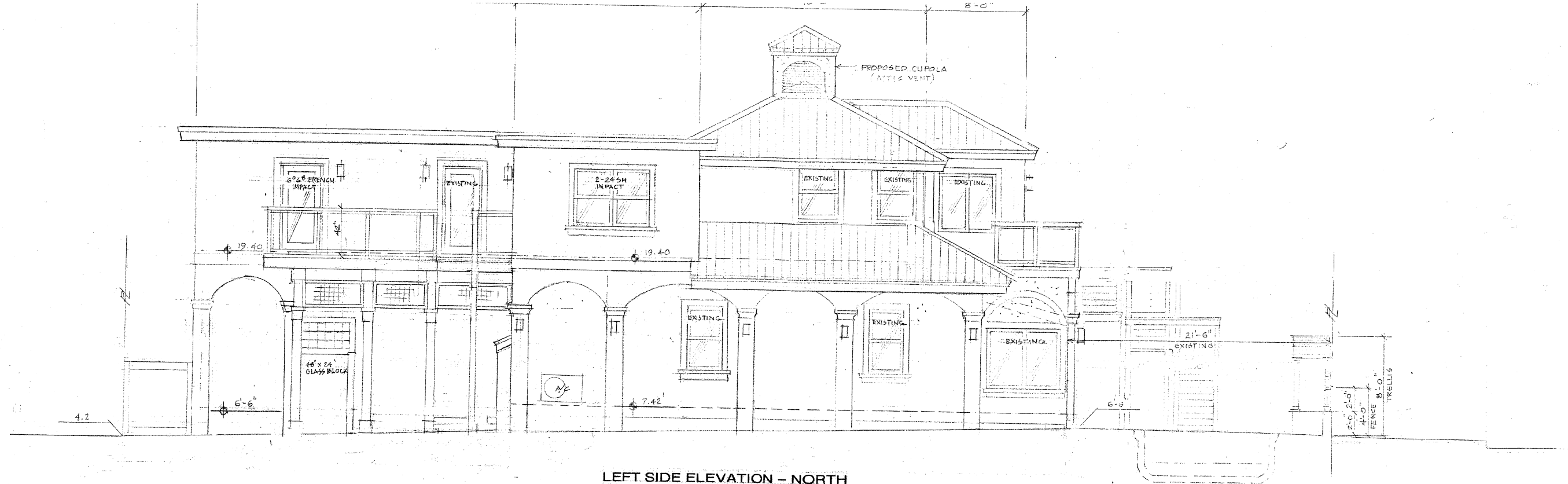
Ralph Orville Lickton Designer
1708 Pass-A-Graze Way, #3
St. Pete Beach, FL 33736
Phone: 727-368-3017 rlicktondesign@aol.com

PATRICK KNAPP, P.E.
301 Woodward Avenue
Gulfport, Florida 34877
P.E. # 41988 (915) 855-9740 ricknapp@aol.com

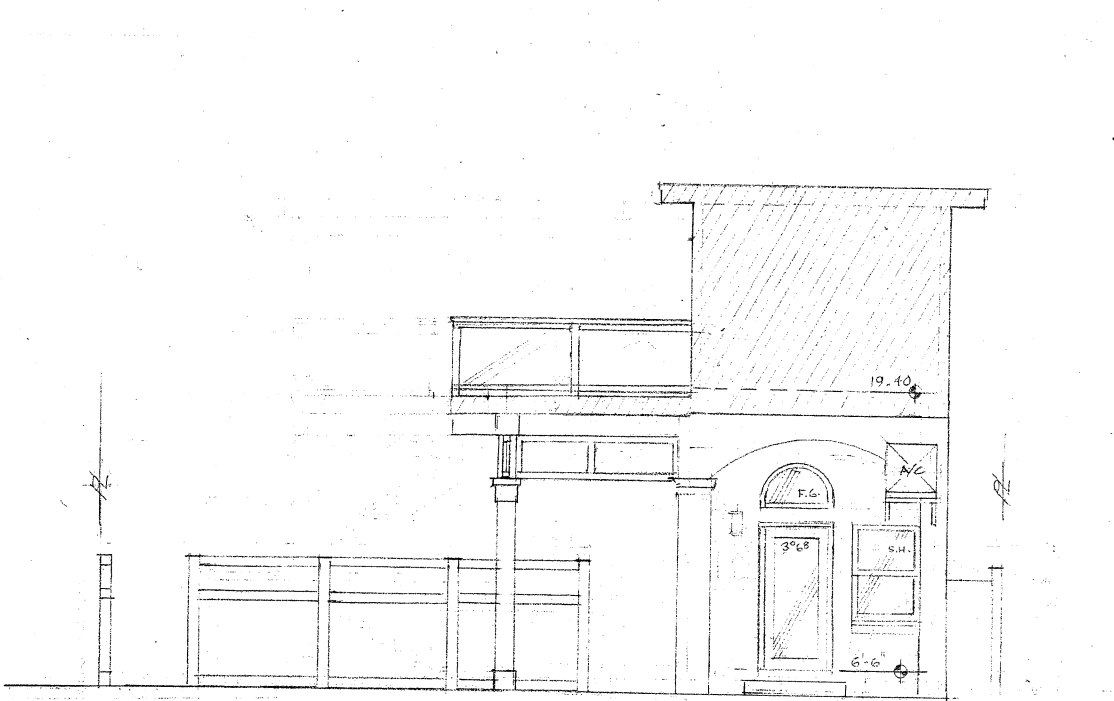


JOSEPH B. DEMARCO, AIA
ARCHITECT
FL REG #AR13518
P.O. BOX 67417
ST. PETE BEACH, FL 33736
T: 727.363.6651
F: 727.363.6651

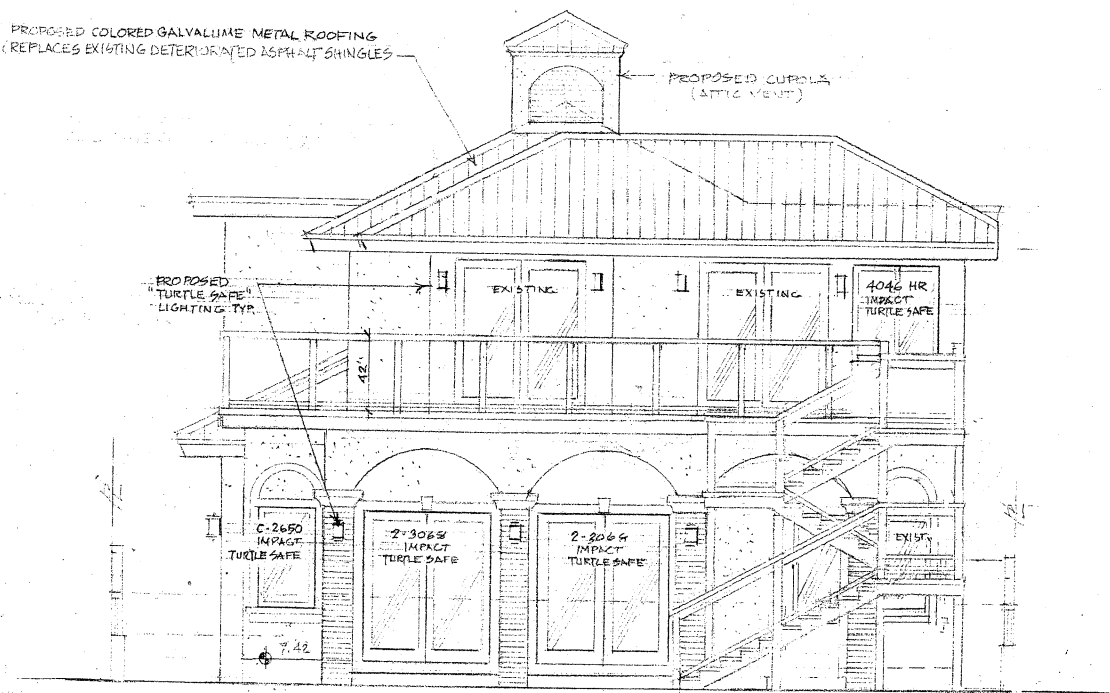
Seal



LEFT SIDE ELEVATION - NORTH



WEST ELEVATION - UNIT 5



FRONT ELEVATION - WEST - GULF WAY

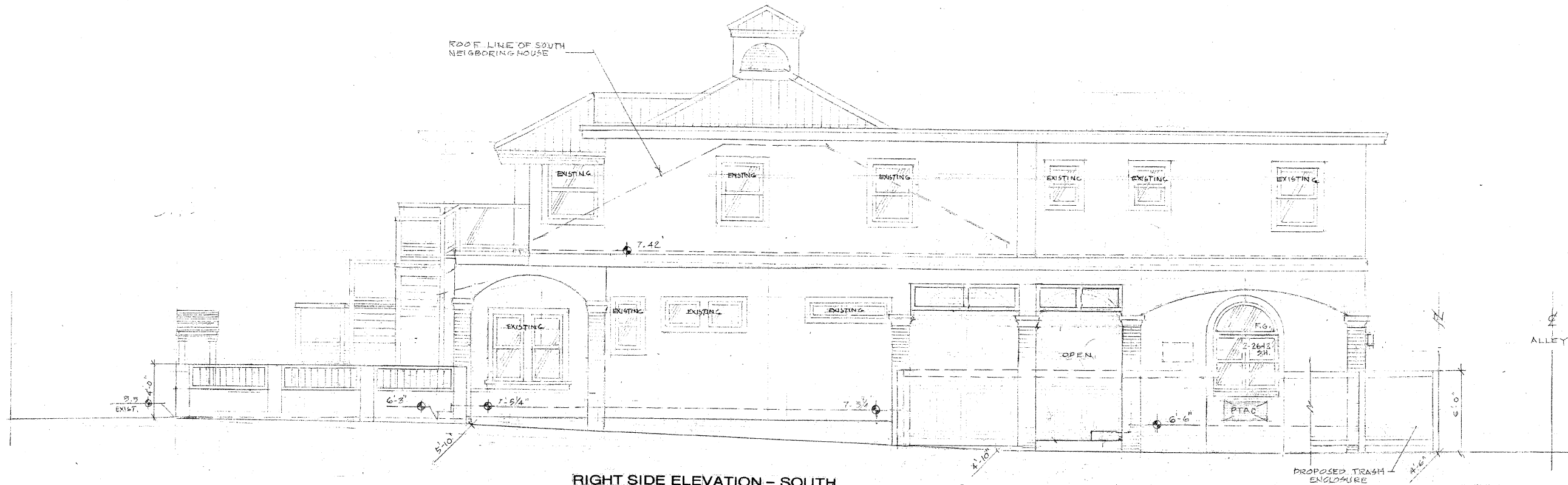
SEE SIDEWALK ELEVATION - SHEET # 11

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

NOT FOR PERMIT OR CONSTRUCTION
CONCEPTUAL PLAN FOR REVIEW PURPOSES ONLY

Seal JOSEPH B. DEMARCO, AIA ARCHITECT FL REG #A813518 P.O. BOX 67417 ST. PETE BEACH, FL 33736 T: 727.363.6651 F: 727.363.6651	
DAVID KNAPP PROFESSIONAL No. 4108 STATE OF FLORIDA	
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Title: EXTERIOR ELEVATIONS Project: PROPOSED ADDITIONS AND RENOVATIONS FLAVANNA INN 1007 GULF WAY ST. PETE BEACH, FLORIDA 33706 FOR MR. JOSEPH CARUSO	
Revisions: 8/19/13 8/27/13 10/11/13 Historic Board 10/14/13	
Date: 7/27/13 Job# Dwg#	
Sheet 01	



RIGHT SIDE ELEVATION - SOUTH



REAR ELEVATION - EAST - ALLEY



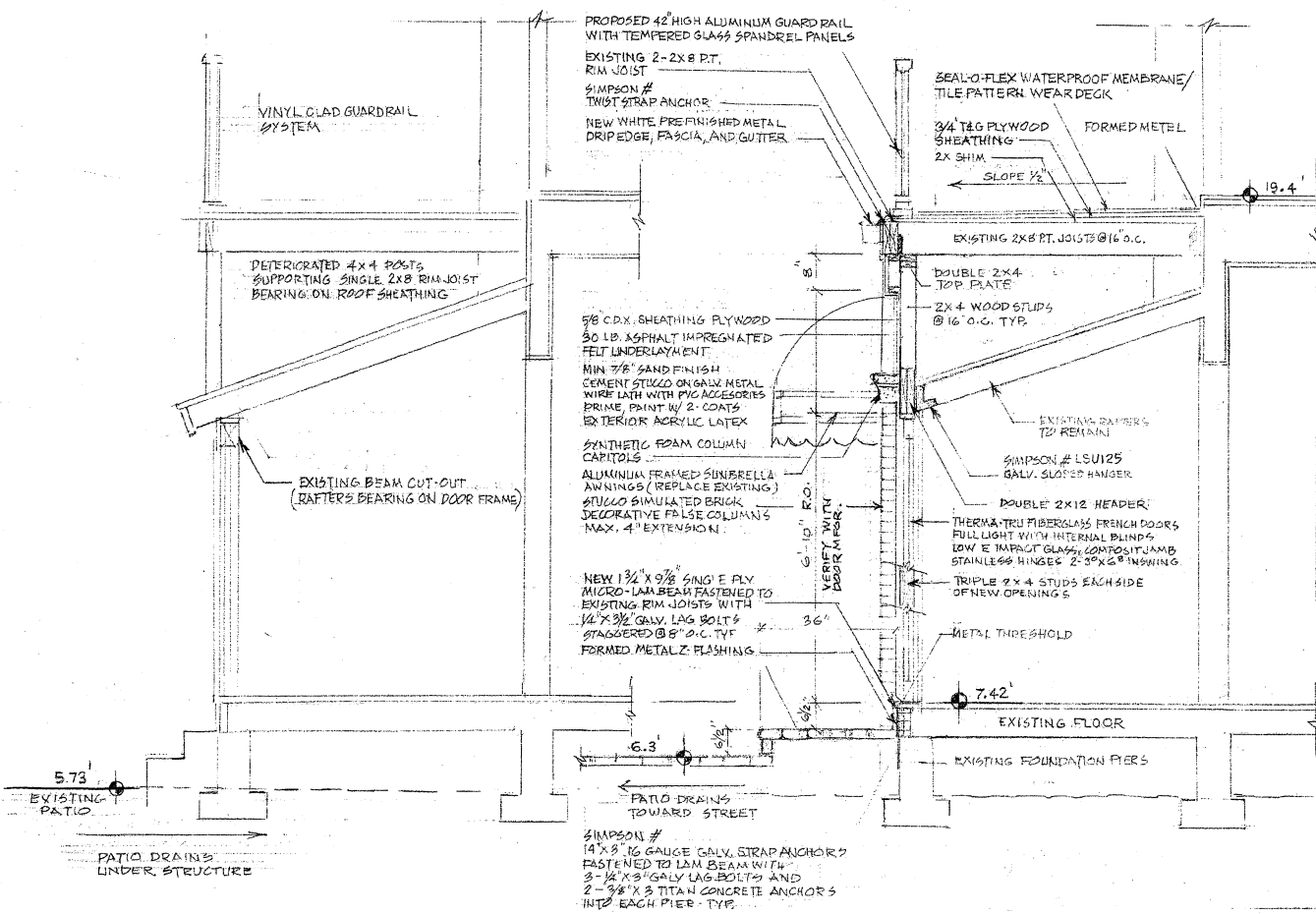
REAR ELEVATION - EAST

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

NOT FOR PERMIT OR CONSTRUCTION
CONCEPTUAL PLAN FOR REVIEW PURPOSES ONLY

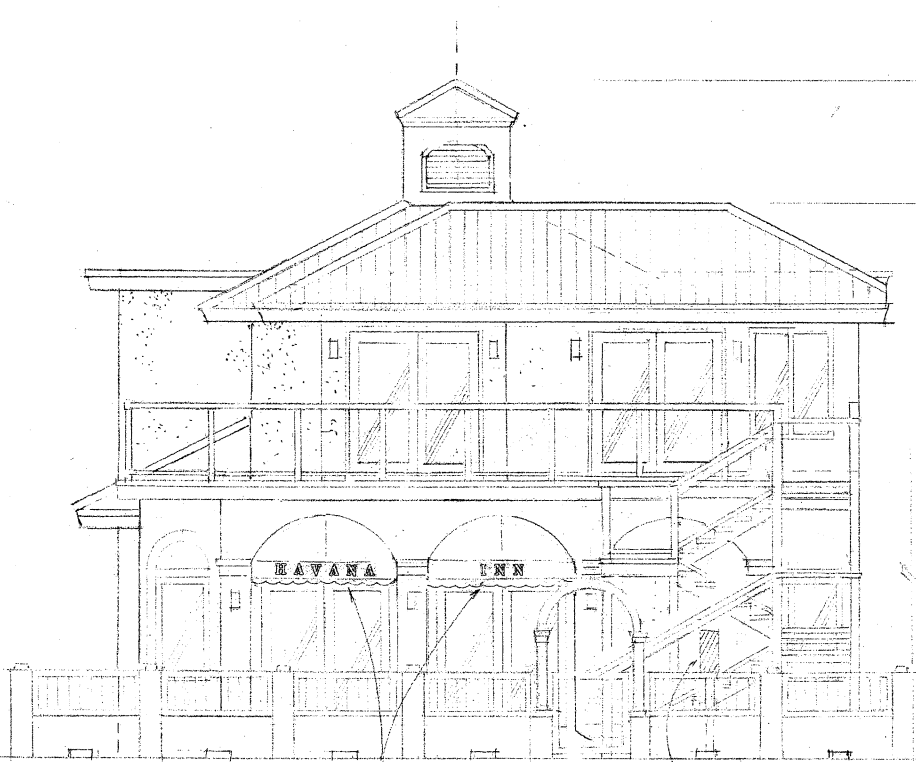
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Title: EXTERIOR ELEVATIONS Project: PROPOSED ADDITIONS AND RENOVATIONS THAVANA INN 1007 GULF WAY, ST. PETE BEACH, FLORIDA 33706 FOR MR. JOSEPH CARUSO	
Revisions: 8/19/13 8/27/13 10/11/13 Historic Board 10/14/13	
Date: 7/27/13 Job# Dwg# 10	
Sheet 01	



EXISTING

PROPOSED

SECTION - FRONT WALL



FRONT ELEVATION - WEST - GULF WAY SIDEWALK

EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

NOT FOR PERMIT OR CONSTRUCTION
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Project: PROPOSED ADDITIONS AND RENOVATIONS HAVANA INN 1007 GULF WAY ST. PETE BEACH, FLORIDA 33706 FOR MR. JOSEPH CARUSO	
Revisions: 8/19/13 8/27/13 10/11/13 Historic Board 10/14/13	
Date: 7/27/13	
Job#	
Dwg#	
Sheet 01	

PROPOSED SITE, GROUND LEVEL FLOOR PLAN

24

Title: PROPOSED SITE, GROUND LEVEL FLOOR PLAN
Project: PROPOSED ADDITIONS AND RENOVATIONS
HIAVANA INN
1007 GULF WAY ST. PETE BEACH, FLORIDA 33706

Revisions:
8/19/13
8/27/13
10/11/13
Historic Board
10/14/13

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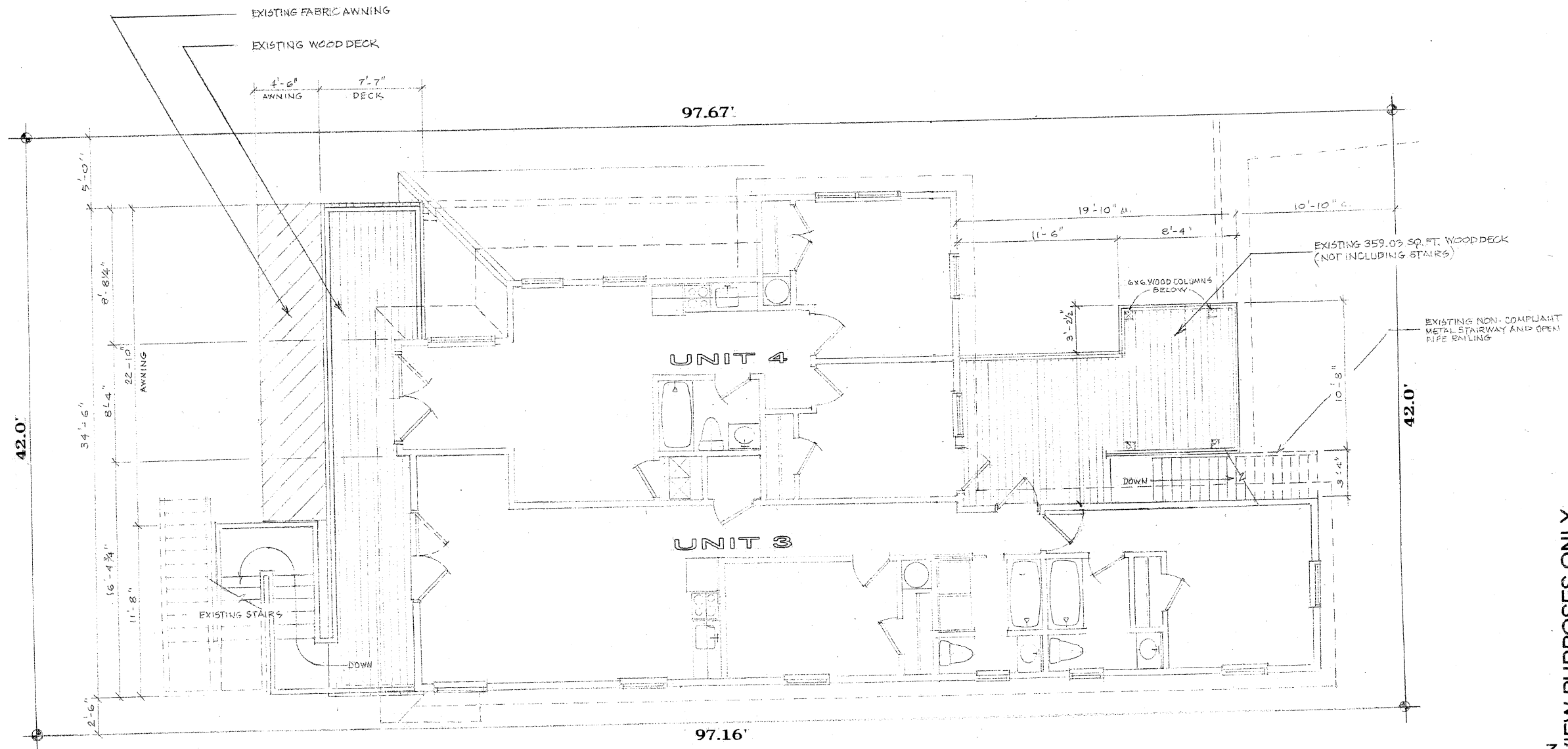


A circular professional engineer seal for Patrick David Knapp. The outer ring contains the text "PATRICK DAVID KNAPP" on the left and "PROFESSIONAL ENGINEER" on the right, separated by two stars. The inner circle contains the text "LICENSE" on the left and "STATE OF FLORIDA" on the right, also separated by two stars. In the center of the seal is the number "No. 41059".

Seal

EXISTING UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



NOT FOR PERMIT OR CONSTRUCTION
CONCEPTUAL PLAN FOR REVIEW PURPOSES ONLY

Title: EXISTING UPPER LEVEL FLOOR PLAN
Project: PROPOSED ADDITIONS AND RENOVATIONS
ILAVANA INN
1007 GULF WAY, ST. PETE BEACH, FLORIDA 33706

Revisions:
8/19/13
8/27/13
10/11/13
Historic Board
10/14/13

Date: 7/27/13

Job#

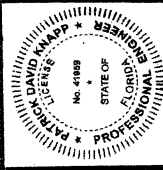
Dwg#

5

Sheet 01

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Seal

