



Notice of Public Meeting Historic Preservation Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
12/4/2014
3:30 p.m.

**Call to Order
Pledge of Allegiance
Roll Call**

Regular Meeting Agenda

- 1. Changes to the Agenda**– Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.
- 2. Audience Comments** - Comments shall be limited to three minutes per person to issues not on the agenda.
- 3. Review and Approval of November 6th Meeting Minutes**
- 4. Action Items**
 - A. Case #2014-0045
Address: 101 8th Avenue
Request: Application for Certificate of Appropriateness for 101 8th Avenue
- 5. Discussion Items**
 - A. Historic Resources Survey Project Update
- 6. Adjournment**

APPEAL

If a person decides to appeal any decision made at this meeting, he or she 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.

AMERICANS WITH DISABILITIES ACT

In Accordance with the Americans 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 four 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 6, 2014

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Martin Lott, Chairman
Ingrid Jacobus, Vice Chairwoman
Tina Douglass, Member

ABSENT:

Sean Hurley, Member
Chris Marone, Member

ALSO PRESENT:

Chelsey S. Welden, Urban Planner
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no comments from the audience.

3. Review and Approval of October 2, 2014 Minutes

Member Douglass made a motion to approve the minutes of the October 2, 2014 meeting as written. The motion was seconded by Member Jacobus and unanimously approved by a roll call vote.

4. Action Items

- a. Election of Chairman and Vice-Chairman

Member Douglass made a motion for Chairman Lott to serve another term as Chairman. The motion was seconded by Member Jacobus and unanimously approved by a roll call vote.

Chairman Lott made a motion to elect Ingrid Jacobus as the Vice-Chairwoman. The motion was seconded by Member Douglass and unanimously approved by a roll call vote.

b. Recommendation to the Board of Adjustment for Case #2014-0045

Chelsey Welden, Urban Planner, explained that in this case the building permit lapsed; therefore, the previously approved variances expired. Therefore for a new building permit to be obtained, the variances need to be approved again. Staff's recommendation is to approve the variances that were previously approved with the following conditions: (1) no parking with the approved 27 ft. front yard setback and (2) the site plan submission shall include an outside seating plan and front courtyard details including amenities related thereto.

Mr. Ralph Lickton, 1706 Pass-A-Grille Way, St. Pete Beach, Florida 33706, spoke about the details of additions and area calculations that have been recalculated per Bruce Cooper's, Building Code Administrator, suggestions. Mr. Lickton explained there are some minor changes which will require approval with a Certificate of Appropriateness. Lastly, Mr. Lickton apologized to Staff and the applicant, Carl Hollenback, for missing the time restrictions.

Chairman Lott asked if there were any questions of Mr. Lickton. There were no comments.

Vice-Chairwoman Jacobus moved to recommend approval of Board of Adjustment Case #2014-0045 regarding two variances at 101 8th Avenue, including previously-approved conditions. The motion was seconded by Member Douglass.

Chairman Lott asked for any discussion. There were no comments.

The motion was unanimously approved by a roll call vote.

Mr. Lickton informed the Board that the Havana Inn received its final inspection and was approved for occupancy.

5. Discussion Items

Ms. Welden updated the Board on the following:

- a. The grant award agreement was approved by the City Commission. Therefore, the Request for Proposals can be sent out for the Pass-A-Grille Historic Resources Survey.
- b. Special Meeting to review the Request for Proposals on 11/24/14, Monday, 10:30 a.m.
- c. The January meeting will be January 8, 2015 at 3:30 p.m.

6. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 3:56 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Martin Lott, Chairman

Minutes approved on: _____

Staff Report

Action Item A. – Application for Certificate of Appropriateness

Case #: 2014-0044

Applicant: Carl & Jacqueline Hollenback

Address: 101 8th Avenue

Zoning: CRD-EA

Year Built: 1915

Background: Applicants previously received a Certificate of Appropriateness (Case #2012-0050) in order to relocate the historic Zephaniah Phillips House from Pass-A-Grille Way to the current location on 8th Avenue, as well as for renovations to the structure. Approved renovations included exterior modifications including two additions, the relocation of a small room from what is currently the south (side) elevation to the west (rear) elevation, and a new shingle roof, with the understanding the architect would investigate a way to provide a clear way to distinguish the new addition from the old structure, and to reuse the existing materials from the existing building. After receiving variances for parking and for setbacks, the applicants recently pulled a building permit for the renovations. With the board's approval, applicants now would like to change the previously-approved shingle roof to a metal system roof.

Motion: "I move to approve/deny the Certificate of Appropriateness for a new metal system roof for the structure located at 101 8th Avenue."

Appendix

I. Supporting Section from the City's Land Development Code:

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

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

II. 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.

III. Secretary of the Interior's Standards Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings

The Roof —

With its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material--is an important design element of many historic buildings. In addition, a weathertight roof is essential to the longterm preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost. Throughout the country in all periods of history, *wood shingles* have been used--their size, shape, and detailing differing according to regional craft practices.

European settlers used *clay tile* for roofing at least as early as the mid-17th century. In some cities, such as New York and Boston, clay tiles were popularly used as a precaution against fire. The Spanish influence in the use of clay tiles is found in the southern, southwestern and western states. In the mid-19th century, tile roofs were often replaced by *sheet-metal*, which is lighter and easier to maintain.

Evidence of the use of *slate* for roofing dates from the mid-17th century. Slate has remained popular for its durability, fireproof qualities, and its decorative applications. The use of metals for roofing and roof features dates from the 18th century, and includes the use of *sheet metal*, *corrugated metal*, *galvanized metal*, *tin-plate*, *copper*, *lead* and *zinc*.

New roofing materials developed in the early 20th century include *built-up roll roofing*, and *concrete*, *asbestos*, and *asphalt shingles*.

Exhibit A. Front of Structure



Exhibit B. Neighbor to East (Seahorse Restaurant)



Exhibit C. View Across Street



Exhibit D. Neighbors to West (8th Ave)





LICKTON 2012

PROPOSED PASS-A-GRILLE
HISTORIC STRUCTURE RELOCATION
FOR
ZEPHANIA PHILLIPS HOMESTEAD
FOR
CARL & JACQUELINE HOLLENBACK
103 EIGHTH AVENUE
ST. PETE BEACH, FLORIDA 33706

PATRICK KNAPP, P.E.
331 Woodward Avenue
Orlando, Florida 32877
P.E. #41079 #13135-0001-0101-0001-0001
PATRICKKNAPP@GMAIL.COM
TEL: 407.251.1111 FAX: 407.251.1111
ST. PETE BEACH, FLORIDA 33706-4214
DESIGNER/ENGINEER

PERSPECTIVE

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11/1/12

EIGHTH AVENUE

HISTORIC SIGN

EXISTING SIDEWALK

SABAL PALMS (TYPICAL)

NORTH

POSTLAMPS

3 TIER FOUNTAIN
WATER FEATURE

picnic table

HEX BLOCK
PAVER PATIO

picnic table

bench

POSTLAMPS

4' PICKET FENCE

102.58'

Zephania Phillips Homestead
Relocated Historic Structure

SHELL PARKING

P.P.

43.30'

10' ALLEY

102.68'

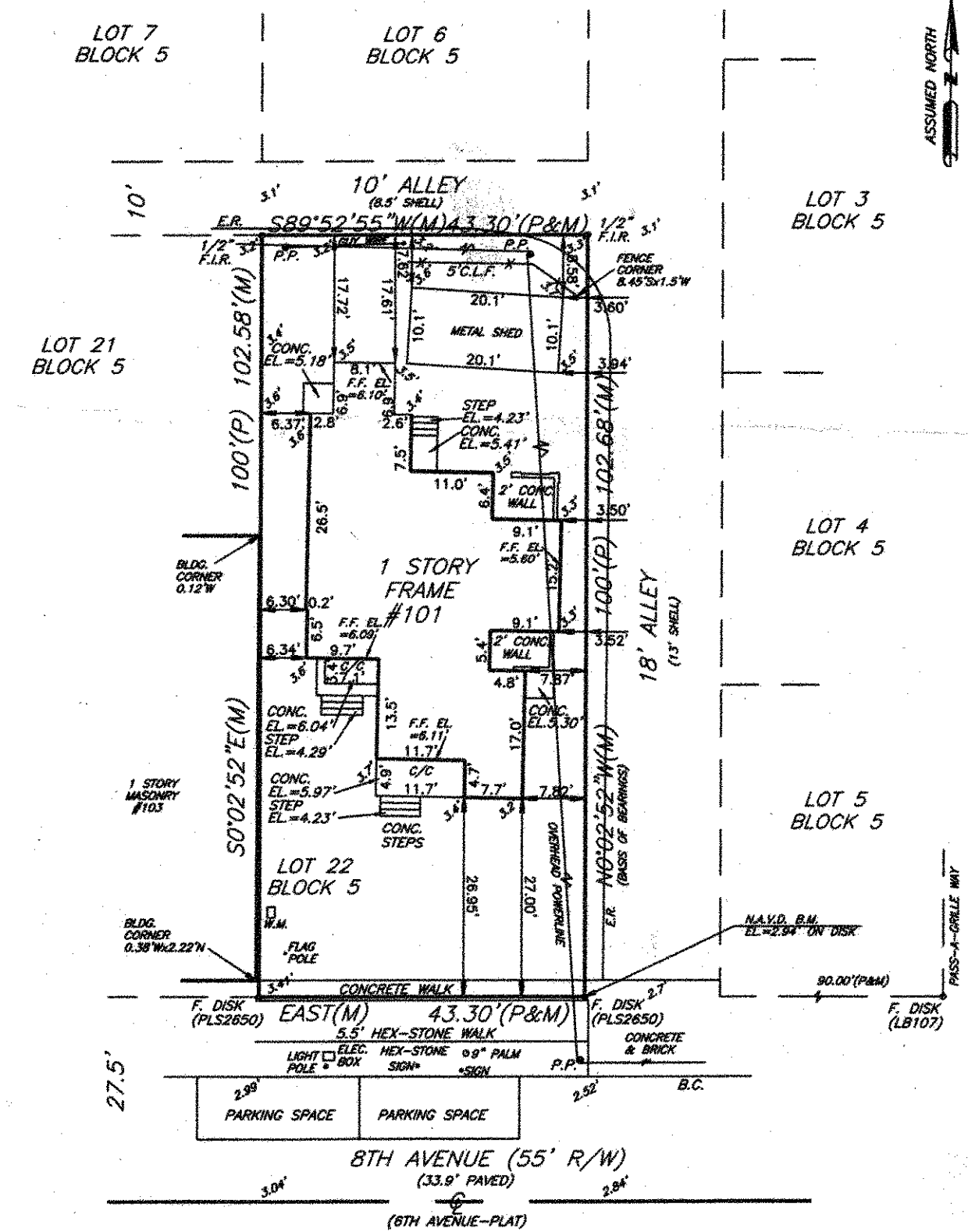
18' ALLEY

PROPOSED LANDSCAPE/HARDSCAPE PLAN

SCALE 1/8" = 1'-0"

PINELLAS GULF BEACH COASTAL CODE ZONE "3"

INCLUDED IN THIS SET		
☐	1	PROPOSED SITE PLAN
☐	2	EXISTING FLOOR PLAN WITH SELECTIVE DEMOLITION
☐	3	FOUNDATION / SLAB PLAN
☐	4	FOUNDATION DETAILS
☐	5	FLOOR FRAMING PLAN
☐	6	PROPOSED FLOOR PLAN
☐	7	ROOF FRAMING PLAN
☐	8	ROOF PLAN
☐	9	EXTERIOR ELEVATIONS
☐	10	TYPICAL SECTION ENGINEER'S GENERAL NOTES
☐	11	TYPICAL SECTION / DETAILS
☐	12	ELECTRICAL PLAN
☐	13	PLUMBING PLAN H.V.A.C. PLAN



A BOUNDARY SURVEY WITH SPOT ELEVATIONS OF LOT 22, BLOCK 5, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: M72Y069	DAVID C. HARNER	FLOOD ZONE: "A" (BFE=10'±11')
TELEPHONE: (727) 360-0636	PROFESSIONAL LAND SURVEYOR	FLOOD MAP DATE: 8/18/09
DATE OF FIELD SURVEY: 2/24/14	9925 GULF BOULEVARD	COMMUNITY NUMBER: 125149
SCALE: 1 INCH = 20 FEET	TREASURE ISLAND, FL. 33706	PANEL NUMBER: 0278 G
DRAWN BY: DCH	SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST	CHECKED BY: DCH
CERTIFIED TO: CARL AND JACQUELINE HOLLENBACK		

[illegible]

Ralph Orville Lickton Designer
1706 PASS-A-GRILLE WAY, #3

PROPOSED STRUCTURE RELOCATION, ADDITIONS, AND RENOVATIONS
THE HISTORIC
ZEPHANIAH PHILLIPS HOMESTEAD
 ON **CARL & JACQUELINE HOLLENBACK**
 101 EIGHTH AVENUE PASS-A-GRILLE
 ST. PETE BEACH, FLORIDA 33706
 Comm. #

Comm. # 1012

VIEW 9/2/14	7/7/14	6/12/14	4/20/13	12/1/12	11/16/12	11/01/12	10/25/12	10/24/12
			Foundation		Landscape	Rendering	Revised	Preliminary

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AREA CALCULATIONS

LOT AREA:	43.36 x 102.675'(average):	4445.82 sq/ft	: 100%
STRUCTURE COVER:		1295.41 sq/ft	
PAVER PATIO & WALKWAYS:		586.6 sq/ft	
TOTAL IMPERVIOUS:		1882.01 sq/ft	: 42.5%

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

EIGHTH AVENUE

43.30'

102.58'

43.30'

10' ALLEY

102.68'

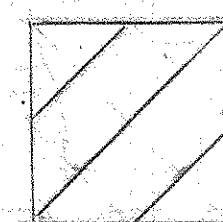
18' ALLEY

NORTH >>>>

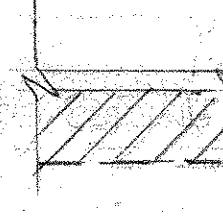
SELECTIVE DEMOLITION
EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

KEY TO DRAWING



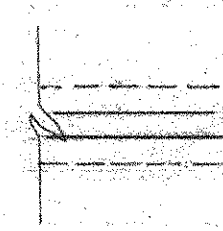
INDICATES
ROOF/CEILING
REMOVAL



INDICATES
ROOF OVERHANG
REMOVAL



INDICATES
ROOF/CEILING
AND FLOOR
REMOVAL



INDICATES
WALL
REMOVAL

DEMOLITION NOTES

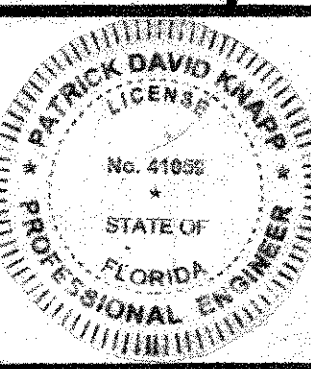
Lead based paint was determined to be present at the interior/exterior areas of the residential structure. If lead based paint is to be impacted, remediation must be conducted by properly trained/certified environmental contractor personnel. All remediation work must be conducted in accordance with all OSHA, EPA and other applicable regulations.

SOURCE: LEAD-BASED PAINT SCREENING REPORT:
JULY 23, 2014. GREENFIELD ENVIRONMENTAL, INC.
422 3RD STREET N. ST. PETERSBURG, FLORIDA 33741

CAREFULLY REMOVE, RETAIN, AND PROPERLY STORE
EXISTING WINDOWS

FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

2



PROPOSED STRUCTURE RELOCATION, ADDITIONS, AND RENOVATIONS
ZEPHANIAH PHILLIPS HOMESTEAD
FOR CARL & JACQUELINE HOLLENBACK
101 EIGHTH AVENUE PASS-A-GRILLE
ST. PETE BEACH, FLORIDA 33706
Comm. # 1012

Ralph Orville Lickton Designer

1700 PASS-A-GRILLE WAY, 43
ST. PETE BEACH, FLORIDA 33706-4277

Phone/Fax: 727-358-0017 rlicktondesign@verizon.net

In Association with: PATRICK KNAPP, P.E.

Woodward Avenue
Older Building
P.E. # 41069 (813) 855-5743 HEAVYPK@AOL.COM

EXISTING FLOOR PLAN
SELECTIVE DEMOLITION

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REVIEW 9/2/14
Lead Note 7/28/14
7/7/14
6/12/14
11/6/12
11/6/12
10/25/12
10/24/12
Landscape
Revised
Preliminary

EIGHTH AVENUE

FOUNDATION-SLAB PLAN

SCALE 1/4" = 1'-0"

NORTH >>>>

FLOOD RELIEF VENTS:

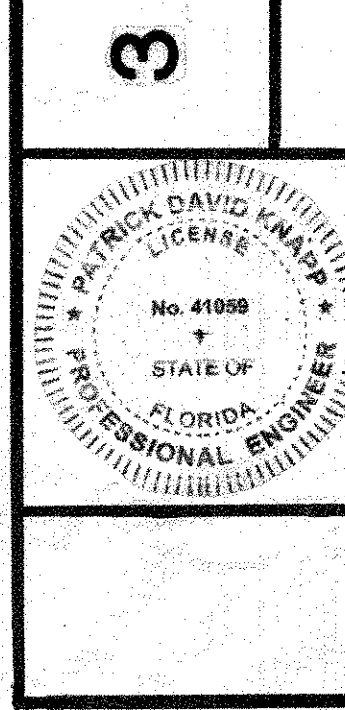
ENCLOSED SPACE = 1,111 SQ. FT.
(EXCLUDING FOUNDATION WALLS AND PIERS)
9'-30" X 12" SCREENED VENTS IN ACCESS PANELS = 27 SQ. FT.

18' ALLEY

FOUNDATION / SLAB PLAN NOTES:

3000 P.S.I. POURED CONCRETE
CONTINUOUS PERIMETER FOUNDATION
20" X 10" REINFORCED WITH 3-#5 BARS CONTINUOUS ON CHAIRS
16" X 8" REINFORCED WITH 2-#5 BARS CONTINUOUS ON CHAIRS
INDEPENDENT FOUNDATION PADS
16" WIDE (MIN) X LENGTH + 5" EACH END X 10" DEEP
REINFORCED WITH 2-#5 BARS PARALLEL WITH LENGTH
ON CHAIRS
3000 P.S.I. POURED CONCRETE SLABS
MIN. 4" THICK - REINFORCED WITH 6 X 6 #10-10 WELDED WIRE MESH
AND COMMERCIAL FIBERMESH ADDITIVE OVER APPROVED VISQUEEN
MOISTURE BARRIER ON CLEAN, DRY, WELL COMPACTED FILL
WITH SOIL POISON
2'-0"
ELEVATION TOP OF FOUNDATIONS
5'-4"
ELEVATION TOP OF PIERS (UNLESS NOTED)
ALL REINFORCING STEEL SHALL BE GRADE 60
CONFIRM ALL DIMENSIONS ON SITE

FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED STRUCTURE RELOCATION, ADDITIONS, AND RENOVATIONS
ZEPHANIAH PHILLIPS HOMESTEAD
CARL & JACQUELINE HOLLENBACK
101 EIGHTH AVENUE PASS-A-GRILLE
ST. PETE BEACH, FLORIDA 33706
Comm. #4012

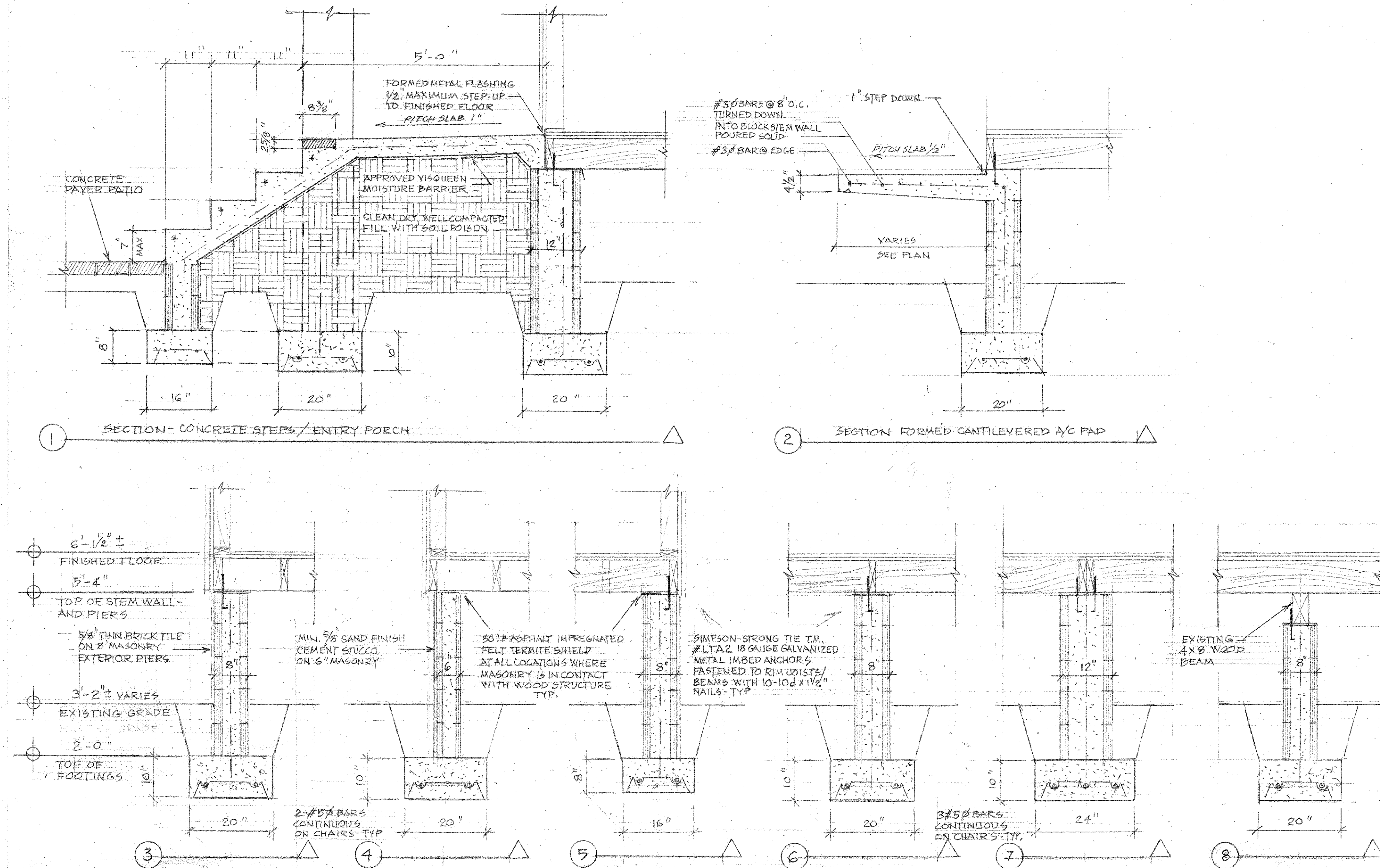
Ralph Orville Lickton Designer
1708 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-368-0017 rlicktondesign@verizon.net
In Association with: PATRICK KNAPP, P.E.
301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 41099 (813) 855-6743 HEAVYPK@aol.com

FOUNDATION-SLAB PLAN
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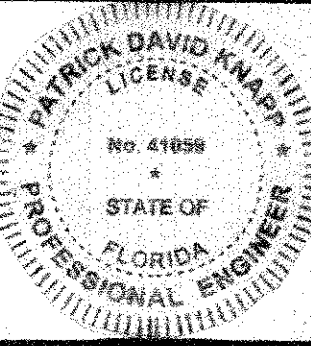
REVIEW 09/14
7/12/14
6/12/14
4/20/13
Foundation
12/12
Landscape
11/6/12
Revised
11/01/12
10/25/12
Preliminary
10/24/12

FOUNDATION, STEMWALL/PIERS, STAIRS & A/C PADS
TYPICAL SECTIONS / DETAILS

SCALE 3/4" = 1'-0"



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PROPOSED STRUCTURE RELOCATION, ADDITIONS, AND RENOVATIONS
ZEPHANIAH PHILLIPS HOMESTEAD
CARL & JACQUELINE HOLLENBACK
101 EIGHTH AVENUE PASS-A-GRILLE
ST. PETE BEACH, FLORIDA 33706
Comm. # 1012

Ralph Orville Lickton Designer
706 PASS-A-GRIFFLE WAY #3 4277
ST. PETE BEACH, FLORIDA 33706
Phone/Fax: 727-368-0017 rlicktondesign@verizon.net
In Association with... PATRICK KNAPP, P.E.
301 Woodward Avenue
P.E. # 41059 (813) 855-5753 HEAVYPA@aol.com

TYPICAL SECTIONS / DETAILS
FOUNDATION, STEMWALL/PIERS,
STAIRS & A/C PADS
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REVIEW 9/2/14
7/1/14
6/12/14
4/20/13
12/1/12
11/16/12
11/01/12
10/25/12
10/24/12
Landscape
Revised
Revised
Preliminary

EIGHTH AVENUE

FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

NORTH >>>

ANCHOR/TIE-DOWN/HANGER SCHEDULE						
	SYMBOL	MODEL #	LOCATION	FASTENERS	UPLIFT LBS.	LOAD LBS.
	☐					
	☐					
	☐					
	☐					
	☐					
	☐					
	☐					
	☐					
	☐					

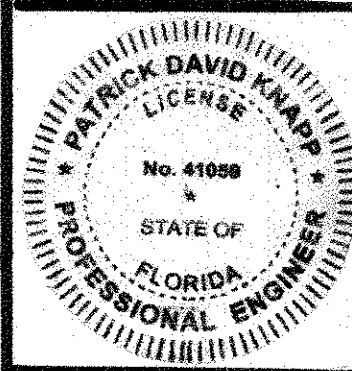
102.58'

18' ALLEY

102.68'

FLOOR FRAMING PLAN NOTES

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5

PROPOSED STRUCTURE RELOCATION, ADDITIONS, AND RENOVATIONS
THE HISTORIC
ZEPHANIAH PHILLIPS HOMESTEAD
FOR
CARL & JACQUELINE HOLLENBACK
101 EIGHTH AVENUE PASS-A-GRILLE
ST. PETE BEACH, FLORIDA 33706

Ralph Orville Lickton Designer

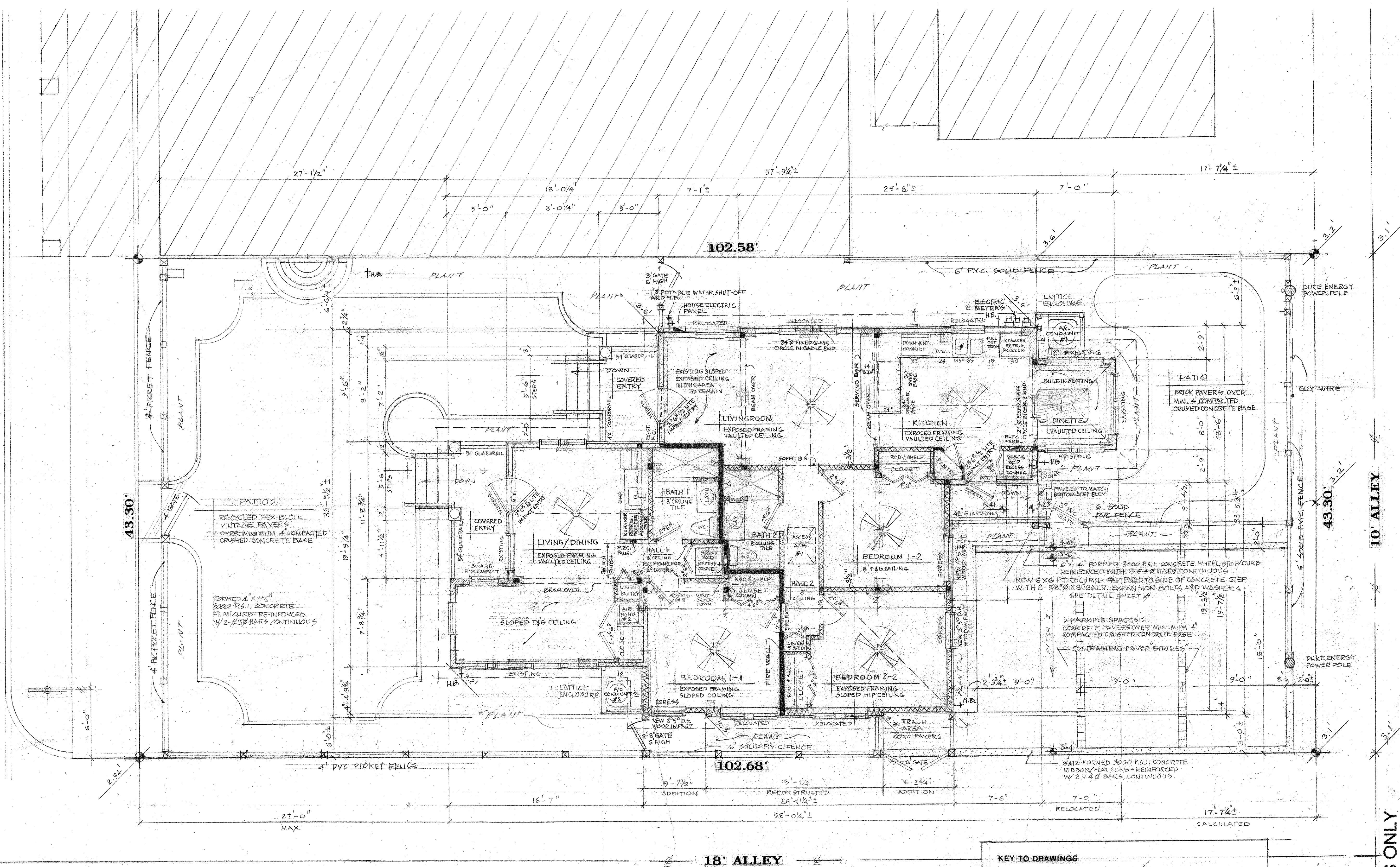
1706 PASS-A-GRILLE WAY, #3
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Phone/Fax: 727-388-0017 ricktondesign@verizon.net
In Association with: PATRICK KNAPP, P.E.
301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 41059 (813) 885-6743 HEAVYPK@aol.com

FLOOR FRAMING PLAN

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REVIEW 9/2/14
7/17/14
6/12/14
11/16/12
11/01/12
10/25/12
10/24/12
Landscape
Revised
Revised
Preliminary

EIGHTH AVENUE



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH >>>>

FLORIDA PRODUCT APPROVAL #s	
SIMONTON WINDOWS STORMBREAKER PLUS™, VINYL INSULATED IMPACT RESISTANT GLASS, STANT	
DOUBLE HUNG FL #16379	
FIXED FL #16390.1	
THERMATRUE™ FIBERGLASS 1/2 LITE INSULWING DOORS	
INSULATED, IMPACT RESISTANT GLASS FL #7347.1	
TENANT SEPARATION #s	
FIRE WALLS: NFPA 221 UL 263	
"LOCK-OUT" FIRE DOOR: NFPA 80 UL 10B	

INSULATION	
MIN. R-19 CLOSED CELL POLY-ISO	
ALL EXTERIOR WALLS	
ALL ROOF AREAS OVER CONDITIONED SPACE	
MIN. R-30 CLOSED CELL POLY-ISO	
UNDER FLOOR AREAS	
MIN. R-19 CLOSED CELL POLY-ISO	
TENANT SEPARATION WALLS	
3/2 MINERAL WOOL BATTS	
INTERIOR PARTITIONS	
3/2 SOUND ATTENUATION FIBERGLASS BATTS	

KEY TO DRAWINGS	
GRADES/ELEVATIONS:	
EXISTING GRADES NOTED AS: X	AND NOTED AS XXX EXISTING
BASED UPON REVISED SURVEY DATED 2/28/14 (SURVEY)	
JOB # MMX1069 DAVID C. HARNER P.L.S. # 2650	
PROPOSED GRADES NOTED AS: X X X	
WALLS:	
	INDICATES EXISTING WALLS TO REMAIN
	INDICATES NEW CONSTRUCTION
	INDICATES TENANT SEPARATION FIRE WALL
	INDICATES 4X4 STRUCTURAL WOOD COLUMN FASTENED THRU FLOOR TO SOLID CONCRETE MASONRY FOUNDATION PIERS WITH SIMPSON ABU-44 GALV. COLUMN ANCHORS
PROPOSED NEW WALLS: 2X4 STUDS @ 16" O.C. - TRIPLE AT OPENINGS, CORNERS AND INTERSECTIONS	
EXISTING EXTERIOR WALLS: (2X3 STUDS @ 30" O.C.)	
"SISTER" EXISTING STUDS WITH NEW 2X4 STUDS AND ADDITIONAL 2X4 STUD CENTERED BETWEEN DOUBLES	
ALL FRAMING LUMBER SHALL BE MIN. #2 SOUTHERN YELLOW PINE 19% MOISTURE CONTENT	

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PROPOSED FLOOR PLAN

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Ralph Orville Lickton Designer

1708 PASS-A-GRIFFIN WAY #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-365-3071 rlicktondesign@verizon.net
In Association with: **PATRICK KNAPP, P.E.**
301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 41098 (613) 855-5743 HEAVYTR@aol.com

PROPOSED STRUCTURE RELOCATION, ADDITIONS, AND RENOVATIONS

ZEPHANIAH PHILLIPS HOMESTEAD
CARL & JACQUELINE HOLLENBACK
101 EIGHTH AVENUE PASS-A-GRIFFIN
ST. PETE BEACH, FLORIDA 33706

Comm. # 1012

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REVIEW 9/2/14
7/7/14
6/12/14
12/1/12
11/16/12
11/01/12
10/25/12
10/24/12

Landscaping
Revised
Revised
Revised
Revised
Revised
Revised

EIGHTH AVENUE

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

ANCHOR/TIE-DOWN/HANGER SCHEDULE						
		SYMBOL	MODEL #	LOCATION	FASTENERS	UPLIFT LBS. / LOAD LBS.
		A	AC 4 (MAX)	2-PLY 1 3/4" x 1 1/8" MICRO-LAM BEAM OVER 4x4 WOOD COLS.	TO BEAM: 14-16d NAILS TO COLUMN: 14-16d NAILS	2500 / 1070 (LATERAL)
		B	H-10-2	EXISTING ROOF AND CEILING RAFTERS TO MICRO-LAM BEAM	TO RAFTERS: 6-10d NAILS TO BEAM: 6-10d NAILS	760 / -
		C	ABU-44	4x4 WOOD COLUMNS ON SOLID MASONRY PIERS	TO COLUMNS: 12-16d NAILS TO PIERS: 5/8" x 6" EXPANSION BOLTS	2200 / -
		D				

NEW 2x6 SLEEPERS @ 16" O.C. ABOVE EXISTING ROOF SHEATHING. COVER WITH 5/8" C.D.X. PLYWOOD (AFTER POLY-ISO INSULATION INSTALLATION)

NEW "FLAT" ROOF OVER LANDING (MIN. 7'-1" CLEAR)
3x6 RAFTERS @ 18" O.C. TYP. (PITCH 1:1) FASTENED TO 4x8 UPSET BEAM AND TO WALL WITH SIMPSON # HANGERS WITH 2x10 P.T. SUB-FASCIA

102.58'

EXPOSED FRAMING VAULTED CEILING AREAS.
EXISTING 2x3 ROOF AND CEILING RAFTERS @ 3'-1" O.C. TO REMAIN
NEW 2x10 ROOF RAFTERS SISTERED TO EXISTING - BIRDSMOUTH TO 6"
NEW 2x3 CEILING RAFTERS SISTERED TO EXISTING
NEW 2x6 NAILING BLOCKS - SEE SECTION/DETAILS SHEET #

NEW 2x8 BEVELED SLEEPERS ABOVE EXISTING ROOF SHEATHING WITH NEW 5/8" C.D.X. PLYWOOD SHEATHING
NEW 2x10 P.T. SUB-FASCIA
SEE SECTION/DETAILS SHEET #

43.30'

43.30'

10' ALLEY

102.68'

18' ALLEY

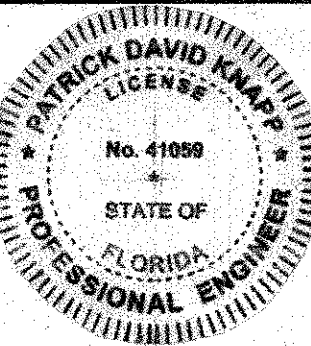
NORTH >>>>

CEILING FRAMING AT 8'-1 1/2" TOP PLATE HEIGHTS
2x6 JOISTS @ 16" O.C. MAX.
SIMPSON FRAMING CONNECTIONS:
H- JOISTS TO PLATE
LU- JOISTS TO LEDGER AT FIREWALL
LU-2 DOUBLE JOISTS AT ACCESS OPENING

CEILING FRAMING PLAN

SCALE 1/4" = 1'-0"

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PROPOSED STRUCTURE RELOCATION, ADDITIONS, AND RENOVATIONS
ZEPHANIAH PHILLIPS HOMESTEAD
CARL & JACQUELINE HOLLENBACK
101 EIGHTH AVENUE PASS-A-GRILLE
ST. PETE BEACH, FLORIDA 33706
Comm. # 1072

Ralph Orville Lickton Designer

706 PASS-A-GRILLE WAY, #2
ST. PETE BEACH, FLORIDA 33707
Phone/Fax: 727-388-0071 rlicktondesign@verizon.net
In Association with: PATRICK KNAPP, P.E.
301 Woodward Avenue
Dickinson, Florida 34677
P.E. # 41059 673-86-6743 REATTK@AOL.COM

ROOF FRAMING PLAN

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REVIEW 9/2/14
7/17/14
6/12/14
11/16/12
11/01/12
10/23/12
10/24/12
Landscape
Revised
Revised
Primary

ROOF PLAN

SCALE 1/4" = 1'-0"

NORTH >>>>

APPROXIMATE AREA OF STORM DAMAGE
RECONSTRUCTION

RECONSTRUCTED "FALSE" CHIMNEY
SEE DETAIL - SHEET #

RECONSTRUCTED
FLAT ROOF AREA OVER
ENTRY

RELOCATED
"CLOUD ROOM"

ROOF EXTENSION OVER
NEW STAIRS AND LANDING

ADDITION

APPROXIMATE AREA OF STORM DAMAGED
GABLE END RECONSTRUCTION

NEW ROOF STRUCTURE OVER
RECONSTRUCTED AND ADDITION AREAS

ROOFING NOTES:

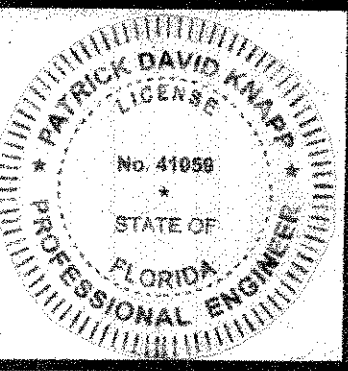
UNDERLAYMENT/ DRY-IN: (ALL AREAS)
POLYGLASS USA, INC. POLYSTICK™ "PEEL AND STICK"
INSTALLED PER MANUFACTURER'S SPECIFICATIONS
NEW ROOF; ENTIRE STRUCTURE- EXCEPT AS NOTED
ULTRA SEAM U5-100 N.S. GALVALUME 16" LOCK-SEAM
COLORED METAL ROOFING (OWNER SELECTION COLOR)
INSTALLED PER MANUFACTURER'S SPECIFICATIONS
NEW FLAT ROOF OVER ENTRY;
POLYGLASS USA, INC. SELF-ADHEARED ROOF SYSTEM
INSTALLED PER MANUFACTURER'S SPECIFICATIONS

N.O.A. # 11-0001.10

FLORIDA PRODUCT APPROVAL
FL # 1172.64

N.O.A. # 08-0226.02

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PROPOSED STRUCTURE RELOCATION, ADDITIONS, AND RENOVATIONS
ZEPHANIAH PHILLIPS HOMESTEAD
- CARL & JACQUELINE HOLLENBACK
101 EIGHTH AVENUE PASS-A-GRILLE
ST. PETE BEACH, FLORIDA 33706

Comm. # 1012

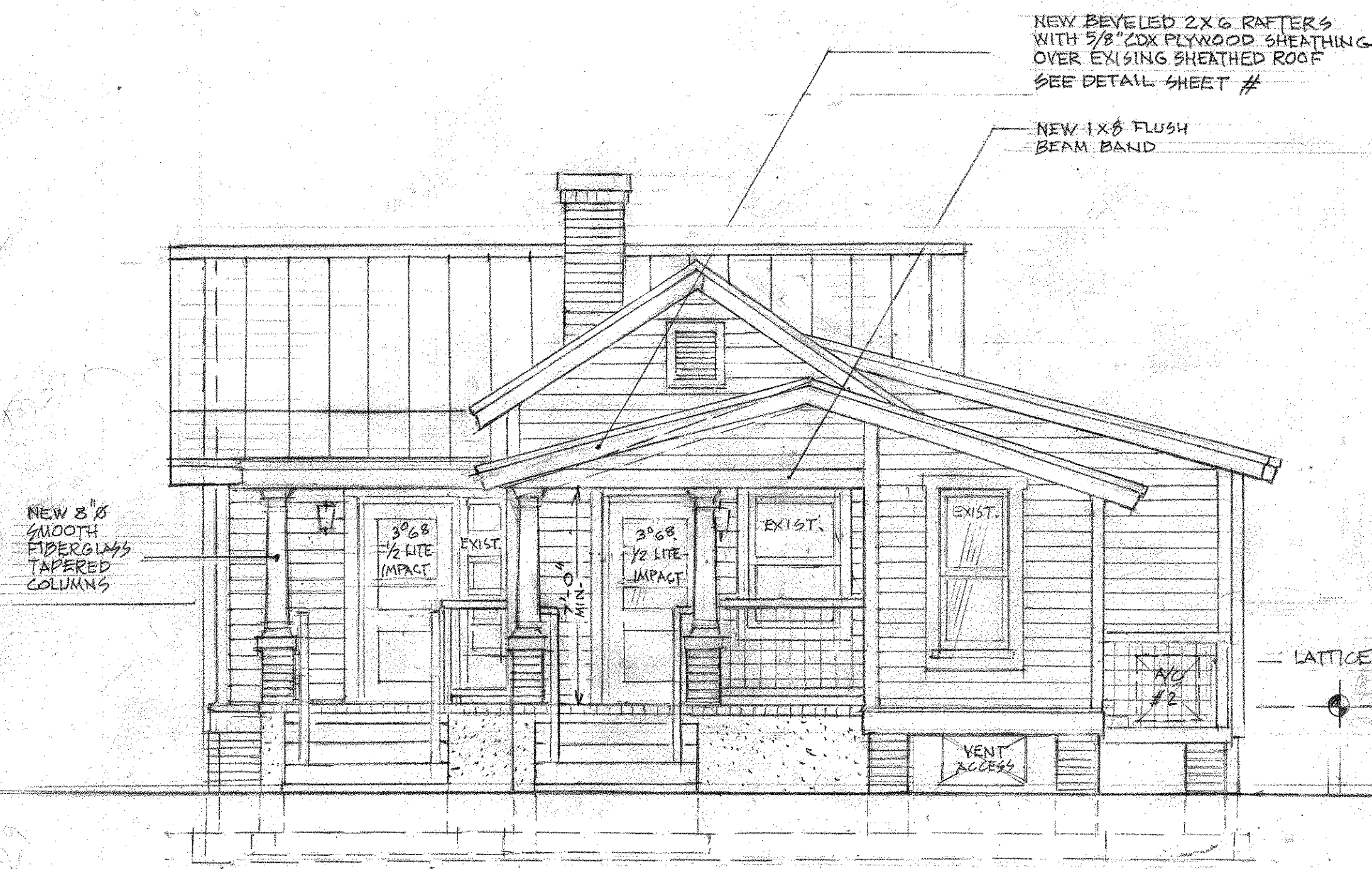
Ralph Orville Lickton Designer

1706 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-368-0017 licktondesign@aol.com
In Association with: PATRICK KNAPP, P.E.
301 Woodward Avenue
Odessa, Florida 34877
P.E. # 41059 (813) 855-5743 HEAVYPH@AOL.COM

ROOF PLAN

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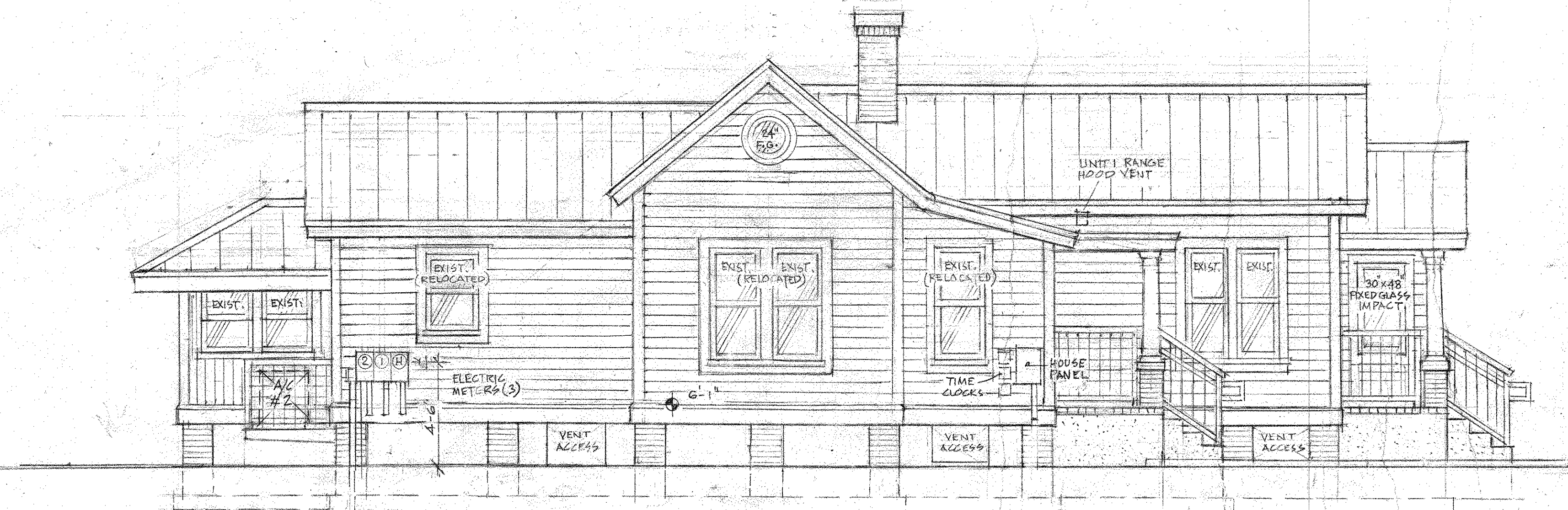
REVIEW 9/2/14
6/12/14
11/6/12
10/25/12
10/24/12
Landscape
Revised
Revised
Preliminary



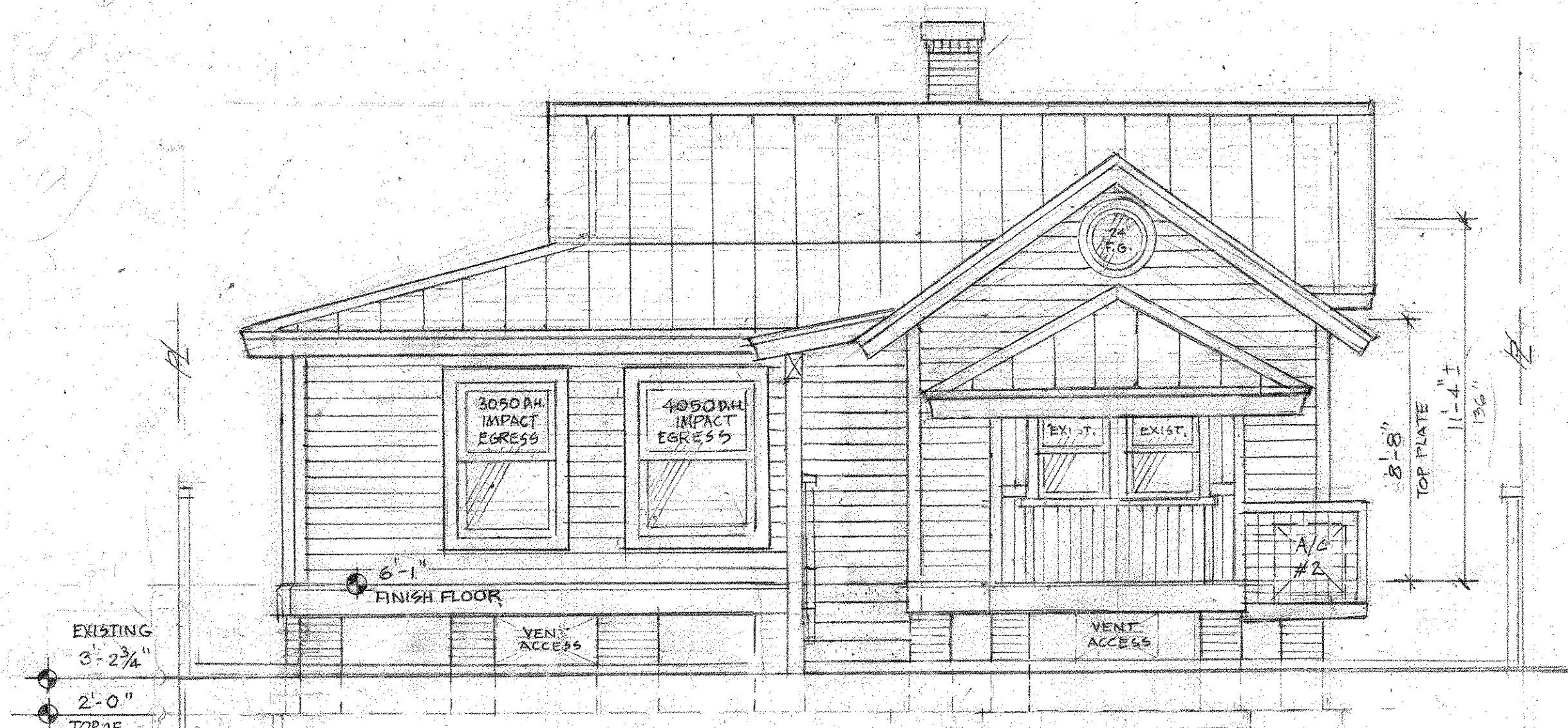
FRONT ELEVATION - SOUTH - EIGHTH AVENUE



RIGHT SIDE ELEVATION - EAST - ALLEY



LEFT SIDE ELEVATION - WEST



REAR ELEVATION - NORTH - ALLEY

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

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10/24/12

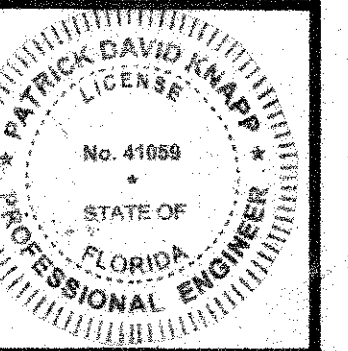
EXTERIOR ELEVATIONS

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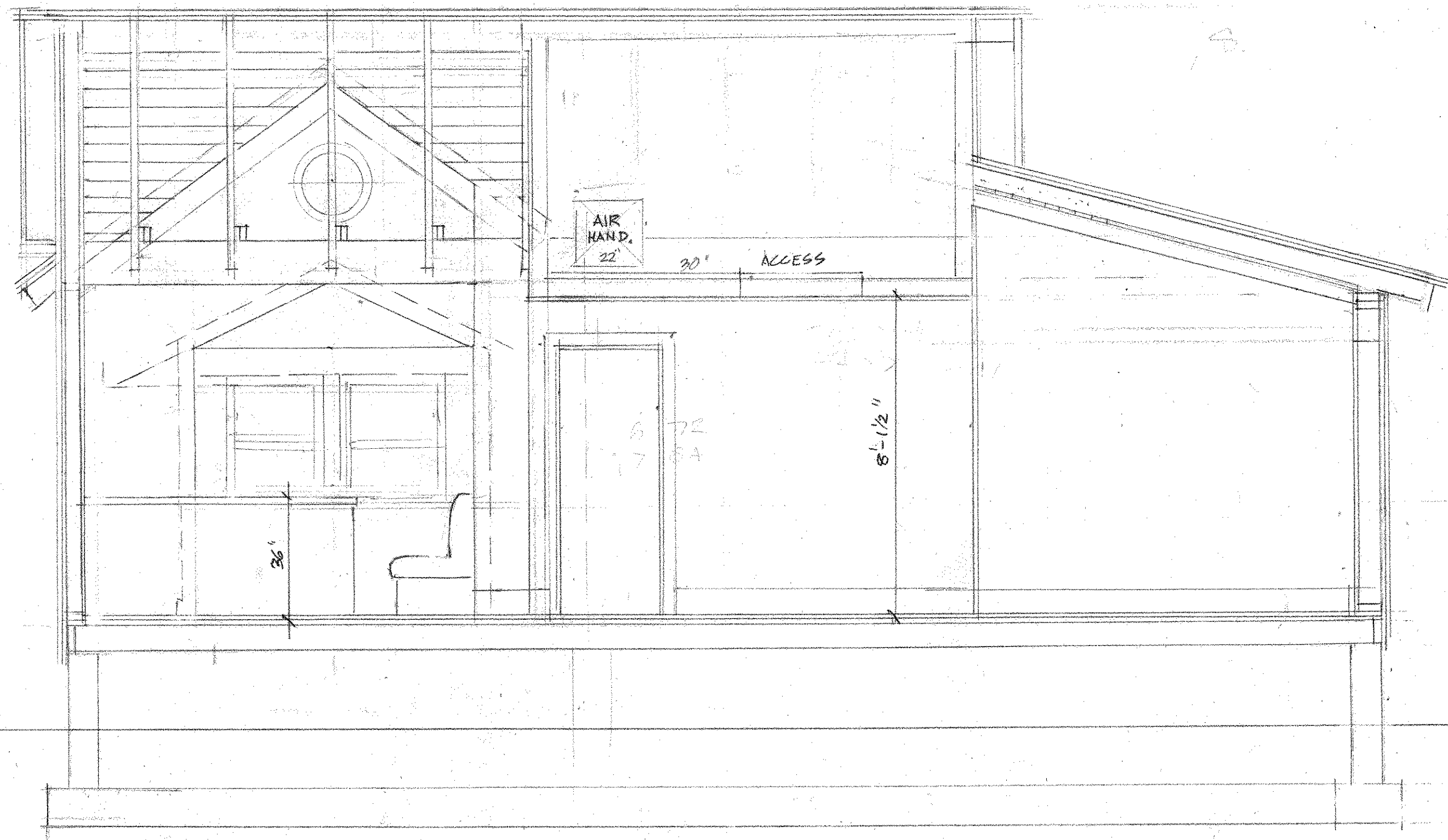
Ralph Orville Lickton Designer
1706 PASS-A-GRILLE WAY #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-388-0077 rlicktondesign@verizon.net
In Association with: PATRICK KNAPP, P.E.
301 Woodward Avenue
Oldsmar, FL 34677
P.E. # 41059 (811) 855-5743 HEAVYPA@aol.com

PROPOSED STRUCTURE RELOCATION, ADDITIONS, AND RENOVATIONS
THE HISTORIC
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Comm. # 1012

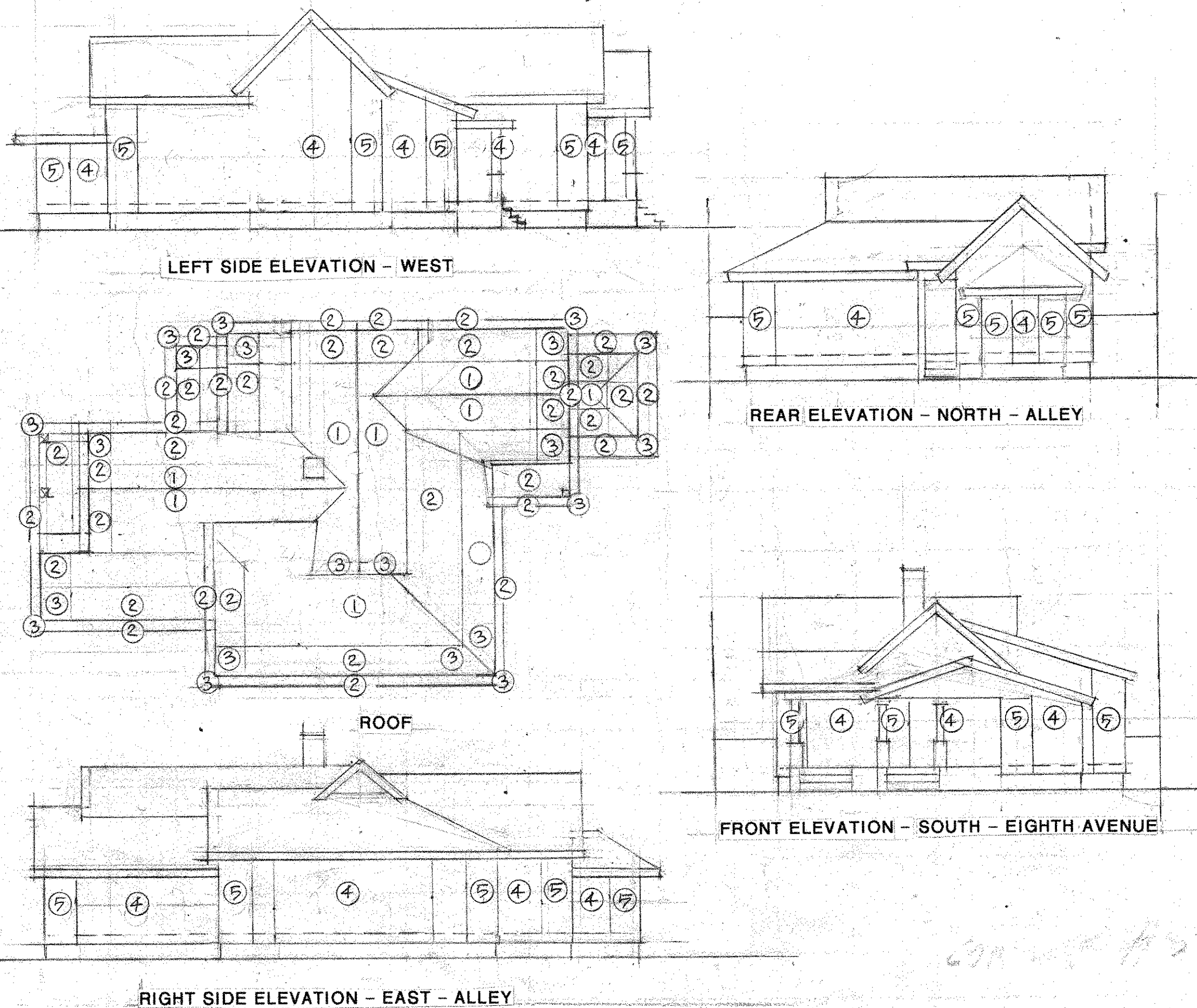
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TRANSVERSE SECTION - WEST TO EAST



TYPICAL SECTION/DETAIL

SCALE 3/8" = 1'-0"

ENGINEER'S GENERAL NOTES

- DESIGN OF THE STRUCTURE IS BASED UPON F.B.C. 2010 AND ACSE 7-05.
- DESIGN WIND - 145 M.P.H. 3 SECOND GUST WIND VELOCITY.
- BUILDING CATEGORY - II
- IMPORTANCE FACTOR - 1.0
- WIND EXPOSURE CATEGORY - D
- ENCLOSURE CLASSIFICATION - ENCLOSED
- DESIGN PRESSURES FOR COMPONENTS AND CLADDING NOT SPECIFICALLY DESIGNED HEREIN.

COMPONENTS AND CLADDING - WALL PRESSURE (p.s.f.)

ZONE	EFFECTIVE WIND AREA (sq. ft.)			
	<10		>500	
4	43.3	-60.6	30.3	-34.6
5	43.3	-47.6	30.3	-34.6

COMPONENTS AND CLADDING - ROOF PRESSURES (p.s.f.)

ZONE	EFFECTIVE WIND AREA (sq. ft.)			
	<10		>100	
1	13.0	-39.0	21.7	-34.6
2	13.0	-73.6	21.7	-52.0
3	13.0	-112.6	21.7	-86.6

COMPONENTS AND CLADDING - OVERHANG PRESSURES (p.s.f.)

ZONE	EFFECTIVE WIND AREA (sq. ft.)	
	<10	>100
2	-95.3	-95.3
3	-160.2	-108.3

NOTE: FOR EFFECTIVE AREAS BETWEEN THOSE LISTED ABOVE, VALUES MAY BE INTERPOLATED.

- DESIGN FLOOR LIVE LOADS: 30 P.S.F. - SLEEPING ROOMS, 40 P.S.F. - ALL OTHER ROOMS
- MINIMUM ROOF LIVE LOAD: 16 P.S.F.
- ALL CONCRETE SHALL BE MINIMUM 3000 P.S.I. AT 28 DAYS
- MINIMUM REINFORCEMENT STEEL STRENGTH SHALL BE GRADE 40
- ALL WOOD SHALL BE #2 S.P.F. OR BETTER UNLESS OTHERWISE INDICATED AND SHALL BE PRESSURE TREATED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE
- ALL NEW WINDOWS SHALL BE IMPACT RESISTANT TYPE AND INSTALLED IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS
- ALL NEW DOORS SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS
- ROOFING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS
- ALUMINUM GAUDDRAILS AND ALL NECESSARY ATTACHMENT HARDWARE SHALL BE DESIGNED AND SELECTED BY A DELEGATED ENGINEER IN CONFORMANCE WITH THE DESIGN LOADS STATED HEREIN AND WITH ALL APPLICABLE REQUIREMENTS OF THE GOVERNING MUNICIPALITY OR ST. PETE BEACH, FLORIDA. A PLAN DEPICTING THE ALUMINUM GAUDDRAILS AND HARDWARE DESIGN SHALL BE SUBMITTED BY THE DELEGATED ENGINEER FOR REVIEW AND APPROVAL BY ENGINEER OF RECORD TO VERIFY CONFORMANCE WITH THE DESIGN REQUIREMENTS.
- CONFIRM ALL DIMENSIONS ON SITE
- EXISTING FLOOR FRAMING INDICATED ON PLANS BASED ON LIMITED FIELD OBSERVATIONS. CONFIRM SIZES, SPANS AND LOCATIONS DURING CONSTRUCTION PROCESS. PROJECT ENGINEER TO VERIFY AND ADJUST PLANS AS REQUIRED.

TYPICAL SECTION/DETAILS

Ralph Orville Lickton Designer

1706 PASS-A-GRIFFIN WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277

Phone/Fax: 727-388-0017 rlicktondesign@aol.com

Phone/Fax: 727-388-0017 rlicktondesign@aol.com

In Association with: PATRICK KNAPP, P.E.

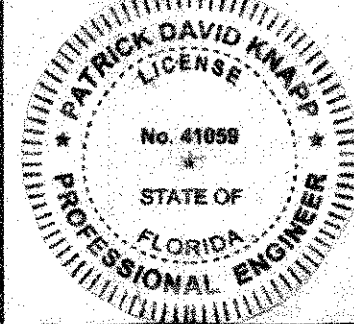
301 Woodward Avenue
Oldsmar, Florida 34677

P.E. #41059 (813) 855-8743 - HEAVYPK@aol.com

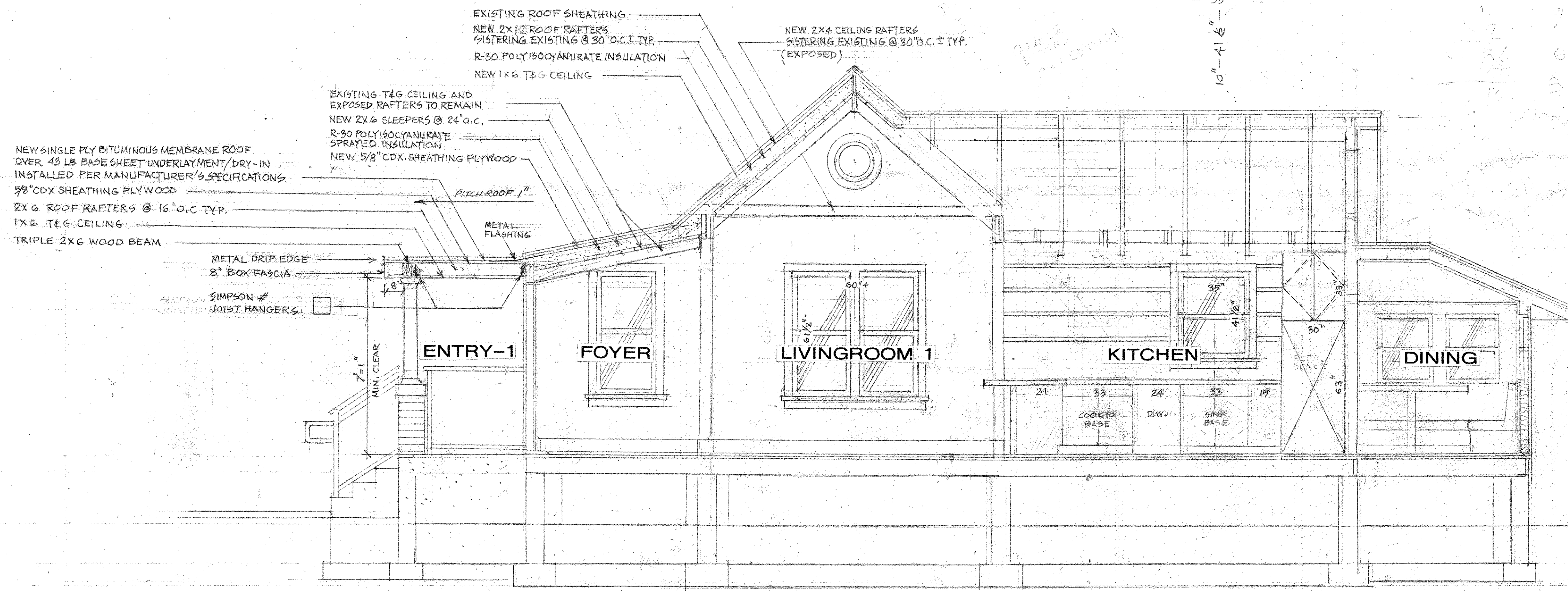
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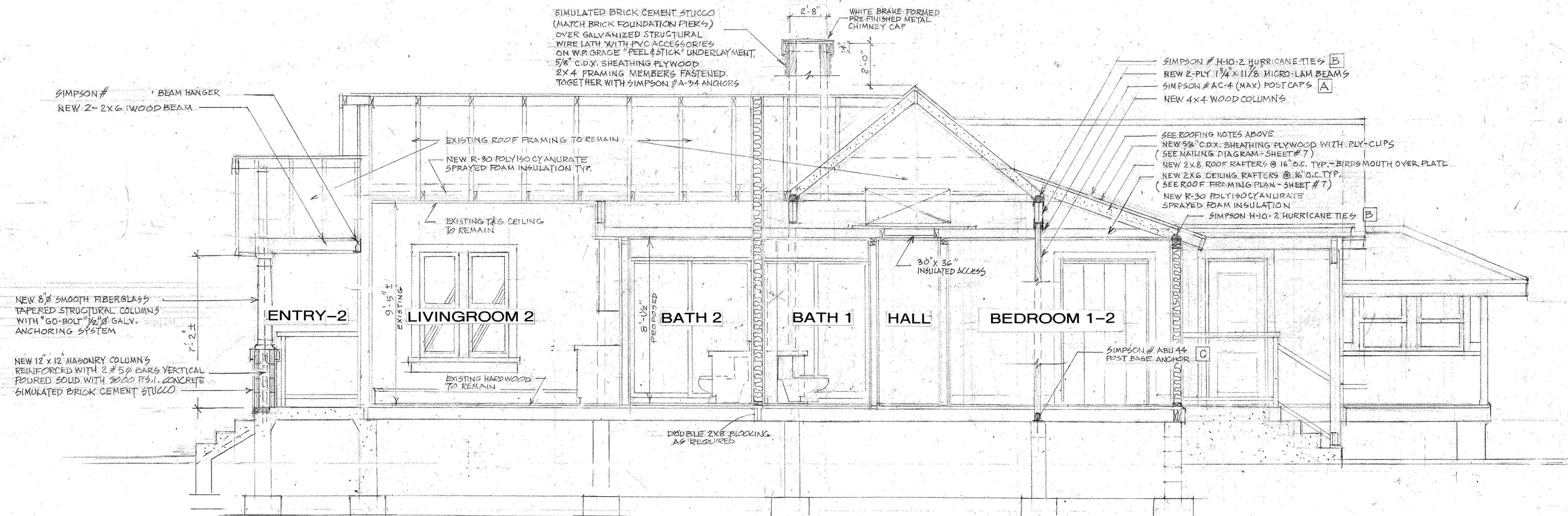
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LATERAL SECTION - WEST SIDE



TYPICAL SECTION/DETAILS

LATERAL SECTION - EAST SIDE

SCALE 3/8" = 1'-0"

REVIEW 9/2/14
7/12/14
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TYPICAL SECTION/DETAILS

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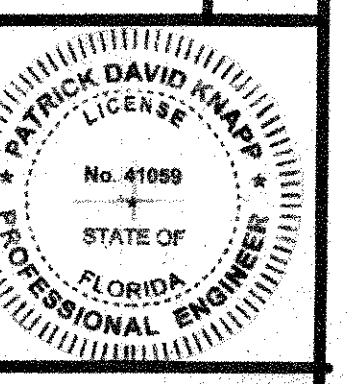
Ralph Orville Lickton Designer

1708 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-585-0071 rlicktondesign@verizon.net
In Association with: PATRICK KNAPP, P.E.
301 Woodward Avenue
Odessa, Florida 34877
P.E. # 41089 (61) 555-6745 HEATYTK@aol.com

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Contin. # 1012

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