



Notice of Public Meeting Historic Preservation Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
2/5/2015
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 24th and December 4th Meeting Minutes**
- 4. Action Items**
 - A. Case #2014-0057
Address: 106 19th Avenue
Request: Application for Certificate of Appropriateness for renovations and to take advantage of PAG Overlay reduced yard setbacks.
- 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.

Staff Report

Action Item A. – Application for Certificate of Appropriateness

Case #: 2014-0057

Applicant: Patrick and Debie Cullen

Address: 106 19th Avenue

Zoning: RLM-2/PAG

Year Built: 1948

Summary: Applicants request a Certificate of Appropriateness in order to take advantage of the Pass-a-Grille Overlay reduced setbacks. As a contributing structure, it is eligible for the reduced setbacks pursuant to Sec. 20.7 of the City's Land Development Code. The owners want to expand their front porch by a total of about 94 feet, which would encroach 6 feet 7 inches into the required 20 foot front yard setback. The proposed porch would be within the 10 foot front yard setback required in the Pass-a-Grille Overlay. Plans also include the addition of a 2nd story balcony, totaling about 58 feet. The roof over the additions will match the existing composite shingle, and wood shingle will be used on the new sides of the balcony. Work has already been started on this project without a building permit; when this came to the attention of the Building Official in the beginning of December, he issued a Stop Work Order.

Staff Comments

It is staff's opinion that the addition would not be in contradiction with the existing character of the house or the neighborhood. In fact, the Historic Preservation Board approved a similar porch expansion in September of 2013 for 107 19th Avenue (Case #2013-0025).

Motion: "I move to approve/deny the Certificate of Appropriateness for renovations to the structure located at 106 19th Avenue, including Pass-a-Grille Overlay reduced yard setbacks."

Appendix

I. Supporting Sections from PAG Overlay Division of LDC:

Sec. 20.7. - Reduced setbacks for contributing structures granted a certificate of appropriateness.

Proposed additions to contributing structures may be eligible for a reduction in setback requirements if the proposed plans have been reviewed, approved, and issued a certificate of appropriateness by the Historic Preservation Board pursuant to Section 28. The purpose of this regulation is to ensure the design is compatible with neighboring structures. Compatible design means architectural design and construction that will fit harmoniously into the district based on scale, materials, and quality of construction with adjacent buildings and structures.

Front yard setback: Ten feet.

Secondary front yard setback: Five feet.

Side yard setback: Ten percent of lot the width (each).

Rear yard setback: Ten feet.

II. Supporting Sections from Historic Preservation Division of LDC:

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

(b) No additions to contributing structures within the Pass-a-Grille Overlay that would encroach on the underlying zoning district's setbacks or required yards may be issued a building permit until a certificate of appropriateness has been issued.

(c) The criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67 (1983), or as may be amended, renumbered or replaced, and the City Comprehensive Plan, which are adopted by reference as though set forth fully in this division. Copies of the Secretary of the Interior's standards and the City Comprehensive Plan shall be kept on file in the Department of Community Development.

III. Secretary of the Interior's Standards:

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.

Exhibit A. View from Street—106 19th Ave



Exhibit B. Neighbor Across Street—107 19th Ave



Exhibit C.



Exhibit D. Neighbor to East



Exhibit E. Neighbor to West





CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date	Application Number <u>2014-0057</u>
Blg. Permit No.	Date
Other	
PIN	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

PATRICK & DEBE COLLEN

Representative Name & Address

106 19TH AVEST. PETE BEACH, FL 33706Phone 941-374-0917

Phone _____

Property Address and Legal Description

Is the property part of a previously approved development proposal?

☐ Yes☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New

Construction

Addition

Widen existing front porch side to side, & add balcony above

Demolition

Remove portions of existing front porch & its roof

Rehabilitation

Replace old asbestos siding, and windows

Relocation

1. 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. Include drawings of all four elevations.
The owners desire to improve the appearance of their 1940s Bungalow, modified over time by previous owners, by replacing siding, windows, widening the existing front porch and adding a 4' deep 2nd floor roofed balcony.
The existing house had wide aluminum double-hung windows, asbestos siding, a small porch on the left side of the front and awkward massing of the front elevation on the right. All asbestos siding is to be replaced with cedar shingles, with wide painted trim at windows and doors.
Existing composite shingle roofing (c 2011) is matched.

2. Attach photos and a survey of the existing property.

3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

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

Exterior material/siding Cedar shingles with translucent gray stain. Trim is 5/4x4 painted pine.
Windows Pella "Encompass"/"ThermaStar" vinyl, single-hung, 6/6 simulated divided lite. 2x painted wood sills added for appearance.
Doors Existing original wood & glass front door
Roofing GAF dimensional, 30 year, slate color composite shingle roofing
Entrances/Porches Existing small porch widened across front, with modified roof; changed from gable-end type to wrap-around hip form to unify massing across the front. Existing front set-back non-conformance not increased. Second floor balcony with open-framed roof added for appearance and views of beach. Trim and material appropriate to Bungalow style.

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.

Deborah Cullen
Applicant signature

12/18/2014
Date

Current



Proposed



Northwest Rendered View

Proposed Front Appearance

Renovations to Cullen Residence

106 19th Avenue, St. Pete Beach, 33706

SSE/William Powell Design



Northeast view

Original Front Appearance

1/22/2014



Northwest view

Original Front Appearance

1/22/2014

Renovations to Cullen Residence

106 19th Avenue, St. Pete Beach, 33706



Northeast view

Current Front Appearance

12/17/2014



Northwest view

Current Front Appearance

12/17/2014

Renovations to Cullen Residence

106 19th Avenue, St. Pete Beach, 33706

3

SSE/William Powell Design

106 19TH AVE
ST PETE BEACH, FL 33706

JACKSON ST. (50' R/W) (P)

LOT 63
BLOCK G

LOT 97
BLOCK "G"

REVISED MAP
OF PHILLIPS
DIVISION OF
PASS-A-GRILLE-CITY

PB 3 PG 38

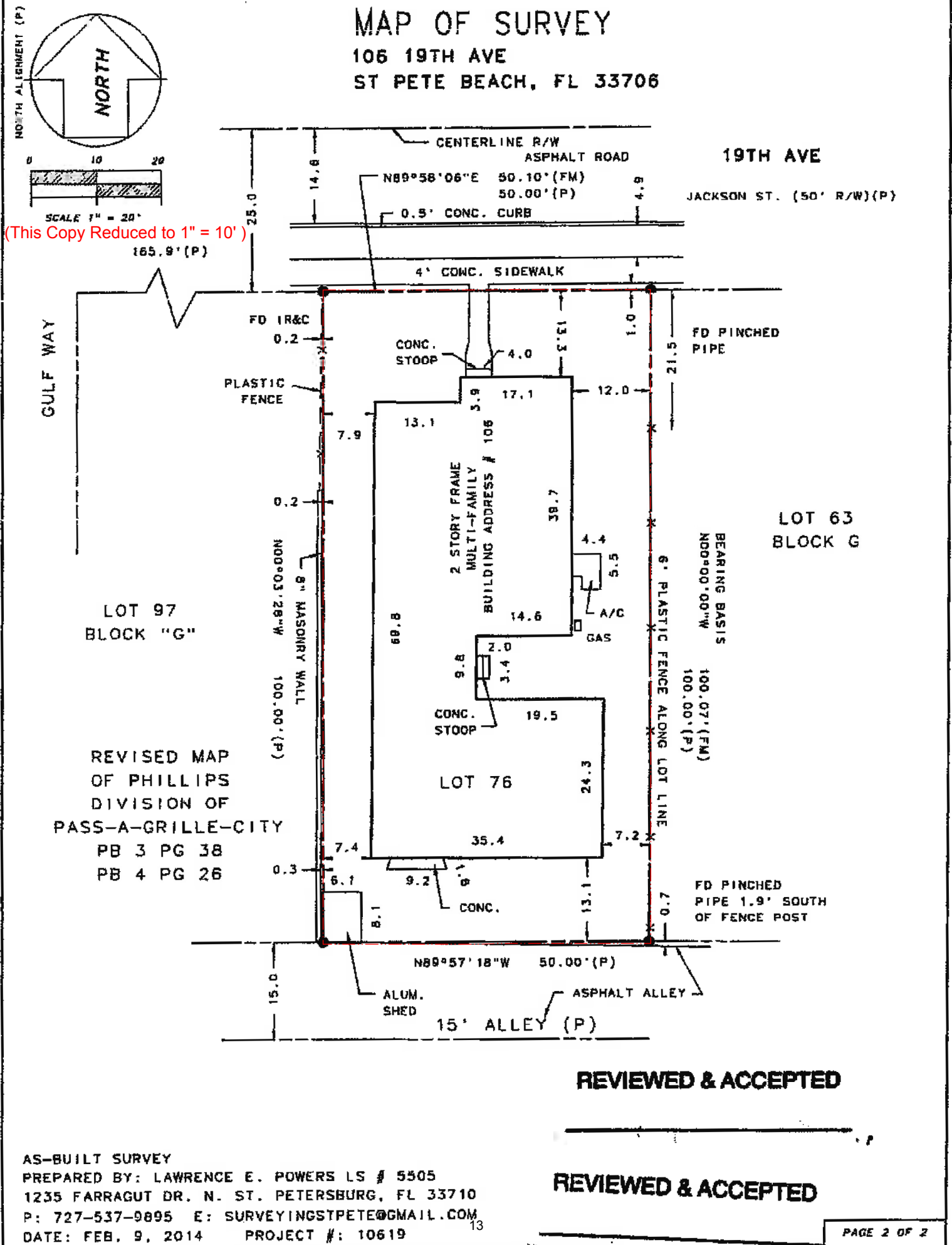
PB 4 PG 26

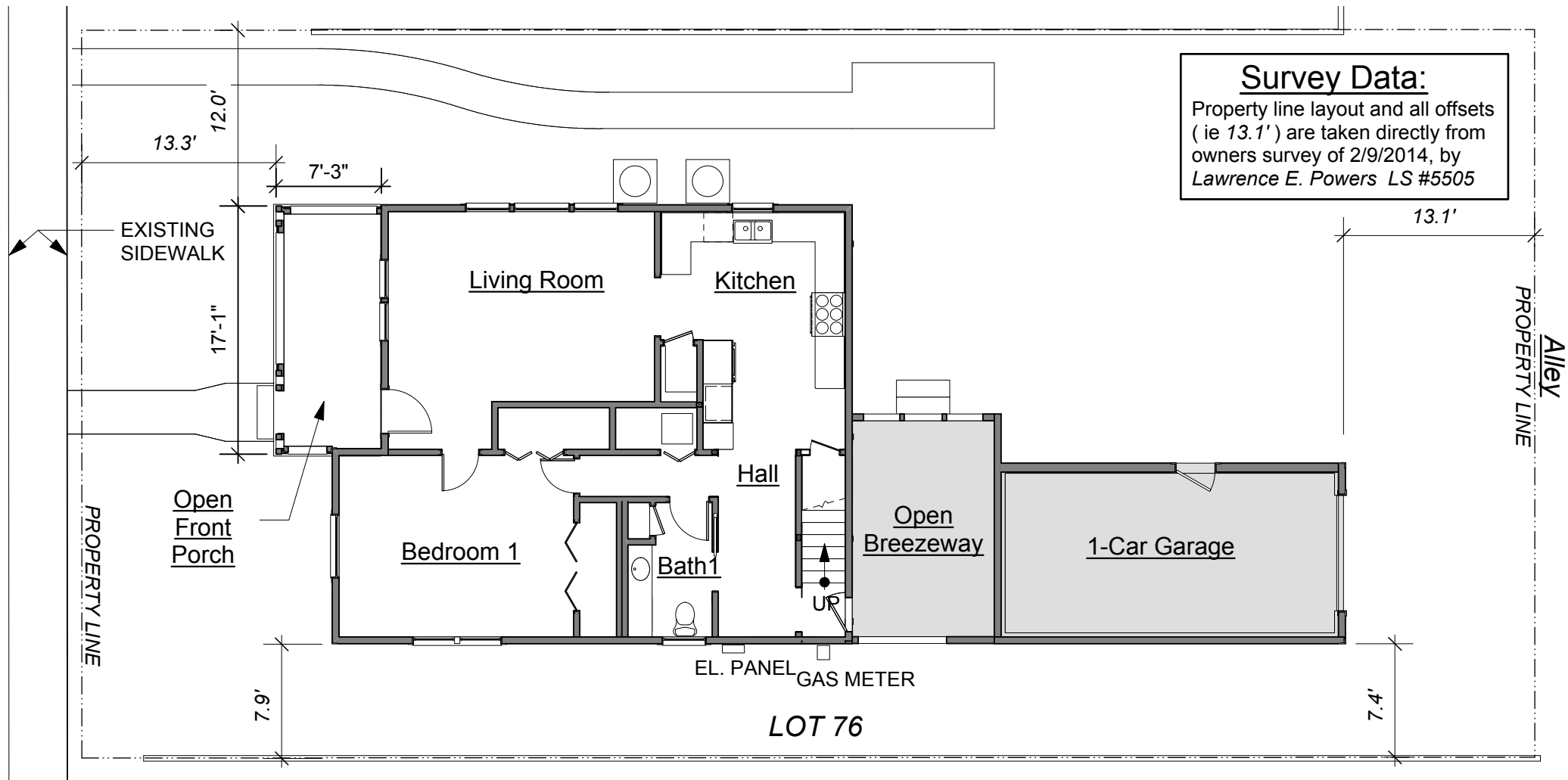
REVIEWED & ACCEPTED

REVIEWED & ACCEPTED

AS-BUILT SURVEY
PREPARED BY: LAWRENCE E. POWERS LS # 5505
1235 FARRAGUT DR. N. ST. PETERSBURG, FL 33710
P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM
DATE: FEB. 9, 2014 PROJECT #: 10619

PAGE 2 OF 2





Clarification to plan on Dwg. A1:

First Floor Plan - EXISTING

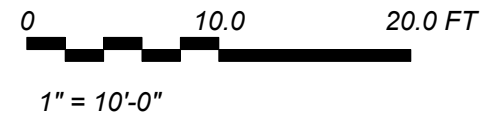
Issued 12/4/2014

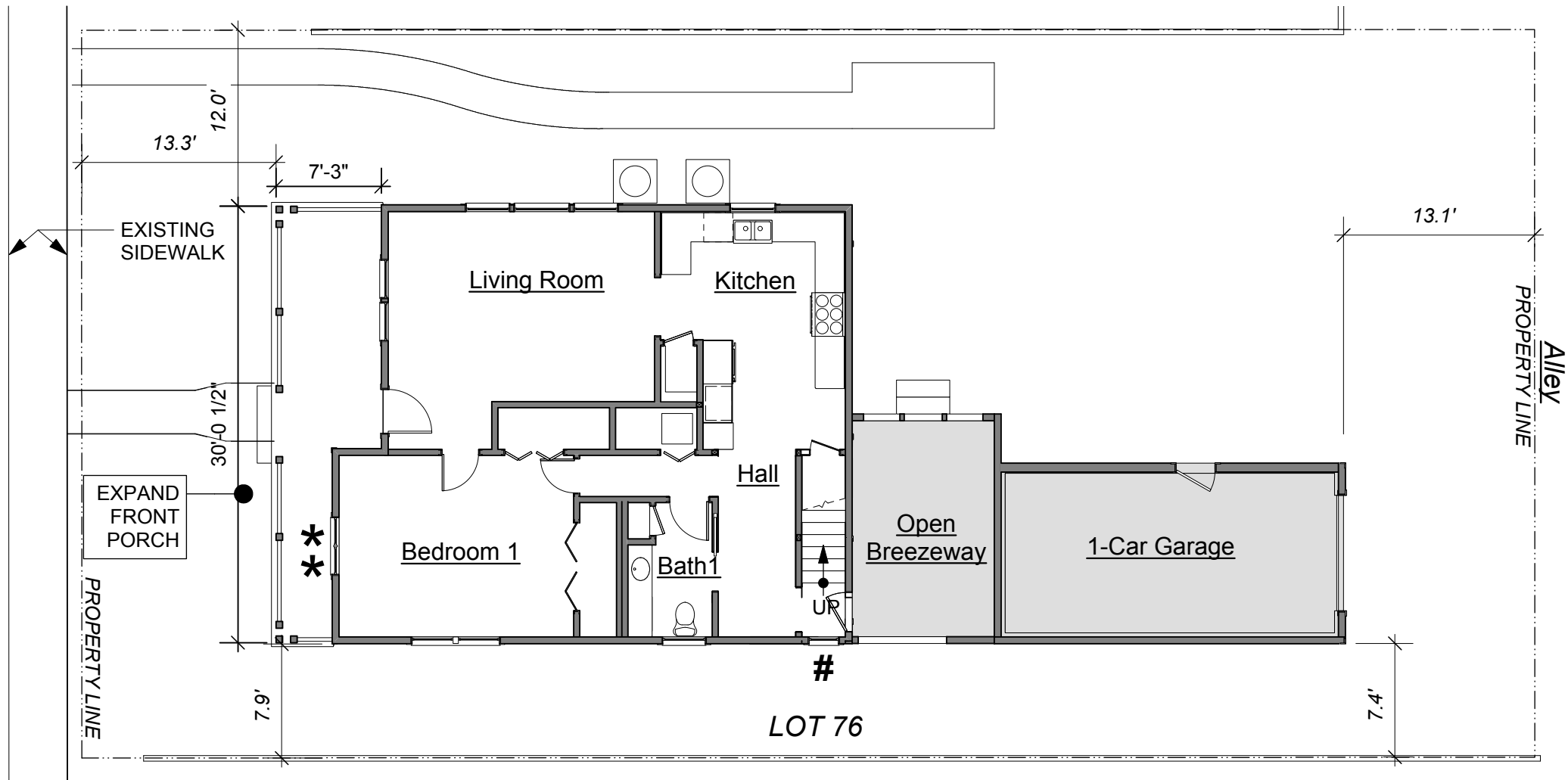
WPDesign

JOHNSON-CULLEN RESIDENCE

106 19TH AVE. ST. PETE BEACH, FL 33706

Job No. 14007.3





Clarification to plan on Dwg. A1:

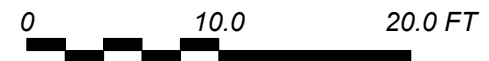
First Floor Plan - PROPOSED

Issued 12/4/2014 WPDesign

JOHNSON-CULLEN RESIDENCE

106 19TH AVE. ST. PETE BEACH, FL 33706

Job No. 14007.3



1" = 10'-0"



Soil & Foundations

Driggers Engineering Services, Inc. was retained by Quality Home Renovators, LLC to perform subsurface soil investigations at the project address. On July 16, 2014, DES submitted their:

"Report of the Geotechnical Investigation"
(File: DES 147448)

In the report, DES states that "based on the conditions identified in our soil borings, the additions may be supported on conventional shallow foundations(.)...based on an allowable net soil bearing pressure of up to 2,000 pounds per square foot."

Property Description

Address: 106 19th Ave. St. Pete Beach, FL 33706
Zoning District: P.A.G. Overlay District RLM-2/PAG
Current Use: Single Family Home Living Units: 1
Proposed Use: (same)
Legal Description:
Parcel ID: 18-32-16-68634-007-0760, Phillips Division Rev
Map Blk G, Lot 76

Classification: Level II Alteration FEMA Zone: Zone AE (EL 11)
Wind Exposure: D
Existing Areas: 1955 Total Gross Square Feet; 1st Flr.: 1,471
Net SF (Conditioned Space); 2nd Flr.: 532 NSF
Proposed Areas: Expand & open 1st floor porch & add new open
2nd floor balcony.

Drawing Index

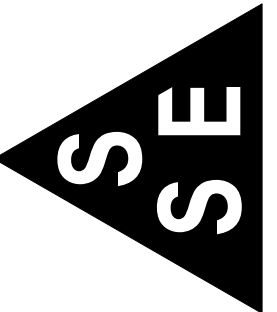
A1	Existing & Proposed Scope of Work Plans	1/8" = 1'-0"
A2	Scope of Work Elevations	" " = " "
A3	First Floor, Second, & Roof Plans	1/4" = 1'-0"
A4	Elevations & Building Section	" " = " "
A5	Wall Sections & Details	3/4" & 1-1/2" = 1'-0"
S1	Foundation Plan, 1st Flr. Framing Plan	1/4" = 1'-0"
S2	2nd Flr. Main & 2nd Flr. Roof Framing Plans	" " = " "
S3	Structural Sections & Specifications 1	1-1/2" = 1'-0"
S4	Specifications 2 & Design Wind Pressures	

Scope of Work Description

- 1) Demolish portions of the front porch roof and modify as indicated on plans. Re-roof to match existing.
- 2) Add 2nd floor balcony above modified porch with extended upper roof as indicated. Re-roof to match existing.
- 3) Add new windows and doors as indicated.
- 4) Patch siding as indicated.

REV.	DATE	DESCRIPTION
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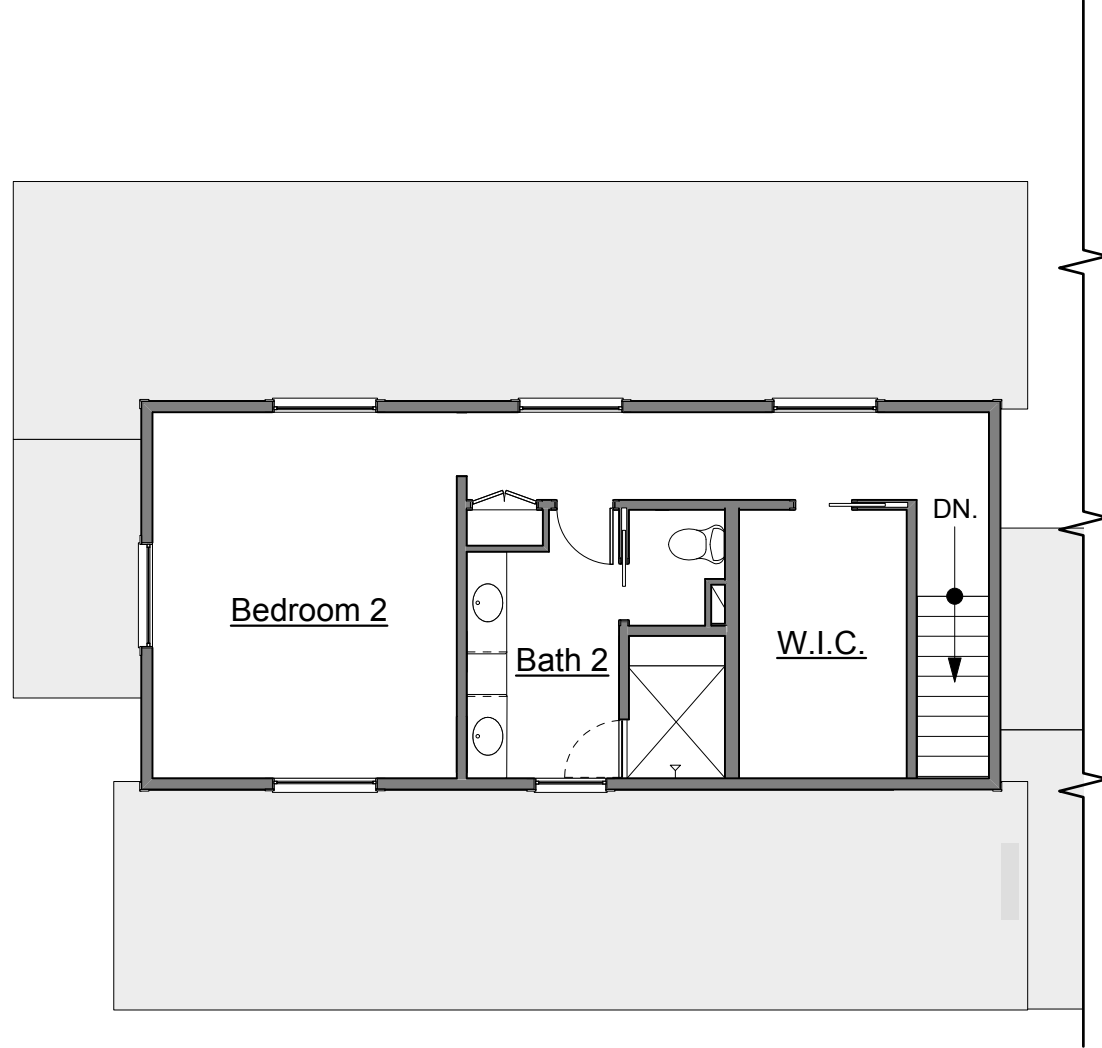
STRUCTURAL AND SITE ENGINEERING, LLC
ENGINEERS - PLANNERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL
1120 PINELLIS BAYWAY, UNIT #210
TERRA VERDE, FLORIDA 33715
TEL: 727-363-9595 EM: SAMCOLEPE@GMAIL.COM



EXISTING & PROPOSED SCOPE OF WORK PLANS
Project: RENOVATIONS
JOHNSON-CULLEN RESIDENCE
106 19TH AVE. ST. PETE BEACH, FL 33706

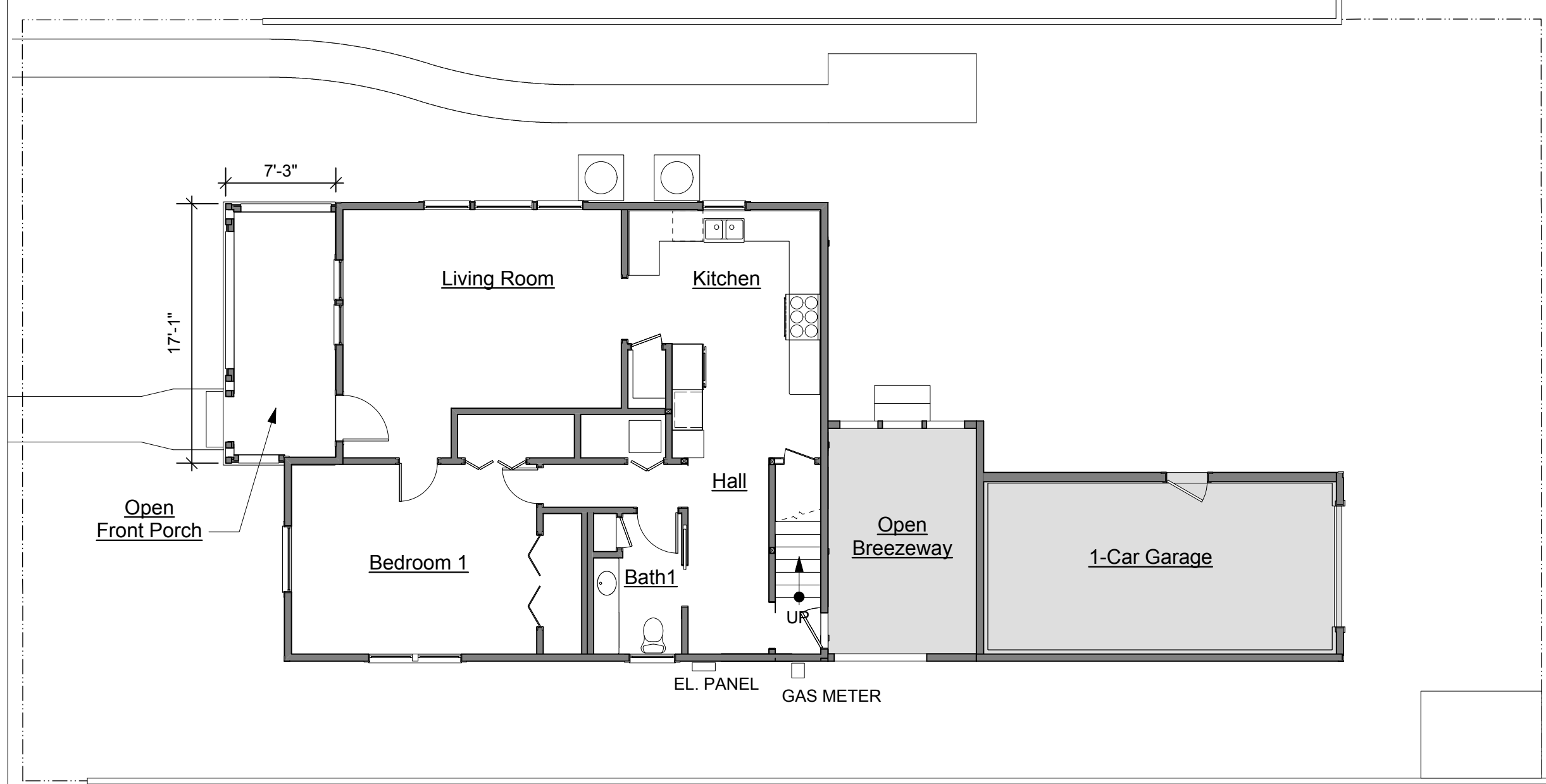
FL. P.E. REG. #49262
DATE
C of A #26218
Job Number: 14007.3
Designed By: W. Powell
Drawn By: W. Powell
Checked By: S. Cole, P.E.
Scale: as noted
Date: Oct. 29, 2014
Plumbing, Electrical and HVAC information show is preliminary, to assist sub-contractors in obtaining their permits; each sub-trade is responsible for obtaining their permit.

Sheet
A1
of A5



Second Floor Plan - EXISTING

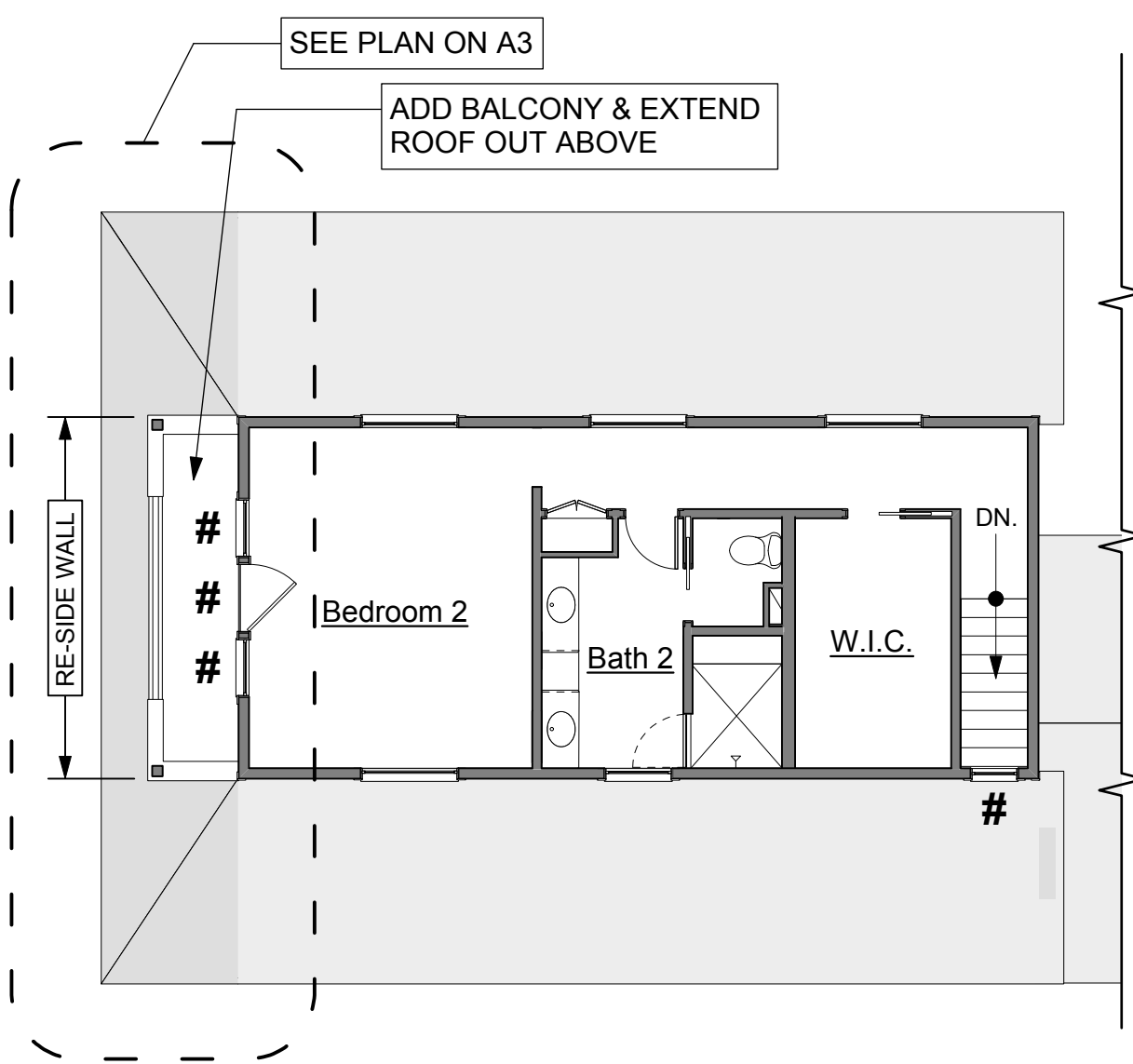
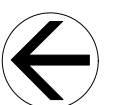
1/8" = 1'-0"



First Floor Plan - EXISTING

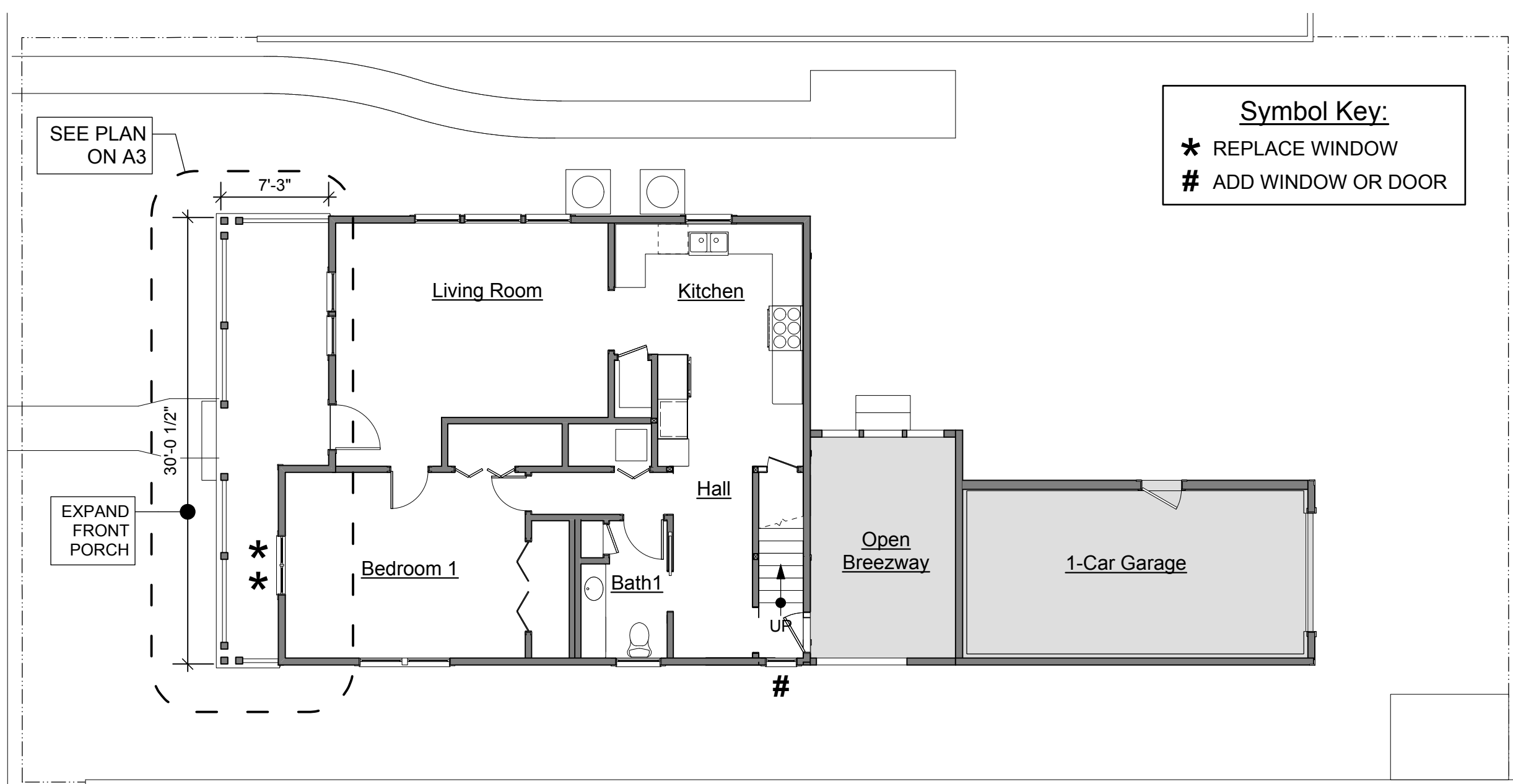
1/8" = 1'-0"

0 8 16 FT



Second Floor Plan - PROPOSED

1/8" = 1'-0"

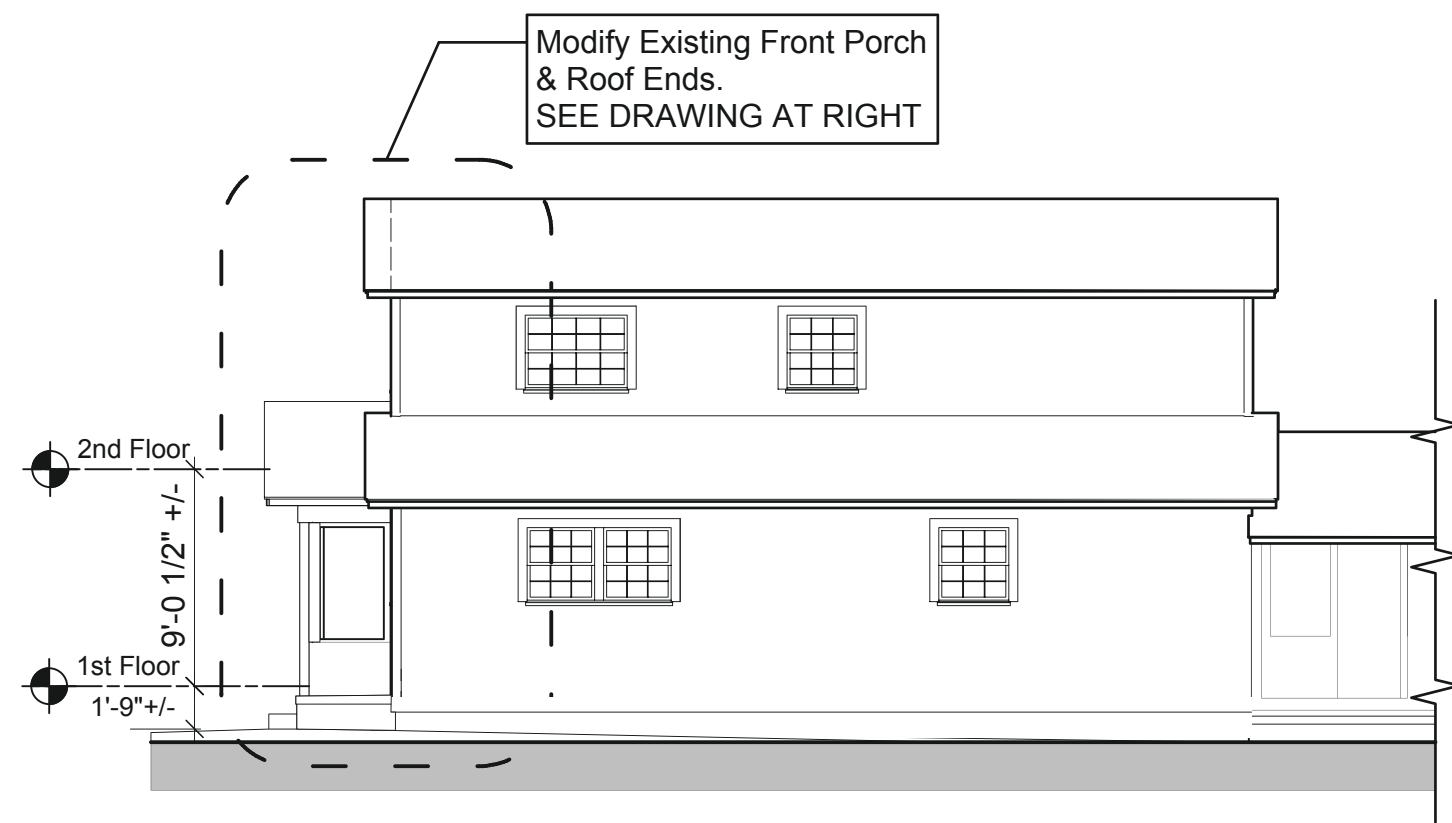


First Floor Plan - PROPOSED

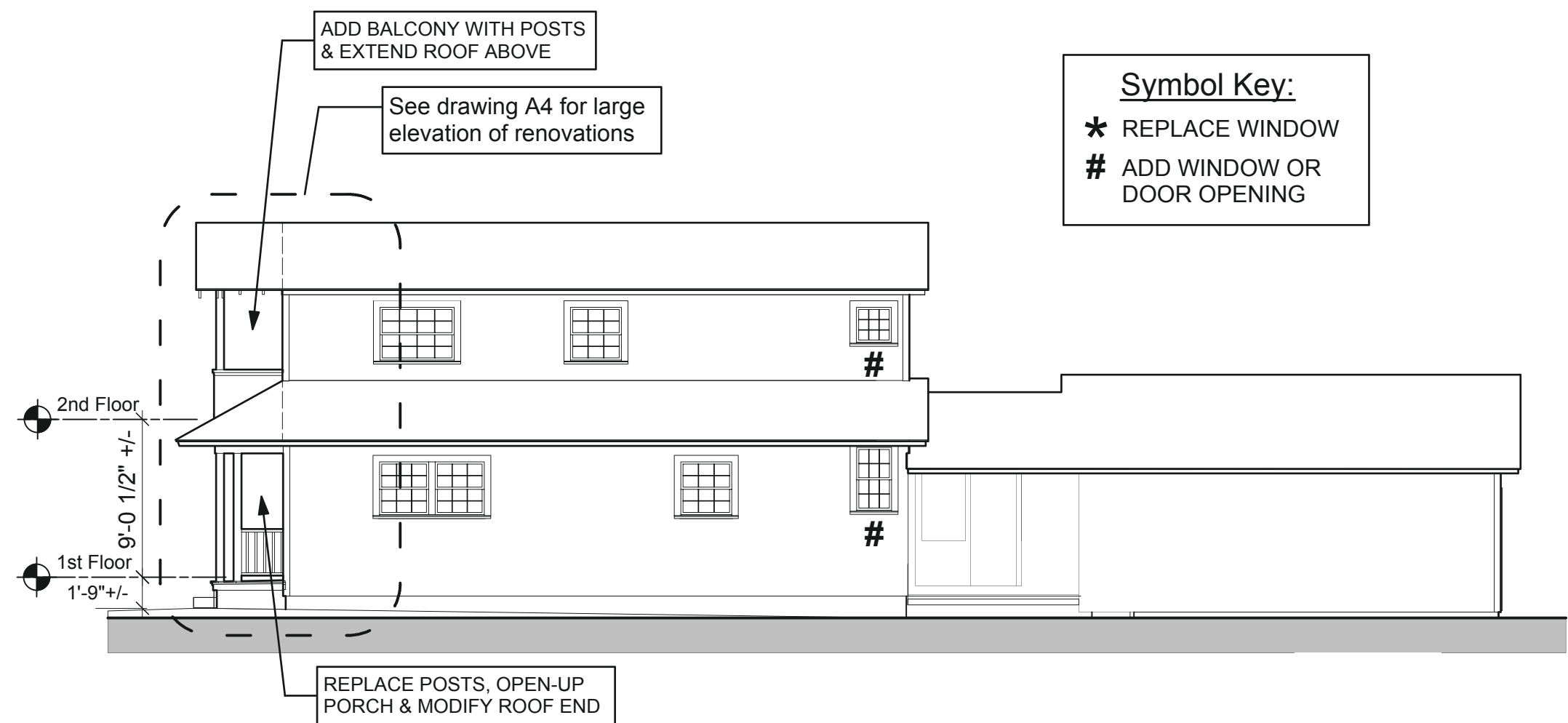
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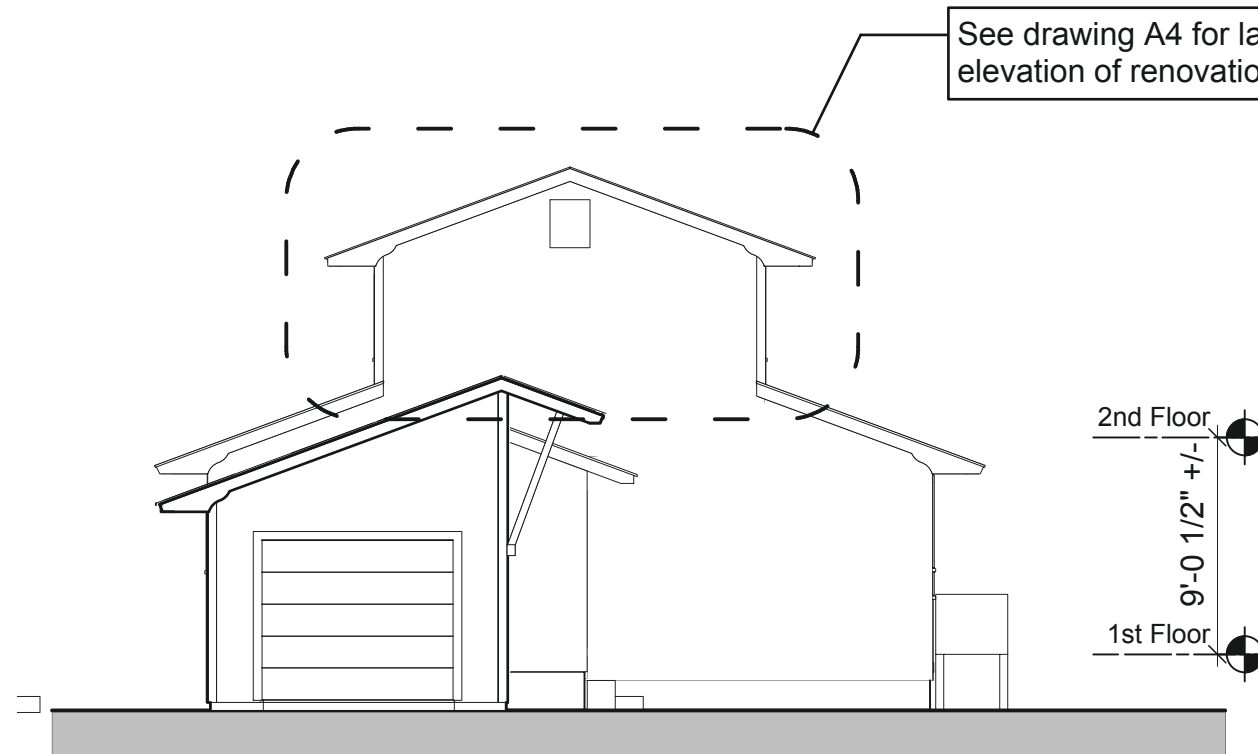




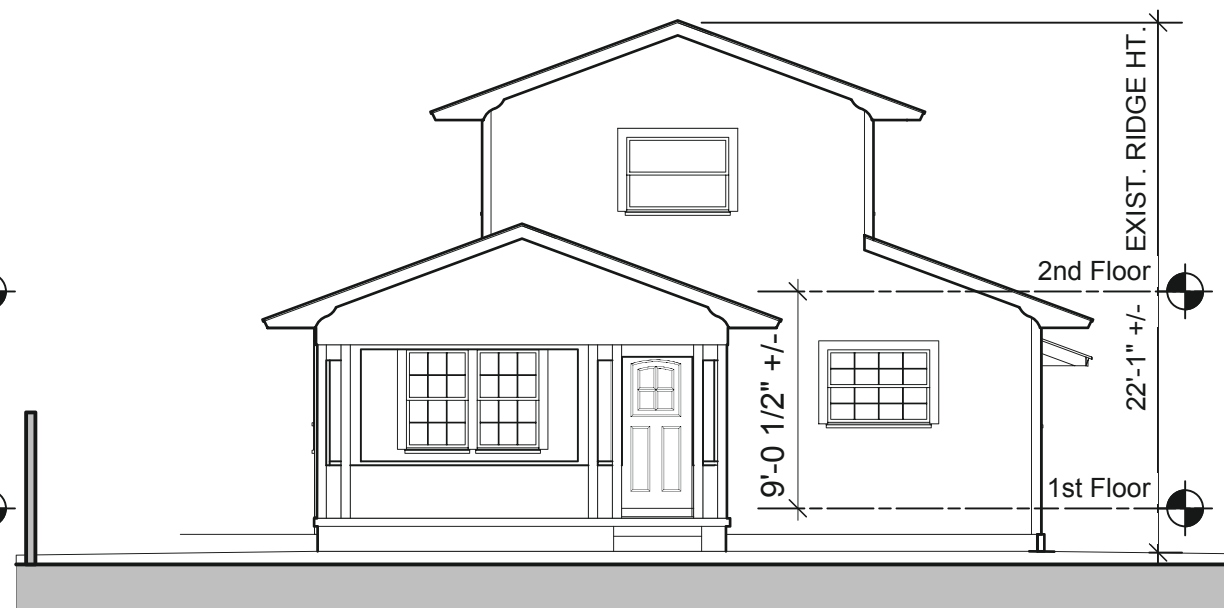
Right Side Elevation - EXISTING 1/8"=1'-0"



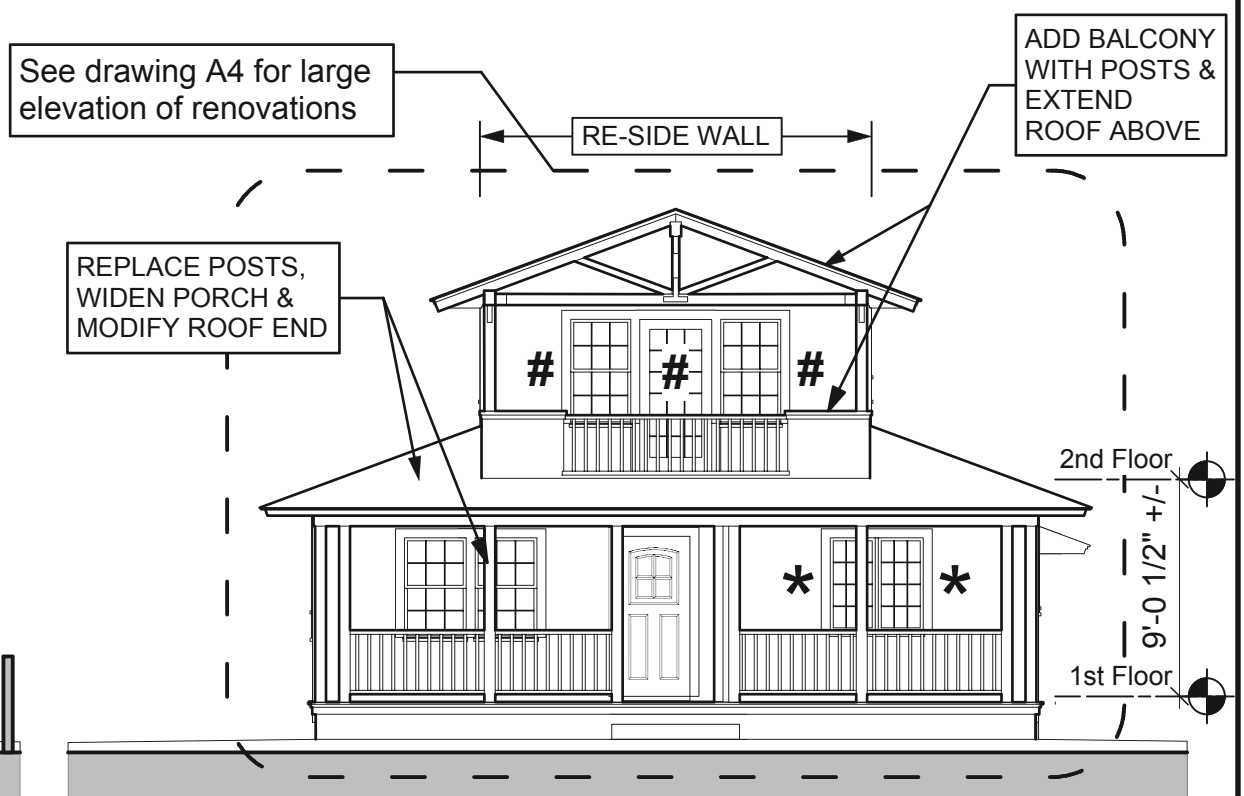
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Rear Elevation - EXISTING & PROPOSED 1/8"=1'-0"



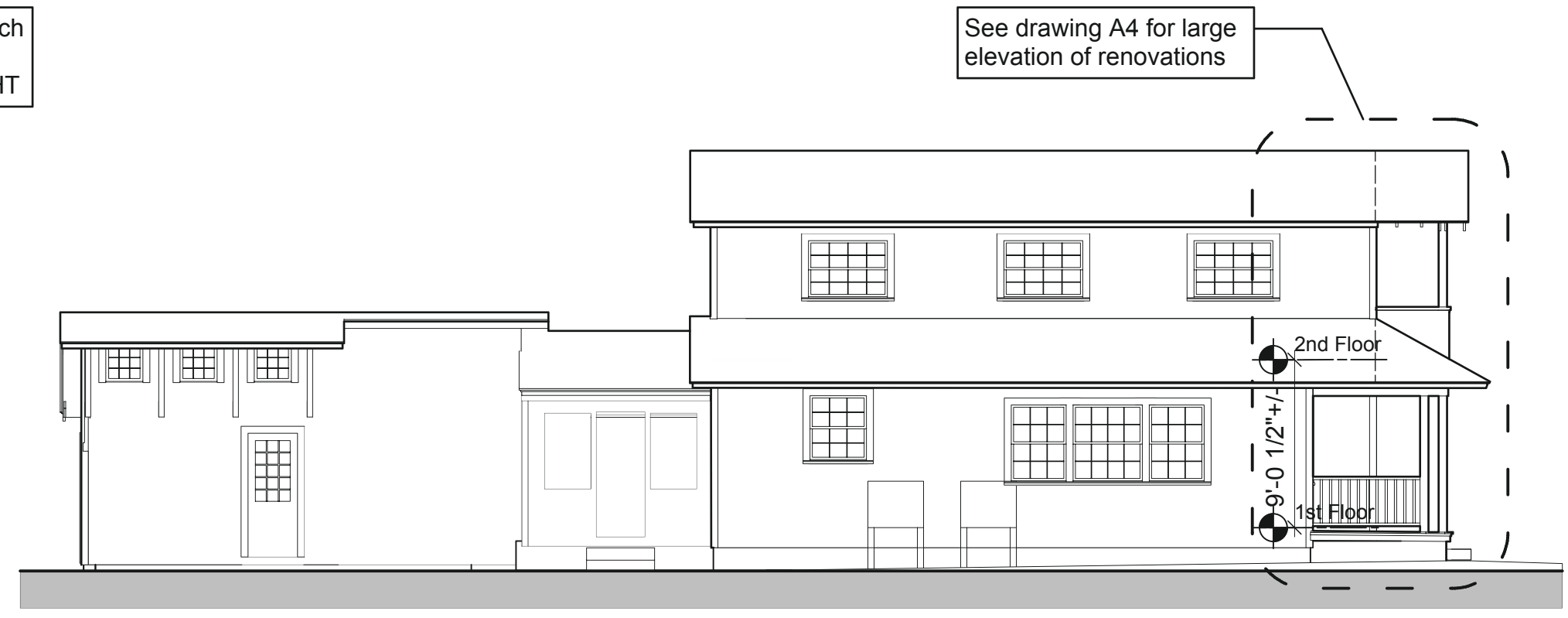
Front Elevation - EXISTING 1/8"=1'-0"



Front Elevation - PROPOSED 1/8"=1'-0"



Left Side Elevation - EXISTING 1/8"=1'-0"



Left Side Elevation - EXISTING & PROPOSED 1/8"=1'-0"

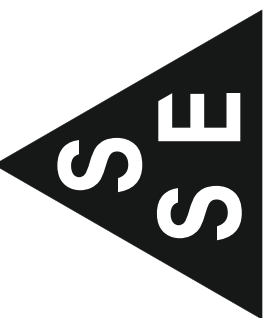


REV.	DATE	DESCRIPTION

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William Powell Design
727-399-7504 621A 28TH AVE. N.
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TERRA VERDE, FLORIDA 33715
TEL: 727-363-9595 EM: SAMCOLEPE@GMAIL.COM



SCOPE OF WORK ELEVATIONS
Project: RENOVATIONS
JOHNSON-CULLEN RESIDENCE
106 19TH AVE. ST. PETE BEACH, FL 33706

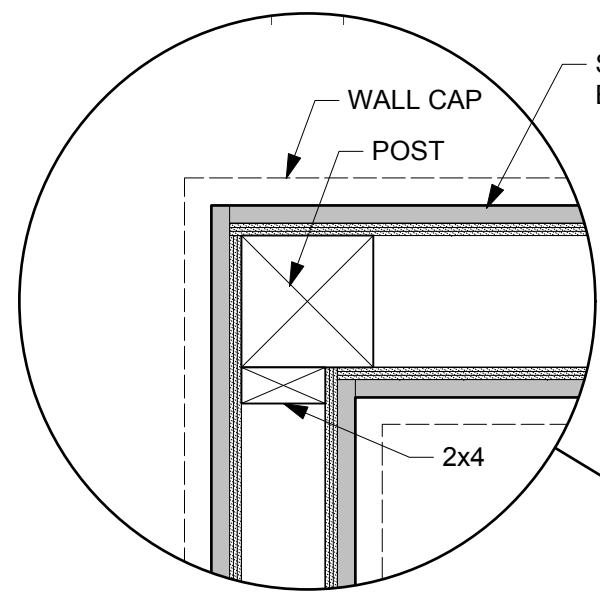
FL P.E. REG. #49262
DATE

C of A #26218

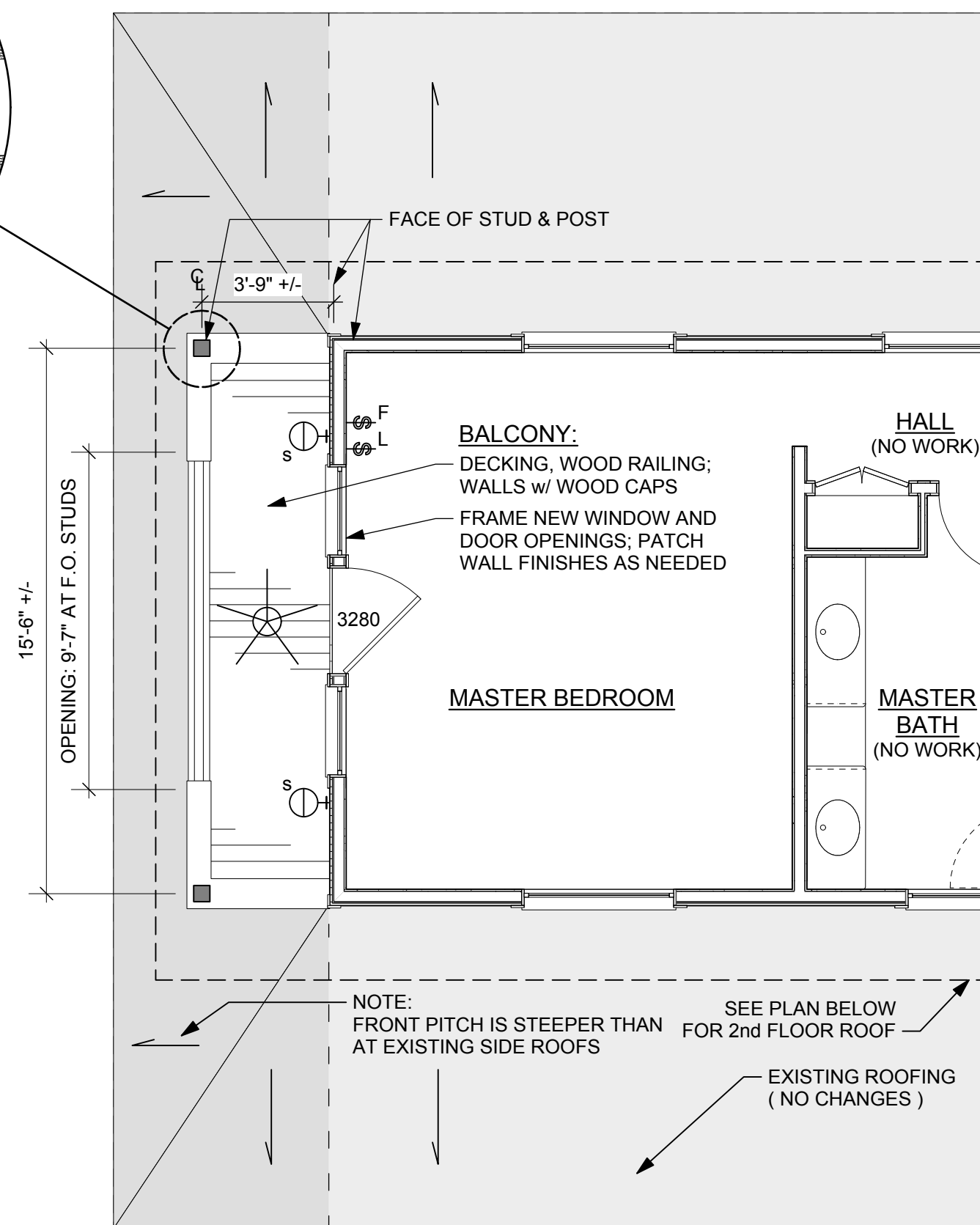
Job Number: 14007.3
Designed By: W. Powell
Drawn By: W. Powell
Checked By: S. Cole, P.E.
Scale: as noted
Date: Oct. 29, 2014

Plumbing, Electrical and HVAC information show is preliminary, to assist sub-contractors in obtaining their permits; each sub-trade is responsible for obtaining their permit.

Sheet
A2
of A5

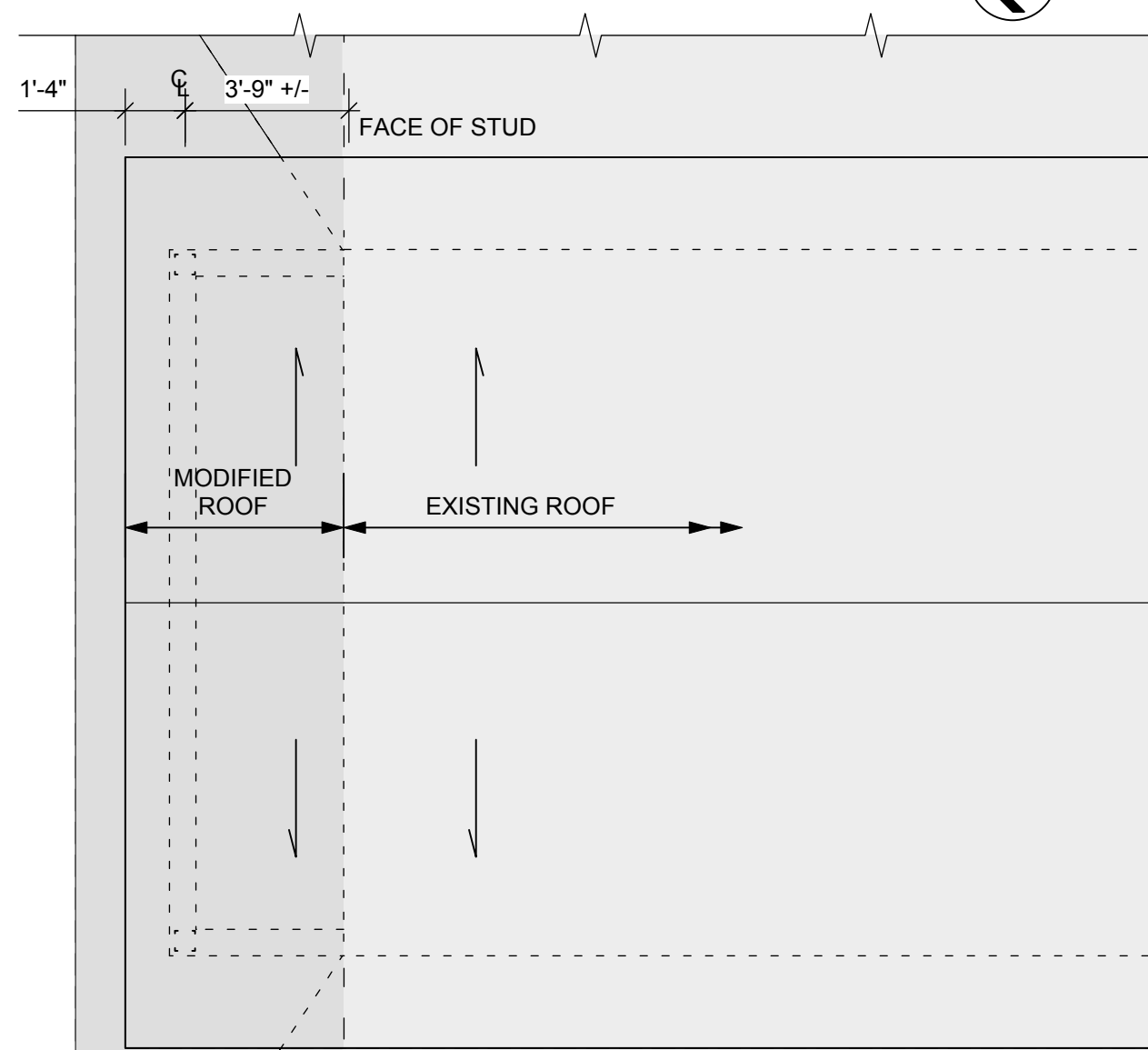


SIDING OVER PT PLYWOOD,
BOTH SIDES & 2x6 PT STUDS



Second Floor Plan (& 1st Flr. Roofs)

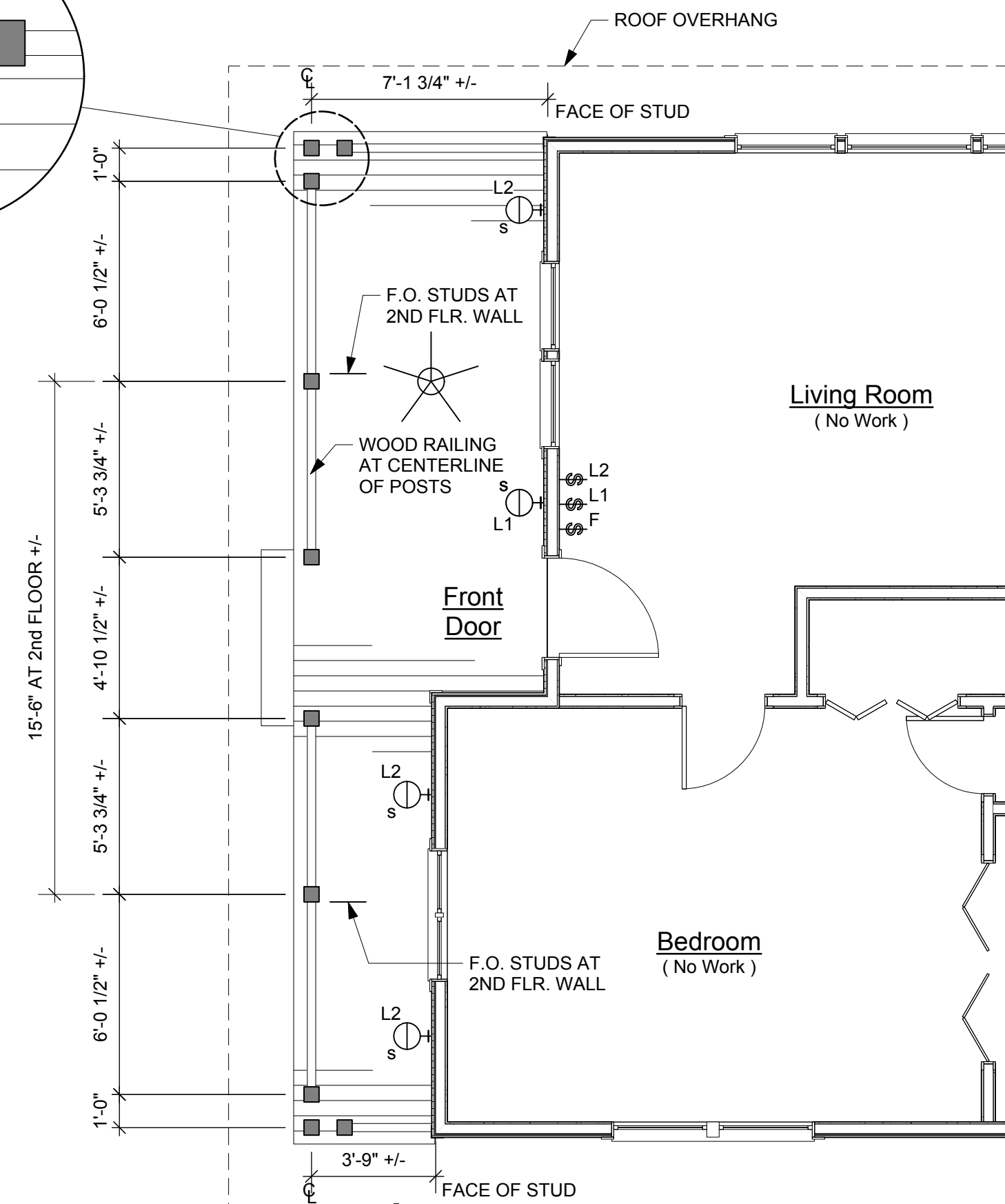
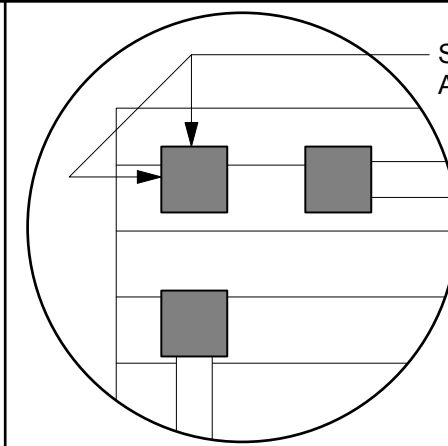
1/4" = 1'-0"



Second Floor Roof Plan

1/4" = 1'-0"

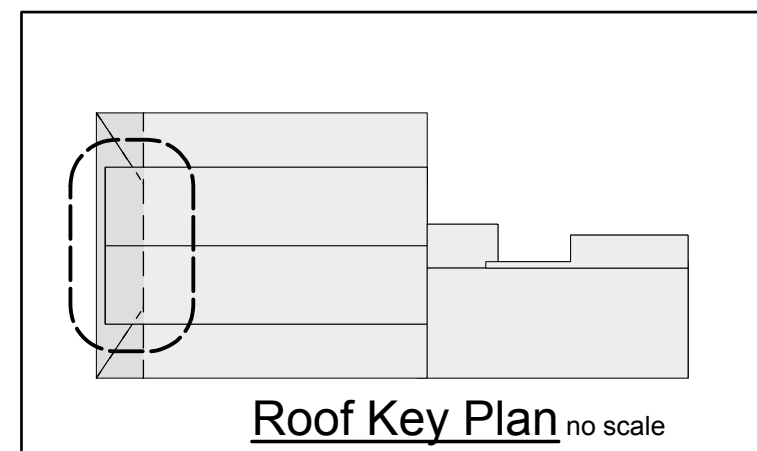
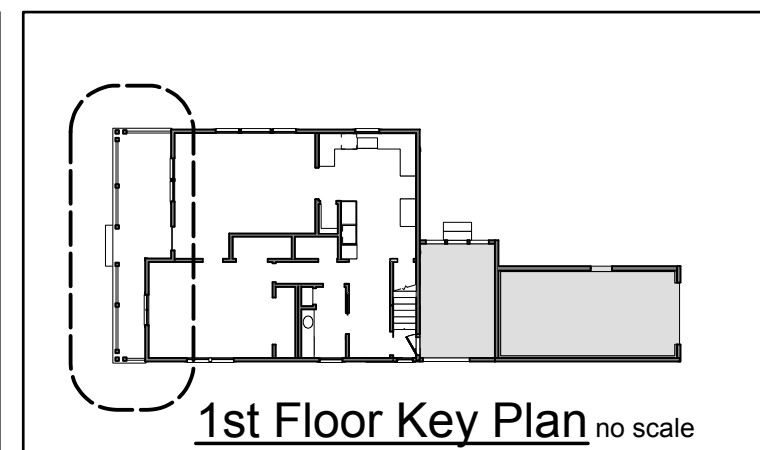
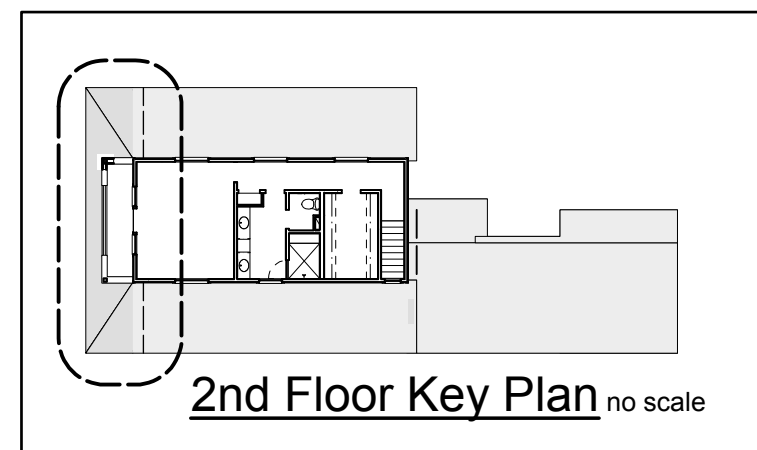
18



First Floor Plan

1/4" = 1'-0"

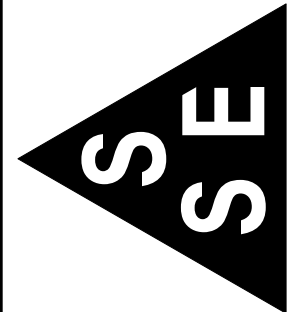
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TEL: 727-363-9595 EM: SAMCOLEPE@GMAIL.COM



FIRST & SECOND FLOOR & ROOF PLANS
Project: RENOVATIONS
JOHNSON-CULLEN RESIDENCE
106 19TH AVE. ST. PETE BEACH, FL 33706

FL. P.E. REG. #49262
DATE

C of A #26218

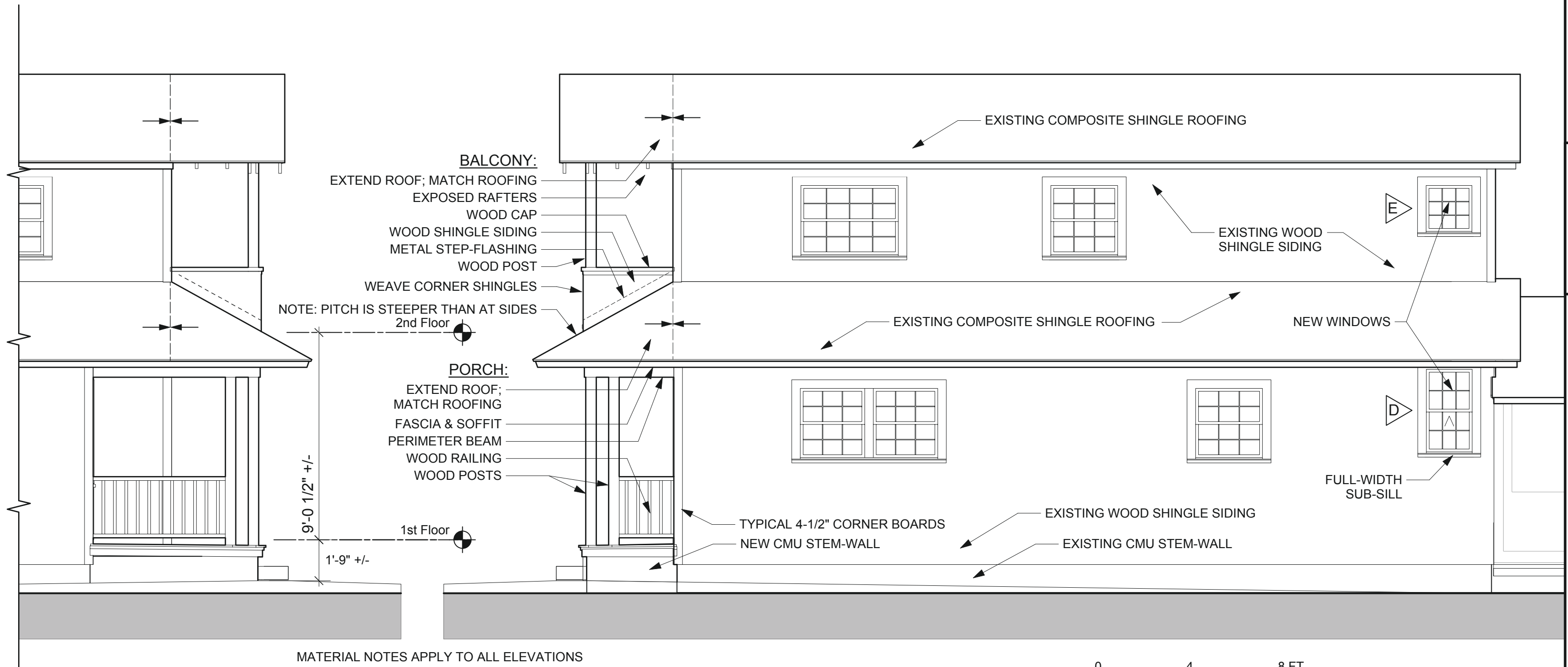
Job Number:	14007.2
Designed By:	W. Powell
Drawn By:	W. Powell
Checked By:	S. Cole, P.E.
Scale:	as noted
Date:	Aug. 20, 2014

Plumbing, Electrical and HVAC information show is preliminary, to assist sub-contractors in obtaining their permits; each sub-trade is responsible for obtaining their permit.

Sheet
A3
of A7

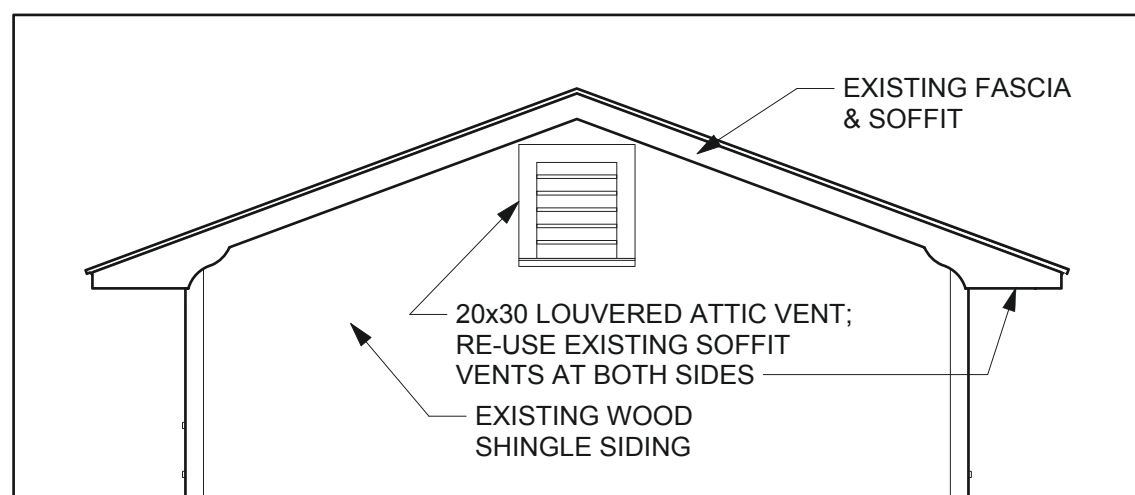
Type	Nominal Size	Function
A	26x45	Double-hung
B	26x37	Double-hung
C	37x51	Double-hung
C ₁	46x51	Fixed
D	26x45	Double-hung
E	26x26	Fixed
F	37x38	Double-hung
G	32x51	Double-hung
H	24x48	Casement (Egress)
J	32x53	Double-hung
K	20x20	Awning

Windows: "ThermaStar" by Pella

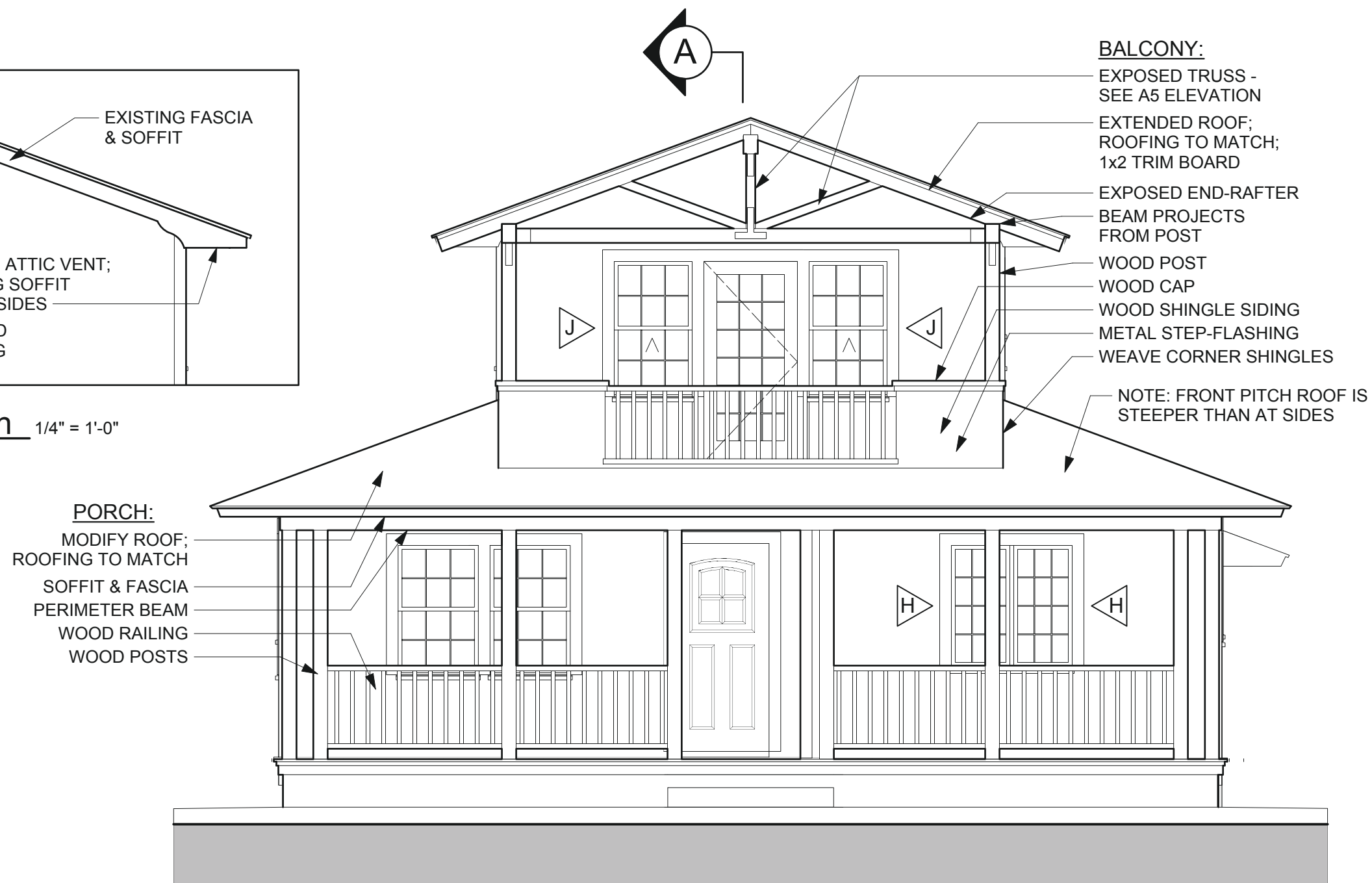


Left Side Elevation 1/4" = 1'-0"

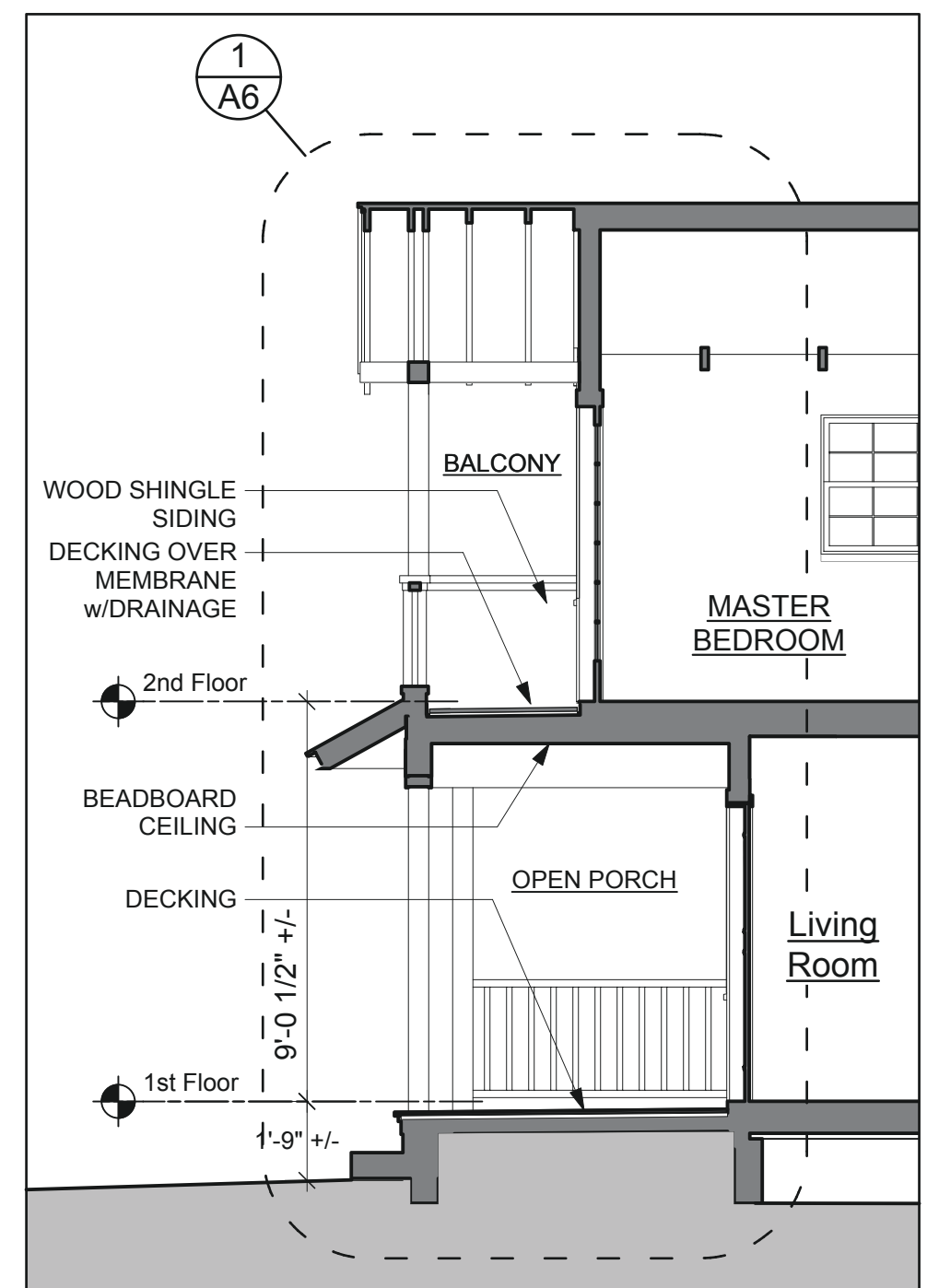
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Rear Elevation 1/4" = 1'-0"



Front Elevation 1/4" = 1'-0" 



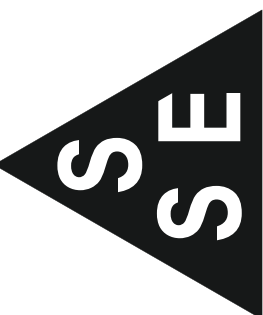
A Longitudinal Section
1/4" = 1'-0"

REV.	DATE	DESCRIPTION

William Powell Design
727-399-7504 621A 28TH AVE. N.
ST. PETERSBURG, FL 33704

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ELEVATIONS & BUILDING SECTION

Project: RENOVATIONS
JOHNSON-CULLEN RESIDENCE
106 19TH AVE. ST. PETE BEACH, FL 33706

FL. P.E. REG. #49262

DATE _____

of A #26218

Job Number: 14007.3

Designed By:	W. Powell
Checked By:	W. Powell

Drawn By: W. Powell
Checked By: S. Cole, P.E.

Scale:	as noted
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Date: Oct. 29, 2014

Plumbing, Electrical and HVAC
Information shown is preliminary

to assist sub-contractors in

obtaining their permits; each sub-trade is responsible for

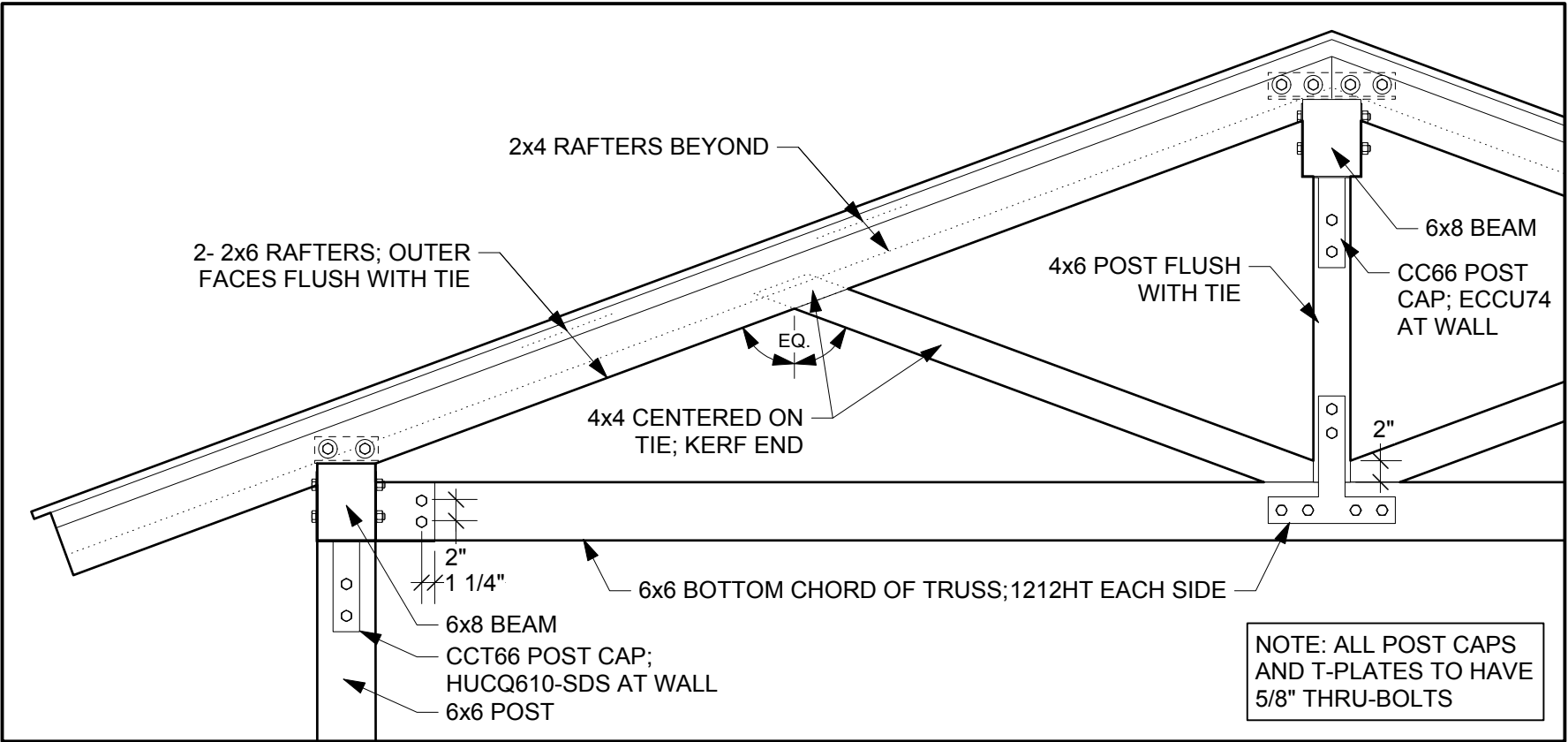
obtaining their permit.

Sheet

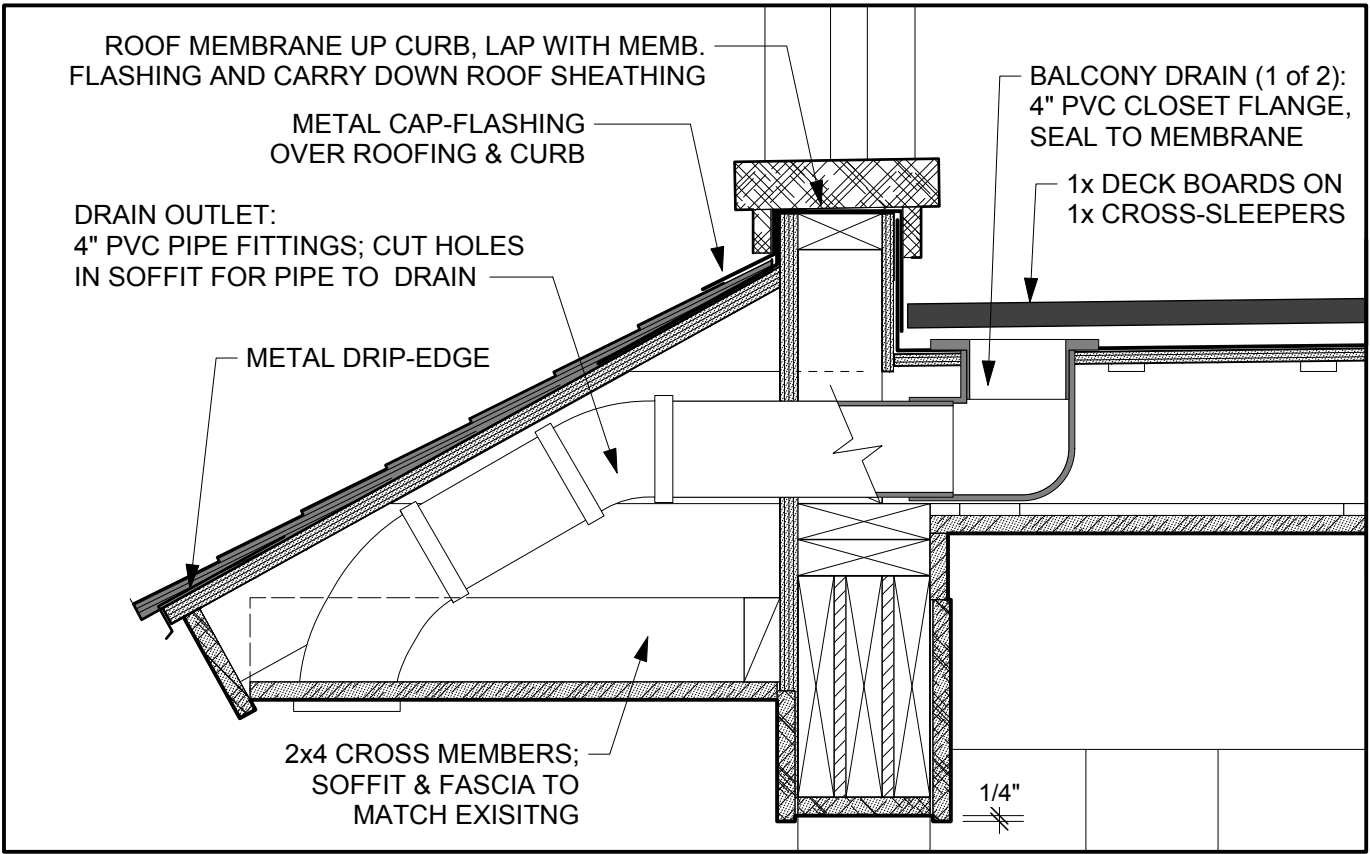
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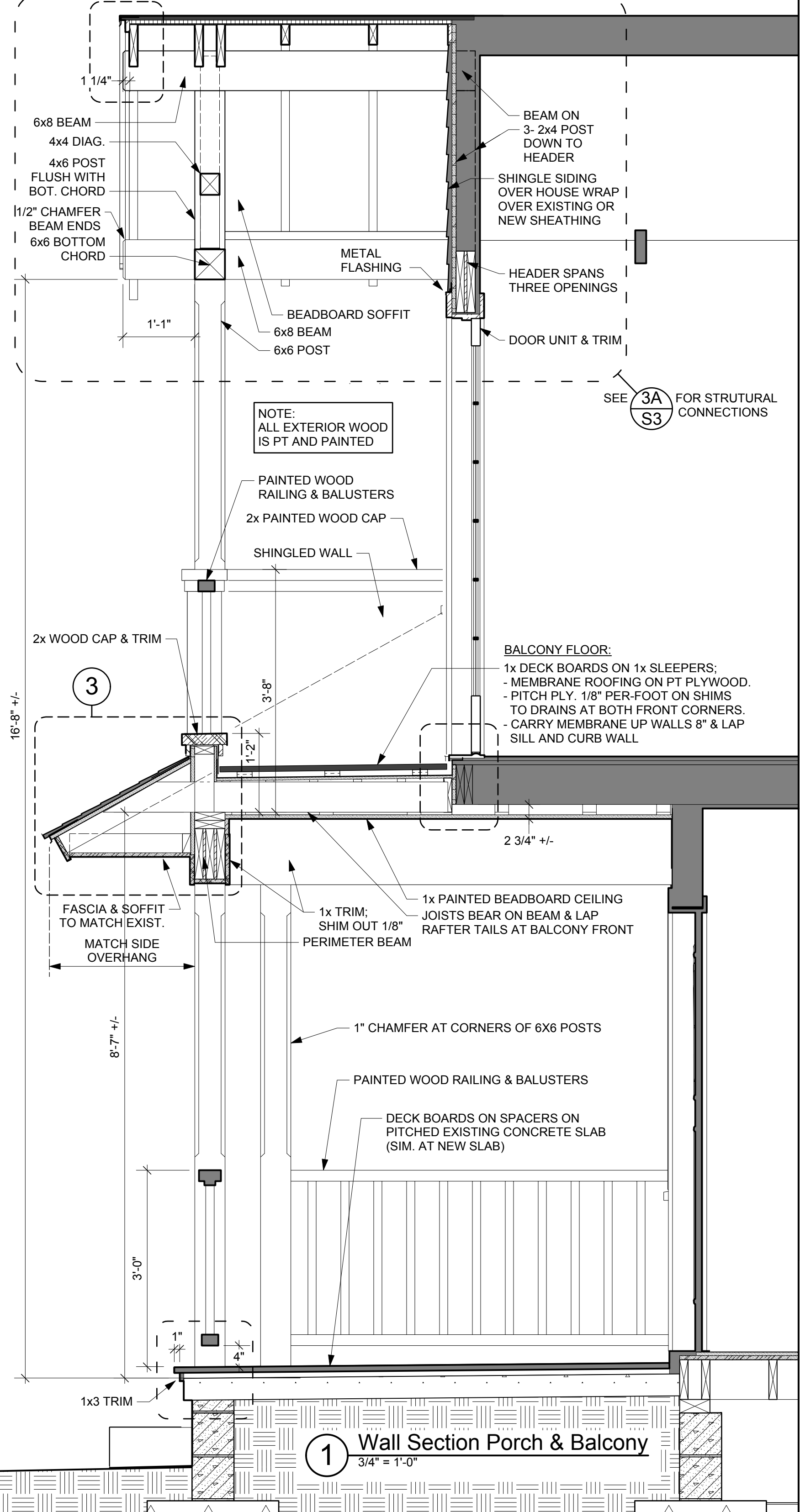
of A5



2 Elevation Detail at Balcony Truss
3/4" = 1'-0"



3 Detail at Eave & Balcony Drain
1 1/2" = 1'-0"



1 Wall Section Porch & Balcony
3/4" = 1'-0"

REV.	DATE	DESCRIPTION

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SE

WALL SECTIONS & DETAILS
Project: RENOVATIONS
JOHNSON-CULLEN RESIDENCE
106 19TH AVE. ST. PETE BEACH, FL 33706

FL P.E. REG. #49262
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C of A #26218
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Sheet
A5
of A5

William Powell Design
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