



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Thursday, 8/4/2016
3:30 p.m.

Call to Order
Pledge of Allegiance
Roll Call

- 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. Minutes for Acceptance**
7/7/2016
- 4. Public Hearings**
 - A. **Case:** 2016-0043
Address: 2901 Pass-a-Grille Way
Request: Application for Certificate of Appropriateness for amendment to previously-approved plans for a locally designated structure.
 - B. **Case:** 2016-0046
Address: 100 6th Avenue/504 Pass-a-Grille Way
Request: Application for a local historic designation of 2 contributing structures.

C. **Case:** 2016-0048

Address: 100 6th Avenue/504 Pass-a-Grille Way

Request: (1) Application for a Certificate of Appropriateness for renovations and an addition; and (2) Request for recommendation to Board of Adjustment for proposed setback variances.

5. **Other Items**

A. Update from the Community Development Department

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 (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.



St. Pete Beach Historic Preservation Board

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

8/4/16

Certificate of Appropriateness Case #2016-0043

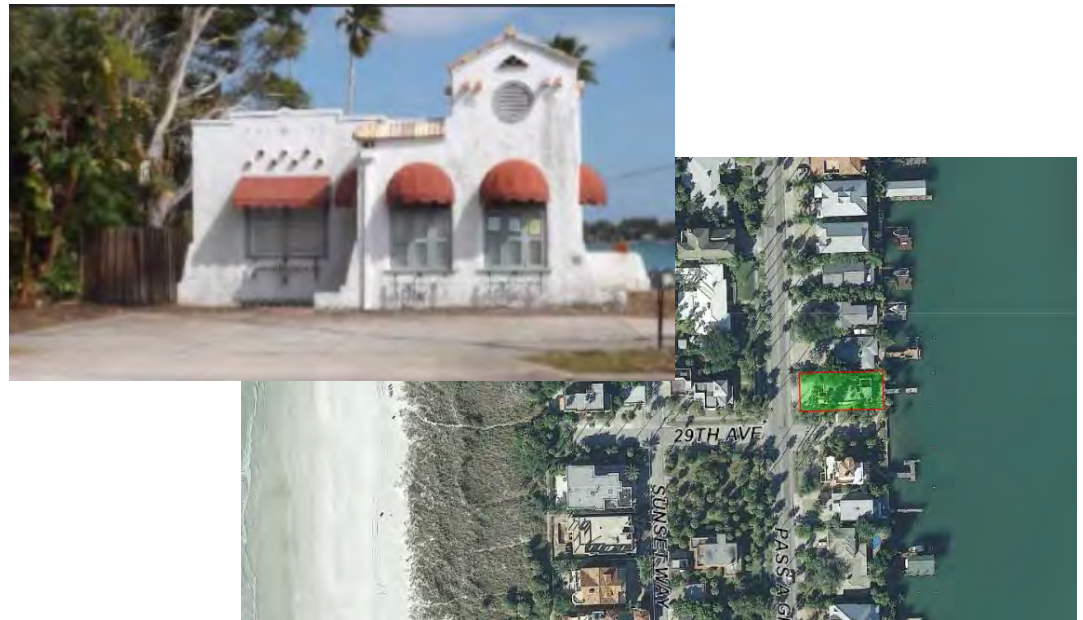
Address:
2901 Pass-a-Grille Way

Staff Representative
Chelsey Welden,
Planner II

Zoning District:
RLM-2/PAG

Findings:

1. The property will be used for its historic purpose.
2. The historic character of the property may not be retained and preserved if the carport is detached.
3. There will be no changes that create a false sense of historical development.
4. Changes that have acquired historic



ITEM SUMMARY:

Applicant requests approval of a Certificate of Appropriateness to make exterior alterations to a locally-designated historic structure pursuant to Division 28 of the City's Land Development Code.

Address	2901 Pass-a-Grille Way
Year Built	1925-1926
Historic Status	Locally Designated
Existing Use	Single-family
Adjacent Uses	
North:	Single-family
South:	29 th Ave
East:	Water
West:	Pass-a-Grille Way

significance in their own right will be retained and preserved. 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. 6. The work does not involve deteriorated historic features. 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used. 8. There are no significant archeological resources affected by the project. 9. The new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old. 10. The new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.	<u>Related Case</u> 2015-0017: Approved Certificate of Appropriateness (May 2015) The applicant is requesting approval to modify plans which were approved with the above-stated Certificate of Appropriateness (COA). The applicant would like to remove the gables from the plans in order to be more consistent with the home's original Mediterranean Revival style of architecture. In addition, the applicant would like to modify the carport by creating a distance of 0.5 ft. from the west façade of the house, rather than attaching it. PUBLIC NOTICE: Notice of public hearing has been advertised as required by State Statutes, including posting of the agenda. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing. COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code (LDC), specifically Division 28 (Historic Preservation). Section 28.8 of the LDC outlines the requirements for issuance of a Certificate of Appropriateness, which include compliance with the Secretary of Interior's Standards for Rehabilitation. Once detached, the proposed carport will no longer subject for review by the Historic Preservation Board. The renovation project, which includes both exterior and interior modifications, received variances from various sections in the LDC for setbacks, ISR, and driveway construction. A recommendation was required by the Historic Preservation Board due to the home's historic status as locally-designated, and the Board recommended approval for all. All variances for locally-designated properties must first receive a COA from the Historic Preservation Board and a recommendation to the Board of Adjustment. STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application with the modification that the carport remain attached to the original structure. The proposed carport's location is in the literal front yard of the property (by zoning definition), along Pass-a-Grille Way. As such, it is the most visible part of the property from the road. By removing its connection to the historic structure, the carport would become a completely new structure and would no longer be required to have major alterations be approved by the Historic Preservation Board through the Certificate of Appropriateness process.
Recommendation	

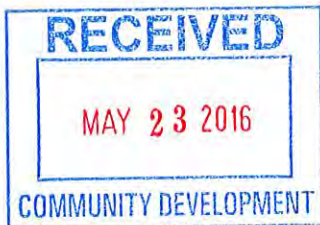
Approval with modification.	Staff agrees with the proposed architectural modifications—the flat roof in place of the gables is more true to the Mediterranean Revival style of architecture that characterizes this historic structure. It is one of the last remaining of its type, so careful consideration should be placed on preservation of its defining features.
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CASE #: 20160043



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness



FOR OFFICE USE ONLY

Date ____/____/____ Application Number _____
Bldg. Permit No. _____ Date _____
Other _____
PIN: _____

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

WEATHERLY Family Trust
2901 Pass-A-Grille Way
St. Pete, Beach 33706
Phone 414 218 6006

Representative Name & Address

BARRY J. FLAHERTY
4111 12th ST. N.
ST. PETE, FL 33703
Phone 727 709-3797

Property Address and Legal Description

2901 Pass-a-Grille Way

Is the property part of a previously approved development proposal?

☒ Yes

☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New

Construction

CAR PORT

Addition

Demolition

Rehabilitation

Relocation

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.

CHANGE THE CARPORT DESIGN TO LOOK
MORE LIKE THE EXISTING HOUSE.
LESS ROOF TOWERS + GABLE ROOFS



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
Windows
Doors
Roofing PARAPET WALLS WITH MODIFIED BITUMEN
Entrances/Porches

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

5/23/2016

Date

Relevant Land Development Code Sections

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

- (a) No new construction, addition, moving or demolition permit shall be issued for a voluntarily designated historic resource until a certificate of appropriateness has been issued.
- (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.

U.S. Secretary of the Interior's Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where

possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.

Subject Property Photographs



The original approval for this enclosed patio was designed with gable roofs and did not match the existing building. This design matches the original building style very closely.



This is the original building south elevation. Note how the enclosed patio blends with the original building style.



This photo is taken from Pass-a-grille Way facing east. This shows the original building. The new car port will be north of the two large arched windows. The new carport will match the style of the existing building.

Adjacent Property Photographs

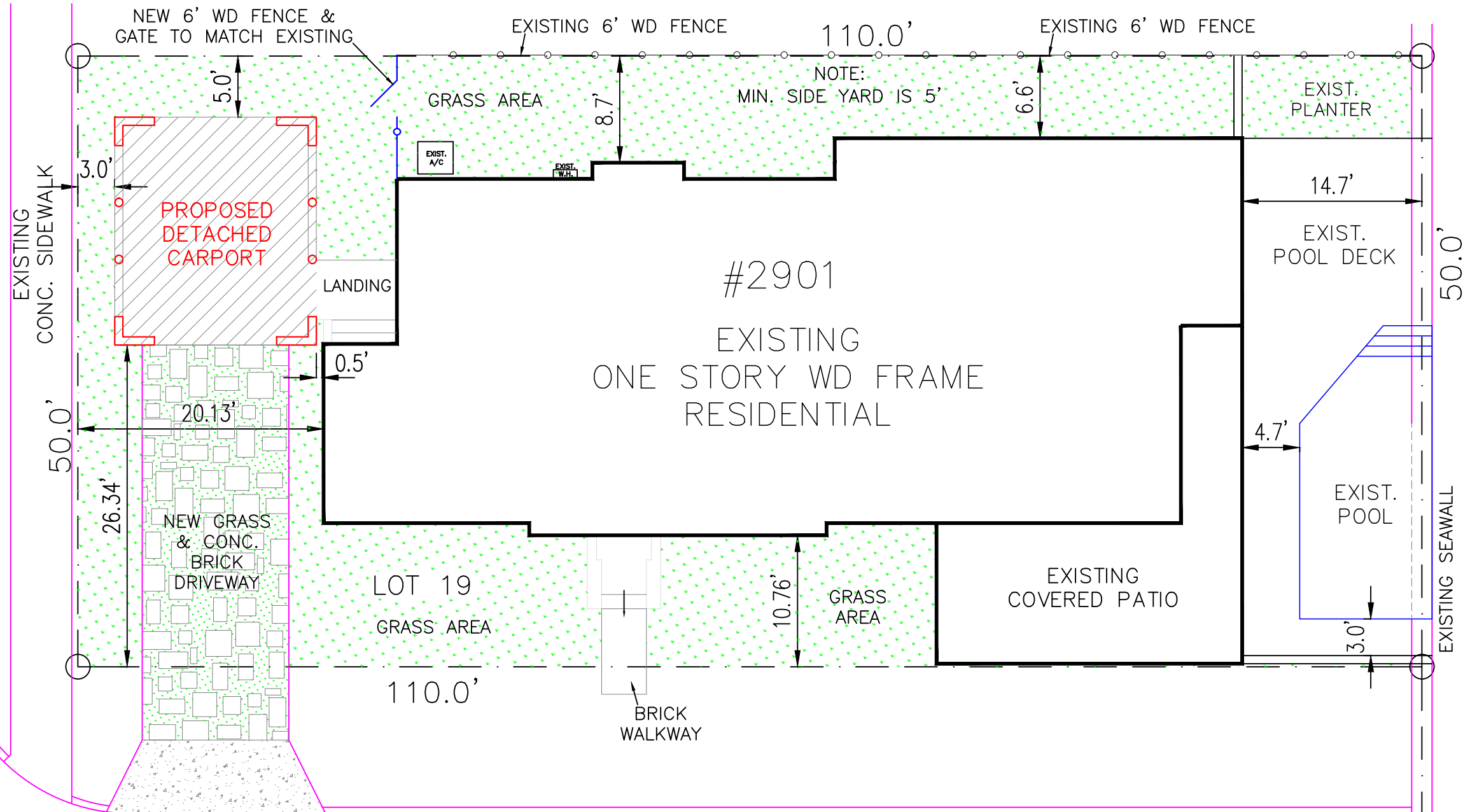


2817 Pass-a-Grille Way



2903 Pass-a-Grille Way

PASS-A-GRILLE
(50' RIGHT-OF-WAY)



BOCA
CIEGA
BAY

SITE INFORMATION

LEGAL LOT DESCRIPTION:

COLONIAL CORP REPLAT BLK 2, LOT 19
PASS-A-GRILLE, FLORIDA

TOTAL SITE DATA FOR PROPERTY

PROJECT SITE AREA	5,500	Sq. ft.
BUILDING FOOTPRINT AREA (IMPERVIOUS AREA)	3,448	Sq. ft. (62.87%)
VEHICULAR USE AREA (PERVIOUS AREA)	316	Sq. ft. (05.75%)
WALKWAY USE AREA (IMPERVIOUS AREA)	18	Sq. ft. (00.33%)
LANDSCAPED AREA (PERVIOUS AREA)	1,718	Sq. ft. (31.05%)

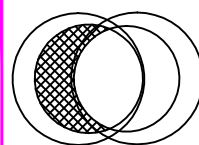
TOTAL IMPERVIOUS AREA	3,476	Sq. ft. (63.20%)
TOTAL PERVIOUS AREA	2,024	Sq. ft. (36.80%)
		TOTAL (100%)

* IMPERVIOUS SURFACE RATIO:

- IMPERVIOUS AREA - 3,476sf / SITE AREA 5,500 sf = **0.63**
MAXIMUM ALLOWED: 0.70
ACTUAL: **0.63**

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



PETER GOLDHAMMER
ARCHITECT

FL. LICENSE: AR-0008567
146 2nd ST. N. STE. 301, ST. PETERSBURG, FLORIDA 33701 TEL# 727 798 5695

2901 PASS A GRILLE WAY

ST. PETE BEACH, FL

COMMISSION NO.:

DATE: 6-16-16

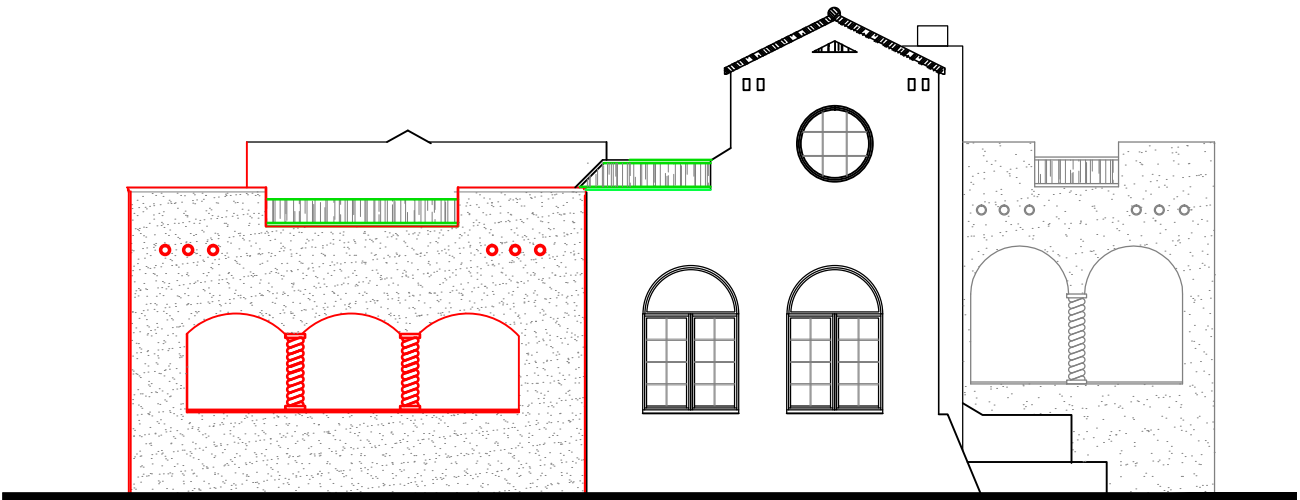
DRAWN BY: MM

CHECKED BY: PG

REVISIONS:

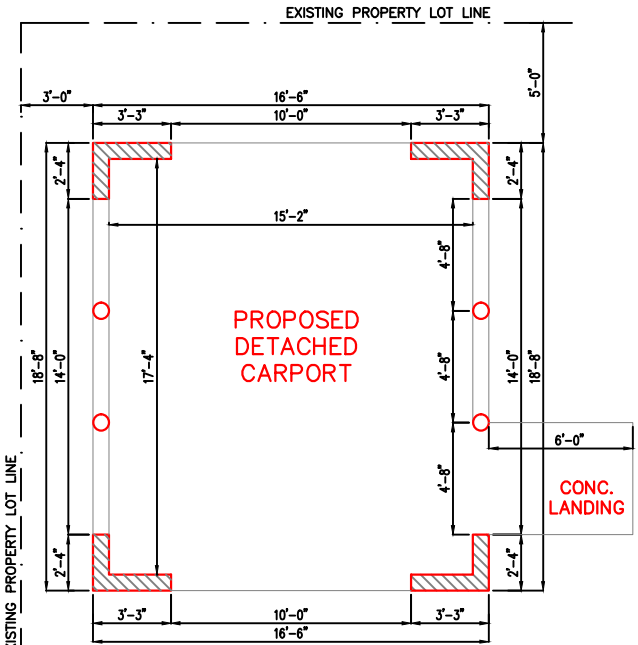
A0.1

BUILDING SPECIFICATIONS	
- BUILDING CATEGORY:	II
- CONSTRUCTION TYPE:	V-B
- OCCUPANCY CLASSIFICATION:	R-3
- EXISTING HOME CONDITIONED AREA:	2,100 SQ. FT.
- NO CHANGE IN CONDITIONED AREA	
- EXISTING HOME NON-COND. AREA:	404 SQ. FT.
- EXISTING POOL & POOL DECK AREA:	636 SQ. FT.
- NO CHANGE IN NON-COND. AREA	
- NEW DETACHED CARPORT AREA ADDED:	308 SQ. FT.



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



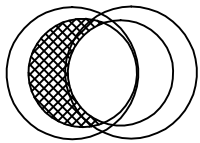
PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PETER GOLDHAMMER
ARCHITECT

FL. LICENSE: AR-0006567
146 2nd ST. N. STE. 301, ST. PETERSBURG, FLORIDA 33701 TEL# 727 798 5695

2901 PASS A GRILLE WAY
ST. PETE BEACH, FL

COMMISSION NO.:
DATE: 6-16-16
DRAWN BY: MM
CHECKED BY: PG
REVISIONS:

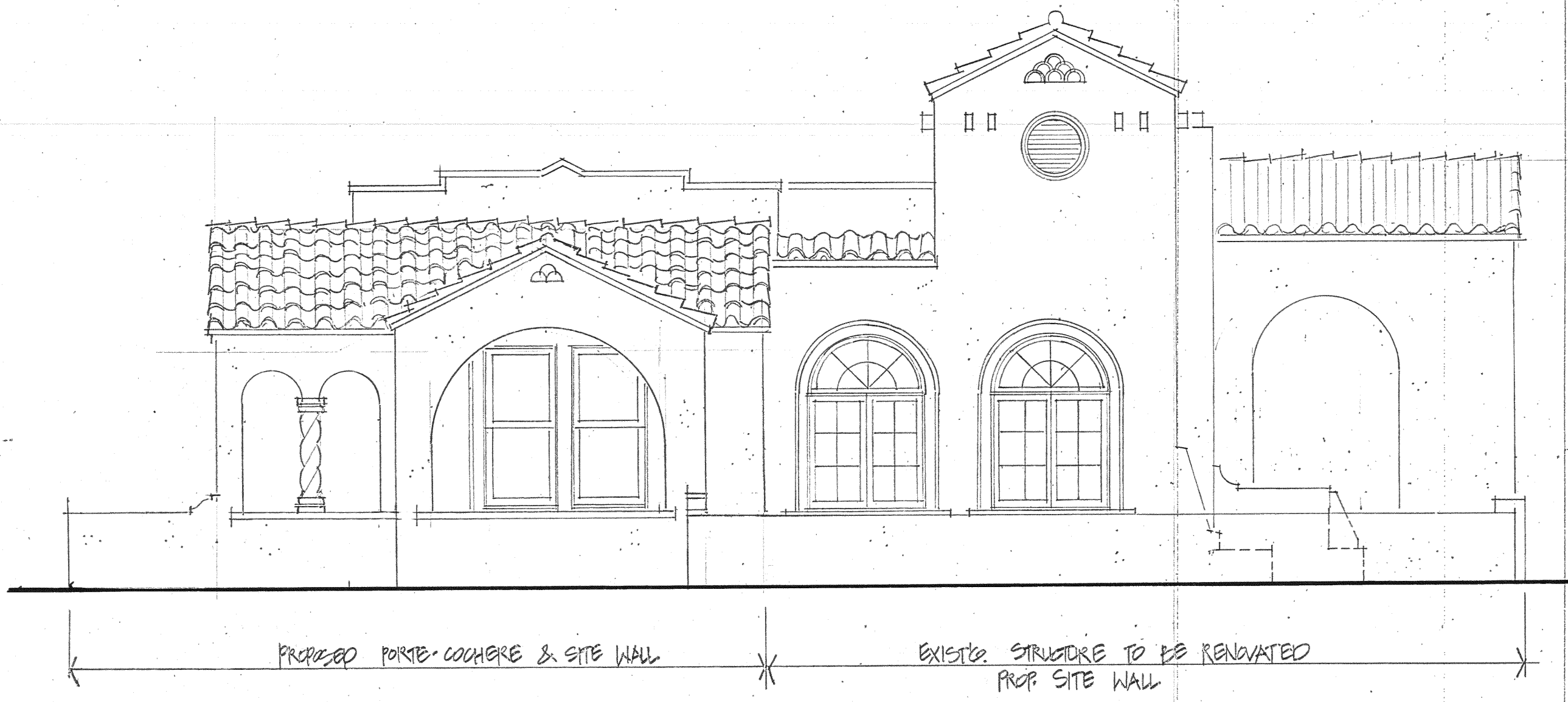
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Elevations Approved May 2015
Certificate of Appropriateness Case #2015-0017

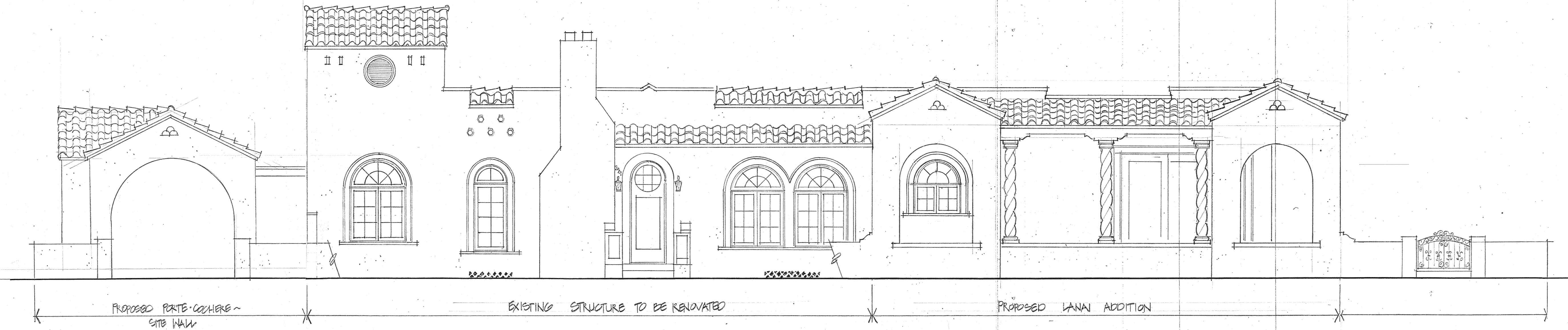
MATTHEW'S

DESIGN WORKS

RESIDENTIAL
COMMERCIAL
LANDSCAPE
DRAFTING



PASSE-GRILLE WAY LEFT SIDE FACADE
SCALE: 1/4"=1'-0"



29th AVENUE ~ FRONT FACADE
SCALE: 1/4"=1'-0"

PROPOSED PORTE COCHERE, LOGGIA & SITE WALL FACADES

RICK & KATHY WEATHERLY RESIDENCE

2901 PASSE GRILLE WAY, PASSE GRILLE, FLORIDA

DO NOT SCALE PRINTS
THE DOCUMENTS AND THE INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF MATTHEW'S DESIGN WORKS. UNAUTHORIZED REPRODUCTION AND/OR REUSE MAY BE PROSECUTED IN ACCORDANCE WITH THE APPROPRIATE COPYRIGHT AND PATENT LAWS.

REVISIONS	
NO.	DESCRIPTION

DRAWN BY: _____
DATE: _____
REVIEWED BY: _____
DATE: _____

PROJECT NO. _____

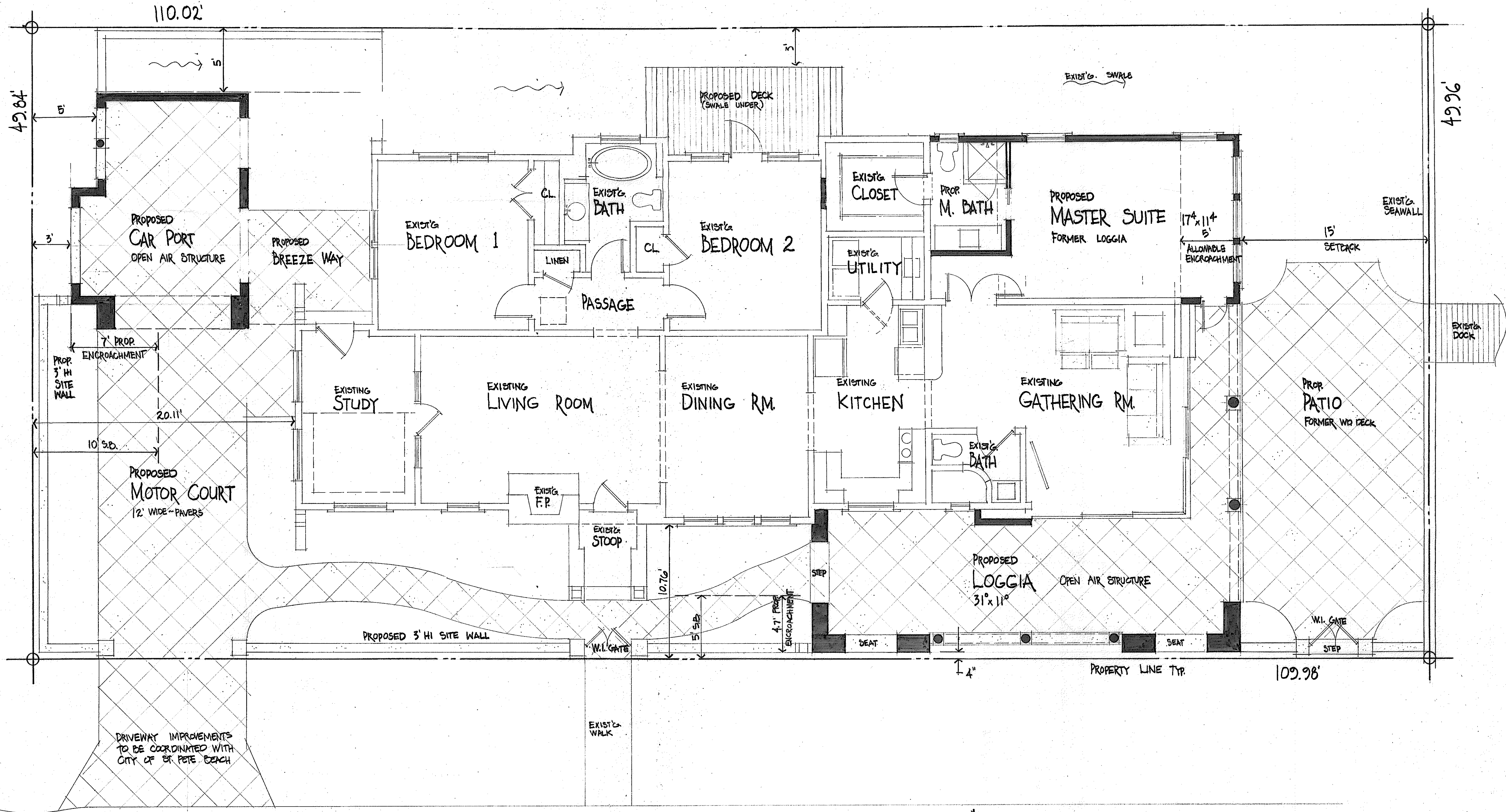
DRAWING NO. _____

OF _____

PASSE GRILLE WAY
26' ASPHALT 60.0' ROW.

REMOVE
EXISTING
APRON
AND
DRIVE

EXISTING
5' CONC
WALK



29th AVENUE
24.7' ASPHALT 50.0' ROW.



2901 PASSE GRILLE WAY
SITE - FLOOR PLAN
SCALE: 1/4" = 1'-0"

	St. Pete Beach Historic Preservation Board 155 Corey Avenue St. Pete Beach, FL 33706 727-367-2735																				
8/4/16																					
Local Historic Designation Case #2016-0046 Address 504 Pass-a-Grille Way/ 100 6th Avenue Staff Representative Chelsey Welden, Planner II Zoning District RLM-2/PAG Findings - The buildings possess integrity of location, design, setting, and materials. - The buildings are significant in the areas of 1) architecture and 2) community planning & development. - The structures are included in the State Master Site File as contributing resources.	  ITEM SUMMARY: Applicant requests approval of application for local historic designation pursuant to Division 28 of the City's Land Development Code. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%;">Address</td><td>504 Pass-a-Grille Way/ 100 6th Avenue (one lot of record)</td></tr> <tr> <td>Legal Description</td><td>J.J. Duffey's Subdivision, Lot 3 and N ½ of Lot 2</td></tr> <tr> <td>Year Built</td><td>1910/1925</td></tr> <tr> <td>Historic Status</td><td>Contributing</td></tr> <tr> <td>Existing Use</td><td>Multi-family</td></tr> <tr> <td>Adjacent Uses</td><td></td></tr> <tr> <td style="text-align: right;">North:</td><td>6th Avenue</td></tr> <tr> <td style="text-align: right;">South:</td><td>Single-family</td></tr> <tr> <td style="text-align: right;">East:</td><td>Pass-a-Grille Way</td></tr> <tr> <td style="text-align: right;">West:</td><td>Single-family</td></tr> </table>	Address	504 Pass-a-Grille Way/ 100 6 th Avenue (one lot of record)	Legal Description	J.J. Duffey's Subdivision, Lot 3 and N ½ of Lot 2	Year Built	1910/1925	Historic Status	Contributing	Existing Use	Multi-family	Adjacent Uses		North:	6 th Avenue	South:	Single-family	East:	Pass-a-Grille Way	West:	Single-family
Address	504 Pass-a-Grille Way/ 100 6 th Avenue (one lot of record)																				
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South:	Single-family																				
East:	Pass-a-Grille Way																				
West:	Single-family																				

**Recommendation
Approval**

The applicants would like to locally-designate their property which contains a 2-unit house which was originally a single-family home (504 Pass-a-Grille Way) and a single-family home which was originally a carriage house/garage.

Both structures are significant in the areas of architecture and community planning & development. The 2-story main house is of frame vernacular architecture, originally constructed with clapboard siding and an asphalt shingle hipped roof, which have been replaced. Major alterations include the addition of a rental unit to the home, enclosure of the front porch, and removal of part of the chimney. Its distinguishing architectural features include a square bay on the north side and part of the original concrete block wall in the front yard.

The carriage house is also frame vernacular, with clapboard siding and an asphalt shingle gable roof. Major alterations include its conversion to a rental unit, and addition of a screened-in front porch. Distinguishing architectural features include exposed rafter tails and louvered vents.

Related cases

2016-0048: Application for Certificate of Appropriateness for an addition.

2016-0049: Application for a FEMA variance (anticipated September hearing).

2016-0050: Application for variances to setbacks (anticipated August Board of Adjustment hearing)

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes including posting of the agenda. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

**COMPREHENSIVE PLAN/LAND DEVELOPMENT
CODE:**

The proposed application for historic designation is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code (LDC), specifically Division 28 (Historic Preservation), which requires that in order for a structure to be eligible for designation, it must meet certain criteria and must go through an approval process with the Historic Preservation Board.

Section 28.11(f) states that multiple structures may be considered

under one public hearing. The property is one lot of record and has a lot area of 4500 square feet, which does not meet the minimum lot size to subdivide the lot into separate parcels according to the City’s current zoning regulations.

STAFF RECOMMENDATION:

Staff recommends approval of the application for local historic designation of the two structures, as it meets the approval criteria outlined in the LDC including possession of historic integrity and contributing status. In addition, the structures are exemplary of the typical mass and scale of historic structures in Pass-a-Grille. According to the applicant, the carriage house actually stored horse(s) that were used for transportation. If true, that use has historic significance. But its more current use as an accessory to the main house is also important—many homes in Pass-a-Grille have accessory structures in the rear, which serve as either guest houses or rental units. These make up both the land use pattern of the district, and also add to the character of Pass-a-Grille as a mixed variety of housing types and income levels. Locally designating these structures will help incentivize their preservation and protect them from being torn down and replaced with one potentially larger, modern structure.

2016 046

Application for Local Historic Designation

General Information:

Site Name (Property Name): _____

Site Address: 504 PASS-A-GRILLE WAY
100 SIXTH AVENUE

LOT 3 AND THE NORTH ONEHALF OF LOT 2, DUFFEY'S SUB-DIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

Florida Site File Number (if applicable): PI 12595 (504 PASS-A-GRILLE WAY)
PT 12524 (100 6TH AVE.)

Florida Site File Recorder:
(Name and Title, if applicable): _____

Property Owner(s): HARRY P. & MOON O. METZ

Owner Address: 504 PASS-A-GRILLE WAY

Type of Ownership: ABSOLUTE

Owner Signature: Ralph C. Leckler (AGENT)

Conditions of Site	Significance:
Check One ☐ Excellent ☒ Good ☒ Fair ☐ Poor	TYPICAL FRAME VERNACULAR CARRIAGE CONVERTED TO COTTAGE IN EARLY 1940'S ORIGINAL CONDITION
Integrity of Site Check One or More ☐ Altered ☒ Unaltered ☒ Original Use ☐ Restored Use ☐ Moved/Date	
Original Use	
Present Use	
Period	



Building Information:

Site Name: ?

Architect: ?

Builder: ?

Style and/or Period (include year of construction): 1922 FRAME UERNACULA

Floor Plan (layout & organization): SEE PLAN

Exterior Fabric (major exterior materials): 504 P.A.G.WAY VINYL OVER TRANSITE
100 6TH AVE TRANSITE

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

Porches (yes/no; location): 504 P.A.G.WAY - NONE
100 6TH AVE FRONT - NORTH

Orientation (front door direction): 504 P.A.G.WAY - EAST
100 6TH AVE - NORTH

Foundation System (slab on grade, crawl space, basement...): 504 P.A.G.WAY - BRICK PIERS
100 6TH AVE - SLAB ON GRADE

Roof Type (hip, gable, gambrel, mansard, flat): 504 P.A.G.WAY - HIP
100 6TH AVE - GABLE & SHED

Secondary Roof Structure: NONE

Roof Surface (roofing material): 504 P.A.G.WAY - FIBERGLASS ASPHALT SHINGLE
100 6TH AVE - ASBESTOS SHINGLE

Window Type (double-hung, casement, awning, jalousie): ALUMINUM DOUBLE HUNG

Ornamentation - Exterior: NONE

Chimney (yes/no, location): 504 P.A.G.WAY - PARTIALLY REMOVED

Number of Stories: 504 P.A.G.WAY - 2 STORIES
100 6TH AVE - 1 STORY

Number of Dormers: 4 BAY WINDOW DORMERS

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):

FULLY LANDSCAPED

Relevant Land Development Code Sections

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:

- (1) *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. 28.10 - Building permits.

After a building, district or site has been historically designated, the city manager shall refer all related applications for building permits to the historic preservation board for review prior to permit issuance.

Subject Property Photographs

504 Pass-a-Grille Way (main house) East Elevation



North Elevation



100 6th Ave (carriage house) North Elevation



Adjacent Property Photographs



102 6th Ave



103 6th Ave

Pass-a-Grille Beach

PROPERTY RECORD CARD

Florida

HOUSE NO.

304

CARD NO.

W

SIDE OF

Pass-a-Grille Way

AVE. OR ST.

VACANT
IMPROVED
ZONED FOR

PRESENT USE

Res

POSSIBLE USES

LAND	STREET	IMPROVEMENTS	UTILITIES
LEVEL	✓ CONCRETE	SIDEWALKS	✓ WATER
LOW	ASPHALT	CURB	✓ ELECTRICITY
HIGH	TAR AND GRAVEL	SHRUBS	✓ SEWER
SWAMP	SHELL	✓ TREES	✓ SEPTIC TANK
CITRUS OR TRUCK	SAND OR DIRT	LAWN	GAS
OTHER	OTHER	WALLS & FENCES	OTHER E. Pump

BUILDING DESCRIPTION	NO. 1	NO. 2	NO. 3	NO. 4
TYPE OF STRUCTURE	Res.	Gar.		
NUMBER OF STORIES	2	1		
TOTAL NUMBER OF				
	ROOMS			
	BATHS			
	APT'S			
	OFFICES			
	STORES			
GENERAL CONSTRUCTION	Material	Material		
	Grade	Grade		
	Condition	Condition		
FOUNDATION	Material	Material		
	Condition	Condition		
BASEMENT				
EXTERIOR WALLS	Material	Material		
	Grade	Grade		
	Condition	Condition		
	Paint	Paint		
ROOF	Material	Material		
	Grade	Grade		
	Condition	Condition		
WINDOWS—DOORS	Material	Material		
	Condition	Condition		
FLOORS	Material	Material		
	Grade	Grade		
	Condition	Condition		
PLUMBING	TYPE			
	TOTAL FIXTURES			
	CONDITION			
HEATING	TYPE			
	FIREPLACE			
	HEATERS			
	COND. OF UNIT			
INTERIOR WALLS	Material			
	Condition			
INTERIOR FINISH	Material			
	Condition			
MISCELLANEOUS	ELEVATORS			
	FIRE ESCAPE			
	HOT WATER			
	AIR CONDITION			
	INSULATED			
	REFRIGERATION			

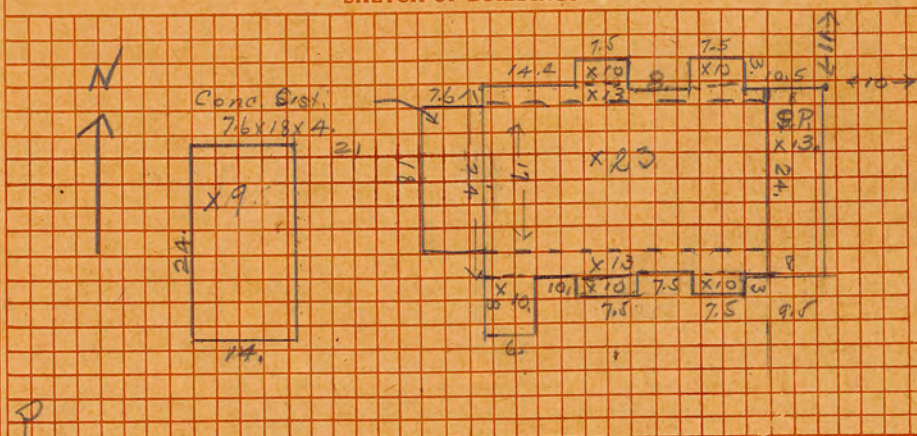
LEGAL DESCRIPTION

Lot 3 100' x 150'
" 2 (1/2) "

OWNER

P.A.
D. Scott
Maria Geyser

SKETCH OF BUILDINGS



BUILDING COMPUTATIONS

NO.	SIZES	SQUARE FEET	HEIGHT	CUBIC FEET	AGE	% COND
1 SP	8' x 24'	192	6.5	1248	1976	
	3' x 7.5' x 4'	90	10	900		
	6' x 8'	48	10	480		
	24' x 18'	137	13	1781		
	24' x 41.5'	996	13	12948		
	17' x 41.5'	706	12	8472		
				25829		
2	14' x 24'	336	9	3024		



St. Pete Beach Historic Preservation Board

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

8/4/16

Certificate of Appropriateness Case #2016-0048

Address

504 Pass-a-Grille Way/
100 6th Avenue

Staff Representative

Chelsey Welden,
Planner II

Zoning District

RLM-2/PAG

Findings

1. The property will be used for its historic purpose.
2. The historic character of the property may not be retained
3. There will be no changes that create a false sense of historical development.
4. Changes that have acquired historic significance in their own right will be



ITEM SUMMARY:

Applicant requests approval of an application for Certificate of Appropriateness pursuant to Division 28 of the City's Land Development Code.

Address	504 Pass-a-Grille Way/ 100 6 th Avenue
Legal Description	J.J. Duffey's Subdivision, Lot 3 and N ½ of Lot 2
Year Built	1925
Historic Status	Contributing (pending local designation)
Existing Use	Multi-family
Adjacent Uses	
	North: 6 th Avenue
	South: Single-family
	East: Pass-a-Grille Way
	West: Single-family

retained and preserved. 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. 6. The work does not involve deteriorated historic features. 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used. 8. There are no significant archeological resources affected by the project. 9. The new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old. 10. The new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.	The applicants would like to make modifications to the structure located at 100 6 th Avenue. It is a rental unit which is accessory to the main house located on the same lot of record with the address of 504 Pass-a-Grille Way.			
	The plans propose an attached covered porch on the East side of the structure and an addition to the South side of the structure. Fiber-cement lap siding and galvalume ribbed metal will be used on the entire structure including the additions which will replace the current siding and shingle roof. Proposed interior renovations are explained in more detail in the addendum to the “Details of Request” (attached) which are not subject to review by the Board. At the time of this report, the two structures have historic status as contributing resources, but a companion application for local historic designation is scheduled to be heard along with this case.			
	The applicants are also requesting variances from the Board of Adjustment as the proposed additions will encroach into the rear and side yard setback. and A recommendation from the Historic Preservation Board is required for the variance hearing. The variances being requested are the following:			
	Item	Requirement	Existing Condition	Proposed
	Land Development Code Section 11.7(a):			
	Rear yard setbacks	1) 20 ft. minimum	1) 2.29 ft.	1) 2.29 ft.
	Side yard setbacks	2) 10% of lot width (5 ft.)	2) 4 ft.	2) 3.06 ft.
	<u>Related Cases</u> 2016-0046: Application for local historic designation (COA contingent upon this approval) 2016-0049: Application for a FEMA variance (anticipated September hearing). 2016-0050: Application for variances to setbacks (anticipated August Board of Adjustment hearing)			
	PUBLIC NOTICE:			
	Notice of public hearing has been advertised as required by State Statutes including posting of the agenda. As of the date of this report, no written comments have been received. Oral and written comments may be			

11. The variances are in harmony with the general appearance and character of the community, will not be injurious to the area or public, and is arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner reasonable use of the land.

Recommendation
Approval

presented at the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The proposed application for Certificate of Appropriateness (COA) is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code (LDC), specifically Division 28 (Historic Preservation).

Sec. 28.8 of the LDC outlines the requirements for issuance of a Certificate of Appropriateness, which include compliance with the Secretary of Interior's Standards for Rehabilitation. The plans also meet all regulations outlined in the LDC for the RLM-2 & PAG zoning districts (Sections 11 & 20 respectively) except for the variances requested. This section also requires that any additions to contributing structures within the Pass-a-Grille Overlay (PAG) that would encroach on the underlying zoning district's setbacks first receive a COA.

Section 28.13 of the LDC states that no board of authority may authorize a variance request for any locally-designated property unless first granted a COA.

STAFF RECOMMENDATION:

Staff recommends approval of the application for Certificate of Appropriateness, as it meets the approval criteria outlined in the LDC. The structure was originally a carriage house/garage and as such, is quite small by today's standards for single-family homes. The proposed addition to the bedroom will create slightly more livability for the one-unit rental. The additions should not alter the character of the structure in any way, and are situated so that they are minimally visible from either 6th Avenue or Pass-a-Grille Way. Accessory rental units such as this one are part of the historic development pattern of Pass-a-Grille, adding to the mixture of housing types in the community and ultimately its eclectic character. Recognizing this, the City encourages applicants to take steps to maintain their viability, including small additions. The applicant is expected to bring examples of the materials intended for the project to the hearing, as none were included in the submittal packet.

Staff also recommends that the Historic Preservation Board send a recommendation of approval to the Board of Adjustment for the side and rear yard variances, for the same reasons stated above.



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date <u>6/20/16</u>	Application Number <u>2016-0048</u>
Bldg. Permit No. _____	Date _____
Other _____	
PIN.: _____	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

HARRY P. & MOON O. METZ
504 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706

HMETZ@TAMPA BAY.RR.COM

Phone (727) 642-5995

Representative Name & Address

RALPH O. LICKTON
1706 PASS-A-GRILLE WAY #3
ST. PETE BEACH, FLORIDA

LICKTONDESIGN@VERIZON.NET

Phone (727) 368-0017

Property Address and Legal Description 100 SIXTH AVENUE /

LOT 3 AND THE NORTH ONEHALF OF LOT 2, DUFFEY'S SUB-DIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New

Construction

Addition

Demolition

Rehabilitation

Relocation

✓	_____
✓	_____

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.

REQUEST: RECOMMENDATION TO BOARD OF ADJUSTMENT
FOR SET BACK VARIANCES



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	PROPOSED FIBER-CEMENT LAP SIDING
Windows	VINYL SINGLE HUNG INSULATED IMPACT
Doors	PROPOSED FIBERGLASS INSULATED IMPACT FRENCH DOORS
Roofing	PROPOSED GALVALUME "SNAP-LOCK" 16" O.C. RIBBED METAL
Entrances/Porches	CONVENTIONAL FRAMED "FLAT ROOF" PORCH WITH COMPOSITION "MELT-DOWN" ROOF

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.

X Kathy O. Lickson (AGENT)
Applicant (owner of property) signature

X 6/20/16
Date

Addendum to Details of Request for Case #2016-0048

From: licktondesign@verizon.net
To: [Chelsey Welden](#)
Subject: Fw: 100 6th Ave Cottage Addition and Renovations
Date: Thursday, July 28, 2016 10:18:14 AM

Again

From: licktondesign@verizon.net
Sent: Wednesday, July 27, 2016 4:16 PM
To: [Harry Metz](#)
Subject: Fw: 100 6th Ave Cottage Addition and Renovations

From: licktondesign@verizon.net
Sent: Wednesday, July 27, 2016 4:15 PM
To: [Chelsey Welden](#)
Subject: 100 6th Ave Cottage Addition and Renovations

Good Afternoon,..Per your request ..following is a brief description of the proposed project. In addition to the expanded bath and bedroom (9' to 13'), the structural renovations to the existing structure will involve selective demolition to determine the condition of existing framing and exterior sheathing, Removal of all wallboard and ceiling board, All damaged or decayed wood will be repaired or replaced, Installation of new hurricane anchors and tie-downs as determined by structural engineer consultant, Installation of R-19 side wall and R-30 roof insulation (none currently exists), Installation of James Hardy fiber cement shingles similar in appearance to the removed "transite" asbestos siding, Removal of asbestos roof shingles and installation of a Galvalume metal roof system, Installation of drywall and T&G wood wall and ceiling finishes, Installation of ceramic tile flooring thru-out, Interior renovations to Include kitchen areas and expanded bathroom with a tile shower and new plumbing fixtures.....upgraded plumbing, mechanical and electrical systems as required by code. These proposed renovations would help insure the continuing existence of this historic structure, and the costs of this project may exceed the F.E.M.A. 50% Rule Limits with out the requested relief granted by the Historic Board. Thank you, Ralph Orville Lickton, Designer

Relevant Land Development Code Sections

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

- (a) No new construction, addition, moving or demolition permit shall be issued for a voluntarily designated historic resource until a certificate of appropriateness has been issued.
- (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.

Sec. 28.14. - Review of requests for variances.

- (a) All requests for a variance for a designated historic property under this division shall be presented to the historic preservation board, which shall upon review submit its objection, recommendation and comment to the board considering the request. The historic preservation board shall establish rules for reviewing such requests. Public notice shall be in accordance with the provisions of section 3.4 of the City of St. Pete Beach Land Development Code.
- (b) Before recommending that a variance be granted, the historic preservation board shall find that:
 - (1) The variance shall be in harmony with the general appearance and character of the community.
 - (2) The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
 - (3) The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.
- (c) In recommending the granting of variances, the historic preservation board may also recommend any appropriate conditions necessary to protect and further the interest of the area and abutting properties, including but not limited to:
 - (1) Landscape materials, walls and fences as required buffering.
 - (2) Modifications of the orientation of any openings.
 - (3) Modifications of site arrangements.

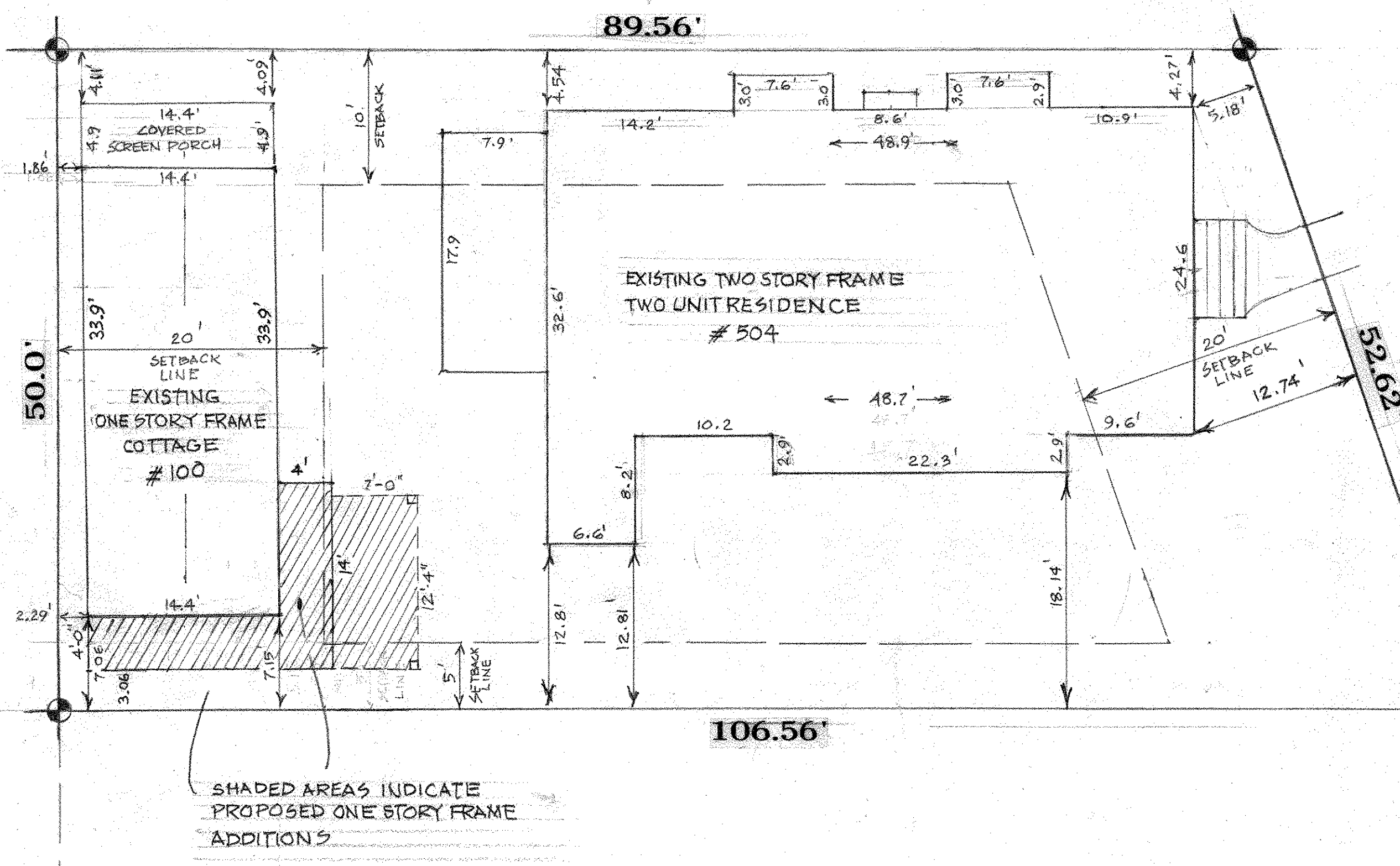
U.S. Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

NORTH >>>>

SIXTH AVENUE

PASS-A GRILLE WAY



PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

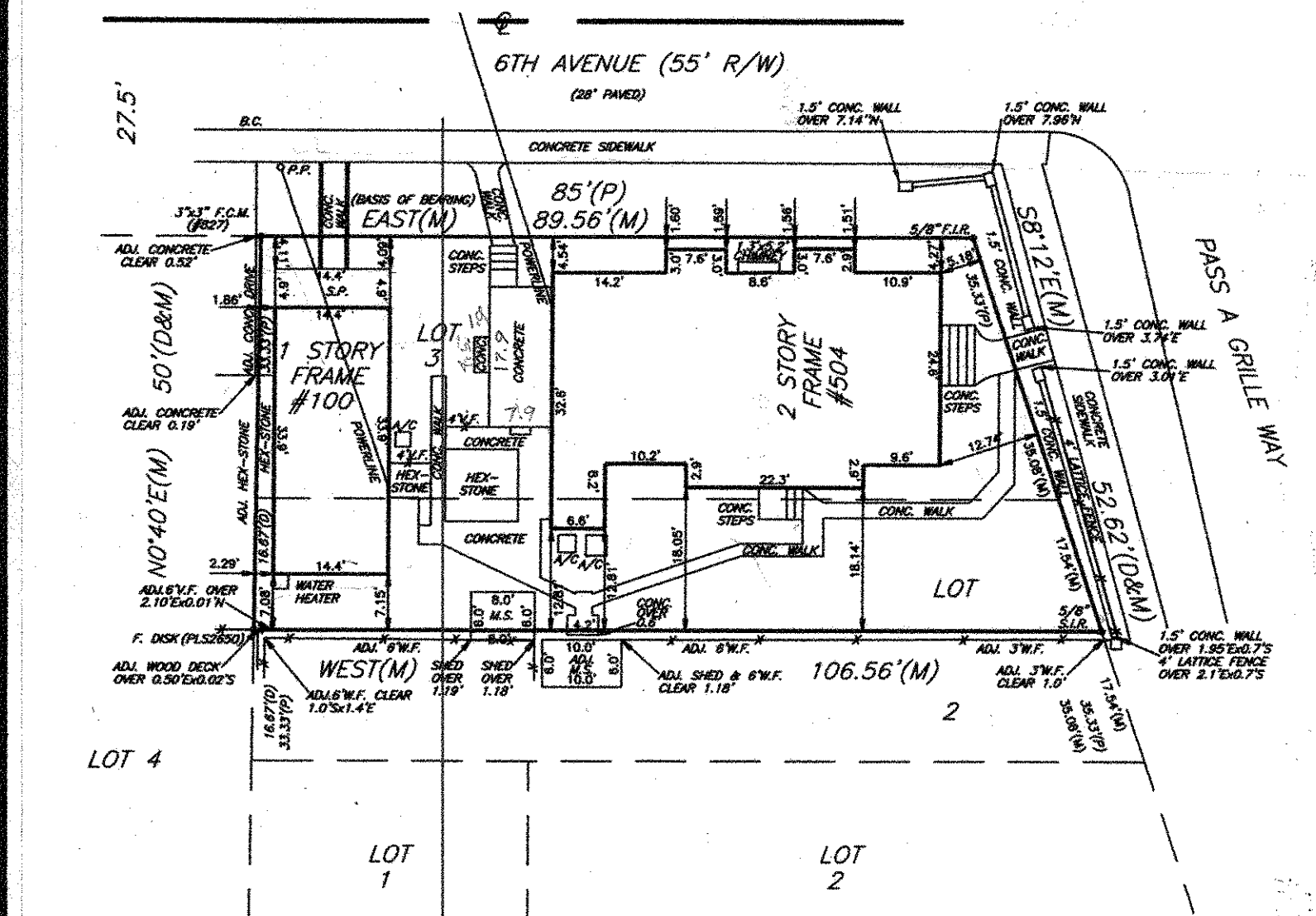
CITY OF ST. PETE BEACH RLM-2 ZONING DISTRICT

PROPERTY LOCATED IN A DESIGNATED FLOOD HAZARD AREA

F.E.M.A. DESIGNATION "VE" ELEVATION 12.0' N.A.V.D. 1988

Community Panel #12103C 0278 G 9/3/03

PINELLAS GULF BEACH COASTAL CODE ZONE "2"



A BOUNDARY SURVEY OF LOT 3 AND THE NORTH ONE-HALF OF LOT 2, DUFFEY'S SUB-DIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: MNXIV453
TELEPHONE: (727) 360-0636
DATE OF FIELD SURVEY: 12/30/14
SCALE: 1 INCH = 20 FEET
DRAWN BY: DCH

DAVID C. HARNER
PROFESSIONAL LAND SURVEYOR
9925 GULF BOULEVARD
TREASURE ISLAND, FL 33706
SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST

FLOOD ZONE: "AE"
FLOOD MAP DATE: 8/18/09
COMMUNITY NUMBER: 125149
PANEL NUMBER: 0206 G
CHECKED BY: DCH

CERTIFIED TO:
HARRY P. AND MOON O. METZ

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 463, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.087.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN, OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

LEGEND:
N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 R.F.E.=BASE FLOOD ELEVATION
A.A.R.=ANCHOR LENGTH ADJUSTMENT B.C.=BACK OF CURB C.=CHORD LENGTH C.L.=CENTERLINE F.F.=FACE OF FENCE
C.C.=CONCRETE M.H.=MANHOLE C.C.=COVERED CONC. CL.=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE
E.=ELEVATION F.F.=FOUND FLOOR F.F.=FOUND FLOOR S.F.=SET FROM PIPE WITH CAP EXPOSED O.L.=OPEN POUGH
F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M.M.=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE
CH=CHORD RADIUS W.F.=WOOD FENCE OR CHANGING I.C.=UTILITY CASE EASEMENT P.O.=PIEDMONT
B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P.P.L.=EDGE OF PAVEMENT

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

PROPOSED SITE PLAN

Ralph Orville Lickton Designer

1708 PASS-A GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-388-0017 licktondesign@verizon.net

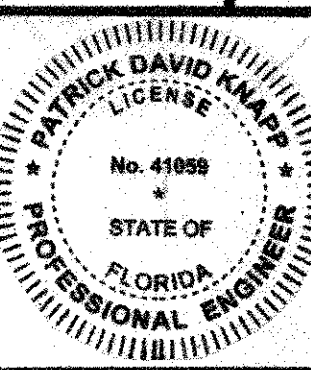
PATRICK KNAPP, P.E.

301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 41089 (813) 858-8743 HEAVYPA@aol.com

Comm. # 0416

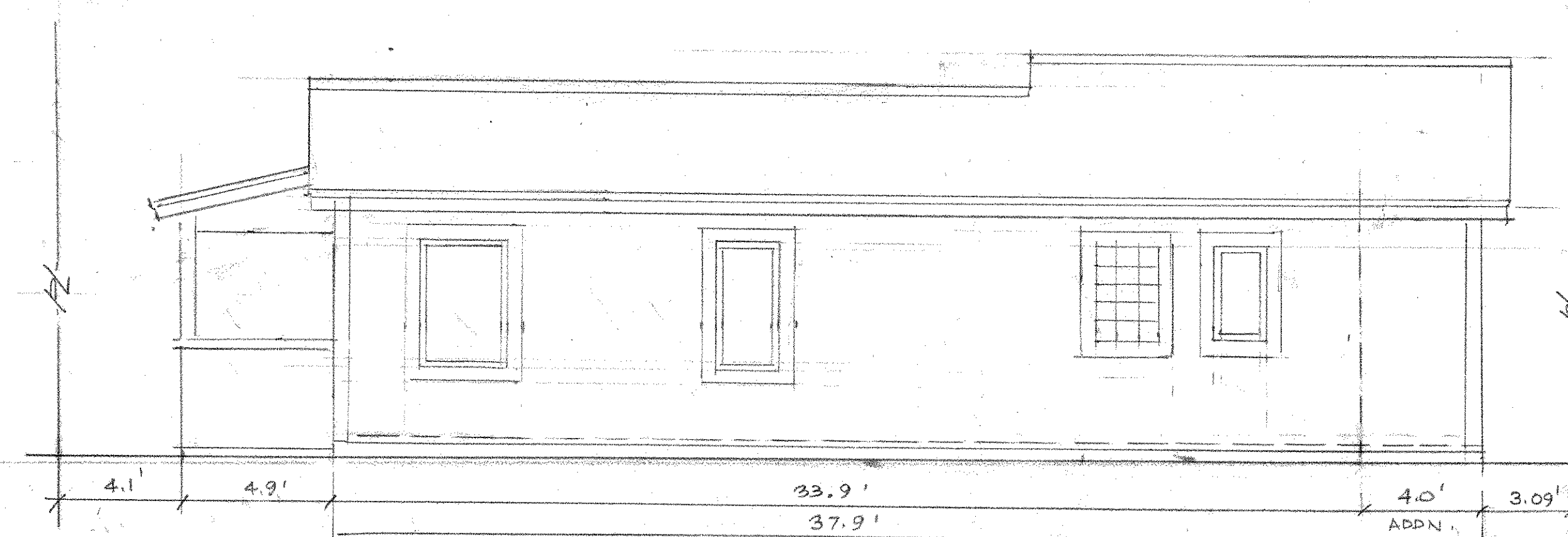
PROPOSED ADDITIONS AND RENOVATIONS
PASS-A GRILLE RESIDENCE
HARRY P. & MOON O. METZ
100 SIXTH AVENUE
ST. PETE BEACH, FLORIDA 33706

1

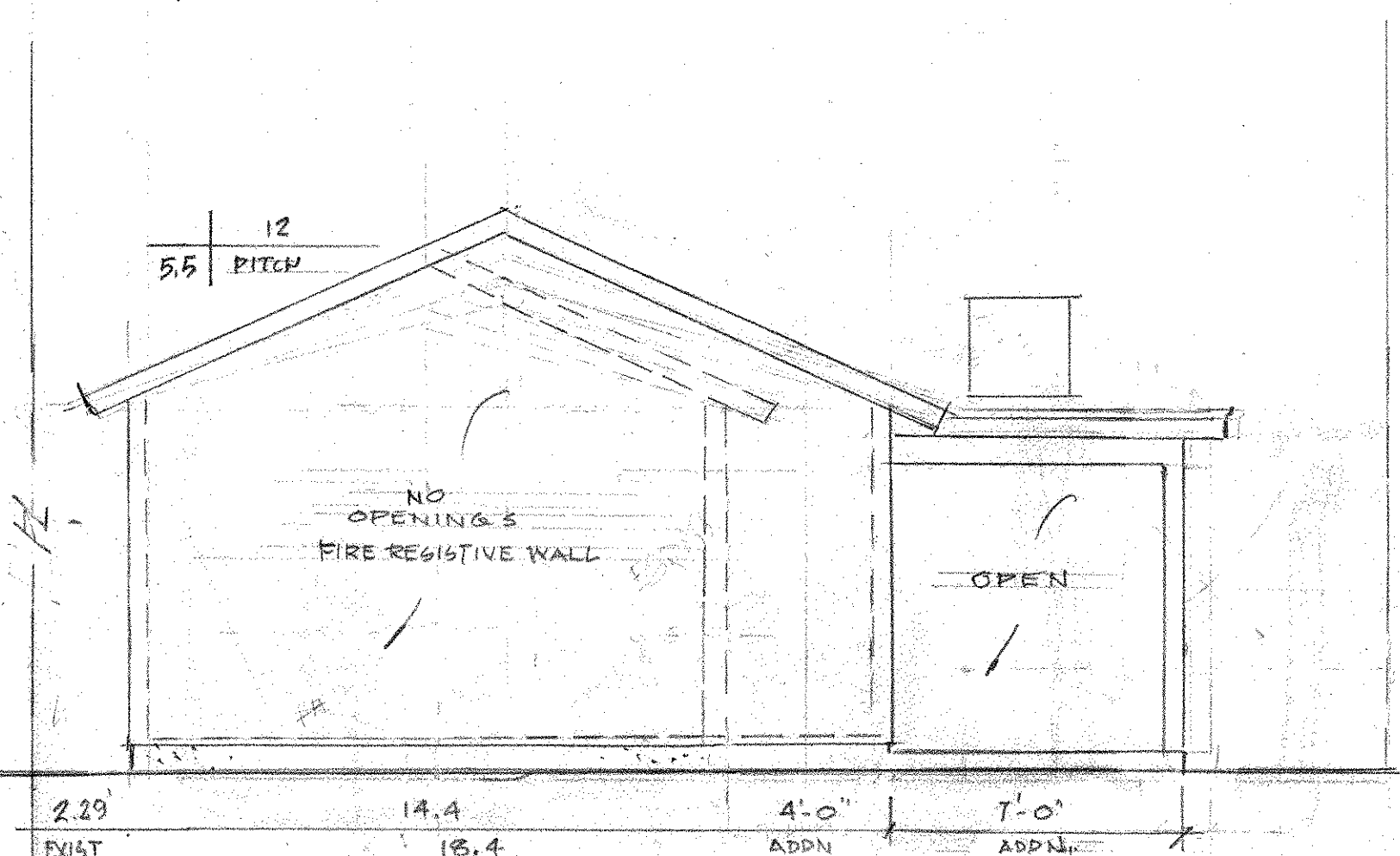


Application 6/20/16
Revised 5/24/16
Conceptual 4/13/16

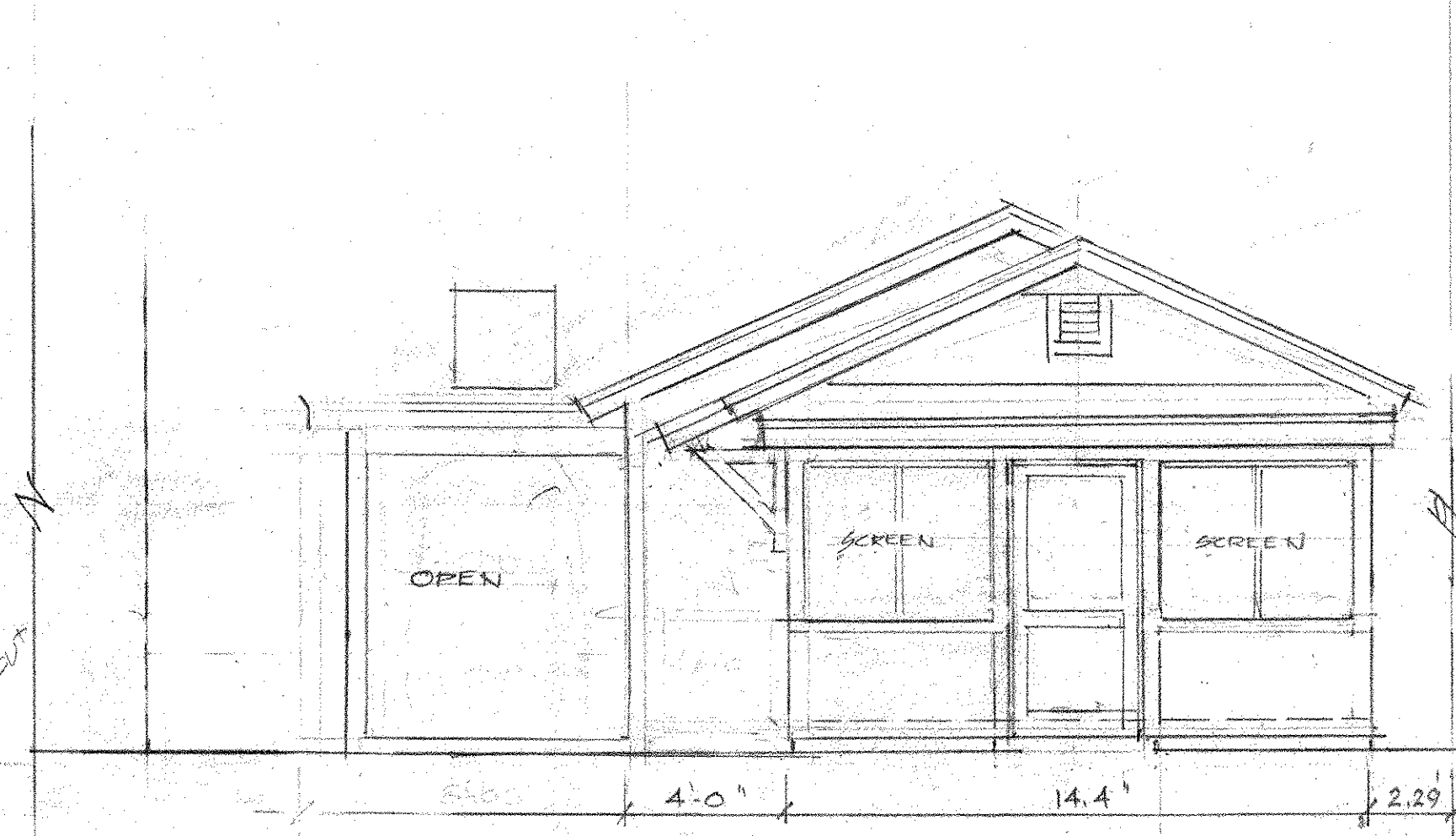
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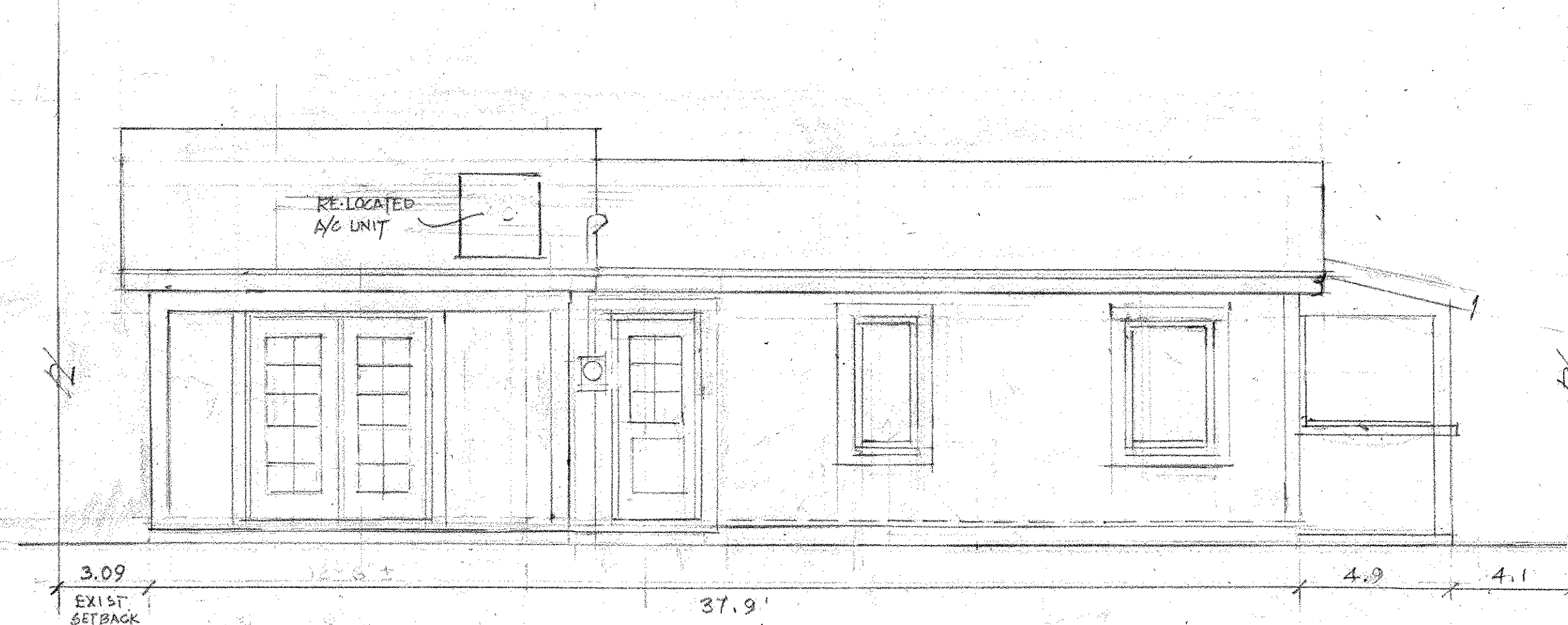
RIGHT SIDE ELEVATION - WEST



REAR ELEVATION - SOUTH



FRONT ELEVATION - NORTH - SIXTH AVENUE

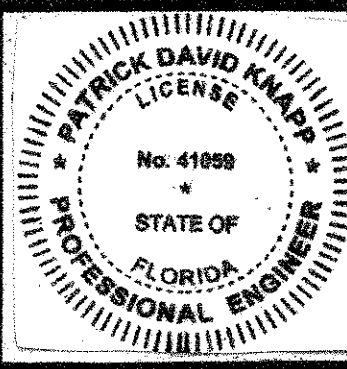


LEFT SIDE ELEVATION - EAST

EXTERIOR ELEVATIONS Proposed)

SCALE 1/4" = 1'-0"

FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
HARRY P. & MOON O. METZ
100 SIXTH AVENUE
ST. PETE BEACH, FLORIDA 33706

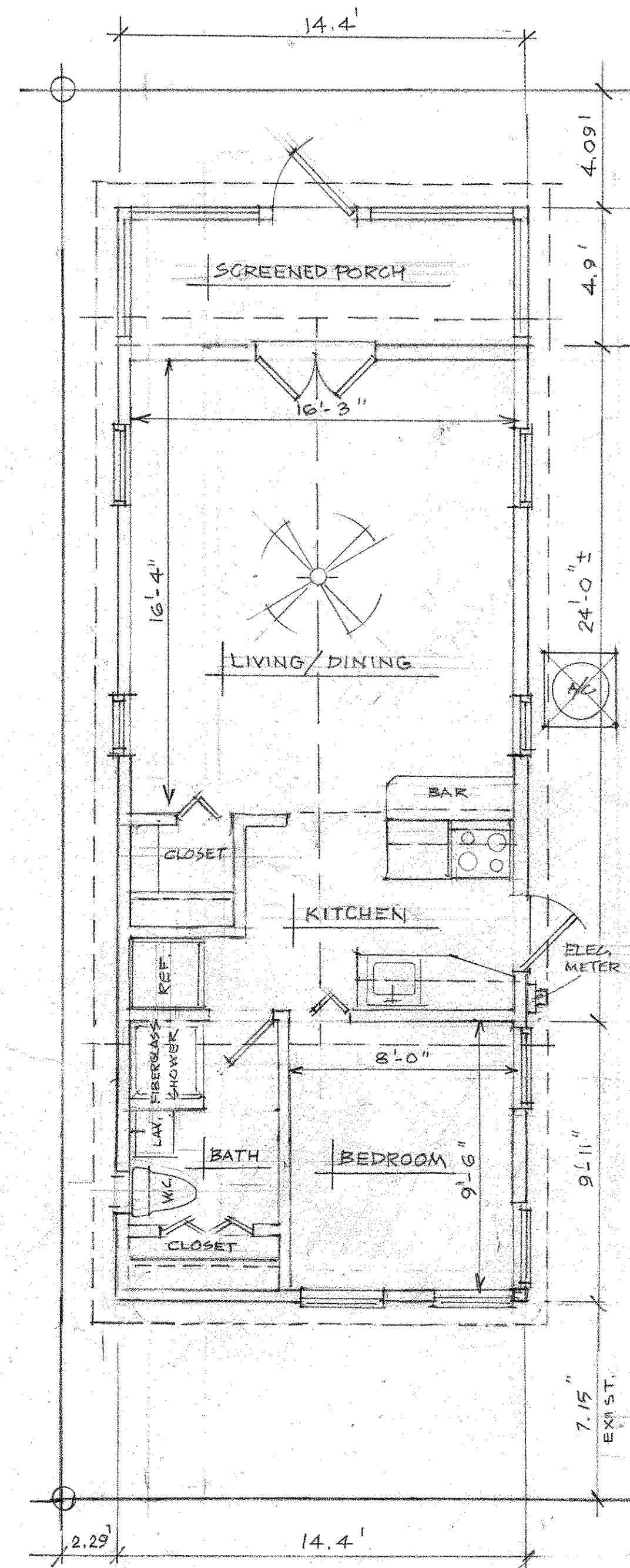
Comm. # 0416

Ralph Orville Lickton Designer
1708 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-368-0017 rlicktondesign@aol.com
In Association with: **PATRICK KNAPP, P.E.**
301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 41059 (813) 955-5743 HEAVYPK@aol.com

EXTERIOR ELEVATIONS

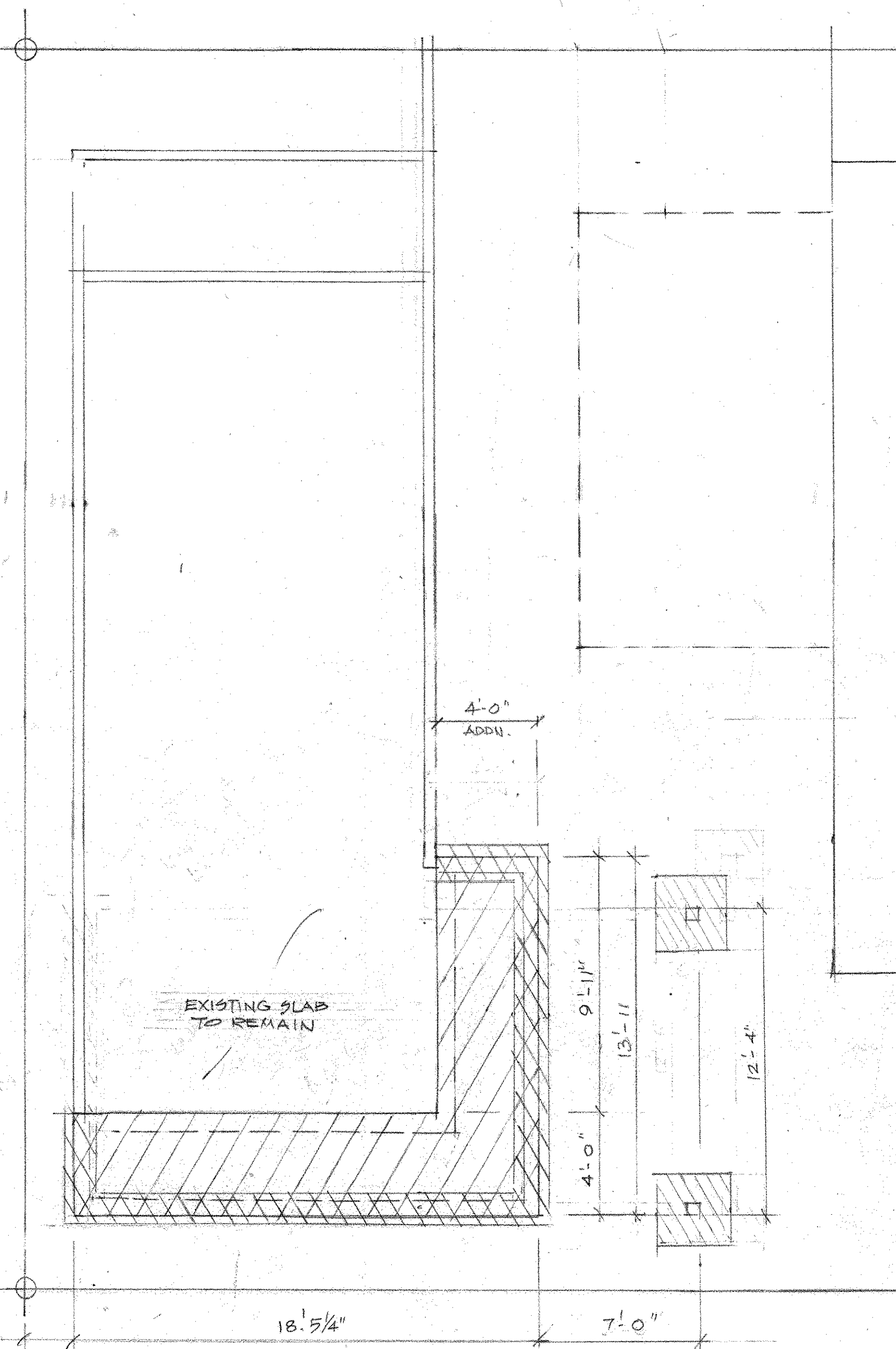
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Application 6/20/16



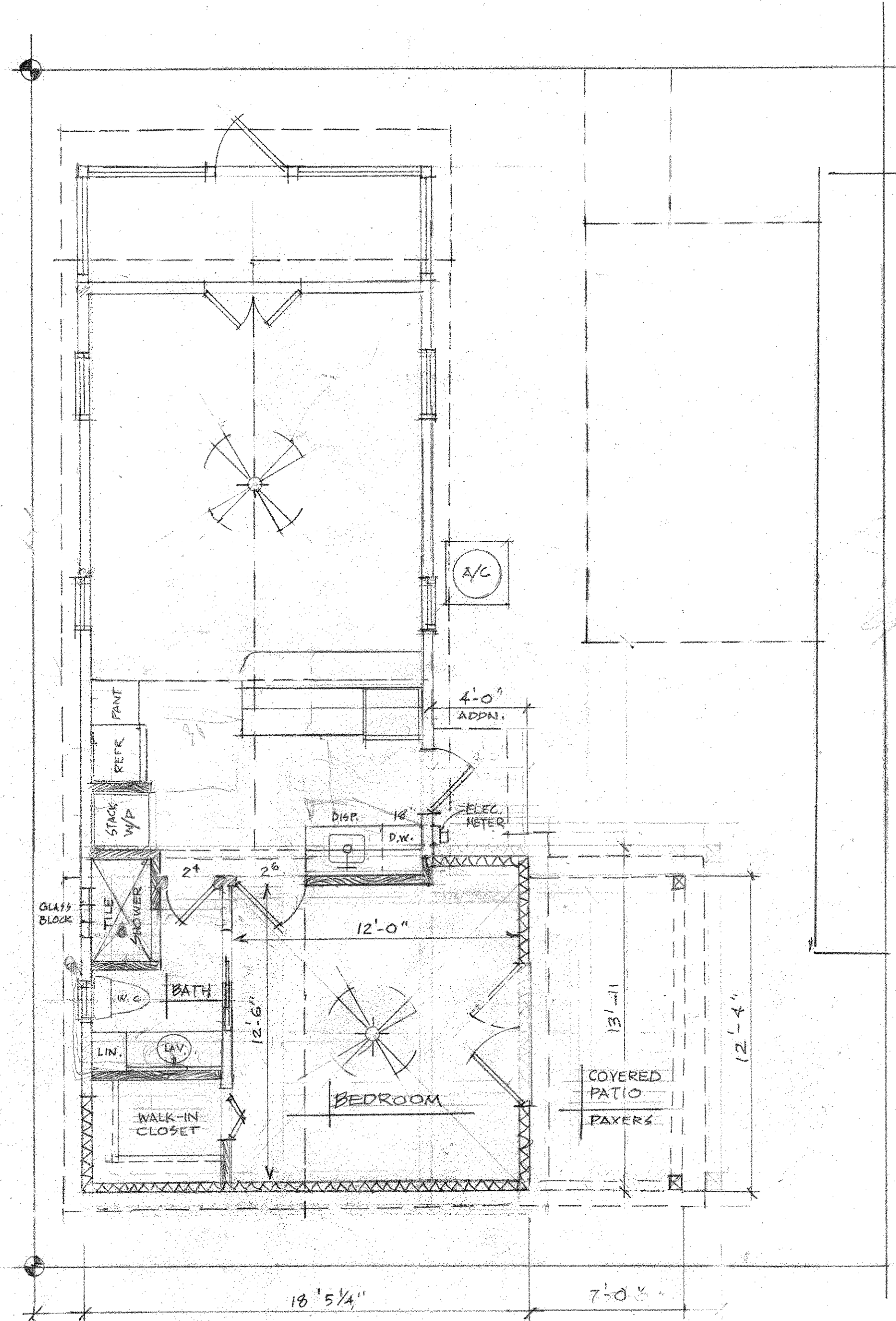
EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"



FOUNDATION/SLAB PLAN

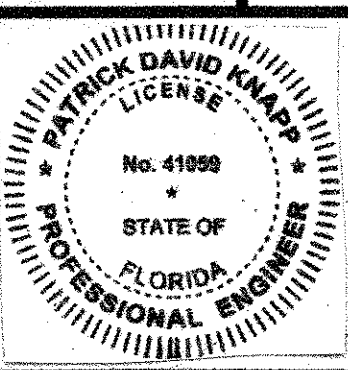
SCALE 1/4" = 1'-0"



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
HARRY P. & MOON O. METZ
100 SIXTH AVENUE
ST. PETE BEACH, FLORIDA 33706

Comm. # 0416

Ralph Orville Lickton Designer
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In Association with: **PATRICK KNAPP, P.E.**
301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 41089 (813) 855-6745 HEAVYTR@aol.com

**FLOOR PLANS
FOUNDATION/SLAB PLAN**
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Application 6/20/16

