



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, 11/1/2018
3:30 PM

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. Items added will be assigned agenda item numbers and items that are moved will retain the same item numbers. A notation will be made that those items will be taken out of order.
2. **Audience Comments** – Three minutes per person to issues not on the agenda.
3. **Approval of Minutes**
 - a. **10/4/2018**
4. **Action Items**
 - a. Case No. 18-00024 - ABA Constructors, Inc. for Lindsey Bettendorf of Deco Palm Condo Association
Address: 1605 Gulf Way
Request: The applicant requests to demolish a stairwell between the front and rear units in order to enclose the space for a utility room, add a new landing with support columns, stairs and guardrail leading to the second floor as well as a new window, risers, door and mini-split condensing unit on the southern side of the property, add a new patio with risers and sliding glass door to the front of the property, add a new landing with stairs to the rear of the property, and add paver sidewalks to the north and south of the property.

- b. Case No. 18-00025 – ABA Constructors, Inc. for Fritz Scheller and Marita Contreras
Address: 104 20th Ave
Request: The applicant requests to elevate the structure to FEMA standards, add a second-floor and third-floor deck, glass curtain wall, stucco block walls, pilaster columns, glass doors and spiral staircase with stainless steel cables to the rear of the structure, add a new landing, concrete stairs with railing, gutters, downspouts, garage door, stucco block walls and shingle roof with skylight as well as modify a portico at the front of the structure, and add new siding to the elevated residence.

5. Adjournment – Next Meeting: 12/06/2018

The public is cordially invited to attend.

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

**Electronic media must be submitted a minimum of 24 hours in advance to
cityclerk@stpetebeach.org**

All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

OCTOBER 4, 2018

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chairman
William Loughery, Member
Holly Young, Member

ABSENT:

Sean Hurley, Vice Chair
Tom DeYampert, Member

ALSO PRESENT:

Wesley Wright, Community Development Director
Laura Marley, Planner II
Brandon Berry, Planner I
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes – 9/6/2018

Member Loughery made a motion to approve the September 6, 2018 Historic Preservation Board minutes as presented. The motion was seconded by Chairman Marone and unanimously approved by a roll call vote (3 yeses - 0 nos).

4. Agenda Items

A. Case No. 18-00022 – Joseph Klingel for St. Petersburg Yacht Club, Inc.

Address: 2307 Pass-A-Grille Way

Request: The applicant requests to demolish a single-family residence on the St. Petersburg Yacht Club, Inc., property to accommodate a new parking lot.

Laura Marley, Planner II, gave the Staff presentation of Case No. 18-00022 and recommended approval of the proposed Certificate of Appropriateness.

Chairman Marone asked for board discussion.

There was board discussion in regard to the subject proposed Certificate of Appropriateness.

Joseph Klingel, 255 Corey Avenue, representing the St. Petersburg Yacht Club, spoke in regard to the details of the new parking lot and informed the board that the City Commission had given the subject proposed Certificate of Appropriateness a unanimous approval.

Chairman Marone asked for comments. Hearing none, Chairman Marone asked for a motion.

Member Young made a motion to approve the request of Case No. 18-000-22 to demolish a single-family residence on the St. Petersburg Yacht Club property to accommodate a new parking lot. The motion was seconded by Chairman Marone and was unanimously approved by a roll call vote (3 yeases - 0 nos).

B. Discussion of the Beach Theatre

Member Young asked for information on the status of the Beach Theatre and the task force that had been developed.

Rebecca Haynes, City Clerk, updated the board with the following information: the City was interested in gathering community support for someone to purchase it and keep it as a theatre or historical site; Commissioner Finnerty has established an informal task force, and it is open to additional people.

Mr. Wright, Community Development Director, informed the board that the marker for Merry Pier will be moving forward and the funds have been secured from the County. The marker for Hurley Park will be on hold until after the Phase 2 construction in Pass-A-Grille.

Ms. Marley distributed a booklet entitled "Preserving Florida's Heritage, Florida's Comprehensive Historic Preservation Plan" to the Historic Preservation Board members.

5. Adjournment – Next Meeting: 11/01/2018

There being no further business to come before the board, the meeting was adjourned at 3:49 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness Case No. 18-00024

PREPARED BY: Brandon Berry, Planner I; Planning & Zoning

APPLICANT

ABA Constructors, Inc.
3030 47th St N
St. Petersburg, FL 33713

OWNER

Lindsey Bettendorf
1605 Gulf Way
St. Pete Beach, FL 33706

REQUEST	The applicant requests to demolish a stairwell between the front and rear units in order to enclose the space for a utility room, add a new landing with support columns, stairs and guardrail leading to the second floor as well as a new window, risers, door and mini-split condensing unit on the southern side of the property, add a new patio with risers and sliding glass door to the front of the property, add a new landing with stairs to the rear of the property, and add paver sidewalks to the north and south of the property.
SUBJECT PROPERTY	1605 Gulf Way
ACREAGE	Approximately 6,600 square feet (0.15 acres)
LAND USE	RLM-2/PAG, Residential Low-Medium / Pass-A-Grille Overlay on the LDC Atlas; RLM, Residential Low-Medium, on the Future Land Use Map
YEAR BUILT	1947 – Condominium
HISTORIC STATUS	Pass-A-Grille Historic District Overlay – contributing structure
SURROUNDING AREA	North – Single-family residence South – School East – Church West – Gulf Way/Beach

BACKGROUND and ANALYSIS

The property is developed with a condominium that was constructed in 1947 in a masonry vernacular. The property was altered in an unknown year, which the architects for this project state combined a Mediterranean style with the mid-century modern style in which the property was

originally constructed. The property has overhanging eaves, projecting lintels and sills, brick veneer panels, and roundels as distinguishing architectural features.

The applicant is proposing to demolish a stairwell which currently exists on the southern side of the property between existing Units A (front) and B (rear). This area is proposed to be enclosed and used as a utility room. New concrete stairs and a second-floor landing will be added to access the second floor of the structure, while new risers will provide a three-step landing to access a new recessed door below the second floor landing. On the back of the landing, hidden from street view, will be a mini HVAC condenser unit. The applicant is also proposing to add a new SH13 window directly above the lowest steps of the new concrete stairs on the first floor.

Other proposed additions to the structure include a new patio with concrete steps in the front of the structure, and a new landing with stairs in the rear. The applicant states that the exterior colors shall remain the same, and structural additions will be in the same concrete block style as the existing structural system. The material to be utilized for the proposed front patio and sidewalks in the north and south of the property are the same hexagonal pavers.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

Consistency with the Land Development Code (LDC) – The proposed Certificate of Appropriateness is also consistent with the City's Land Development Code, specifically **Division 28, Historic Preservation** as follows:

- **LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements**, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:
 - 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.** The property was constructed as a condominium, and will continue to be used as such.
 - 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.** The applicant states that the balance of the exterior structure will not be changed. The existing stairwell located on the south side of the property does not meet current Florida Building Code according to the applicant due to riser height. To meet modern code, the stairs must be constructed on the exterior of the structure.
 - 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.** The architects for this project state that the structure was originally constructed in a mid-century modern style. At an unknown time, Mediterranean-style features were added. The architects state that the

new additions are in a mid-century modern style and are intended to bring the structure closer to the original design style of the building.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. The building located at 1605 Gulf Way is a contributing resource in the National Register-listed (future boundary expansion) and City of St. Pete Beach-designated Pass-A-Grille Historic District.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. The applicant indicates that the front patio area will be constructed to match the existing exterior structure. Both the stairs and the landing will be constructed of cement, the material utilized for the original stairwell. The applicant states that the exterior of the structure will remain the same color.

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. The applicant states that the overhanging eaves, projecting lintels and sills, brick veneer panels, and roundels that distinguish this property architecturally will remain intact and unaltered.

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. The applicant states that chemical or physical treatment 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. The applicant does not propose to move the structure horizontally.

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. According to the applicant, the overhanging eaves, projecting lintels and sills, brick veneer panels, and roundels that architecturally distinguish this structure will not be impacted by this project. Additions are being made to the side of the structure and will not have a significant impact on the size, scale, massing or proportions of the building.

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. Due to modern building code regulations, the stairs on the southern side of the property could not be added back in their existing configuration. However, staff believe that the integrity of the property will not be negatively impacted by the project as proposed. The new concrete stairs will be constructed to modern regulations and allow access to the second floor for tenants. These stairs will mask the enclosure of the Utility Room from the street, and modern equipment will be shielded from the street by a wall surrounding the second floor landing.

- **LDC Section 28.11, Demolition permits:**

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building. This building is notable for its distinguishing architectural features, which the applicant states will not be impacted by this project. The addition of features in a mid-century modern style are in keeping with the original design of the structure and will have a positive impact on accessibility for building tenants.

(2) The importance of the building to the character of a district, if applicable. This building is a contributing resource in the Pass-A-Grille Historic District.

(3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location. This application is only for a partial demolition on the southern side of the property. However, other examples of the mid-century modern style are visible nearby.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city. This building is not one of the last remaining examples of its kind in the Pass-A-Grille Historic District.

(5) Whether reasonable measures can be taken to save the building. Only a small portion of the building will be destroyed, and this partial demolition will not have an impact on the architectural features that distinguish it.

(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible. The building will continue to exist as a multi-family condominium. This partial demolition is being undertaken to improve access to the second story and utilize the space now in existence as a stairwell as a utility room. It is unclear if the building is capable of earning a reasonable economic return on its value.

Recommendation: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan and the Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness.



CITY OF ST. PETE BEACH



Application for Certificate of Appropriateness

FOR OFFICE USE ONLY

Date 09/25/2018 Application Number PLN18-00024
Bldg. Permit No. B1818-01332 Date 07/13/2018
Other _____
PIN.: _____

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

LINDSEY BETENDORF

1605 GULF WAY

ST. PETE BEACH

Phone 813-361-1717

Representative Name & Address

AUDE-SMITH ARCHITECTS

3030 47th St N

25400 US HWY 19 N, SUITE 290

St Petersburg, FL 33713

CLEARWATER, FL 33763

(727) 412-5487

Phone (727) 785-4441

ABA Constructors, Inc.

Property Address and Legal Description

1605 GULF WAY, ST. PETE BEACH, FL.

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

COMBINE & REDUCE UNIT COUNT

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.

MODIFICATION OF EXTERIOR STAIR, INFILL ADDITION
AT FORMER STAIR LOCATION. COMBINE FIRST FLOOR UNITS, SECOND
FLOOR UNITS TO BE RETAINED.

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
Windows PGT SINGLE LT., SINGLE HUNG, IMPACT
Doors PGT SINGLE LT. IMPACT,
Roofing
Entrances/Porches STAIR TO BE CAST-IN PLACE CONC. W/ MATCHING CEMENT TEXT. VENEER FINISH

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

9/10/18
Date



October 2, 2018

Community Development
155 Corey Avenue
St.Pete Beach Florida 33706
Attn: Brandon Berry
Planner I

RE: 1605 Gulf Way
St.Pete Beach Florida 33706

Certificate of appropriateness

We request the board approve our request for the following reasons

1. The exterior colors shall remain the same color.
2. The proposed addition (i.e. enclose the existing stairway) shall be located on the right side (South elevation) of the existing home
3. The existing stairs does Not comply with the existing Florida Building Code (the risers are greater than 8" high. The code compiling stairs (proposed stairs) must be constructed on the exterior of the structure.
4. The proposed front patio area shall be constructed to match the existing exterior structure
5. The balance of the exterior structure shall not be changed
6. All the modern equipment shall be located as is.

Thank you

Wayne M. Cassity
ABA Constructors, Inc.

☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **PI12625**
 Field Date **1-5-2015**
 Form Date **3-11-2015**
 Recorder # _____

Shaded fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) **1605 Gulf Way** Multiple Listing (DHR only) _____
 Survey Project Name **Pass-a-Grille Historic Resources Survey** Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number **1605** Direction _____ Street Name **Gulf** Street Type **Way** Suffix Direction _____
 Address **1605**
 Cross Streets (nearest / between) **16th Avenue / 17th Avenue**
 USGS 7.5 Map Name **PASS-A-GRILLE BEACH** USGS Date **1981** Plat or Other Map _____
 City / Town (within 3 miles) **St Pete Beach** In City Limits? ☒ yes ☐ no ☐ unknown County **Pinellas**
 Township **32S** Range **16E** Section **18** ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # **18-32-16-20678-000-0020** Landgrant _____
 Subdivision Name **DECO PALM CONDO** Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year **1947** ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Apartment** From (year) **1947** To (year) _____
 Current Use _____ From (year) _____ To (year) _____
 Other Use _____ From (year) _____ To (year) _____
 Moves ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations ☒ yes ☐ no ☐ unknown Date: **Unknown** Nature **windows**
 Additions ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe **PAG HD Overlay**

DESCRIPTION

Style **Masonry Vernacular** Exterior Plan **L-shaped** Number of Stories **2**
 Exterior Materials **1. Stucco** **2. Brick** **3.** _____
 Roof Types **1. Flat** **2.** _____ **3.** _____
 Roof Materials **1. Tar & gravel** **2.** _____ **3.** _____
 Roof secondary strucs. (domers etc.) **1.** _____ **2.** _____
 Windows (types, materials, etc.) **1/1 double-hung vinyl sash some of which flank picture windows**
 Distinguishing Architectural features (exterior or interior ornaments) **Overhanging eaves, projecting lintels and sills, brick veneer panels, roundels**
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) **None visible.**

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO - Appears to meet criteria for NR listing ☐ yes ☐ no ☐ insufficient info Date _____
 Keeper - Determined eligible ☐ yes ☐ no Date _____
 NR Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Each of the four units has a 1-leaf door accessed in the stair hall

Porch Descriptions (types, locations, roof types, etc.) The building does not have a porch but has an open stair hall at the juncture of the ell.

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource This 2-story, 4-unit apartment building has an L-shaped form dividing the units. Architectural features include overhanging eaves, projecting lintels and sills, brick veneer panels, roundels, and stair hall.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP

Nomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building is a contributing resource in the National Register-listed (future boundary expansion) and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

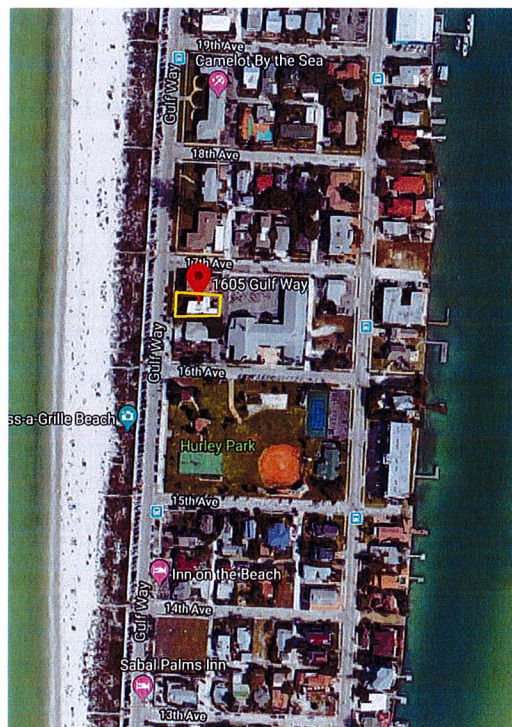
Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
 - ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from National Archives website)
 - ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
- If submitting an image file, it must be included on disk or CD AND in hard copy format (film, paper, etc.)
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

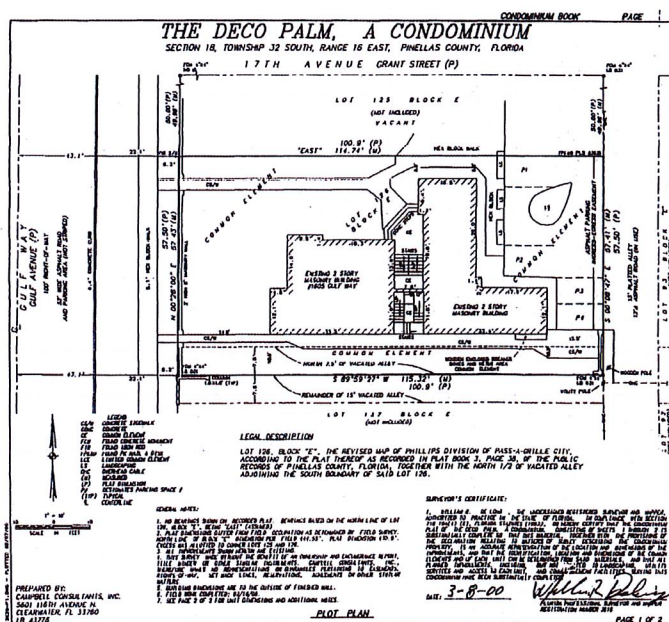
Certificate of Appropriateness Case # 18-00024

ABA Constructors Inc. for
Lindsey Bettendorf of
Deco Palm Condo
Association

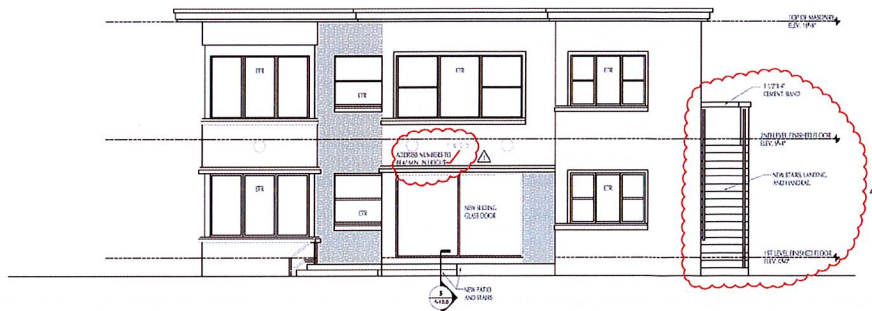
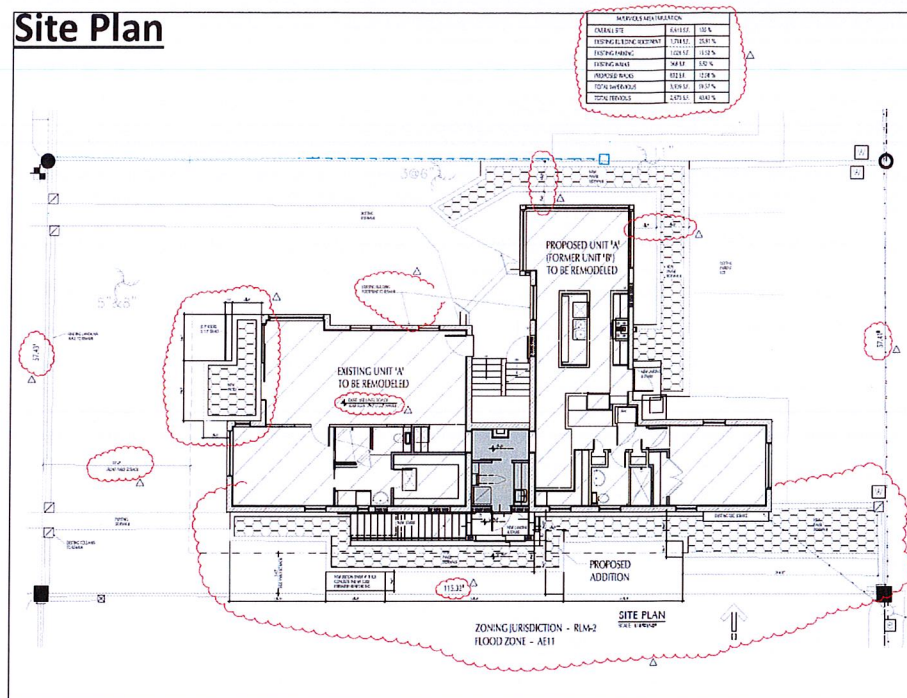




Property Survey



Site Plan



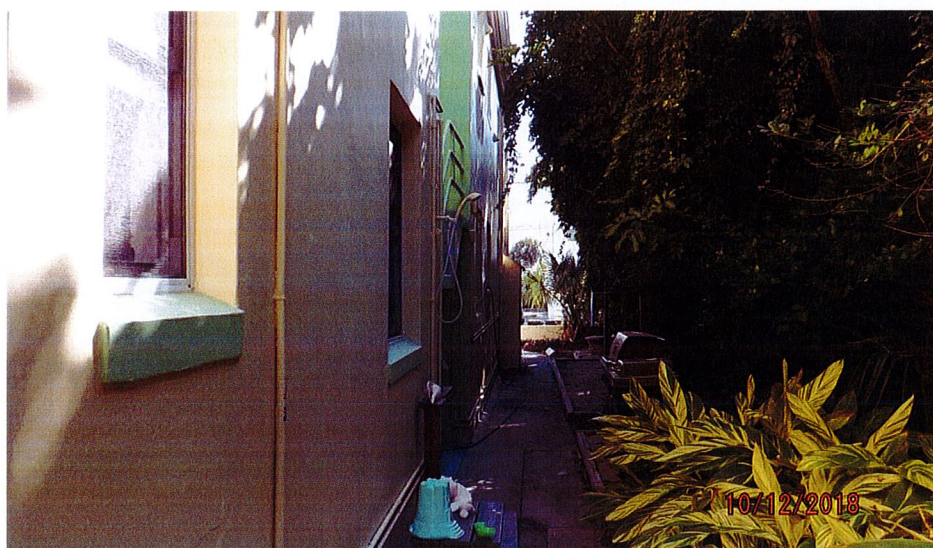
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

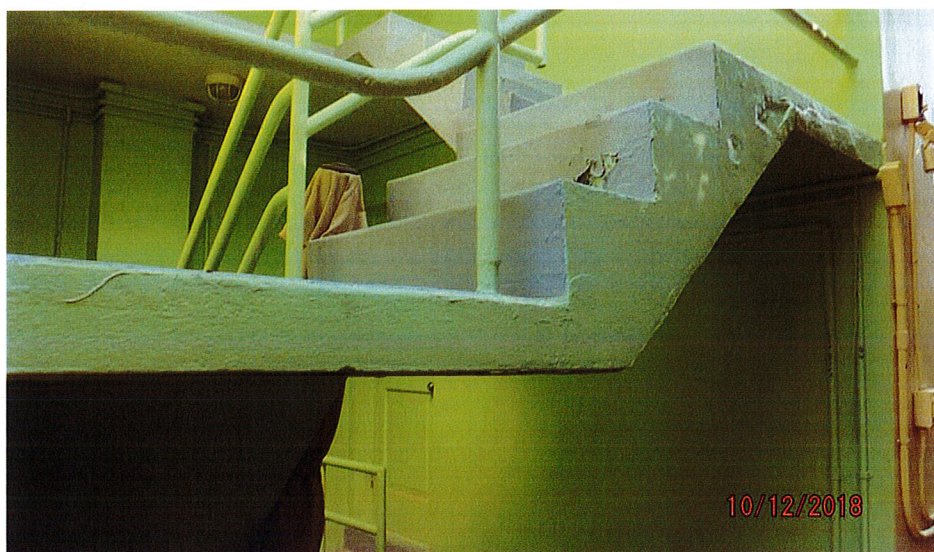
SCALE: 1/4" = 1'-0"

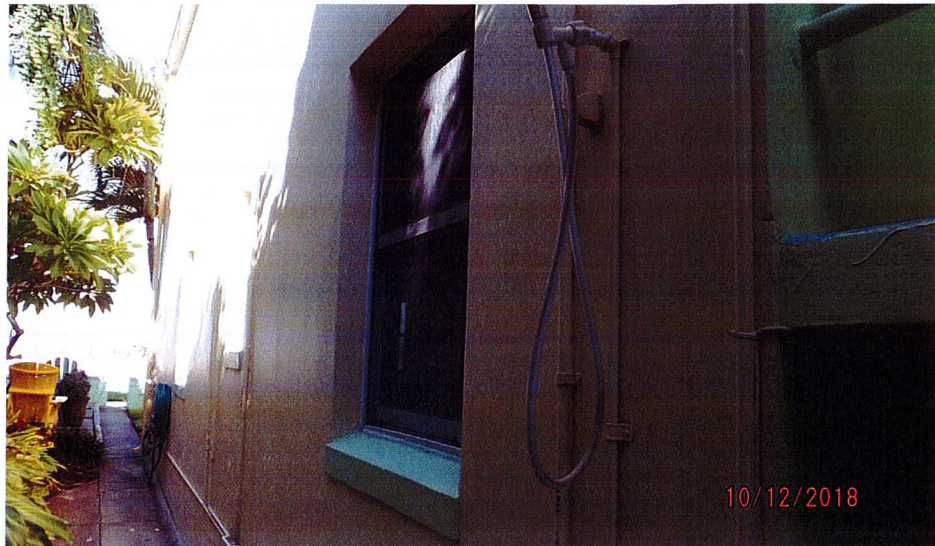
TYPICAL GUARDRAIL NOTE

GUARDRAIL TO BE DESIGNED & INSTALLED
TO WITHSTAND A 200 L.B. LATERAL LOAD IN
ANY GIVEN AREA & NOT TO ALLOW A 4"
SPHERE TO PASS THRU











1615 Gulf Way



1603 Gulf Way





**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness Case No. 18-00025

PREPARED BY: Brandon Berry, Planner I; Planning & Zoning

APPLICANT

ABA Constructors, Inc.
3030 47th St N
St. Petersburg, FL 33713

OWNER

Fritz Scheller and Marita Contreras
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SUBJECT PROPERTY	104 20 th Ave
ACREAGE	Approximately 5,000 square feet (0.11 acres)
LAND USE	RLM-2/PAG, Residential Low-Medium / Pass-A-Grille Overlay on the LDC Atlas; RLM, Residential Low-Medium, on the Future Land Use Map
YEAR BUILT	1938 – duplex 1938 – garage
HISTORIC STATUS	Pass-A-Grille Historic District Overlay – contributing structure
SURROUNDING AREA	North – Duplex residence South – Single-family residence East – Duplex residence West – Duplex residence

BACKGROUND and ANALYSIS

The property is developed with a duplex residence that was constructed in 1938 and a detached building to the rear of the lot that was also constructed in 1938 and originally utilized as a garage. The one-story duplex is unaltered and features a molded cornice, wood louvers, and asbestos

shingles with cornerboards in a frame vernacular. The applicant states that the existing residential structure in the front of the property has sustained water damage over the years and is in great need of repair.

The storage building to the rear of the lot will not be altered. The applicant is proposing to raise the front residential structure eight feet and construct parking and storage on the first floor, add a new open deck to the rear of the raised second floor residence, and add a new covered deck and studio to the third floor rear. The existing residence will be raised and remain as-is, with the exception of a new skylight, new shingle roof, and new rustic wood-look fiber cement siding. The ground floor storage and parking area will be constructed with block walls in a stucco finish, with a garage door in the front, glass walls and doors in the rear, and pilaster columns as rear support. Also proposed for the rear of the structure is a new metal spiral staircase that will provide access to the second- and third-floor decks from the ground floor rear. The front of the residence will feature a three-foot wide concrete staircase with aluminum railings leading to a new cantilevered landing on the second floor covered by a modified portico and new gutters with down spout. A new six-foot wall with gate is proposed to be installed to the northeast of the property, slightly recessed from the front of the structure. Doors and windows will be recessed to match interior walls.

The applicant states that any altered colors on the exterior of the structure shall remain in the same color family as well as match the detached storage building to the rear, and the front risers will remain in the same concrete style as they exist today. The existing foundation of spread concrete footing with 8" cement masonry units with stucco will remain the same. These renovations are being undertaken to bring the structure into FEMA compliance and address water damage that the structure has undertaken in recent years.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

Consistency with the Land Development Code (LDC) – The proposed Certificate of Appropriateness is also consistent with the City's Land Development Code, specifically **Division 28, Historic Preservation** as follows:

- **LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements**, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

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. The property was constructed as a duplex residence with detached rear garage, and the primary use as a residential structure will continue as such. The purpose of the elevation is to comply with FEMA standards, while renovations are being undertaken to remediate water damage sustained to the structure over the years. The deck being added to the rear of the residential structure is for the enjoyment of the building tenants, while the stairs at the front are existing and being extended to allow continued access to the second-floor residency. The Florida Building Code requires that elevated residences utilize the first floor as parking and storage only, which may have an impact

on the building's distinctive spaces and spatial relationships but will mitigate future damage to the structure.

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. The distinguishing architectural features are noted as the molded cornice, wood louvers, and cornerboards according to the property's Florida Master Site File. The applicant has indicated that all of these features will remain.

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. The elevation of the structure is being undertaken as the owner wishes to comply with the FEMA requirement that the structure be raised above the required Base Flood Elevation of 11.00 feet. According to the applicant, the existing structure has sustained water damage over the years and is in need of repair. The applicant has indicated that the proposed addition and modern equipment will be located at the rear of the home, and exterior colors will remain in the same color family, both for remaining features and to match the storage building at the rear of the property. The new front steps will remain the same materially, and only new risers and treads will be added. While elevated, the structure will comply with height requirements for properties in the Pass-A-Grille Overlay District.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. The building and detached garage are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. The applicant indicates that the colors used for the new raised residence siding as well as the rest of the exterior features will remain in the same color family as they are today. The existing molded cornice, wood louvers, and cornerboards that architecturally distinguish this property will remain.

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. The applicant is not proposing alteration or replacement of the duplex's distinguishing architectural features. The applicant indicates that alterations to the exterior, including the new siding, will be in the same color family as existing features and will match the rear storage building. The applicant states that alterations are being undertaken due to water damage to the structure.

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. The applicant does not propose to use physical or chemical treatments.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. The applicant does not propose to move the structure horizontally.

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. The applicant does not intend to alter the molded cornice, wood louvres or cornerboards that distinguish the property architecturally. New features visible from the street, including front risers and attached landing, will be expanded so as to not overpower the structure as it exists today.

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. The proposed deck will be added to the rear of the structure, although the top of the deck and its roof will be visible from the front. The raising of the structure is being undertaken as the applicant wishes to comply with FEMA standards for elevation. The applicant indicates that the additional front stairs will remain the same materially as the three risers currently in place as a walk-up to the structure, constructed of concrete with aluminum railings. The modified portico over the entry door, and new down spouts and gutters, would be able to be removed in the future without altering the essential form and integrity of the historic property and its environment.

Recommendation: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan and the Land Development Code. Staff recommend approval of the proposed Certificate of Appropriateness.



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date <u>09/27/2018</u>	Application Number <u>PLN 18-00025</u>
Bldg. Permit No. <u>Bld 18-01383</u>	Date <u>07/24/2018</u>
Other _____	
PIN: _____	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

Fritz Scheller & Maria Contreras

104 20th Ave ST. PETE

Beach 71 33706

Phone (407) 227-3555

Representative Name & Address

Wayne Cassity
ABA Constructors Inc.

3030 47th Street North

ST. PETERSBURG 71 33713

Phone (727) 412-5487

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

Demolition

Rehabilitation

Relocation

X X
X

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.

Raise The Existing Structure UP 8'-0" + Construct
Parking & Storage Below, Construct Back Porch

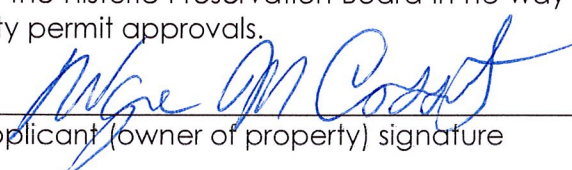
Required By FEMA

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
1st Floor Masonry + Stucco 2nd Floor Lap siding
Windows
Single Hung Windows Hurricane
Doors
Swing
Roofing
Shingles
Entrances/Porches
Concrete Stairs, Composite

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

9-27-18
Date

ABA Constructors, Inc.

3030 47th Street North
St.Petersburg, Florida 33713
Office: (727) 412-5487

CGC 1512336

RB 29003193

October 2, 2018

Community Development
155 Corey Avenue
St.Pete Beach Florida 33706
Attn: Brandon Berry
Planner I

RE: 104 20th Avenue
St.Pete Beach Florida 33706

Certificate of appropriateness

We request the board approve our request for the following reasons

1. The owner wishes to comply with the FEMA requirement and raise the existing structure to above the new required BFE of 11.00
2. The existing foundation is constructed of a spread concrete footing with 8" cement masonry units, and the new foundation shall remain the same i.e. spread concrete footing cements masonry units with stucco.
3. The existing structure has (over the years) sustained water damage and is in great need of repair
4. The exterior colors shall remain in the same color family.
5. The proposed addition (i.e. back exterior decks) shall be located at the rear of the existing home
6. The front steps shall remain the same with the exception of there shall be more risers and treads
7. All the modern equipment shall be located on the rear of the home

Thank you

Wayne M. Cassity
ABA Constructors, Inc.

Brandon Berry

From: Cassity Wayne <cassitywayne@gmail.com>
Sent: Thursday, October 11, 2018 8:52 AM
To: Laura Marley
Cc: Brandon Berry; Wesley Wright
Subject: Re: Question regarding 104 20th Ave renovations

Good Morning

We shall modify the decks/HVAC to comply with the required setbacks

Thank you

Wayne Cassity

On Wed, Oct 10, 2018 at 5:16 PM Laura Marley <lmalley@stpetebeach.org> wrote:

We went by the site today and posted the sign and took pictures. When comparing the pictures, elevations, and site plan the balcony and portion of the elevated deck that the AC is proposed does not meet the required side setback of five feet. It appears as the elevated deck with the AC is one-foot from the side property line. The balcony appears to be two feet from the side property line. Please advise if you are going to modify the deck and balcony to meet the five-foot requirement or apply for a variance. We need to know this information to proceed with the Certificate of Appropriateness.

Regards,

Laura A. Marley, Planner II

Community Development

City of St. Pete Beach

155 Corey Avenue

St. Pete Beach Florida 33706

(727) 363-9266

From: Cassity Wayne [<mailto:cassitywayne@gmail.com>]
Sent: Tuesday, October 09, 2018 12:58 PM
To: Brandon Berry
Cc: Laura Marley; Wesley Wright
Subject: Re: Question regarding 104 20th Ave renovations

Hello Brandon

They are existing

Wayne

On Tue, Oct 9, 2018 at 9:47 AM Brandon Berry <bberry@stpetebeach.org> wrote:

Hi Wayne,

We are working on the Certificate of Appropriateness staff report for 104 20th Ave and had a few questions. There appears to be a small portion of the open deck on the second floor on the west side of the structure and a small balcony also on the west side near the front of the house that are not shown on the site plan but appear in elevations and on the floor plan. We just wanted to know whether those are existing or are being added.

Thank you as always.

Sincerely,

Brandon Berry, Planner I

Community Development

City of St. Pete Beach

Sunset Capital of Florida

155 Corey Avenue

St. Pete Beach Florida 33706

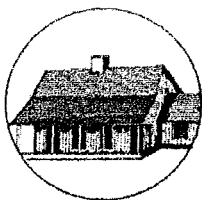
bberry@stpetebeach.org

(727) 363-9253 – Office

(727) 363-9222 – Fax

Download SPBConnect at www.stpetebeach.org/spb-connect.html

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12572**Field Date **1-5-2015**Form Date **3-17-2015**

Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 104 20th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 104 Direction _____ Street Name 20th Street Type Avenue Suffix Direction _____
 Address: 104 20th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-68634-008-0650 Landgrant _____
 Subdivision Name PHILLIPS DIVISION REV Block H Lot 65
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1939 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Duplex From (year) 1939 To (year) _____
 Current Use _____ From (year) _____ To (year) _____
 Other Use _____ From (year) _____ To (year) _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Shingles-asbestos 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 double-hung wood sash with molded surrounds
 Distinguishing Architectural Features (exterior or interior ornaments) Molded cornice, wood louvers, cornerboards

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A 1-story former garage, now storage building, is clad with asphalt shingles and has several 1-leaf doors; one with a shed portico.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____	Date _____	Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)		

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Each unit of the duplex has a 4-light-over-panel, 1-leaf door with square surround.

Porch Descriptions (types, locations, roof types, etc.) Each unit is sheltered by a shed hood supported by kneebraces.

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource This 1-story, frame vernacular duplex is unaltered and features a molded cornice, wood louvers, asbestos shingles with cornerboards, and 1-leaf entries with shed hood.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP

Nomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and garage are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

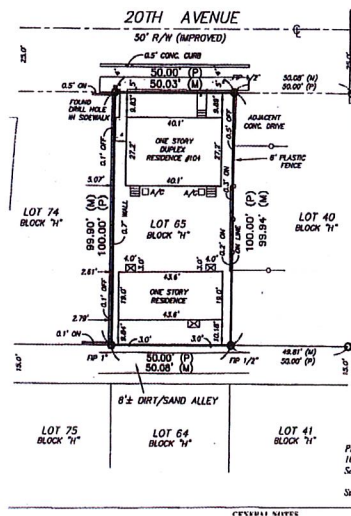
Certificate of Appropriateness Case # 18-00025

ABA Constructors Inc. for
Fritz Scheller and Marita
Contreras





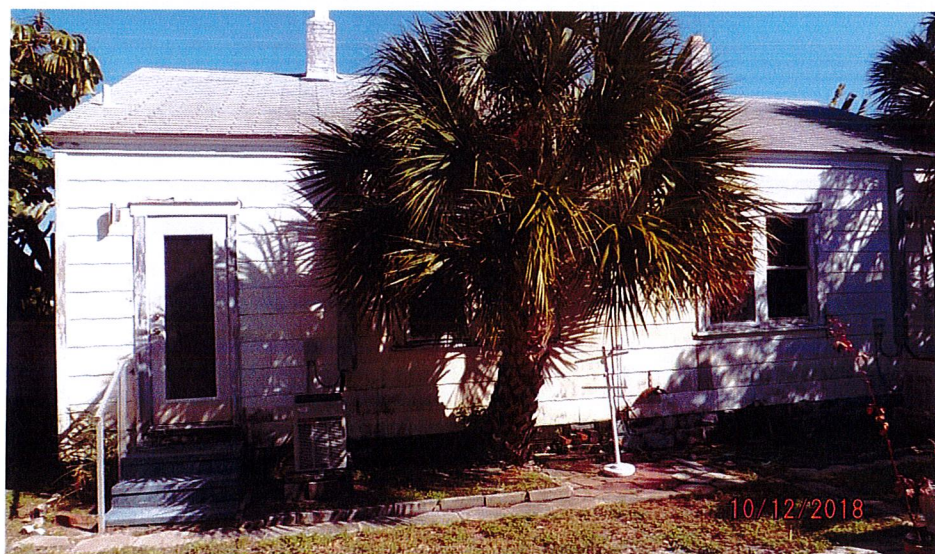
Property Survey



SCALE: 1/6"=1'-0"









102 20th Ave



106 20th Ave



Sec. 20.21. - Screening of elevated buildings.

A building required by section 98-33 of the City's Code of Ordinances, to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade as follows:

- (a) Architectural screening shall:
 - (1) Create a visual continuity that is integrated with the overall design and architecture of the home using doors, garage doors, entryways, staircase and/or archways.
 - (2) No more than 20 percent of the area being screened can be transparent.
- (b) Landscape screening shall be installed:
 - (1) A minimum 3-foot-wide landscape area.
 - (2) One understory tree per 20 lineal feet (or portion thereof) of the elevated building length/width viewed from public rights-of way.
 - (3) Planted with shrubs, ornamental grasses and groundcovers to provide 100 percent coverage of the landscape area within one growing season. The landscape design shall (unless spatially impractical) provide layering of plant materials that includes larger background shrubs and low foreground groundcovers. All plant material should be Florida friendly plantings as defined and identified by University of Florida/IFAS horticulture experts.
 - (4) Permanent mulch materials, such as organic mulches, stones, and recycled inorganic groundcover materials are not permitted in lieu of vegetation, unless they are provided as accent or focal points that enhance the landscape design.