



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

March 5, 2020
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. 02/06/2020
4. **Action Items**
 - a. **Case No. 20006** – Don Strobel for Carlos Martinez and Monica Aparicio
Address: 2605 Pass-a-Grille Way
Certificate of Appropriateness to allow for the elevation of an existing single-family residential structure in order to meet floodplain requirements, to add garage space at ground level, and to rehabilitate and modify the existing structure in a manner that adds livable square footage primarily to the rear of this PAG Historic District contributing and locally designated landmark structure.
 - b. **Case Nos. 20007, 20008, and 20009** – Ralph O. Lickton for Adrianna Nora
Address: 602 Pass-a-Grille Way
(1) A Local Landmark Designation for this PAG Historic District contributing structure (Case No. 20007) and, (2) Variance from the Floodplain Management Regulations to perform work that

constitutes a substantial improvement (Case No. 20009), and (3) a Certificate of Appropriateness primarily for interior repairs and modifications, exterior window and door replacements, and other minor modifications as outlined in the application (Case No. 20008).

5. Discussion Items

a. Historic Preservation Grants

Discussion of the Florida Department of State, Division of Historical Resources, grant program for historic resources which include two basic categories: Small Matching Grants and Special Category Grants. Certified Local Government (CLG) Grants are incorporated into the Small Matching Grant category.

6. Adjournment – Next Meeting: 04/02/2020

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

February 6, 2020

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chair
Sean Hurley, Vice Chair
Tia Hockensmith, Member
William Loughery, Member

ABSENT:

Holly Young, Member

ALSO PRESENT:

Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner I

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes – 1/09/2020

Member Loughery made a motion to approve the minutes of the January 9, 2020 meeting as presented. The motion was seconded by Vice Chair Hurley and unanimously approved by an individual roll call vote.

4. Action Items

There were no action items.

5. Discussion Items

a. Introduction to Coastal Resiliency and Sea Level Rise

Lynn Rosetti, Senior Planner, reviewed a presentation which included NOAA's definition of resiliency, local predictions of sea level rise, and water threats locally. She reviewed a Vulnerability Assessment and Action Plan of ongoing and completed projects encompassing street systems, stormwater drainage basins and neighborhood improvements.

b. Floodplain Management Issues and Historic Preservation

Ms. Rosetti reviewed a presentation on some of the considerations that stakeholders may need to examine in terms of historic preservation and climate change.

Following the presentations, the board discussed some of the items in the resiliency Action Plan.

Member Loughery reported briefly on the informal survey he had taken with some of the 8th Avenue merchants on Pass-a-Grille regarding streetscape improvements. While the majority were appreciative that the city had cleared some of the sidewalk overgrowth and placed shells in the alleys, there was not interest in any significant changes. No one seemed to want additional plantings, as it would impede parking, but they would like new garbage cans to upgrade the existing wood slat ones and possibly an additional one on the corner near Paradise Suites.

6. Adjournment

The next meeting will be held on 3/05/2020.

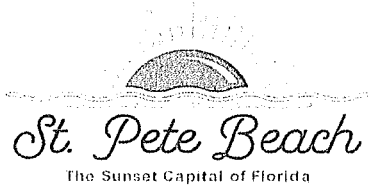
Chair Marone moved to adjourn the meeting. The motion was seconded by Member Loughery and the meeting was adjourned at 4:15 PM.

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. 20006

Carlos Martinez & Monica Aparicio, property owners, 2605 Pass-A-Grille Way

Meeting Date: March 5, 2020

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owner is requesting a Certificate of Appropriateness to allow for the of a single-family residential structure in order to meet floodplain requirements, to add garage space at ground level, and to rehabilitate and modify the existing structure in a manner that adds livable square footage primarily to the rear of this PAG historic district contributing and locally designated landmark structure (Case No. 20006).
SUBJECT PROPERTY	2605 Pass-a-Grille Way North Pass-a-Grille Section A, Block C, Lot 14 Parcel I.D. #18-32-16-61002-003-0140
LAND USE / ZONING	Residential Urban / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1935
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI01295
SURROUNDING AREA	North – Single-family residence South – Single-family residence East – Pass-a-Grille Way / Boca Ciega Bay West – Pass-a-Grille Way / Single-family residence

BACKGROUND and ANALYSIS

The Martinez-Aparicio House was constructed circa 1935 and is a typical two-story wooden bungalow that typifies the historic architecture of Pass-a-Grille. This property was included in the second historic sites survey conducted in April 2015. This property is within the boundaries of the National Register-listed Pass-a-Grille Historic District and has been included in its inventory of historic properties.

The applicants are proposing to elevate this existing single-family structure that would include a garage at ground level and add additional square footage to the residence to the rear of the structure.

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)

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.** *This property has been used historically as a single-family residence and will continue to be used as such. The applicant has stated in the application that there will be minimal changes when the house is elevated approximately 8 feet to place it above the BFE. The ground floor will be finished with block walls with a stucco finish.*
- 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.** *All the existing features of the house will be saved and re-used. On the ground floor there will be two rather than one garage door. The new entry door is proposed to be moved to the NW corner (variance request included herein).*
- 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 applicant has stated that very minimal changes will take place to the exterior facades. Excepting for the new ground floor, the design aims at appearing nearly identical to the existing house on the front west elevation.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. Per the applicant, all the original and existing features on the house which currently exist will be maintained and uses.** *No historic features will be removed from the original house. All new features on the ground floor will incorporate the same features and finishes as the upper floors.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** *Per the applicant, all of the distinctive textures and finishes on the existing house will be preserved or re-used.*
- 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 applicants do*

not anticipate removal of any of the home's historic features during the remodeling. They have stated that if any features need to be renewed or replaced, they will replace with exact copies of the original item. They will photograph and document for their job files any historic features that are deemed "being replaced". They have recently undertaken a photo documentation of the existing house

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 applicants have stated that no harsh cleaning or treatment methods will be used during the remodeling. The only anticipated cleaning will be light pressure washing on the original and new (cement board) siding and trim prior to final painting.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *There are no known archeological resources on this property. If any archaeological resources are found, proper notification, preservation, and protection will be undertaken.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *Review of the submitted site plan finds that the proposed additions and alterations to the existing house will be compatible with the existing structure. The applicants have stated that the new ground floor addition will blend as carefully as possible with the existing architecture of the house. There are no additions proposed to the front of the façade of the house. The only proposed roof changes on the house will be on the rear (east) elevation. Material for the new additions will be identical to the materials already used on the exterior of the existing home.*

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. *Per the applicants' agent, the nature of the "new addition" being an entire ground floor level makes its removal in the future both unlikely and cost prohibitive. The house is being proposed for elevation to comply with current FEMA and the Florida Building Code flood zone requirements which place constraints on design and construction.*

LDC Sec. 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure. *Additions to the existing house will utilize the exact same materials for all exterior styles and components as is currently existing on the house. Architectural styles will match the existing home. Paint colors will match the existing home. The paint color on the proposed new ground floor level will match the paint color of the current exterior walls.*

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable 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 new roof addition to the house is on the east rear of the house. The roof is proposed to change from a flat roof to a gable roof.*
3. **Additions shall be attached to the rear and/or to the side of the original structure.** *There are no additions to the of the structure other than a 16 square foot area of wall enclosure where the existing front entry currently exists. In the rear, there is a new pitched roof addition and stairway up to a new deck.*
4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** *The applicants have stated that the mechanical equipment, both existing and new, will be located above the BFE as required. All the equipment will be placed on the north side of the house toward the rear where it will be protected from street view by the house itself.*

LDC Sec. 28.14 – Review of requests for variances, requires all variances for historic properties designated under Division 28 to be presented to the Historic Preservation Board, which shall upon review submit its objection, recommendation and comment to the board considering the request. Before recommending that a variance be granted, the Historic Preservation Board shall find that:

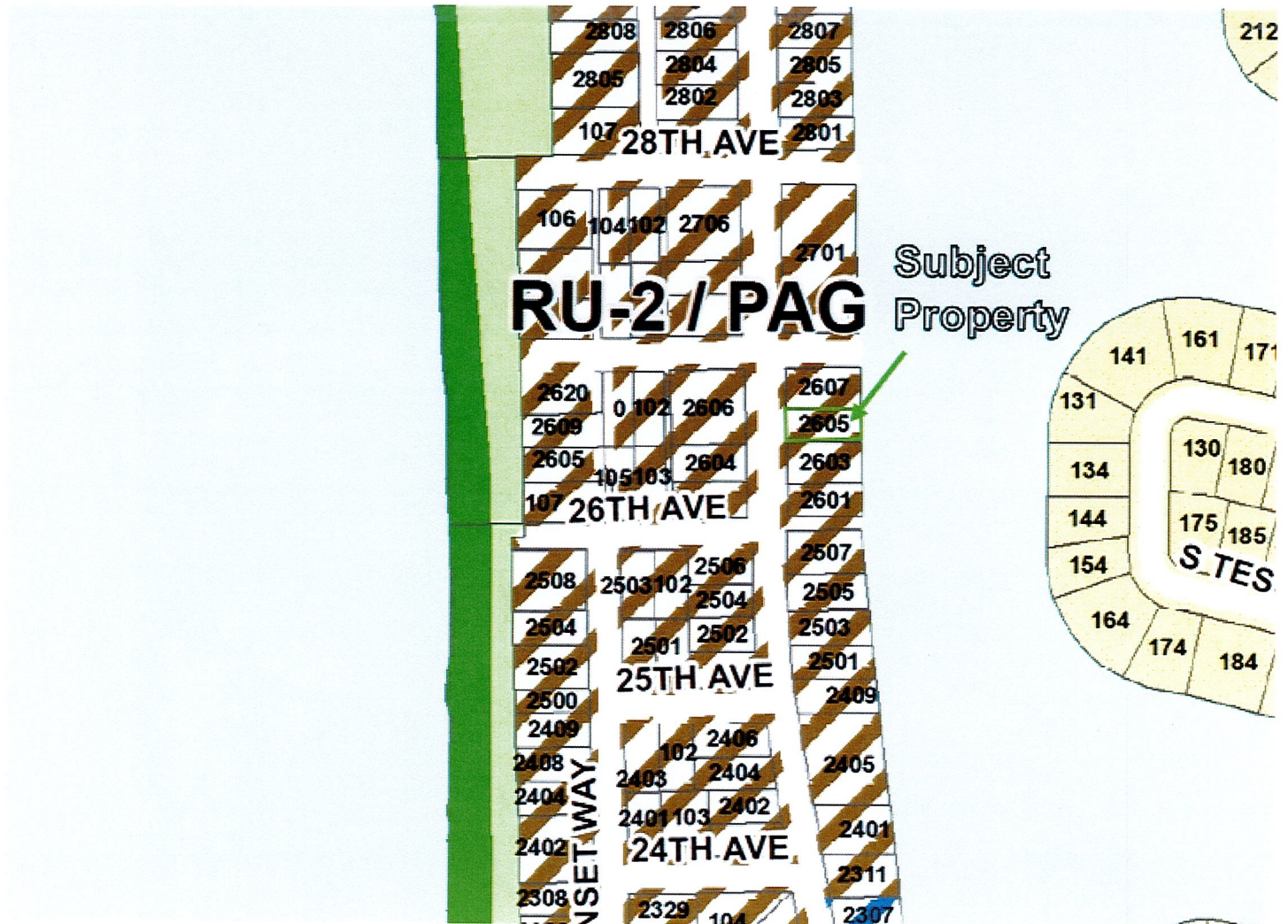
1. **The variance shall be in harmony with the general appearance and character of the community.** *The variance will permit the enclosure of an existing side entryway that aligns with a portion of the residence that already minimally encroaches into the side setback area. This will preserve the existing character of the home. Setback nonconformities among homes in Pass-a-Grille are common, especially among those properties that are contributing to the historic district.*
2. **The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.** *The variance will not be injurious to the area involved or detrimental to public health, safety, or welfare. The variance will preserve the existing setback nonconformities on the south side of the house.*
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.** *The enclosure is proposed to be set back from the home's front façade and will minimize aural and visual impact on adjacent properties. The entryway to be enclosed is an existing utilized space of the residence and will preserve the home's defined spaces.*

Recommendation: Staff finds that the proposed Certificate of Appropriateness and related variance are consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness and variance with the following condition(s):

1. The variance will not preclude the structure's continued designation as a historic structure.

2. The variance is the minimum necessary to preserve the historic character and design of the original structure.

ZONING 2605 Pass-a-Grille Way





Pais-a-Grille_2605_P101295_01

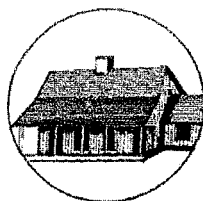


Pais-a-Grille_2605_P101295_03



Pais-a-Grille_2605_P101295_02

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 PI01295

Field Date 1-5-2015

Form Date 2-27-2015

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) 2605 Pass-a-Grille 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 ☐ objectOwnership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
 Address 2605 Pass-a-Grille Way

Cross Streets (nearest / between) 26th Avenue / 27th 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 PinellasTownship 32S Range 16E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name:

Tax Parcel # 18-32-16-61002-003-0140 Landgrant

Subdivision Name NORTH PASS-A-GRILLE SEC Block C Lot 14

UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing

Other Coordinates: X: Y: Coordinate System & Datum

Name of Public Tract (e.g., park)

HISTORY

Construction Year 1935 ☐ approximately ☐ year listed or earlier ☐ year listed or later

Original Use Private Residence (House/Cottage/Cabin) From (year): 1935 To (year):

Current Use From (year): To (year):

Other Use From (year): To (year):

Moves ☐ yes ☒ no ☐ unknown Date: Original addressAlterations ☒ yes ☐ no ☐ unknown Date: Unknown Nature Siding, windows, porch encl.Additions ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear

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, Local landmark

DESCRIPTION

Style Craftsman Exterior Plan Irregular Number of Stories 1.5

Exterior Fabric(s) 1. Vinyl 2. 3.

Roof Type(s) 1. Gable 2. 3.

Roof Material(s) 1. Asphalt shingles 2. 3.

Roof secondary strucs. (domers etc.) 1. Gable dormer 2.

Windows (types, materials, etc.) 1/1 double-hung vinyl sash in original square wood surrounds

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, corner boards, wood louvers in gable ends

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) The 1-bay garage is attached to the dwelling.

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.

KEEPER - Determined eligible

☐ yes ☐ no

Date

☐ Owner ObjectionNR 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. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) The off-center, 1-leaf door has been reoriented from facing the street (west) to facing south.
 Porch Descriptions (types, locations, roof types, etc.) The incised porch with shed roof on the facade has been enclosed.

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

Narrative Description of Resource The 1.5-story dwelling is relatively unaltered from the previous survey. Changes include the application of vinyl siding over asbestos shingles, replacement windows, and relocation of the front entry.

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 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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ 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.

QUALITY		Above		Map Id: 111.00 1.00 1.00 1.00 AREA = 1; NEB = 11		0110 Single Family Home		** VALUE SUBJECT TO CHANGE **	
FOUNDATION		100	3.00	PRIOR JUST MARKET VALUE		884,371		CURRENT JUST MARKET VALUE	
FLOOR		100	12.0	ASSESSED VALUE		1,127,391		HX/INX CAP BASE YEAR	
EXTERIOR		100	26.0	TAXABLE VALUE		957,025		HX	
ROOF		100	6.00	% HX		No		TOT EXEMPTIONS VALUE	
ROOF		100	5.00	BLD17-00473		95 V		5,055	
FLOOR		100	10.0	20150476		95 V		5,300	
INTERIOR		100	39.0	20061336		51 C		186,755	
HEATING		100	5.00	20060873		51 C		121,925	
COOLING		100	3.00	021792		96 C		2560	
STORIES		2.00		018274		96 C		1200	
FIXTURES		9.00		RP2610798		06 C		0	
LIVING UNITS		1.00		17P/NEW AC					
TOTAL LIVING UNITS		1							
EXTERNAL OBSCURANCE		0.0000							
EXTERNAL OBSCURANCE		0.0000							
OTHER		0.0000							
01		03	0.00%						
183895		1935	35						
BAS		1,591	100						
OPU		80	15						
GRF		240	35						
OPU		16	15						
OPF		15	20						
2,502		2,196							
1 0603 DOCK		0.0	0.0						
2 0502 FIREPLACE		1	0.0						
3 0101 PATIO/DECK		0.0	15						
4 1002 PORCH		1	0.0						
C 1 01 SINGLE		0.0	50.00						
110.0		50	100.00						
50.00		1.04	1.00						
22,500.0		23,400.0	1,170,000						
17 UT IV									
REVIEW DATE		5/1/2017		REVIEW NUMBER		189		REVIEW TYPE	
Oblique									



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 20006

Property Owner Name & Address

Agent or Representative Name & Address

Carlos Martinez & Monica Aparicio

Don Strobel

2605 Pass-A-Grill Way

2716 6th AV South

St Pete Beach FL 33716

St Petersburg FL 33716

Phone 813 760 6137

Phone 727 481 1239

Email Address gulgomd@gmail.com

Email Address don@strobeldesignbuild.com

Property Address, Legal Description, Parcel ID

2605 Pass A Grill Way St Pete Beach FL 33716

Lot 14, Block C, SECTION "A" PASSAGRILLE, AS RECORDED IN Plat Book 5, Page 18 of the public records

Property Tax ID: 18-32-16-61002-003-0140

Is the property part of a previously approved development proposal? ☐ Yes ☐ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

- ☒ Alteration of building/structure
- ☐ New Construction
- ☐ Addition
- ☒ Rehabilitation
- ☐ Relocation
- ☐ Demolition

PROPOSED USE

- ☒ Single-family residence
- ☐ Multi-family residence
- ☐ Office
- ☐ Commercial
- ☐ Hotel/Motel
- ☐ Restaurant
- ☐ Other _____

Estimated Cost of Work: \$478,000

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

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. **Please describe your project with respect to the Secretary of Interior Standards which 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.**

This house will continue its single family residential use as it has for the past 75 years. Very minimal changes will be made when the house is lifted about 8' to place it above the BFE or floodplain. Other than the ground floor block walls with Stucco finish, no other significant changes will be made.

- 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.**

All of the existing features of the home will be saved and re-used. Only the fact that the house will be elevated 7' to 8' will be the only difference from its present state. Instead of one garage door existing now there will be 2 garage doors on the west elevation at ground floor level. The new entry door location will be moved to the NW corner.

- 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.**

Very minimal changes will take place to the exterior facades. The raised house will appear almost identical to the existing on the front west elevation, excepting the new ground floor.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

All the original and existing features on the house which exist today will be maintained and used even as the house will be 7' to 8' higher than it is now. No historic features will be removed from the original house. All new features on the ground floor will incorporate the same features and finishes as the upper floors.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

All the distinctive features and finishes on the old house will be preserved or re-used.

- 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.**

We do not anticipate removal of any of the homes historic features during the remodeling. If any features need to be renewed or replaced we will replace with exact copies of the original item. We will photograph and document for our job files any historic features that are deemed "being replaced". There is already a photo documentation of the existing home recently taken.

- 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.**

No harsh cleaning or treatment methods will be used during the remodeling. The only anticipated cleaning will be a light pressure washing of the original & new (cement board) siding and trim prior to final painting.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

To our knowledge, there are no archeological resources on the property. If archeological resources are discovered, proper notification, preservation and protection will be added.

- 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.**

All new additions and or alterations to the existing home will be compatible with the existing home. The new ground floor addition will blend as carefully as possible with the architecture of the existing house. There are no additions to the front facade of the home. The only roof changes on the home occur on the rear (east) elevation. Materials used for the new additions will be identical to the materials already used on the exterior of the existing home.

- 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 nature of the "new addition" being an entire ground floor level makes it's removal in the future both unlikely and cost prohibitive. The Owners need to comply with modern FEMA flood zone requirements and recent Florida Building Code requirements dictates certain constraints in design and construction. In theory, if the house underwent a reverse of the lifting process and a removal of the ground floor walls back to its "original" status, the house would look the same as it does today.

LDC Section 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**

Any and all additions to the existing house will utilize the exact same materials for all exterior styles and components as is currently incorporated on the existing house. Architectural styles all match the existing home. All paint colors used on any new additions to the home will match the existing paint colors. The paint color for the exterior walls of the "new" ground floor will match the paint color of the current exterior walls

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable 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.**

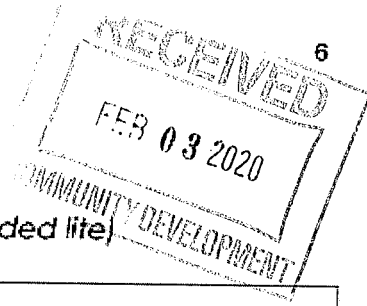
The new roof addition to the house is on the east rear of the house over the living room/master bedroom floor area. The roof is changing from a flat roof to a gable roof. The roof pitch and style will match the original roof pitch on the remainder of the house. The same roofing materials will be used on this addition as on the existing house. The ground floor addition to the house will be an exact footprint of the the existing house. By necessity, for structural reasons the ground floor addition is constructed with CMU with a concrete stucco sand finish exterior. The ground floor is designed with the similar scale using windows, doors, and other details that occur on the original house.

3. **Additions shall be attached to the rear and/or to the side of the original structure.**

There are no additions to the front of the structure other than a 16 SF area of wall enclosure where the existing front entry exists today. When the house is elevated this addition will be hardly noticeable as wall area with a window on the SW corner of the 1st living floor. In the rear (East elevation) there is a new pitched roof addition and stairway up to a new deck.

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

The mechanical equipment, both existing and new will be located above BFE according to the FL building codes. All the equipment will be placed on the north side of the house toward the rear protected from street view by the house itself.



Please give an overview of the propose work on the following systems.

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

Exterior material/siding

All upper story wood frame walls to keep the existing Cement Board 7" Lap siding . Any new siding to match existing with 7" Lap Siding (Cement Board) material. New ground floor walls will be CMU with sand finish cement stucco on the exterior.

Windows

PGT white vinyl impact double hung windows shall match all the existing windows. White frames with impact Low E glass. 1/1

Doors

Traditional looking sectional impact resistant steel garage doors on front ground floor elevation. New impact resistant glass and fiberglass traditional looking entry door on the front entry. PGT, Therma-Tru, or equal brand under consideration.

Roofing

35 year GAF fiberglass " architectural "shingles (same color as used on existing house) will be used for the new rear gable roof addition. A complete new re-shingling is under consideration at this time pending advice on age and wear from a licensed roofing contractor.

Entrances/Porches

The front entrance is to be moved to the NW corner of the ground floor . The traditional glass entry door will be compatible with the existing house. Material to be glass and paintable fiberglass finish. The new rear composite open porch and stairway will be very similar in size and shape to the existing ground floor composite deck. Same materials used for construction: wood frame with composite deck .

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 Signature

Date

2/2/20



Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

CARLOS MARTINEZ + MONICA APARICIO
(print name of property owner)

hereby authorize

DON STROBEL
(print name of agent)

to represent me/us in an application for

VARIANCE 4 CofA
(type of application: variance, conditional use, zoning, etc.)

cmartinez

Signature of Owner

Carlos R Martinez

Print Name of Owner

Monica Aparicio

Signature of Owner

MONICA APARICIO

Print Name of Owner

The forgoing instrument was acknowledged before me this 30 day of

January 2020 by Carlos Martinez + Monica Aparicio or who is

personally

known

produced

as identification.

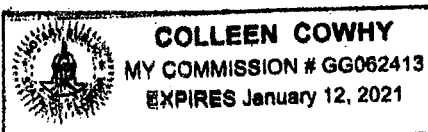
Colleen Cowhy

(Notary Signature)

1/30/2020

(Date)

My Commission Expires 1/12/21



JOB NO.: 190420		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 3/21/19			FAX (727) 344-4640

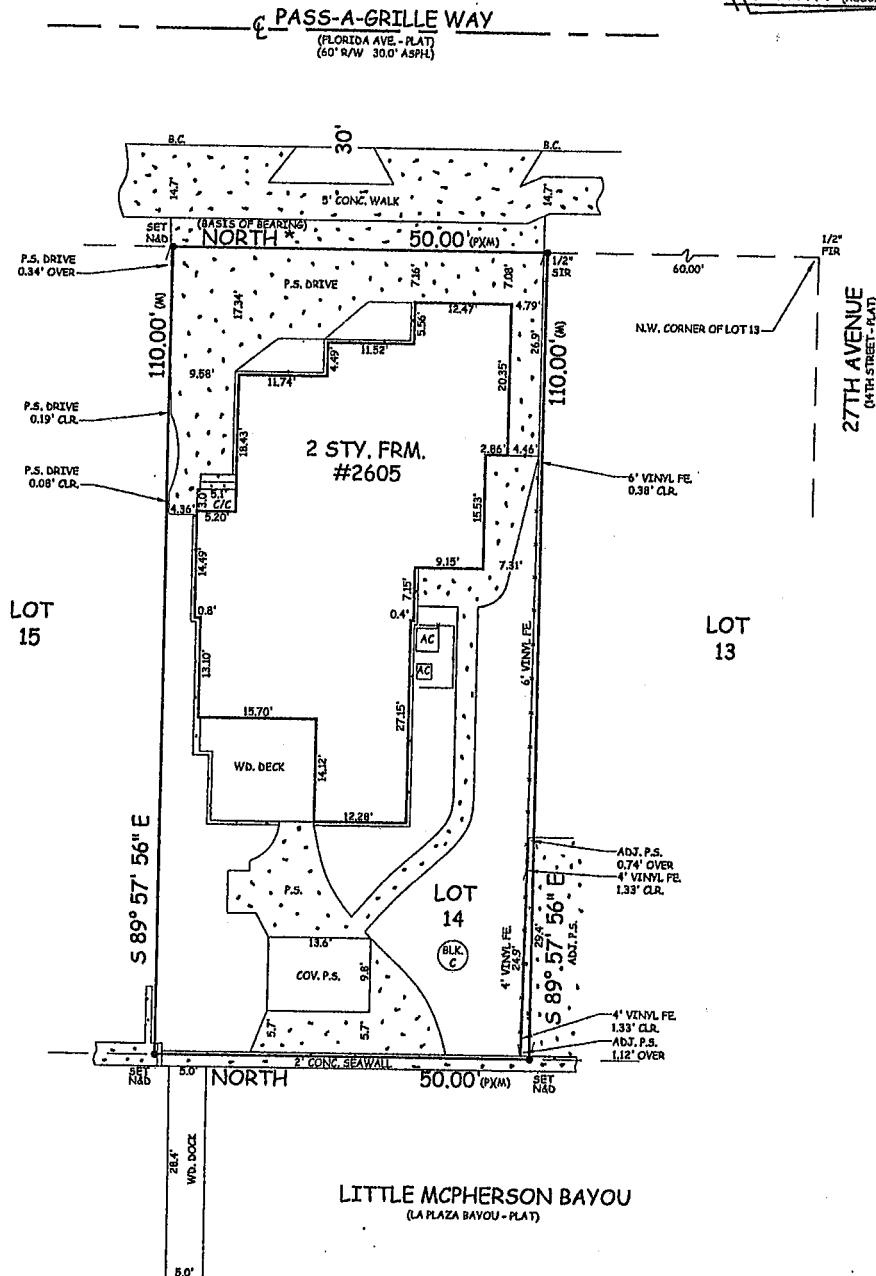
CERTIFIED TO: Monica Aparicio Trust

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 18 TWP. 32 S. RGE. 16 E.

NORTH (ASSUMED)



A BOUNDARY SURVEY OF: Lot 14, Block C, SECTION 18, TWP. 32 S. RGE. 16 E. NORTH PASSAGRILLE, as recorded in Plat Book 5, Page 18 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE Comm. Panel No.: 125149 0278 G Map Date: 9/03/03 Base Flood Elev.: 10.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF, UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

EDWARD D. MURPHY REG. P.L.S. #3332

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION N.A.D. - NAIL AND DISK N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1985	F.D. - FOUND P.O.L. - POINT ON LINE P.S. - POINT OF SURVEY P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION F.I. - FENCE A.D. - ADJACENT FENCE C.L.F. - CHAIN LINK FENCE F.E. - FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER M.S. - MASONRY F.M. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN	ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.O. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W.W. - WING WALL C. - CENTERLINE M.S. - METAL SHED (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	E.S.M.T. - EASEMENT M.H. - MANHOLE CONG. - CONCRETE CLR. - CLEAR COLL. - COLLAR WD - WOOD BLK. - BLOCK S.W. - SEAWALL ASPHL. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/WD. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE A/C. - AIR CONDITIONER S.P. - SCREENED PORCH P.P. - OVERHEAD POWER LINES T.T. - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Monica Aparicio Trust				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2605 Pass A Grille Way				Company NAIC Number:	
City St. Pete Beach		State Florida		ZIP Code 33706	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 14, Block C, NORTH PASS A GRILLE SECTION A					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>27d 42' 04.17" N.</u> Long. <u>82d 44' 09.48" W.</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>287.40</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>2</u>					
c) Total net area of flood openings in A9.b <u>138.20</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number St. Pete Beach 125149			B2. County Name Pinellas		B3. State Florida
B4. Map/Panel Number 12103C 0278	B5. Suffix G	B6. FIRM Index Date 09-03-2003	B7. FIRM Panel Effective/ Revised Date 09-03-2003	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2605 Pass A Grille Way			Policy Number:
City St. Pete Beach	State Florida	ZIP Code 33706	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 872-6442-Tidal 2 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	3.00	☒ feet	☐ meters
b) Top of the next higher floor	5.30	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet	☐ meters
d) Attached garage (top of slab)	2.90	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	4.70	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	2.80	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	3.00	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U. S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
Edward D. Murphy

License Number
#5333

Title
Professional Land Surveyor

Company Name
Murphy's Land Surveying, Inc

Address
5760 11th Avenue N.

City
St. Petersburg

State
Florida

ZIP Code
33710

Signature

Date
04-02-2019

Telephone
(727) 347-8740

Ext.

Place
Seal
Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
C2e = A/C

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2605 Pass A Grille Way

Policy Number:

City
St. Pete Beach

State
Florida

ZIP Code
33706

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

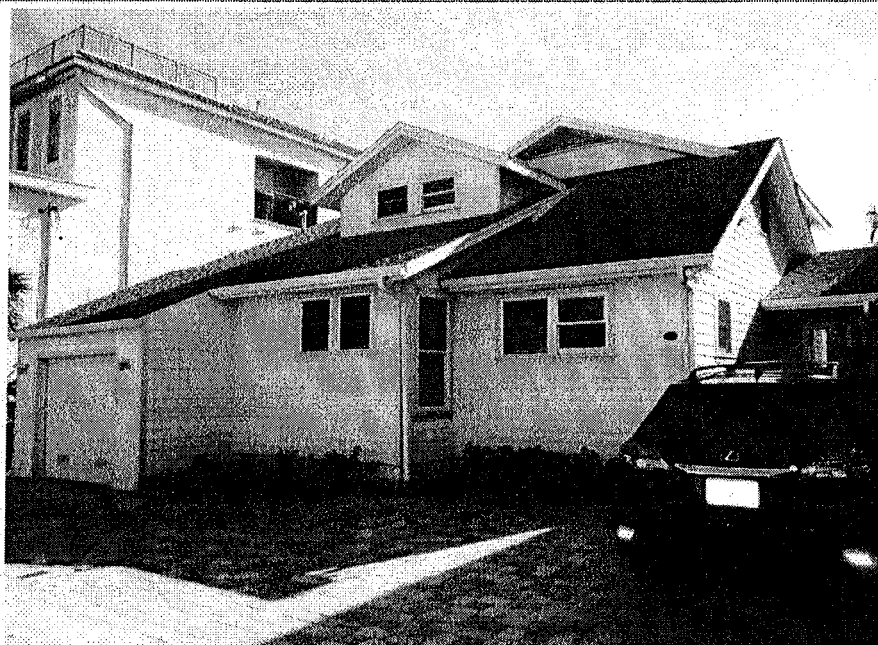


Photo One

Photo One Caption FRONT VIEW

Clear Photo One



Photo Two

Photo Two Caption REAR VIEW

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2605 Pass A Grille Way			Policy Number:
City St. Pete Beach	State Florida	ZIP Code 33706	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

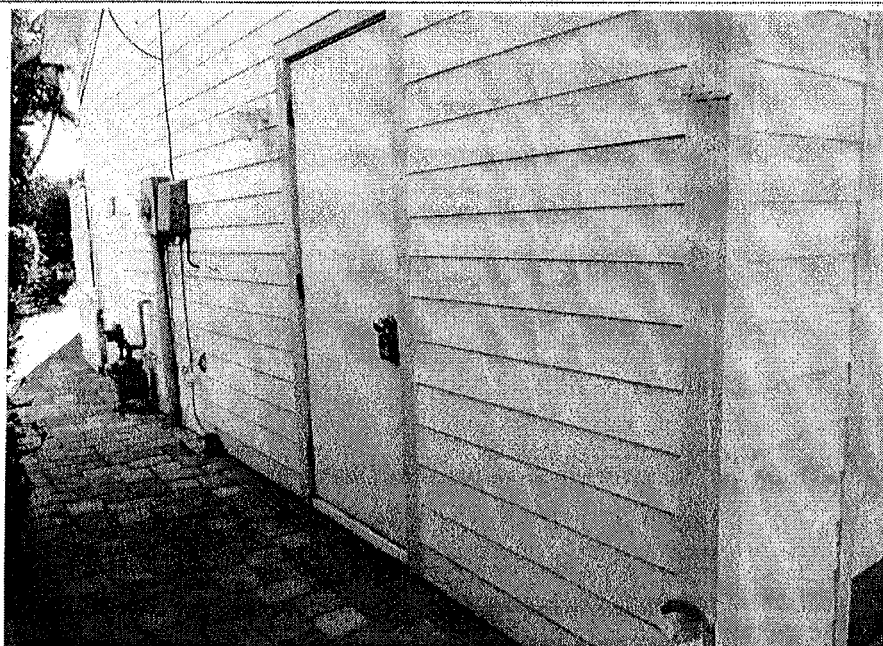


Photo Three

Photo Three Caption SIDE VIEW

Clear Photo Three



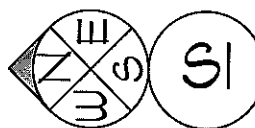
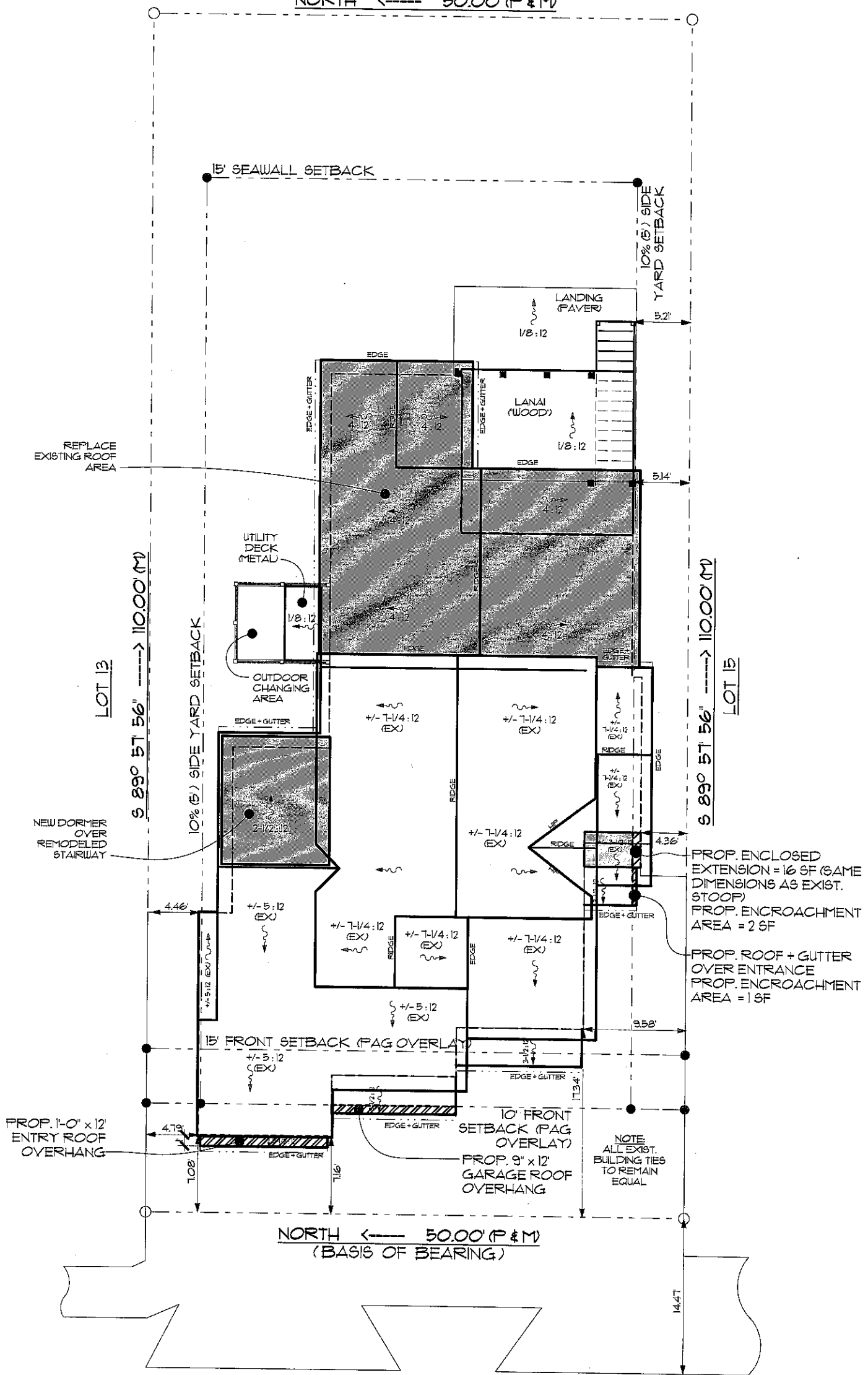
Photo Four

Photo Four Caption SIDE VIEW

Clear Photo Four

LITTLE McPHERSON
BAYOU
(LA PLAZA BAYOU (P))

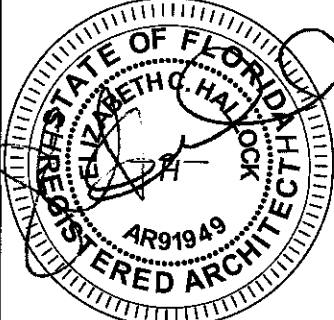
NORTH ← 50.00' (P & M)



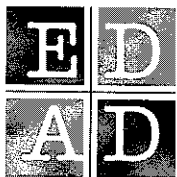
SITE PLAN

SCALE: 3/32" = 1'-0"

This work was done by me, or under my supervision.



Expires Feb. 28th 2021



EDAD studio, PL
FL LIC.: AR 91949 ID 4819
632 BAY ST NE
ST PETERSBURG, FL 33701
TEL. 727-542-4860
INFO@EDADstudio.com
© 2020

PROJ. NO: 19-217

01 FEBRUARY 2020

THE MARTINEZ-
APARICIO ADDITION &
REMODEL

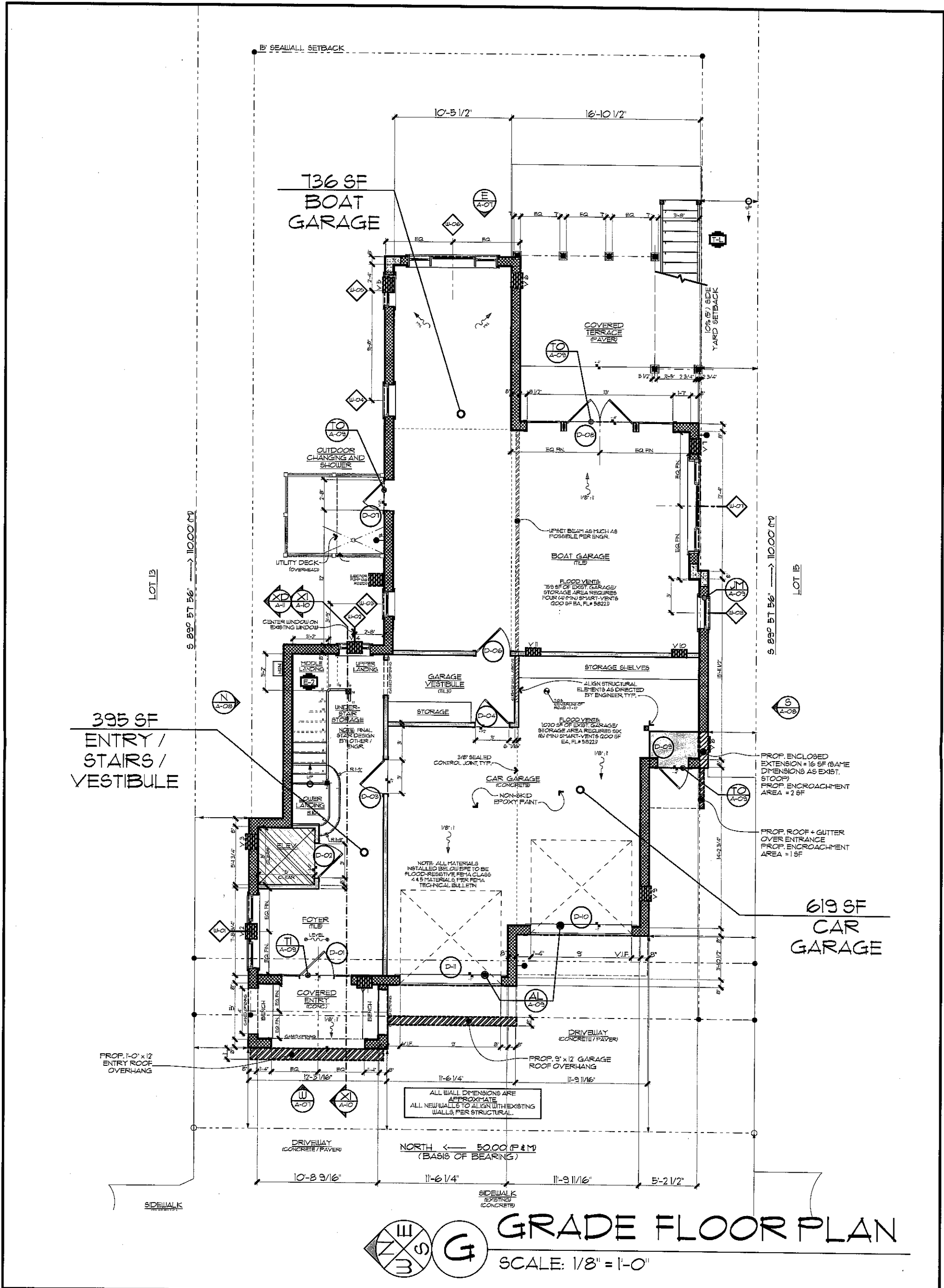
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ST. PETE BEACH, FL 33706

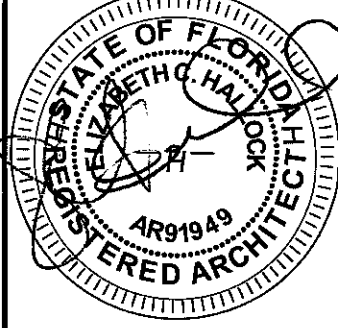
VARIANCE
APPLICATION

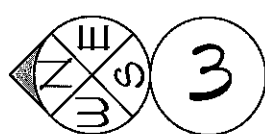
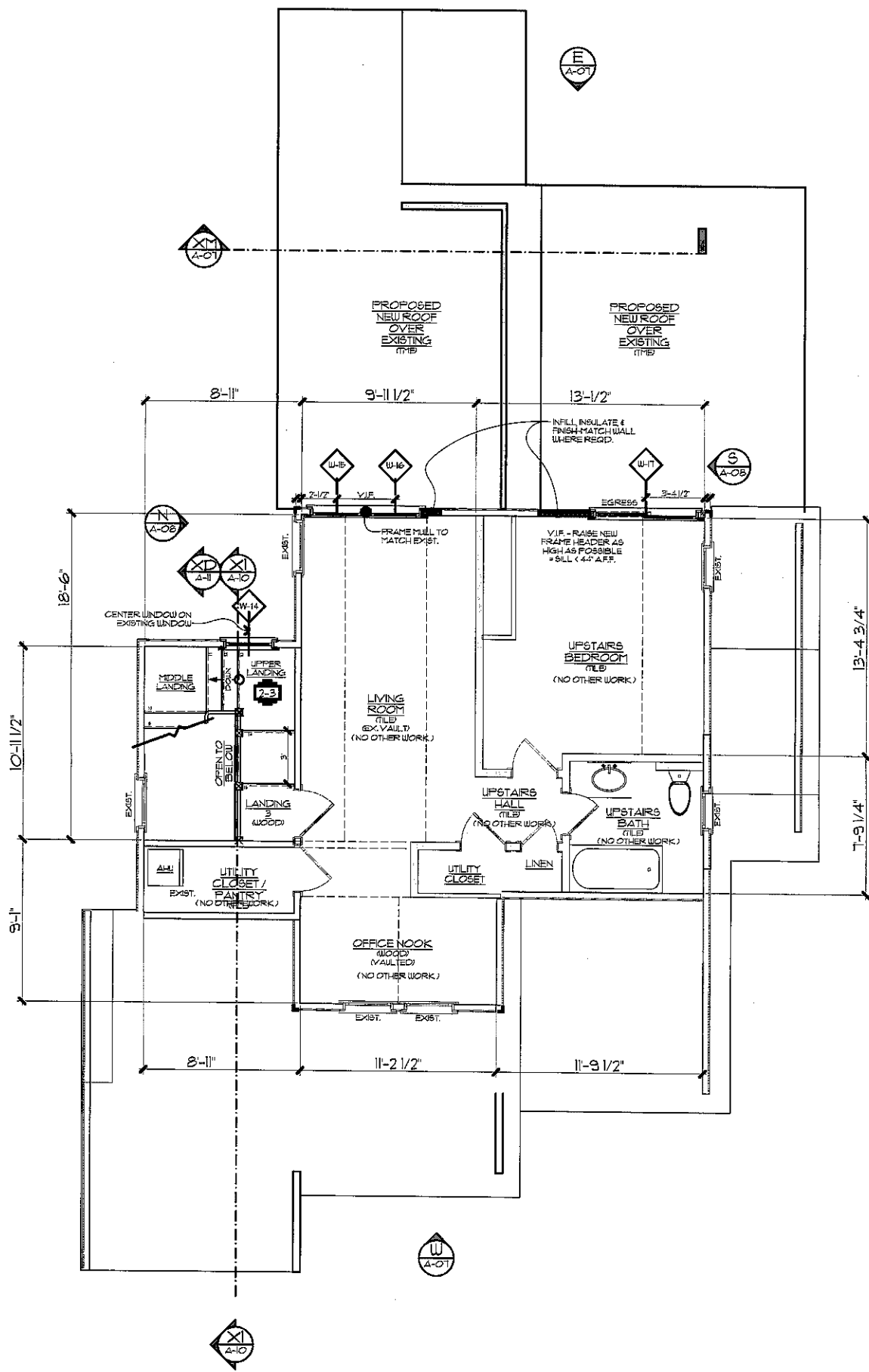
SITE PLAN

SHEET: 1 OF 06

V-1



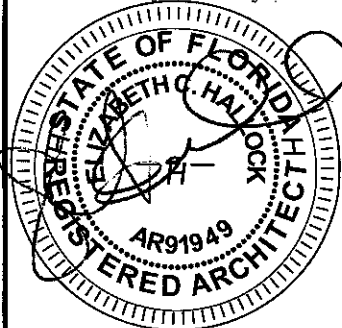
 EDAD studio, PL FL LIC.: AR 91949 ID 4819 632 BAY ST NE ST PETERSBURG, FL 33701 TEL. 727-542-4860 INFO@EDADstudio.com © 2020	PROJ. NO: 19-217	01 FEBRUARY 2020	VARIANCE APPLICATION	
	THE MARTINEZ-APARICIO ADDITION & REMODEL			GRADE FLOOR PLAN
	2605 PASS-A-GRILLE WAY ST. PETE BEACH, FL 33706			
SHEET: 2 OF 06		V-2		



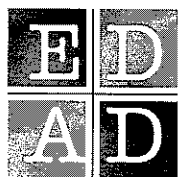
THIRD FLOOR PLAN

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

This work was done by me, or under my supervision.



Expires Feb. 28th, 2021



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 632 BAY ST NE
 ST PETERSBURG, FL 33701
 TEL. 727-542-4860
 INFO@EDADstudio.com
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PROJ. NO: 19-217

01 FEBRUARY 2020

**THE MARTINEZ-
 APARICIO ADDITION &
 REMODEL**

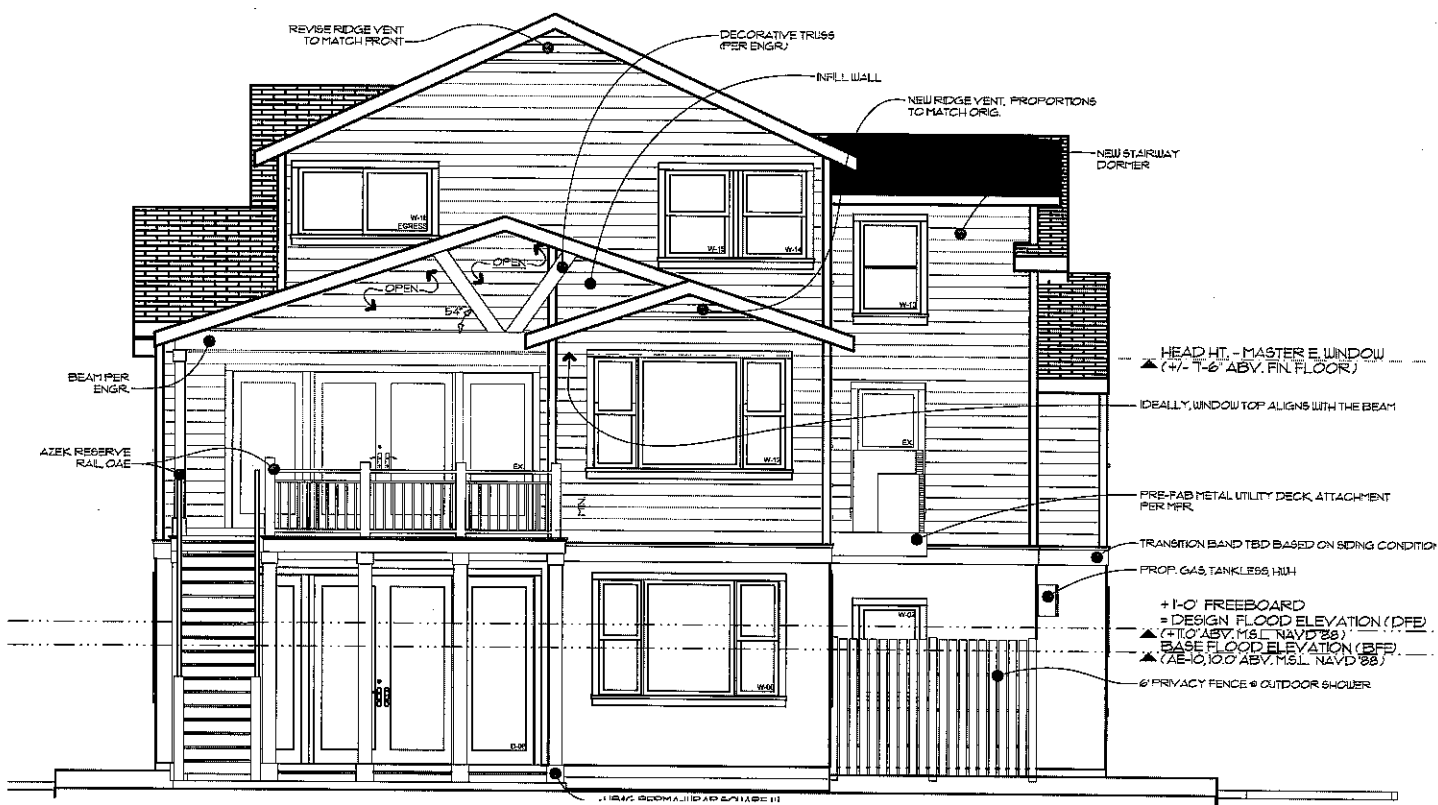
2605 PASS-A-GRILLE WAY
 ST. PETE BEACH, FL 33706

**VARIANCE
 APPLICATION**

3rd FLOOR PLAN

SHEET 4 OF 06

V-4

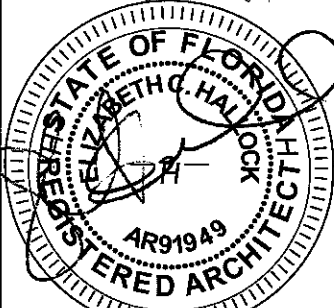


REAR (EAST) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

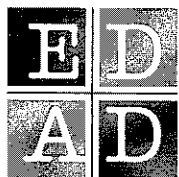


FRONT (WEST) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

This work was done by me, or under my supervision.



Expires Feb. 28th, 2021



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ST PETERSBURG, FL 33701
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PROJ. NO: 19-217 01 FEBRUARY 2020

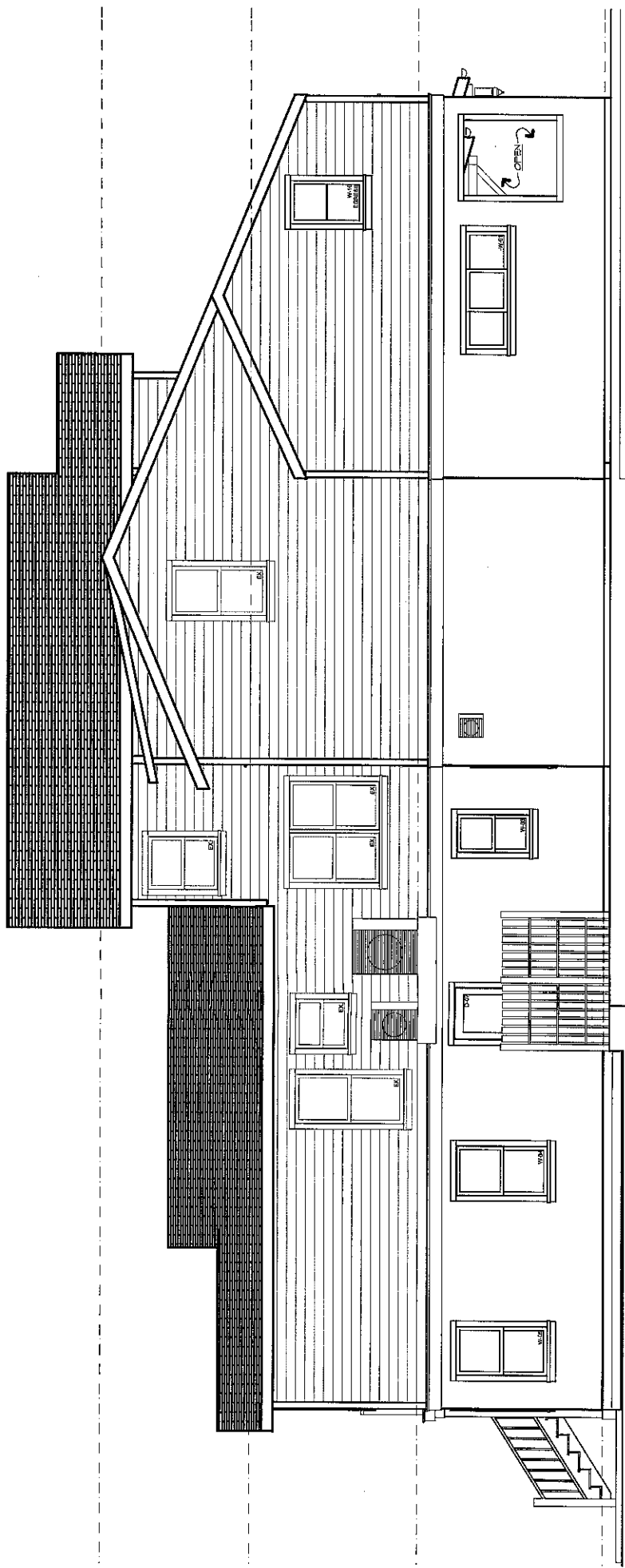
**THE MARTINEZ-
APARICIO ADDITION &
REMODEL**

2605 PASS-A-GRILLE WAY
ST. PETE BEACH, FL 33706

**VARIANCE
APPLICATION
EXTERIOR
ELEVATIONS-
FRONT & REAR**

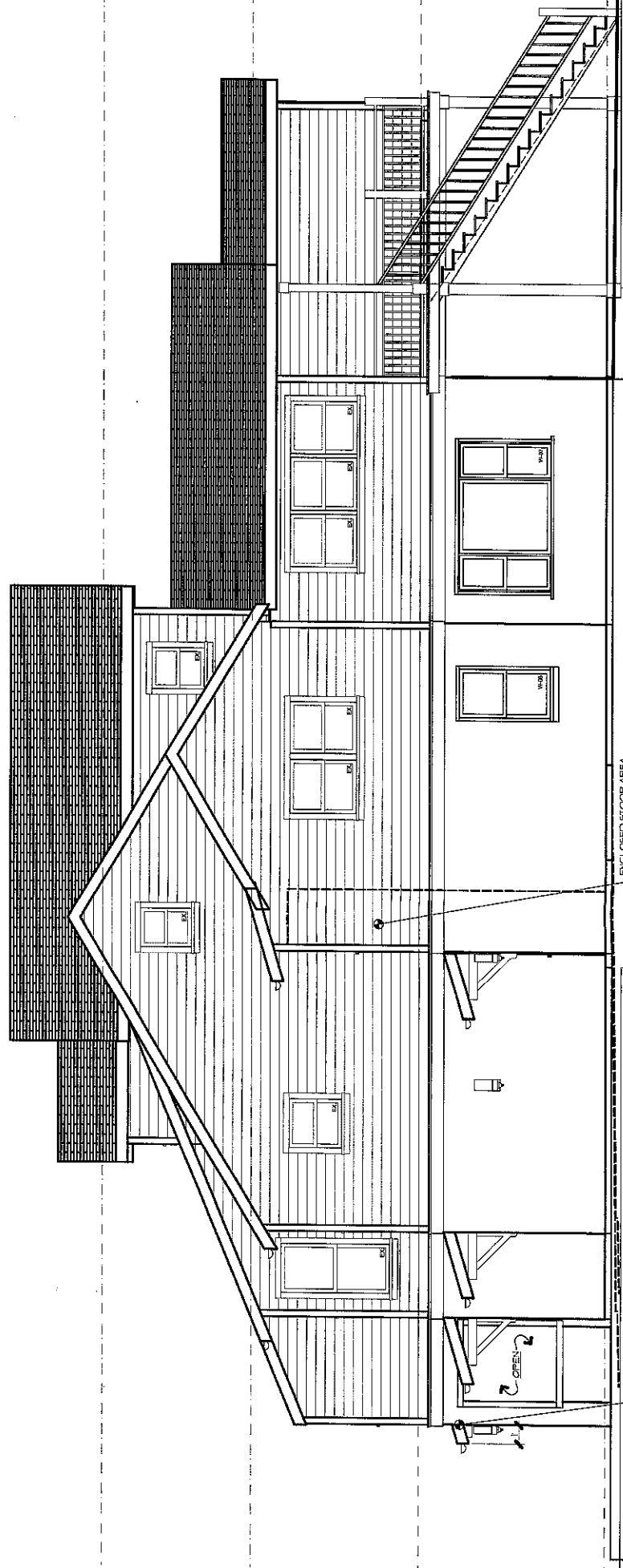
SHEET: 5 OF 06

V-5



NORTH SIDE EXTERIOR ELEVATION

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

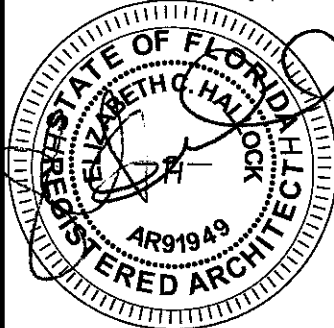


SOUTH SIDE EXTERIOR ELEVATION

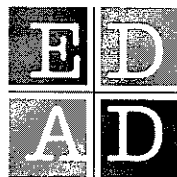
SCALE: 1/4" = 1'-0"



This work was done by me, or under my supervision.



Expires Feb. 28th, 2021



EDAD studio, PL
FL LIC.: AR 91949 ID 4819
632 BAY ST NE
ST PETERSBURG, FL 33701
TEL. 727-542-4860
INFO@EDADstudio.com
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PROJ. NO: 19-217

01 FEBRUARY 2020

THE MARTINEZ-
APARICIO ADDITION &
REMODEL

2605 PASS-A-GRILLE WAY
ST. PETE BEACH, FL 33706

VARIANCE
APPLICATION
EXTERIOR
ELEVATIONS -
SIDES

SHEET 6 OF 06

V-6



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

Application for Local Historic Designation Case No. 20007:

Adrianna Nora, property owner, 602 Pass-A-Grille Way

Meeting Date: March 5, 2020

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owner is requesting Local Landmark Designation for 602 Pass-a-Grille Way.
SUBJECT PROPERTY	602 Pass-a-Grille Way Morey Beach, Block 7, Lot 4 Parcel I.D. #19-32-16-58932-007-0040
LAND USE / ZONING	Residential Low Medium / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1915
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI12596.
SURROUNDING AREA	North – Single-family residence constructed in 2019 South – Single-family residence constructed in 2011 East – Pass-a-Grille Way / Boca Ciega Bay West – Alley / Single-family residence constructed in 1988.

BACKGROUND and ANALYSIS

The Nora House was constructed circa 1915 and is a typical one-story wooden frame vernacular beach cottage that typifies the historic architecture of historic Pass-a-Grille.

According to excerpts from the *Historical and Architectural Survey of Pass-a-Grille, Florida*, which was prepared for the City of St. Pete Beach by historic preservation consultant Gladys Cook, Principal, Historic Preservation Consultants, Inc. dated June 1986: *Pass-a-Grille was found to have an outstanding collection of early Florida Architecture. This collection reflects the development of a beach and fishing resort within the context of a sensitive and beautiful environment. It is the dense configuration of buildings clustered for human scale that provides the sense of comfort and community that is enjoyed and indeed cherished by both residents and visitors* [Cook, Introduction, pg. 1]. This first historical and architectural survey of Pass-a-Grille resulted in the identification of over sixty structures of cultural significance, including 602 Pass-a-Grille Way. As part of that survey, 602 Pass-a-Grille Way was determined to be a contributory structure.

On September 14, 1989, the Pass-a-Grille Historic District was nominated to the National Register of Historic Places which included 602 Pass-a-Grille Way. This original Pass-a-Grille Historic District comprises mainly wood frame vernacular residences and one commercial street (8th Avenue) located in portions of an area 10 blocks long and one block wide and located at the southern end of historic Long Key (Long Key is the island that is known today as St. Pete Beach). The original district is made up of one and two-story houses, along with two story masonry vernacular commercial buildings that generally reflect the construction techniques and building types characteristic of the period between 1890 to 1920.

Sec. 28.20. - Designation report.

Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) Individual historic buildings or archaeological sites:

a. A physical description of the building or site and its character-defining features accompanied by photographs.

This building is a typical one-story frame vernacular similar to others located in the Pass-a-Grille Historic District. It has an asphalt gable roof with a decorative wood frame and an exterior frame chimney. An enclosed front porch projects outward of the main house. There is horizontal vinyl siding and the building rests on raised concrete blocks. There are older windows on the building, and some of these windows have storm shutters.

b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.

Built in 1915, 602 Pass-a-Grille Way meets Section 28.22(1) as follows:

- Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States;
- Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; and
- 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.

c. A description of the existing condition of the building or site including any potential threats or other circumstances that may affect the integrity of the building or site.

Unfortunately, 602 Pass-a-Grille Way exhibits long time patterns of deferred maintenance throughout. The new owner wants to repair and rehabilitate this property for her home. However, much work needs to be done, especially on the interior to make it safe and livable. The existing support piers are currently being repaired, portions of the flooring are not safe to walk upon, the electrical wiring is very old and needs to be replaced. The owner's representative has told staff that safe and livable are the current primary goals.

d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant is not proposing to alter the historical use of the building as a single-family residential structure. As demonstrated in the Certificate of Appropriateness application most of the work will be on the interior of the building to make it safe and livable. The extent of the work proposed to be undertaken is outlined in COA case report No. 20008.

e. A location map, showing relevant zoning and land use information.

602 Pass-a-Grille Way is zoned RLM-2/PAG, Residential District/Pass-a-Grille Overlay which is intended for mixed residential areas designated within the RLM Residential Low Medium land use district, along with the Pass-a-Grille historic overlay regulations. (Divisions 11 and 20 of the LDC.)

f. A recommendation concerning the eligibility of the building or site for designation pursuant to this division and a listing of those features of the building or site which require specific historic preservation treatments.

Staff recommends that this residential structure be recognized as a locally designated historic property because it is significant as an early single-family residential structure that typifies Pass-a-Grille's early settlement/fishing village roots. Much of the building's historic fabric remains although a chimney was added in 1920 and white vinyl siding was installed over the original cypress siding.

In addition, staff finds that the work being proposed in the Certificate of Appropriateness is to repair and rehabilitate the Nora House in a manner that makes it safe and livable. Most of the initial work will be to the interior such as rewiring the house, replacing termite damaged wood, and generally replacing those portions of the structure that are deteriorated. This will be in keeping with the Land Development Code which encourages preserving the integrity of historic properties.

g. A photographic record of the property. Such record should include a comprehensive photographic representation of the interior and/or exterior appearance of all structures associated with the designation request.

The photographic record is attached to this designation report.

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.

Staff analysis: Staff supports this application to locally designate 602 Pass-a-Grille Way as an historic property. According to this property's Florida Master Site File, the building is significant in the areas of architecture and community planning and development. It a contributing resource in the Pass-a-Grille National Register-listed and City of St. Pete Beach-designated Pass-a-grille Historic District. Staff finds that the Nora House is one of the oldest structures built prior to the incorporation of the Town of Pass-a-Grille which itself was later incorporated into the City of St. Pete Beach. Staff also finds that while the Nora House has undergone some alteration as noted in this report, it remains recognizable as an early frame vernacular "beach cottage." Staff finds that the previous owners and longtime Pass-a-Grille residents were Mae and Jack Jackson. Mrs. Jackson served the Pass-a-Grille Community Church as its recording secretary and Mr. Jackson was a firefighter for the Town of Pass-a-Grille and later the City of St. Pete Beach. Also, of note is that the Nora House is the only surviving historic building in the 600-block frontage of Pass-a-Grille Way. The other structures along this Pass-a-Grille Way frontage have been demolished and replaced with larger non-historic masonry vernacular residences. Finally, the Nora House's architectural style, materials, representation of early Pass-a-Grille architecture, historic associations, and continuous use as a single-family residential structure make it a valuable local historic resource that merits consideration as a locally designated historic property.

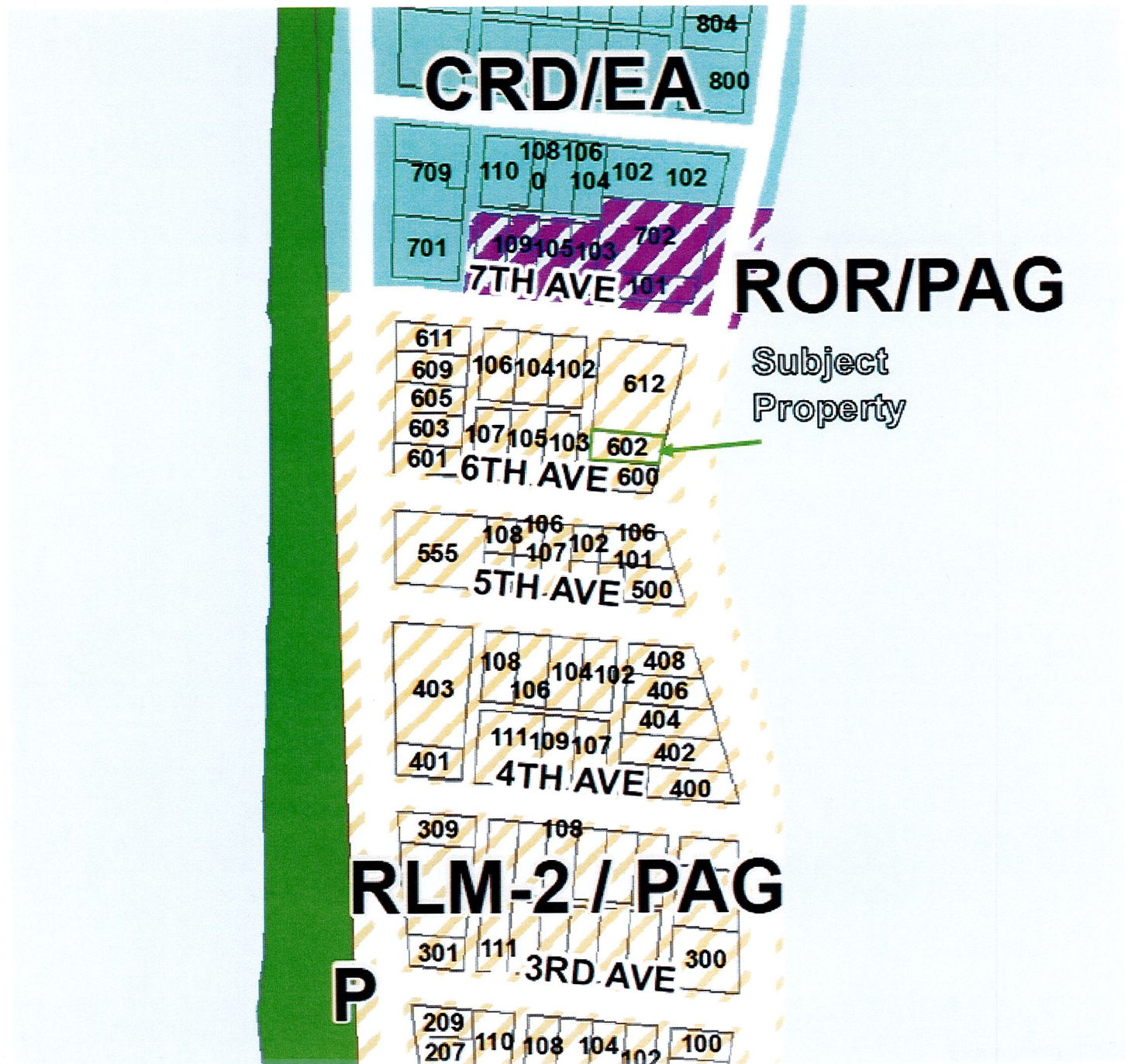
Bibliographic References:

Historical and Architectural Survey of Pass-a-Grille, Florida, June 1986, prepared for the City of St. Pete Beach by historic preservation consultant Gladys Cook, Principal, Historic Preservation Consultants, Inc., Sarasota, Florida.

Florida Master Site File 8PI917 (1986) and PI12596 (2015). According to the Florida Division of Historical Resources staff data analyst Cody VanderPloeg, these two files were combined into one record when the later form - PI12596 – was submitted.

Pass-a-Grille Historic Sites Survey, City of St. Pete Beach, Pinellas County, Florida, April 2015, prepared by Geoffrey B. Henry, M.A. and G. Ellen Rankin, B.S., TRC Environmental Corporation, Lanham, Maryland.

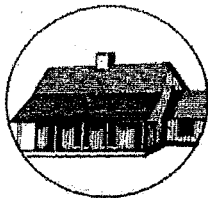
ZONING 602 Pass-a-Grille Way



MAE C JACKSON
602 PASS A GRILLE WAY

Type	1922 Frame Vernacular One story house
Roof and Related Features	Asphalt shingle gable roof with decorative wooden frame Exterior brick chimney
Projections	Enclosed front porch
Structure and Materials	Horizontal wood panel siding Stands on raised concrete blocks
Windows and Doorways	Older windows with wood frames Selected windows have storm shutters
Additions	N/A
Other	Window A/C



☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 PI12596

Field Date 1-5-2015

Form Date 2-5-2015

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) 602 Pass-a-Grille 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 602 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address _____
 Cross Streets (nearest / between) _____
 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 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-007-0040 Landgrant _____
 Subdivision Name MOREY BEACH Block 7 Lot 4
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1915 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1915 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: 7-10-2007 Nature Siding (2007), porch encl, windows repl.
 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. Vinyl 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 vinyl sash windows, sliding 1-light windows
 Distinguishing Architectural Features (exterior or interior ornaments) Pierced concrete infill in lattice pattern on foundation
 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 _____ Init. _____
 Keeper - Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. stucco
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Central 1-leaf door on enclosed porch is accessed via concrete stairs

Porch Descriptions (types, locations, roof types, etc.) Full-width front porch with shed roof is enclosed with screening.
Secondary porch on side (north) elevation is also enclosed.

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

Narrative Description of Resource The 1-story house originally had a T-plan with the front section only 1-bay deep. According to the tax assessor, the chimney was added in 1920. Alterations include the replacement siding and windows as well as the two porch enclosures.

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 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

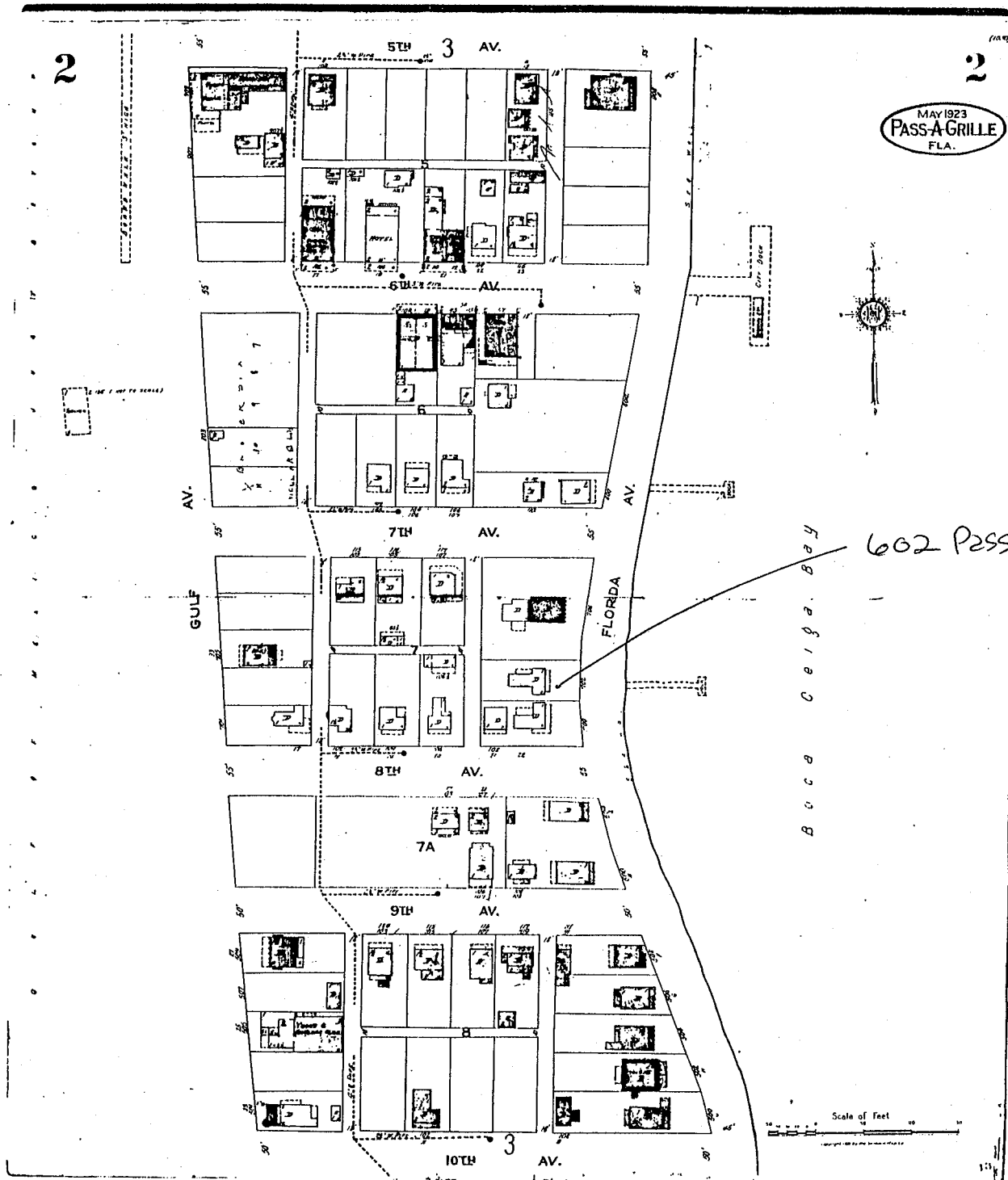
① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

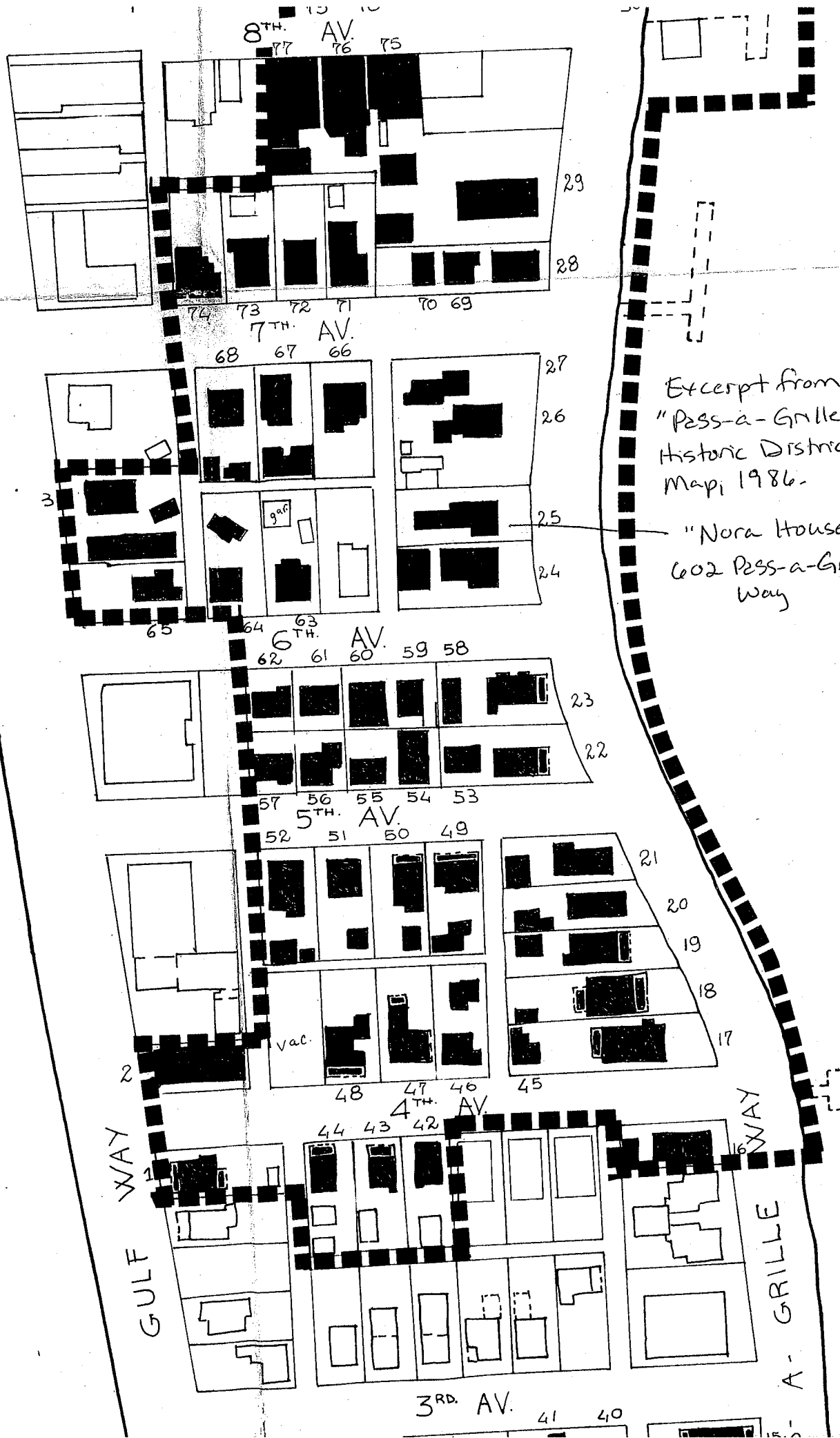
③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

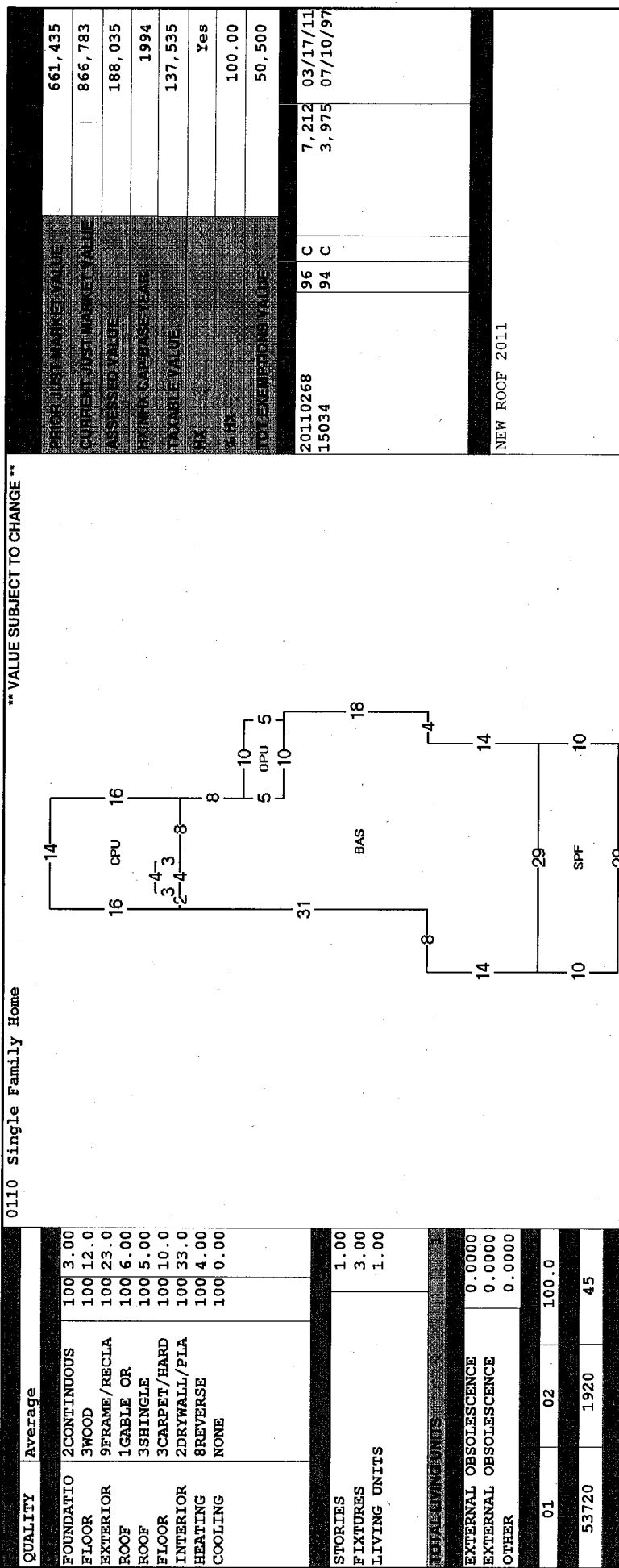
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable)
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff

Excerpt from "Sanborn Map Company," Pass-a-Grille,
Florida. Population 200. Dated 1923.



G U I T



[illegible]



Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE

ADRIANNA NORA

(print name of property owner)

hereby authorize

RALPH O. LICKTON

(print name of agent)

to represent me/us in an application for

HISTORIC BOARD APPLICATIONS

(type of application: variance, conditional use, zoning, etc.)

Adrianna Nora

X Adrianna Nora

Signature of Owner

Adrianna Nora

ADRIANNA NORA

Print Name of Owner

Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 4 day of February
2020 by Adrianna Nora who is personally known _____
or produced FLDL#502-0 as identification.

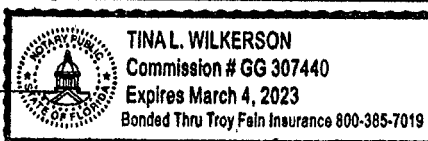
Tina L. Wilkerson

(Notary Signature)

2/4/2020

(Date)

My Commission Expires _____



Acknowledgment by Individual

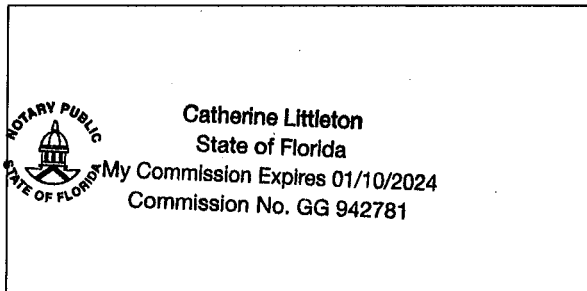
State of Florida

County of PinellasThe foregoing instrument was acknowledged before me this 3 dayof February, 2020, by means of physical presence byAdrianna Martina Mora (name of person acknowledging).☐ Personally known to me☒ Produced Identification

Type of Identification Produced

Drivers LicenseNotary signature Catherine LittletonNotary name (typed or printed) Catherine LittletonTitle (e.g., Notary Public) Notary Public

Place Seal Here

**For Bank Purposes Only****Description of Attached Document**

Type or Title of Document

Owners Authorization for Agent

Document Date

NO Date

Number of Pages

1

Signer(s) Other Than Named Above

NONE

F001-000DSG5350FL



Application for Local Historic Designation

GENERAL INFORMATION

Case Number # 20007

Property Owner Name & Address

Agent or Representative Name & Address

ADRIANNA NORA

RALPH ORVILLE LICKTON, DESIGNER

602 PASS-A-GRILLE WAY

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FL 33706

ST. PETE BEACH, FL 33706

Phone 651-468-6778

Phone 727-368-0017

Email Address ADRIANNAN93@GMAIL.COM Email Address LICKTONDESIGN@VERIZON.NET

Property Address, Legal Description, Parcel ID

SAME AS ABOVE

PARCEL ID. 19-32-16-58932-007-0040

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): # PI 12596

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of RESIDENCE located at 602 PASS-A-GRILLE WAY and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: _____

Date: 2/4/2020

LOCAL HISTORIC DESIGNATION

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting the proposed boundary. (Use continuation sheet if necessary). Include acreage or land square footage of the subject property.

TYPICAL PASS-A-GRILLE RESIDENTIAL LOT $42' \pm \times 100' \pm$ 4431.748 sq ft.

1 STORY FRAME VERNACULAR STRUCTURE 1650 sq ft $\pm$

FUNCTION OR USE

Historic Functions

SINGLE FAMILY RESIDENCE

Current Functions

SINGLE FAMILY RESIDENCE

DESCRIPTON

Architectural Classification

ONE STORY "COTTAGE"

HIGH PITCHED GABLE END ROOF

Materials

FRAME CONSTRUCTION

STATEMENT OF SIGNIFICANCE

Designation Criteria Established (mark one or more boxes for the appropriate criteria)

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:

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☒ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☒ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration or master plan, and when no other building or association has survived; and
- ☒ 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.

(2) **Historic districts.** A district is of historic significance if it:

- ☐ Represents a significant entity whose components may lack individual distinction; or
- ☒ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

(3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
- ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

EARLY STRUCTURES BEFORE INCORPERATION
OF TOWN OF PASS-A-GRILLE

2. Significant Dates (date constructed and altered, if applicable)

CONSTRUCTED 1915

MASONRY FIREPLACE ADDITION 1920

3. Significant Persons

MAE JACKSON, PREVIOUS OWNER(S)

JACK JACKSON, DECEASED)

4. Cultural Affiliation/Historic Period

MRS JACKSON WAS LONG TIME PASS-A-GRILLE

COMMUNITY CHURCH RECORDING SECRETARY

MR. JACKON WAS A TOWN OF PASS-A-GRILLE FIREFIGHTER

LATER JOINED CITY OF ST. PETE BEACH FIREDEPARTMENT

5. Architect

UNKNOWN

6. Builder

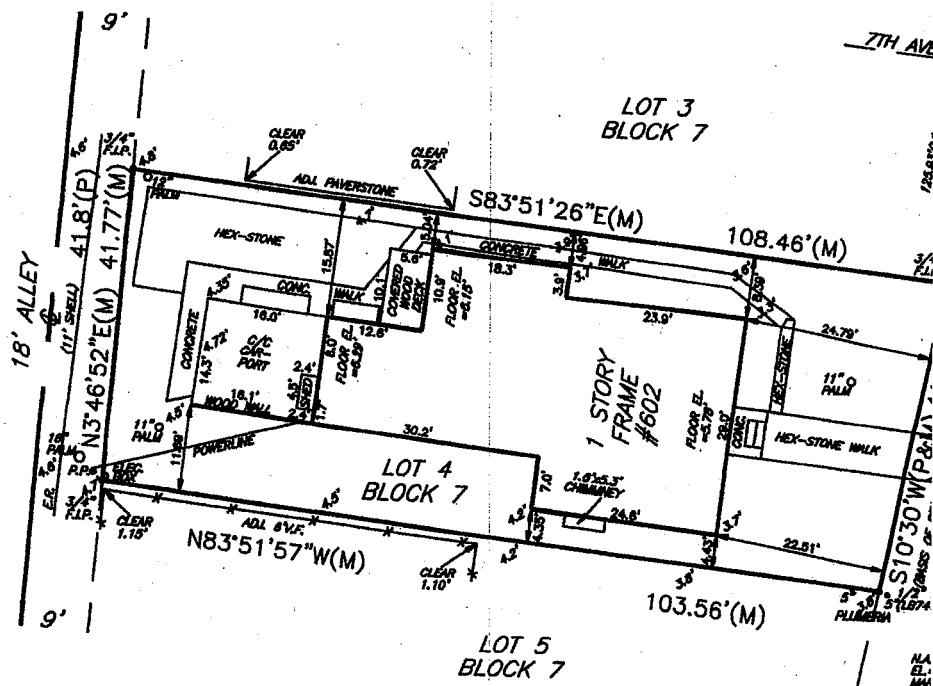
UNKNOWN

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information.

Major Bibliographic References

Please cite the books, articles, and other sources used in preparing this form below or on one or more continuation sheets.



A BOUNDARY SURVEY OF LOT 4, BLOCK 7, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY WITH SPOT ELEVATIONS.

JOB NUMBER: MMXIX437	DAVID C. HARNER	FLOOD ZONE:
TELEPHONE: (727) 360-0636	PROFESSIONAL SURVEYOR & MAPPER	FLOOD MAP D
DATE OF FIELD SURVEY: 11/20/19	9925 GULF BOULEVARD	COMMUNITY NO.
SCALE: 1 INCH = 20 FEET	TREASURE ISLAND, FL 33706	MAP NUMBER:
DRAWN BY: DCH	SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST	CHECKED BY: DCH
CERTIFIED TO:		
ADRIANNA NORA		

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

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. 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 B.F.E.=BASE FLOOD ELEVATION
 A=ARC LENGTH ADJ.=ADJACENT B.C.=BACK OF CURB C=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY
 C=CHORD CONCRETE M.H.=MANHOLE C/C=COVERED CONC. CL=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE
 E.L.=ELEVATION F.F.=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2850 O.P.=OPEN PORCH
 F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M.=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE
 D.=DEED R.=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE.=EASEMENT P/S=PAVERSTONE
 B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P.=PLAT E.P.=EDGE OF PAVEMENT

11/22/19 *D.C.H.*
 DAVID C. HARNER P.S.&M.
 REGISTRATION NUMBER 2850

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



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

Certificate of Appropriateness Case Nos 20008 & 20009:

Adrianna Nora, property owner, 602 Pass-A-Grille Way

Meeting Date: March 5, 2020

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owner is requesting a Certificate of Appropriateness primarily for interior repairs and modifications, exterior window and door replacements, and other minor modifications as outlined in the application (Case No. 20009), and Variance from the Floodplain Management Regulations to perform work that constitutes substantial improvement (Case No. 20008). For 602 Pass-a-Grille Way.
SUBJECT PROPERTY	602 Pass-a-Grille Way Morey Beach, Block 7, Lot 4 Parcel I.D. #19-32-16-58932-007-0040
LAND USE / ZONING	Residential Low Medium / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1915
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI12596.
SURROUNDING AREA	North – Single-family residence constructed in 2019 South – Single-family residence constructed in 2011 East – Pass-a-Grille Way / Boca Ciega Bay West – Alley / Single-family residence constructed in 1988.

BACKGROUND and ANALYSIS

The Nora House was constructed circa 1915 and is a typical one-story wooden frame vernacular beach cottage that typifies the historic architecture of historic Pass-a-Grille.

According to excerpts from the *Historical and Architectural Survey of Pass-a-Grille, Florida*, which prepared for the City of St. Pete Beach by historic preservation consultant Gladys Cook, Principal, Historic Preservation Consultants, Inc. dated June 1986: *Pass-a-Grille was found to have an outstanding collection of early Florida Architecture. This collection reflects the development of a beach and fishing resort within the context of a sensitive and beautiful environment. It is the dense*

configuration of buildings clustered for human scale that provides the sense of comfort and community that is enjoyed and indeed cherished by both residents and visitors [Cook, Introduction, pg. 1]. This first historical and architectural survey of Pass-a-Grille resulted in the identification of over sixty structures of cultural significance, including 602 Pass-a-Grille Way. As part of that survey, 602 Pass-a-Grille Way was determined to be a contributory structure.

On September 14, 1989, the Pass-a-Grille Historic District was nominated to the National Register of Historic Places which included 602 Pass-a-Grille Way. This original Pass-a-Grille Historic District comprises mainly wood frame vernacular residences and one commercial street (8th Avenue) located in portions of an area 10 blocks long and one block wide and located at the southern end of historic Long Key (Long Key is the island that is known today as St. Pete Beach). The original district is made up of one and two-story houses, along with two story masonry vernacular commercial buildings that generally reflect the construction techniques and building types characteristic of the period between 1890 to 1920.

The applicant is proposing to repair and rehabilitate this property for her home. Unfortunately, 602 Pass-a-Grille Way exhibits long time patterns of deferred maintenance throughout. However, much work needs to be done, especially on the interior to make it safe and livable. The existing support piers are currently being repaired, portions of the flooring are not safe to walk upon, the electrical wiring is very old and needs to be replaced. The owner's representative has told staff that making the house safe and livable are the current primary goals.

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)

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 designed as a single-family dwelling and will continue to be utilized 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 is primarily focusing on renovating the building in a manner that will meet existing codes and become livable. Much of the proposed work will be interior. Per the applicant, the exterior will essentially remain the same – at a later date they would like to remove the existing vinyl and transite (asbestos) siding to expose the original cypress “novelty” siding. The original bead board will be preserved in the living room as well as the original doors and windows. In addition, the site plan shows a small deck to be added on the south side of the house.*

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 applicant will not be adding any historical features from other properties.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *According to the applicant there are no changes that have historical significance.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The applicant plans that wherever possible, original construction materials, features, finishes and construction techniques will be preserved.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *The existing beadboard and plaster walls in the living room will be cleaned, patched, repaired, and sealed to preserve and maintain its original appeal.*

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. *Per the applicant, the cleaning of historic surfaces will be done with care, avoiding chemicals that many cause any damage.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *There are no known archeological resources on this property.*

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 storm shutters on the front screen porch will be elevated. However, this will not change the outward appearance of the house.*

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. No new additions or adjacent construction are planned for this property.

LDC Sec. 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *No additions are planned to the house. The site plan does show the addition of a small deck on the south side of the house.*
2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable 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.** *No additions are planned for the house. As noted, the site plan does show a small deck structure on the south side of the property.*
3. **Additions shall be attached to the rear and/or to the side of the original structure.** *No additions are planned.*
4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** *The applicant is proposing the following:*
 - *Air conditioning equipment will be kept from street front view;*
 - *Exterior to remain with repairs;*
 - *Windows – new impact insulated windows will replace non-functional windows;*
 - *Doors – new impact insulated will replace non-original existing doors;*
 - *Screened porch will remain. Repair damaged floorboards;*
 - *Existing roof – recent installation by previous owner; and,*
 - *Asphalt shingles to remain.*

LDC Sec. 28.16 – Variance from floodplain management regulations, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

1. **The variance will not preclude the structure's continued designation as a historic structure.** *The variance will not preclude the structure's continued designation as a historic structure. The work being undertaken it's primarily to repair and upgrade this property for safety and liability purposes. The structure's appearance and use will not change. The proposed interior renovations and exterior window and door replacements to ensure "livability" greatly exceeds the Property Appraiser's and private appraiser's evaluations allowed by FEMA's 50% rule.*
2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *In this proposal, the overall exterior look and function of the house will not change. Complying with current FEMA requirements would significantly alter the applicant's ability to repair and update this property to meet safety and livability concerns. Therefore, the requested variance from the FEMA regulations will allow for the preservation of the historic character and design of the original structure.*

Recommendation: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness and variance from the floodplain management regulations.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

ADRIANNA, NORA
602 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4333

04 Feb 2020

Re: 19-32-16-58932-007-0040 Situs: 602 PASS A GRILLE WAY

Windstorm Loss Mitigation (WLM)

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): \$45,926; Extra Features: \$1,171; and Land: \$713,390. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by making a 15% adjustment to Just Value. This yields the following values: Structure(s): \$54,031; Extra Features: \$1,378; and Land: \$839,282.

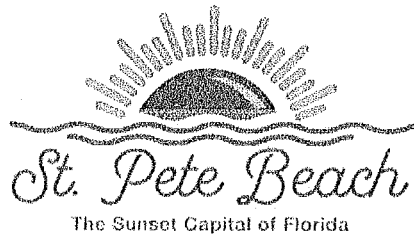
The preceding value allocation to the structure would allow improvements not to exceed \$27,015 based on the "50% Rule".

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit https://www.pinellascounty.org/flooding/sd_si_50.htm for more information regarding the FEMA "50% Rule".

Value Use Limitations

The above values are effective for the 2019 Interim Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2019. This information is provided solely for the purposes stated above. It is invalid for any other purpose.



Certificate of Appropriateness

List of Required Submittals

Please note that only complete applications will be accepted and must include the following:

- ☒ Completed COA application form
- ☒ Payment of application fee
- ☒ Site plan or survey of the subject property
 - To scale on 8.5" x 11' paper
 - North arrow
- ☒ Elevation drawings – all sides
- ☐ Samples or a detailed brochure of new materials to be used
- ☐ Photographs of the subject property and structures in question

The following items are optional but strongly suggested:

- ☒ Floor plans
 - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - North arrow
 - Locations of all doorways, windows, and walls (interior and exterior)
 - Dimensions and area of each room

Please note that a Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Agent or Representative Name & Address

ADRIANNA NORA

RALPH ORVILLE LICKTON, DESIGNER

602 PASS-A-GRILLE WAY

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FL 33706

ST. PETE BEACH, FL 33706

Phone 651-468-6778

Phone 727-368-0017

Email Address ADRIANNAN93@GMAIL.COM

Email Address LICKTONDESIGN@VERIZON.NET

Property Address, Legal Description, Parcel ID

SAME AS ABOVE

PARCEL ID. 19-32-16-58932-007-0040

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

- ☒ Alteration of building/structure
- ☐ New Construction
- ☐ Addition
- ☒ Rehabilitation
- ☐ Relocation
- ☐ Demolition

PROPOSED USE

- ☒ Single-family residence
- ☐ Multi-family residence
- ☐ Office
- ☐ Commercial
- ☐ Hotel/Motel
- ☐ Restaurant
- ☐ Other _____

Estimated Cost of Work: \$ 250,000 ±

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

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. Please describe your project with respect to the Secretary of Interior Standards which 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 WILL REMAIN A SINGLE FAMILY HOME.

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.

AS OF NOW, THE EXTERIOR WILL REMAIN AS IT HAS BEEN.
WE DESIRE TO REMOVE THE THE EXISTING VINYL AND TRANSITE
(ASBESTOS) SIDING AND SHINGLES TO EXPOSE THE ORIGINAL
CYPRESS "NOVELTY" SIDING. THE INTERIOR WILL BE UPDATED
TO MEET CURRENT CODES AND BECOME LIVEABLE. THE ORIGINAL
BEAD BOARD WILL BE PRESERVED AND USED IN THE LIVING ROOM,
AS WELL AS THE ORIGINAL DOORS AND WINDOWS.

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.

WE WILL NOT BE ADDING ANY HISTORICAL FEATURES
FROM OTHER PROPERTIES,

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

THERE ARE NO CHANGES THAT HAVE HISTORICAL SIGNIFICANCE,

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

WHERE EVER POSSIBLE, ORIGINAL CONSTRUCTION MATERIALS,
FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES
WILL BE PRESERVED.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

THE EXISTING BEAD BOARD AND PLASTER WALLS IN THE LIVING ROOM WILL BE CLEANED, PATCHED, REPAIRED AND SEALED TO PRESERVE AND MAINTAIN ITS ORIGINAL APPEAL.

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 CLEANING OF HISTORIC SURFACE WILL BE DONE WITH CARE, AVOIDING CHEMICALS THAT MAY CAUSE ANY DAMAGES.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

NO PRESENT ARCHEOLOGICAL RESOURCES ARE KNOWN OF.

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 STORM SHUTTERS ON THE FRONT SCREEN PORCH WILL BE ELEVATED. HOWEVER, THIS WILL NOT CHANGE THE OUTWARD APPEARANCE OF THE HOME.

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.

NO NEW ADDITIONS OR ADJACENT CONSTRUCTION ARE PLANNED FOR THIS PROPERTY

LDC Section 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**

NO ADDITIONS ARE PLANNED.

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable 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.**

NO ADDITIONS ARE PLANNED

3. **Additions shall be attached to the rear and/or to the side of the original structure.**

NO ADDITIONS ARE PLANNED

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

AIR CONDITIONING EQUIPMENT WILL BE KEPT FROM STREET FRONT VIEW.

EXTERIOR: TO REMAIN WITH REPAIRS.

WINDOWS: NEW IMPACT INSULATED WINDOWS WILL REPLACE

NON-FUNCTIONAL WINDOWS

DOORS: NEW IMPACT INSULATED WILL REPLACE NON-ORIGINAL EXISTING DOORS

SCREENED PORCH: WILL REMAIN - REPAIR DAMAGED FLOOR BOARDS

EXISTING ROOF: RECENT INSTALLATION BY PREVIOUS OWNER

FIBERGLAS ASPHALT SHINGLES TO REMAIN.

Please give an overview of the propose work on the following systems.

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

Exterior material/siding	EXISTING WHITE VINYL SIDING TO REMAIN THIS COVERS "TRANSITE" ASBESTOS SIDING INSTALLED OVER ORIGINAL CYPRESS "NOVELTY SIDING"
Windows	PROPOSED NEW WHITE VINYL IMPACT WINDOWS EXISTING WHITE ALUMINUM WINDOWS AND FRAME WINDOW TO REMAIN
Doors	ORIGINAL WOOD FRENCH DOORS, INSULATED STEEL DOOR TO REMAIN
Roofing	ASPHALT SINGLE (RECENT INSTALLATION)
Entrances/Porches	EXISTING FRAME SCREENED PORCH (FRONT) TO REMAIN, COVERED REAR WOOD ENTY PORCH TO REMAIN.

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 
Applicant Signature

2/3/20
Date

PROPOSED SITE PLAN

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

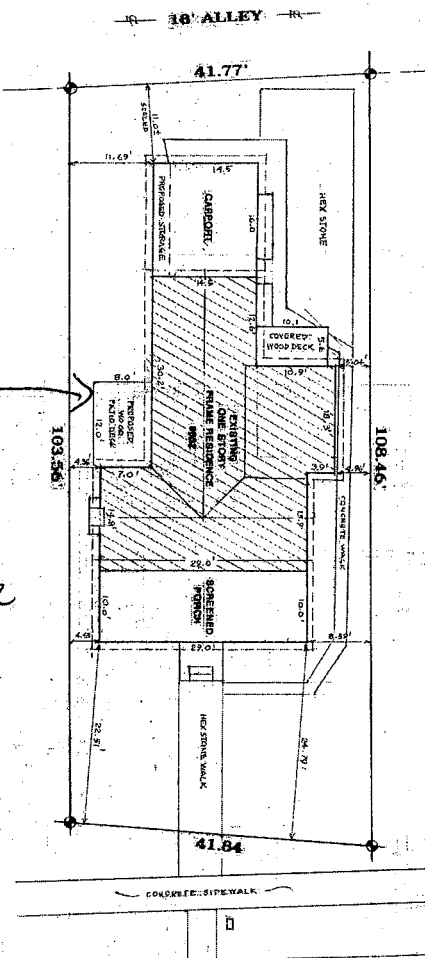
NORTH >>>

Per the applicant,
the setback of
deck is 5'

JRC

EXISTING FLOOR ELEVATION 5/292 F.E.A. BFE

AREA CALCULATIONS:	
TOTAL LOT AREA	1,443.746 SQ. FT. = 100 %
STRUCTURE COVER	1,164.56 SQ. FT. = 80.7 %
PAVING, WALKS, DRIVE	693.0 SQ. FT. = 48.0 %
TOTAL IMPERVIOUS	1,857.56 SQ. FT. = 128.7 %
CONDITIONED SPACE	1,083.5 CU. FT. = 75.0 %

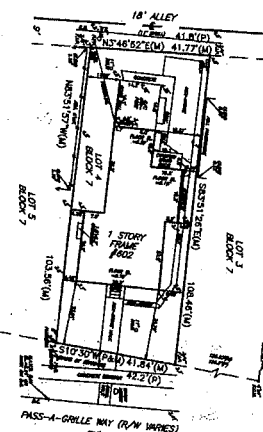


PASS-A-GRILLE WAY

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

CITY OF ST. PETE BEACH
FLM-2/PAG ZONING DISTRICT

PROPERTY LOCATED IN A DESIGNATED FLOOD HAZARD AREA
F.E.A. DESIGNATION: 1A-E ELEVATION 10.0' N.A.V.D. 1989
Community Panel #123148 0286 G
PINELLAS GULF BEACH COASTAL CODE ZONE 3



DATE	DESCRIPTION	BY	CHECKED
11/11/11	PRELIMINARY SITE PLAN	JRC	
11/11/11	REVISIONS	JRC	
11/11/11	REVISIONS	JRC	
11/11/11	REVISIONS	JRC	
11/11/11	REVISIONS	JRC	

Ralph Orville Lickton Designer
ST. PETE BEACH, FLORIDA 33706-4377
Phone/Fax: 727-466-4377 Email: rlickton@rolic.com
in Association with: **PATRICK KNAPP, P.E.**
301 Woodward Avenue
Orlando, Florida 32807
P.E. # 41690 #115 984-4743 760-4774@ACKI.COM

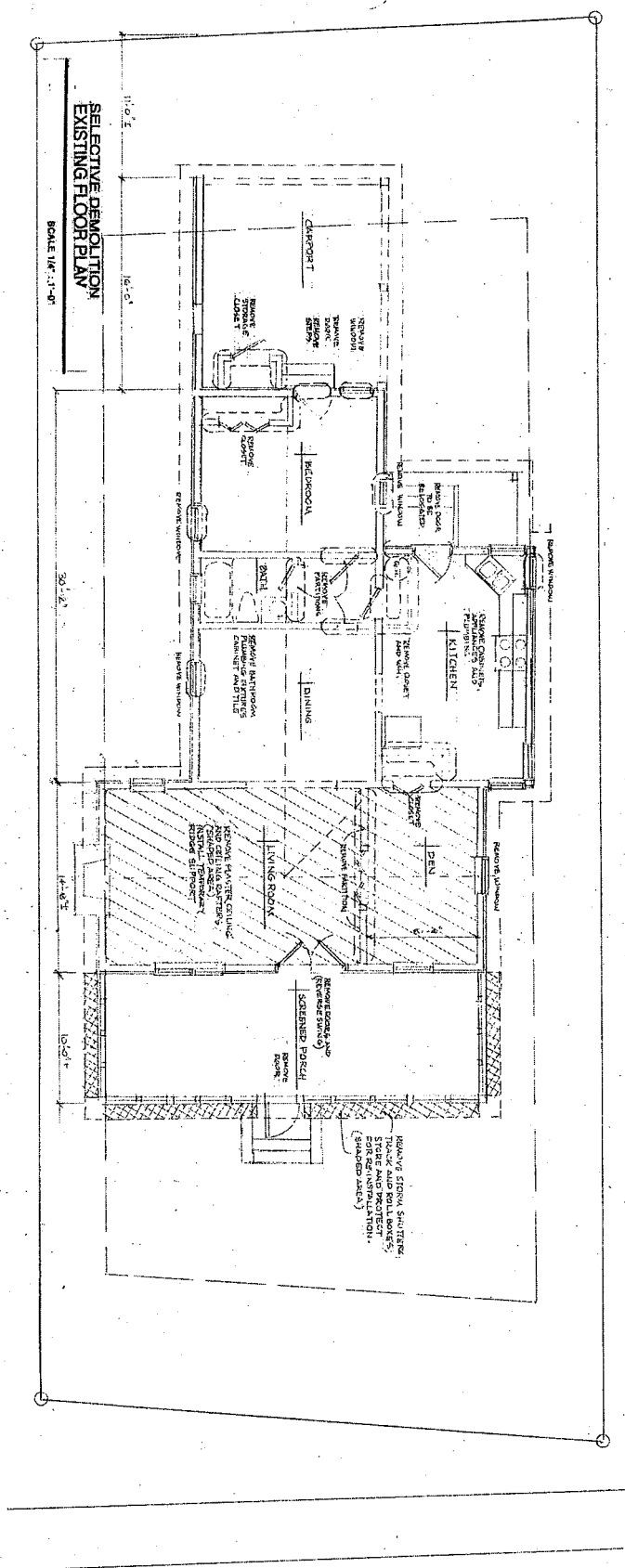
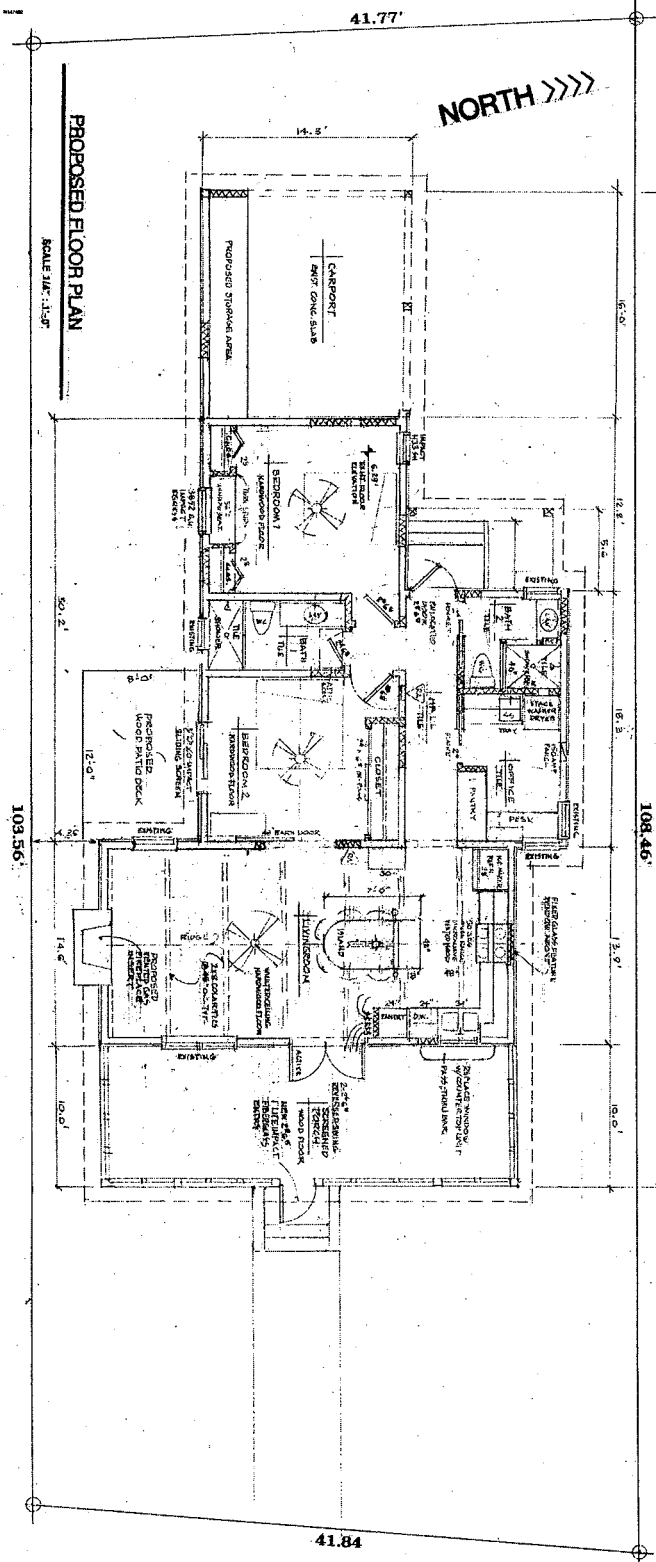
PROPOSED SITE PLAN

REPRODUCTION OR BURNING OF THESE DRAWINGS WITHOUT
REMARKS IS PROHIBITED FOR SMALL CHANGES EFFECTING THE
STRUCTURAL AND ARCHITECTURAL DESIGN BE MADE WITHOUT OBTAINING
THE DESIGNER'S CONSENT. THE DESIGNER'S LIABILITY FOR THE
DESIGN IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE
STRUCTURE ONLY. THE DESIGNER DOES NOT ASSUME ANY
LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE
STRUCTURE.

REVISED 2/3/20
PRELIMINARY 1/22/20
Proposed 1/10/2015

PROPOSED RENOVATIONS AND ADDITIONS
HISTORIC PASS-A-GRILLE RESIDENCE
ADRIANA NORA
602 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706





PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED RENOVATIONS AND ADDITIONS
HISTORIC PASS-A-GRILLE RESIDENCE
ADRIANNA NORA
602 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706

Comm. # 14116

Ralph Orville Lickton Designer

1706 PASS-A-GRILLE WAY, ST.
ST. PETE BEACH, FLORIDA 33706-4577
Phone/Fax: 727-366-0977 lcktonr@earthlink.net
In Association with **PATRICK KNAPP, P.E.**
341 Woodward Avenue
St. Petersburg, Florida 33705
P.E. # 115021 9718 987-4075 lcktonr@earthlink.net

EXISTING & PROPOSED FLOOR PLANS

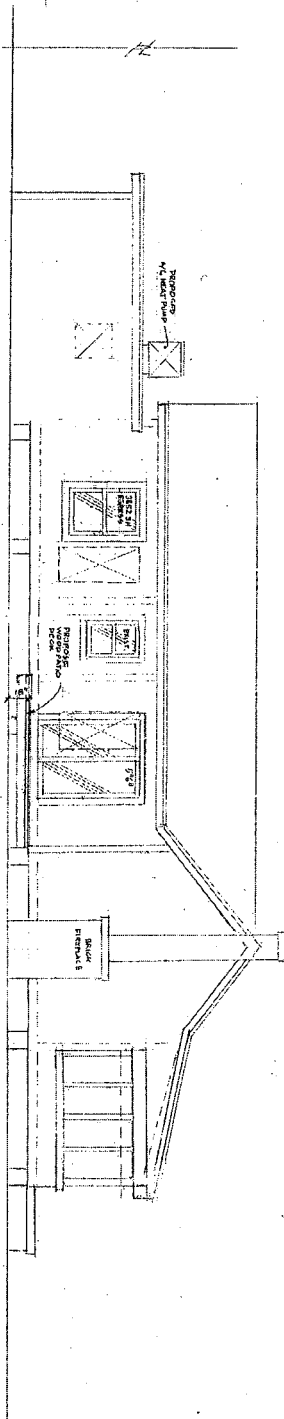
REPRODUCTION OR RELEASE OF THESE DRAWINGS AND/OR DESIGN
ELEMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION OF THE
DESIGNER. ANY VIOLATION OF THIS PROHIBITION SHALL BE CONSIDERED
A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEER.
COPYRIGHT © 2003 PATRICK KNAPP, P.E. AND RALPH O. LICKTON, DESIGNER
ALL RIGHTS RESERVED

REVISED: 2/3/20
PRELIMINARY 1/22/20
Project: 115021

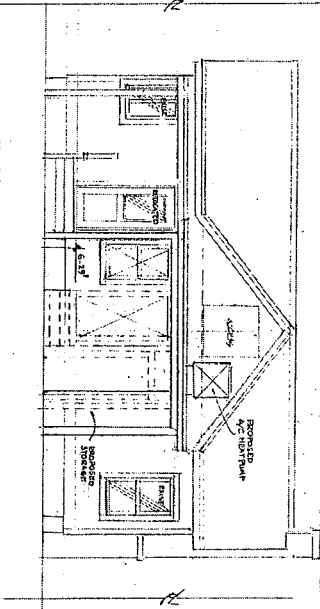
EXTERIOR ELEVATIONS

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

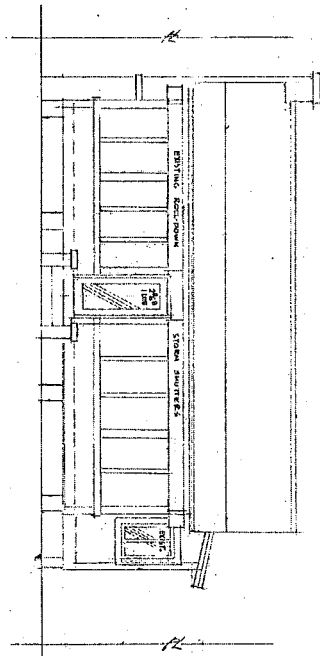
LEFT SIDE ELEVATION - SOUTH



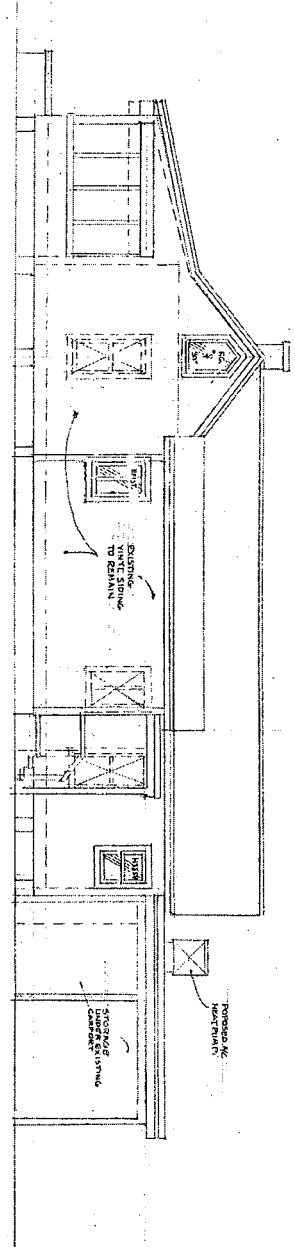
REAR ELEVATION - WEST - ALLEY



FRONT ELEVATION - EAST - PASS-A-GRIFFE WAY



RIGHT SIDE ELEVATION - NORTH



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED RENOVATIONS AND ADDITIONS
HISTORIC PASS-A-GRIFFE RESIDENCE
ADRIANNA NORA
602 PASS-A-GRIFFE WAY
ST. PETE BEACH, FLORIDA 33706

Form # 1412

Ralph Orville Lickton Designer

1706 PASS-A-GRIFFE WAY, RD
ST. PETE BEACH, FLORIDA 33706-4377
Phone/Fax: 727-466-0017 slckton@verizon.net
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Calverton, Florida 34617
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EXTERIOR ELEVATIONS

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