



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, February 4, 2021
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda
2. Audience Comments - **Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
 - a. **HPB 1/7/2021 Minutes**
4. Action Items
 - a. **Local Historic Designation - 20110 - 105 4th Ave** The property owner is requesting Local Landmark Designation for a single-family residential property, which is a contributing structure to the Pass-a-Grille National Register Historic District.
 - b. **COA and FEMA Variance - 20111/20112 - 105 4th Ave** The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for a single-family residential property, which is a contributing structure to the Pass-a-Grille National Register Historic District.
 - c. **Local Historic Designation - 20114 - 102 4th Ave** The property owner is requesting Local Landmark Designation for a single-family residential property which is a contributing structure to the Pass-a-Grille National Register Historic District.
 - d. **COA and FEMA Variance - 20115/20116 - 102 4th Ave** The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for a single-family residential property.
5. Next Meeting: March 4, 2021

6. Adjournment

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this 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 (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.**

DRAFT Historic Preservation Meeting Minutes
January 7, 2021 3:30 PM

PRESENT: Chris Marone, Chair
Tia Hockensmith, Member
Sean Hurley, Vice Chair

EXCUSED: Holly Young, Member
Bill Loughery, Member

STAFF PRESENT: Lynn Rosetti, Senior Planner
Brandon Berry, Planner II
Ginny Bodkin, Deputy City Clerk

Chair Marone called the meeting to order at 3:30 PM.

1. **Changes to the Agenda** – There were no changes.
2. **Audience Comments** – There were no audience comments.
3. **Approval of Minutes** - Historic Preservation Board 12/03/2020 Minutes

Vice Chair Hurley moved, and Member Hockensmith seconded the approval of the December 3, 2020 minutes as presented. The motion carried 3-0.

4. **Action Items** – None.
5. **Items for Discussion**

a. Merry Pier Boat Lift (continued)

Ms. Rosetti provided follow up information requested at the last meeting. The boat lift on the north side of the pier was damaged and removed. At the lessee's expense, the new boat lift will be installed just to the south and will be for the sole use of the Merry Pier Partner's fishing boat.

b. Pedal Pub

A request for a business license has been received to operate a pedal pub within the Pass-a-Grille area. Ms. Rosetti mentioned two state laws regarding pedal buses and other regulations that would need to be considered, should the request go forward, such as licensing agreements, liability waivers and insurances. Applicant Desmond Combs appeared to answer questions and provide information on his background, business and details of the request.

c. Exterior Additions to Historic Buildings

Ms. Rosetti reviewed a presentation on new exterior additions to historic buildings which included information from Technical Preservation Services of the National Park Service with guidelines on appropriateness. She provided photos of local and non-local examples. Discussion followed on FEMA variances, limits to significant changes to historic properties and the removal of designations.

d. Rooftop Additions to Historic Buildings

Ms. Rosetti reviewed the guidelines on rooftop additions, also from the National Park Service.

e. New Construction Within the Boundaries of Historic Districts

The evaluation of properties on either side of a project and the district as a whole is suggested on a federal level and Ms. Rosetti suggested that this should carry over to the CLG (Certified Local Government). She provided this training today to assist the Board when making decisions going forward.

Following the above items, Chair Marone inquired whether some of the projects for review could be shared with the Board earlier, to allow more time for consideration; Ms. Rosetti will confer with the Community Development Director and City Attorney for clarification.

6. Next Meeting/Adjournment

The next meeting is February 4, 2021.

Chair Marone moved and Vice Chair seconded the adjournment of the meeting at 4:25 PM.

These minutes will be considered for approval at the February 4, 2021 Historic Preservation Board meeting.

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Local Historic Designation - 20110 - 105 4th Ave

Date: February 4, 2021

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: The property owner is requesting Local Landmark Designation for 105 4th Avenue, a single-family residential property, which is a contributing structure to the Pass-a-Grille National Register Historic District. This property also served as Pass-a-Grille's first schoolhouse from 1912-1915.

Funding: N/A

Requested Motion: I move to APPROVE the Local Landmark Designation of 105 4th Avenue, a single family residence, which is significant in the areas of architectural style or period, community planning and development, local education, is included on the Florida Master Site File of historic properties, and is a contributing resource to the Pass-a-Grille National Register Historic District.

Attachments:

1. LHD Staff Report 105 4th Ave
2. LHD 105 4th Supporting Docs
3. FL Master Site File 105 4th 1986
4. FL Master Site File 105 4th Ave 2015



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

Application for Local Historic Designation Case No. 20110

Property Owner: David Warias

Meeting Date: February 4, 2021

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

REQUEST	The property owner is requesting Local Landmark Designation for 105 4 th Avenue, a single-family residential property.
SUBJECT PROPERTY	105 4 th Avenue Morey Beach, Block 8, W 40 ft. of Lot 5 Parcel I.D. #19-32-16-58932-008-0051
LAND USE / ZONING	RLM-2 / PAG Overlay District: Residential Low Medium / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1912
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI00935.
SURROUNDING AREA	North – Single family residence circa 1910 (two-stories) South – Two-unit residential circa 1963 (one story) East – Two-unit residential circa 1910 (two stories) West – Alley / Four-unit residential circa 1955 (one story)

BACKGROUND and ANALYSIS

The subject frame vernacular single-family residential house was constructed circa 1912 and is typical with respect to scale and massing to other properties within the original boundary area of the Pass-a-Grille National Register Historic District. When this property was built it initially served as one-room schoolhouse from 1912 – 1915 (per its Florida Master Site File) for Pass-a-Grille's children.

This property initially was built as Pass-a-Grille's first schoolhouse. The property has 636 square feet of living area, 70 sq. ft. of an enclosed porch, and 240 sq. ft. of an unfinished carport.

On September 14, 1989, the Pass-a-Grille Historic District was nominated to the National Register of Historic Places and included 105 Fourth Avenue. The original Pass-a-Grille Historic District is comprised of 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 some two-story masonry vernacular commercial buildings that generally reflect the construction techniques and building types characteristic of the period between 1890 to 1920.

The subject property is located within the original historic district area. First surveyed in 1986, it was found to be contributing to the National Register Historic District nomination in 1989 because its architecture is typical of the district and it was also the first schoolhouse on the island.

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 small one-story frame vernacular that is similar to others located in the Pass-a-Grille Historic District. The Local Designation application includes photographs from the applicant. The Florida Master Site Files are also attached and include photos from 1986 and 2015. Finally, a site plan is attached that outlines the limits of the original schoolhouse from the applicant.

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 1912, 105 5th Avenue meets Section 28.22(1) as follows:

- Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction;
- Contributes in the area of community planning and development; and,
- Contributions to local education, 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.

The existing building appears to be in fairly good condition, but according to the applicant, has some structural deficiencies that need to be addressed.

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

The applicant is proposing to alter the structure by adding a 43 sq. ft. addition on the northeast corner of the first living level, adding a second living level over the back one-half of this building that includes two bedrooms, a bathroom, and a covered deck. According to the applicant's representative, the proposed frame construction will be built in such a manner that it could be

removed without damaging the integrity of the existing structure. The property will remain single-family. The extent of the work proposed to be undertaken is outlined in COA case report No. 20115.

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

The subject property located at 105 4th Avenue is zoned RLM-2/PAG, Residential District/Pass-a-Grille Overlay which is intended for mixed residential uses. (Divisions 11 and 20 of the LDC.) A zoning map and aerial are attached to this report.

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 a contributing early single-family residential structure that typifies Pass-a-Grille's scale and massing. In addition, 105 4th Avenue was Pass-a-Grille's original schoolhouse from 1912 – 1915. The requested modifications include: a 43 sq. ft. addition on the ground level that is small and tucks into the northeast corner of the building; a proposed 122 sq. ft. second level children's bunkroom addition located on the center east side; a bell tower on top of the proposed bunkroom; and, a bay window in the front. The general character of the surrounding area is a mix of one, one-and-a-half, and two-story residential buildings of varying densities. Staff will review these proposed modifications in the Certificate of Appropriateness staff report.

The applicant also researched the schoolhouse history and included a good overview in his application which is attached to this staff report.

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 within the FMSF forms and the application.

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 105 4th Avenue as an historic property. According to this property's Florida Master Site File, the building is significant in the areas of architecture, local education, and community planning and development. It is a contributing resource in the Pass-a-Grille National Register-listed and City of St. Pete Beach-designated Pass-a-grille Historic District. The existing house exhibits typical scale and massing of the many other contributing structures within the historic district. This house fits into the context of the historic district, both as existing and proposed. Its use is single-family residential, and it will continue as such.

Bibliographic References:

Florida Master Site File 8P00935 (1986 and 2015 updated).

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 Map



Aerial Photograph





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 20110

Property Owner Name & Address

DAVID WARIAS

210 46TH AVE.

ST. PETE BEACH, FL 33706

Phone 617-699-7261

Email Address dbwaras@yahoo.com

Property Address, Legal Description, Parcel ID

105 4TH AVE. ST. PETE BEACH, FL 33706

SEC. 19 TWP. 32 S. RG. 16E

A BOUNDARY SURVEY OF: The West 40.00 feet of Lot 5, Block 8, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

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 0286 G Map Date: 9/03/03 Base Flood Elev.: 10.0' - 11.0'

Agent or Representative Name & Address

FLORENCIA DESIGN BUILD LLC

MARK HOLDEN OR

MATT SCHOEPP

Phone 603-496-3878 - MARK H.
727-277-0545 - MATT S.

Email Address mphsolutions@gmail.com
Schoeppe.matthew@gmail.com

Historic Name of Property (if applicable): ORIGINAL (1st) ONE ROOM SCHOOL HOUSE IN PASSAGE GRILLE

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of Residence located at 105 4th Ave 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: [Signature] Date: 12-18-2020

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.

PLEASE SEE ATTACHED SURVEY

FUNCTION OR USEHistoric Functions

SCHOOL HOUSE

Current Functions

RESIDENCE

DESCRIPTIONArchitectural ClassificationMaterials

WOOD FRAME, LAPPED SIDING

FG SHINGLE ROOF

WOOD FLOOR w/ CRAWL SPACE

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 development of
Pass a Grille 1910 - 1915

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

See narrative

3. Significant Persons

See narrative

4. Cultural Affiliation/Historic Period

See narrative

5. Architect

See narrative

6. Builder

See narrative

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.

Historic Designation Narrative
105 Fourth Avenue

One-room schools are a legacy of a less mobile, more rural time in American history. In 1919 there were 190,000 one-room schools scattered all around the American countryside. Now there are fewer than 400 buildings left. Most of the remaining one-room schools are concentrated in a few states in the western part of the United States ¹. Manatee County's Duette Elementary School was the last operating one-room school-house in Florida and until June, 2016, had been one of only 27 left operating in America ².

Shortly after the turn of the century, when Pass A Grille was a fishing village reached only by boat, children attended St Petersburg schools. Because of the transportation problem, some stayed in the city during the week, returning to their island homes on weekends. In 1912, townspeople set up a school in the small frame dwelling at 105 Fourth Avenue. It had 17 students and one teacher, Miss Lownet Glass, who taught all six grades. 105 Fourth Avenue was Pass A Grilles schoolhouse from 1912 to 1915 ³. Resident John Leonard Klutts asked the county for a school, resulting in the first school on the barrier islands. The building is featured in the Gulf Beach Historic Museum Walking Tour of Pass A Grille and is included in Pass A Grille, a Patchwork Collection of Memories, Part Five, a "POTPOURRI OF BUILDINGS", demonstrating houses that add to the character of Pass A Grille ⁴.

105 Fourth Avenue was built in 1910. William Bell, a Cincinnati contractor, was very possibly the designer/builder. He constructed several homes in Pass A Grille, including one for himself at 1005 Gulf Way around 1907. In 1908 two sisters from Cincinnati had a house built, also likely by Bell, at 111 Fourth Avenue, said to be Pass A Grilles 16th building.

¹ Americas One Room Schools NPR 12/22/2005

² WGPU PBS 6/2016

³ Surf, Sand & Post Card Sunsets, A History of Pass A Grille and the Gulf Beaches – Frank Hurley, Jr.

⁴ Pass a Grille Patchwork – Kennedy & Waltz

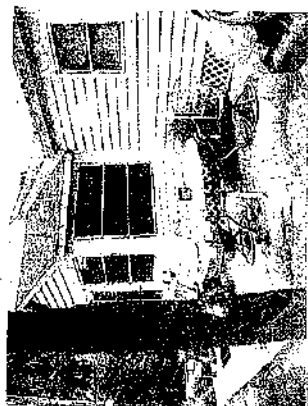
Attached picture credit: Pass a Grille Patchwork – Kennedy & Waltz

Students in front of Fourth Street School in 1912. In order to have enough students to qualify as a school, Leonard Klutts was counted although he was only in kindergarten.

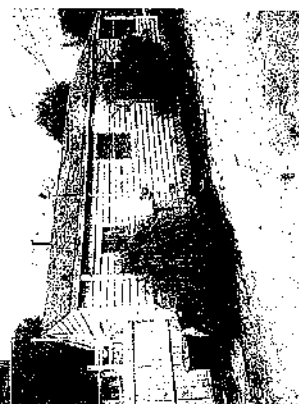
Pass-a-Grille



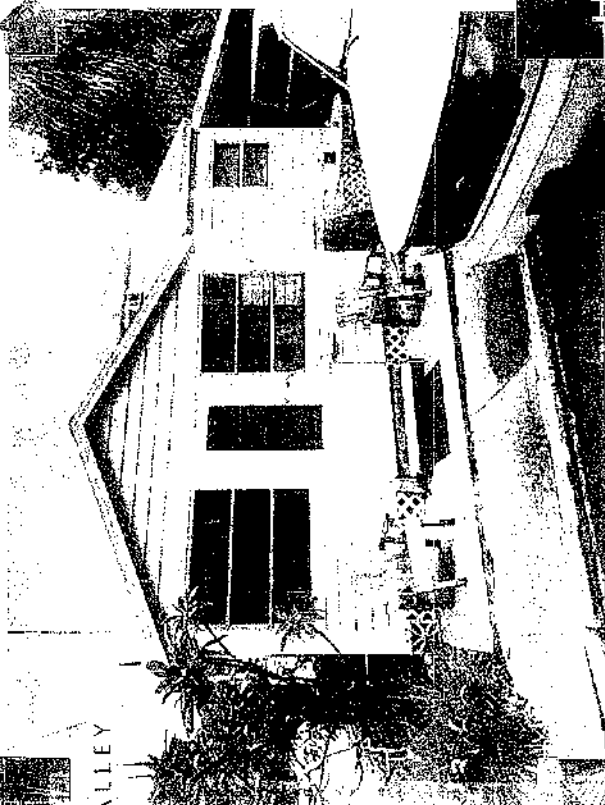
Pupils L. to R.— 1st Row: Erma Lee Klutts, Billy Williams, Leonard Klutts, Addison Wood, Geare Addison. 2nd Row: two children of the White family, two unidentified, Dot Bartlett, Nellie Prince, Mary Wood Earnest White, back: ? White, Mable Klutts, Miss Lownet Glass (teacher), Rosa White, unidentified boy.



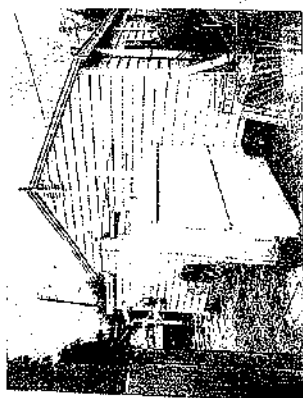
VIEW OF PORCH



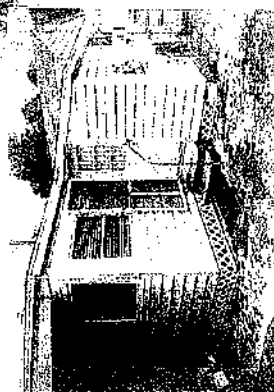
VIEW FROM ALFIE
EXISTING PHOTO'S



VIEW FROM STREET



VIEW OF REAR FROM ALLEY



VIEW OF REAR FROM REAR YARD



Agent Authorization Form
Community Development Department
City of St. Pete Beach, Florida

I/WE David B. Warren
(print name of property owner)

hereby authorize Matt Schaeppel or Mark Holden
(print name of agent)

to represent me/us in an application for Variance
(type of application: variance, land use, zoning, special event, etc)

David B. Warren
Signature of owner

Signature of owner

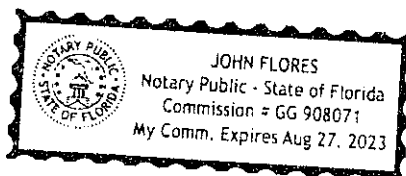
David B. Warren
Print name of owner

Print name of owner

The foregoing instrument was acknowledged before me this 8th day
of January 2021, by David Warren who
is personally known _____ or produced FL Drivers license as
identification.

[Signature] 1/8/2021
(Notary Signature) (Date)

My commission expires 8/27/2023





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

WARIAS, DAVID B
210 46TH AVE
ST PETE BEACH FL 33706-2528

07 Jan 2021

Re: 19-32-16-58932-008-0051 Situs: 105 4TH AVE

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): \$30,481; Extra Features: \$709; and Land: \$308,071. 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): \$35,860; Extra Features: \$834; and Land: \$362,436.

The preceding value allocation to the structure would allow improvements not to exceed \$17,930 based on the "50% Rule".

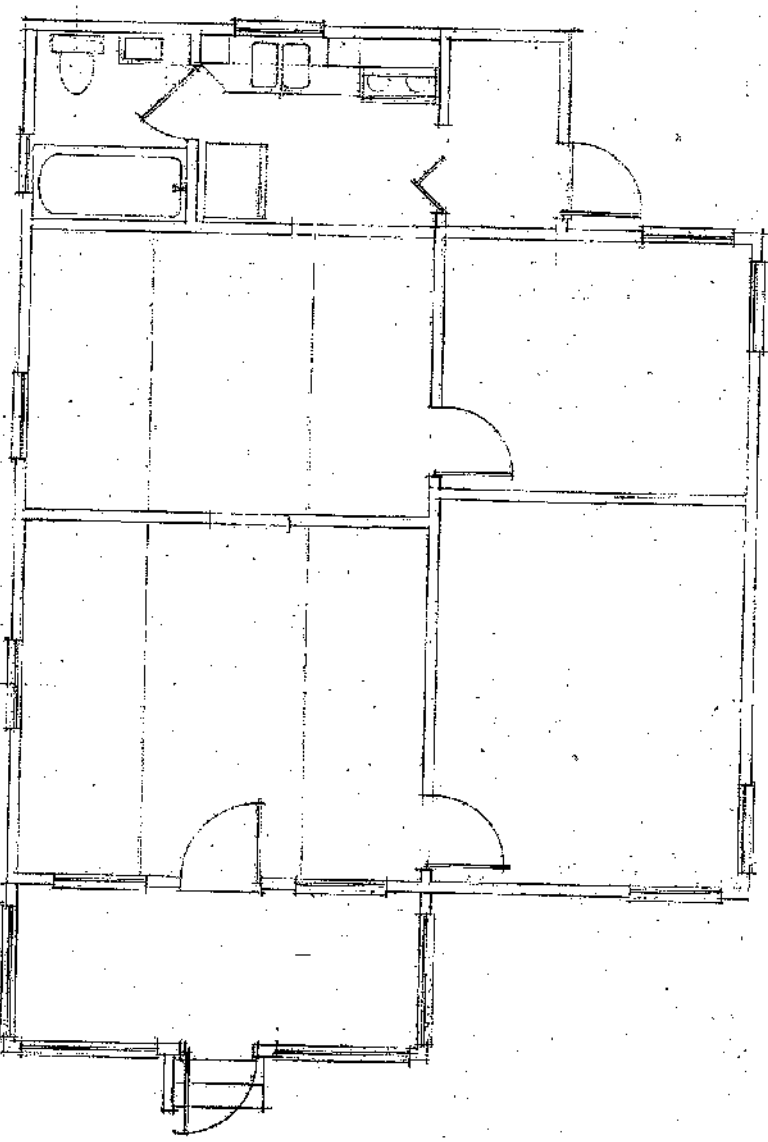
If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and 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 2020 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 2020. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

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



Front - 105 4th Avenue

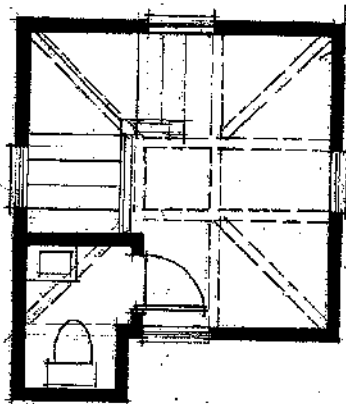
COA-2	CONTRACT NO.	PROJECT NO.	DATE
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PROPOSED:
HISTORIC "SCHOOL HOUSE" REMODEL
FOR:
DAVID MARIAS
105 4th AVE.
ST. PETE BEACH, FL

25 SOUTH
GOLF AVE.
CORPUS CHRISTI
TEXAS 78401
337 63

fiorencia
DESIGN - BUILD

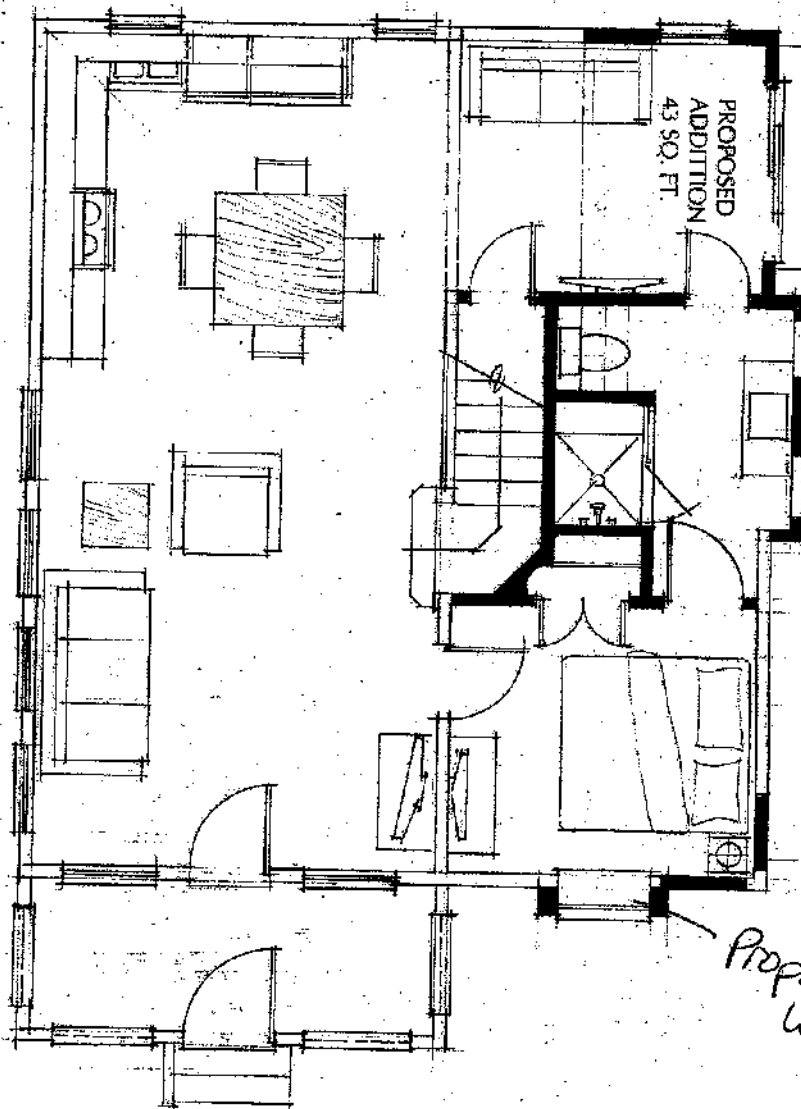
Proposed Addition
2nd Story



PROPOSED BUNK
ROOM ADDITION
122 SQ. FT.

AREA TABULATION	
EXISTING LIVING	636
PROPOSED LIVING	165
TOTAL	801
EXISTING PORCH	70
EXISTING CARPORT	240
TOTAL UNDER ROOF	1,111

PROPOSED
ADDITION
43 SQ. FT.



*Proposed Bay
Window*

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

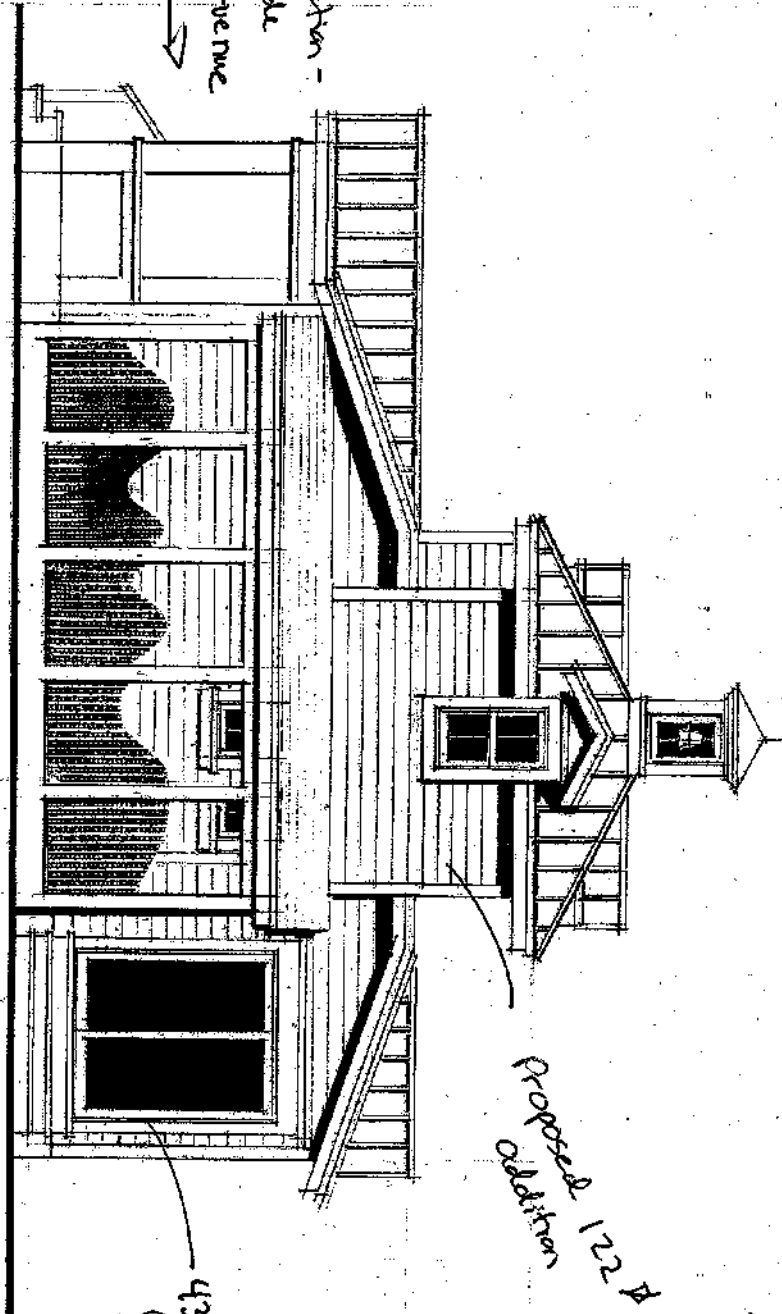
Front - 105 4th Avenue

COA-3

PROPOSED:
HISTORIC "SCHOOL HOUSE" REMODEL
FOR:
DAVID WARIAS
105 4th AVE.
ST. PETE BEACH, FL

30 ROOM
CITY-ALL
CIVILIAN
FLORIDA
2 3 7 5 1
florencia
DESIGN - BUILD

Front Elevation -
Street Side
105 4th Avenue



(East)

RIGHT SIDE ELEVATION

SCALE: 3/4" = 1'-0"

FLORIDA MASTER SITE FILE
Site Inventory Form

Site No. _____

Site Name _____ Survey Date 3-29-86
Address of Site 105 4th Ave.
Instruction for locating Pass-a-Grille Beach, City of St. Petersburg Beach, FL

Location Morey Beach 8 W. 40' of Lot 5
Subdivision name block no. lot no.

County Pinellas
District name if applicable Pass-a-Grille Beach
Owner of Site: Name Harold A. and Ruth M. Powell
Address 92 Prospect St., Hartford, CT 06108-1649

Type of Ownership Private Recording Date June 30, 1986
Recorder: Name & Title Gladys Cook Historic Preservation Consultants, Inc.
Address 410 N. Orange Avenue
Sarasota, FL 33577

Condition of Site:	Integrity of Site:	Original Use <u>Residence</u>
Check One	Check One or More	Present Use <u>Residence</u>
☒ Excellent	☒ Altered	Dates <u>1912+</u>
☐ Good	☐ Unaltered	Cultural/Phase <u>American</u>
☐ Fair	☐ Original Use	Period <u>19th-20th c.</u>
☐ Deteriorated	☐ Restored/Date	
	☐ Moved/Date	

NR Classification Category _____ Date listed on NR _____

Threats to Site:

Check One or More

☒ Zoning	☐ Transportation
☒ Development	☐ Fill
☐ Deterioration	☐ Dredge
☐ Borrowing	
☐ Other (See Remarks Below)	

Areas of Significance: Architecture

Significance:

105 4th Avenue

This frame vernacular residence served as the town's schoolhouse from 1912 to 1915. The one room, one teacher school was created so students would not have to travel to St. Petersburg. The building is significant for its style and associations. It appears on the 1923 Sanborn map.

Architect _____
 Builder _____
 Style and/or Period Frame Vernacular
 Plan Type Rectangular, irregular
 Exterior Fabric(s) Vinyl siding (Shingles)
 Structural System(s) Wood frame
 Porches South; enclosed
 Orientation South
 Foundation Masonry
 Roof Type Gable
 Secondary Roof Structure(s) Cross gable
 Roof Surfacing Asphalt shingles
 Window Type Aluminum awning
 Ornament Exterior None
 Chimney None
 Chimney Location -
 No. of Chimneys - No. of Stories 1
 No. of Dormers 0 Outbuildings None
 Surroundings Urban; Residential
 Map Reference (incl. scale & date) LGCPA City of St. Petersburg Beach 1" = 400'
9/30/82
 Latitude and Longitude: _____
N/A 0 1 0 1 1
 Site Size (Approx. Acreage of Property) N/A

LOCATION SKETCH OR MAP

N

105

4th Ave

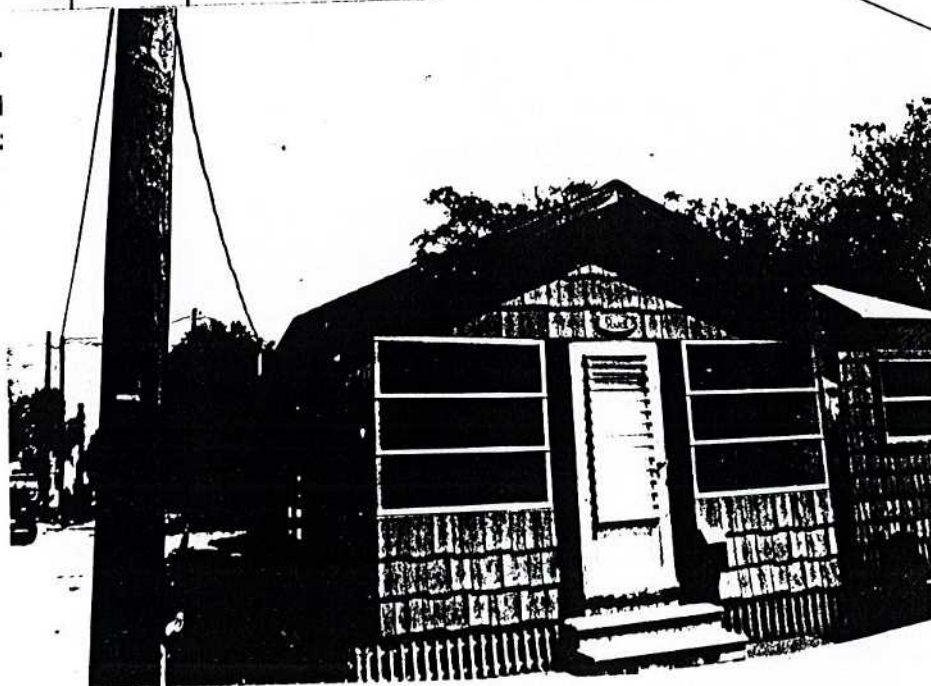
PASS-A-GALLE

Township	Range	Section
32	16	19

UTM Coordinates:

Zone	Easting	Northing
N/A		

Photographic Records Numl
Please attach Photograph:



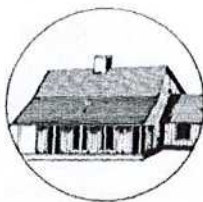
HAROLD A POWELL
105 4TH AVE

Type	1948 Frame Vernacular One story house
Roof and Related Features	Asphalt shingle hipped roof
Projections	Front enclosed patio
Structure and Materials	Wood panel siding Stands on raised concrete blocks with decorative wooden skirt
Windows and Doorways	Older windows with wooden frames Side windows have storm shutters
Additions	Partially enclosed space for parking on the right side of the house
Other	Window A/C





☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00935**
 Field Date 1-5-2015
 Form Date 1-16-2015
 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) Pass-a-Grille School (1912-1915) 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 105 Direction 4th Street Name Avenue Street Type Avenue Suffix Direction _____
 Address: 105 4th Avenue
 Cross Streets (nearest / between) Pass-a-Grille Way/Gulf Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-008-0051 Landgrant _____
 Subdivision Name MOREY BEACH Block 8 Lot W of 5
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1912 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use College/University/School From (year): 1912 To (year): 1915
 Current Use Private Residence (House/Cottage/Cabin) From (year): 1915 To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Siding, windows, porch enclosure
 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 L-shaped Number of Stories 1
 Exterior Fabric(s) 1. Other 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Cross-gabled 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Metal awning windows, 1/1 double-hung vinyl sash
 Distinguishing Architectural Features (exterior or interior ornaments) cornerboards
 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. 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) Single-leaf door with jalousie window accessed via concrete stepsPorch Descriptions (types, locations, roof types, etc.) Front-gable porch now enclosedCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource The building was constructed in 1912 and served as a 1-room schoolhouse until 1915; the first in Pass-a-Grille. It was converted to a residence and alterations include Hardi board siding, the porch enclosure, vinyl windows, and the carport addition.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 ReportsBibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHPNomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003); Walking Tour of Pass-a-Grille (on-file at Gulf Beaches Historical Museum).

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 informationExplanation 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. Architecture3. Education

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 RankinAffiliation TRC SolutionsRecorder 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

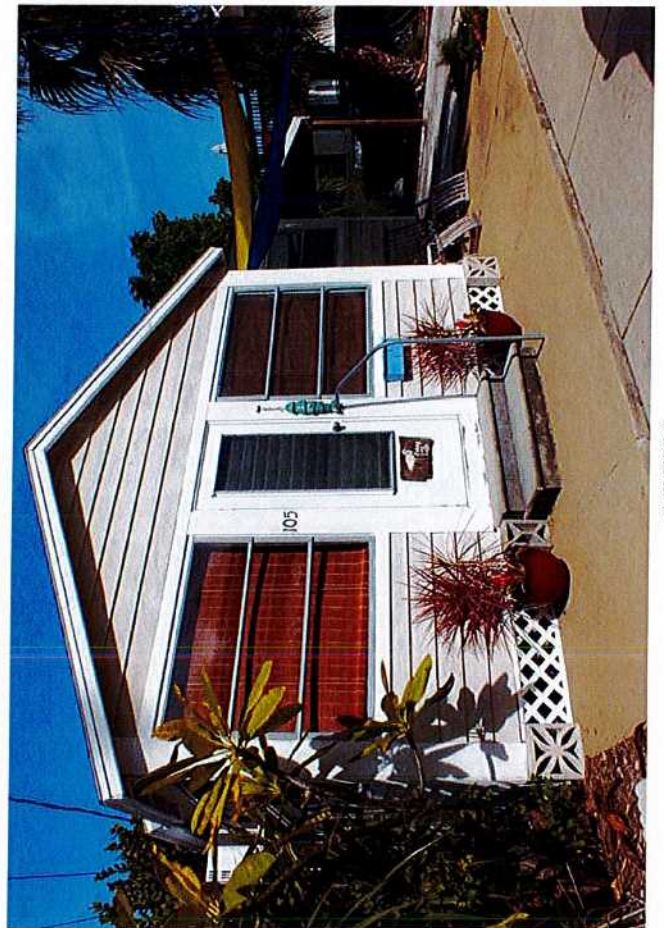
② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

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.



4th_105_P1003035_01



4th_105_P1003035_02



4th_105_P11003035_03

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: COA and FEMA Variance - 20111/20112 - 105 4th Ave

Date: February 4, 2021

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for 105 4th Ave, a single-family residential property, which is a contributing structure to the Pass-a-Grille National Register Historic District. This property served as Pass-a-Grille's first schoolhouse from 1912-1915. In addition, the property owner requests a recommendation to the Board of Adjustment for a variance to allow a building addition that will encroach 1.8 feet into the required 10 foot rear setback (LDC Sec. 20.15 – House – Small).

Funding: N/A

Requested Motion: I move to APPROVE the requested Certificate of Appropriateness and related FEMA Variance subject to the following conditions:
1) Approval by the Board of Adjustment to allow a 1.8 foot encroachment into the required 10 foot rear setback;
2) Eliminate the proposed bay window located on the front elevation. The window should not project outward from the existing house; and
3) Eliminate the bell tower because it adds additional height and it is too ornate for such a utilitarian structure.

Attachments:

1. COA and FEMA Var Staff Reports
2. 105 4th Additional Images
3. COA 105 4th Supporting Docs
4. FEMA 105 4th Supporting Docs



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

Certificate of Appropriateness / Related FEMA Variance Case Number 20111 & 20112

Property Owner: David Varias

Meeting Date: February 4, 2021

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

REQUEST	The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for 105 4 th Ave, a single-family residential property, The property owner additionally requests a recommendation to the Board of Adjustment for a variance to permit a building addition that will encroach to 8.3' from the rear property line, to align with the existing rear setback, where 10' is required (LDC Sec. 20.15 – House – Small).
SUBJECT PROPERTY	105 4 th Avenue Morey Beach, Block 8, W 40 ft. of Lot 5 Parcel I.D. #19-32-16-58932-008-0051
LAND USE / ZONING	RLM-2 / PAG Overlay District: Residential Low Medium / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1912
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI00935.
SURROUNDING AREA	North – Single family residence circa 1910 (two-stories) South – Two-unit residential circa 1963 (one story) East – Two-unit residential circa 1910 (two stories) West – Alley / Four-unit residential circa 1955 (one story)

BACKGROUND and ANALYSIS

The subject frame vernacular single-family residential house was constructed circa 1912 and is typical with respect to scale and massing to other properties within the original boundary area of the Pass-a-Grille National Register Historic District. When this property was built it initially served as one-room schoolhouse from 1912 – 1915 (per its Florida Master Site File) for Pass-a-Grille's children.

This property initially was built as Pass-a-Grille's first schoolhouse. The property has 636 square feet of living area, 70 sq. ft. of an enclosed porch, and 240 sq. ft. of an unfinished carport. The original schoolhouse was approximately 308 sq. ft. in size as shown on the site plan provided by the applicant.

On September 14, 1989, the Pass-a-Grille Historic District was nominated to the National Register of Historic Places and included 105 Fourth Avenue. The original Pass-a-Grille Historic District is comprised of 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 some two-story masonry vernacular commercial buildings that generally reflect the construction techniques and building types characteristic of the period between 1890 to 1920.

The subject property is located within the original historic district area. First surveyed in 1986, it was found to be contributing to the National Register Historic District nomination in 1989 because its architecture is typical of the district and it was also the first schoolhouse on the island.

The estimated cost of this proposed addition is \$287,500. According to the Pinellas County Property Appraiser the value allocated to the structure would allow improvements not to exceed \$17,930 based on the FEMA 50% rule.

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 will remain a single-family use.***
- 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. *According to the application, the existing historic structure is to remain and continue usage as a residence. This property has been previously altered with respect to the siding, front door, and windows. The major historical significance is that this was Pass-a-Grille's first schoolhouse. It has grown from it's original 19x22 foot (308 sq. ft.) schoolhouse. It is currently 636 Sq. ft. in size.***
- 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 features from other historic properties. However, a bell tower is proposed***

for the second story addition which staff finds may be inappropriate because the schoolhouse to our knowledge never had such a bell tower.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *The addition to the first living level that doubled the building's size is part of the building's history. It was part of the building's legacy when the 1986 historic survey showed that this addition was in existence at that time. No record of that addition has been found by staff to date. According to the application, as much as possible will be retained and preserved.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. According to the application, the screen porch will be restored, the current plywood floor will be replaced with T & G flooring, current aluminum windows will be replaced with 2/2 historic lite windows. Plans indicate that a bay window in the front on the east side is proposed. Staff finds that the addition of a bay window especially on the front elevation, to not be in character with the historic house. It is recommended that a window flush with the exterior should be provided rather than a bay window.

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. *According to the applicant, the deteriorated historic features will be repaired rather than replaced as much as possible. They have indicated they will comply.*

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. *According to the application, this is acknowledged, and they will comply.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *The application states that this is acknowledged, and they will comply.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *According to the application, this is acknowledged, and they will comply.*

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. *According to the application, this is acknowledged, and they will comply.*

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. According to the application, this is acknowledged, and they will comply.**
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. Per the application, the second story proposed addition is whimsical in design and is positioned to the mid rear of the east side of the building. The application states that it is intended to pay homage to the original structure.**
3. **Additions shall be attached to the rear and/or to the side of the original structure. The proposed addition will be located on the eastern side of the building at a midway point. This addition includes a bell tower that may not be an appropriate addition.**
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 acknowledges this requirement and will comply. The proposed air conditioning compressors will be located in the rear of the property.**

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. Staff finds that the variance will not preclude the structure's continued designation as a historic structure. Although a second story addition is being proposed, such addition will not disturb the existing structure and will be constructed in a manner that that is above the existing roof structure and, if removed, the existing structure will be remaining. In addition, the new addition will be constructed with materials that will differentiate it from the original building. The proposed addition exceeds FEMA's 50% substantial improvement 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 of the house will change. However, the addition will be in keeping with the character of the historic district in scale, mass, and usage. The allowance of the variance will allow the additional square footage of living space needed by this family in a manner will allow for the preservation of the historic character and design of the original structure while meeting the needs of the applicant.**

Sec. 28.14. - Review of requests for variances.

(a) All requests for a variance for a designated historic property under this division shall be presented to the historic preservation board, which shall upon review submit its objection, recommendation and comment to the board considering the request. The historic preservation board shall establish rules for reviewing such requests. Public notice shall be in accordance with the provisions of section 3.4 of the City of St. Pete Beach Land Development Code.

(b) Before recommending that a variance be granted, the historic preservation board shall find that:

1. **The variance shall be in harmony with the general appearance and character of the community.** *Staff find the request will be in general harmony with the appearance and character of the surrounding community. The variance requested is for the first level addition located within the northeast quadrant of the subject property. The portion of the request which requires the setback variance is modest, recessed to the rear of the home, and will improve livability of a structure that is based in a primarily-residential area.*
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 or detrimental to the public health, safety or welfare. The addition is being proposed to align with the existing rear setback of the structure. Structural nonconformities with regard to setbacks are nearly ubiquitous among Pass-a-Grille's historic housing stock due to the age and design patterns of the neighborhood.*
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 variance is reasonable and the addition for which the variance is sought is recessed to the rear of the lot.*

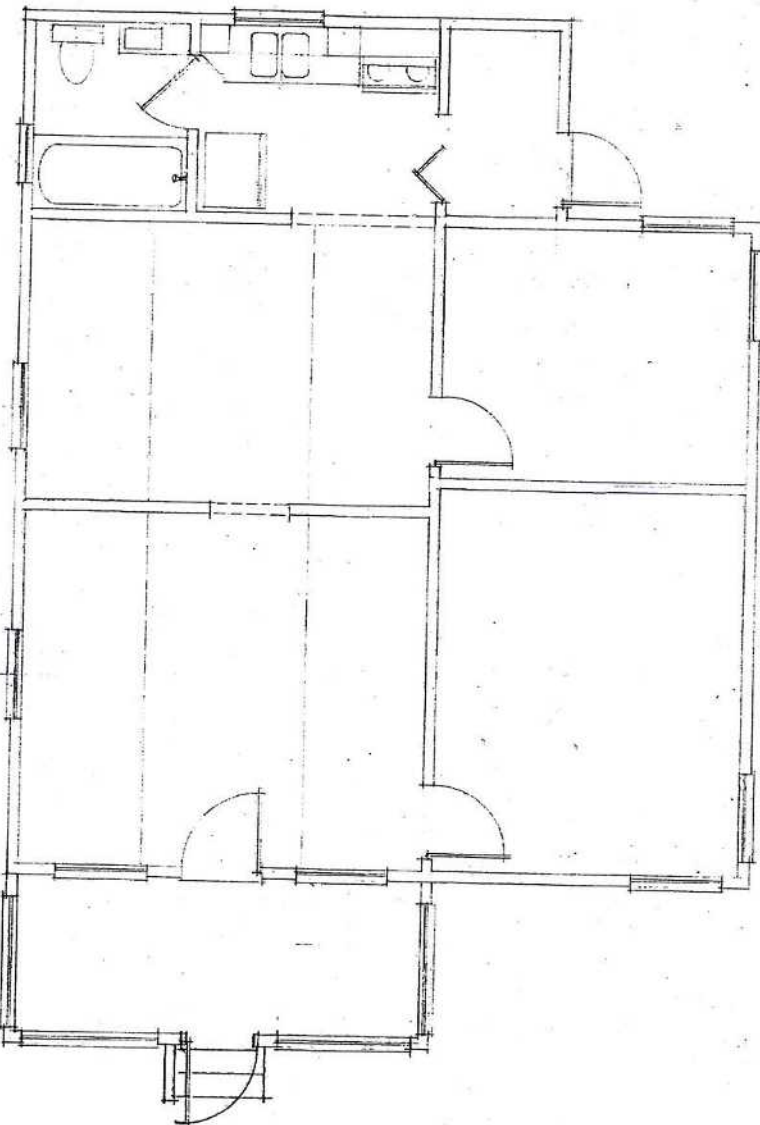
(c) In recommending the granting of variances, the historic preservation board may also recommend any appropriate conditions necessary to protect and further the interest of the area and abutting properties, including but not limited to:

1. Landscape materials, walls and fences as required buffering.
2. Modifications of the orientation of any openings.
3. Modifications of site arrangements.

Recommendation: The proposed Certificate of Appropriateness is generally 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, as well as a positive recommendation to the Board of Adjustment on the rear setback variance, with the following modifications:

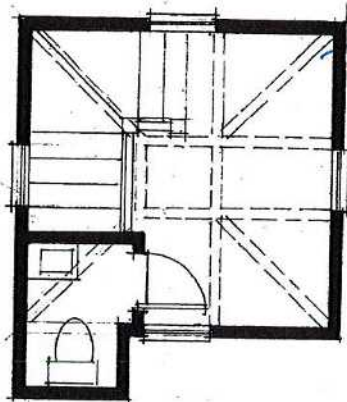
- 1) Approval by the Board of Adjustment to allow a 1.8-foot encroachment into the required 10-foot rear setback.
- 2) Eliminate the proposed bay window located on the front elevation. The window should not project outward from the existing house.
- 3) Eliminate the bell tower. Although it is whimsical, it adds height and staff finds that it is too ornate for such a utilitarian structure.

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



Front - 105 4th Avenue

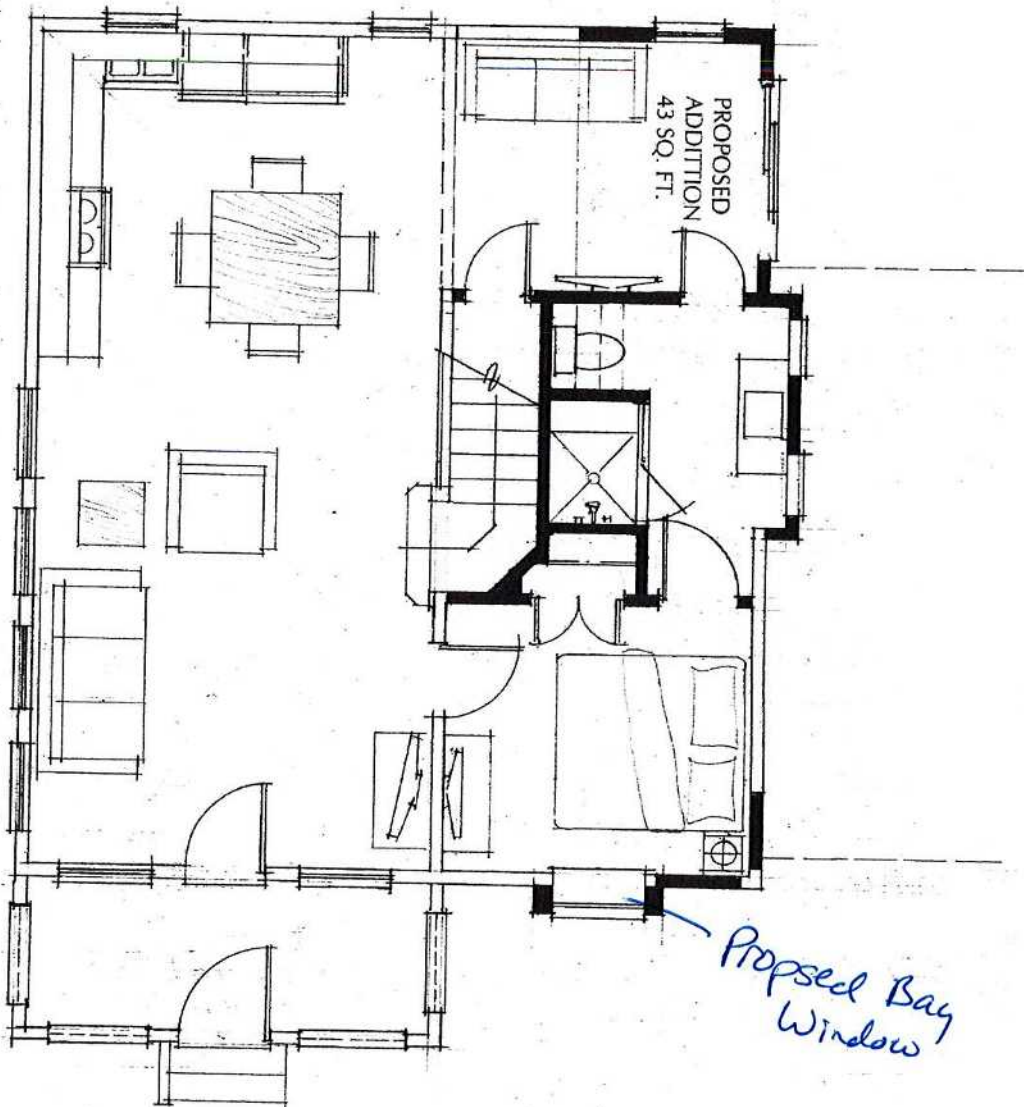
*Proposed Addition
2nd Story*



PROPOSED BUNK
ROOM ADDITION
122 SQ. FT.

AREA TABULATION	
EXISTING LIVING	636
PROPOSED LIVING	165
TOTAL	801
EXISTING PORCH	70
EXISTING CAR PORT	240
TOTAL UNDER ROOF	1,111

PROPOSED
ADDITION
43 SQ. FT.



*Proposed Bay
Window*

PROPOSED FLOOR PLAN

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

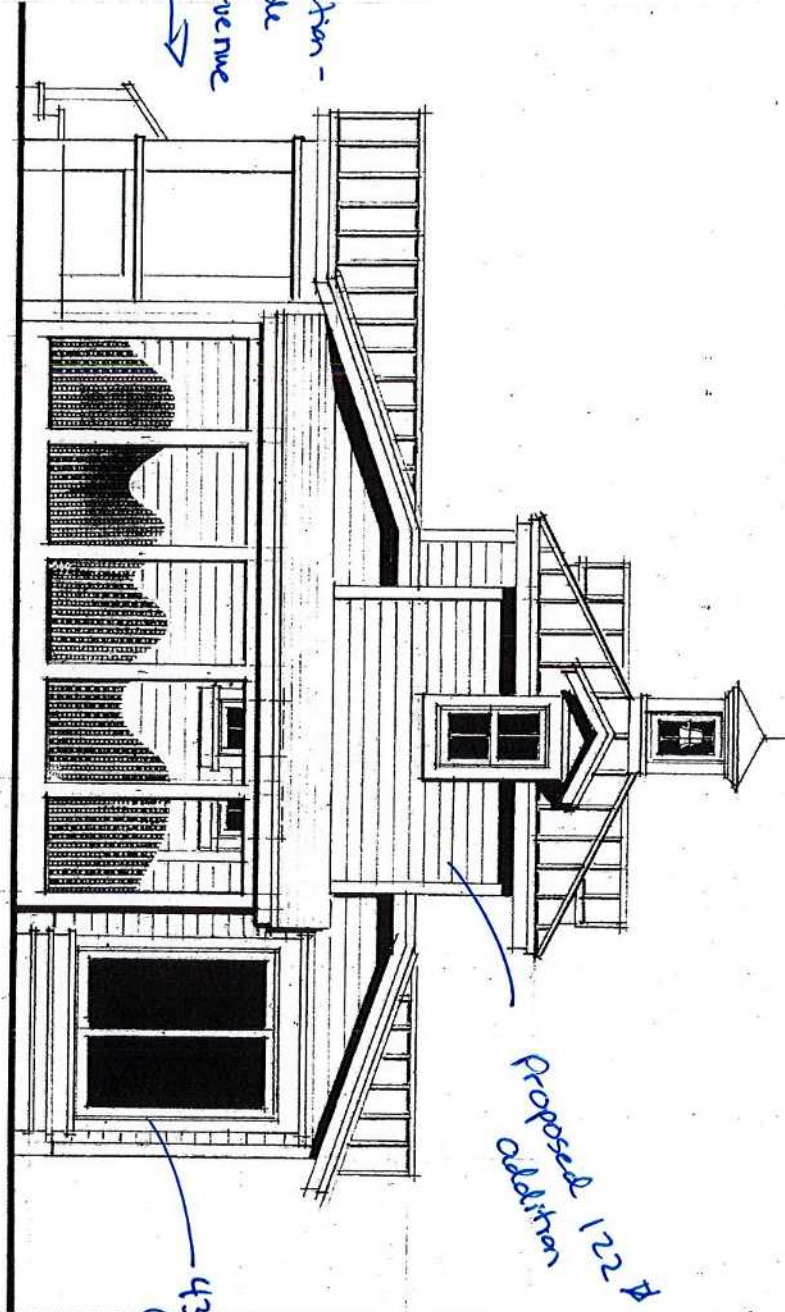
Front - 105 4th Avenue

Front Elevation -
Street Side
105 4th Avenue

(East)

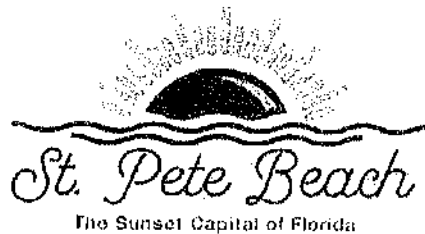
RIGHT SIDE ELEVATION

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



43 ft Addition
(proposed)

Proposed Addition 122 ft



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 2011

Property Owner Name & Address

Agent or Representative Name & Address

DAVID WARIAS
210 40TH AVE.
ST. PETE BEACH, FL 33706

FLORENCIA DESIGN BUILD LLC
MARK HOLDEN OR
MATT SCHOEPPE

Phone 617-699-7261

Phone 603-496-3878 MARK H.
727-277-0545 - MATT S.

Email Address dbwarias@yahoo.com

Email Address mschoeppe@audesmith.com
Schoeppe.matthew@gmail.com

Property Address, Legal Description, Parcel ID

105 4TH AVE. ST. PETE BEACH, FL. 33706 SEC 19 TWP 32S R2 16E

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 _____

$(50\% = \$17,950)$

Estimated Cost of Work: \$ 287,500.00

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.

THERE IS NO CHANGE OF USE.

CURRENT STRUCTURE AND

SPATIAL RELATIONSHIP WILL BE RETAINED AS MUCH AS POSSIBLE.

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 EXISTING HISTORIC PORTION OF THE STRUCTURE IS TO REMAIN AND RE-USE AS A RESIDENCE. THE PROPOSED ADDITION WOULD ONLY AFFECT A PREVIOUS ADDITION.

EXCEPTION; ALIGNMENT OF WINDOW HEADS AND A PATTERN OF WINDOWS PROPOSED FOR THE SOUTH (ALLEY) ELEVATION TO SUGGEST "SCHOOL ROOM"

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 EXISTING HISTORIC STRUCTURE HAS BEEN PREVIOUSLY MODIFIED AND HAS STRUCTURAL DEFICIENCIES. THE GOAL IS TO RETAIN OR REPLACE MANY ORIG ARCHITECTURAL FEATURES AND PROVIDE A SAFE STRUCTURE TO THE HOMEOWNER.

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

YES, AS MUCH AS POSSIBLE

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

YES, E.G. SCREEN PORCH WILL BE RESTORED, CURRENT FLOOR IS PLYWOOD, T.&G. FLOORING WILL BE INSTALLED TO REPLACE CURRENT ALUM. WINDOWS (NOT ORIGINAL) WILL BE REPLACED WITH 2/2 HISTORIC LITE WINDOWS (TRUE DIVIDED LITE)

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.

YES, AS MUCH AS POSSIBLE.

ACKNOWLEDGED, WILL COMPLY

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.

YES, ACKNOWLEDGED, WILL COMPLY.

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

YES, ACKNOWLEDGED, WILL COMPLY.

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.

YES, ACKNOWLEDGED, WILL COMPLY.

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.

YES, ACKNOWLEDGED, WILL COMPLY

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.

YES, ACKNOWLEDGED, WILL COMPLY

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 ADDITION, ALTHOUGH WHIMSICAL IN DESIGN & SCALE IS POSITIONED TO THE MID-REAR OF THE (CURRENT NON-ORIGINAL STRUCTURE) & IS INTENDED TO PAY HOMAGE TO THE ORIGINAL STRUCTURE.

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

YES, ACKNOWLEDGED, WE BELIEVE THE ADDITION IS IN COMPLIANCE.

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.

YES, ACKNOWLEDGED, WILL COMPLY, HVAC WILL BE (2) MINI-SPLIT SYSTEMS WITH HVAC CONDENSERS LOCATED AT THE REAR OF THE PROPERTY.

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

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

Exterior material/siding

HARDI-LAP SIDING PAINTED IN HISTORIC COLOR
SCHEME TBD

Windows

JELDOWEN "TRADITION PLUS" WOOD CLAD
DOUBLE HUNG

Doors

FRONT DOOR ARTISTIC DOOR "HARDWOOD WITH TRUE
DIVIDED LITES"
REAR DOOR PGT VINYL SLIDING GLASS DOOR

Roofing

ENAP CLAD STANDING SEAM METAL ROOF WITH 12" O.G.
SEAMS COLOR TBD

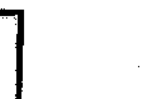
Entrances/Porches

FIBERGLAS SCREEN IN WOOD FRAME, T. & G. FLOORING
PAINTED, WOOD SCREEN DOOR PAINTED.

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.

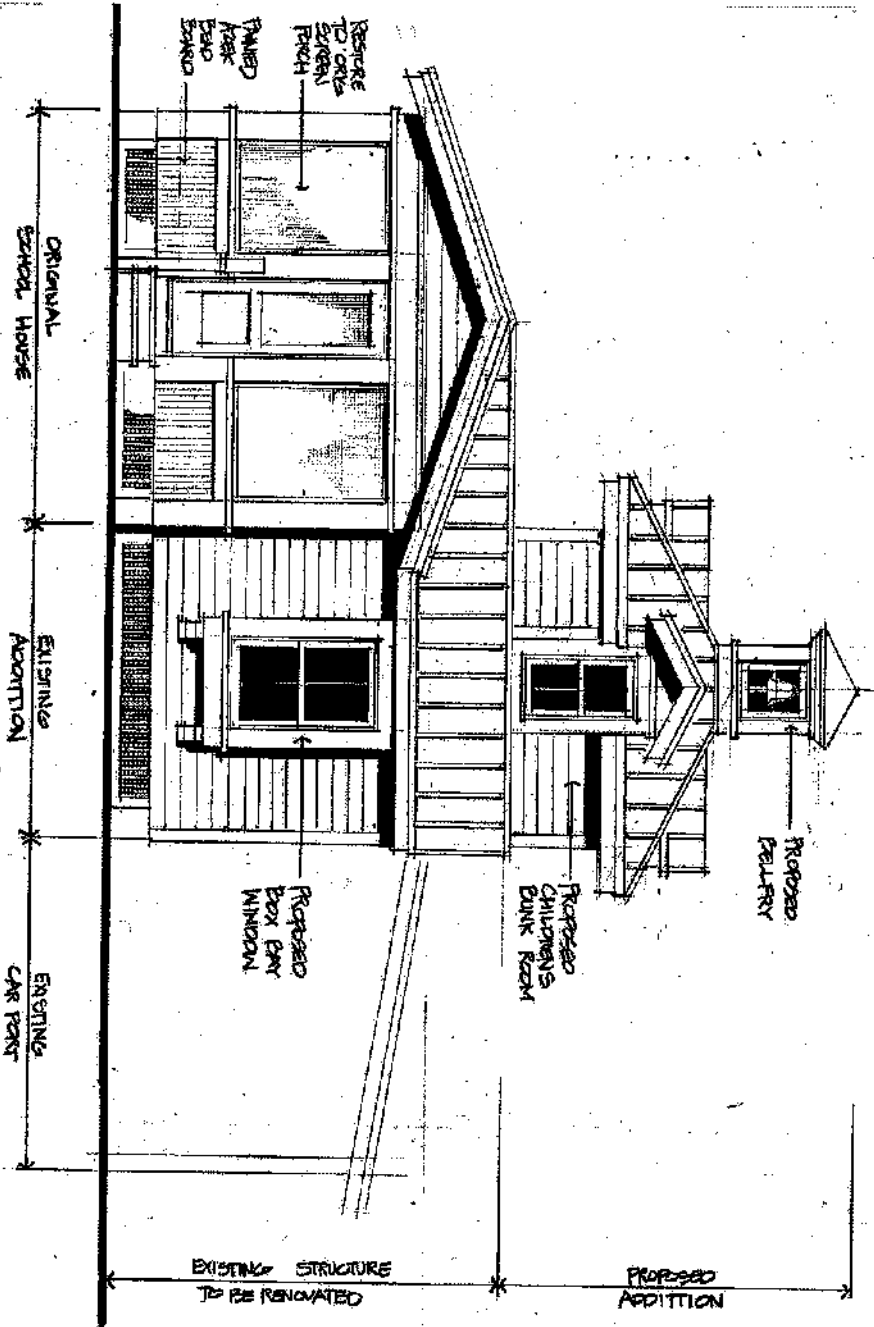
Applicant Signature

Date



FRONT ELEVATION

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

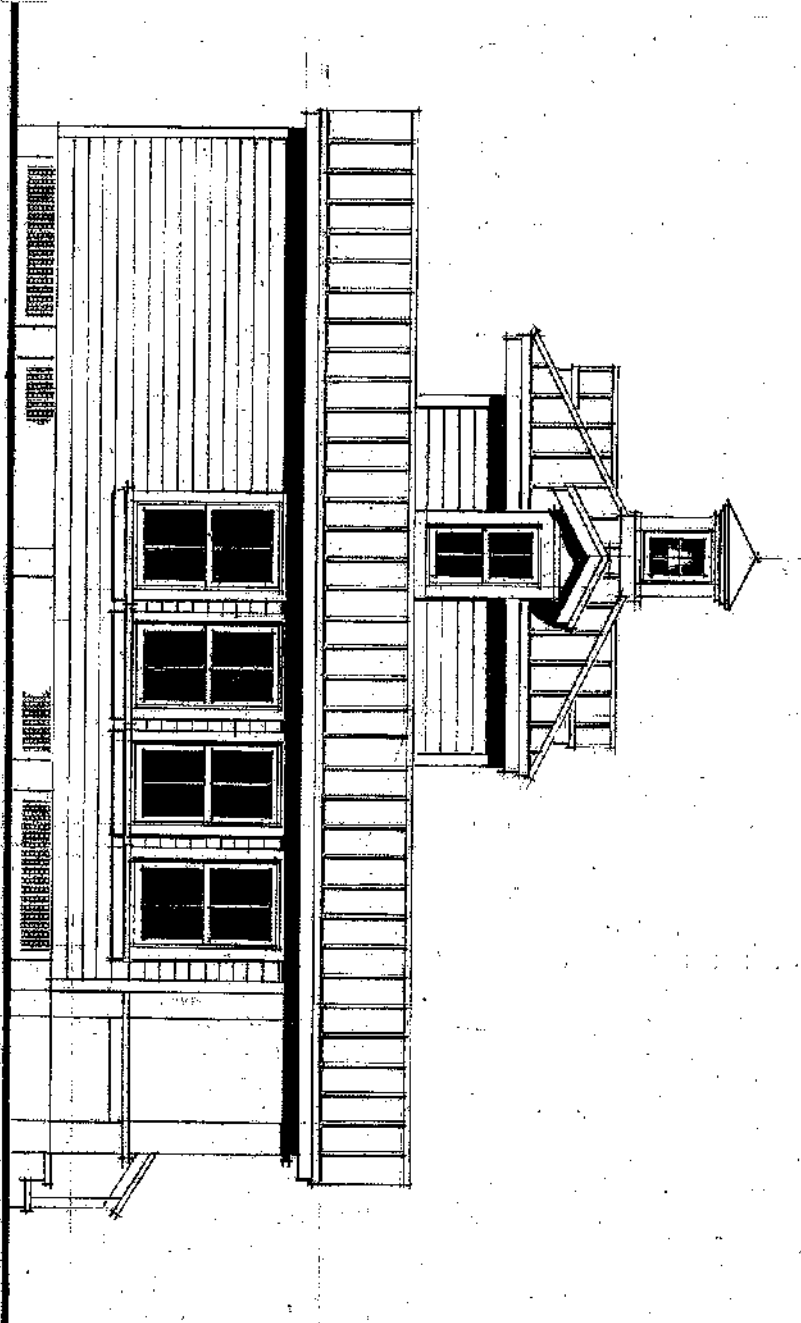


PROJECT NO. DRAWING NO. COA-4	PROPOSED: HISTORIC "SCHOOL HOUSE" REMODEL FOR: DAVID WARIAS 105 4TH AVE. ST. PETERSBURG, FL
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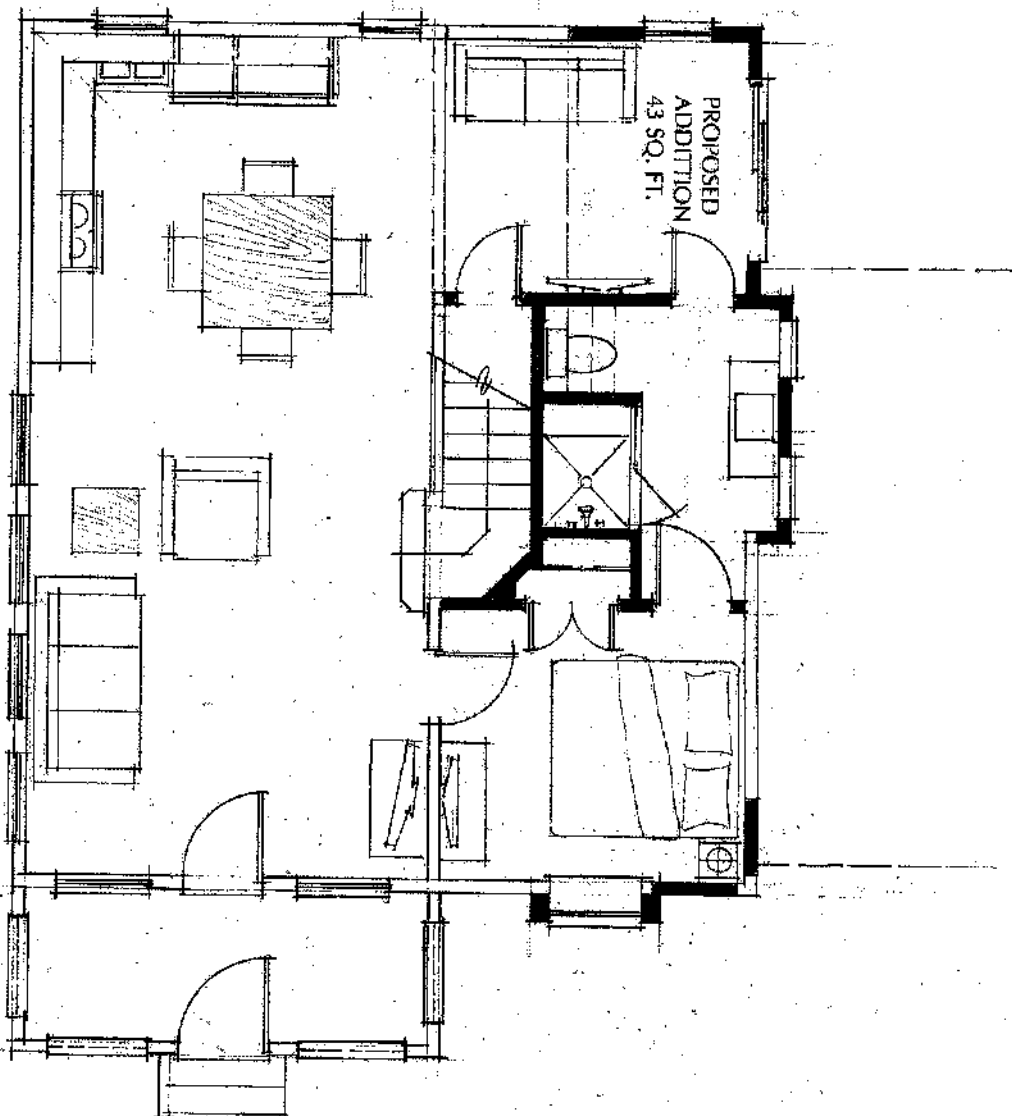
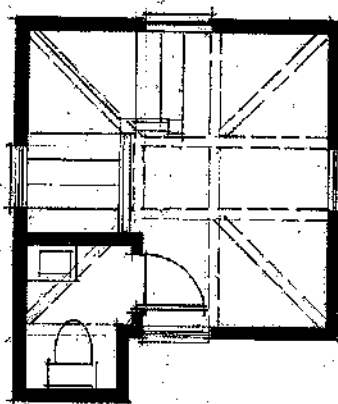
LEFT SIDE ELEVATION

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



COAS	DATE: 10/1/10 BY: [Signature] FOR: [Signature]	PROPOSED: HISTORIC "SCHOOL HOUSE" REMODEL FOR: DAVID WARIAS 105 4th AVE. ST. PETE BEACH, FL	30 SOUTH ORISKANY AVE. CLEARWATER FLORIDA 34616 florenzia DESIGN - BUILD
	PROJECT NO. DRAWING NO.		

PROPOSED BUNK ROOM ADDITION	122 SQ. FT.
AREA TABULATION	
EXISTING LIVING	636
PROPOSED LIVING	165
TOTAL	801
EXISTING PORCH	70
EXISTING CAR PORT	240
TOTAL UNDER ROOF	1,111

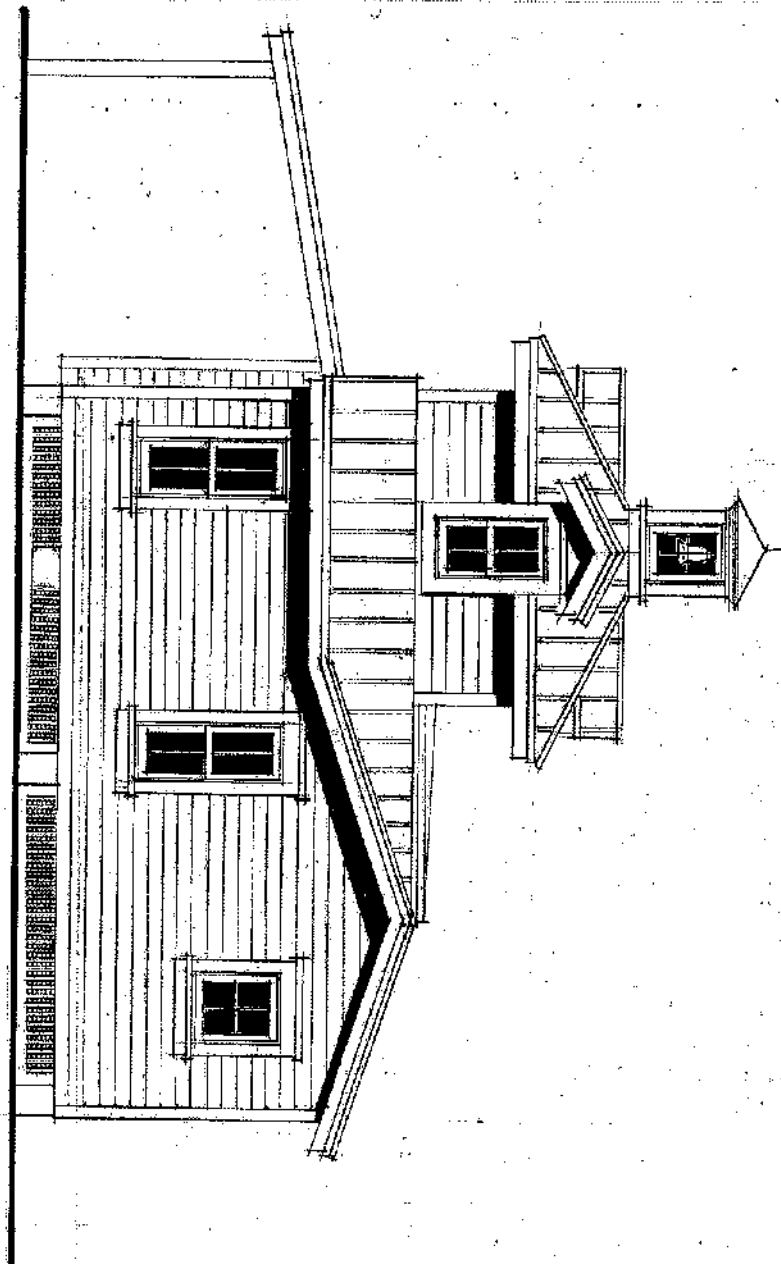


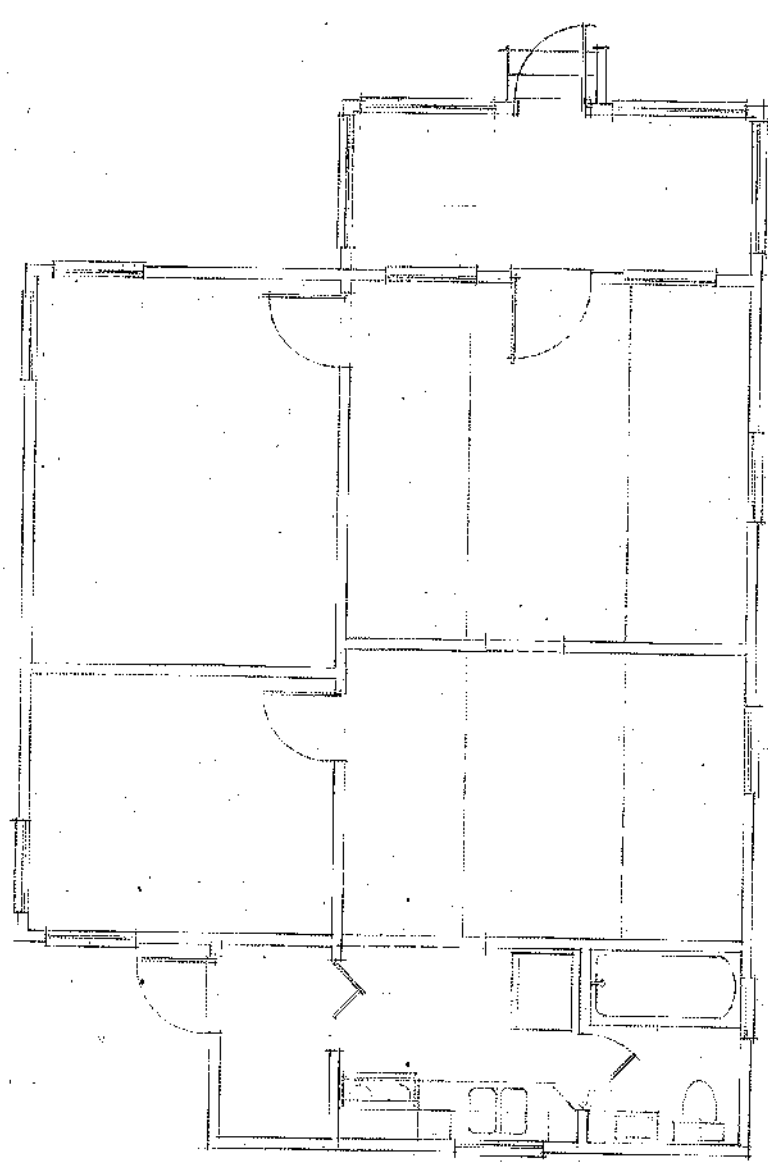
PROPOSED FLOOR PLAN

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

FRONT

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





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



Application for FEMA Variance

GENERAL INFORMATION:

Case Number 20112

Property Owner Name/Address

Agent or Representative Name/Address

DAVID WARIAS

FLORENCIA DESIGN BUILD LLC

210 46TH AVE.

MARK HOUZEN OR

ST. PETE BEACH, FL 33700

MATT SCHOEPPPE

Phone 617-699-7261

603-496-3878 - MARK H
Phone 727-277-0545 - MATT S

Email dbwarias@yahoo.com

mphsolutions@gmail.com
Email Schoeppe.Matthew@gmail.com

Property Address, Legal Description, Parcel ID:

105 4TH AVE., ST. PETE BEACH, FL 33700 SEC. 19, TWP. 32S R616E.

A BOUNDARY SURVEY OF: The West 40.00 feet of Lot 5, Block 8, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

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 0286 G Map Date: 9/03/03 Base Flood Elev.: 10.0' - 11.0'

Current Zoning: _____ Current Land Use: _____ Lot Area: 1,680 SF

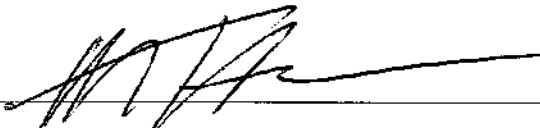
Is the property part of a previously approved development proposal? ☐ Yes ☒ No

If yes, provide the case number(s) _____

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

PLEASE SEE ATTACHED SHEETS COA-1 THRU COA-8
RENOVATION / RESTORATION OF THE ORIGINAL SCHOOL
HOUSE TO THE PASS A GRILLE (ST. PETE BEACH) FL. AREA.

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

 12/18/20
Signature of Applicant/Authorized Agent and Date



FEMA VARIANCE APPLICATION

Applicants must acknowledge understanding of the following and initial each of the statements below. If you do not understand any of these, staff will explain them to you.

AK I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

AK On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.

AK I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

AK I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

AK I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

AK I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:

(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.

AK I have been notified in writing from the Community Official about the NFIP flood insurance implications of variances.

After acknowledgement of these conditions, please make sure your application is complete prior to submission. Incomplete applications will be returned to the applicant.

AK 12/17/20
Signature of Applicant/Authorized Agent and Date

**OFFICE OF THE
FLOODPLAIN
ADMINISTRATOR**

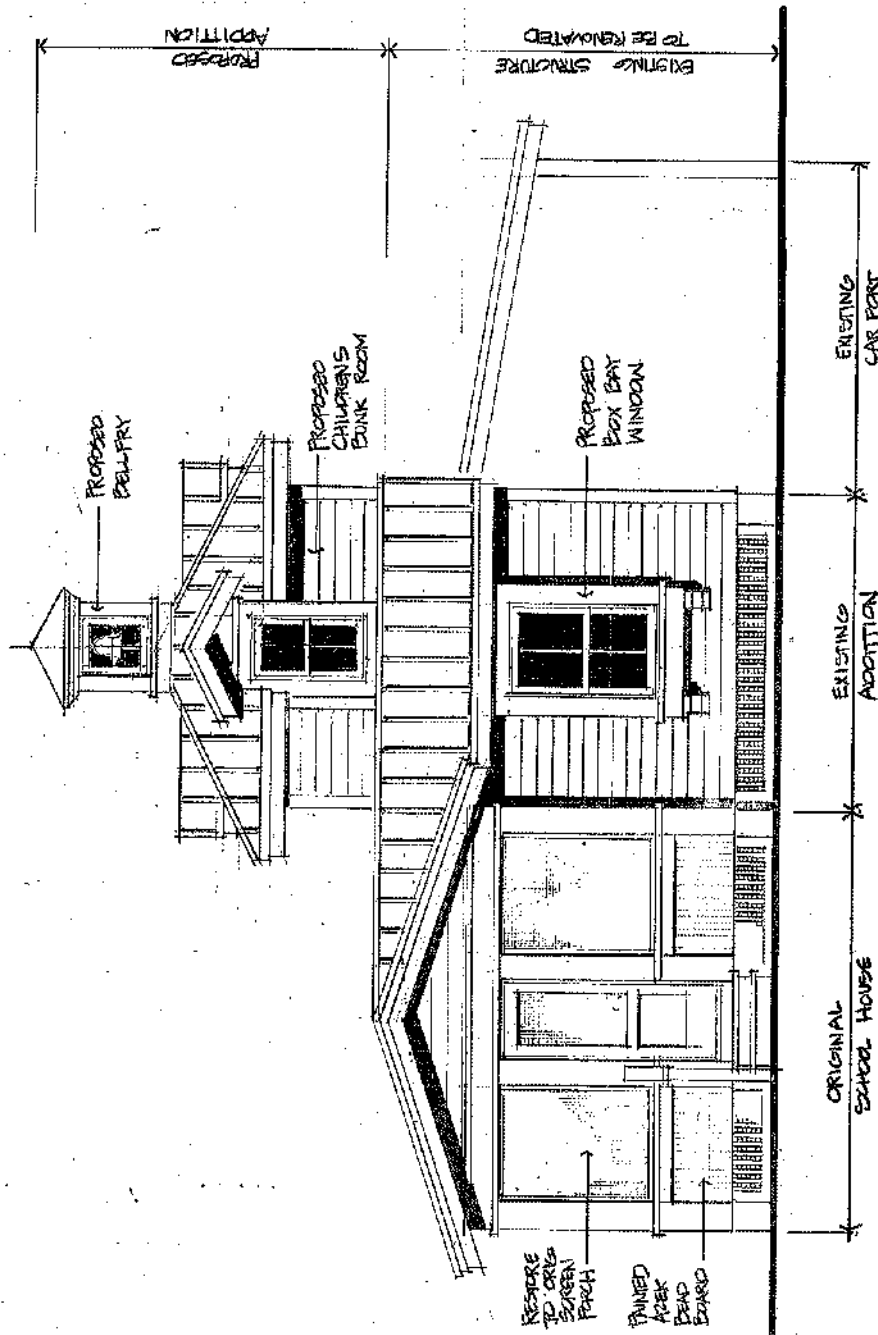
MEMO

To: Applicant
From: Bill Palmer, CBO, CFM
Date: October 30, 2019
RE: **Disclosure Per 44CFR 60.6(A)(5)**
NFIP Flood Insurance Implications of Variances

Please be advised that you are requesting a variance to allow a substantial improvement to your property which is either renovation(s) and/or addition(s). Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure at which the cost equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. Without a variance, the building receiving the substantial improvement would be required to be elevated above the required Base Flood Elevation (BFE) as designated by the Federal Flood Insurance Rate Map.

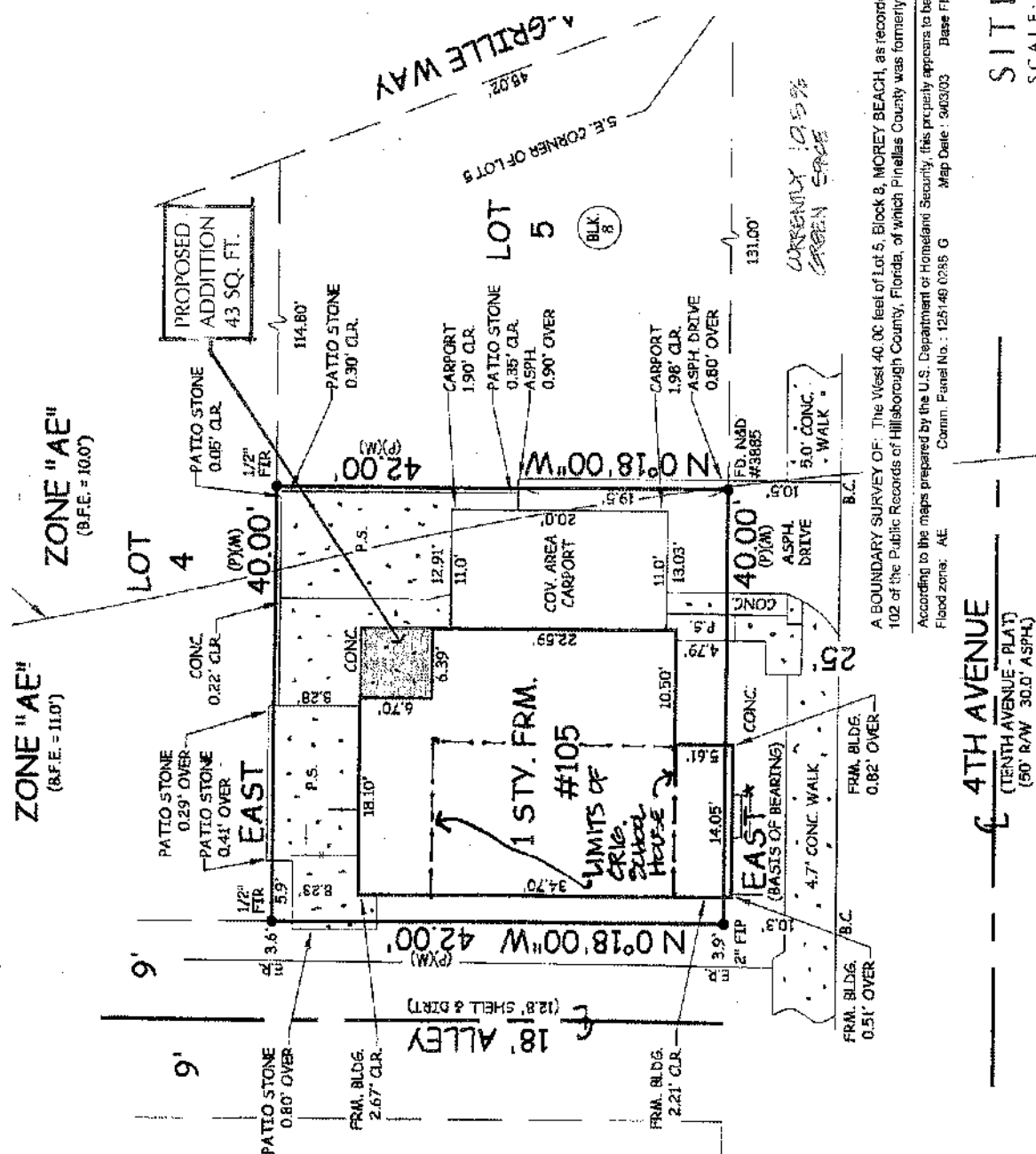
If your variance is granted and you complete the work be advised that:

- (i) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as has as \$25 for \$100 of insurance coverage and
- (ii) Such construction below the base flood level increases risks to life and property,



FRONT ELEVATION

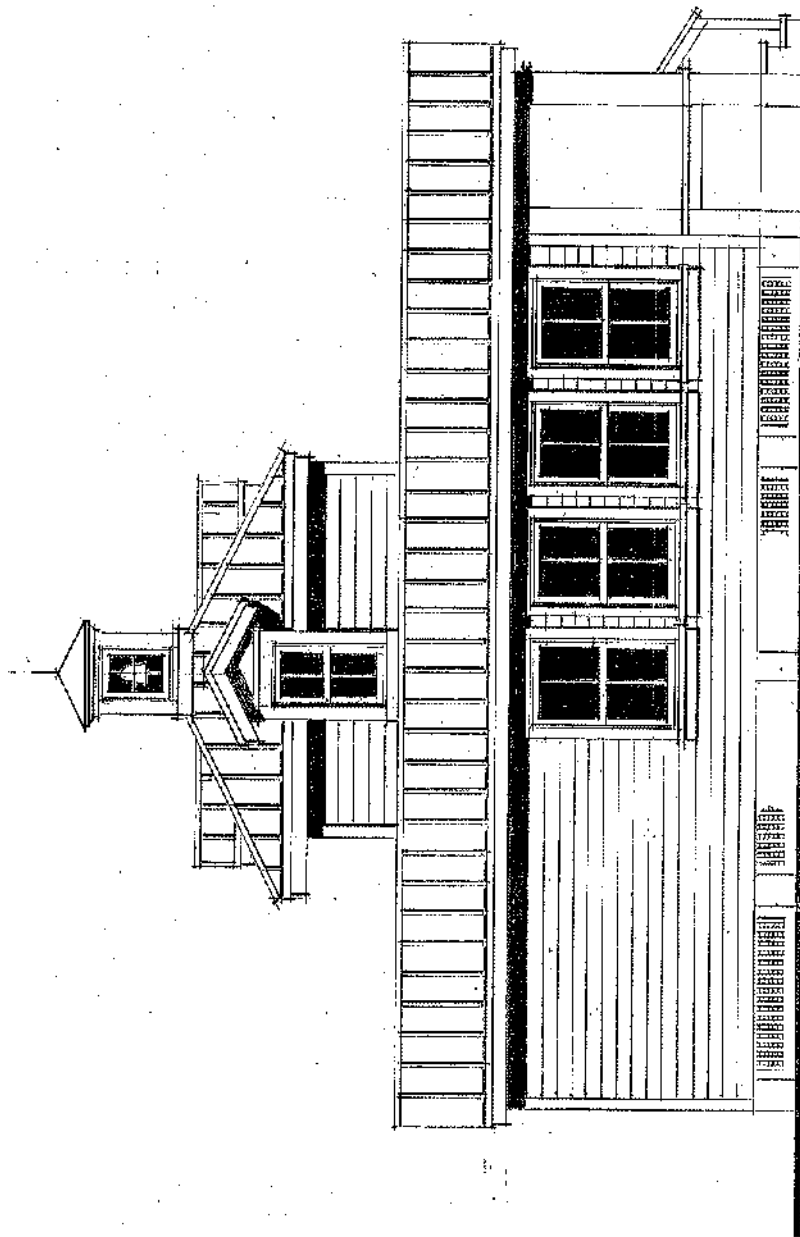
SCALE: 1/4" = 1'-0"



A BOUNDARY SURVEY OF: The West 40.00 feet of Lot 5, Block 2, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in:
 Comm. Panel No.: 125149 0238 G Map Date: 9/03/03 Base Flood Elev.: 10.0' - 11.0'
 Flood zone: AE

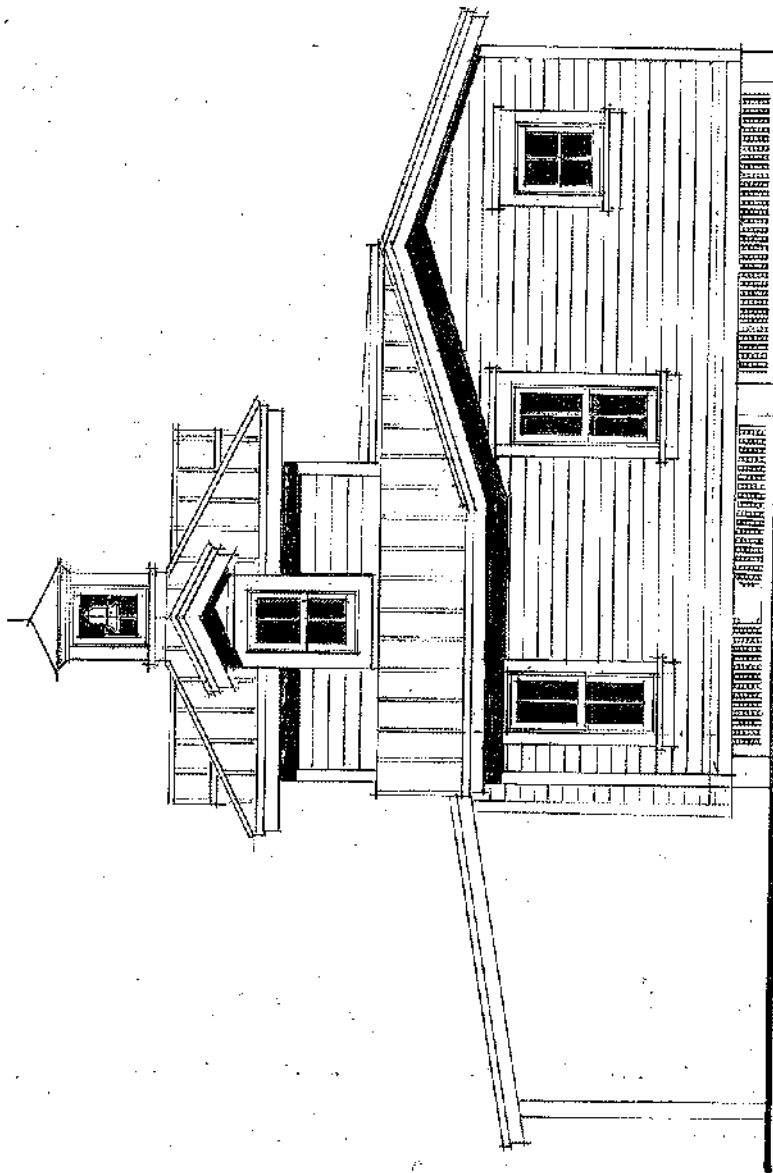
JE —————



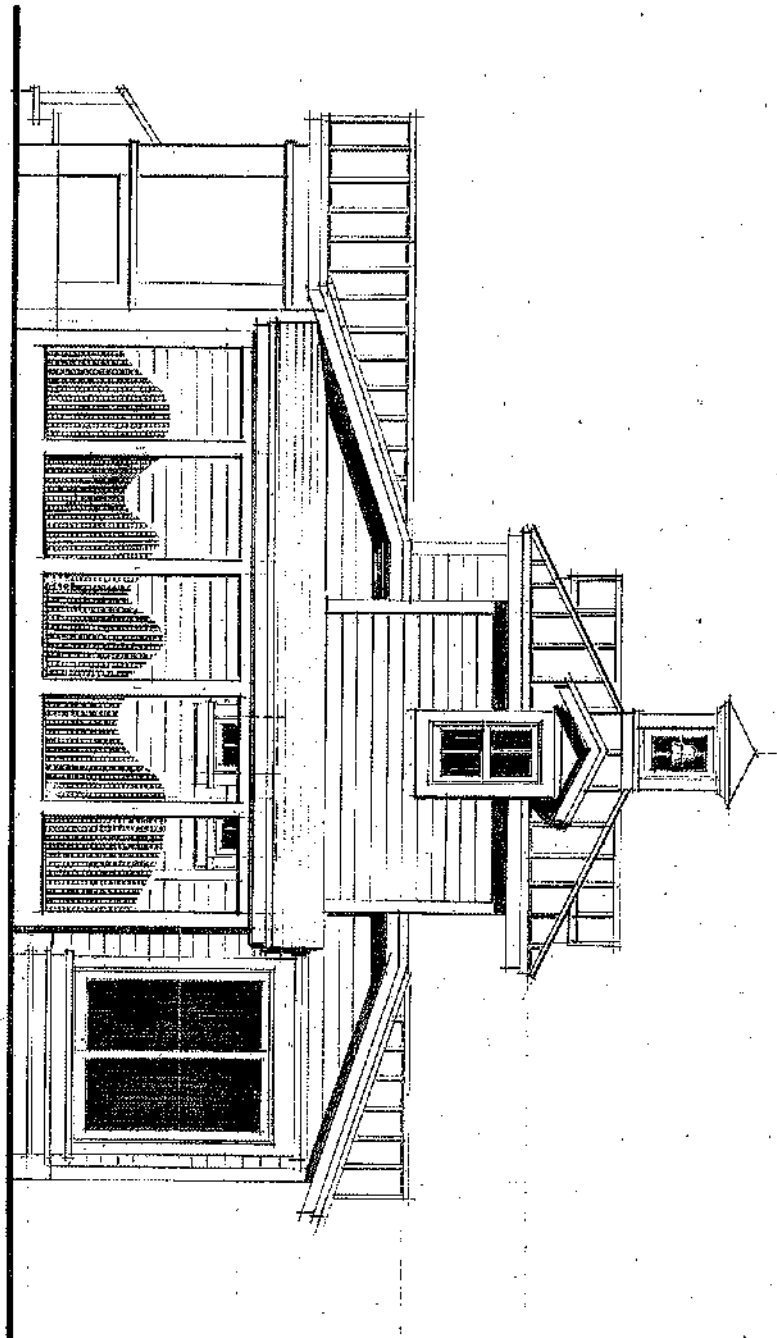
LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



PROJECT NO. COA-6	
DRAWING NO.	
PROJECT NAME	
DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
REVISIONS	
NO. DATE DESCRIPTION	
1. 10/1/01 100% COMPLETE	
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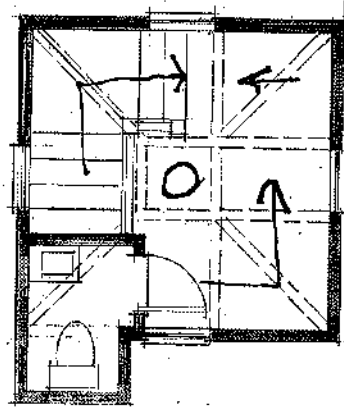


REAR ELEVATION
SCALE: 1/4"=1'-0"



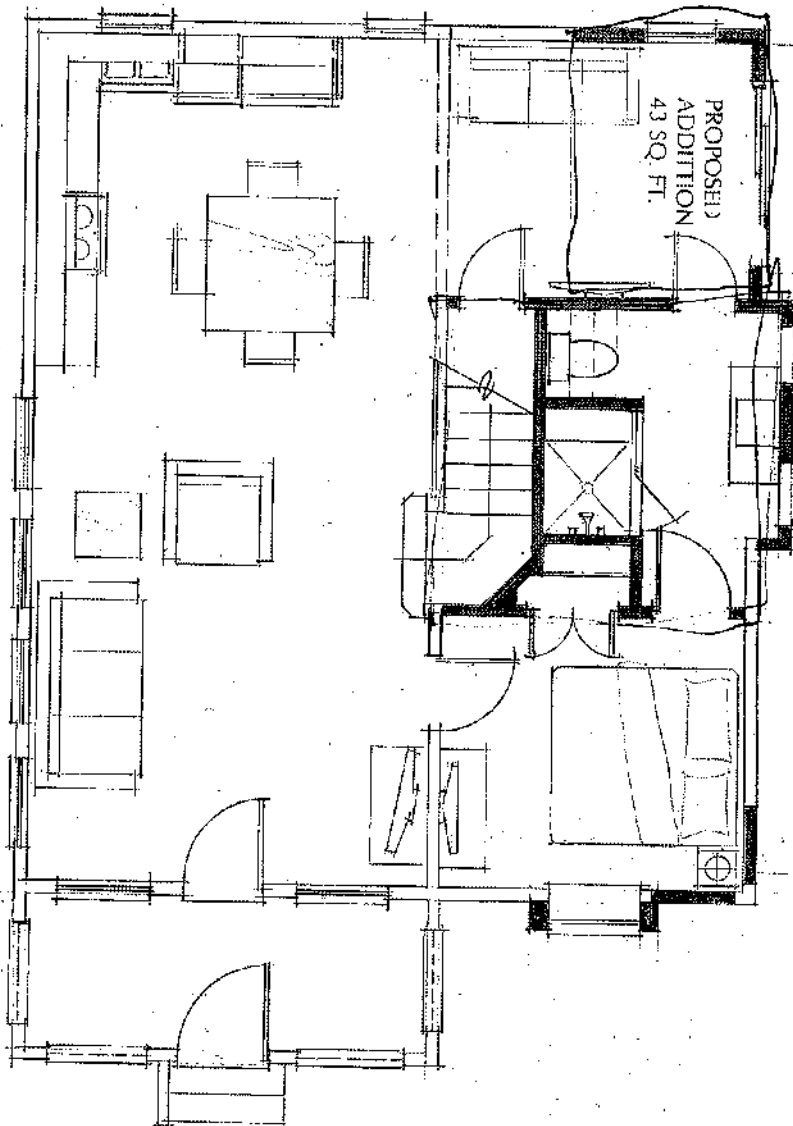
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

COA-7 DRAWING NO.	PROJECT NO. SHEET NO.	PROPOSED: HISTORIC "SCHOOL HOUSE" REMODEL FOR: DAVID VARIAS 305 4TH AVE ST. PETERS BEACH, FL	30 SOUTH GARDEN AVE. CLEARWATER FLORIDA 34615 florencia DESIGN : BUILD
	DATE SCALE DRAWN BY CHECKED BY APPROVED BY	PERMITS CITY OF ST. PETERS BEACH COUNTY OF PINELLAS STATE OF FLORIDA	30 SOUTH GARDEN AVE. CLEARWATER FLORIDA 34615 florencia DESIGN : BUILD



PROPOSED BUNK
ROOM ADDITION
122 SQ. FT.

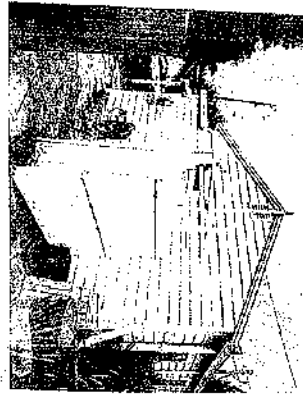
AREA TABULATION	
EXISTING LIVING	636
PROPOSED LIVING	165
TOTAL	801
EXISTING PORCH	70
EXISTING CAR PORT	240
TOTAL UNDER ROOF	1,111



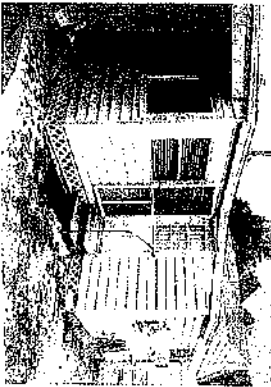
PROPOSED
ADDITION
43 SQ. FT.

PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"

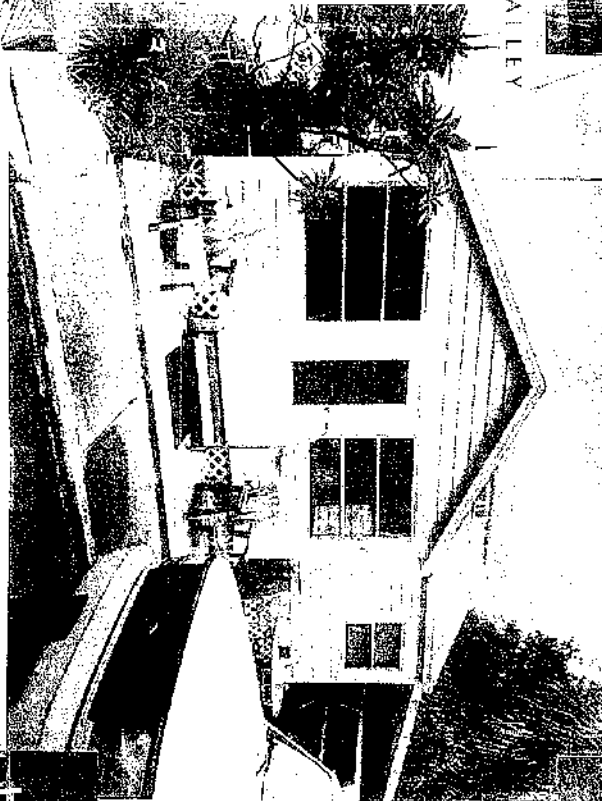
COA-3 DRAWING NO. PROJECT NO. DATE BY CHECKED APPROVED	PROJECT NO. 100-100-100 PROJECT NAME PROJECT LOCATION	PROJECTED: HISTORIC "SCHOOL HOUSE" REMODEL FOR: DAVID WARIAS 105 4TH AVE. ST. PETE BEACH, FL	26 SOUTH ORION AVE. CLEARWATER, FLORIDA 34625 florescia DESIGN-BUILD
	PROJECTED: HISTORIC "SCHOOL HOUSE" REMODEL FOR: DAVID WARIAS 105 4TH AVE. ST. PETE BEACH, FL		



VIEW OF REAR FROM ALLEY



VIEW OF REAR FROM REAR YARD



VIEW FROM STREET



VIEW OF PORCH



VIEW FROM ALLEY

EXISTING PHOTO'S

26 SOUTH
GRAND AVE.
CLEARWATER
FLORIDA
34615

Florencia
DESIGN • BUILD

PROPOSED
HISTORIC "SCHOOL HOUSE" REMODEL
HOME
DAVID WARIAS
BUS 4TH AVE.
ST. PETE BEACH, FL.

DO NOT SCALE DRAWING
THIS DRAWING IS FOR INFORMATION ONLY
IT IS NOT TO BE USED FOR CONSTRUCTION
OR FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN PERMISSION OF
THE ARCHITECT

DATE: 11/11/11	BY: [Signature]
CHECKED: [Signature]	DATE: 11/11/11
PROJECT NO.:	
DRAWING NO.:	
COA-8	



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

WARIAS, DAVID B
210 46TH AVE
ST PETE BEACH FL 33706-2528

17 Dec 2020

Re: 19-32-16-58932-008-0051 Situs: 105 4TH AVE

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): \$30,481; Extra Features: \$709; and Land: \$308,071. 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): \$35,860; Extra Features: \$834; and Land: \$362,436.

The preceding value allocation to the structure would allow improvements not to exceed \$17,930 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_sl_50.htm for more information regarding the FEMA "50% Rule".

Value Use Limitations

The above values are effective for the 2020 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 2020. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

0110 Single Family Home

QUALITY

Fair

FOUNDATION	100 3.00
FLOOR	100 12.0
EXTERIOR	100 26.0
ROOF	100 6.00
ROOF	3SHINGLE
FLOOR	3CARPET/HARD
INTERIOR	2DRYWALL/PLA
HEATING	0 NONE
COOLING	100 0.00

STORIES	1.00
FIXTURES	3.00
LIVING UNITS	1.00

TOTALS IN UNITS

EXTERNAL OBSOLESCENCE	0.0000
NEIGHBORHOOD	0.0000
EXTERNAL OBSOLESCENCE	0.0000

01	01	0.00%
37123	1910	42

CPU	240	15	36
EPF	70	60	42
BRS	636	100	636

BUILDING: 1

1	21117	0116	08/04/2020	DD	Q	I	01	530000	N	POWELL LYNN E	WARIAS DAVID B	TRUST AFF
2	20857	0892	03/16/2007	QC	U	I	11	100	N	POWELL HAROLD A	HAROLD A POWELL &	DO NOT
3	20845	2565	11/29/2004	QC	U	I	11	100	N	POWELL HAROLD A	POWELL HAROLD A	MAY BE
4	05189	0193			Q		Q	44000	N	POWELL HAROLD A	POWELL HAROLD A	MONTH/YEAR OF

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										REVIEW DATE	08/31/2020
										FIELD NUMBER	242
										REVIEW TYPE	Permit

QUALITY

Fair

FOUNDATIO

1PIERS

100 3.00

FLOOR

3WOOD

100 12.0

EXTERIOR

10FRAME/CUST

100 26.0

ROOF

1GABLE OR

100 6.00

ROOF

3SHINGLE

100 5.00

FLOOR

3CARPET/HARD

100 10.0

INTERIOR

2DRYWALL/PLA

100 33.0

HEATING

0 NONE

100 0.00

COOLING

NONE

100 0.00

STORIES

1.00

FIXTURES

3.00

LIVING UNITS

1.00

NOTED

01

01

0.00%

37123

1910

42

EXTERNAL OBSOLESCENCE

0.0000

NEIGHBORHOOD

0.0000

EXTERNAL OBSOLESCENCE

0.0000

CPU

240

15

36

EPF

70

60

42

BAS

636

100

636

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01

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0.00%

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Prepared by and return to:
Robin Murphy
TITLE INSURORS OF FLORIDA
150 2nd Avenue North, Suite 510
St. Petersburg, Florida 33701
File Number: CPR-20-0247
Documentary Stamps: 3,710.00

General Warranty Deed

Made this 4th day of August, 2020 A.D. By Lynn E. Powell Individually and as Successor Trustee UTD February 20, 1991 amended and restated March 16, 2007 Jill E. Mautner Individually and as Successor Trustee UTD February 20, 1991 amended and restated March 16, 2007, whose address is: 1945 Main St, Glastonbury, Connecticut 06033, hereinafter called the grantor, to David B. Warias, whose post office address is: 210 46th Ave, St Pete Beach, Florida 33706, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

The West 40 feet of Lot 5, Block 8, Morey Beach, a subdivision according to the plat thereof recorded in Plat Book H-1, Page 102, of the Public Records of Pinellas County, Florida.

This is not the homestead property of the Grantor.

Parcel ID Number: 19/32/16/58932/008/0051

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Local Historic Designation - 20114 - 102 4th Ave

Date: February 4, 2021

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: The property owner is requesting Local Landmark Designation for 102 4th Avenue, a single-family residential property which is a contributing structure to the Pass-a-Grille National Register Historic District.

Funding: N/A

Requested Motion: I move to APPROVE the Local Landmark Designation of 102 4th Avenue, a single family residence, which is significant in the areas of architectural style or period, community planning and development, is included on the Florida Master Site File of historic properties, and is a contributing resource to the Pass-a-Grille National Register Historic District.

Attachments:

1. Local Designation Report 102 4th Ave
2. 102 4th Site Images
3. 102 4th Florida Master Site File - 2015
4. 102 4th Ave Supporting Docs



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

Application for Local Historic Designation Case No. 20114

Property Owner: Gilbert DiMola

Meeting Date: February 4, 2021

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

REQUEST	The property owner is requesting Local Landmark Designation for 102 4 th Avenue, a single-family residential property.
SUBJECT PROPERTY	102 4 th Avenue Morey Beach, Block 9, Lot 6 Parcel I.D. #19-32-16-58932-009-0060
LAND USE / ZONING	RLM-2 / PAG Overlay District: Residential Low Medium / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1963
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI12531.
SURROUNDING AREA	North – 4 th Avenue / Two-unit residence circa 1910 (two-stories) South – Single-family residential circa 1925 (two stories) East – Alley / Two-unit residential circa 1935 / Five-unit residential circa 1946 (two stories). West – Alley / Single-family residence circa 1925 (two stories)

BACKGROUND and ANALYSIS

The subject mid-century single-family masonry vernacular residential house was constructed circa 1963 and is typical with respect to scale and massing to other properties within the Pass-a-Grille National Register Historic District. The property is a typical 4,100 sq. ft. lot and contains a typically sized one story masonry vernacular structure which was recognized as contributing to the historic district during the 1915 historic district survey update.

On September 14, 1989, the Pass-a-Grille Historic District was nominated to the National Register of Historic Places which did not include 102 Fourth Avenue because it was not 50 years old or older. The original Pass-a-Grille Historic District is comprised of 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 some

two-story masonry vernacular commercial buildings that generally reflect the construction techniques and building types characteristic of the period between 1890 to 1920.

The subject property is located within the original historic district area. It was found to be contributing to the historic district primarily because its scale and massing are typical of the original area. Other masonry vernacular structures have been added over the years. Review of the surrounding properties of 102 4th Avenue found that this is an eclectic area with a mix of older cottages along with both frame and masonry vernacular structures. There is a mix of single-family, two-family, and some multifamily. The buildings are typically one, one and half, and two-story structures.

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 masonry vernacular similar to others located in the Pass-a-Grille Historic District. This mid-century masonry residence has a hip roof, is concrete block construction, and has a conventional framed roof with a low pitch. Based on the FMSF, this house had a flat roof in 2015. Based on photographic evidence, the hip roof has been added since 2015. A hip roof is one of the typical roof types in this historic district. A COA for such roof alteration would not have been required providing the cost of the roof did not exceed the substantial improvement value.

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 1963, 602 Pass-a-Grille Way meets Section 28.22(1) as follows:

- Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction;
- Contributes in the area of community planning and development; 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.

The existing building appears to be in good condition.

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

The applicant is proposing to alter the structure by adding a second living level over the back one-half of this building that includes two bedrooms, a bathroom, and a covered deck. According

to the applicant's representative, the proposed frame construction will be built in such a manner that it could be removed without damaging the integrity of the existing structure. The property will remain single-family. The extent of the work proposed to be undertaken is outlined in COA case report No. 20115.

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

The subject property located at 102 4th Avenue is zoned RLM-2/PAG, Residential District/Pass-a-Grille Overlay which is intended for mixed residential uses. (Divisions 11 and 20 of the LDC.) A zoning map and aerial are attached to this report.

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 a contributing mid-century single-family residential structure that typifies Pass-a-Grille's scale and massing. The existing building is concrete block. The proposed addition will be frame which will differentiate from the original building. Such addition is proposed to be located on the rear one-half of the building. The character of the surrounding area is a mix of one, one-and-a-half, and two-story residential buildings of varying densities.

Staff finds that the addition being proposed in the Certificate of Appropriateness is to enlarge the existing structure by adding a second story living level over the rear portion of the house. This requested addition respects the characteristics of the surrounding historic district. As the term masonry vernacular indicates, this house is not a specific style of architecture, other than it is typical of other residential masonry structures built during the mid-20th Century. The requested addition appears to be in character with the surrounding neighborhood and as such will remain a contributing structure to the historic district.

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 102 4th Avenue 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 is a contributing resource in the Pass-a-Grille National Register-listed and City of St. Pete Beach-designated Pass-a-grille Historic District. The existing house exhibits typical scale and massing of the many other contributing structures within the historic district. This house fits into the context of the historic district, both as existing and proposed. Its use is single-family residential, and it will continue as such.

Bibliographic References:

Florida Master Site File 8PI12351 (2015).

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 Map



Aerial Photograph





☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12531**
 Field Date 1-5-2015
 Form Date 3-14-2015
 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) 102 4th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 102 Direction _____ Street Name 4th Street Type Avenue Suffix Direction _____
 Address: 102 4th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-009-0060 Landgrant _____
 Subdivision Name MOREY BEACH Block 9 Lot 6
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1963 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1963 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Windows
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 3-light metal awning windows and 1/1 double-hung vinyl sash windows with projecting sills
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, pierced concrete wall
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) The 1-bay garage is attached.

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 <i>National Register Bulletin 15</i> , p. 2)		

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) The central, 1-leaf entrance is located within the incised porch.

Porch Descriptions (types, locations, roof types, etc.) The incised porch is partially enclosed with screening and an awning window.

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

Narrative Description of Resource The 1-story masonry vernacular building features a flat roof with overhanging eaves, original 3-light awning windows with projecting sills, and an incised porch.

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)

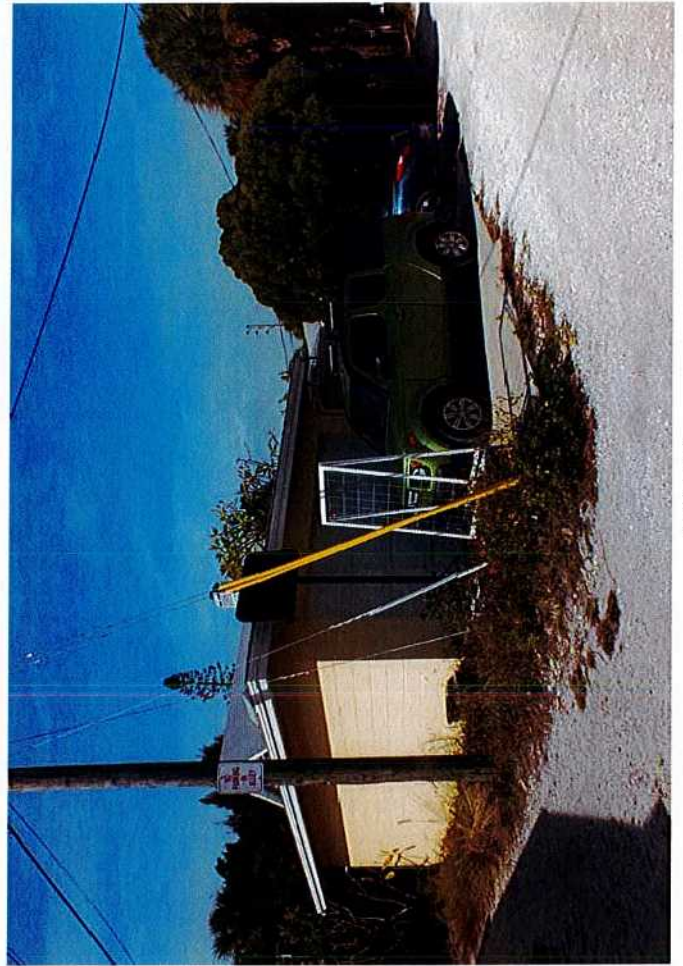
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

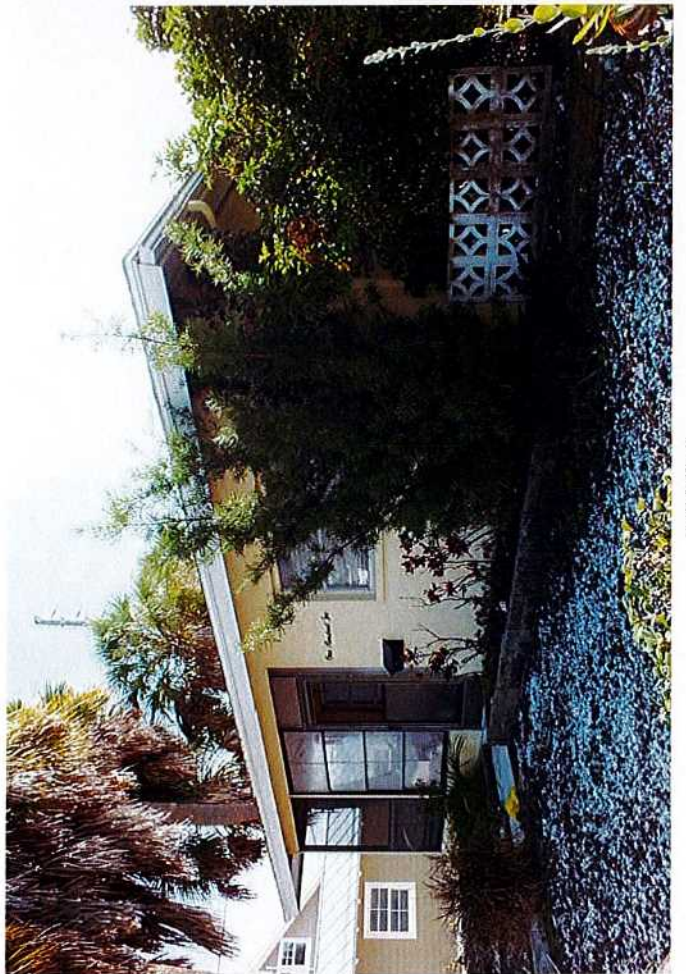
② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

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.



4th_102_P112531_04



4th_102_P112531_03



4th_102_P112531_01



4th_102_P112531_02



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 20114

Property Owner Name & Address

Agent or Representative Name & Address

GILBERT Di MOLA

RALPH ORVILLE LICKTON, DESIGNER

102 FOURTH AVENUE

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FL 33706

ST. PETE BEACH, FL 33706

Phone 1-845-826-5279

Phone _____

Email Address FISH366@AOL.COM

Email Address LICKTONDESIGN

@VERIZON.NET

Property Address, Legal Description, Parcel ID

SAME AS ABOVE

LOT 6, BLOCK 9, MOREY BEACH, P.B.1, PG 102, HILLSBOROUGH COUNTY

19-32-16-58932-009-0060

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): PI 12532 CONTRIBUTING

Florida Master Site File Recorder:

(Name and Title, if applicable): TRC ENVIRONMENTAL CORPORATION

I (the undersigned) am the legal owner/legal representative of GILBERT Di MOLA located at 102 FOURTH AVENUE 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: X

Ralph O. Lickton

Date: 12/18/20



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 41.9' x 100' ± 4242 SQ. FT.

1 STORY MASONRY VERNACULAR STRUCTURE 1874.5 SQ. FT.

FUNCTION OR USE

Historic Functions

SINGLE FAMILY RESIDENCE

Current Functions

SINGLE FAMILY RESIDENCE

DESCRIPTION

Architectural Classification

MID-CENTURY MASONRY RESIDENCE

HIP ROOF

Materials

CONCRETE BLOCK

CONVENTIONAL FRAMED
ROOF



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

MID 20TH CENTURY TYPICAL ARCHITECTURAL STYLE OF THIS PERIOD
CONTRIBUTING TO THE PASS-A-GRIFFE HISTORIC DISTRICT.

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

CONSTRUCTED 1963

RENOVATED - DATES UNKNOWN

3. Significant Persons

UNKNOWN

4. Cultural Affiliation/Historic Period

THE 20TH CENTURY PASS-A-GRIFFE HISTORIC DISTRICT SPANS THE
ENTIRE 20TH CENTURY BEGINNING AROUND 1900 THE EXISTING
HOUSE EXHIBITS TYPICAL SCALE AND MASSING OF MANY OTHER
CONTRIBUTING STRUCTURES. THIS HOUSE FITS INTO THE
CONTEXT OF THIS HISTORIC DISTRICT.

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.

THE EXISTING ONE STORY MASONRY HIP ROOFED RESIDENCE TYPICAL OF MANY OTHERS OF THE SAME PERIOD WITHIN THE HISTORIC DISTRICT WILL CONTINUE TO BE PRESERVED IN ITS ORIGINAL FORM - IT HAS BEEN MAINTAINED IN AN EXCELLENT CONDITION. IT IS THE DESIRE OF THE OWNERS TO ADD BEDROOMS (EXISTING HAS ONLY TWO) AND BATH ADDITION ABOVE A PORTION OF THE EXISTING. RATHER THAN DEMOLISH AND REBUILD A NEW LARGER STRUCTURE IT WOULD BE DESIREABLE TO KEEP AND ADD TO THE EXISTING.

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: COA and FEMA Variance - 20115/20116 - 102 4th Ave

Date: February 4, 2021

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for 102 4th Ave, a single-family residential property.

Funding: N/A

Requested Motion: I move to APPROVE the proposed Certificate of Appropriateness and its related variance from the FEMA floodplain management regulations and which is consistent with the City of St. Pete Beach Land Development Code (LDC Section 28).

Attachments:

1. HPB COA and FEMA Staff Reports
2. 20115 COA App
3. 102 4th Site Survey
4. 102 4th Site Drawings
5. 20116 FEMA app



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

Certificate of Appropriateness / Related FEMA Variance Case Number 20115 & 20116

Property Owner: Gilbert DiMola

Meeting Date: February 4, 2021

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

REQUEST	The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for 102 4 th Ave, a single-family residential property.
SUBJECT PROPERTY	102 4 th Avenue Morey Beach, Block 9, Lot 6 Parcel I.D. #19-32-16-58932-009-0060
LAND USE / ZONING	RLM-2 / PAG Overlay District: Residential Low Medium / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1963
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI12531.
SURROUNDING AREA	North – 4 th Avenue / Two-unit residence circa 1910 (two-stories) South – Single-family residential circa 1925 (two stories) East – Alley / Two-unit residential circa 1935 / Five-unit residential circa 1946 (two stories). West – Alley / Single-family residence circa 1925 (two stories)

BACKGROUND and ANALYSIS

The subject mid-century single-family masonry vernacular residential house was constructed circa 1963 and is typical with respect to scale and massing to other properties within the Pass-a-Grille National Register Historic District. The property is a typical 4,100 sq. ft. lot and contains a typically sized one story masonry vernacular structure which was recognized as contributing to the historic district during the 1915 historic district survey update.

The subject property is located within the original historic district area. It was found to be contributing to the historic district primarily because its scale and massing are typical of the original area. Other masonry vernacular structures have been added over the years. Review of the surrounding properties of 102 4th Avenue found that this is an eclectic area with a mix of older cottages along with both frame and masonry vernacular structures. There is a mix of single-family, two-family, and some multifamily. The buildings are typically one, one and half, and two-story structures.

According to the COA application, the proposed work is for 1) a small one-story (74.8 sq. ft.) addition onto the first living level to the north of the existing garage on the east side to accommodate the stairway to the proposed second living level and 2) a second story frame addition with two bedrooms, bathroom, and covered deck onto the rear half of the structure.

The estimated cost of this proposed addition is \$220,000. According to the Pinellas County Property Appraiser the value allocated to the structure would allow improvements not to exceed \$95,188 based on the 50% rule.

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 will remain a single-family use.*
- 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.** *According to the application, the historic character of this mid-century property will be retained and preserved. No distinctive materials will be altered or removed.*
- 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 features from other historic properties.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.** *There are no changes to this property that have acquired historic significance.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** *According to the application, 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. According to the applicant, no deteriorated or damaged features were discovered requiring replacement or repairing.

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. According to the application, the cleaning of historic surfaces will be done with care, avoiding chemicals that may cause any damage.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. The application states that there are no known archaeological resources at this location.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. According to the application, the proposed addition will not destroy historic materials, features and characteristics of the existing structure and will be differentiated from the existing exterior. (i.e. – stucco finished masonry on the existing, and Hardie Board clad frame on the addition (see plans).

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. According to the application, the proposed frame addition will be constructed above the existing roof structure and if removed, the existing roof structure will remain (see plans).

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. The proposed addition will have a hip style roof design similar to the existing and according to the application, the paint colors will also match.**
- 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. Per the application, the proposed addition will be located above the rear one-third of the existing structure. The application also states that as viewed from the street at eye level, the addition will not be obvious.**

3. **Additions shall be attached to the rear and/or to the side of the original structure.** *The proposed addition will be located at the southwest portion of the existing building and will be most visible from the south and east alleys.*
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 proposed air conditioning compressor will be located next to the west side yard setback and not be visible from the front, rear, or east (alley) side (see plans). New air conditioning equipment will be located in the same place as the existing units.*

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.** *Staff finds that the variance will not preclude the structure's continued designation as a historic structure. Although a second story addition is being proposed, such addition will not disturb the existing structure and will be constructed in a manner that that is above the existing roof structure and, if removed, the existing structure will be remaining. In addition, the new addition will be constructed with materials that will differentiate it from the original building. The proposed addition exceeds FEMA's 50% substantial improvement 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 of the house will change. However, the addition will be in keeping with the character of the historic district in scale, mass, and usage. The allowance of the variance will allow the additional square footage of living space needed by this family in a manner will allow for the preservation of the historic character and design of the original structure while meeting the needs of the applicant.*

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.

ORIGINAL



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 20115

Property Owner Name & Address

GILBERT Di MOLA

102 FOURTH AVENUE

ST. PETE BEACH, FL 33706

Phone 1-845-826-5279

Email Address FISH366@AOL.COM

Agent or Representative Name & Address

RALPH ORVILLE LICKTON, DESIGNER

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FL 33706

Phone 727-368-0017

Email Address LICKTONDESIGN@VERIZON.NET

Property Address, Legal Description, Parcel ID

SAME AS ABOVE

LOT 6, BLOCK 9, MOREY BEACH, P.B. 1 PG 102, HILLSBOROUGH COUNTY

19-32-16-58932-009-0060

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: _____

\$ 220,000 ±

RECEIVED

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.)

C. 21 2020

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.

THE HISTORIC CHARACTER (MID-CENTURY MODERN) WILL BE RETAINED AND PRESERVED - NO DISTINCTIVE MATERIALS WILL BE ALTERED OR REMOVED

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 PROPOSED CHANGES THAT HAVE HISTORICAL SIGNIFICANCE - EXISTING STRUCTURE WILL REMAIN

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

DEC 21 2020

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.

NO DETERIORATED OR DAMAGED FEATURES WERE DISCOVERED
REQUIRING REPLACEMENT OR REPAIRING.

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 SURFACES WILL BE DONE WITH CARE,
AVOIDING CHEMICALS THAT MAY CAUSE ANY DAMAGE

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 PROPOSED ADDITION WILL NOT DESTROY HISTORIC MATERIALS,
FEATURES AND CHARACTERISTICS OF THE EXISTING STRUCTURE -
AND WILL BE DIFFERENTIATED FROM THE EXISTING EXTERIOR
EG. STUCCO FINISHED MASONRY (EXISTING) AND HARDY
BOARD CLAD FRAME (ADDITION) - SEE PLANS

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

THE PROPOSED FRAME ADDITION WILL BE CONSTRUCTED ABOVE
THE EXISTING ROOF STRUCTURE AND IF REMOVED, THE EXISTING
ROOF STRUCTURE WILL BE REMAINING - SEE PLANS

RECEIVED

DEC 21 2020

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.

THE PROPOSED ADDITION WILL HAVE A HIP STYLE ROOF DESIGN
SIMILAR TO THE EXISTING. PAINT COLORS WILL ALSO MATCH

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 PROPOSED ADDITION WILL BE LOCATED ABOVE THE REAR ONE
THIRD OF THE EXISTING STRUCTURE AND AS VIEWED FROM THE
STREET AT EYE LEVEL WILL NOT BE OBVIOUS.

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

THE PROPOSED ADDITION WILL BE LOCATED AT THE SOUTH WEST
PORTION OF THE EXISTING AND BE MOST VISABLE FROM THE
SOUTH AND EAST ALLEYS – SEE SITE PLAN

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 PROPOSED AIR CONDITIONING COMPRESSOR WILL BE
LOCATED NEXT TO THE WEST SIDE YARD SETBACK AND NOT
BE VISABLE FROM THE FRONT, REAR, OR EAST SIDE (ALLEY)
– SEE PLANS



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 - ADDITION

HARDEY BOARD EXTERIOR SIDING-SHINGLES

Windows

P.G.T. VINYL HORIZONTAL SLIDING VINYL WINDOWS,
INSULATED, IMPACT RATED

Doors

THERMATRUE FIBERGLASS FRENCH DOORS AND REAR ENTRY
INSULATED IMPACT RATED

Roofing

ASPHALT SHINGLES OR IF ALLOWED
METAL STANDING SEAM GALVALUME N

Entrances/Porches

WHITE ALUMINUM PICKET RAILING

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.

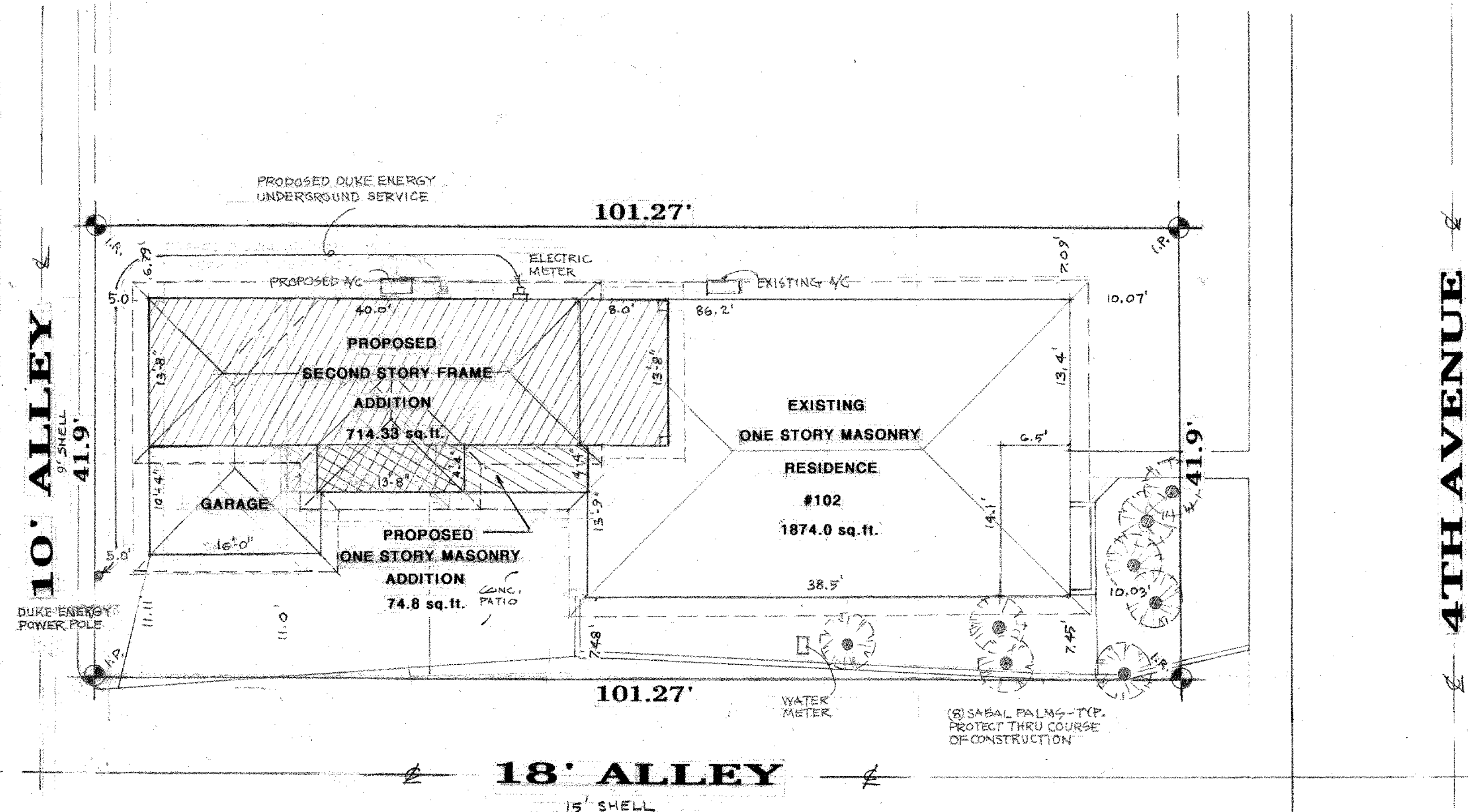

Applicant Signature

X 12/18/20
Date

NORTH >>>>

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"



AREA CALCULATIONS

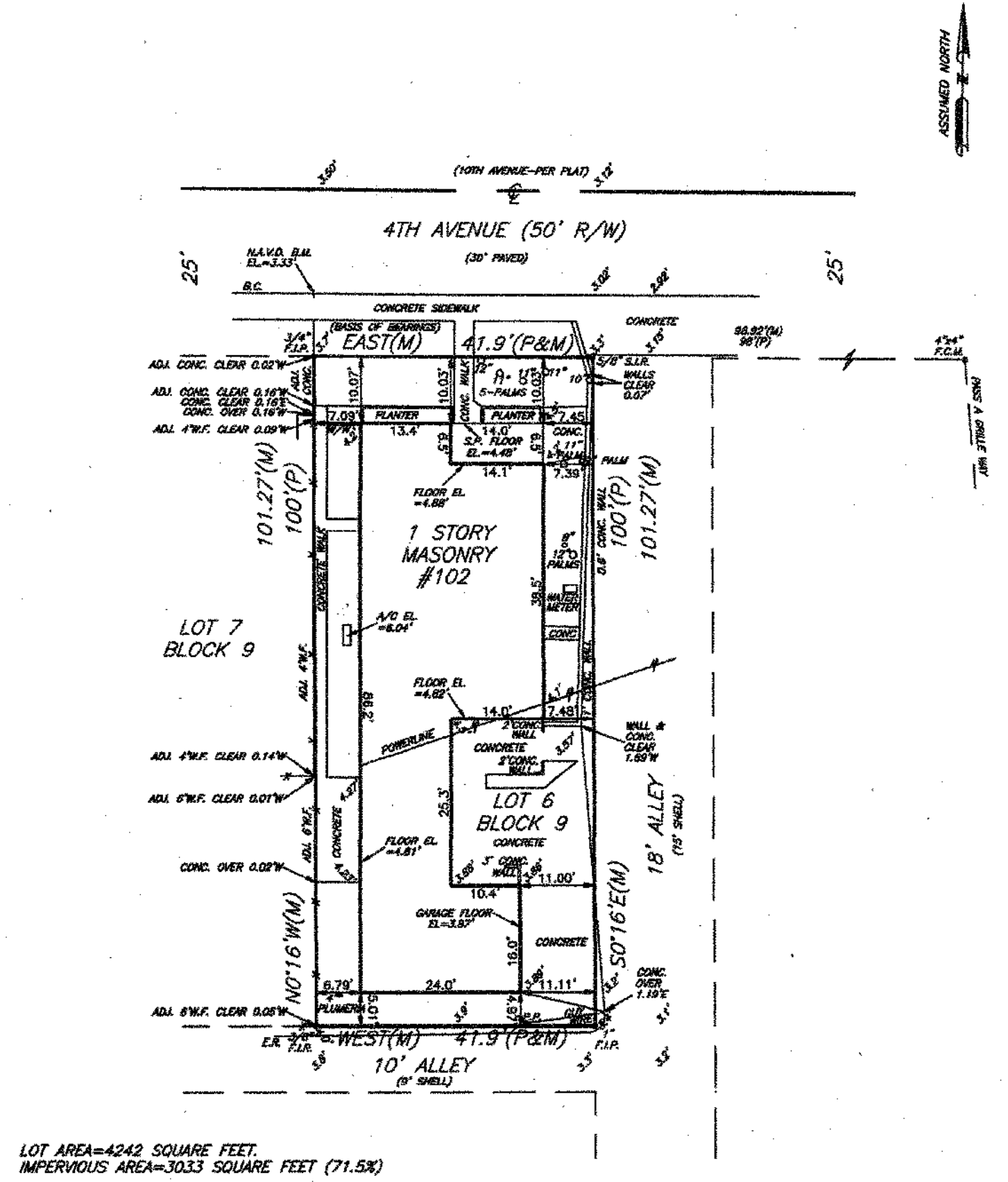
LOT AREA 4242 sq. ft. = 100 %
EXISTING IMPERVIOUS AREA 3033 sq. ft. = 71.5 %
NOTE: PROPOSED ADDITIONS TO BE CONSTRUCTED
OVER EXISTING STRUCTURE AND CONCRETE SLAB
TOTAL CONDITIONED SPACE 2495.2 sq. ft.

EXISTING FLOOR ELEVATION 4.81 F.E.M.A. (SURVEY)

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

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

PROPERTY LOCATED IN A DESIGNATED FLOOD HAZARD AREA
F.E.M.A. DESIGNATION "AE" ELEVATION 11.0' N.A.V.D. 1988
Community Panel #125149 0286 G
PINELLAS GULF BEACH COASTAL CODE ZONE 3



LOT AREA=4242 SQUARE FEET.
IMPERVIOUS AREA=3033 SQUARE FEET (71.5%)

A BOUNDARY SURVEY OF LOT 6, BLOCK 9, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, WITH SPOT ELEVATIONS.

JOB NUMBER: MMXX313 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 9/10/20 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH	DAVID C. HARNER PROFESSIONAL SURVEYOR & MAPPER 9925 GULF BOULEVARD TREASURE ISLAND, FL 33708 SECTION 19 TOWNSHIP 32 SOUTH RANGE 18 EAST CHECKED BY: DCH	FLOOD ZONE: "AE" (B.F.E.=10'±11") FLOOD MAP DATE: 6/18/08 COMMUNITY NUMBER: 125149 MAP NUMBER: 12103C0286 G CHECKED BY: DCH
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NOTES: (1) HEREIN, EXCEPT TO THE HEREIN 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 55-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.021.
(2) ARE NOT SHOWN, OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY.
(3) ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREIN 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.W.D.=ADJUTANT WARDEN'S DRAINAGE C.O.=CHORD LENGTH C.L.=CHORD LINE S.P.=RIGHT OF WAY CON.=CONCRETE M.M.=MASONRY C.C.=COVERED CONC. C.E.=CENTERLINE C.S.=CHORD BEARING V.E.=VIRGIL FENCE E.L.=ELEVATION F.F.=FOUND FLOOR F.P.=FOUND FLOOR S.L.=SET BACK FROM ROAD WITH GAP BEHIND C.H.=CHORD PORCH F.L.=FOUND FROM ROAD F.C.M.=FOUND CONCRETE MONUMENT M.M.=METAL SHED P.O.L.=POINT ON LINE S.W.=SOUTH WEST CORNER W.W.=WOOD FENCE OR CHAINLINK FENCE C.E.=C.EASEMENT P.O.=P.O. INTERSECTION B.M.=BENCHMARK P.L.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P.LAT.=E.P.=EDGE OF PAVEMENT

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

PROPOSED SITE PLAN

Ralph Orville Lickton Designer
1706 PASS-A-GRIFFIN WAY, #3
ST. PETE BEACH, FLORIDA 33708-4277
Phone/Fax: 727-368-0077 rlickton@earthlink.net
In Association with: PATRICK KNAPP, P.E.
One Woodford Road, Suite 407
Orlando, Florida 32807
P.E. #41059 (813) 884-8742 HEATSE@AOL.COM

PROPOSED SECOND STORY ADDITION
PASS-A-GRIFFIN RESIDENCE
1706 PASS-A-GRIFFIN WAY, #3
ST. PETE BEACH, FLORIDA 33708

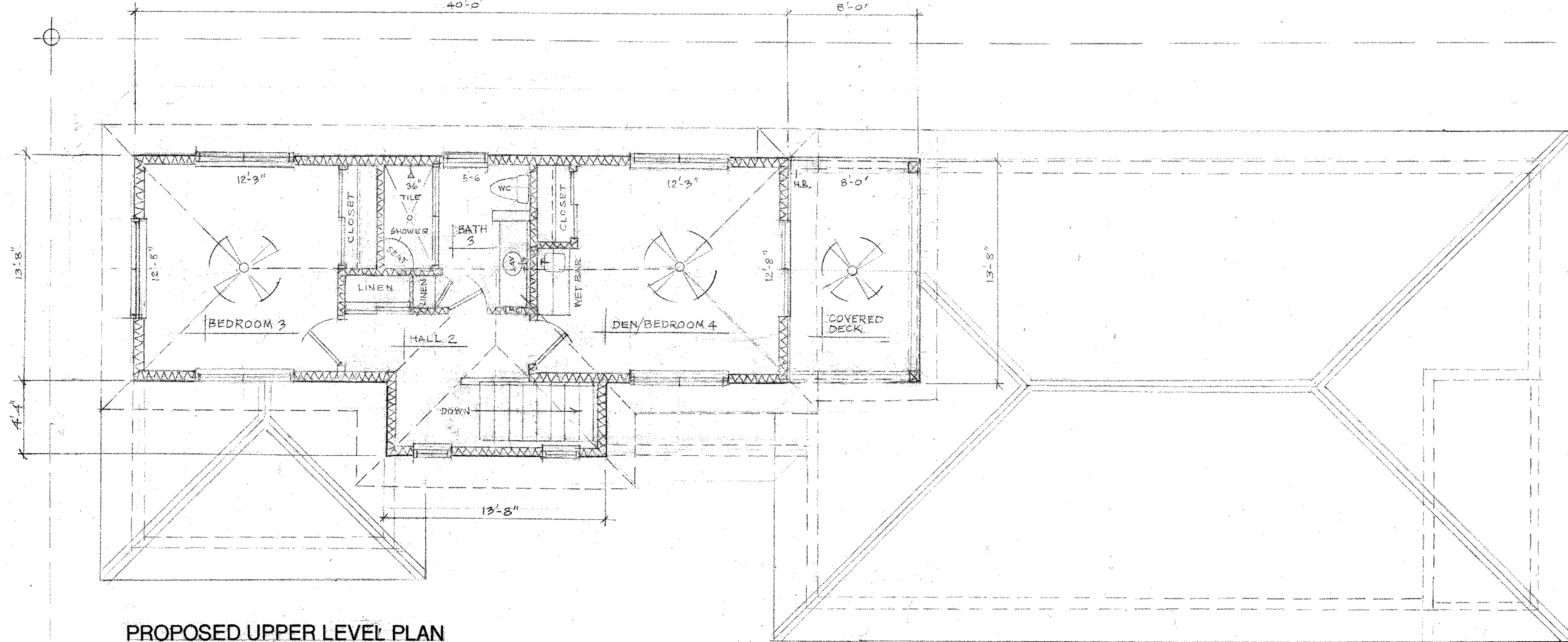
11

PATRICK DAVID KNAPP
No. 41059
FLORIDA
PROFESSIONAL ENGINEER

12/11/20
PROPOSAL 11/4/20

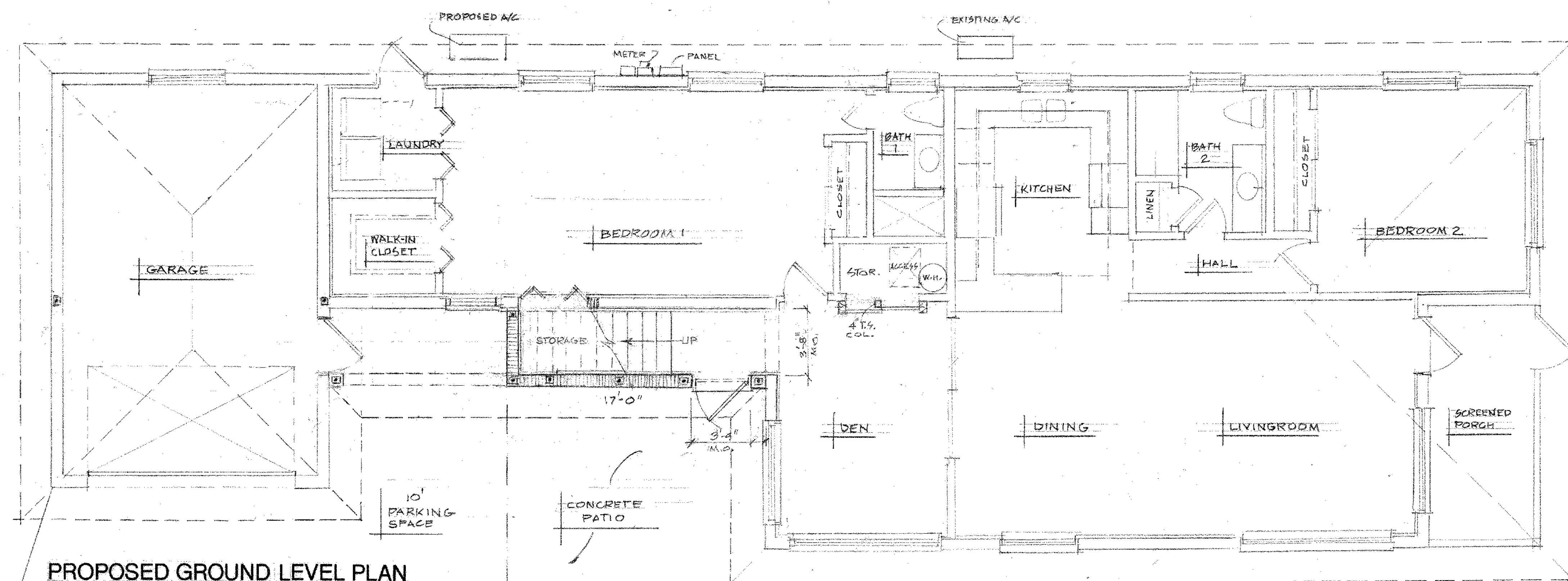
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Page 99 of 109



PROPOSED UPPER LEVEL PLAN

SCALE 1/4" = 1'-0"

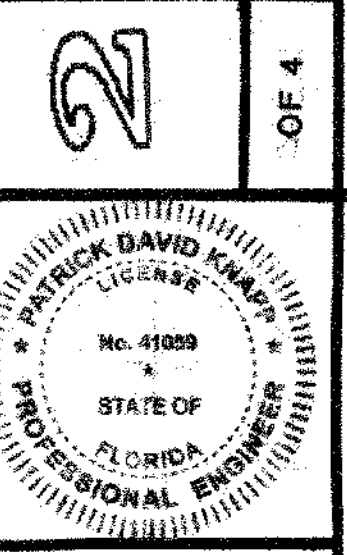


PROPOSED GROUND LEVEL PLAN

SCALE 1/4" = 1'-0"

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RALPH O. LICKTON, DESIGNER AND SUBMITTED
FOR REVIEW PURPOSES IN CONJUNCTION WITH
PROPOSAL # 0620 DATED 11/21/20
DRAWINGS TO BE RETURNED UPON DEMAND. RE-
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PROPOSED SECOND STORY ADDITION
PASS-A-GRIFFLE RESIDENCE
for GILBERT DI MOLA
102 FOURTH AVENUE
ST. PETE BEACH, FLORIDA 33706

Comm. # 0620

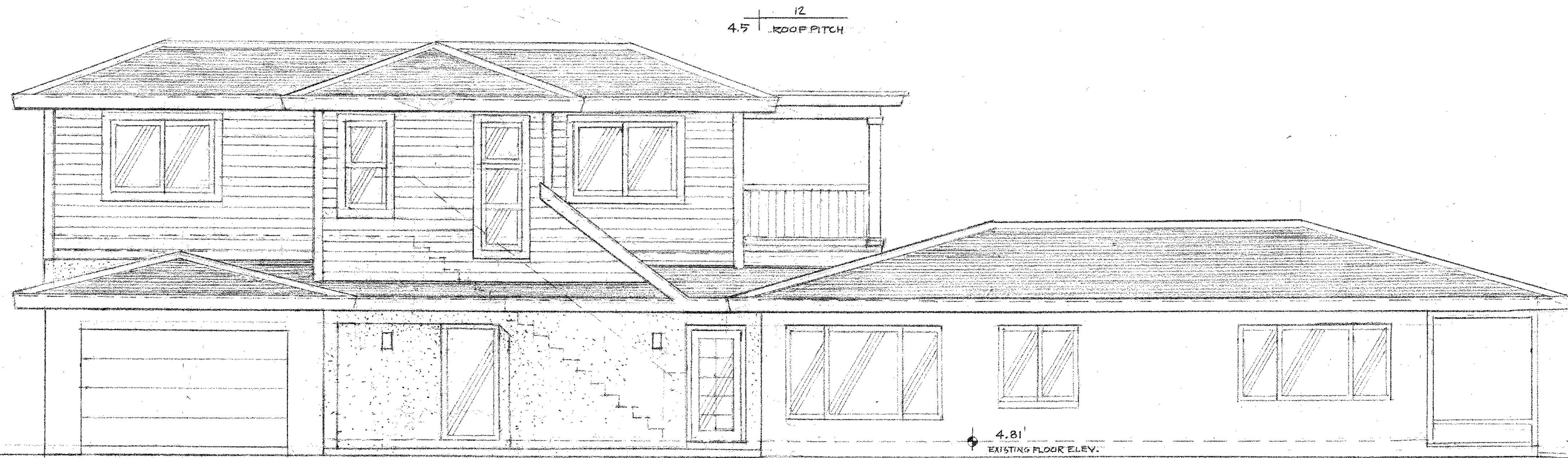
Ralph Orville Lickton Designer

106 PASS-A-GRIFFLE AVENUE
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-388-0017 ricktondesign@verizon.net
In Association with **PATRICK KNAPP, P.E.**
301 Woodward Avenue
Odessa, Florida 34877
P.E. # 41059 (913) 838-4743 ricktonp@aol.com

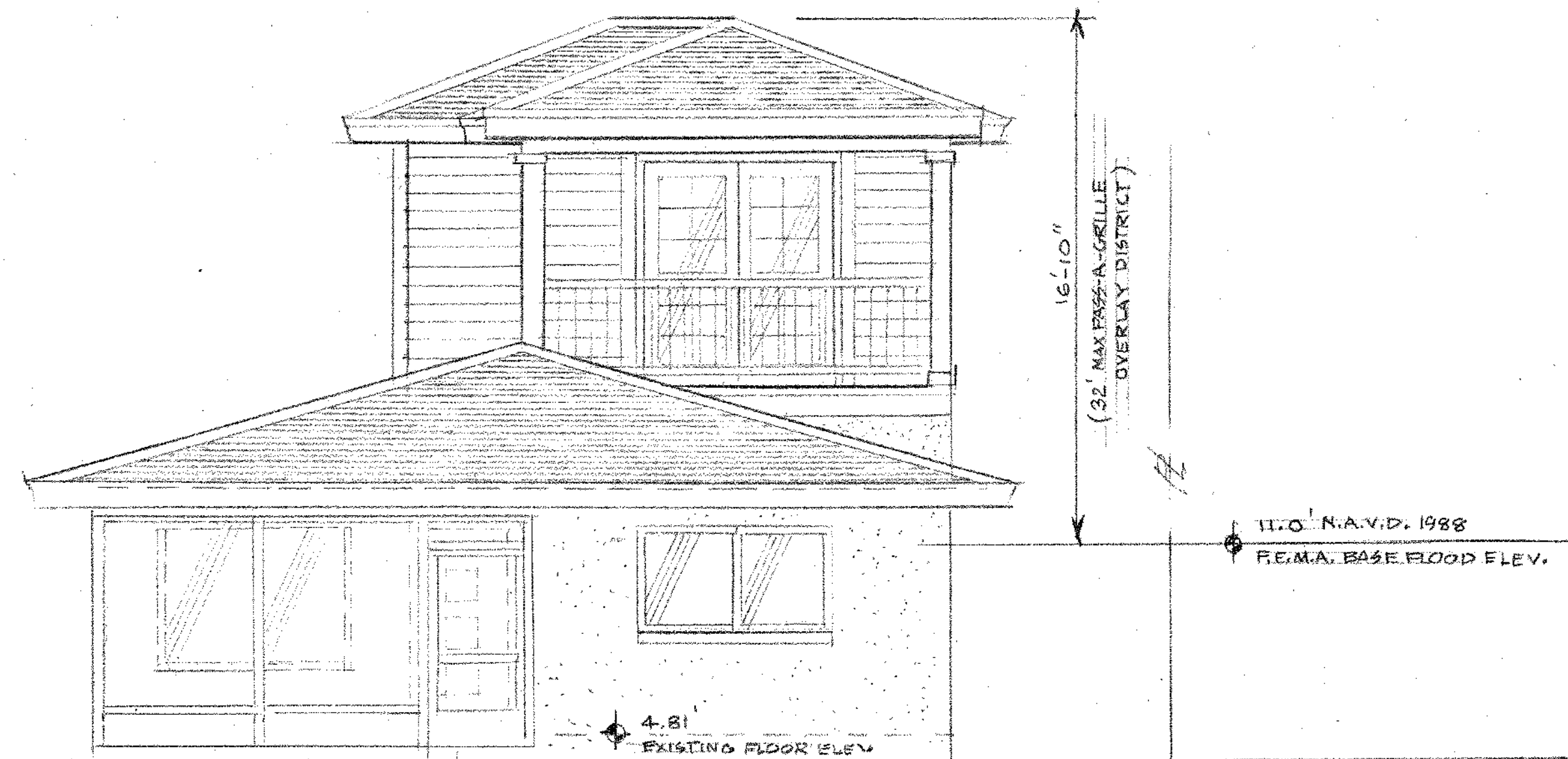
EXTERIOR ELEVATIONS

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12/11/20
PROPOSAL 11/4/20



LEFT SIDE ELEVATION - EAST - ALLEY



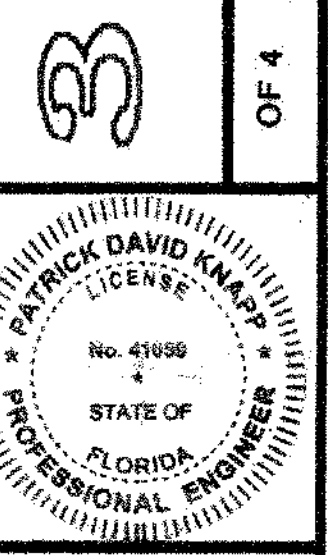
FRONT ELEVATION - NORTH - FOURTH AVENUE

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

DESIGN AND DRAWINGS EXCLUSIVE PROPERTY OF RALPH O. LICKTON, DESIGNER AND SUBMITTED FOR REVIEW PURPOSES IN CONJUNCTION WITH PROPOSAL # 2020-01 DATED 11/11/20. DRAWINGS TO BE RETURNED UPON DEMAND. REPRODUCTION OR REUSE OF DRAWINGS AND/OR DESIGN ELEMENTS IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT. COPYRIGHT RALPH O. LICKTON, DESIGNER. ALL RIGHTS RESERVED.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED SECOND-STORY ADDITION
PASS-A-GRIFFLE RESIDENCE
102 FOURTH AVENUE
ST. PETE BEACH, FLORIDA 33706

Comm. # 0620

Ralph Orville Lickton Designer
1705 PASS-A-GRIFFLE WAY, #3
ST. PETE BEACH, FLORIDA 33706
Phone/Fax: 727-388-0017 rlicktondesigner@gmail.com
In Association with: **PATRICK KNAPP, P.E.**
301 Woodward Avenue
ST. PETE BEACH, FLORIDA 33706
P.E. # 41058 (613) 388-0743 HEAVYK@AOL.COM

EXTERIOR ELEVATIONS

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12/11/20

PROPOSAL 11/4/20

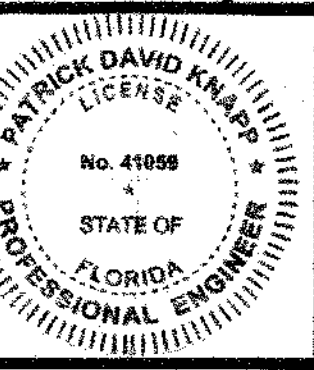
EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

RIGHT SIDE ELEVATION - WEST

REAR ELEVATION - SOUTH - ALLEY

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED SECOND STORY ADDITION
PASS-A-GRILLE RESIDENCE
GILBERT DI MOLA
102 FOURTH AVENUE
ST. PETE BEACH, FLORIDA 33706

Count: # 0620

Ralph Orville Lickton Designer

1708 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-586-0000 rlickton@rlickton.com
In Association with: **PATRICK KNAPP, P.E.**
P.E. # 41059 (613) 856-6743 HEAVYPK@aol.com

EXTERIOR ELEVATIONS

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ALL RIGHTS RESERVED.

12/11/20
PROPOSAL 11/4/20

ORIGINAL



Application for FEMA Variance

GENERAL INFORMATION:

Case Number 20116

Property Owner Name/Address

Agent or Representative Name/Address

GILBERT DI MOLA

RALPH ORVILLE LICKTON, DESIGNER

102 FOURTH AVENUE

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FL 33706

ST. PETE BEACH, FL 33706

Phone 1-845-826-5279

Phone 727-368-0017

Email FISH366@AOL.COM

Email LICKTON DESIGN@VERIZON.NET

Property Address, Legal Description, Parcel ID:

SAME AS ABOVE

19-32-16-58932-009-0060

LOT 6, BLOCK 9, MOREY BEACH, P.B.1, PG 102, HILLSBOROUGH COUNTY

Current Zoning: RLM-2 Current Land Use: RESIDENTIAL Lot Area: 4242 SQ. FT.

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

If yes, provide the case number(s) _____

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

PROPOSED SECOND STORY FRAME ADDITION WITH 2 BEDROOMS, BATH,
AND COVERED DECK.

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

12/18/20

Signature of Applicant/Authorized Agent and Date



FEMA VARIANCE APPLICATION

Applicants must acknowledge understanding of the following and initial each of the statements below. If you do not understand any of these, staff will explain them to you.

RLL I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

RLL On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.

RLL I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

RLL I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

RLL I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

RLL I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:

(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.

RLL I have been notified in writing from the Community Official about the NFIP flood insurance Implications of variances.

After acknowledgement of these conditions, please make sure your application is complete prior to submission. Incomplete applications will be returned to the applicant.

Ralph D. Lickton 12/19/20
Signature of Applicant/Authorized Agent and Date

**OFFICE OF THE
FLOODPLAIN
ADMINISTRATOR**

MEMO

To: Applicant
From: Bill Palmer, CBO, CFM
Date: October 30, 2019
RE: Disclosure Per 44CFR 60.6(A)(5)
NFIP Flood Insurance Implications of Variances

Please be advised that you are requesting a variance to allow a substantial improvement to your property which is either renovation(s) and/or addition(s). Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure at which the cost equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. Without a variance, the building receiving the substantial improvement would be required to be elevated above the required Base Flood Elevation (BFE) as designated by the Federal Flood Insurance Rate Map.

If your variance is granted and you complete the work be advised that:

- (i) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as has as \$25 for \$100 of insurance coverage and
- (ii) Such construction below the base flood level increases risks to life and property,



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

DIMOLA, DENINE
DIMOLA, GILBERT P
102 4TH AVE
ST PETE BEACH FL 33706-4308

07 Jan 2021

Re: 19-32-16-58932-009-0060 Situs: 102 4TH AVE

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): \$161,820; Extra Features: \$682; and Land: \$495,429. 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): \$190,376; Extra Features: \$802; and Land: \$582,858.

The preceding value allocation to the structure would allow improvements not to exceed \$95,188 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 2020 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 2020. This information is provided solely for the purposes stated above. It is invalid for any other purpose.



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

DIMOLA, DENINE
DIMOLA, GILBERT P
102 4TH AVE
ST PETE BEACH FL 33706-4308

17 Dec 2020

Re: 19-32-16-58932-009-0060 Situs: 102 4TH AVE

Windstorm Loss Mitigation (WLM)

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102 4TH AVE, ST PETE BEACH 33706-

Map Id: 108.00 1.00 1.00 1.00 AREA = 1; NEB = 08
** VALUE SUBJECT TO CHANGE **

0110 Single Family Home

BUILDING CHARACTERISTICS

QUALITY	ABOVE	TYPE	%	PTS
FOUNDATION	2	CONTINUOUS	100	3.00
FLOOR	1	SLAB ON	100	6.00
EXTERIOR	5	CB	100	27.0
ROOF	1	GABLE OR	100	6.00
ROOF	3	SHINGLE	100	5.00
FLOOR	3	CARPET/HARD	100	10.0
INTERIOR	3	UPGRADE	100	39.0
HEATING	6	CENTRAL	100	5.00
COOLING	100	COOLING	100	3.00

CATEGORY	UNITS
STORIES	1.00
FIXTURES	6.00
LIVING UNITS	1.00

TOTAL LIVING UNITS	ADJ
EXTERNAL OBSOLESCENCE	0.0000
NEIGHBORHOOD	0.0000
EXTERNAL OBSOLESCENCE	0.0000

TYPE	QU	YB	EA
01	03	0.00%	
RCND	1963	22	

SAR	AREA	% B	EFF. AREA
SPF	98	25	24
BAS	1,442	100	1,442
GRF	384	35	134

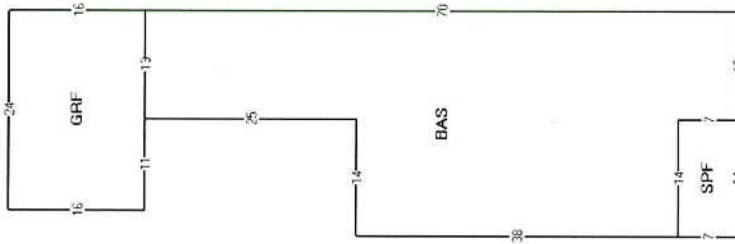
TAXING DISTRICT	SPB	JUST VALUES	456.26
1	924	1,600	

L	EXTRA	DESCRIPTION	BD	NHX	LEN
1	0101	PATIO/DECK	0.0	0	

1	0101	PATIO/DECK		0.0	0
L	L	USE	LAND USE	HX/	R
T	T	N	CODE	NHX	D
C	1	01	SINGLE	0.0	FRONT
					41.00

NOTES

APPRaisal DATES	REVIEW DATE	09/10/2020	FIELD NUMBER	242	REVIEW TYPE	Permit
-----------------	-------------	------------	--------------	-----	-------------	--------



BUILDING: 1

BUILDING NOTES

18P/NEW AC SYSTEM 20S/ OLDER UPDTD
KITCH, AC, WINDS, CORR. QAULTY 20P/NEW
RC ECO 3.

VALUE SUMMARY

PRIOR JUST MARKET VALUE	598,325
CURRENT JUST MARKET VALUE	657,932
ASSESSED VALUE	657,932
HX/NHX CAP BASE YEAR	0
TAXABLE VALUE	657,932
HX	No
% HX	0.00
TOT EXEMPTIONS VALUE	0

PERMIT	TP	ST.	EST VAL	ISSUE DATE
2001370	96	C	8,400	07/13/20
BLD18-01864	38	C	21,000	10/17/18
BLD18-01650	96	V	3,880	09/04/18
BLD18-00973	99	C	13,763	05/22/18
20160952	99	V	1250	07/08/16
20160095	99	V	1250	01/27/16
019557	96	C	4300	10/13/99

ORIGINAL



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

I/WE GILBERT DI MOLA
(print name of property owner)
hereby authorize RALPH ORVILLE LICKTON
(print name of agent)
to represent me/us in an application for HISTORIC BOARD APPLICATIONS
(type of application: variance, conditional use, zoning, etc.)

X [Signature]
Signature of Owner

Signature of Owner

GILBERT DI MOLA
Print Name of Owner

Print Name of Owner

X
The forgoing instrument was acknowledged before me this 20 day of DEC
2015, by [Signature] who is personally known _____
2015 produced _____ as identification.

[Signature]
(Notary Signature)

12-20-20
(Date)

My Commission Expires 2-20-21

