



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, May 6, 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. Minutes 4/1/2021
4. Election of Officers
 - a. Chairman
 - b. Vice Chairman
5. Action Items
 - a. **21032 - 105 6th Ave Local Historic Designation**
Continued to June 3, 2021
 - b. **21031 & 21030 - 105 6th Ave FEMA Variance and COA**
Continued to June 3, 2021
 - c. **21009 & 21008 - 504 Pass-A-Grille Way FEMA Variance and COA**
Request to renovate an existing duplex into a single family residence.
6. Discussion Items
7. Next Meeting: 06/03/2021
8. 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

April 1, 2021 3:30 PM

PRESENT: Chris Marone, Chair
Sean Hurley, Vice Chair
Bill Loughery, Member
Holly Young, Member

EXCUSED: Tia Hockensmith, Member

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

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

1. Changes to the Agenda – Ms. Rosetti provided the members with a list of four additional discussion items - 5d. St. Pete Beach Public Library, e. Community Rating System (CRS) Five Year Cycle Preliminary Ratings, f. FEMA Flood Zone Map and Height Changes, and g. Board Roles and Responsibilities in Application Reviews. Member Young asked to add a discussion item for the Beach Theater.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes - Historic Preservation Board 3/04/2021 Minutes

Vice Chair Hurley moved, and Member Young seconded the approval of the March 4, 2021 minutes as presented; the motion carried unanimously.

4. Action Items

a. COA and FEMA Variance – 21009 and 21010 – 504 Pass-a-Grille Way
Item CONTINUED to a later date

Chair Marone moved and Member Loughery seconded to continue the COA and FEMA Variance for Cases 21009 and 21010, 504 Pass-a-Grille Way from today until May 6, 2021. The motion carried unanimously.

5. Discussion Items

a. Status of Historic District Street Signs - Senior Planner, Lynn Rosetti updated the members that the City Commission addressed this matter on March 23rd and will again at their Budget Workshop on April 29th. \$188,000 is budgeted for neighborhood beautification overall.

b. Merry Pier Historic Marker - Ms. Rosetti showed the location of where the marker will be installed sometime in the month of April, depending on whether the City or an outside vendor does the work. The marker will be structurally secure. Should the marker need to be temporarily removed during the sidewalk and seawall repairs, it will be reinstalled thereafter.

c. Status of Historic Grant Application - Ms. Rosetti explained that Covid, legislative issues and state budget issues have slowed the process. The amount in the budget for

grants is a continuing line item and per her phone call to State offices today, the funds are in the budget. The Legislation session ends in May then goes to the Governor before we will know the status; she will provide updates.

d. St. Pete Beach Public Library - The remodeled Library is now open; Ms. Rosetti invited the members to the Ribbon Cutting Ceremony on April 26th and reviewed a photo presentation of the renovations.

e. Community Rating System (CRS) Five-Year-Cycle Preliminary Rating Visit – Ms. Rosetti reported that preliminarily, the City has maintained its rating of 6 in this voluntary incentive program, which translates to a 20% flood insurance discount.

f. FEMA Flood Zone Map and Height Changes – Brandon Berry, Planner II, summarized previous meeting discussions on new, lower flood zones and reviewed the current Land Development Code (LDC) definition of *height*. Due to new mapping, many properties are losing two to three feet in buildable height. He showed proposed verbiage to add to the *height* definition in the LDC, which would say that “Residential properties located outside of the Community Redevelopment District may begin this measurement at eight feet above grade if this distance exceeds Design Flood Elevation.” This is already in the LDC in other sections. Mr. Berry continued to review plans of some local properties to illustrate how the new mapping and potential LDC changes could affect height. Some Q&A followed and it was suggested that, since grade is an arbitrary number, it be specified ‘eight feet above grade, as long as it does not exceed ‘*x amount*’ of feet over sea level”, because there are too many ways to alter grade by 12 inches which can change the playing field. That should be a caveat. Discussion followed on height restrictions, grade, rooftop additions, grade and limiting scale.

g. Board Roles and Responsibilities in Application Reviews - Mr. Berry reviewed a document detailing the most frequent types of applications that come before this Board, what the Board’s role is (none, advisory, quasi-regulatory, or regulatory) in those applications and what actions they may take respectively.

h. Beach Theater Update - Member Young reported that she spoke with Assistant City Attorney Matthew McConnell for an update. There have been code violations at the property, but it has been embroiled in probate court since 2013. The France family’s attorney has withdrawn from the case, so additional time will be needed for the new attorney to get up to date. Basically, there is nothing to update until this moves forward.

Following that item, Member Loughery requested an update next month on the concession stand/press box at Hurley Park. It is currently being used in some capacity during little league games. Does money need to be raised to refurbish the building/are there grant funds available/was the press box not part of the recent overall Hurley Park update? Ms. Rosetti will gather information to present next month.

i. Next Meeting/Adjournment - The next meeting is May 6, 2021.

Chair Marone adjourned the meeting at 4:38 PM.

These minutes will be considered for approval at the May 6, 2021 Historic Preservation Board meeting.

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

Issue Considered: 21032 - 105 6th Ave Local Historic Designation

Date: May 6, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Continued - Applicant requested a continuation to accommodate additional renovation work.

Funding: N/A

Requested Motion: I move to **CONTINUE** the Local Historic Designation for Case #21032 to the June 3rd Historic Preservation Board meeting to accommodate additional renovation work.

Attachments:

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

Issue Considered: 21031 & 21030 - 105 6th Ave FEMA Variance and COA

Date: May 6, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Continued - Applicant requested a continuation to accommodate additional renovation work.

Funding: N/A

Requested Motion: I move to **CONTINUE** the FEMA Variance and Certificate of Appropriateness for Case #21030 and #21031 to the June 3rd Historic Preservation Board meeting to accommodate additional renovation work.

Attachments: 1. Extension Request - Small

FW: 105 6th Ave COA Meeting June 3rd extension

Lynn Rosetti <lrosetti@stpetebeach.org>

Wed 4/28/2021 11:46 AM

To: Alaina Grundy <agrundy@stpetebeach.org>



Lynn Rosetti, AICP, CFM

Senior Planner

Community Development | City of St. Pete Beach

727-363-9266

lrosetti@stpetebeach.org

www.stpetebeach.org

155 Corey Avenue, St. Pete Beach FL
33706



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

From: Dionne <dionne@torrecompanies.com>

Sent: Wednesday, April 28, 2021 11:39 AM

To: Lynn Rosetti <lrosetti@stpetebeach.org>; Brandon Berry <bberry@stpetebeach.org>

Cc: vtorre <vtorre@torrecompanies.com>

Subject: RE: 105 6th Ave COA Meeting June 3rd extension

CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Lynn,

We will pay the additional cost for sending out the notices.

Dionne Simmons
Executive Assistant to Venny Torre
Torre Construction & Development
208 Andalusia Ave
Coral Gables, FL 33134
Office: 305-442-9494
Email: dionne@torrecompanies.com



For changes to be of any true value, they've got to be lasting and consistent. Tony Robbins

From: Lynn Rosetti <lrosetti@stpetebeach.org>

Sent: Wednesday, April 28, 2021 11:33 AM

To: Dionne <dionne@torrecompanies.com>; Brandon Berry <bberry@stpetebeach.org>

Cc: vtorre <vtorre@torrecompanies.com>

Subject: RE: 105 6th Ave COA Meeting June 3rd extension

Hi Dionne –

Thank you, and yes to confirm placement on the June 3rd Historic Preservation Board schedule.

In addition, as we just discussed, to help offset the cost of sending out notices to surrounding property owners, we would need to charge an additional \$50.00. This is because the roof was not mentioned in the original notice.

Thank you and we look forward to working with you on your historic project.

Best regards,

Lynn



Lynn Rosetti, AICP, CFM

Senior Planner

Community Development | City of St. Pete Beach

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From: Dionne <dionne@torrecompanies.com>
Sent: Wednesday, April 28, 2021 11:21 AM
To: Lynn Rosetti <lrosetti@stpetebeach.org>; Brandon Berry <bberry@stpetebeach.org>
Cc: vtorre <vtorre@torrecompanies.com>
Subject: 105 6th Ave COA Meeting June 3rd extension

CAUTION: This message has originated from **Outside of the Organization**. **Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Lynn,

Good morning, as per our conversation we would like to extend the COA Meeting for June 3RD as we are revising scope of work to include reroofing of the existing cottages.

Kindly confirm the request of extension for June 3rd.

Dionne Simmons
Executive Assistant to Venny Torre
Torre Construction & Development
208 Andalusia Ave
Coral Gables, FL 33134
Office: 305-442-9494
Email: dionne@torrecompanies.com



For changes to be of any true value, they've got to be lasting and consistent. Tony Robbins

The city of St. Pete Beach uses SeeClickFix for residents to submit issues to the city. To report an issue, please [click here](#).

All government correspondence is subject to the public records laws.

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

Issue Considered: 21009 & 21008 - 504 Pass-A-Grille Way FEMA Variance and COA

Date: May 6, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Request to renovate an existing duplex into a single family residence including the work listed: remove and replace vinyl siding, demo and remove chimney to create space for new entry way, open up original first and second story porches, add new code compliant staircase to the SW corner, replace existing windows.

Funding: N/A

Requested Motion: I move to **APPROVE** the Certificate of Appropriateness for case #21008 as presented by the staff.
I move to **APPROVE** FEMA Variance for case #21009 as presented by the staff.

Attachments:

1. Staff Report - 504 PAG Way
2. 504 PAG Supporting Docs
3. 504 PAG Drawings



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

Certificate of Appropriateness / Related FEMA Variance Case Number 21008 & 21009

Property Owner: Allen Johnson and Barbara Remington

Meeting Date: May 6, 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 504 Pass-a-Grille Way, a multi-family residential property (3 units). The property owner additionally requests a recommendation to the Board of Adjustment for a variance to add an entry on the north side of the residence where the remains of a deteriorating chimney structure need to be demolished. The proposed entry steps encroach into the secondary street setback by 4.9 feet. (LDC Sec. 20.15 – House - Medium).
SUBJECT PROPERTY	504 Pass-a-Grille Way Duffy's, J.J., Lot 3 & N ½ of Lot 2 Parcel I.D. #19-32-16-22842-000-0030
LAND USE / ZONING	RLM-2 / PAG Overlay District: Residential Low Medium / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1910
HISTORIC STATUS	Locally Landmarked structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI12595
SURROUNDING AREA	North – 6 th Avenue / Single-family residence circa 2011 (three stories) South – Single-family residence circa 1909 (one story) East – Pass-a-Grille Way and Boca Ciega Bay West – Single-family residential circa 1910 (two stories)

BACKGROUND and ANALYSIS

The subject frame vernacular residential structure was constructed circa 1910 and is typical in scale and massing to other properties within the original boundary area of the Pass-a-Grille National Register Historic District. On September 14, 1989, the Pass-a-Grille Historic District was nominated to the National Register of Historic Places and included 504 Pass-a-Grille Way. 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, that generally reflect the construction techniques and building types that are characteristic of the period between 1890 to 1920.

The estimated cost of the proposed work is \$1,000,000. According to the Pinellas County Property Appraiser the value allocated to the structures would allow improvements not to exceed \$47,772 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 return to its original two-unit use (one unit in the primary structure and one unit in the carriage house).*

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 this property's Landmark Designation report from 2016 the residence was originally constructed with clapboard siding and an asphalt shingle hipped roof which has been replaced. Major alterations include the enclosure of the of the front porch area and the removal of part of the chimney (due to deteriorating condition). These alterations were evident in the 1986 historic survey of Pass-a-Grille. The applicant is proposing to open the porches back up, include roll-up awnings, and the addition of support columns that are appropriate to the time period of the house. The house would have had support columns, but the photo documentation on record shows the awnings rolled down without revealing the columns. The applicant is also proposing to remove the rest of the chimney structure because of continued deterioration. The request is to replace the chimney feature with a side door entry and windows that blend with the existing windows and façade of the house.*

In addition, the applicant is proposing to add a first living level master bath and bedroom on the south side of the house that totals 409 sq. ft. that will be designed in a manner compatible with the existing house. This addition is approximately 22% the size of the existing residence, which is subordinate in size to the overall house. The front porch will be extended southward so that the entire street facade is an open porch. Also proposed is a lanai, pool, and spa to be located between the rear of the house and the existing guest cottage, None of these proposed features are expected to adversely impact the historic character of the property.

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. The intent of the applicant is for the house to retain its historic appearance, even with the additions that are being proposed.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *The changes made to the house specific to the enclosure of the front porches greatly altered the appearance of the historic house. The applicant wishes to restore the front porches in a manner that replicates the style of the building when it was constructed. The existing changes made to the house (such as the enclosed porches) are not changes that have acquired historic significance in their own right.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *According to the application, the vinyl siding will be replaced with new horizontal siding. The inoperable and deteriorating chimney will be removed – the top portion of the chimney has been gone for many years. The front porches will be reopened with historic-type awnings added to make the porches look as they did many decades ago. Windows will be replaced with similar impact resistant windows.*

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, this is acknowledged, and 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, the alterations will not radically change, obscure, or destroy the character defining spaces, materials, features, or finishes. The new addition has been designed in a manner that supports the historic character of the historic structure, but will also be differentiated from the existing house so as not to be confused as part of the original building.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *According to the application, this is acknowledged, and they will comply. The new addition will be differentiated from the historic house and if removed at a later date would not affect the historic integrity of the historic property.*

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

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *According to the application, this is acknowledged, and they will comply. It further states forms, materials, and colors will be used in a manner that does not duplicate but distinguishes the addition from the original building.*
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.** *According to the applicant this is acknowledged, and they will comply as demonstrated in the supporting documents.*
3. **Additions shall be attached to the rear and/or to the side of the original structure.** *According to the applicant, this is acknowledged, and they will comply as demonstrated in the supporting documents.*
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.*

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. Over the years, there have been alterations to the subject property. The applicant is proposing to reverse some of these changes in a manner that closely replicates the original structure (such as re-opening the porches). The new addition will be constructed in a manner that will differentiate it from the original building. The proposed new entry on the north side is designed to be compatible with the existing building. The lanai on the west side is designed to be compatible with the existing building. The pool, pool deck, and spa are features that are not part of the FEMA 50% rule evaluation, but they too have been designed with the overall site plan in mind and are compatible with the property. This proposal exceeds FEMA's 50% substantial improvement rule. Finally, this proposal meets the regulations pertaining to the impervious surface ratio required by the property's zoning.*
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 FEMA variance will allow the additional square footage of living space desired by this family in a manner will allow for the preservation of the historic character and design of the original structure.

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 harmony with the general appearance and character of the community and historic district. The variances requested 1) a variance to allow the front porch extension to encroach into the street setback area. Please note that this request is included in the application but is found by staff to not be a variance. The required setback is 15 feet, which this addition meets; and 2) the requested variance of 4.9 feet of encroachment by the entry stairs and landing in the north secondary street setback area. The required setback is 5 feet, and the applicant seeks a 4.9-foot variance into this setback area, taking them to the existing sidewalk. This variance is necessary to allow a new point of entry into the house.*
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 entry being proposed will blend into the existing structure and replace a deteriorating chimney feature.*
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 will blend into the property and include one entry door and additional windows that are compatible with the existing structure.*

(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 north street side yard setback variance, as follows:

- 1) Approval by the Board of Adjustment to allow a 4.9-foot encroachment into the required 5-foot secondary street side yard setback.

5/6



Application for FEMA Variance

GENERAL INFORMATION:

Case Number 21009

Property Owner Name/Address

Allen Johnson
Barbara Remington
504 Pass A Calle Way
St Pete Beach 33706

Agent or Representative Name/Address

Mark Holden, Matt Schoeppe
Florence Design Build
20 S Orion Clearwater FL

Phone 770 403 1021bj0959@gmail.comEmail ajohnson-wegolf@hotmail.comPhone 603 496 3878Email mfsolutions@gmail.com

Property Address, Legal Description, Parcel ID:

Lot 3 of Duffys Subdivision as recorded in book
3, pg 43 of public records of Hillsborough County
FL of which Pinellas county was part of.

Current Zoning: _____ Current Land Use: _____ Lot Area: 4900 sfIs 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)

- Remove Vinyl siding, resheath, new horizontal siding
- Remove defect chimney
- Reopen 2nd story porch original to structure
- Reopen 1st story porch original to structure
- Add code compliant staircase to SW corner of structure, distinct from original structure
- Relocate entry to north facade

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.

- Add First floor master suite, distinct from original structure
- Rehabilitate Historic site wall
- Retain box bays, replace windows with vinyl impact windows

Signature of Applicant/Authorized Agent and Date

2/25/21



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.

[Signature] 2/25/21
Signature of Applicant/Authorized Agent and Date

**OFFICE OF THE
FLOODPLAIN
ADMINISTRATOR**

MEMO

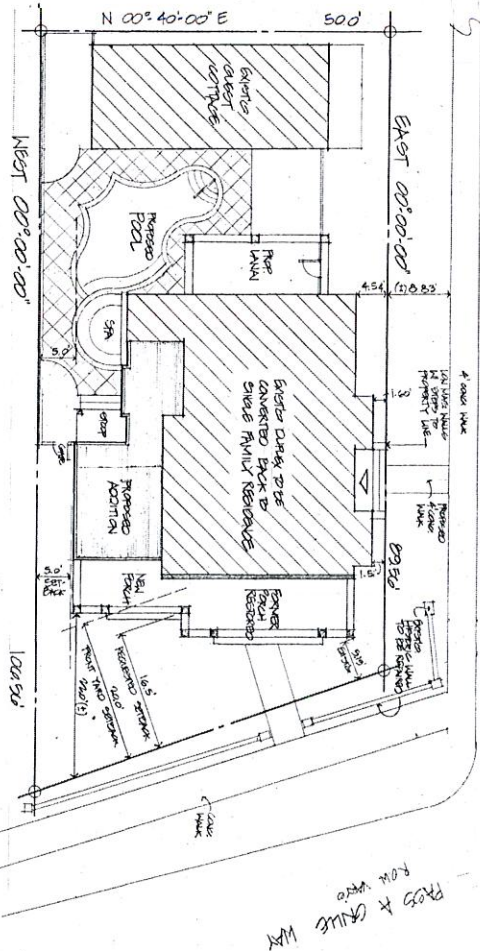
To: Applicant
From: Bill Palmer, CBO, CFM
Date: October 30, 2019
RE: Disclosure Per 44CFR 60.6(A)(5)
NFIP Flood Insurance Implications of Variances

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,

RECEIVED
MAR 22 2021
COMMUNITY DEVELOPMENT



INTERVALS SURFACE RATIO	OF	%
OVERALL SITE	4,317	100.00
EXISTING BATH FOOTPRINT	1,310	30.35
EXISTING BATH	550	12.74
PROPOSED ADDITION	409	9.47
PROPOSED LAWN	1,000	23.17
PROPOSED POOL & DECK	590	13.67
PROPOSED BATH & DECK	150	3.47
TOTAL INTERVALS AREA	3,175	73.58
TOTAL PREVIOUS AREA	1,724	39.93

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



PROPOSED FEMA VARIANCE:
ADDITION & RENOVATION
FOR THE
JOHNSON RESIDENCE
504 PASSA GRILLE WAY
ST. PETE BEACH, FL 33706

DO NOT SCALE PRINTS
THESE PRINTS ARE FOR INFORMATION ONLY
AND ARE NOT TO BE USED FOR CONSTRUCTION
OR ANY OTHER PURPOSES WITHOUT THE
APPROVAL OF THE DESIGNER.

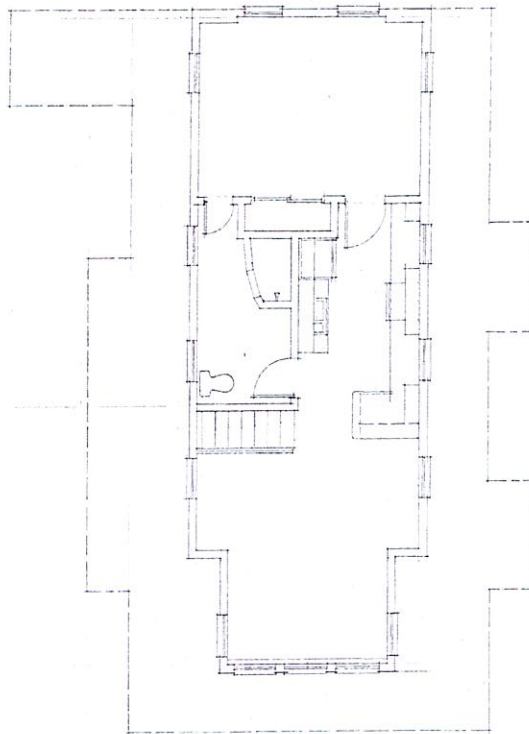
DATE: 1/15/2021
DRAWN BY: J. L. L. L.
CHECKED BY: J. L. L. L.
PROJECT NO.:
DRAWING NO.:
COA-1

20 SOUTH
ORION AVE.
CLEARWATER
FLORIDA
33765

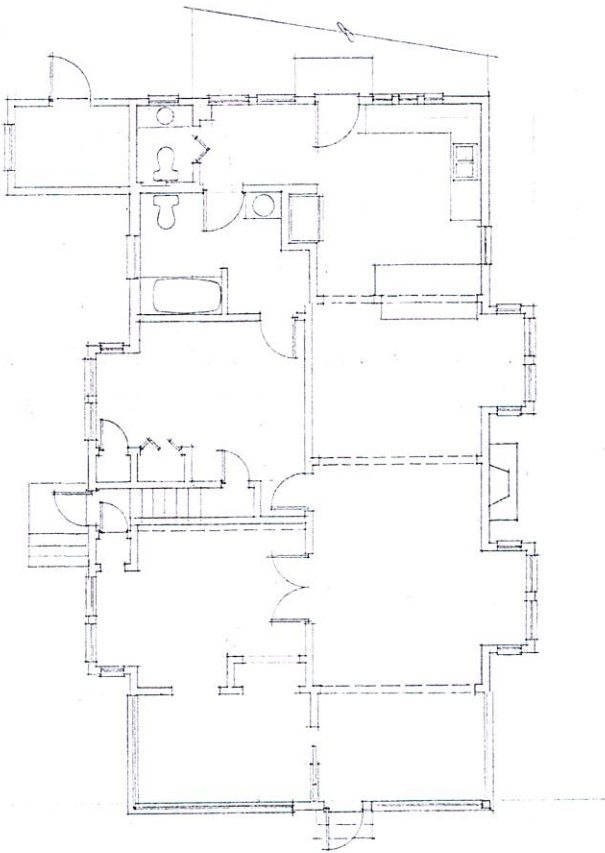
florencia
DESIGN - BUILD



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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

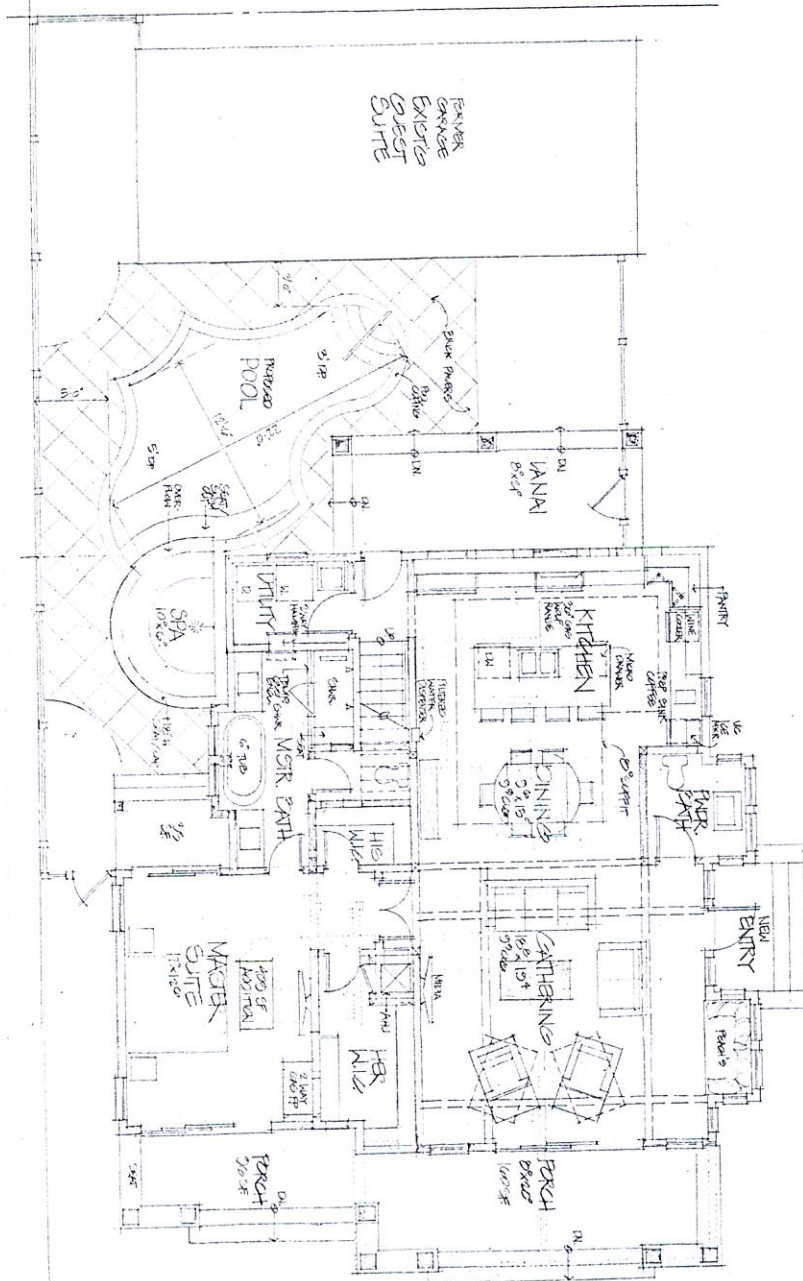
NO.	DESCRIPTION
1	REVISIONS

PROPOSED FEMA VARIANCE:
ADDITION & RENOVATION
FOR THE:
JOHNSON RESIDENCE
504 PASSA GRILLE WAY
ST. PETE BEACH, FL 33706

20 SOUTH
ORION AVE.
CLEARWATER
FLORIDA
33765



florenxia
design + build



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

20 SOUTH ORION AVE
CLEARWATER
FLORIDA
33765

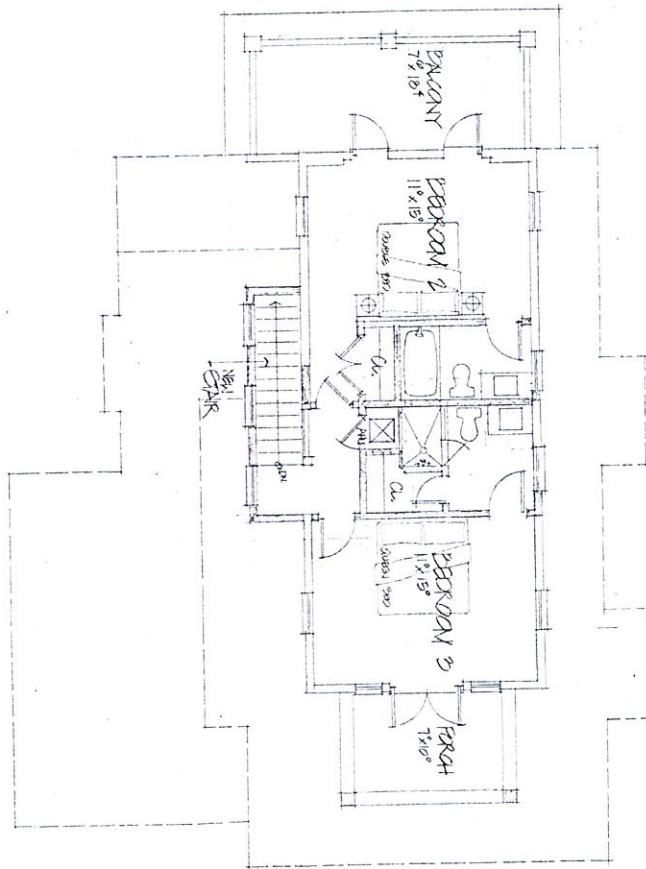
florencia
DESIGN • BUILD

PROPOSED FEMA VARIANCE
ADDITION & RENOVATION
FOR THE:
JOHNSON RESIDENCE
504 PASSA GRILLE WAY
ST. PETE BEACH, FL 33706

DO NOT SCALE PRINTS
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE NOTED
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE FLORIDA BUILDING CODE (FBC)

NO.	REVISIONS
1	ISSUED FOR PERMIT

DATE: 1/15/2021
DRAWN BY: JLM
CHECKED BY: JLM
PROJECT NO.:
DRAWING NO.: COA-3



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

DRAWING NO. PROJECT NO. DATE: 11-15-2021 REVIEWED BY: DRAWN BY: LARST	COA-4	DO NOT SCALE PRINTS THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DESIGN SHALL BE MADE BY THE ARCHITECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.	PROPOSED FEMA VARIANCE: ADDITION & RENOVATION FOR THE: JOHNSON RESIDENCE 504 PASSA GRILLE WAY ST. PETE BEACH, FL 33706	





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

I/WE Barbara Remington
(print name of property owner) Mark Holden /
hereby authorize Florencia Design, Matt Schoppe
(print name of agent)
to represent me/us in an application for Variance, COA
(type of application: variance, land use, zoning, special event, etc)

Barbara Remington
Signature of owner

Barbara Remington
Print name of owner

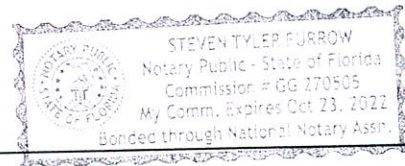
Signature of owner

Print name of owner

The foregoing instrument was acknowledged before me this 18 day
of January 2021, by Barbara Remington who
is personally known _____ or produced Drivers License as
identification.

Steven Tyler Furrow
(Notary Signature)

My commission expires 10/23/22



1/18/21
(Date)

504 Pass a Grille Way Historic Narrative

If this house could speak.....

At the annual meeting of the American Medical Association in 1885, Dr Washington Chew Van Bibber, who had been seeking the healthiest spot on earth, read from a paper where he proposed what is now Pass a Grille as a location for a health city to cure mankind's ills. Dr Gustave Gehring, heard the presentation and searched the islands for a sanitarium site. In 1892 he purchased 45 acres from Zephaniah Phillips, Pass a Grille's first homesteader, for \$800. His purchase extended from the pass to a line between 12th and 13th avenues.

By early 1911, there were 15 – 20 houses, four or five stores, a restaurant, four hotels, including the Pass a Grille Hotel a mile away, up a sandy trail through palmettos. People were saying Pass a Grille was beginning to look like a town, and some believed it should take steps to become one.

On Feb 2, 1911 residents and property owners met and voted to incorporate under the commission form of government. In the charter J J Duffy, who was developing a subdivision between fifth and sixth avenues, was designated as mayor. A unique provision in the charter required voters to be property owners and reside in the town 24 hours prior to an election. A person therefore could vote even though they are registered elsewhere, as long as they resided in Pass a Grille two days prior to the election. Twenty one voters cast ballots in the election, Duffy with 13 votes was elected the first mayor of Pass a Grille. Reportedly the election was swung in Duffy's favor by deeding lots in the Duffy Subdivision to a few employees who would vote as instructed. To assure loyalty, each signed an undated quit claim deed before receiving his deed so the titles could be regained after the balloting.

By April, 1911 the first municipal ordinances were enacted. Lots and streets were to be filled to uniform height, setback lines were prescribed, and building permit fees were established. Like the majority of Pass a Grille's earliest houses (those built between 1900 and the late 1920s), 504 Pass A Grille Way, located in the Duffy Subdivision, can be categorized as Frame Vernacular. Houses built during this period were similar in design and construction, with balloon-frame methods commonly used. Location on the city block, roof pitch, porch size, and decorative millwork created the only real visual variation. Frame Vernacular buildings were transmitted by memory or pattern books, constructed by local builders using traditional building techniques, utilizing locally available construction materials and adapting to the landscape, climate, and the needs of the owner. 504 Pass A Grille Way was typical rectangular in plan and mounted on masonry (brick or concrete block) piers to provide air circulation under the house and allow high water to pass underneath. Roofs were shingled and mostly front-gabled. The steeply pitched gable roof indicates a pre-1920 construction date, most houses built after that date had more shallow-pitched roofs. The eaves extended out over exterior walls to provide protection from rain and sun and to shelter a porch as well.

The first historic sites survey in Pass-A-Grille was conducted in 1986. In subsequent years significant changes in the neighborhood's urban fabric occurred, with numerous demolitions of historic structures and the City initiated an update of the 1986 survey. Completed in April 2015, the updated survey provides more current and accurate information on the historic district's architectural resources for use by the St.Pete Beach Community Development Department, local historic preservation groups and societies, and the general public. In the 2015 survey it was noted that 26 previously surveyed resources had been demolished since they were last surveyed in 1986.

504 Pass-a-Grille Way is locally significant and a remaining example of the Pass a Grille Historic District expansion and settlement as well as community planning and development in being the first incorporated town established on the barrier islands overlooking the Gulf of Mexico in Pinellas County.



5/6

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 21008

Property Owner Name & Address

Allen Johnson
Barbara Remington
504 Pass A Grille Way
St Pete Beach FL 33706

Agent or Representative Name & Address

Mark Holden, Matt Schoeppe
Florenia Design Build
20 S Orion Clearwater, FL

Phone 770 403 1021

bj0959@gmail.com

Email Address ajohnson@golfe
hotmail.com

Phone 603 496 3878

Email Address mthsolution@gmail.com

Property Address, Legal Description, Parcel ID

A boundary survey of lot 3 and the north one half
of lot 2, Dutleys Subdivision, as recorded in Plat
book 3, pg 43, of the public records of Hillsborough
county, FL, of which Pinellas county was formerly part of.

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: _____

\$1,000,000

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

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. **Please describe your project with respect to the Secretary of Interior Standards which are as follows:**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

main structure, currently being operated as a duplex, will be rehabilitated to allow the historic building to continue use as a single family residence. Vinyl siding to be removed, brick crawl space will be rehabilitated. current staircase will be relocated and brought to code.

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.

Upper and lower porches, currently enclosed, will be reopened, existing defunct chimney to be removed. First floor master suite addition will be stepped back from original facade, and will not destroy historic materials, features, and spatial relationships that characterize the property. The addition will be undertaken in such a manner that it removed the essential form and integrity of historic property will remain.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Acknowledged, will comply. Please refer to attached supporting documents.

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

Acknowledged, will comply.
It appears there are not acquired changes that have historical significance

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

Acknowledged, will comply

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.

Acknowledged, will comply. Exploratory, removal vinyl.

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.

Acknowledged, will comply

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

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.

will comply, please see submitted drawing pkg.

Alterations as part of the rehabilitation will not radically change, obscure, or destroy character defining spaces, materials, features or finishes. The new addition is designed and will be constructed so that character defining features of the historic bldg are not negatively impacted. The new addition will be subordinate to the historic bldg. It will be compatible but differentiated enough to not be confused as historic original bldg.

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 new addition will be compatible but differentiated enough so that it is not confused as historic or original to the bldg. It will not negatively impact the historic character of the bldg. If removed in the future, the essential form and integrity of the historic property will not be impaired.



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.

Acknowledged, will comply. Forms, materials and colors will be used in a manner that does not duplicate, but distinguishes the addition from original bldg.

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.

Acknowledged, will comply. Please see attached supporting documents

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

Acknowledged, please see attached supporting documents.

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.

Acknowledged, will comply



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 plank lapped siding installed on original structure. Hardi plank shake siding installed on addition.
Windows	P&T Double Hung Impact Vinyl white wood sash "look"
Doors	Artistic Inc custom Brazilian oak sliding glass doors P&T Vinyl Impact white.
Roofing	GAF Architectural Shingles, Alternative standing seam metal roof
Entrances/Porches	Stucco base with painted hardi trim color

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.

Applicant Signature

Date

2/25/21



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

I/WE Barbara Remington
(print name of property owner)

hereby authorize Florencia Design, Mark Holden / Matt Schoppe
(print name of agent)

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

Barbara Remington
 Signature of owner

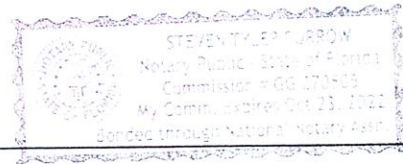
Barbara Remington
 Print name of owner

 Signature of owner

 Print name of owner

The foregoing instrument was acknowledged before me this 18 day
 of January 2021, by Barbara Remington who
 is personally known _____ or produced Drivers License as
 identification.

Steve T. Curran



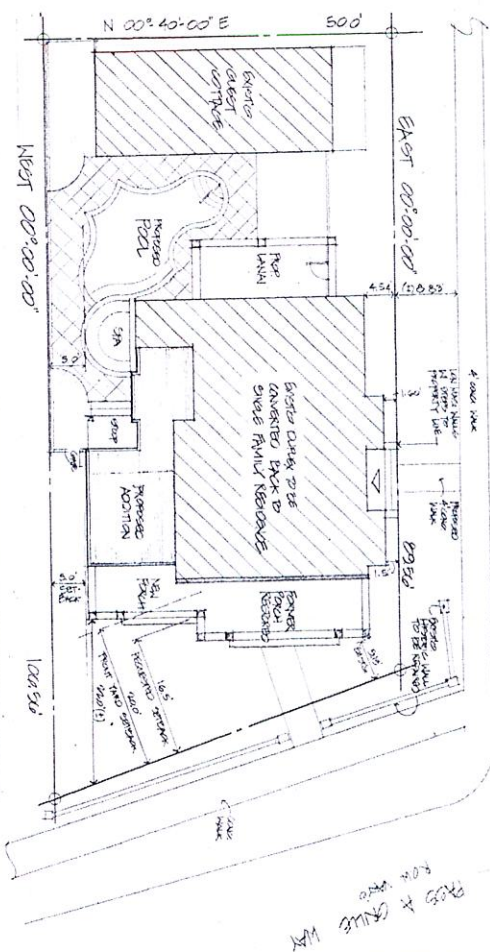
1/18/21

(Notary Signature)

(Date)

My commission expires 10/23/22

RECEIVED
MAR 22 2021
COMMUNITY DEVELOPMENT



INTERVALS SURVIV RATIO	CF	%
OVERALL SITE	4,311	100.00
EXISTING GUEST HOUSE	1,349	31.29
EXISTING PORCH	559	12.97
PROPOSED ADDITION	409	9.48
PROPOSED POOL	100	2.32
PROPOSED PORCH & DECK	590	13.69
PROPOSED ENTRY PORCH & DECK	3,102	72.07
TOTAL INTERVALS AREA	1,724	39.98

SITE PLAN
SCALE 1/8"=1'-0"



CON-1

DATE: 1/12/2021

PROJECT NO.

DRAWING NO.

DO NOT SCALE PRINTS

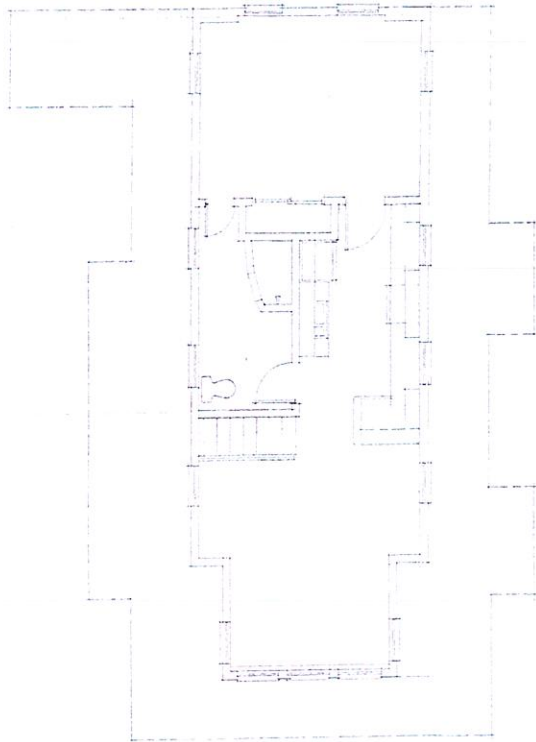
PROPOSED FEMA VARIANCE:
ADDITION & RENOVATION
FOR THE
JOHNSON RESIDENCE
304 PASSA GRILLE WAY
ST. PETERS BEACH, FL 33706

20 SOUTH ORION AVE
CLEARWATER
FLORIDA 33764

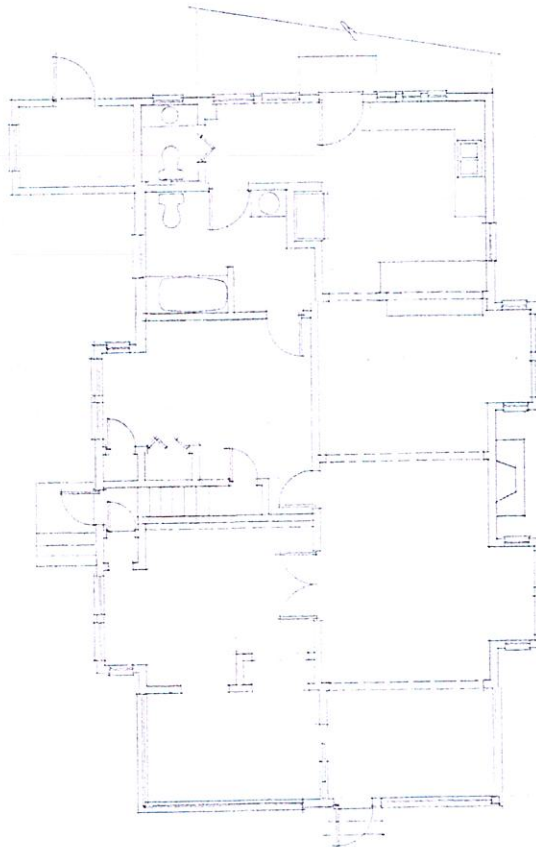
florencia
DESIGN - BUILD



SECOND FLOOR PLAN



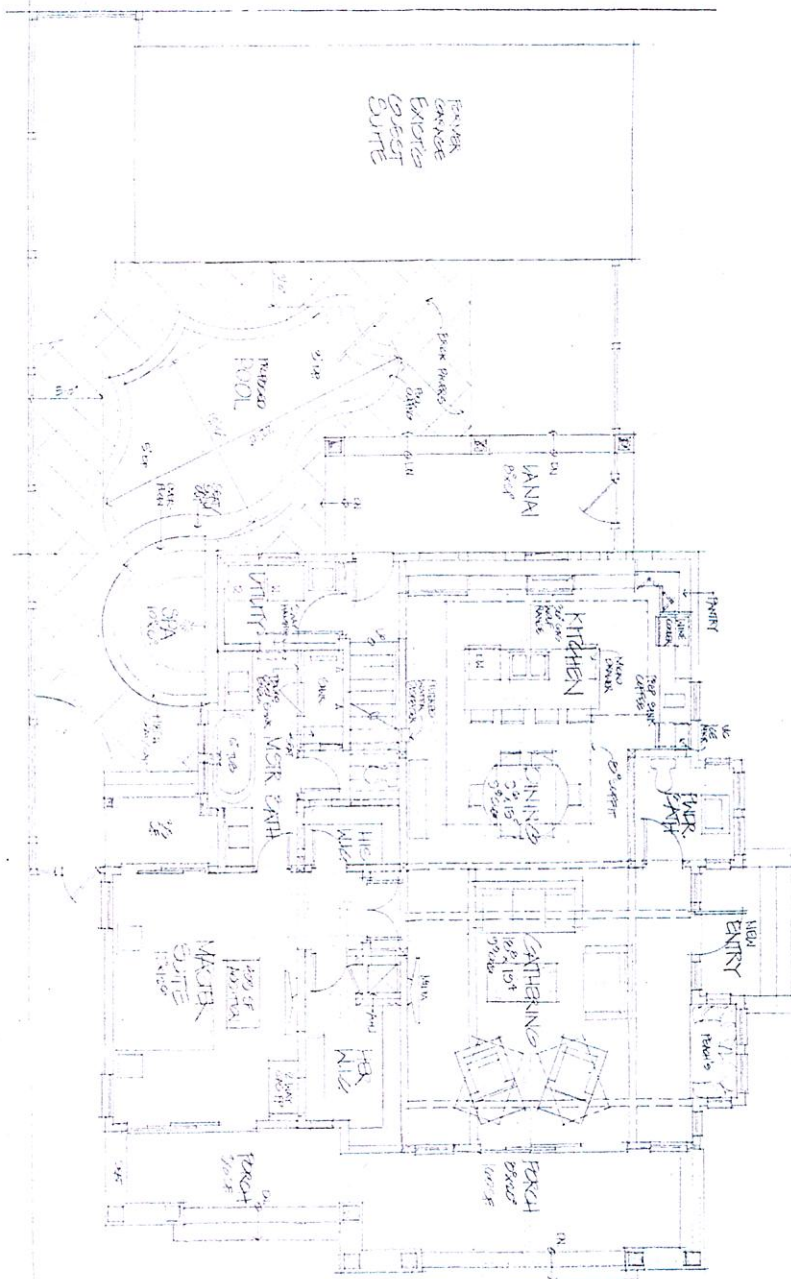
FIRST FLOOR PLAN



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

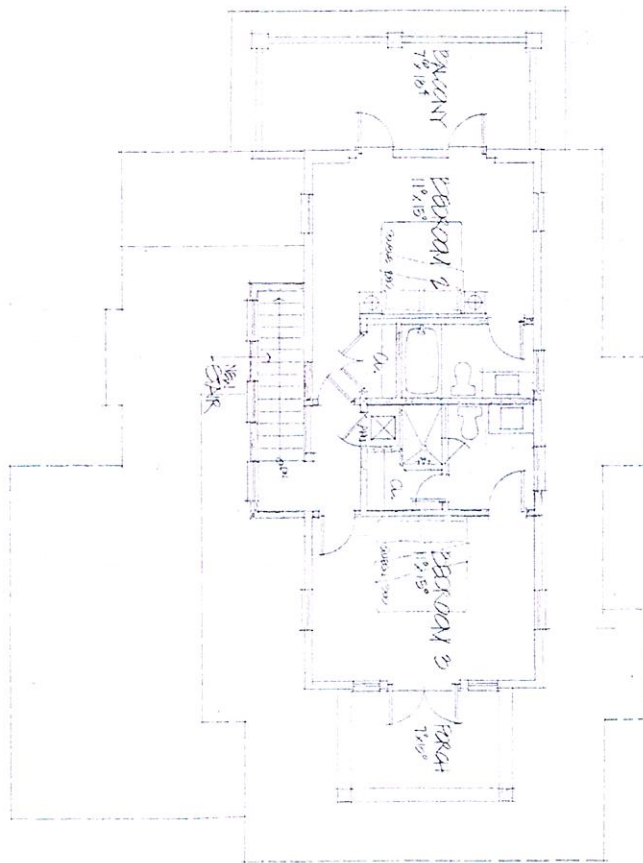
DRAWING NO. PROJECT NO. DATE: 1/2/2021 DRAWN BY:	NAME: J. WAT TITLE:	DO NOT SCALE DIMENSIONS THIS DRAWING IS THE PROPERTY OF FLORENCIA DESIGN + BUILD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FLORENCIA DESIGN + BUILD.	REVISIONS NO. DESCRIPTION	PROPOSED FEMA VARIANCE ADDITION & RENOVATION FOR THE JOHNSON RESIDENCE 504 PASSA GRILLE WAY ST. PETERS BEACH, FL 33706	20 SOUTH ORION AVE. CLEARWATER, FLORIDA 34565
				COA-2	

RECEIVED
MAR 22 2021
COMMUNITY DEVELOPMENT



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

DO NOT SCALE DIMENSIONS PROPOSED FEMA VARIANCE ADDITION & RENOVATION FOR THE JOHNSON RESIDENCE 504 PASSA GRILL WAY ST. PETERSBURG, FL 33706		20 SOUTH ORION AVE CLEARWATER FLORIDA 33765 florencia DESIGN - BUILD
DATE: 1-10-21 REVISIONS: NO. DESCRIPTION	PROJECT NO. DRAWING NO. COA-3	



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

CDA-4 DRAWING NO.	DRAWN BY: <u>Light</u> DATE: <u>10-20-20</u> REVIEWED BY: <u>Light</u> DATE: <u>10-20-20</u>	PROJECT NO.	PROPOSED FEMA VARIANCE: ADDITION & RENOVATION FOR THE JOHNSON RESIDENCE 204 PARRA CRUISE WAY ST. PETERSBURCH, FL 33706	DO NOT SCALE PRINTS THE DOCUMENTS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.	REVISIONS NO. DESCRIPTION	20 SOUTH ORION AVE. CLEARWATER FLORIDA 33765 florencia DESIGN - BUILD	



504 Pass a Grille Way Historic Narrative

If this house could speak.....

At the annual meeting of the American Medical Association in 1885, Dr Washington Chew Van Bibber, who had been seeking the healthiest spot on earth, read from a paper where he proposed what is now Pass a Grille as a location for a health city to cure mankind's ills. Dr Gustave Gehring, heard the presentation and searched the islands for a sanitarium site. In 1892 he purchased 45 acres from Zephaniah Phillips, Pass a Grille's first homesteader, for \$800. His purchase extended from the pass to a line between 12th and 13th avenues.

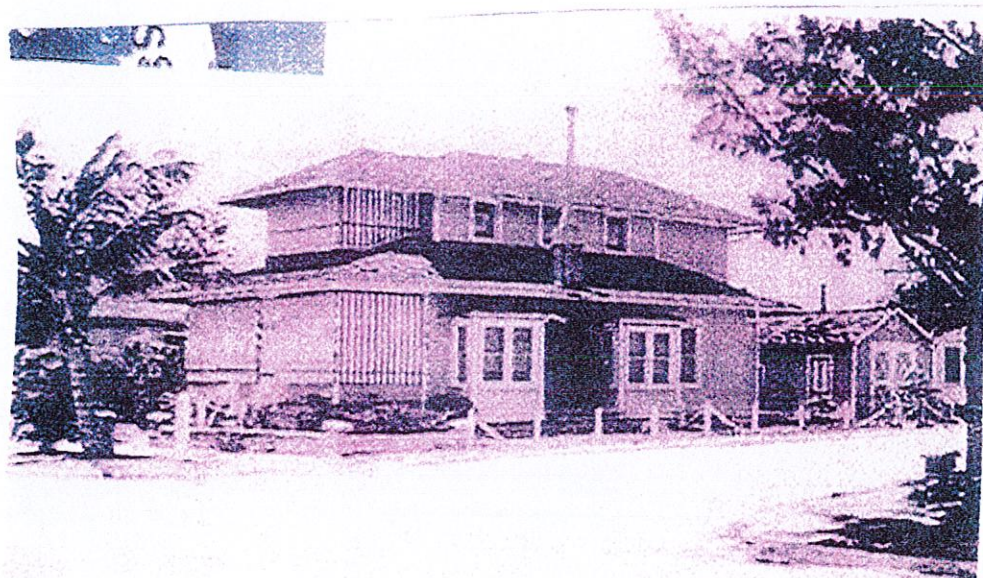
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504 PASS A GRILLE WAY SUMMARY

- Remove vinyl siding, resheath, new horizontal siding.
- Remove defunct chimney.
- Reopen 2nd story porch original to structure.
- Reopen 1st story porch original to structure.
- Add code compliant staircase to SW corner of structure, distinct from original structure.
- Relocate entry to north façade.
- Add 1st floor master suite, distinct from original structure.
- Rehabilitate historic site wall.
- Retain box bays, replace windows with vinyl impact windows.

PROPOSED:
 ADDITION & REMODEL
 FOR THE:
 JOHNSON RESIDENCE
 504 PASS A GRILLE WAY
 ST. PETE BEACH, FL 33706

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REVISIONS	
NO.	DESCRIPTION

DRAWN BY:
 DATE:
 REVIEWED BY:
 DATE:

PROJECT NO.

DRAWING NO.

R-1



EXISTING FACADE CONDITIONS

PROPOSED FEMA VARIANCE:
ADDITION & RENOVATION
FOR THE:
JOHNSON RESIDENCE
504 PASSA GRILLE WAY
ST. PETE BEACH, FL 33706

DO NOT SCALE PRINTS
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REVISIONS

NO.	DATE	DESCRIPTION

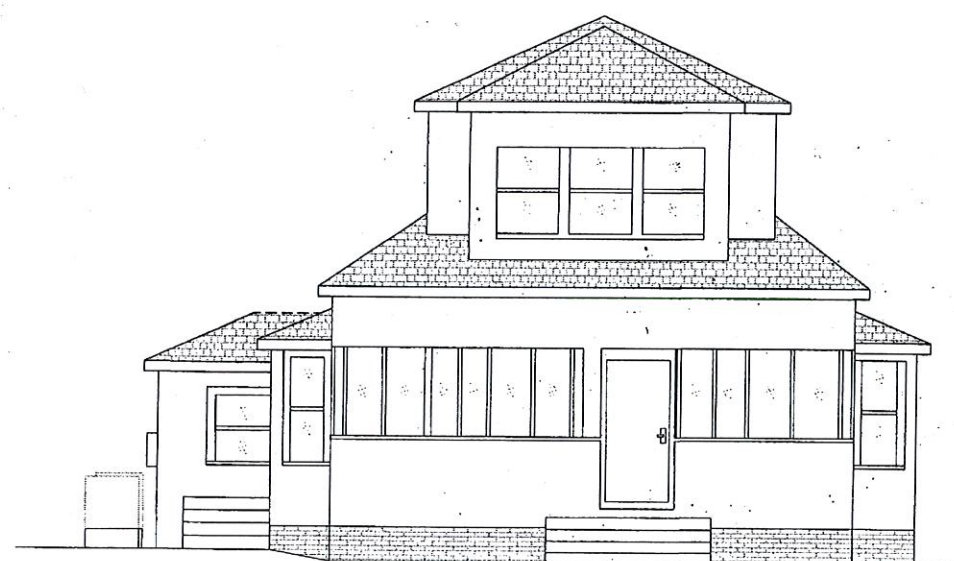
DRAWN BY: MHT
DATE: 1-18-2021
REVIEWED BY:
DATE:

PROJECT NO.

DRAWING NO.

COA-5

UF



EAST ELEVATION



NORTH ELEVATION

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

PROPOSED FEMA VARIANCE:
ADDITION & RENOVATION
FOR THE:
JOHNSON RESIDENCE
504 PASSA GRILLE WAY
ST. PETE BEACH, FL 33706

DO NOT SCALE PRINTS
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REVISIONS	
NO.	DESCRIPTION
REV: 2-24-21	

DRAWN BY: MAT
DATE: 1-12-2021
REVIEWED BY:
DATE:

PROJECT NO.

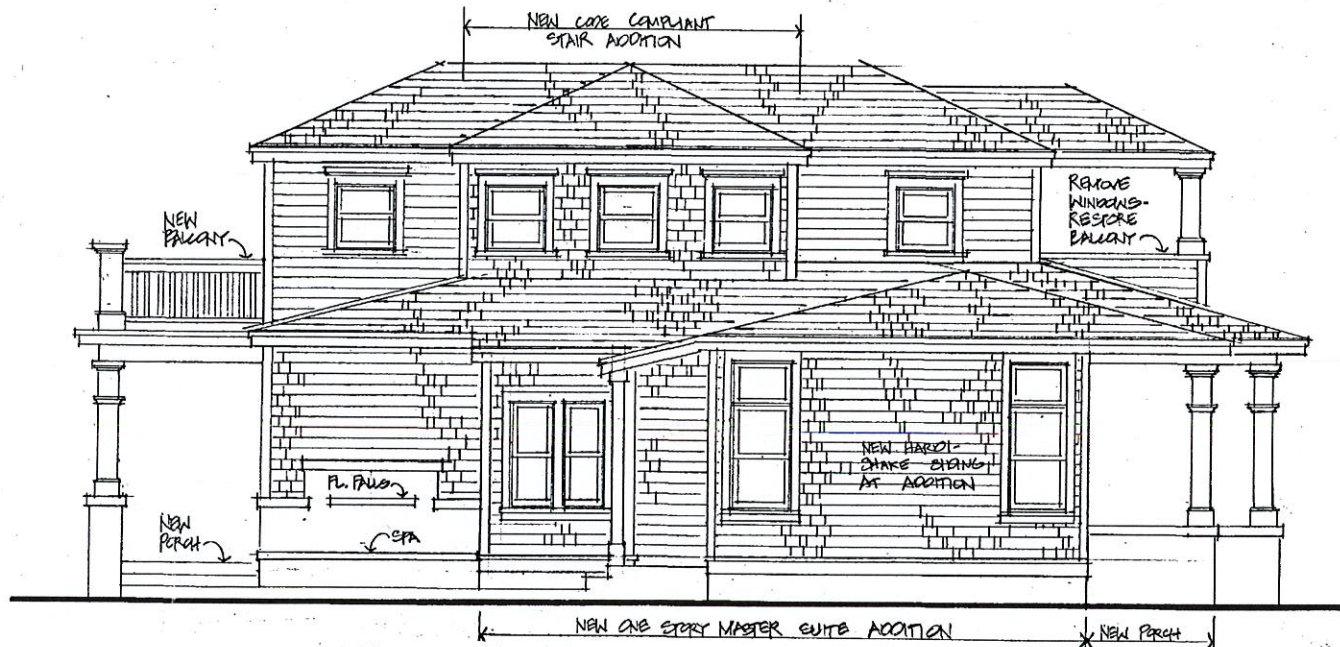
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COA-6

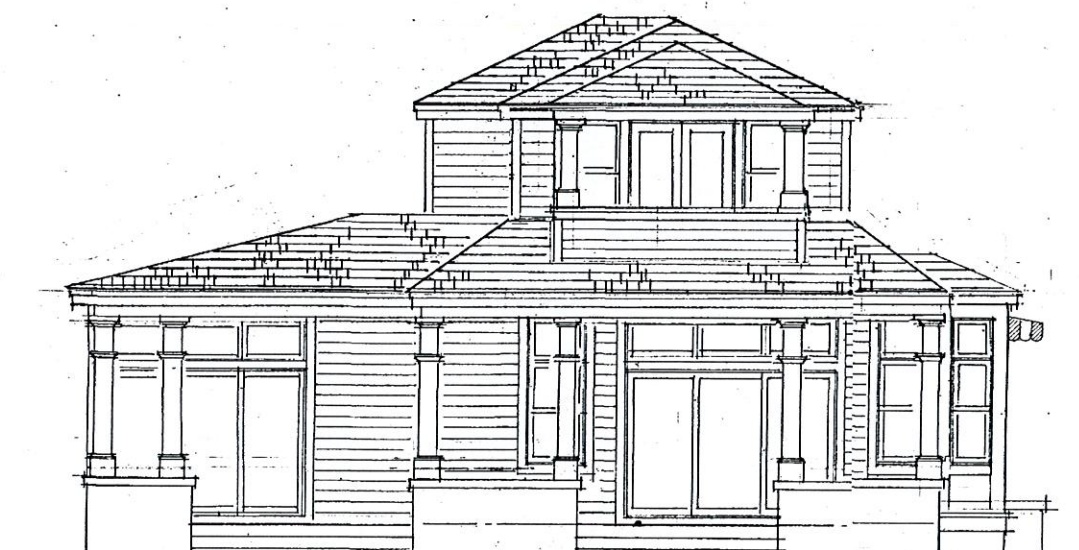
OF



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



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

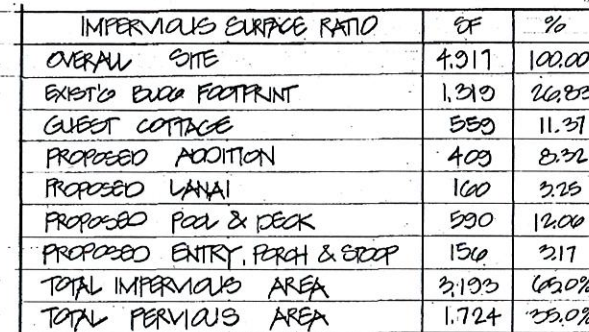


EAST ELEVATION
SCALE: 1/4"=1'-0"



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

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



SITE PLAN.
SCALE: 1/8"=1'-0"