



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, September 2, 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 08-05-2021**
4. Action Items
 - a. **21053 & 21054 - 105 4th Avenue - Certificate of Appropriateness** and FEMA Variance Certificate of Appropriateness (Case 21053) and related Variance from the Floodplain Management Regulations (Case 21054) to perform work that constitutes modifications to the Certificate of Appropriateness and related FEMA Variance that were granted by the Historic Preservation Board on February 4, 2021. (Case Nos. 20111 and 20112)
5. Discussion Items
 - a. **Merry Pier Update**
Status report on repair and renovation work for the Merry Pier.
 - b. **Sunshine Law and Public Records Training** Training presentation by City of St. Pete Beach Legal staff pertaining to public records law.
6. Next Meeting: 10/07/2012
7. 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

August 5, 2021 3:30 PM

PRESENT: Bill Loughery, Member
Tia Hockensmith, Member
Holly Young, Member

EXCUSED: Chris Marone, Chair
Sean Hurley, Vice Chair

STAFF PRESENT: Lynn Rosetti, Senior Planner; Ginny Bodkin, Deputy City Clerk; Jennifer McMahon, Recreation Director; Mike Clarke, Public Works Director; Wesley Wright, Planning Manager, Brandon Berry, Planner II, Jordan Elmore, Zoning and Permit Tech

Member Loughery was selected as Chair pro tem and called the meeting to order at 3:30 PM.

1. Changes to the Agenda – Senior Planner Lynn Rosetti stated that Items 4.a. and 5.c. would need to be continued until the September meeting. Public Works staff will also be providing some project updates in Discussion Items.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes - Historic Preservation Board 6/03/2021 Minutes

Member Young moved and Member Hockensmith seconded the approval of the June 3, 2021 minutes as presented; the motion carried unanimously.

4. Action Items

a. 21053 & 21054 - 105 4th Avenue - Certificate of Appropriateness and FEMA Variance

This item was continued to the September 2, 2021 meeting during Changes to the Agenda.

5. Discussion Items

a. Historic Preservation Grant Award Historic

Preservation grant award from the State of Florida, Division of Historical Resources, to conduct a historic survey in the Don CeSar Place neighborhood and also in the southern portion of the Belle Vista neighborhood.

Ms. Rosetti reported that the City was awarded \$50,000 from the State Division of Historical Resources to conduct a historic survey of some of the homes over 50 years old in the Don Cesar Place and Belle Vista neighborhoods. Surveys will include photographic documentation, mapping, and possibly a community meeting prior to beginning. She presented a map of the area which will become part of these minutes. The guidelines for the grant will be provided when the finalized document is returned to the City. A Request for Proposals (RFP) process will take place, in which qualified survey firms may submit proposals. A selection committee will be appointed to rank the submissions using established criteria. Following that process and firm selection, work may begin in late fall.

b. Replacement of Hurley Park Pavilion – City of St. Pete Beach to construct a 25’ x 32’ pavilion at Hurley Park.

Parks Director Jennifer McMahon reported that the replacement pavilion will be in accord with this Board’s recommendations; it will look the same, in the same colors. Installation will start next week. She added that the terrazzo floor installation in the Warren Webster building will begin on August 16th. The French doors will be replaced to prevent water entry and a concrete pad was added outside to direct water away from building. Windows will be installed in the shuffleboard clubhouse next week, and that project will be complete.

Public Works Director Mike Clarke explained that the contractor for the Merry Pier suggested a Cool Grey color for the new decking; the Board viewed the color and concurred. He spoke briefly about the rebuilding project. He also mentioned that the roof of the press box at Hurley Park was replaced and a historic designation is being investigated in hopes of further refurbishment.

Mr. Clarke also updated the Board that the historic street signs are in manufacturing and it will be an eight-to-ten-week process, with three batches of 30 produced at a time. The project should be completed by the new year.

Member Loughery asked about the newly installed parking sensors on Pass-a-Grille; this Board was not asked for recommendations or notified in advance of these changes to the historic district. Discussion followed on how the sensors work.

Member Young updated the membership that the historic street signs will installed only on Pass-a-Grille and Corey Avenue and gateway markers will be in other areas of the City. She added that The Beach Theater was put on market, a sale is pending, and may close by end of month.

c. Sunshine Law and Public Records

The presentation was postponed until the September meeting.

6. Next Meeting – September 2, 2021

Member Young moved and Member Hockensmith seconded adjournment at 4:11 PM.

These minutes will be considered for approval at the September 2, 2021 Historic Preservation Board meeting.

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: 21053 & 21054 - 105 4th Avenue - Certificate of Appropriateness and FEMA Variance

Date: September 2, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: The applicant is requesting modifications to previously approved Certificated of Appropriateness (Case 20111) and related FEMA Variance (Case 20112) that were granted by the Historic Preservation Board on February 4, 2021.

Funding: NA

Requested Motion: Separate Motions are Required
1) Motion to APPROVE the requested Certificate of Appropriateness (Case 21053) which modifies a Certificate of Appropriateness (Case 21111) that was approved by the Historic Preservation Board for this property on February 4, 2021; and
(2) Motion to APPROVE a related FEMA Variance (Case 21054) which modifies FEMA Variance (Case No. 20112) that was approved by the Historic Preservation Board for this property on February 4, 2021.

Attachments:

1. 105 4th Revised Staff Report
2. Changes to App
3. COA App 21053
4. FEMA App 21054



**PLANNING & ZONING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness / Related FEMA Variance Case Number 21053 & 21054

Property Owner: David Varias

Meeting Date: August 5, 2021

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

REQUEST	Certificate of Appropriateness and Variance from the Floodplain Management Regulations (commonly referred to as the FEMA 50 Percent rule) to perform work that constitutes a substantial improvement to complete renovations to the property. The applicant requesting modifications to a Certificate of Appropriateness and related FEMA Variance that were granted by the Historic Preservation Board on February 4, 2021.
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. Local Landmark designation established on February 4, 2021.
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.

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.

A request for a Certificate of Appropriateness (Case 20111) and related FEMA variance (Case 20112) was approved by the Board on February 4, 2021, to renovate this property. However, during the recent exploratory demolition of certain portions of the structure, considerable deterioration was discovered. A list of the necessary modifications is included in this staff report along with an estimate of the related cost.

The original estimated cost of this proposed renovation was \$287,500. With respect to the discovery of more work being required due to the deteriorated state of this building, it is estimated that the additional cost will be approximately \$13,245. The overall cost estimate is now \$300,745. 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.

The following is a project list addendum to the original proposed project list from the applicant:

- 1) Original Cypress Board and Batten siding was found under the current lapped cedar siding. Applicant would like to incorporate replacement board and batten siding with Hardi-trim batten strips over Hardi panels giving it a very similar look but with low maintenance. Applicant states that they will attempt to preserve a portion of the original board and batten siding at the covered entrance/porch wall. They plan to incorporate the use of salvaged cypress boards on the interior depending on the quantity that can be salvaged.
- 2) Carefully remove the heart pine flooring and depending on the quantity that can be salvaged will be re-used in a portion of the structure.
- 3) Inadequate framing of roof and gable end walls. In order to meet the current wind loading and structural requirements applicant is recommending that the gable ends and end walls be balloon framed with no. 2 so. pine 2x4's 16"o.c. and that the substandard 2x4 roof rafters be replaced with 2x6 no. 2 so. pine rafters. They propose adding a continuous ridge board as well.
- 4) When reframing with 2x6 roof rafters, the applicant has stated that they believe that in keeping with the 1912 time period the original schoolhouse had exposed rafter tails. Therefore, they propose incorporating T & G decking at the overhangs with exposed rafter tails.
- 5) The front porch is out of plumb, square and level. Applicant wants to re-frame the front porch to meet current wind loads and structural requirements.

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. *No change in use is proposed. 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 original application, the existing historic structure is to remain and continue usage as a residence. During the exploratory demolition, considerable deterioration was discovered. The applicant states in the application that "it is imperative to retain as much of the original flooring and board and batten siding to be reused in other areas of the project." (See #1 of the proposed project list for more details.)***
- 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. *During the exploratory demolition, the wall framing was found to be non-existent (the board and batten siding was the structure). See the proposed project list for more details.***
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *According to the application, as much as possible will be retained and preserved. See the proposed project list for more details.***
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *According to the application, for example, the screen porch will be restored. See the proposed project list for more details.***
- 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. Furthermore, the applicant, Florencia Design, will supply copies of "as built" architectural drawings to the City of St. Pete Beach and the Historical Museum. See the proposed project list for more details.***

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. See the proposed project list for more details.

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. The proposed additions were previously approved by the Historic Preservation Board. They are compatible with and do not overpower the original structure and are located 1) in the mid rear of the east side of the building (small second level addition) and 2) on the east rear portion of the building.**
- 3. Additions shall be attached to the rear and/or to the side of the original structure. The proposed additions were previously approved.**
- 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 at 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. Most of the restoration work to be undertaken was previously reviewed and approved by the Historic Preservation Board on February 4, 2021, and it was found this work will not preclude the structure's continued designation a historic structure. The proposed addendum to the previous approval clarifies the additional work to be undertaken now that certain structural deficiencies have been identified. The original work to be undertaken exceeded FEMA's 50% substantial improvement rule. This additional work further exceeds the substantial improvement rule.*
2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *The work outlined to be undertaken in the original application was approved by the Historic Preservation Board. With respect to this case, additional work needs to be done to safely upgrade the existing structure due to structural inadequacies. A list of the deficiencies is included in this staff report as provided by the applicant. These corrections are necessary to ensure that the historic structure will meet code and be safe for occupancy.*

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 appearance and character of the surrounding community. The variance requested is for the addition of modifications that will correct previously unknown deficiencies in the structure's soundness. These modifications will ensure that the building meets code requirements and will be safe to occupy.*
2. **The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety, or welfare.** *Staff find that the requested variance will not be injurious or detrimental to the public health, safety, or welfare. In fact, the modifications being proposed will ensure that the renovated building will meet code and be safe to occupy.*
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.** *Staff find that the variance modification being requested is reasonable and necessary to ensure a safe and code compliant building.*

(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 and related FEMA Variance is consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness and related FEMA Variance from the floodplain management regulations as proposed. A separate motion for each action is required.

Lynn Rosetti

From: Matt Schoeppe <schoeppemattthew@gmail.com>
Sent: Monday, June 21, 2021 11:11 PM
To: Lynn Rosetti; Brian Kebler; erol@florenciadb.com
Subject: SCHOOL HOUSE RESTORATION

Follow Up Flag: Follow up
Flag Status: Flagged

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,
Per our meeting here is a list of modifications that we would like to incorporate to the FEMA variance;
During exploratory demolition we encountered several field conditions that need to be addressed.
1.) Original Cypress Board and Batten siding was found under the current lapped cedar siding. We would like to incorporate replacement board and batten siding with Hardi-trim batten strips over Hardi panels giving it a very similar look but with low maintenance. We will attempt to preserve a portion of the original board and batten siding at the covered entrance/porch wall. We will also be incorporating the use of salvaged cypress boards on the interior depending on the quantity that can be salvaged.
2.) We are carefully removing the heart pine flooring and depending on the quantity that can be salvaged will be re-used in a portion of the structure.
3.) inadequate framing of roof and gable end walls. In order to meet the current wind loading and structural requirements we are recommending that the gable ends and end walls be balloon framed with no. 2 so. pine 2x4's 16"o.c. and that the substandard 2x4 roof rafters be replaced with 2x6 no. 2 so. pine rafters.
We will be adding a continuous ridge board as well.
4.) When reframing with 2x6 roof rafters, we believe that in keeping with the 1912 time period the original school house had exposed rafter tails, so we will be incorporating T & G decking at the overhangs with exposed rafter tails.
5.) The front porch is out of plumb, square and level, we will be re-framing the front porch to meet current wind loads and structural requirements.

The additional costs will be approximately \$13,245.00
I will be sending you copies of the revised drawings later this week.
Thank you,

Matt Schoeppe
Floencia Design-Build
Cell No. 727-277-0545



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 21053

Property Owner Name & Address

Agent or Representative Name & Address

DAVID MARIAS
210 46TH AVE
ST. PETE BEACH, FL 33706

FLORENCIA DESIGN BUILD LLC
MATT SCHOEPPPE
20 S. ORION DR, CLW, FL

Phone 617-699-7261

Phone 727-271-0545

Email Address _____

Email Address schoepppe.matthew@gmail.com

Property Address, Legal Description, Parcel ID

105 4TH AVE. ST. PETE BEACH FL 33706
SEL 19 TWP 32S R6 10E

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: ORIG. 287,500
ADDENDUM 13,245
\$ 300,745.00

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.

DURING EXPLORATORY DEMO, BECAUSE OF THE EXCESSIVE DETEIORATION IT WAS IMPERATIVE TO RECLAIM AS MUCH OF THE ORIGINAL FLOORING AND BOARD AND BATTEN SIDING TO BE REUSED IN OTHER AREAS OF THE PROJECT. EXCEPTION: ALIGNMENT OF WINDOW HEADS AND A PATTERN OF WINDOWS PROPOSED FOR THE WEST (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. DURING EXPLORATORY DEMO, WALL FRAMING LITERALLY NON-EXISTENT (THE B & B SIDING WAS THE STRUCTURE). PLEASE SEE ATTACHED ADDENDUM OF MODIFICATIONS WE RECOMMEND TO MEET THE CURRENT BUILDING CODE.

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, EXPOSED RAFTER TAILS WILL BE INTRODUCED TO BE

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.
FLORENCE DESIGN BUILD WILL SUPPLY "AS BUILT"
ARCHITECTURAL DRAWINGS AND WILL PROVIDE COPIES TO
THE CITY OF ST. PETE BEACH AND THE HISTORICAL
MUSEUM.

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,
PLEASE SEE ATTACHED APPENDUM

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 CONDENSORS 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-PANEL (BOARD & BATTEN) SIDING, PAINTED EXPOSED
RAFTER TAILS W/ 1X4 BEAD BOARD SOFFIT

Windows

JELDGEN "TRADITION PLUS" WOOD CLAD DOUBLE HUNG

Doors

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

Roofing

SNAP CLAD STANDING SEAM METAL ROOF WITH 12" O.C.
SEAMS COLOR TND

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

7-1-21

ADDENDUM 7-1-21

Lynn,

Per our meeting here is a list of modifications that we would like to incorporate to the FEMA variance; During exploratory demolition we encountered several field conditions that need to be addressed.

- 1.) Original Cypress Board and Batten siding was found under the current lapped cedar siding. We would like to incorporate replacement board and batten siding with Hardi-trim batten strips over Hardi panels giving it a very similar look but with low maintenance. We will attempt to preserve a portion of the original board and batten siding at the covered entrance/porch wall. We will also be incorporating the use of salvaged cypress boards on the interior depending on the quantity that can be salvaged.
- 2.) We are carefully removing the heart pine flooring and depending on the quantity that can be salvaged will be re-used in a portion of the structure.
- 3.) inadequate framing of roof and gable end walls. In order to meet the current wind loading and structural requirements we are recommending that the gable ends and end walls be balloon framed with no. 2 so. pine 2x4's 16"o.c. and that the substandard 2x4 roof rafters be replaced with 2x6 no. 2 so. pine rafters. We will be adding a continuous ridge board as well.
- 4.) When reframing with 2x6 roof rafters, we believe that in keeping with the 1912 time period the original school house had exposed rafter tails, so we will be incorporating T & G decking at the overhangs with exposed rafter tails.
- 5.) The front porch is out of plumb, square and level, we will be re-framing the front porch to meet current wind loads and structural requirements.

The additional costs will be approximately \$13,245.00

I will be sending you copies of the revised drawings later this week.

Thank you,

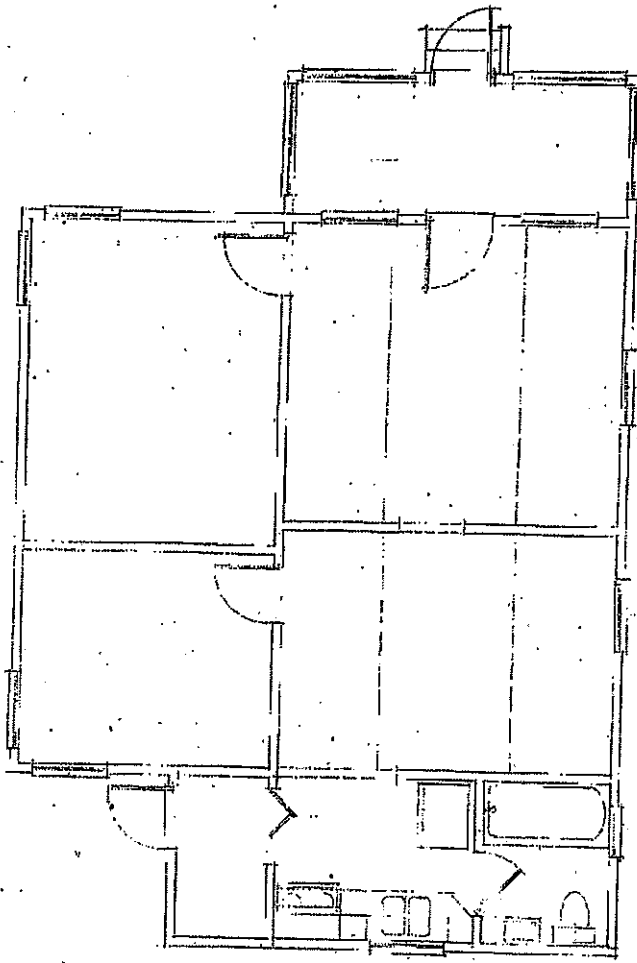
Matt Schoeppe
Florencia Design-Build
Cell No. 727-277-0545



RECORDED
FOR:
HISTORIC SCHOOL HOUSE - REMODEL
DAVID WARRAS
100 4th AV
5th FLOOR
ST. PETERSBURG, FL 33701

PERMIT NO.
CONTRACT NO.

COA-2

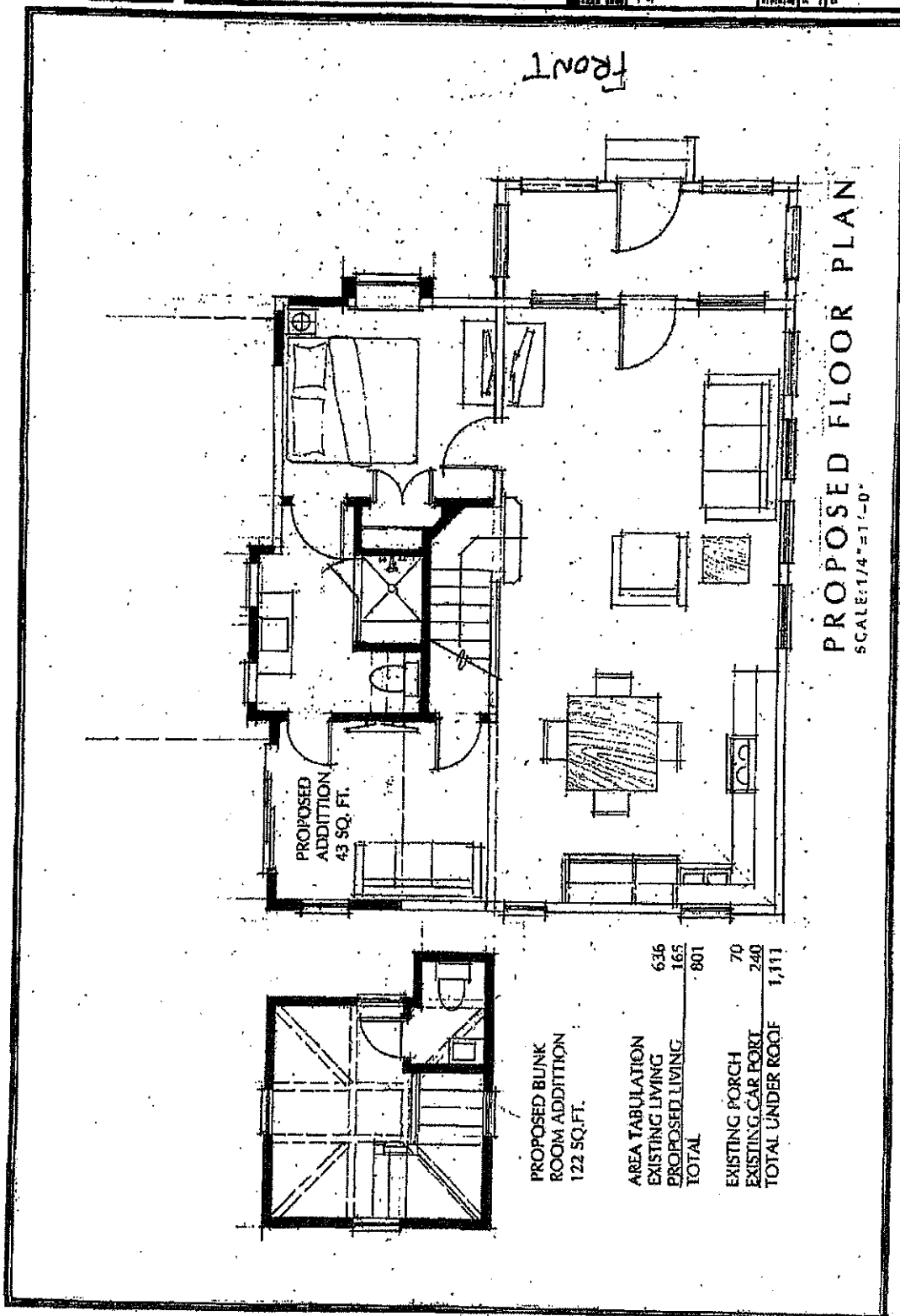


EXISTING CONDITIONS
SCALE: 1/4" = 1'-0"



HISTORIC SCHOOL HOUSE - KENNESHA
 1000 1/2 ST. N.E.
 KENNESHA, WA 98148
 DAVID WARVAS
 ARCHITECT
 1000 1/2 ST. N.E.
 KENNESHA, WA 98148

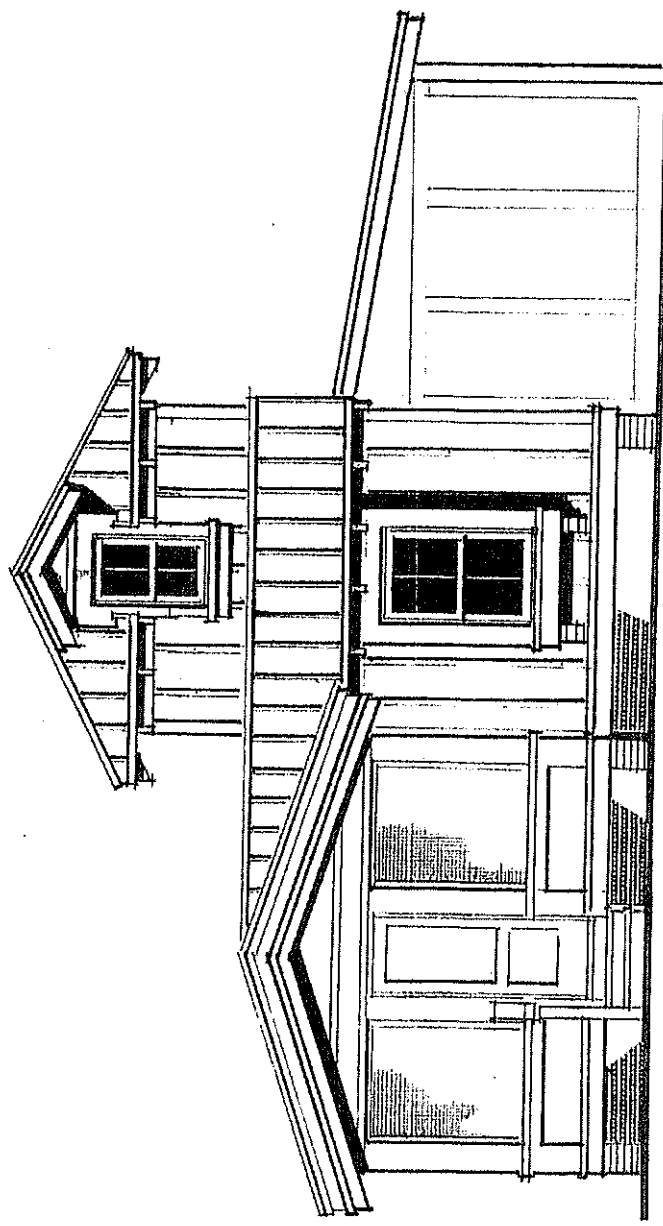
COA-3
 1000 1/2 ST. N.E.
 KENNESHA, WA 98148



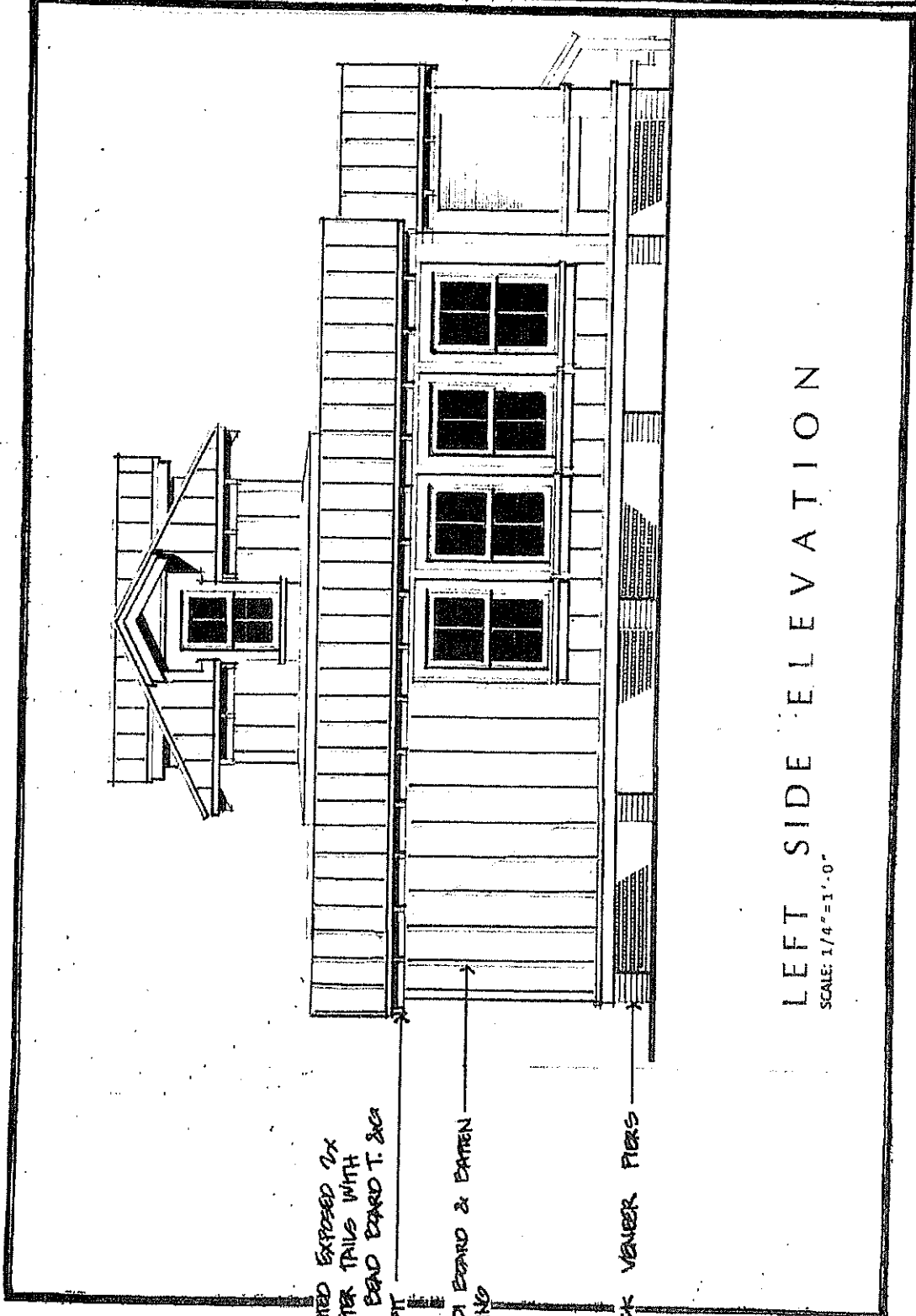


PROJECT: HISTORIC SCHMIDT HOUSE - REMODEL
DESIGNER: DAVID WARREN
DATE: 11/11/11
BY: J. J. SCHMITT

COA-4



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

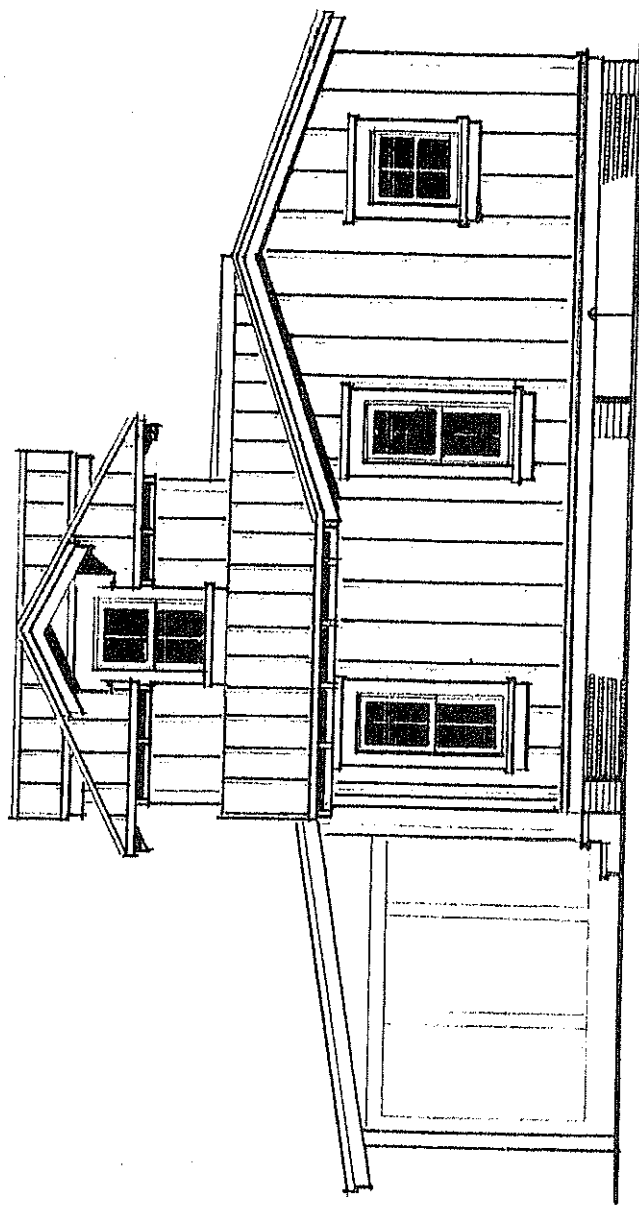


LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

PAINTED EXPOSED 2x
 RAFTER TRAILS WITH
 1x4 BOARD BOARD T. & G.
 SPLIT

HARDY BOARD & BATTEN
 SIDING

BRICK VENEER PIERS



1x8 SKIRT BOARD
 W/ 1x2 CAP & FLASHING

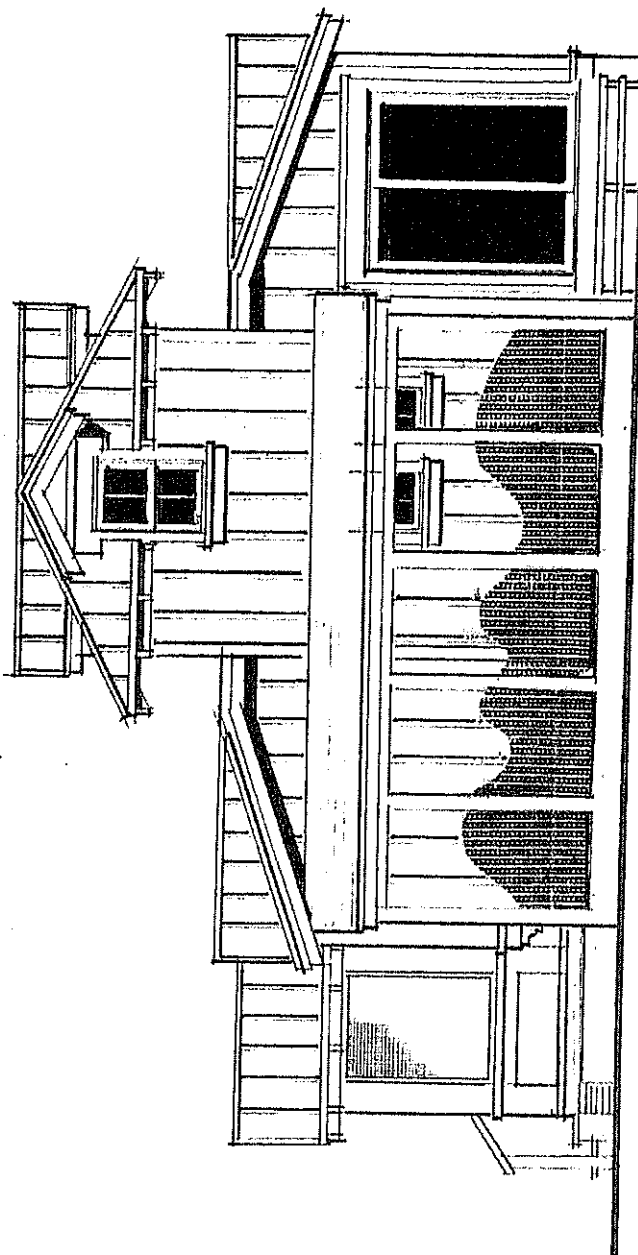
REAR ELEVATION

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

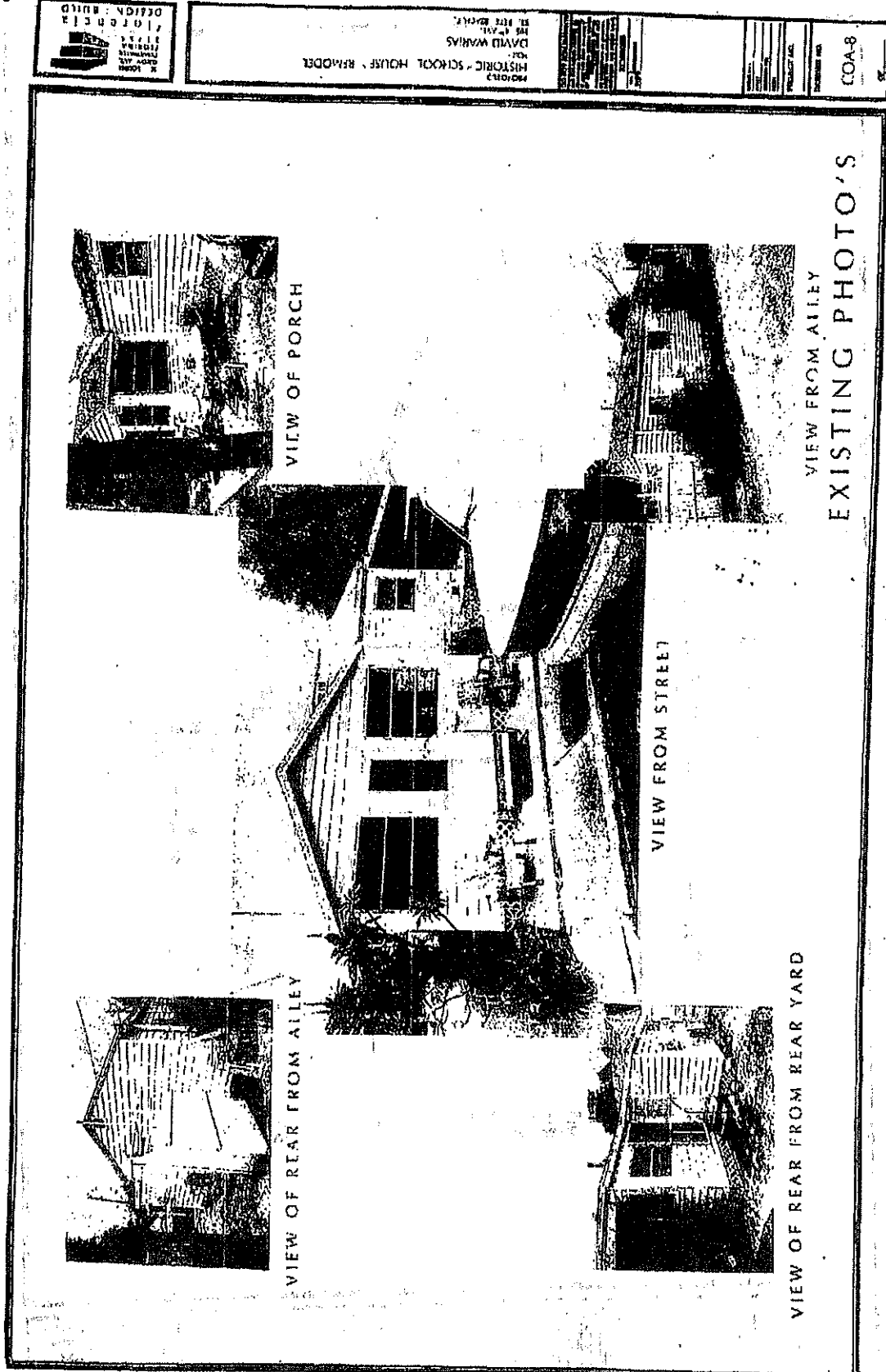


HISTORIC SCHOOL HOUSE REMODEL
FOR:
DAVID WARREN
100 4TH ST
100 4TH ST
100 4TH ST

COA-7



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





Application for FEMA Variance

GENERAL INFORMATION:

Case Number 21054

Property Owner Name/Address

Agent or Representative Name/Address

DAVID WARIAS
210 46TH AVE.
ST. PETE BEACH, FL 33706

FLORENCIA DESIGN BUILD
20 SOUTH ORION, CUN. FL.
MATT SCHOEPPE

Phone (817)-699-7261

Phone 727-277-0545

Email dwarias

Email schoeppe.matt@gmail.com

Property Address, Legal Description, Parcel ID:

105 4TH AVE. ST. PETE BEACH, FL 33706
SEC. 19 TWP 32S R6. 16E.

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 GRUE (ST. PETE BEACH) FL. AREA
PLEASE SEE ATTACHED ADDENDUM OF REQUEST
DATED 7-1-21

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.

Matt A. Schoeppe 7-1-21
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.

MCS 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.

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

MCS 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.

MCS 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.

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

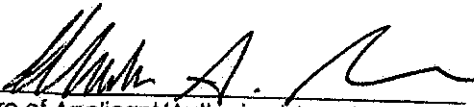
MCS I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:

(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.

MCS 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 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,

ADDENDUM 7-1-21

Lynn,

Per our meeting here is a list of modifications that we would like to incorporate to the FEMA variance;
During exploratory demolition we encountered several field conditions that need to be addressed.

1.) Original Cypress Board and Batten siding was found under the current lapped cedar siding. We would like to incorporate replacement board and batten siding with Hardi-trim batten strips over Hardi panels giving it a very similar look but with low maintenance. We will attempt to preserve a portion of the original board and batten siding at the covered entrance/porch wall. We will also be incorporating the use of salvaged cypress boards on the interior depending on the quantity that can be salvaged.

2.) We are carefully removing the heart pine flooring and depending on the quantity that can be salvaged will be re-used in a portion of the structure.

3.) Inadequate framing of roof and gable end walls. In order to meet the current wind loading and structural requirements we are recommending that the gable ends and end walls be balloon framed with no. 2 so. pine 2x4's 16" o.c. and that the substandard 2x4 roof rafters be replaced with 2x6 no. 2 so. pine rafters. We will be adding a continuous ridge board as well.

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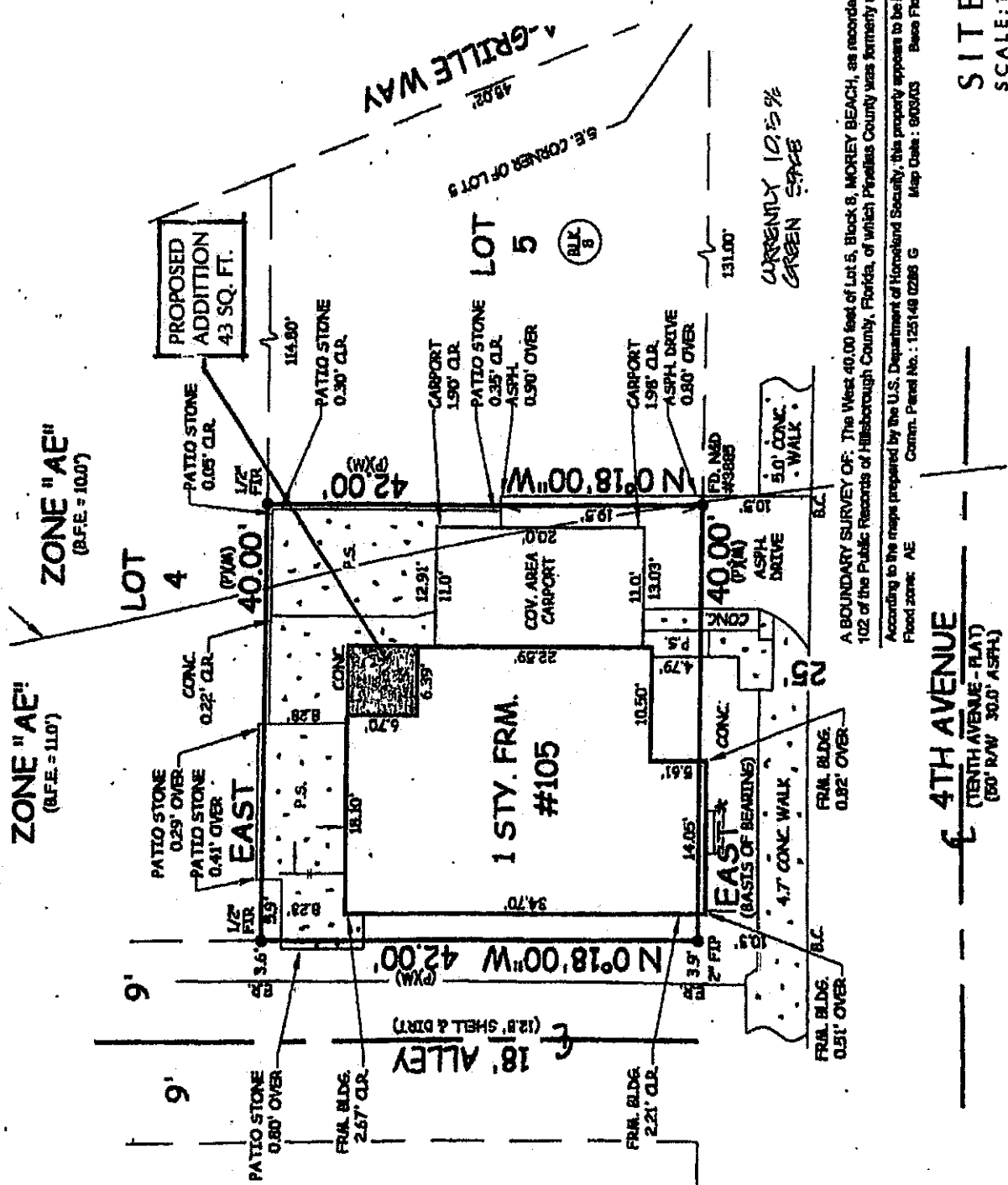
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Matt Schoeppe
Floencia Design-Build
Cell No. 727-277-0545





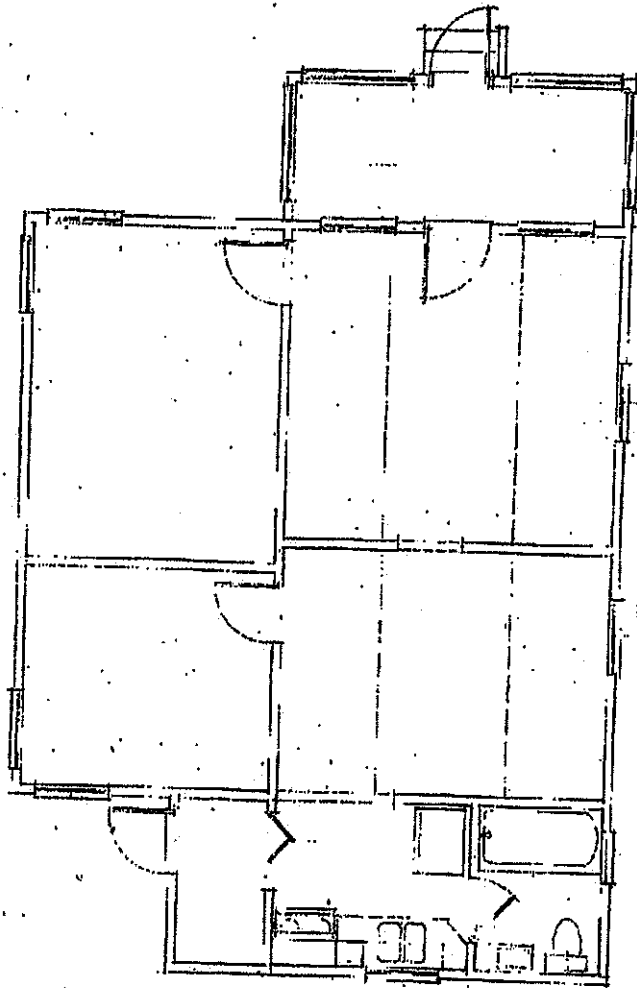
NO. 0070
12200 N. 30th St.
Phoenix, AZ 85018
TEL: 981-1000
FAX: 981-1001
WWW.DWA.COM

DAVID WARREN
ARCHITECTS, INC.
1001 N. 10th St., Suite 100
Phoenix, AZ 85004
TEL: 981-1000
FAX: 981-1001
WWW.DWA.COM

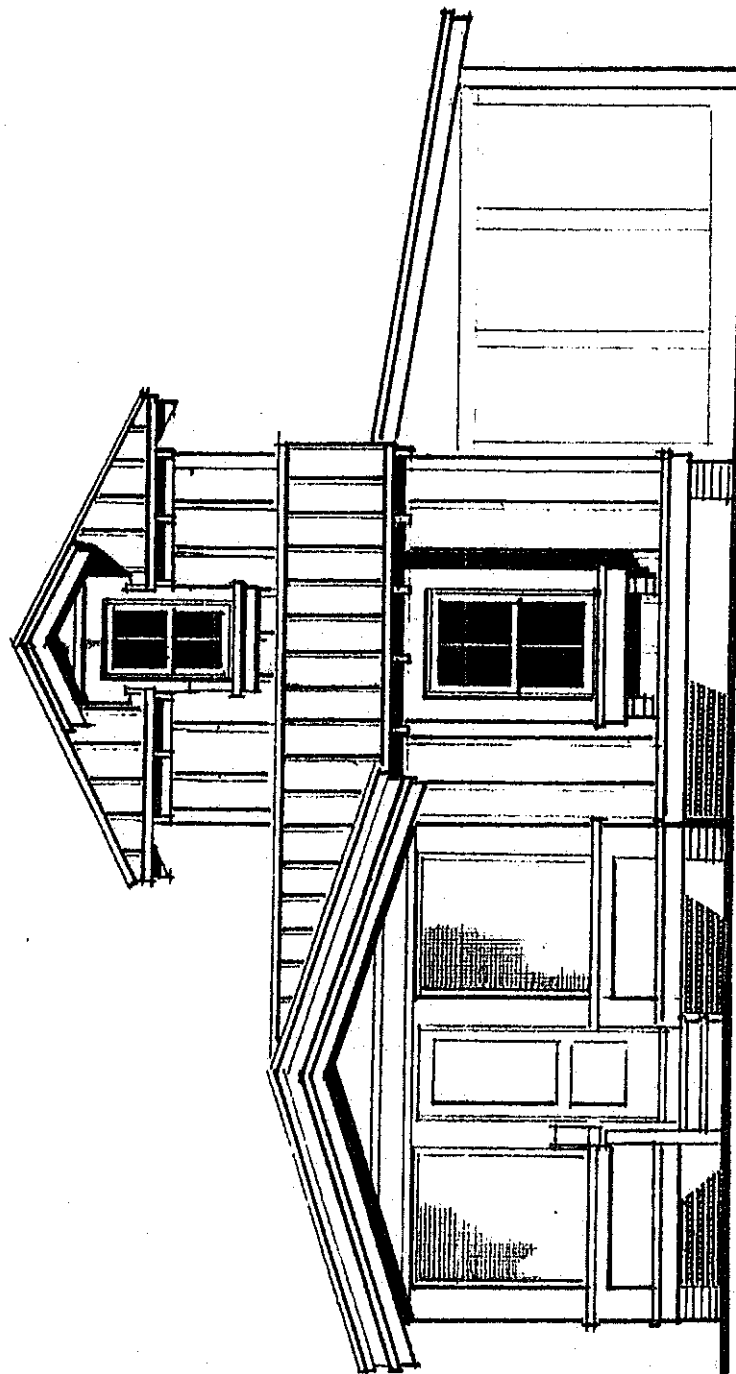
HISTORIC SCHOOL HOUSE - REMODEL
1001 N. 10th St., Suite 100
Phoenix, AZ 85004
TEL: 981-1000
FAX: 981-1001
WWW.DWA.COM

PROJECT NO. 1001
SHEET NO. 001
DATE: 01/01/01

COA-2



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

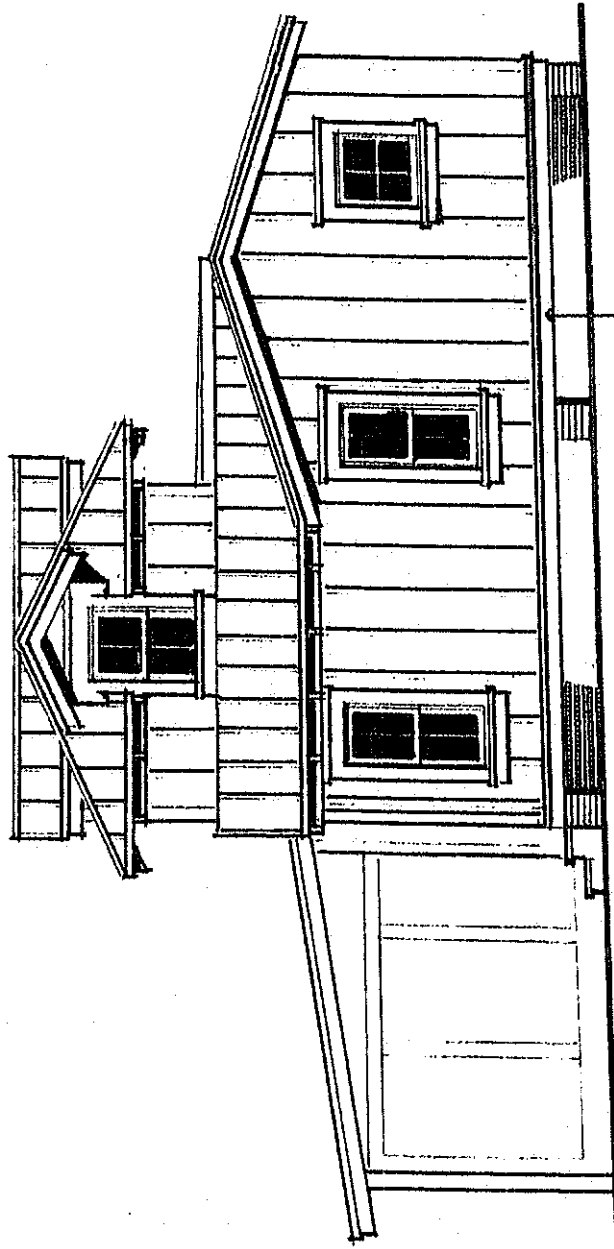


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



DAVID WATKINS
ARCHITECT
1000 N. W. 10th Ave.
SUITE 100
MIAMI, FL 33136
TEL: 305.575.1234
FAX: 305.575.1235
WWW.DWARCHITECT.COM

REAR ELEVATION
1/4" = 1'-0"
CON-6



1x8 SHIRT BOARD
W/ 1x2 CAP & FLASHING

REAR ELEVATION

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