HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, July 1, 2025
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the July 1, 2025 agenda.

2. Audience Comments -
Comments shall be limited to 3 minutes for general and agenda items. Public comment on agenda items will be allowed when that item is called. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. June 5, 2025 Historic Preservation Board Meeting Minutes

4. Action Items (Administer Oath if applicable) -

a. Local Historic Designation No. 25059: 3116 W DeBazan Ave
Marcus Lehtovirta requests local historic designation of the masonry vernacular residence on the subject property.

b. Certificate of Appropriateness for Addition No. 25083: 3108 Pass-A-Grille Way
Joshua Joseph Trosclair for Celeste T Klitenic and Jacob A Klitenic III requests a certificate of appropriateness to construct a front stair and deck addition on a structure determined to be contributing to the Pass-A-Grille Overlay District as part of an elevation project.

c. Certificate of Appropriateness for Demolition No. 25073: 113 3rd Avenue

BCA for Michael Peltier and James Tobin requests to demolish the single-family residence on the subject property that contributes to the Pass-a-Grille Historic District (PI12544).

d. Certificate of Appropriateness for Demolition No. 25079: 206 Pass-A-Grille Way
Roger Houde requests to demolish the single-family residence on the subject property that contributes to the Pass-A-Grille Historic District (PI12589).

e. Certificate of Appropriateness for Demolition Case No. 25078: 1209 Pass-A-Grille Way
Sam Ervin of JVS for Thijs Van Der Kolk Living Trust requests to demolish the single-family residence on the subject property that contributes to the Pass-A-Grille Historic District (PI12603)

f. Certificate of Appropriateness for Demolition No. 25072: 2604 Pass-a-Grille Way
Sam Angelides for Kevin and Lois Quinn requests to demolish the single-family residence and detached garage on the subject property that contribute to the Pass-A-Grille Historic District (PI12651)

g. Addition to Ordinance 2025-07: Sec. 20.22. Fence Height Limitations
As directed by the Historic Preservation Board, Staff has drafted an amendment to the fence height regulations that restricts front yard height, for inclusion in the Pass-A-Grille Historic Overlay District amendments.

5. Discussion Items

a. Key West Design Guidelines
Discussing guideline recommendations from the Historic Preservation Board for inclusion in the Pass-A-Grille Historic Overlay District Design Guidebook

b. Design Guidebook Example: Seminole Heights
Providing the Board an example of a design guidebook from Seminole Heights that provides similiar guidance, in a regulatory form, to what will be provided in the City's guidebook

c. Education: Elevating and floodproofing of historic structures in flood-prone areas
Staff will provide education on elevating historic structures in floodprone areas

6. Next Meeting: August 7, 2025

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 BOARD MINUTES

June 5, 2025 - 2:30 PM

PRESENT: Bill Loughery, Chair
Tia Hockensmith, Vice Chair
Danielle Dashiell, Member
Sean Hurley, Member
Holly Young, Member

STAFF PRESENT: Brandon Berry, Senior Planner; Chloe Berryman, City Attorney; Lynn Rosetti, Contract Planner; Gil Martinez, Senior Planner; Kristin Coman, Senior Planner; Ariana Wilson-Romo, Admin Assistant – City Clerk's Office

Chair Loughery called the meeting to order at 2:30 PM. A quorum was established.

1. Approval of the Agenda –
Vice Chair Hockensmith requested a discussion item on the status of the design guidebook (Item 5.f.). Chair Loughery requested two discussion items, a Merry Pier/Shuffleboard Clubhouse update and an update on the Barracks-100 PAG Way (Items 5.g & 5.h.). Member Dashiell requested a discussion item on LDC Section 20.22 (Item 5.i).

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the June 5, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments –
Resident Max Assenheimer was present and asked if the Board had any information on the Trudie Perry dedication sign that was at the shuffleboard court. Chair Loughery stated he believes the sign is in possession of the shuffleboard employees. Mr. Assenheimer later displayed a photo of the sign.

3. Approval of Minutes **– a. May 1, 2025 Meeting**
Motion: Member Dashiell moved, and Member Young seconded the approval of May 1, 2025 minutes as presented; the motion carried unanimously.

4. Action Items **–** The Administrative Assistant swore in all of those testifying.

a. Local Historic Designation No. 25032: 3410 E. De Bazan Avenue
Judith Leppanen and Michael Welch requests the local historic designation of the single-family residential structure at 3410 E. De Bazan Avenue.

Contract Planner Lynn Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Vice Chair Hockensmith questioned if there were any variances requested, and if all the work was properly permitted. Ms. Rosetti confirmed the property was all permitted.

Applicant Michael Welch was present and spoke to the designation.

Motion: Vice Chair Hockensmith moved, and Member Dashiell seconded to approve Local Historic Designation case number 25032 for the single-family residence at 3410 E De Bazan Avenue; The motion carried 5-0.

b. Local Historic Designation Case No. 25007: 3311 E. De Bazan Avenue
William Stuckey requests the local historic designation of the single-family residential structure constructed in 1948 at 3311 E De Bazan Avenue.

Ms. Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval. Ms. Rosetti also shared some history on Mr. Stuckey who served as a Lieutenant in the Coast Guard in the White House during the President George W. Bush administration and was considered essential White House staff.

Applicant, William Stuckey was present and spoke about his history. The board members thanked him for his service.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Local Historic Designation case number 25007 for the single-family residence at 3311 E. De Bazan Avenue; The motion carried 5-0.

c. Local Historic Designation No. 25071: 308 Pass-a-Grille Way
Joy M Hyland requests the local historic designation of the two-unit residential structure constructed in 1922 at 308 Pass-a-Grille Way.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant, Joy Hyland was present and spoke about her history in Pass-A-Grille.

Motion: Member Young moved, and Vice Chair Hockensmith seconded to approve Local Historic Designation case number 25071 at 308 Pass-a-Grille Way; The motion carried 5-0.

d. Local Historic Designation No. 25054 3222 W. De Bazan Avenue
Karl Klumpp requests a local historic designation of the single-family structure constructed in 1956 located at 3222 W. De Bazan Avenue

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Property owner, Sandra Klumpp was present.

Vice Chair Hockensmith posed the question that if a future property owner had to replace their roof, would it be required/recommended that they replace it with tile to keep the designation or would they be able to use other material. Mr. Berry stated that there are other materials that can be used; however, with this case specifically, the roof was not one of the prevailing architectural elements of the home.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve Local Historic Designation case number 25054 for the single-family residence at 3222 W. De Bazan Avenue; The motion carried 5-0.

e. Local Historic Designation No. 25061: 3516 E. Maritana Drive
Paula Vieillet requests a local historic designation of the single-family structure

constructed in 1948 located at 3516 E. Maritana Drive.

Senior Planner, Gilbert Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded to approve Local Historic Designation case number 25061 for the single-family residence at 3216 E. Maritana Drive; The motion carried 5-0.

f. Certificate of Appropriateness for Restoration No. 25067: 3406 E. De Bazan Avenue
Lean Manthos is requesting a Certificate of Appropriateness to replace the existing front door on the locally designated historic resource, #109, located at 3406 E. De Bazan Avenue

Mr. Martinez reviewed the staff presentation for this application. The applicant is looking to replace the front door with a 50's art deco styled door. He displayed photos which are made part of the record. He stated the applicant was able to locate this historic door from a neighbor who had to demolish their home. Staff recommended approval of the application.

Chair Loughery asked whether the board was required to review a front door replacement and if such changes typically come before the board. Mr. Martinez explained that staff decided to present this application because the property was recently designated as historic.

Applicant Lean Manthos was present and testified to making changes to the property. She clarified with staff and the board what changes would require a board review, if any.

Motion: Chair Loughery moved, and Member Young seconded to approve Certificate of Appropriateness for Restoration Number 25067 at 3406 E. De Bazan Avenue; The motion carried 5-0.

g. Certificate of Appropriateness for Demolition No. 25062: 2808 Pass-a-Grille Way
Laurie Bell Sullivan requests a Certificate of Appropriateness for Demolition of the two single-family residences at 2808 Pass-a-Grille Way.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application without the stay on demolition. Staff requested acknowledgement from the applicant regarding potential limitations on redevelopment.

Applicant Laurie Bell Sullivan was present and answered board questions. She acknowledged the need to return with revised plans and recognized potential limitations.

Motion: Member Young moved, and Member Hurley seconded to approve Certificate of Appropriateness Case Number 25062 with a waiver of stay; The motion carried 5-0.

5. Discussion Items -

a. Design Review: 107 20th Ave
Mark Zdrojewski of Strobel Design Build for Patrick Dufour requests a design review of a new

House-Medium structure built to the Pass-A-Grille Overlay District building types (LDC Sec. 20.24.).

Mr. Berry reviewed the staff presentation for this design review. He stated the applicant was previously in front of the board for a demolition request. He displayed plans and renderings which are made part of the record.

Chair Loughery clarified that the design shows there are two garage doors on the front of the home. He inquired if these were design features, as no driveway is illustrated. Mr. Berry confirmed that the two doors are design features. Chair Loughery did not favor this style/aesthetic.

Builder Mark Zdrojewski on behalf of the applicant was present and clarified board concerns. He stated the owners have small children, and they use the front yard as a means to interact with the neighborhood. They also use the garage frequently to store belongings for afternoon walks, beach trips, etc. He clarified that the garages would only be accessible from the alleyway, as there are no curb cuts or driveways. The concept is to utilize half of the garage for vehicles and open the other half to create a covered lanai that faces the front yard.

Vice Chair Hockensmith complimented the functionality of this design.

Member Young noted that staff's review consultant noted the design lacked a defined porch and asked Mr. Berry to clarify. He explained that typically with the porch and stoop design the intent is to bring it as close to blase flood elevation as possible. He stated minor modifications could be made to address that comment.

The Board was in favor of the design and urged the architect to seek other design options for the garage door.

b. Design Review: 108 20th Ave
Walter Sowa requests a design review of a new House-Medium duplex structure built to the Pass-A-Grille Overlay District building types (LDC Sec. 20.24.).

Mr. Berry reviewed a staff presentation which is made part of the record. He stated the applicant was previously here for a demolition permit and displayed plans, and renderings. He reviewed some zoning and floodplain management comments and addressed some design comments. Vice Chair Hockensmith clarified if this was still considered a duplex since they are not two equal sized units. Mr. Berry confirmed it would be viewed as a two-family residence since it has separate defined kitchens and there is no interior access between the two units.

Applicant, Walter Sowa was present and addressed the comments that were included in the meeting packet. He clarified some design questions the board members had.

Chair Loughery commended the applicant for reducing traffic.

Board Members agreed with the comments provided by staff in the meeting packet and had no additional comments.

c. Key West Architectural Guidelines

Mr. Berry thanked Member Dashiell for providing the City of Key West architectural design guidebook as included in the meeting packet. He gave a quick overview of the contents and sections of the book. He's hopeful to have a draft copy of the design guidebook for the next meeting. Board members would like to be included in the creation of the draft statement. Chair Loughery suggested that board members review the Key West guidebook to identify any items they may want to include in the St. Pete Beach guidebook. Vice Chair Hockensmith noted that some items may already be in the drafted copy, and suggested board members review the draft first, to then conduct a 'side by side' review.

Chair Loughery noted that Key West requires anyone requesting to demolish a historic home to come with plans in hand. Member Dashiell noted that there is currently an Ordinance being proposed to the Commission that could affect some guidelines. Mr. Berry stated that Ordinance 2025-07 has passed its first read with no changes. Since the Ordinance makes references to the design guidebook, staff has been waiting for a drafted copy before pushing the ordinance for its second read. He expects it to go to the Commission in July or early August.

The board inquired what the process would be if someone were to propose a historic district. Ms. Rosetti stated that in the early stages of St. Petersburg's historic preservation program, a signature of approval of at least over 50% of the property owners was required to move forward.

Ms. Rosetti noted that the Corey Ave survey report is expected by July 31st. She also noted that a decision on whether the North Beach area will receive a grant for surveying is anticipated in July. She also submitted a grant application on Monday and displayed a colored map showing the area of interest. This map is made part of the meeting record.

Vice Chair Hockensmith requested a plat or outline of the boundaries proposed for the Corey District be provided for the next meeting.

d. Post Office Update

Mr. Berry spoke with the Building Official yesterday who informed him they are nearing the final inspections. There is no expected date for reopening yet.

e. Standing Item: Update on City-owned Historic Resources

Mr. Berry informed the board that both the Warren Webster and Suntan Arts Center are waiting on FEMA funding for the repairs needed.

Chair Loughery provided an update on the Merry Pier and shuffleboard court. Merry Pier did get a new appraisal for roughly $210k, with the 50% rule, that would bring the repairs to $105k. The clubhouse is still awaiting some estimates.

f. Design Guidebook update – *Added*

Discussed with item 5.c.

g. Shuffleboard Clubhouse/Merry Pier updates - *Added*

Discussed with item 5.e.

h. Barracks Update - *Added*

Chair Loughery noted that the Applicants for the case regarding the Barracks that the board heard at the last meeting brought in a whole new set of plans for their design review. He inquired if the board would

be able to see those again. Mr. Berry indicated that they did go through the design review process, but he would bring the case back for information. He is still awaiting updated plans.

i. LDC Section 20.22 - *Added*

Member Dashiell noted that a property on Pass-A-Grille has installed an 8-foot fence around their pool that is located on the front of the property. She inquired if language could be amended to reflect that any fencing around pools not exceed 4 feet above the natural grade in the front yard and then the property line. Mr. Berry will draft something and bring back to the board.

6. Adjournment – The next meeting is scheduled for July 1, 2025.

Chair Loughery adjourned the meeting at 4:25 PM.

These minutes will be considered for approval at the July 1, 2025, Historic Preservation Board meeting.

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Local Historic Designation No. 25059: 3116 W DeBazan Ave

Action Request: Approval of local historic designation case 25059 of the residential property at 3116 W DeBazan Ave.

Strategic Objective:

Date: July 1, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: The home was considered non-contributing in the 2024 Stantec study of the Don CeSar neighborhood, due to window, door, and other alterations over time. However, Staff finds that the structure still architecturally supports the neighborhood, and the owner has a business with potential local historic assoication, and that the structure could continue to be considered a local historic resource even if not contributing to a national or local district designation.

Funding: N/A

Attachments:

1. Staff Report
2. Application Package
3. Florida Master Site File

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 25059: Marcus Lehtovirta
Date: July 3, 2025
Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The owner of this single-family residential property located in Don CeSar Place is requesting a Local Landmark Designation for this property.
SUBJECT PROPERTY	3116 W DeBazan Avenue – Don CeSar Place. Blk 21, Lot 5 Parcel I.D. 07-32-16-21852-021-0150
LAND USE / ZONING	RU-2, Residential District
YEAR BUILT	Circa 1957 (per attached Florida Master Site File Form and application.)
HISTORIC STATUS	Constructed in 1957, this Masonry Vernacular residential structure was determined to be non-contributory during the 2024 historic survey of the Don CeSar Place neighborhood because the original carport was enclosed in 2006 to convert the carport into a garage. Although it has a sliding door for access instead of a typical garage door, Staff has confirmed with the owner that the space is still a garage. In addition, the original footprint of the building is the same as the current footprint and the house as altered continues to support this neighborhood architecturally as it is not dissimilar to other properties within the Don CeSar neighborhood. Furthermore, since 2003, the owner has built a unique local business called Island Time Design which is a custom furniture design business. Potential local historic association relating to the current owner's business has led staff to find that the property warrants a contributory designation because architecturally it is not dissimilar to other properties within the Don CeSar neighborhood.
SURROUNDING AREA	North– Single-family residential circa 1947 South– Single-family residential circa 1962 East– East DeBazan Avenue / Lazarillo Park West - Single-family residential circa 1949

BACKGROUND and ANALYSIS

This single-family residential structure located in the Don Cesar Place neighborhood was determined during the historic survey of the Don CeSar neighborhood to be a non-contributary structure.

However, the garage enclosure of the carport is not out of character with other properties within the Don CeSar neighborhood. However, staff find that this house generally supports the character of the overall Don CeSar neighborhood through its architectural style, scale, and integrity. In addition, despite this alteration, staff find that the Masonry Vernacular house continues to embrace the overall historic architecture, scale, and materials of the surrounding buildings within this neighborhood.

In addition, property owner Markus Lehtovirta has created a unique local business since 2003 a custom furniture business named Island Time Design. The application indicates that this business was the original location of his unique business. In addition, Mr. Lehtovirta is the artist who designed and created the furniture artist who designed and created the furniture sold by Island Time Design.

Sec. 28.20. - Designation report.
Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) ***Individual historic buildings or archaeological sites:***

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

Staff find that this single-family residential structure is a locally contributing Mid-Century masonry vernacular style building within the Don CeSar Place neighborhood. It has a hip roof which is covered with composition shingles. Evaluation of this property during the historic survey determined it to be a noncontributing structure to the Don CeSar historic neighborhood because as previously noted the carport was enclosed as a garage in 2002. Solar panels have also been added to the roof. However, staff find that this house generally supports the character of the overall Don CeSar neighborhood through its architectural style, scale, and integrity and the owner's association of Island Time Design. As such, staff finds 3116 E. DeBazan Avenue to be a locally contributing property within the Don CeSar Place neighborhood.

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

Built in 1957, this single-family residential structure located at 3116 W. DeBazan Avenue meets this requirement in the category of community planning and development as it supports the overall character of the neighborhood as described within this report. Additionally, the owner of this property has a long local history relating to the creation of a local custom furniture business named Island Time Design beginning in 2003. According to the Local Historic Designation application, Mr. Lehtovirta designed and built his first furniture designs at 3116 W. DeBazan Avenue. Also, according to the application, the Don CeSar Hotel was his first commercial customer for his outdoor furniture located on the pool deck and beach side.

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

This residential structure is a well-maintained single family residential structure in the Don CeSar Place neighborhood.

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

Not applicable.

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

3116 W. DeBazan Avenue is zoned RU-2 Residential Urban. The zoning map is included within this staff report.

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

Staff recommend that this residential structure at 3116 W. DeBazan Avenue be recognized as a locally designated historic landmark property as requested by the property owner because it is characteristic of the other residential properties found in the Don CeSar Place neighborhood. In addition, the property owner has a long history of being a local business leader in the community since 2003. Staff find that the added history of being a local business owner who has been designing and creating furniture for the local community since 2003 to be noteworthy. As such, staff find that this property is contributing and thus eligible for local historic designation because despite the building's alteration, it is an architecturally recognizable component of the historic Don CeSar Place neighborhood.

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

A photograph is attached to this designation report

Sec. 28.22 – Designation criteria established.
The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

(1) Historic buildings. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:
a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States;

Staff analysis: Staff supports this application to locally designate 3116 W DeBazan Avenue as an historic property. Staff find that the building is significant in the following areas:

a. It exemplifies or reflects the broad cultural, political, economic, and social history of Don CeSar Place and St. Pete Beach.

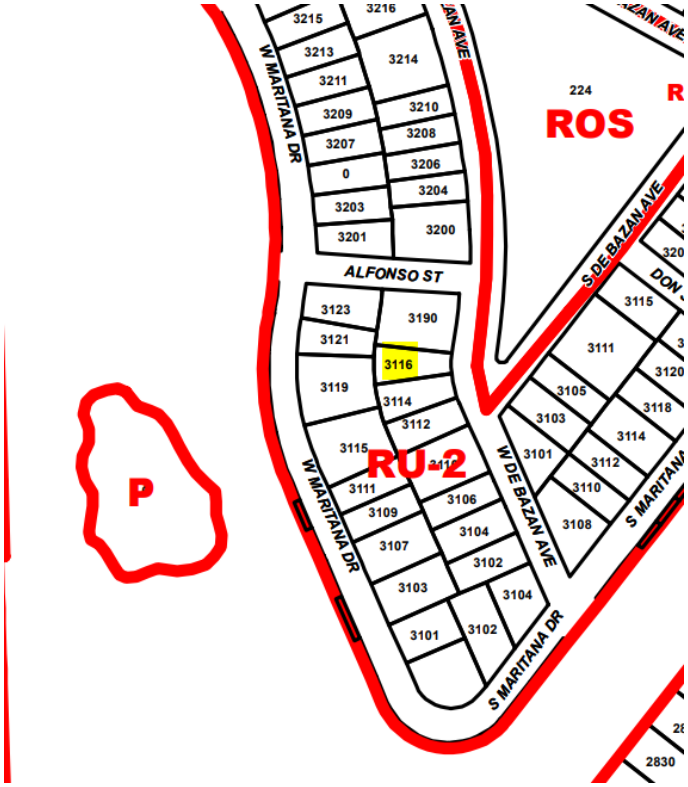
Staff recommendation: Staff recommend APPROVAL of the Local Historic Designation of this residential property located at 3116 West DeBazan Avenue because it:

a. It exemplifies or reflects the broad cultural, political, economic, and social history of Don CeSar Place and St. Pete Beach.

ZONING MAP

SUBJECT PROPERTY:
3116 W DeBazan Avenue

ZONING
RU-2 District



AERIAL PHOTOGRAPH



PHOTOGRAPH 3116 W DEBAZAN AVE (2025)



RECEIVED
APR 21 2025
COMMUNITY DEVELOPMENT

Application for Local Historic Designation

GENERAL INFORMATION

Case Number 25059

Property Owner Name & Address

Markus Lehtovirta
3116 West Debazan Ave.
St. Pete Beach, FL 33706

Phone 727/415-0153
Email Address Chairman@islandtimedesign.com

Agent or Representative Name & Address

Phone

Email Address

Property Address, Legal Description, Parcel ID

Don Cesar Place - Block 21, Lot 15 - 3116 West Debazan Ave.
parcel # 07-32-16-21852-021-0150

Historic Name of Property (if applicable):

Florida Master Site File Number (if applicable): PI16091 - Noncontributing SFD

Florida Master Site File Recorder:
(Name and Title, if applicable):

I (the undersigned) am the legal owner/legal representative of private residence located at 3116 W. Debazan Ave. and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Date: 3/15/25

TYPE OF REQUEST

X Individual historic building

----- Individual archaeological site

____ Historic or archaeological district

____ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

please see attached forms - plot map & location map

FUNCTION OR USE

Historic Functions

private residence

Current Functions

private residence

DESCRIPTON

Architectural Classification

masonry Venacular

Materials

masonry - concrete Block / Stucco

roof - shingles

STATEMENT OF SIGNIFICANCE

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

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows;

(1) **Historic buildings**. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or

☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or

☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or

☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and

☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

☐ Represents a significant entity whose components may lack individual distinction; or

☒ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or

☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

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

☐ Has yielded or is likely to yield significant information relating to prehistory or history; or

☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

Built in 1957 as part of the development of the Don Cesar Place Neighborhood.

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

I am the 4th owner of this residence. I am the owner and operator of Island Time Design. This business began in 2003, where I designed and built my first furniture designs.

3. Significant Persons

Island Time Design began at this location. I am the furniture artist that designed and created the furniture that can be found throughout our beach area.

4. Cultural Affiliation/Historic Period

Don Cesar Hotel was my first commercial customer where you would find my designs and outdoor furniture on the pool deck and beach side.

5. Architect

6. Builder

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.

2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.

3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.

4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.

5. Provide a location map, showing relevant zoning and land use information.

Major Bibliographic References

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

ATTACHMENT TO MARKUS LEHTOVIRTA APPLICATION FOR HISTORIC DESIGNATION

Address: 3116 West Debazan Ave., St Pete Beach , FL 33706

Narrative:

I am requesting a historic designation for my home located at the address as indicated above. The house was built in 1957 as part of Don Cesar neighborhood plan. I have owned this home since 2002 and am the 4th owner of this property. Having raised my two boys in this home and in this area has been rewarding. My plan is to continue to live the Island life in this home.

The home has not deviated from its original design. The exterior remains as it was when built. The interior is close to the original design as a 2 bedroom, 1 bath. Repairs from hurricane Helen and Milton are currently in progress.

1. Physical Description of Property

The exterior of the house is in original condition. The carport was enclosed, reforming it into a garage.

The interior of the house is currently being rehabilitated from Hurricane Helene and Hurricane Milton.

2. Statement of Historical Significance

The house on 3116 West Debazan Avenue, St Pete Beach has been Markus Lehtovirta's and his two sons' home since year 2002.

Markus is a well-known local artist and the designer of Island Time's unique line of artistic handcrafted tropical flavored custom furniture.

Markus dreamed, designed, and built his original pieces of furniture in this house starting in the year 2003. Since then, his business, Island Time, steadily grew from a very small garage-based business to a well-known local business icon. For the first 7 years, Markus operated out of the garage of his home. All the original artistic Island Time designs were inspired and born in this location, inspired by the Don Cesar Place neighborhood, Pass-A-Grille and the surrounding beaches and their tropical local lifestyle.

Locally known as "the Chairman of the Beach" Markus Lehtovirta, a native of Finland, has become a well-known artist and character around Pinellas County beaches and beyond. During the early days of his inspiration, Markus could be spotted riding his beach cruiser bike on the beach with his Macaw Parrot named Captain.

3116 West Debazan Ave.

Statement of Historical significance continued:

Over 20 years, his artistic furniture designs have been presented in numerous local art shows including Mainsail Art Festival, St. Petersburg.

Many local businesses exhibit Island Time furniture. The first commercial Island Time customer was Don Cesar Hotel.

Other local commercial customers include:

St. Petersburg Pier,

Tradewinds Resort,

Guy Harvey Resort (now Rumfish),

Postcard Inn

Paradise Grille

City of Treasure Island

City of St. Pete Beach

MacDill Airforce Base and many more.

Island Time furniture has been shipped overseas worldwide, as far as Finland and Australia.

3. Statement of Existing condition to home.

   The drywall will be replaced from floor level to 4 feet up. All electrical outlets will be moved up above 30". Exterior and Interior doors will be replaced. The floor tile will be replaced.

4. Statement of rehabilitation or adaptive use proposal – Not applicable

5. Location Map, Zoning, and land use information – Please see attached forms.

ATTACHMENT TO MARKUS LEHTOVIRTA APPLICATION FOR HISTORIC DESIGNATION

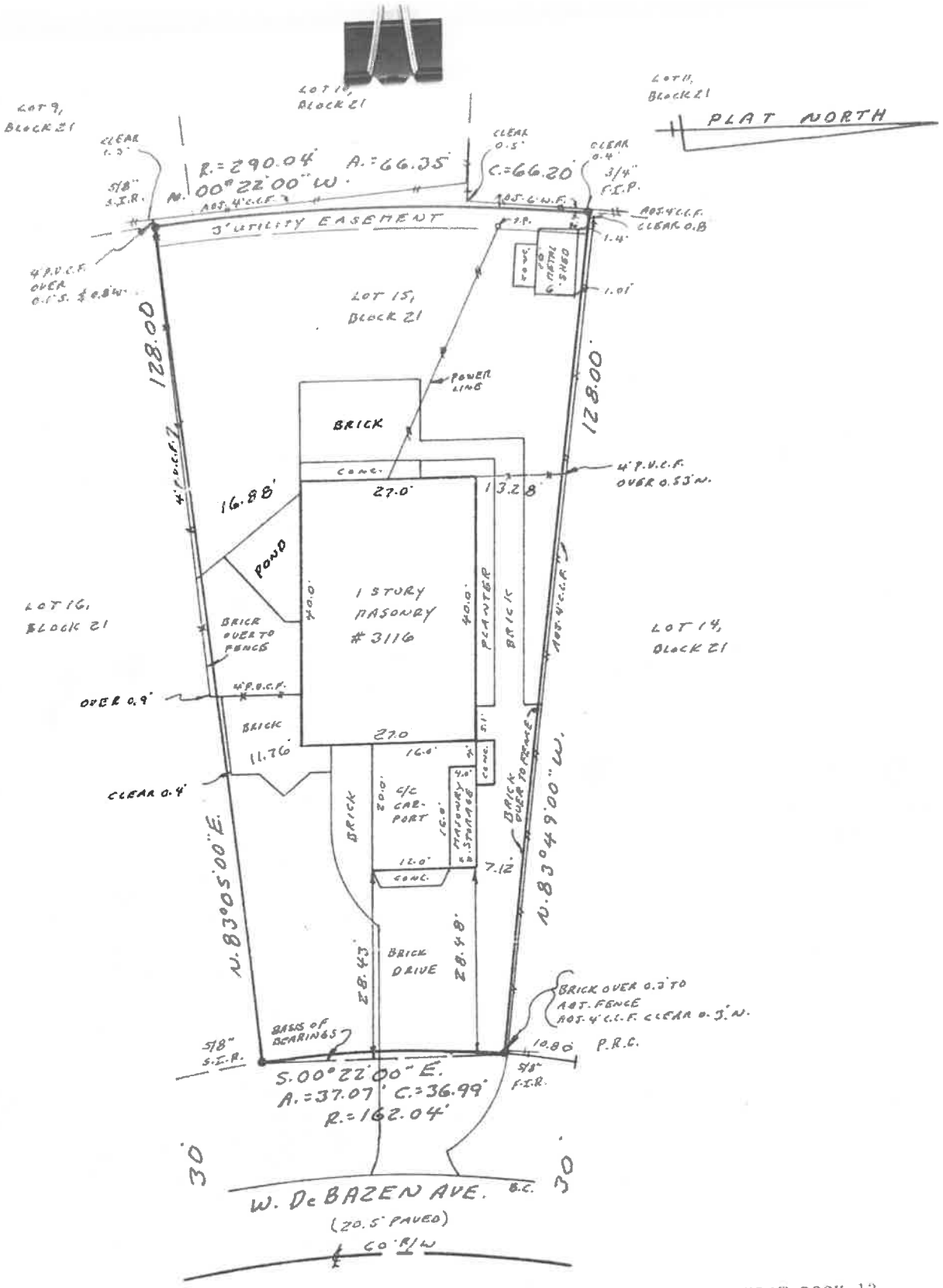
Address: 3116 West Debazan Ave, St Pete Beach, FL 33706

Bibliography:

Robbyn Mitchell. "Take a seat, Cap'n says." St. Petersburg Times, Aug, 2006

Jacki Miniti. "Pride and Joy." The Island Reporter, 2008

Peter Roos. "Island Time Ourdoor Furniture." Paradise News, March, 2023



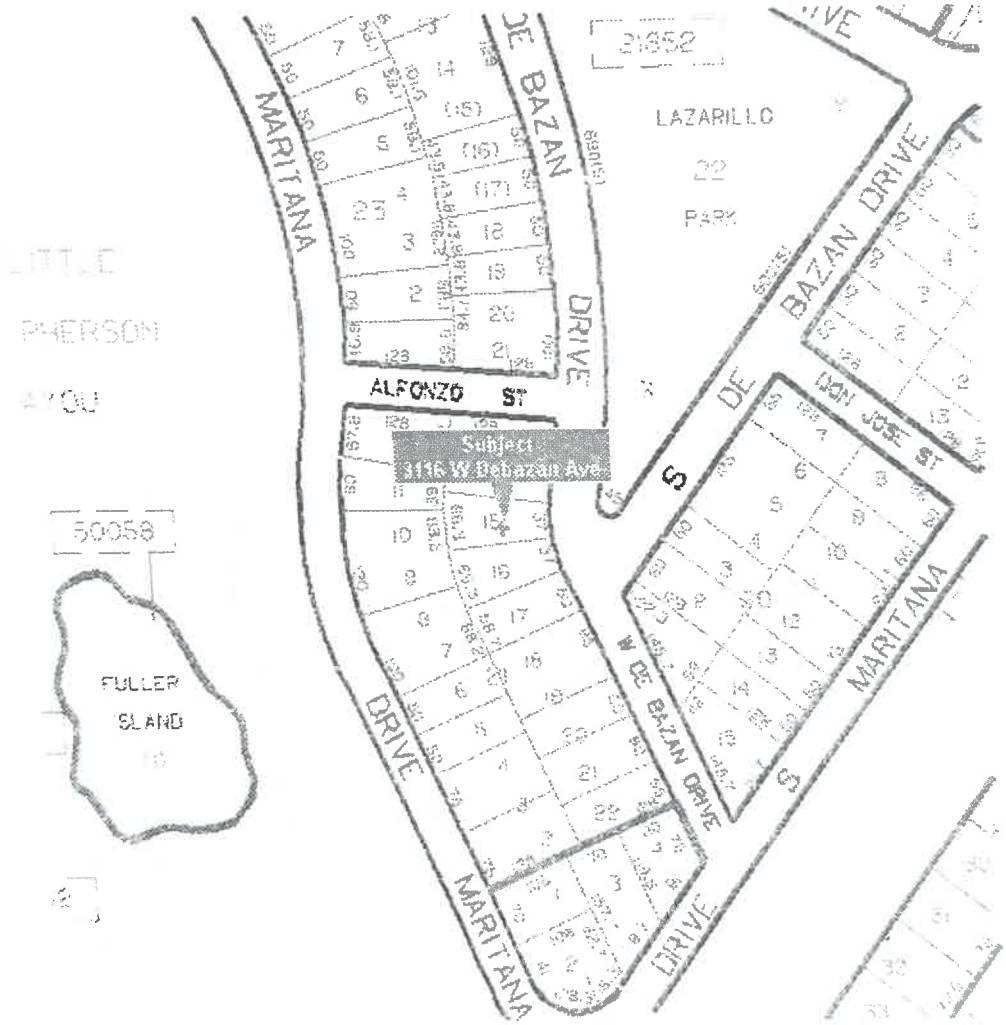
A BOUNDARY SURVEY OF LOT 15, BLOCK 21, DON CE-SAR PLACE, AS RECORDED IN PLAT BOOK 13, PAGES 12 THROUGH 17 INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

JOB NUMBER: 20013	**DAVID C. HARNER**	FLOOD ZONE: "A12"
TELEPHONE: (727) 360-0636	PROFESSIONAL LAND SURVEYOR	FLOOD MAP DATE: 3-2-83
DATE OF FIELD SURVEY: 1-22-02	9925 GULF BOULEVARD	COMMUNITY NUMBER: 125149
SCALE: 1 INCH = 20 FEET	TREASURE ISLAND, FL. 33706	PANEL NUMBER: 0005 B
DRAWN BY: DCH	SECTION 7 TOWNSHIP 32 SOUTH, RANGE 16 EAST	CHECKED BY: DCH

CERTIFIED TO: MARKUS LEHTOVIRTA
MACDILL FEDERAL CREDIT UNION
STEWART TITLE OF PINELLAS INC.

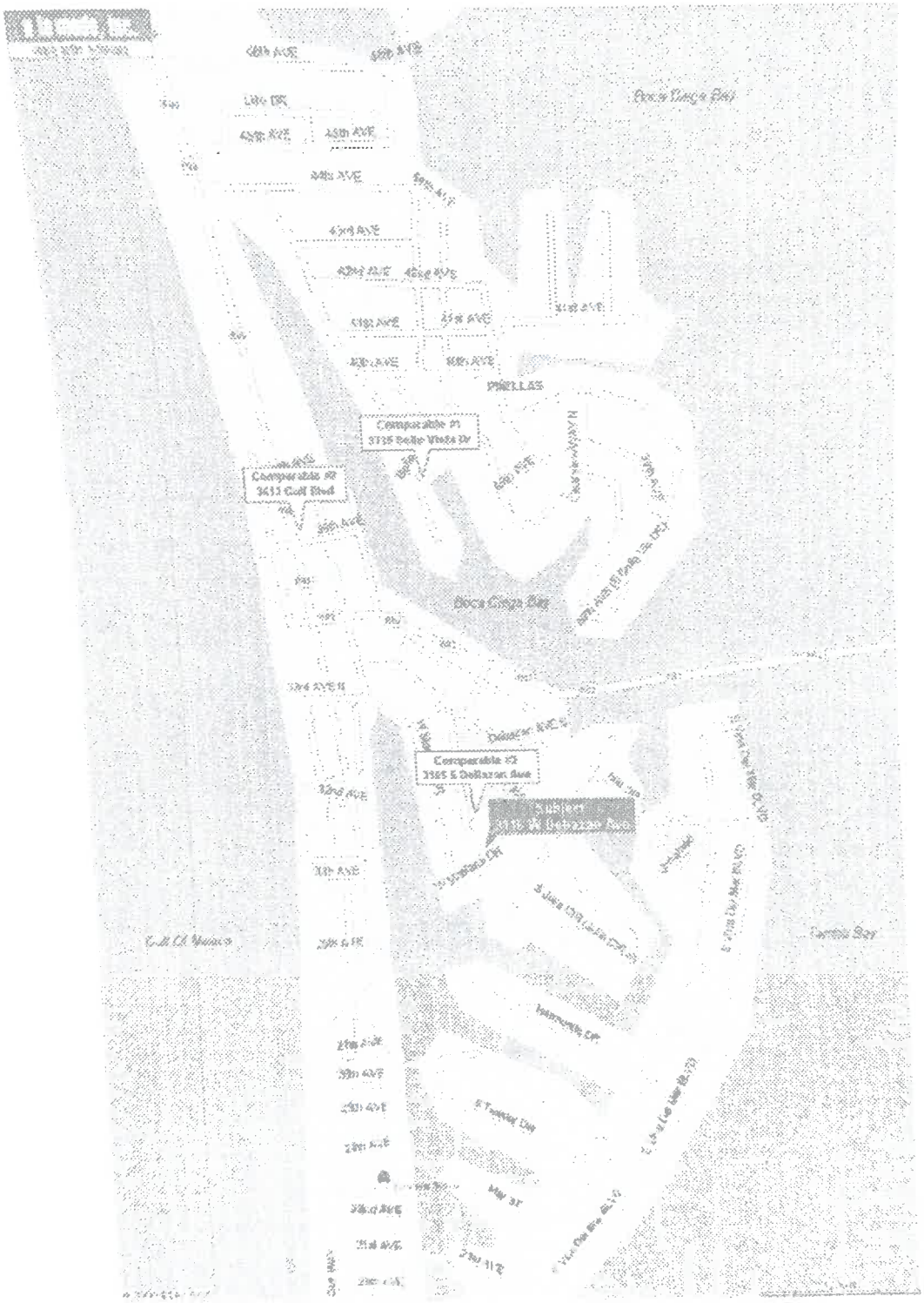
Plat Map

Borrower/Client Lehtovirta, Markus			
Property Address 3116 W De Bazan Ave			
City St Pete Beach	County Pinellas	State FL	Zip Code 33706
Lender MacDill Federal Credit Union			



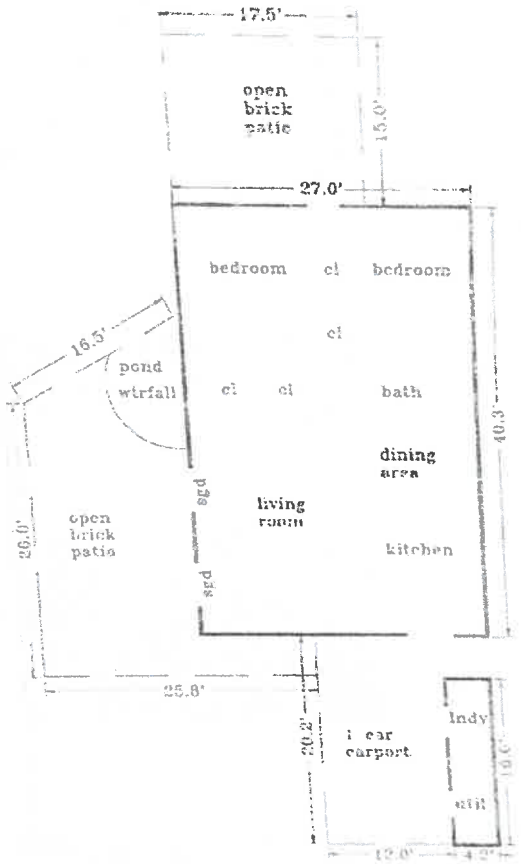
Location Map

Borrower/Client	Lefkovitz, Markus		
Property Address	3116 W De Bazar Ave		
City	St Pete Beach	County Pinellas	State FL	Zip Code 33706
Lender	MacDill Federal Credit Union		



Building Sketch

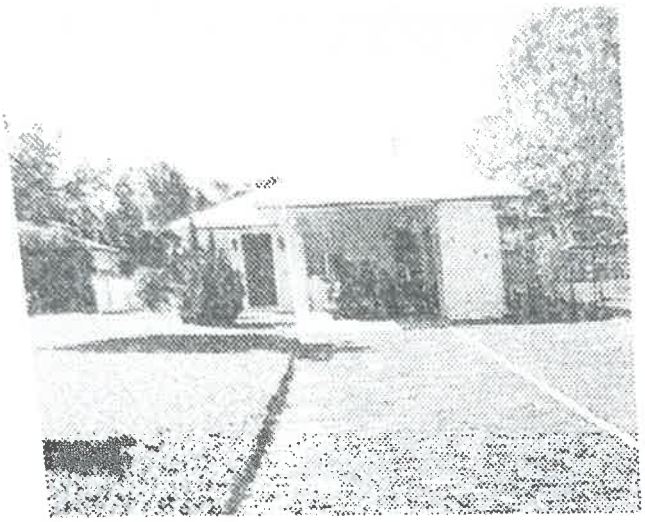
Borrower/Client	Lemlovitz, Markus		
Property Address	3116 W De Bazan Ave		
City	St Pete Beach	County Pinellas	State FL	Zip Code 33706
Lender	MacDill Federal Credit Union		




W DE BAZAN AVE
S DE BAZAN

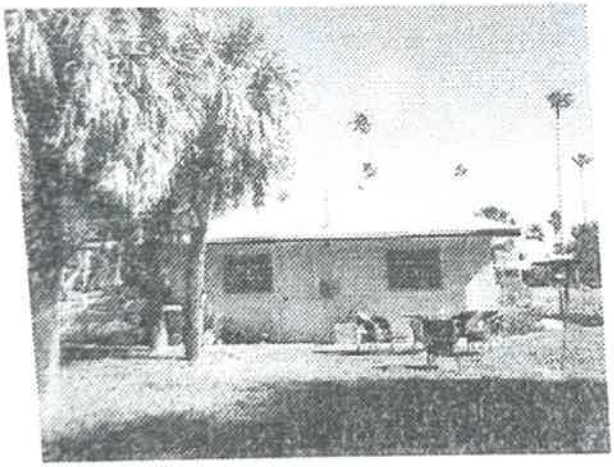
Subject Photo Page

Borrower/Client Lehtovirta, Markus			
Property Address 3116 W De Bazan Ave			
City St Pete Beach	County Pinellas	State FL	Zip Code 33706
Lender MacDill Federal Credit Union			



Subject Front

3116 W De Bazan Ave
Sales Price 175,000
Gross Living Area 1,089
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1
Location Don Ce Sar Pl
View park residential
Site 6,610 sf
Quality average
Age 44 / eff 20



Subject Rear



Subject Street

The Chair Endeavor



Inspired by the tropical outdoor lifestyle, Markus Lehtovirta brings generations of Finnish furniture building experience to Florida's Suncoast.

Woodworking craftsmanship runs deep in Markus' Finnish family and traditions. As it was the case with Markus, the skill has been passed on within the family from father to son for generations. Early on in his life, Markus learned from observing and admiring his grandfather work out of his workshop in the Finnish countryside.

30 years later in Florida, Markus rediscovered his inherited skills and started making outdoor furniture. It was then that Island Time was formed.

Each product has been individually hand-crafted. As Markus describes it: "I get this unexplainable magical feeling from working with wood and making these products. The end product, of course is something tangible you can touch, feel and appreciate. But the reward that you get from the work is something completely intangible. Too often, in today's busy world, the opposite seems to be the case. We at Island Time want to pass on to our customers that same feeling through the products that we make. When you sit on one of our chairs, you will be on Island Time."

We use indigenous Florida Cypress that will endure Florida summers' humidity, storms and burning sun, year after year.

All Island Time products come with "Captain's Insignia", the unique burnt-in parrot logo. Captain's Insignia signifies our respect for nature and striving to preserve its beauty.

We thank you for your patronage and hope that Island Time products will bring you enjoyment, comfort and relaxation for generations to come.

© Copyright 2007

St. Petersburg Times

SUNDAY

Take a seat, Cap'n says

■ A St. Pete Beach man got into both macaws and custom chairmaking by happenstance.

By ROBBYN MITCHELL
Times Staff Writer

ST. PETE BEACH — Markus Lehtovirta and his blue and gold macaw Captain are practically Pass-A-Grille beach celebrities, frequently bicycling through the populated area.

"I take him to the beach and he rides on the handlebars of my bike," Lehtovirta said. "People will chase us down and ask me to take pictures with him. I'm known as the guy with the bird."

It's this local notoriety that has helped get Lehtovirta's handcrafted wooden chairs out of his garage workshop and into the homes of St. Petersburg and Tampa residents.

In fact, each of his customized Island Time Design pieces is branded with a profile of a macaw.

Lehtovirta credits Captain with landing his biggest job, designing and building 50 double chaise lounge cabanas for the deck at the Don CeSar Resort Hotel and Spa on St. Pete Beach.

One day while he riding with Captain through the Don CeSar parking lot, a guest standing with the resort's general manager, John Marks, pointed out Captain. Marks recognized Lehtovirta as "the guy who makes the chairs."

Lehtovirta pedaled over and started a conversation, one that led to his opportunity to make the chaise lounges, the first of many jobs tied to his unusual pet.

It's all because of the dog

Markus and Natalia Lehtovirta first got into birds after their dog, Sadie, brought home four baby parrots that had fallen from a nest over a 2-month period.

The couple tried to nurse the birds back to health. One died, one escaped and two were well enough to be released into the wild.

After that, the couple bought Captain from a breeder, a deal Markus said he didn't completely understand at the time.

"It's a challenge because they are moody and they can live up to 70 or 80 years," he said. "We had to clip his wings so he depends on us a lot."

But rather than feel guilty about keeping a wild bird as a pet, Lehtovirta uses his business to promote donations to the Macaw Landing Foundation, which preserves the habitats of these birds.



Times photo — WILLIE J. ALLEN JR.

Markus Lehtovirta, and Captain, on one of his custom beach chairs at Pass-a-Grille.

FOR A CLOSER LOOK

To view the different furniture styles offered go to islandtimerlesign.com or call (727) 415-0153 to make an appointment.

"In a way Captain has become the spokesperson for the wild macaw and at least he is helping keep others free," Lehtovirta said.

Linda Courier-Seegars, mother of tennis hall of famer Jim Courier, said she adores the designs and the comfort of Lehtovirta's chairs.

Courier-Seegars first saw his work at a charity auction. Lehtovirta donated a clown fish-shaped child's chair, based on the popular lead character from Disney's *Finding Nemo*.

"I saw it and I just had to have it for my grandkids," Courier-Seegars said. "Since then I've bought a few more chairs as gifts and one mermaid chair so beautiful I couldn't bear to part with it."

Lehtovirta operates his business the old-fashioned way: by word of mouth, which he says means he's serious about quality.

"I want to make sure that the item is what the customer wanted," Lehtovirta said. "I also make the chairs as comfortable as possible."

He offers 30 styles of Adirondack chairs and 50 other products are handcrafted out of cypress for the customer, most times to fit the contours of that specific person. His chairs range in price from $100 to $250.A native of Finland, Lehtovirta came to the United States to study at the State University of New York at Buffalo.

He said that of the 15 exchange students who came with him, he is the only one still in America.

"It was just too hard for some of them because when you lose your job, you lose your health care," Lehtovirta said. "Here you can work all year and only get one week of vacation, and they were just not used to that."

After graduation he started his career in business and eventually came to Florida in 1993 as a software salesman.

While he admits it was a good job, Lehtovirta said he didn't find fulfillment until he started making chairs nearly three years ago.

Broken chair ignited a passion

Lehtovirta's first chair was actually for his own home. His wife had asked him to buy a new Adirondack chair to replace a broken one in their furniture set.

Feeling creative, Lehtovirta bought some wood instead and built a replacement chair.

Surprised at how well the project turned out, Lehtovirta decided to take up chairmaking as a hobby. Soon friends started to request custom-made chairs and his new passion began turning a profit.

He would work five days a week at his regular job and then make chairs on the weekend, a schedule that eventually began to wear on him.

"I just couldn't keep going at that pace," the craftsman said.

Lehtovirta quit his cushy sales job and plunged into the furniture business full time. In order to distinguish himself, he started a brand: Island Time Design and the macaw silhouette.

Because he doesn't have a storefront, Lehtovirta hopes word of mouth and craft fairs will help sustain his brand.

"It's not like Nike and I don't like to see it as a commercial logo," he said. "But if it's what gets people to buy my chairs, then I support it."

2.

The Island Reporter

The Voice of Our Island Community

SOUTH GULF BEACHES EDITION serving Isla del Sol, Bayway Isles, Shore Acres, Broadwater, Dolphin Bay, Maximo, Mooring, Pass-a-Grille, Isla del Sol and Bonita



Pride and Joy

Parrothead in Paradise

By Jackie Minto

The South Gulf Beaches are home to lots of great people doing things they can be proud of. If you are one of these people (or know someone who is), we'd like to hear from you. E-mail Jackie at huxfla@aol.com (Please put Pride & Joy in the subject line) or call (727)360-4368 for details.

If you ask Markus Lehtovirta how to achieve the American Dream, he would answer in one word: "Sisu." In his native Finnish, "sisu" means "strength of will." When Markus left Finland, his idea of the American Dream was to own a big house and an expensive car, so he took a job selling computer software for a high-powered company. Eventually, however, the hectic pace of the corporate rat race made him rethink his priorities. He missed spending time with his wife, Natalia, and biking along the Pass-a-Grille beach with Captain, his blue-and-gold macaw.

Markus always enjoyed working with his hands, so when Natalia wanted to buy an Adirondack chair, Markus said, "I can do that." He purchased a jigsaw, sandpaper, and some wood, and 1 ½ days later presented his wife with her new chair. A neighbor happened to see Markus at work and asked to buy a chair from him. Word began spreading about the "bird guy" who made beautiful chairs, and soon Markus was spending every weekend sawing and sanding.

As his reputation grew, Markus found it increasingly difficult to balance his hobby with his day job. So, gathering up all the "sisu" he could muster, Markus decided to leave the corporate world and devote himself to woodworking. He used his artistic flair to come up with distinctive design ideas and drew on his background in business and marketing to create his own company. Island Time Design was born. And the perfect logo for this tropically-inspired business? Captain the Macaw, whose likeness appears on every Island Time Design product.

Markus began experimenting with different types of furniture and eventually expanded his line to include over fifty other products from tables to bookshelves. It didn't take long for people to begin noticing the quality and creativity of Markus' handiwork. The Don Cesar Hotel ordered fifty double chaise lounges, and Markus hand-crafted each one with a different cut-out design to make it unique. His work is also displayed at Comfort and Joy and Merry Pier in Pass-a-Grille, as well as the Sweet Tooth Café in Dolphin Village and the Don Vista Arts Center.



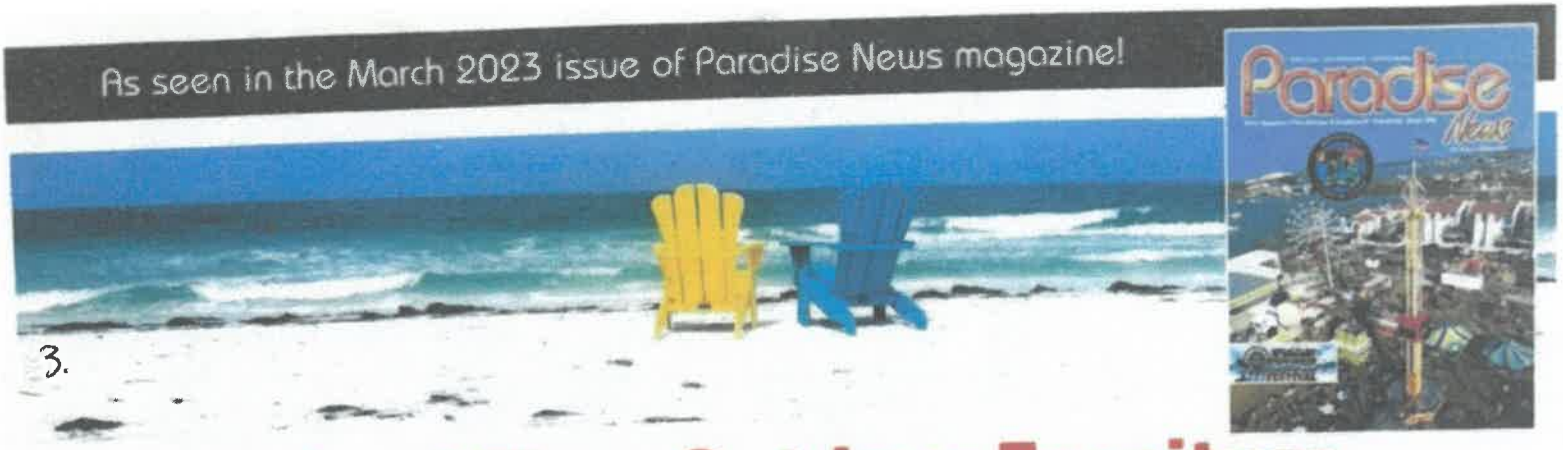
Markus Lehtovirta and Captain admire Island Time Design's Macaw chair.

As Markus' business expanded, he decided to use his success to help the plight of wild macaws. "It's just in you to be a bird lover," he explained. "As a young boy in Finland, I had two pet budgies," but he was fascinated by the exotic beauty of macaws. "I had a paper macaw hanging from the ceiling of my room. It's still there today." Markus designed a shirt and decal using his parrot logo, and he donates a portion of his sales to non-profit macaw conservation programs. "Most species of macaw are becoming extinct in the wild. So, this is Captain's job: to raise funds to help his wild cousins. When you have a purpose, your life becomes better."

To make his own life better, Markus takes time every day to walk the beach with Natalia, his little son, Finn, his dog, Sadie, and of course, Captain. He says this helps him keep his priorities straight. "The great thing about this country is that you can follow your interests to create your own business. This opportunity is the real American Dream."

To view the entire line of Island Time Design (and some great photos of Captain), visit the website at www.islandtimedesign.com You can also reach Markus at (727) 415-0153.

As seen in the March 2023 issue of Paradise News magazine!



3.

Island Time Outdoor Furniture

The Chairman of the Beach

By Peter Roos

Markus' **Island Time Outdoor Furniture** is a St. Pete Beach success story. Being a success story in St. Pete Beach doesn't mean you get rich, but for most of us, living on the island is enough. In 2003, Markus was selling software to school districts during the week, returning to St. Pete Beach on weekends. One day, he found himself with just one Adirondack chair and wanting to make a match. Markus, who had been yearning to make something with his hands, set out to create a beach chair, with just a few tools. He still has that chair. Then he sold another to a curious neighbor. It hasn't stopped.















Since then, **Island Time Outdoor Furniture** has become the local go-to source for quality outdoor furniture. Markus was home building chairs when his sons came home from school and he loved being a dad to them. The elder son embraced hockey and at 16 years old is playing for a team in upstate New York. The younger has found new freedom taking his bike on the SunRunner to meet his friends. "The Tampa Bay Area is an incredible place to raise a family," said Markus.

When his business outgrew his carport, Markus moved Island Time Outdoor Furniture to 75th Ave., just west of Blind Pass, where he spent 12 years. Last summer, **Island Time Outdoor Furniture** moved two blocks east, after acquiring the building where Coastal Glass used to be, between Enterprise Rental Car and Horan Park.

Island Time Outdoor Furniture has earned a reputation for designs that comfortably fit customers of any dimensions. They to switched to "polywood," and use a true 1" thick material (5/4) rather than everyone else's standard 3/4" thick. The difference shows up in sturdiness, comfort and reliability over time. Everything is screwed together with stainless steel screws. Besides producing the strongest, most comfortable Adirondack chair designs around, Island Time Outdoor Furniture has a new line of outdoor patio furniture assembled from the same colorful materials. There are a variety of tables and chair styles that are just as well designed as the original Adirondack models. If you are in the market for outdoor furniture that will hold up to the sun and salt air, this is it.

You can get the best quality outdoor furniture delivered to you locally or shipped anywhere in the country.

Call **727-415-0133**, or stop in and check out **Island Time Outdoor Furniture**, 217 75th Ave., St. Pete Beach, or visit Island Time online at www.islandtimeoutdoorfurniture.com. Let Markus know you read about Island Time Outdoor Furniture in Paradise NEWS.

What's New on the Island?



Luxury Outdoor Bed – King Size

What's New on the Island?



Luxury 12'x12' Tiki Hut at Don Cesar Resort





Don Cesar Lounger

Clients...



Don Cesar Beach Resort~ St. Pete Beach, Florida

"When it became time for us to replace our cabanas we definitely made the correct choice with Island Time. The project was completed on time and on budget. We are very pleased with the craftsmanship and quality of our beautiful new cabanas, and most importantly, our guests love them!"

John W. Marks, General Manager
Don CeSar Beach Resort, A Loews Hotel



TradeWinds Island Resorts ~ St. Pete Beach, Fl



The Beach Theatre ~ St. Pete Beach, Florida



Paradise Sweets ~ Pass-A-Grille, Florida

...and Many More...

St. Petersburg Pier
Florida







©

St Petersburg
PIER





Copyright 2023

Clear Form Values

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 **PI16091**
Field Date 4-16-2024
Form Date 9-8-2024
Recorder # _____

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

Site Name(s) (address if none) 3116 W DE BAZAN AVE — Multiple Listing (DHR only) _____
Survey Project Name Don Cesar and Belle Vista Historic Structure Survey — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
3116	W	DE BAZAN	Avenue	

Address: 3116 W DE BAZAN Avenue
Cross Streets (nearest / between) Between Alfonso St and W Maritana Dr on W
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 1982 — Plat or Other Map _____
City / Town (within 3 miles) ST PETE BEACH — In City Limits? ☒yes ☐no ☐unknown — County Pinellas
Township 32S — Range 16E — Section 07 — ¼ section: ☐NW ☐SW ☒SE ☐NE — Irregular-name: _____
Tax Parcel # 073216218520210150 — Landgrant _____
Subdivision Name DON CE-SAR PLACE — Block 21 — Lot 15
UTM Coordinates: Zone ☐16 ☒17 — Easting 3 2 9 0 5 6 — Northing 3 0 6 5 8 8 2
Other Coordinates: X: 27.70640065 — Y: -82.73377078 — Coordinate System & Datum WGS 1984
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1957 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): 1957 — To (year): 2024
Current Use Private Residence (House/Cottage/Cabin) — From (year): 1957 — To (year): 2024
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-2010 — Nature garage enclosed
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

Ken & Geraldine Vandegrift (prior to 1971), Bradford (71-00), Lyn (00-02), Lehtovirta (02-present)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown — Describe _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Block-concrete 2. Stucco 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

1/1 shs vinyl ind

Distinguishing Architectural Features (exterior or interior ornaments)

paired sliding 15-pane doors at former garage

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site # PI16091

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

15 pane door S of garage wing, facing E

Porch Descriptions (types, locations, roof types, etc.)

open patio area behind wooden fence

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

Narrative Description of Resource

Rectangular main block with rectangular garage wing (now enclosed). Solar panels on roof added 2022. Paver driveway and parking pad. Chair for mailbox. Grassy yard. Dense trees at rear.

Archaeological Remains None observed ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Pinellas County Property Appraiser records; US Department of Agriculture aerials 1942, 1951, 1957, 1984; Pinellas County GIS Historic Aerials 1926, 1965, 1975; National Environmental Title Research historic aerials 1969, 1971, 1984

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Although in good condition, this house has been altered with replacement windows, doors, and alterations. It does not appear NRHP eligible.

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

1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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

1) Document type All materials at one location Maintaining organization Stantec, Inc.
Document description Photos and field notes File or accession #'s 172608547

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

RECORDER INFORMATION

Recorder Name Kimberly Hinder Affiliation Stantec, Inc.

Recorder Contact Information 813-367-0969 / kimberly.hinder@stantec.com
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Addition No. 25083: 3108 Pass-A-Grille Way

Action Request: Motion to approve Certificate of Appropriateness Case No. 25083 for 3108 Pass-A-Grille Way [with or without recommendations on the accompanying variance].

Strategic Objective:

Date: July 1, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: As stated in more detail in the staff report, Staff has limited concerns about the deck and stairs addition, but finds the scope of the project to likely render the structure a non-contributing resource and ineligible for local historic designation in the future. As the home is being made complaint with the floodplain regulations it is unlikely the owner will need a substantial improvement variance in the future. However, this would remove the structure from consideration of eligibility for ad valorem tax exemptions and other future potential benefits of local historic designation.

Funding: n/a

Attachments:
1. Staff Report
2. Application with Plans
3. Photos

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

Certificate of Appropriateness / Case Number 25083
Property Owner: Joshua Joseph Trosclair for Celeste T Klitenic & Jacob A Klitenic III
Meeting Date: July 1, 2025
Prepared By: Brandon Berry, Senior Planner

REQUEST	The property owner of a residence determined to be contributing to the Pass-A-Grille Historic District requests a Certificate of Appropriateness to construct access stairs and a deck that will be located at 9.4 feet from the front property line where 20 feet is required and 9.5 feet from the side property line where 10 feet is required as part of a home elevation project (LDC Sec. 28.8.(b)).
SUBJECT PROPERTY	3108 Pass-A-Grille Way; Parcel # 07-32-16-60948-000-0030; NORTH PASS-A-GRILLE REPLAT OF BLK 12 LOTS 3 & 4.
LAND USE / ZONING	RM / PAG
YEAR BUILT	Circa 1925
HISTORIC STATUS	The residential structure on the property were determined to be contributing resources to the Pass-A-Grille National Register Historic District in the 2015 re-survey of the neighborhood, having been previously determined non-contributing during its boundary increase in 2003 (PI12675)
SURROUNDING AREA	North – Two-family residential property South – Single-family residence East – Single-family residence West – Single-family residence

BACKGROUND and ANALYSIS

The applicant is seeking to elevate the existing one-and-a-half-story residence on the subject property and in the process construct front and rear stairs and decks. The front stairs and deck will encroach into the required front setback of 20 feet based on the property's RM underlying zoning. City's Historic Preservation regulations require any addition to a contributing property that encroaches into the underlying zoning district setbacks to obtain a recommendation from the Historic Preservation Board on a Certificate of Appropriateness prior to moving forward to the Board of Adjustment, which is applicable when the improvements are not going through a full design review.

The home is a vinyl-clad residence that was erroneously assessed in the 2015 historic resources survey to be one structure with its detached garage dwelling. The structures remain separate. It is an example of the frame vernacular style, the most common architectural style in Pass-A-Grille. It contains bungalow-style distinguishing features such as overhanging eaves and exposed rafters, as well as a sun burst in the gable as distinguishing features. These features are shown to be retained post-elevation.

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 is and will remain a residential use. The applicant is simply seeking to elevate their home, and in doing so, will add a front entry deck that encroaches into the front setbacks of the property, albeit largely within the existing building line due to a projection along the home's southern wing. The applicant is not seeking to add any interior living square footage to the structure. The ground floor will be used for parking, storage and access as allowed by the floodplain management regulations, and the home will be considered compliant with those regulations when completed.

2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

   The applicant is not removing any of the distinctive features of the residence. However, the spatial relationship of the home to the property will change, as the home is being elevated by more than one story in height which substantially affects its massing and scale. While the home will be installed with similar vinyl texture to the existing living level on its new ground floor façade, the elevation places significant visual emphasis on the ground level of the structure which is not visually mitigated through installation of a porch, stairs, or other permanent improvements. However, the property will need to be installed with frontage landscaping that should somewhat shield this elevation if maintained.

   The owner has the ability to elevate their home by right in this zoning district, and the subject request is solely for the deck and stair encroachment along Pass-A-Grille Way. In review of that single element, Staff finds the request to be reasonable but to change the spaces and spatial relationships of the lot. The eastern front of the home is currently used as an access

and it will remain as such, albeit with current orientation of the steps to the frontage which will be shifted to a parallel relationship with the front of the home as proposed. While the deck only marginally extends out further than the southern bump-out of the home, the new deck space is creating the potential for an elevated seating or storage area where one does not exist currently. The deck is not visually imposing but will alter the look of the frontage, where the residence is the current prevailing element with the steps a below-landing feature that lack railings.

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.**

   Staff does not find the deck to be a conjectural element. While the vinyl siding was a later-stage addition to the home, the horizontal cable railing of the decking matches the orientation of the siding. Although such a deck is unlikely to have been constructed in the 1920s with the original home, some degree of upper-story access is expected with such an elevation, and the deck is not creating access where it did not exist previously.

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

   Staff does not find this to be applicable in this instance.

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

   The distinguishing architectural features of the residence will remain, as they are all along the structure's roofline which will be unaltered in the elevation.

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

   The applicant is not replacing deteriorated features in this request. They are elevating the home and adding the decking with stairs for access.

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.**

   This is not relevant for the subject property.

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

   There are no known archaeological features on the property. The applicant is put on notice that, should they be discovered, they should be reported to Staff.

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.**

   Staff finds the decking to be differentiated from the existing residence and retain the existing access at the front of the structure, but that the access orientation relative to the frontage will be significantly modified, and the home itself is being elevated in such a manner that it is unlikely to preserve its historic integrity despite featuring similar siding and other elements of its existing ground floor. Modification of the front accessway given the structure's existing setbacks is difficult, as interior modification to accommodate stairs would likely consume a significant amount of the home's interior footprint, and elimination of the access would affect the exterior spatial relationship of the home. While staff finds the request to be appropriately scaled and proportional to the home, Staff finds the elevation is a significant modification that alters the structure's historic integrity.

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.**

    For the deck subject to this request specifically, the feature could be removed in the future without significant impairing the form and integrity of the structure. A subsequent variance may be necessary, but stairs that are more compatible with the existing spatial relationships of the home, such as ones that project toward the frontage with a jog, could be considered.

    The elevation of the home is irreversible and, while the homeowner has the option to pursue a less significant elevation and remain compliant with the flood management regulations, Staff has not advised that for other recent development due to the extent of damage experienced through Pass-A-Grille from Hurricanes Helene and Milton. This elevation will preserve the home's historic architectural features, and does not produce a home that is significantly out of character with the massing and scale of new construction allowed within the zoning district. It also promotes other City priorities, such as eliminating need for driveway access from primary streets, which may be pursued under a new development proposal.

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

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

   The deck and stairs are constructed of wood, with wood railing, steps and decking, with a cable railing. The color has not been addressed but is advised to match the existing residence's color scheme.

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 deck addition is not overpowering to the structure. While Staff would have preferred a near-grade porch or stoop entryway, or stairs that project toward the frontage, the former would likely lead to the need for significant interior square footage of the structure to be retrofitted to accommodate stairs, and the latter would require a more significant variance with is typically inadvisable. The addition is secondary to the structure and necessitated only by its elevation. It is generally compatible in terms of material and proportion due to other improvements outside the scope of this COA being undertaken.

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

   The addition is to the front of the structure, but is necessary in terms of access without retrofitting the interior.

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.**

   Utilities are not shown to be mounted to the front of the residence.

Staff Recommendation:

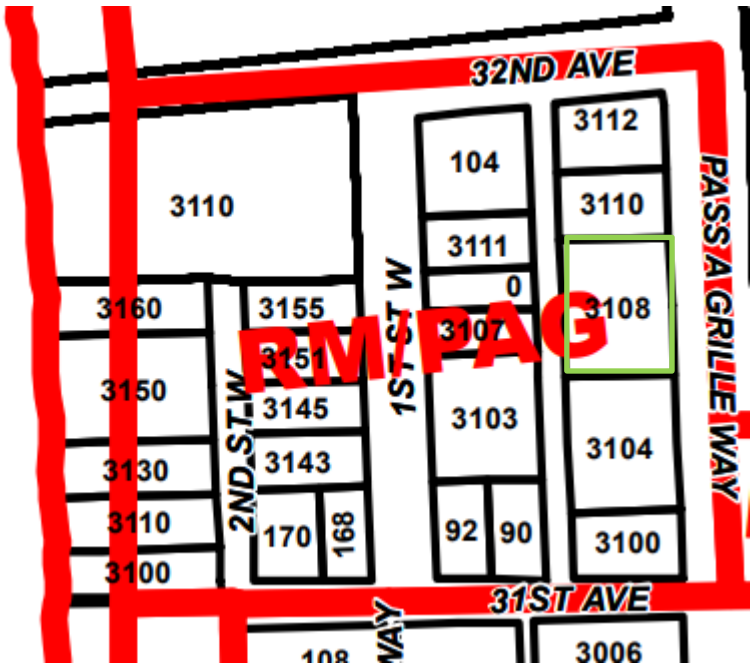
Staff recommends **APPROVAL** of the requested Certificate of Appropriateness for this contributing surveyed property in the Pass-a-Grille National Register Historic District to construct a deck at the frontage, as retaining this access is preferable from a property integrity standpoint and is a reasonable request given the extent of the elevation.

Staff finds that the extent of the elevation is highly significant, even given the overall existing bulk of the structure exceeding that of many historic residences along Pass-a-Grille Way, and this project is likely to render the home becoming a non-contributing resource under future surveys. The home is being elevated by approximately 11.5 feet, which is taller than the existing living level, and Staff finds this does significantly alter the spatial relationship of the home with the property as well as relative to itself. Per the National Parks Service, elevating smaller buildings by a full story or greater is generally inadvisable[1].
However, given the existential threat of future storms to Pass-a-Grille, the general retention of the home's historic features, the elevation still producing a residence that is in general keeping with the design guidelines for new construction in the historic district, and the modest scope of this request that lacks addition of living space or other elements nonessential to continued use of the existing building, Staff finds the request is reasonable provided the owner acknowledge that the overall

[1] Eggleston, J., Parker, J., & Wellock, J. (2021). The Secretary of the Interior's Standards for Rehabilitation & Guidelines on Flood Adaptation for Rehabilitating Historic Buildings. *National Parks Service*. p. 77. Retrieved from https://www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf.

project may eliminate future benefits linked to the structure being listed as a contributing resource, and eliminate eligibility for future locally-designated historic preservation incentives.

LAND USE/ZONING



AERIAL PHOTOGRAPH



St. Pete Beach
The Sunset Capital of Florida

Certificate of Appropriateness

List of Required Submittals

The following are required for all request types, which can be found on Page 2:

____ Completed COA application form

____ Payment of application fee

____ Survey or site plan showing proposed work, unless no change to the footprint of the building or demolition is proposed.

- Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36"
- North arrow shall be provided

____ Photographs of the subject property and structures in question

The following are required for any alteration to any façade of the building, including additions to the structure:

____ Elevation drawings – all sides

____ Samples or a detailed brochure of new materials to be used, including colors

The following are optional but strongly suggested:

____ **Floor plans**

- Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36".
- North arrow shall be provided
- Location of all doorways, windows, and walls (interior and exterior)

Please note that a Historic Preservation inspection is required as part of the Building Permit process for any work that alters the exterior and does not constitute a full site demolition. A final building inspection will not be conducted until after the Historic Preservation inspection is approved or waived by Historic Preservation staff.

Application for Certificate of Appropriateness

Owner Name & Address

Celeste T Klitenic & Jacob A Klitenic III
13114 Cedar Ridge Dr
Clifton, VA 20124

Phone 703-244-9697

Representative Name & Address

Joshua Joseph Trosclair
5920 Carrier St N
St Petersburg, FL 33714

Phone 866-235-7415

Property Address and Legal Description

3108 PASS A GRILLE WAY ST PETE BEACH, FL 33706
NORTH PASS-A-GRILLE REPLAT OF BLK 12 LOTS 3 & 4 (PER OR 9024 PG 1009 & OR 9538 PG 1197)

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

If yes, provide the case number N/A

TYPE OF ACTIVITY

New Construction	
Addition	
Demolition	
Rehabilitation	X - Property Lift
Relocation	

1. **Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.**

   Requesting a reduced setback from 10' to 9.4' on the East side of the property to allow for the stairs to encroach into the setback by 7.2". Also requesting a reduced setback of 3' to 2.2' on the North

side of the property to allow for the existing chimney attached to the existing structure to encroach into the setback by 9.6".

2. **Attach photos and a survey of the existing property.**

3. **Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.**

Pressure treated lumber

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

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

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

   The home will be used as it was prior to this project. This is a private home for use by its owners and we are only requesting minimal changes in order to facilitate elevating it above flood level.

2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

   The purpose of lifting our home is so we can preserve the historic character of it and prevent future flood damage in the histroic neighborhood of Pass a Grille. By approving the variance for the chimney and stairs we will be able to keep our home's character intact and ensure the safety necessary for a home of this size. We are not proposing other changes to the front exterior of the home and have worked hard to maintain the home's original character and style.

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.**

   Agreed. We are not changing the footprint or main facade. We are proposing changes appropriate for keeping the character (chimney) and ensuirng safety (stairs in front) for our family by providing adequate exit points.

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

   We are requesting to keep the original chimney and are replacing the front acess with stairs. This is the only way to preserve the historic nature of the home and protect from future flood damage.

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

   N/A

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.**

   N/A

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.**

   N/A

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

   N/A

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.**

   Agreed.

   The deck railing and stairs are going to be made of treated lumber the design is meant to compliment the homes existing aesthetic and keep its original charm. The bottom floor will have louvered walls and stucco siding that will flow with the design of the existing material on the floor above.

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 addition of the stairs will not affect the historical integrity of the home if removed at a later date.

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.**

   N/A

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.**

   N/A

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

   N/A

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.**

   N/A

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. **Whether reasonable measures can be taken to save the building;**

   N/A

2. **Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

   N/A

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
Windows
Doors
Roofing
Entrances/Porches Adding a front deck and stairs to faciliate safe exit points for a home of this size

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.

Owner/Applicant Signature

5/20/25

Date



PROPOSED RENDERING
NTS



GOOGLE MAPS ELEVATION
NTS

3108 Pass a Grille Way, St Pete Beach, FL 33706

SCOPE OF WORK:

-Structural Home Lifting.
-New Windows and Doors.
-Exterior Masonry Wall at Low Level.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
A-0	COVER.
N-1	GENERAL NOTES.
C-1	SITE PLAN.
A-1	EXISTING FIRST FLOOR PLAN.
A-2	EXISTING SECOND FLOOR PLAN.
A-3	EXISTING ELEVATIONS.
A-4	PROPOSED FIRST FLOOR PLAN.
A-5	PROPOSED SECOND FLOOR PLAN.
A-6	NEW ELEVATIONS.
S-1	EXISTING FLOOR FRAMING PLAN.
S-2	FOUNDATION PLAN.
S-3	NEW SECOND FLOOR FRAMING PLAN.
S-4	SECTIONS & DETAILS.
S-5	STAIR DETAILS.

FLORIDA PRODUCT APPROVAL			
PRODUCT	ITEM	TYPE	APPROVAL NUMBER
WINDOWS	PELLA EXTERIOR WINDOWS	STATE	FL11206
DOORS	PELLA EXTERIOR DOORS	STATE	FL40275
SIMPSON STRONG-TIE	H1 / H2.5A / SP1 / SP4	STATE	FL10456
SIMPSON STRONG-TIE	LSTA / MSTA	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	LTS / MTS / HTS	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	SDWC15600	STATE	FL15895
SIMPSON STRONG-TIE	H10A / H10A-2	STATE	FL11478
SIMPSON STRONG-TIE	HGA10KT	STATE	FL11470 / FL11478
SIMPSON STRONG-TIE	H16 / H16-2 / LGT / MGT	STATE	FL11470
SIMPSON STRONG-TIE	GBC	STATE	FL10861
SIMPSON STRONG-TIE	HH4 / HH6	STATE	FL10446
SIMPSON STRONG-TIE	HGT	STATE	FL10456 / FL10866
MIAMI TECH	AC UNIT TIE DOWN	STATE	FL19731
J-BOLTS			ASTM F1554
THREADED ROD			ASTM A307 (SAE 1018)
NUTS			ASTM A563
WASHERS			ASTM F463



AERIAL VIEW
NTS

DMD & COMPANY
STRUCTURAL ENGINEERS
2433 Gulf To Bay Blvd, Ste c
Clearwater, FL 33765
727.657.0773
dmd-company.com

CONSULTANT

DANIEL DIAZ LICENSE No. 95657 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT

This item has been digitally signed and sealed by Daniel Diaz, PE, on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3108 Pass A Grille Way, St Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	04/18/25	PERMIT

SHEET MANAGEMENT
PROJECT NO: 2024159

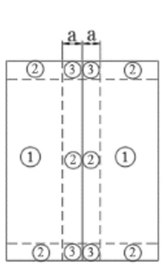
SHEET TITLE
COVER

SHEET NUMBER
A-0

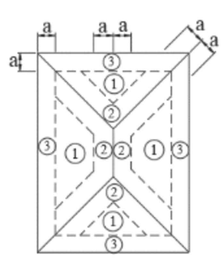
PROJECT	PASS A GRILLE WAY			
ADDRESS:	3108 PASS A GRILLE WAY, ST PETE BEACH FL 33706			
WIND SPEED (MPH (Vult)			**148**	mph
EXPOSURE:			**D**	
RISK CATEGORY:			**II**	
MEAN ROOF HEIGHT (FT):			**30**	ft
INTERNAL PRESURE COEFICIENT: (+/-)			0.18	
Roof				
AREA	**10**	**20**	**50**	**100**
Negative Zone 1	-87.91	-77.86	-64.57	-54.52
Negative Zone 2	-121.29	-104.54	-82.40	-65.65
Negative Zone 3	-121.29	-104.54	-82.40	-65.65
Positive All Zones	48.96	42.26	33.41	26.71
Overhang Zone 3 @zone	-172.48	-152.77	-126.72	-107.01
Overhang Zone 3 @zone	-189.17	-166.50	-136.54	-113.88
Walls				
AREA	**10**	**20**	**50**	**100**
Negative Zone 4	**-71.2**	**-68.3**	**-64.3**	**-61.39**
Negative Zone 5	**-87.9**	**-82.0**	**-74.2**	**-68.26**
Positive Zone 4 & 5	**65.7**	**62.7**	**58.8**	**55.83**

Notes:
1) For effective areas between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.
2) Plus and minus signs signify pressures acting toward and away from the building surfaces, respectively.
3) See pressure zone diagrams for corresponding zones.
4) Roof coverings, finishes, etc. shall be designed for the full negative design pressure.
5) Roof framing members shall be designed to resists the net uplift design pressure specified.
6) For ultimate wind pressure, multiply value in the table by 1.67.

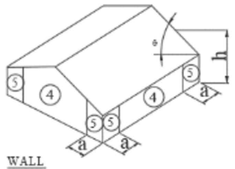
Location of C&C Wind Pressure Zones - ASCE 7-22



Gable 7° < θ ≤ 27°



Hip 7° < θ ≤ 45°



WALL

Walls h ≤ 60'
& alt design h<90'

STRUCTURAL SPECIFICATIONS:

1. GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE TO VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ALL ENGINEERS OF RECORD. THE CONTRACTOR IS ALSO SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. DMD & COMPANY, LLC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.
2. TYPICAL DETAILS AND WALL SECTIONS SHOWN APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
3. CONTRACTOR MUST FULLY BRACE AND PROTECT ALL WORK IN PROGRESS UNTIL THE STRUCTURE IS COMPLETED.
4. THE STRUCTURE AND ALL APPLICABLE COMPONENTS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:
   4.1. THE 8th EDITION (2023) FLORIDA BUILDING CODE.
   4.2. ACI STANDARD 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
   4.3. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530 / ASCE 5).
   4.4. AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
5. THE FOLLOWING STRUCTURAL CONSTRUCTION DOCUMENTS MUST BE USED IN CONJUNCTION WITH ALL APPLICABLE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DOCUMENTS. IF THERE IS A DISCREPANCY BETWEEN DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING ANY AND ALL CONSTRUCTION. IN CASE OF CONFLICT THE MOST STRINGENT CONDITION MUST **ALWAYS** APPLY.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DOCUMENTS AND WITH ANY AND ALL APPLICABLE EQUIPMENT MANUFACTURER'S (I.E. WINDOW, DOOR, AIR HANDLER, ETC.). IF THERE ARE ANY CONFLICTS THE GENERAL CONTRACTOR IS REQUIRED TO REQUEST AND RECEIVE AN ARCHITECTURAL DIRECTIVE PRIOR TO PERFORMING WORK.
7. IF THERE ARE ANY DIMENSION'S NOT SHOWN ON THE STRUCTURAL CONSTRUCTION DOCUMENTS REQUIRED FOR CONSTRUCTION THE GENERAL CONTRACTOR MAY REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND/OR CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADDITIONAL INFORMATION.

STRUCTURAL FOUNDATION NOTES:

1. THE FOUNDATIONS FOR THIS PROJECT HAS BEEN ENGINEERED ASSUMING THE SOIL IS SUITABLE TO SUPPORT 2000 PSF SPREAD FOOTINGS, G.C./OWNER SHOULD OBTAIN A SITE SPECIFIC SOIL REPORT FOR THIS LOCATION. ANY DISCREPANCY, IN ANY SOIL CONDITION, MUST BE INFORMED TO ENGINEER OF RECORD ALONG WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THIS MAY RESULT IN REVISIONS TO THE FOUNDATION PLAN.
2. SUBGRADE PREPARATION MUST BE AS NEEDED TO OBTAIN THE SAFE BEARING PRESSURE DEFINED ABOVE. ALL ORGANICS AND UNSUITABLE SOIL MUST BE REMOVED AND A MINIMUM OF 98% COMPACTION MUST BE OBTAIN UNLESS GEOTECHNICAL ENGINEER RECOMMENDATIONS ALLOW A LOWER PERCENT OF COMPACTION.

CONCRETE MASONRY UNITS (CMU):

1. THE DESIGN AND CONSTRUCTION MUST CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530 / ASCE 5, AND THE SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1 / ASCE 6.
2. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK ASSEMBLY MUST BE 1500 P.S.I. (f'm) MORTAR FOR MASONRY MUST BE TYPE "S" OR "M".
3. FOR ALL EXTERIOR AND INTERIOR BEARING, BED JOINTS ARE TO COVER 100% OF THE MASONRY SURFACES AND ALL HEAD JOINTS ARE TO COVER 100% OF THE PROJECTED AREA OF THE FACE SHELLS.
4. CONCRETE FILL FOR ALL CMU CELLS, AS REQUIRED,MUST BE WITH 3000 P.S.I. GROUT WITH A SLUMP BETWEEN 8 AND 11 INCHES. G.C. MUST SUBMIT DESIGN MIX TO STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.
5. THE MINIMUM HORIZONTAL REINFORCING FOR ALL CMU WALLS MUST BE 9 GAGE HOT DIP GALVANIZED TRUSS OR LADDER TYPE JOINT REINFORCING AT 16" O.C., PROVIDE MANUFACTURE "T" AND "L" SHAPES FOR INTERSECTIONS AND CORNERS, (MINIMUM LAP 8").
6. PROVIDE ADDITIONAL VERTICAL REINFORCING BAR AT EVERY CORNER, INTERSECTION, CONTROL JOINT, AND OPENING EDGES (U.N.O.).
7. THE MINIMUM SPLICE FOR ALL REINFORCING IS TO CONFORM TO THE LATEST ACI CODE ALONG WITH THE CRSI SPECIFICATIONS FOR REBAR.
8. ALL CMU WALLS HAVE BEEN ENGINEERED TO BE BRACED BY FLOOR/ROOF/BEAM MEMBERS, THEREFORE CONTRACTOR MUST PROVIDE TEMPORARY BRACING DURING CONSTRUCTION.
9. ALL CMU BELOW FIRST FLOOR FINISHED ELEVATION MUST BE FULLY GROUT FILLED.
10. ALL KNOCK OUT BLOCK HORIZONTAL BARS MUST HAVE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS. SIZE AND NUMBER OF CORNER BARS MUST BE SAME AS HORIZONTAL BARS.
11. ALL INTERSECTING WALLS AND CORNER WALLS MUST BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON UNIT BELOW.

MISCELLANEOUS:

1. THE STRUCTURAL SYSTEM IS UNSTABLE UNTIL ALL CONNECTIONS HAVE BEEN MADE AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH, AS SHOWN IN THE STRUCTURAL DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
3. CONTRACTOR TO SUPPORT, BRACE, AND SECURE EXISTING STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION.
4. APPLICABLE BUILDING CODE: 5th EDITION (2014) FLORIDA BUILDING CODE.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 5th EDITION (2014) FLORIDA BUILDING CODE.
6. DESIGN LOADS FOR PRE-ENGINEERED METAL BUILDING ROOF: 20 PSF SUPERIMPOSED LIVE LOAD AND 25 PSF DEAD LOAD.
7. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
8. CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
9. SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR TWO WEEKS REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SIGNED/SEALED BY THE SPECIALTY ENGINEER, WHERE SPECIFIED HEREIN.
10. CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEER'S REVIEW THEREOF.

STRUCTURAL CONCRETE:

1. ALL STRUCTURAL CONCRETE CONSTRUCTION MUST CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
2. ALL STRUCTURAL CONCRETE FOR THIS PROJECT MUST HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS INDICATED IN THE TABLE BELOW:

CONCRETE	W/C RATIO	AGGREGATE	USED FOR:
3000 PSI	0.52	STONE	FOUNDATIONS
4000 PSI	0.45	STONE	SLAB ON GRADE
5000 PSI	0.42	STONE	CONCRETE U.N.O.

3. ALL REINFORCING STEEL (REBAR) MUST BE NEW BILLET STEEL, INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL REBAR MUST BE SECURELY SUPPORTED AND TIED IN PLACE PRIOR TO CONCRETE PLACEMENT. USE OF CONCRETE BRICK TO SUPPORT BARS IS NOT ALLOWED.
4. IF STRUCTURAL CONSTRUCTION DOCUMENTS CALL FOR REBAR TO BE WELDED ALL WELDING MUST CONFORM TO ASTM A-706.
5. ANY WELDED WIRE FABRIC (W.W.F.), DESIGNATED IN THE STRUCTURAL CD'S MUST BE PROVIDED IN FLAT SHEETS ONLY AND MUST CONFORM TO ASTM A-185.
6. ALL BARS MARKED CONTINUOUS MUST BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS PER LAP SPLICE LENGTHS DEFINED IN ATTACHED TYPICAL DETAILS (UNLESS OTHERWISE NOTED IN PLANS). IF A SPLICE IS REQUIRED, G.C MUST SPLICE CONTINUOUS TOP BARS AT MID-SPAN, BETWEEN SUPPORTS AND MUST SPLICE CONTINUOUS BOTTOM BARS OVER SUPPORTS.
7. THE MINIMUM CLEAR COVER FOR REBAR MUST BE A MINIMUM OF THE VALUE TABULATED BELOW:

SLABS: (LIGHTWEIGHT & STONE CONC.)		1"
GIRDERS & BEAMS:	(TO STIRRUPS)	1 1/2"
JOISTS:	(LIGHTWEIGHT & STONE CONC.)	1 1/4"
COLUMNS AND PIERS:		
SURFACES EXPOSED TO EARTH & WEATHER	(TO STIRRUPS)	2"
ALL OTHER SURFACES	(TO STIRRUPS)	1 1/2"
FOUNDATIONS:		
ALL FORMED SURFACES		2"
ALL SURFACES CAST DIRECTLY AGAINST THE EARTH		3"
WALLS:		
ALL SURFACES EXPOSED TO EARTH		2"
ALL SURFACES EXPOSED TO WEATHER		1 1/2"
ALL OTHER SURFACES		1"

8. UNLESS NOTED, TEMPERATURE REINFORCING (ASTM A-615-60) TO BE 0.0018 X CONCRETE AREA.
9. PROVIDE #4 @ 12" O.C., WITH STANDARD HOOK, TOP BARS IN ALL SLABS AT DISCONTINUOUS ENDS UNLESS OTHERWISE NOTED ON PLANS. LENGTH OF BARS 1/4 OF SPAN, MINIMUM 3'-0". UNLESS OTHERWISE NOTED PROVIDE #4 @ 12" O.C IN ALL CANTILEVERS. BAR LENGTH MUST BE CANTILEVER SPAN PLUS 10'-0" PLUS STANDARD HOOK AT CANTILEVER ENDS.
10. WHERE PIPE SLEEVES (UP TO 2" IN DIAMETER) PASS THROUGH CONCRETE BEAMS, PROVIDE ADDITIONAL STIRRUP EACH SIDE OF SLEEVE, SLEEVES FOR PIPES 2" IN DIAMETER OR LARGER MUST BE STEEL OR CAST IRON, AND THE LOCATION MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
11. ALL CONSTRUCTION JOINTS MUST BE THOROUGHLY CLEANED JUST BEFORE PLACING NEW CONCRETE IN ACCORDANCE WITH THE BUILDING CODE.
12. UNDER NO CIRCUMSTANCES MAY CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE MUST NOT BE PLACED IN CONTACT WITH ALUMINUM, ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUGGIES, CHUTES, CONVEYORS, TREMIE PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM MUST NOT BE USED ON THIS PROJECT.
13. SLUMPS OF OVER 4 INCHES WILL NOT BE PERMITTED UNLESS THE HRWR ADMIXTURE (SUPER PLASTICIZER) IS USED. MAXIMUM SLUMP WITH HRWR IS: 8 INCHES - UNLESS OTHERWISE NOTED BY THE STRUCTURAL ENGINEER OF RECORD.
14. NO ADMIXTURE MUST BE USED IN CONCRETE EXCEPT WITH THE PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD AND ONLY AFTER LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES MUST CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL POTABLE DRINKING WATER.
15. ANY WATER REDUCING ADMIXTURES MUST CONFORM TO ASTM C-494, TYPE A, AND MUST BE USED IN ALL CONCRETE.
16. ANY AIR ENTRAINING ADMIXTURE MUST CONFORM TO ASTM C260. THE AIR CONTENT OF CONCRETE MUST BE USED AS FOLLOWS:

FOR CONCRETE EXPOSED TO SOIL OR WEATHER:	5%
FOR INTERIOR WALLS, COLUMNS, AND SLABS:	3%

17. ALL FLY ASH USED IN THE CONCRETE MIX DESIGN MUST CONFORM TO ASTMC618, TYPE C OR TYPE F AND MUST NOT EXCEED 20% OF THE TOTAL CEMENTITIOUS MIX.
18. ANY EXPOSED CONCRETE SLABS MUST RECEIVE A CURING COMPOUND. THE CURING COMPOUND MUST CONFORM TO ASTM C309 AND MUST HAVE A MINIMUM OF 30% SOLIDS.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.
2. STRUCTURAL STEEL ELEMENTS SHALL CONFORM TO THESE SPECIFICATIONS:

ANCHOR BOLTS	ASTM F1554
FRAMING BOLTS	ASTM A325 OR A490
SHAPES (C,L,PL,T)	ASTM A36
SHEAR STUDS	ASTM A108
STEEL PIPE (HSS)	ASTM A500 (42 KSI)
STRUCTURAL TUBE (HSS)	ASTM A500 (46 KSI)
WELDING ELECTRODES	E70XX
WIDE FLANGE (WF)	ASTM A992 (50 KSI)

3. SHOP CONNECTIONS MAY BE WELDED OR FASTENED BY HIGH STRENGTH BOLTS. ALL CONNECTIONS SHALL CONFORM TO STANDARD CONNECTION DETAILS ON THE PLANS, UNLESS EXPLICIT APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED. ALL CONNECTIONS TO BE DOUBLE ANGLE FRAMED BEAM CONNECTION PER A.I.S.C. UNLESS NOTED OTHERWISE.
4. DESIGN CONNECTIONS FOR THE MAXIMUM SHEAR (V IN KIPS) LISTED IN THE TABLES FOR "ALLOWABLE UNIFORM LOADS IN KIPS FOR BEAMS LATERALLY SUPPORTED", AT THE BOTTOM OF EACH PAGE IN THE "PROPERTIES AND REACTION VALUES", PART TWO OF THE LATEST EDITION OF THE A.I.S.C. "MANUAL OF STEEL CONSTRUCTION".
5. ALL BOLTS SHALL BE A MINIMUM OF 3/4" IN DIAMETER, AND BE PROVIDED WITH HARDENED WASHERS UNDER THE TURNED ELEMENT (BOLT HEAD OR NUT).
6. ALL CONNECTIONS PERFORMED IN THE FIELD SHALL BE MADE WITH HIGH STRENGTH BOLTS, SLIP-CRITICAL (FRICTION) TYPE.
7. INSTALLATION AND TIGHTENING OF ALL HIGH STRENGTH BOLTS MUST CONFORM TO "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
8. ALL WELDING OPERATIONS MUST CONFORM TO THE AMERICAN WELDING SOCIETY CODE, ANSI01.1, AND ALL WELDS SHALL BE PERFORMED USING E70XX, U.N.O. WELDS ARE TO BE EQUAL IN STRENGTH TO SIMILAR BOLTED CONNECTIONS.
9. WELDING STRUCTURAL STEEL MEMBERS TO EMBED PLATES IN CONCRETE MUST BE PERFORMED WITH EXTREME CARE. OVERHEATING THE EMBED PLATE DURING THE WELDING PROCESS WILL CAUSE SEVERE DEGRADATION OF THE PERFORMANCE OF THE CONNECTION. WELD IN SHORT, SINGLE PASSES (NO MORE THAN 6" OF LENGTH FOR 1/4" THICK WELD), AND ALLOW AMPLE COOLING-OFF TIME BETWEEN EACH WELD. THICKER WELDS SHOULD BE PERFORMED IN MULTIPLE PASSES, WITH A COOLING-OFF PERIOD FOR EACH PASS.
10. GALVANIZE ALL STEEL MEMBERS EXPOSED TO WEATHER (SUCH AS LINTELS, DOOR JAMBS, ETC.).
11. SEE SPECIFICATIONS FOR PAINTING OR COATING OF STEEL ELEMENTS. ALL FABRICATION AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.
12. CUTS, HOLES, COPINGS, AND ALL OTHER MODIFICATIONS REQUIRED TO BE MADE FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS, AND SHALL BE PERFORMED ONLY BY THE SHOP ISSUING SAID DRAWINGS, OR OTHER FACILITY APPROVED BY THE ENGINEER TO PERFORM SAID WORK. HOLES IN STRUCTURAL ELEMENTS SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER.
13. CUTTING, BURNING OF HOLES, OR OTHER MODIFICATIONS TO STEEL MEMBERS IN THE FIELD IS NOT PERMITTED WITHOUT THE EXPLICIT APPROVAL OF THE ENGINEER.
14. STEEL MEMBERS REQUIRED BY OTHER TRADES TO SUPPORT THEIR EQUIPMENT, WHICH ARE NOT ALREADY PRESENT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, SHALL BE PROVIDED BY THE TRADE REQUIRING SUCH WORK.
15. FOR MISCELLANEOUS STEEL ELEMENTS, SEE ARCHITECTURAL DRAWINGS.

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CONSULTANT

DANIEL DIAZ LICENSE No. 95657 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT

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3108 Pass A Grille Way, St Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	04/18/25	PERMIT

SHEET MANAGEMENT

PROJECT NO: 2024159

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

N-1

GENERAL NOTES

1. THE PROJECT CONSISTS OF RAISING THE EXISTING WOOD–FRAMED RESIDENCE ON MASONRY PILASTERS AND STEEL BEAMS. BUILDING TWO WOOD–FRAMED STAIRCASES FOR MAIN AND SECONDARY ACCESS, AND INCLUDING DECKS AS NECESSARY FOR ACCESSIBILITY.
2. ALL NEW WORK IS TO COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH. EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
3. INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.
4. FOUNDATION SHALL BEAR ON FIRM STABLE COMPACTED SOIL. IF POOR SOIL CONDITIONS ARE FOUND, CONTACT THE OWNER BEFORE PROCEEDING.
5. ALL REINFORCING SHALL BE HELD SECURELY IN PLACE WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH ADEQUATE SUPPORT.
6. THE CONTRACTOR SHALL COORDINATE THE SIZE NUMBER & LOCATION OF ALL ANCHOR BOLTS INSERTS, WELD PLATES AND OTHER ITEMS TO BE EMBEDDED IN THE CONCRETE AS REQUIRED BY ALL TRADES. THE ACTUAL LENGHT OF THE ANCHOR BOLT REQUIRED SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE ATTACHED PART, THE NUT TICKNESS, ETC.
7. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE STRUCTURE PERMANENTLY AND / OR DURING THE CONSTRUCTION PROCESS AS MAY BE REQUIRED.
8. ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION, DO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTIONS OF THE OWNER.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSABLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL. STATE AND LOCAL LAWS, REGULATIONS AND CODES.
10. ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR & FREE OF DEFECTS, CHECKING, ETC.
11. DOOR HARDWARE IS TO BE FIRST GRADE RESIDENTIAL AS SELECTED OR APPROVED BY OWNER.
12. PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE–FINISHED MATERIAL. (3 COATS) COLOR SELECTED BY OWNER.
13. ALL CONNECTORS TO BE SIMPSON UNLESS NOTED OTHERWISE. WITH NEC.

SITE PREPARATION.

THE RESIDENCE AREA SHOULD BE STRIPPED OF TOPSOIL AND ORGANICS. THEN THE STRIPPED BUILDING SUBGRADE SHOULD BE PROOF–ROLLED WITH A HEAVY DRUM–TYPE VIBRATORY COMPACTOR HAVING A MINIMUM STATIC WEIGHT OF 20.000 POUNDS. PROOF–ROLLING OF THE BUILDING AREA, TO 7 FEET BEYOND CONSTRUCTION LINES, SHOULD CONSIST OF AT LEAST 10 COMPLETE COVERAGES BY THE COMPACTION EQUIPMENT. COMPACTION SHOULD CONTINUE UNTIL THE SOIL 1 FOOT BELOW THE COMPACTION SURFACE ATTAINS A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS INDICATED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM METHOD D 1557)

EROSION / SEDIMENTATION CONTROL.

CONTRACTOR IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW. MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIST SITE. IF, IN THE OPINION OF THE ENGINEER AND / OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF–SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER / AND / OR AUTHORITIES.

LEGEND:

EXISTING RESIDENCE

PROPOSED ADDITIONAL FOOTPRINT

LEGAL DESCRIPTION:

PROPERTY ADDRESS:
3108 Pass A Grille Way, St Pete Beach, FL 33706

DESCRIPTION:
LOTS 3 AND 4, OF REPLAT OF BLOCK 12, NORTH PASS-A-GRILLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 94, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
THE PROPERTY LIES WITHIN FLOOD ZONE "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12103C0278H REVISED 8/24/2021.
BASE FLOOD ELEVATION = 9 FEET

AREA:

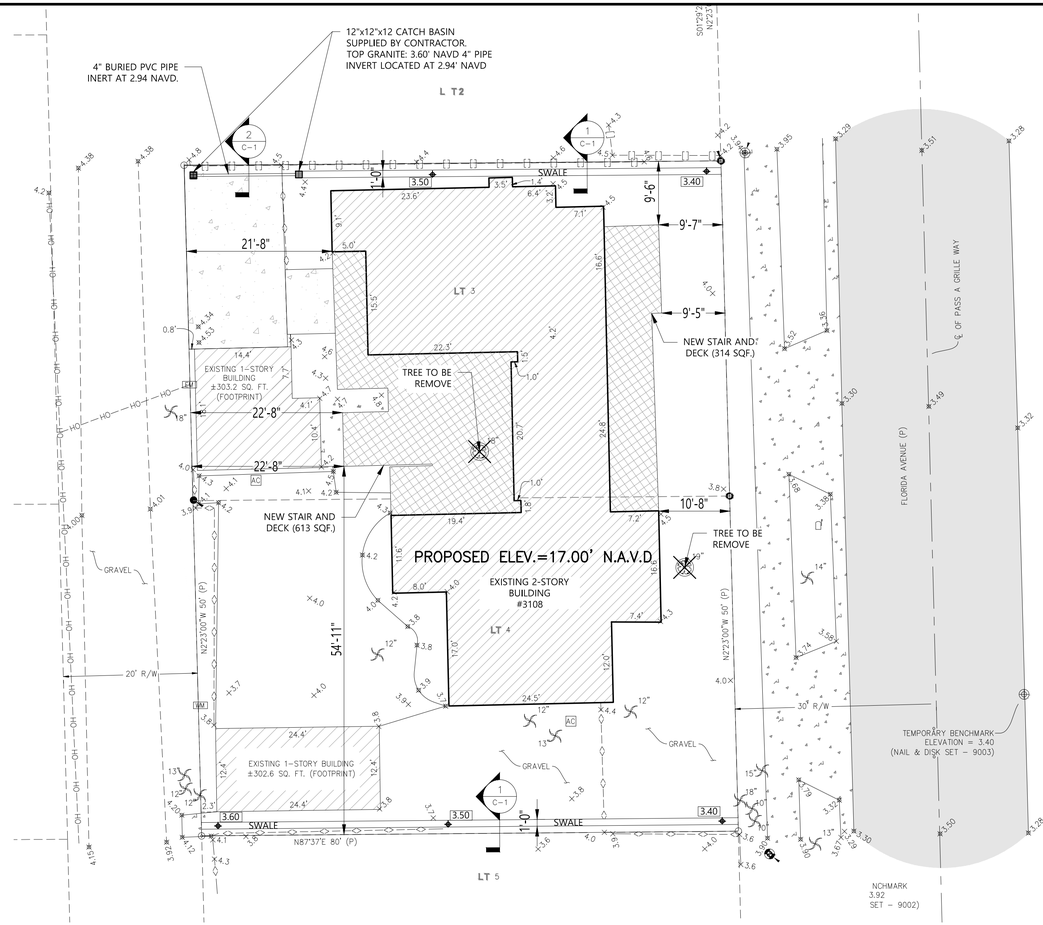
LOT:	7998 S.F.
BUILDING FOOTPRINT:	3690 S.F.
PARKING AND DRIVEWAY:	444 S.F.
POOL AND/OR PATIO AREA:	125 S.F.
WALKWAYS:	0 S.F.
OTHER:	0 S.F.

TOTAL IMPERVIOUS = 4259 S.F

% IMPERVIOUS=TOTAL IMPERVIOUS/LOT

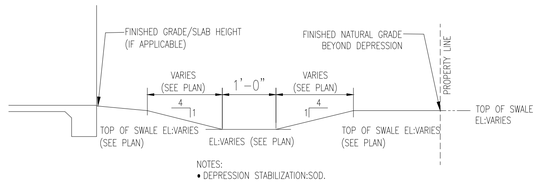
% IMPERVIOUS=4259/7998= 53 %

GREEN AREA = 47 %

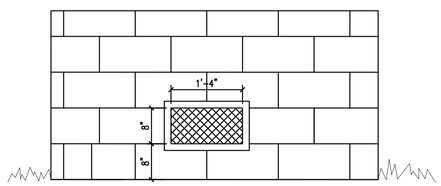


N

SITE PLAN
SCALE 3/32"=1'–0"

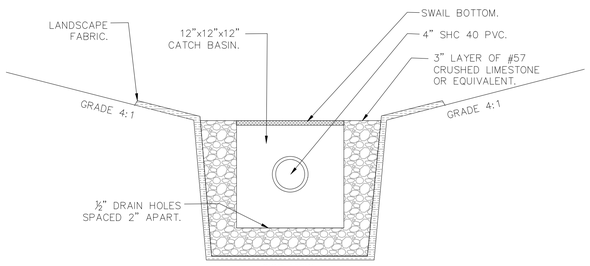


1 SIDE SWALE SECTIONAL DETAIL
SCALE: 3/4" = 1'–0"

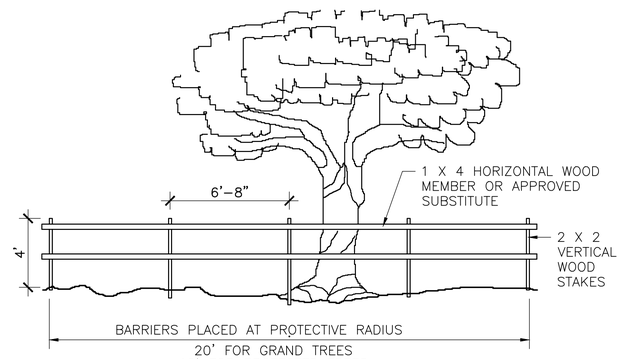


FLOOD OPENING DETAIL
N.T.S

FLOOD OPENING CALCULATIONS
MODEL FS–HEX WIDE 16" X 8 " HEIGHT
ENGENIER COVER 110 SQFT
FIRST FLOOR AREA 1188 SQF
OPENING REQUIRED 1188 / 110 = 10.8 (11 U)



2 CATCH BASIN SECTIONAL DETAIL
SCALE: 1 1/2" = 1'–0"



BARRICADE DETAIL
SCALE : NTS

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CONSULTANT

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PROJECT

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SHEET MANAGEMENT

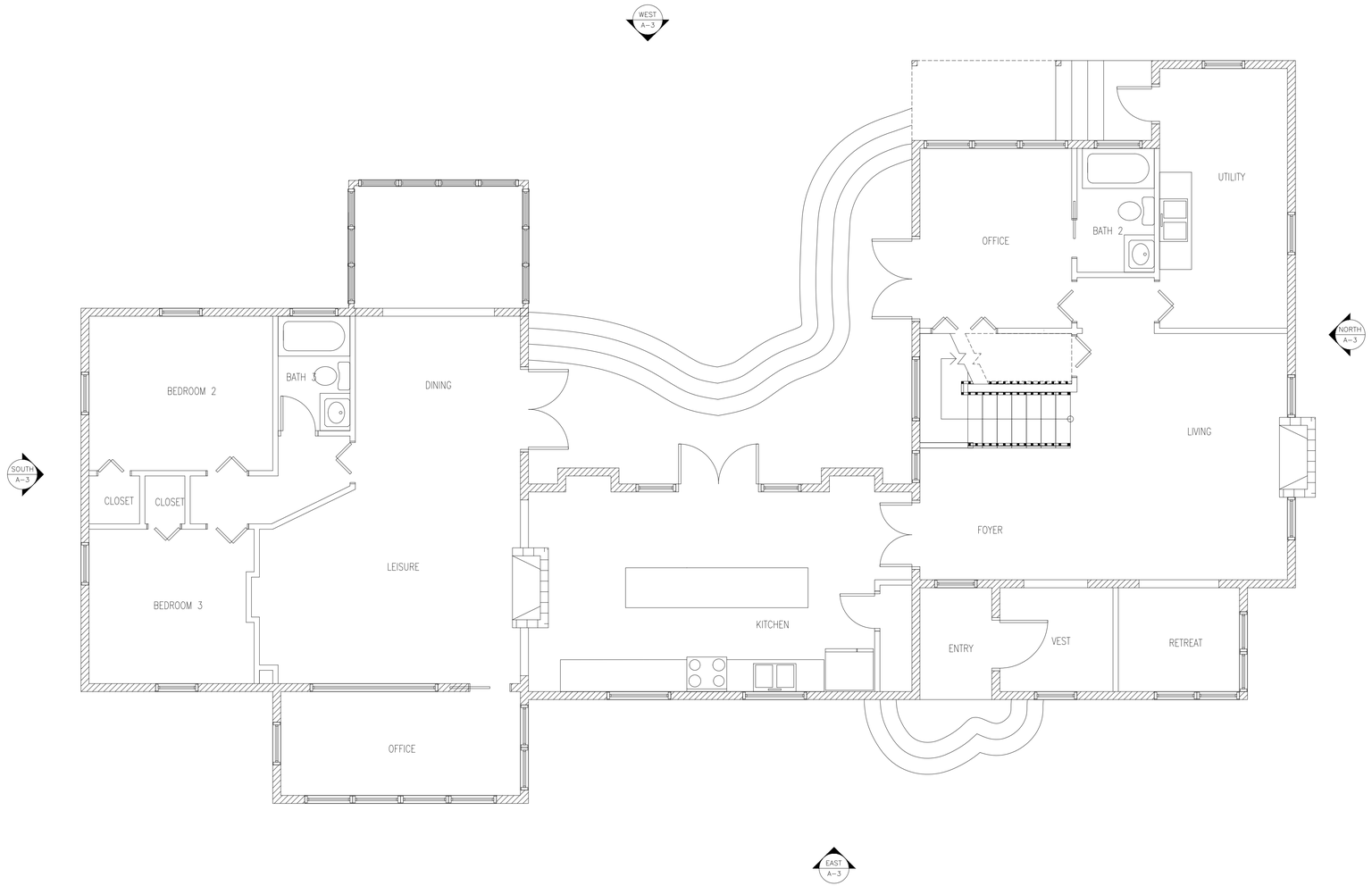
PROJECT NO: 2024159

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1



LEGEND:

- EXISTING EXTERIOR WALL: 6" WOOD BEARING
- EXISTING INTERIOR PARTITION: 4" WOOD WALL
- EXISTING CHIMNEY

EXISTING FIRST FLOOR PLAN

1/4"=1'-0"

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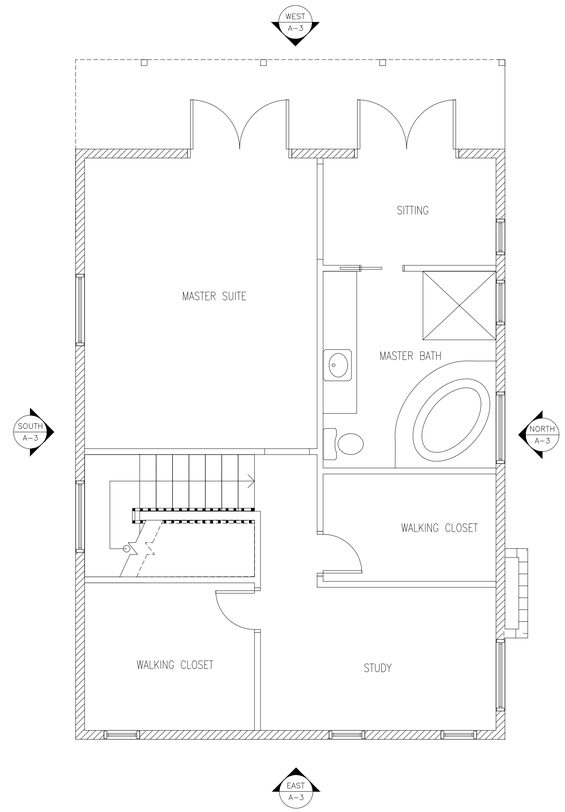
PROJECT NO: 2024159

SHEET TITLE

EXISTING FIRST FLOOR PLAN

SHEET NUMBER

A-1



EXISTING SECOND FLOOR PLAN

1/4"=1'-0"

LEGEND:

- EXISTING EXTERIOR WALL: 6" WOOD BEARING
- EXISTING INTERIOR PARTITION: 4" WOOD WALL
- EXISTING CHIMNEY

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3108 Pass A Grille Way, St Pete Beach, FL 33706

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SHEET MANAGEMENT

PROJECT NO: 2024159

SHEET TITLE

EXISTING SECOND FLOOR PLAN

SHEET NUMBER

A-2



SIDE ELEVATION (NORTH)
3/16"=1'-0"



FRONT ELEVATION (EAST)
3/16"=1'-0"



SIDE ELEVATION (SOUTH)
3/16"=1'-0"



REAR ELEVATION (WEST)
3/16"=1'-0"

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CONSULTANT

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SHEET MANAGEMENT

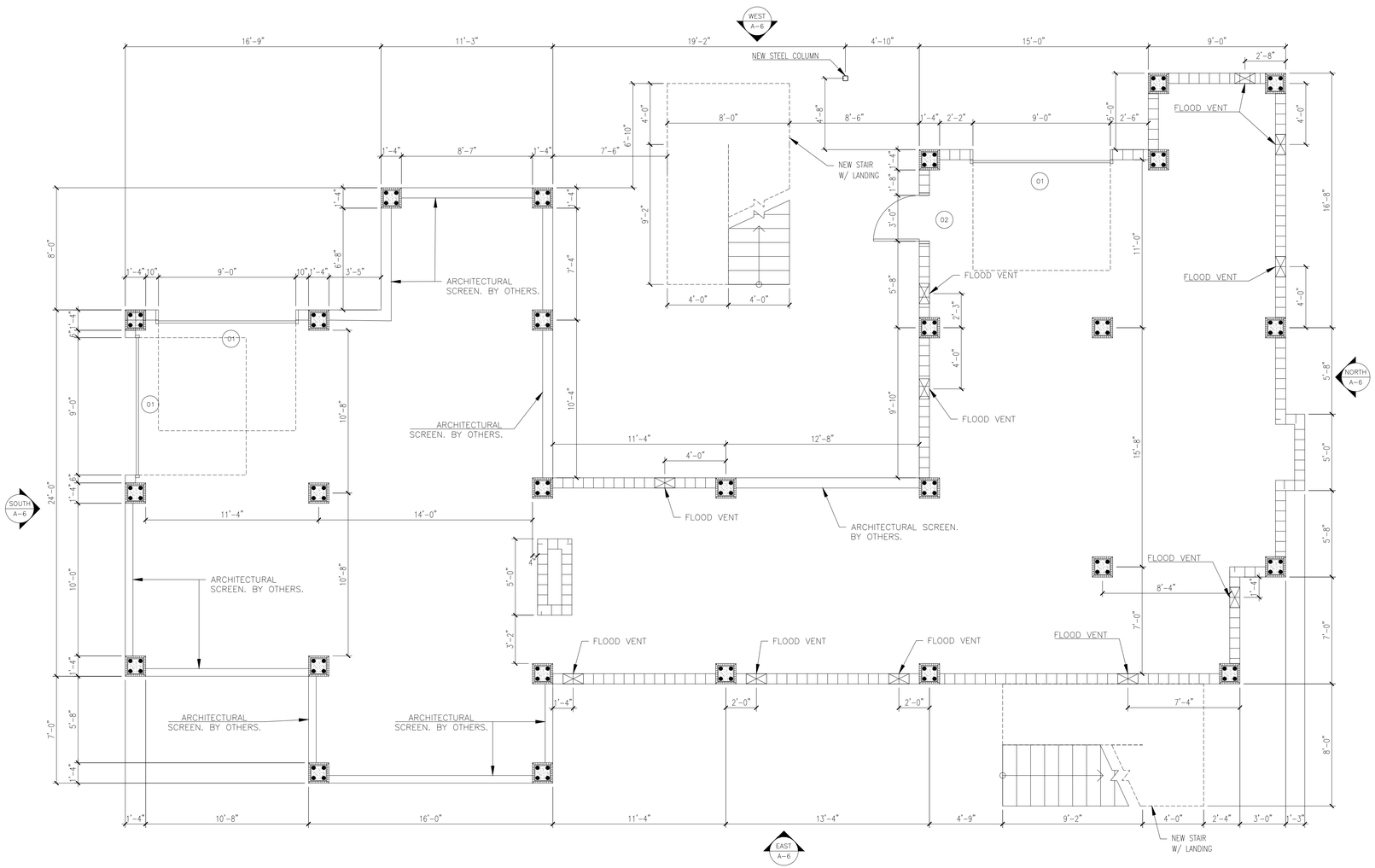
PROJECT NO: 2024159

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

A-3



PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

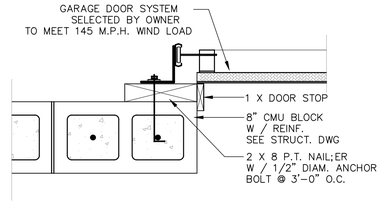
DOOR SCHEDULE					
ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	9'–0" x 8'–0"	GD	CLOPAY	EXTERIOR	OVERHEAD (GARAGE)
02	3'–0" x 6'–8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED SINGLE

ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL
EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPING.

(P.) = PANEL DOOR
(GD.) = GARAGE DOOR
(GL.SL) = GLASS SLIDING DOOR
(PK.) = POKET DOOR
(BF.) = BIFOLD DOOR
(F.) = FRENCH DOOR

NOTE.– PROVIDE RESIDENTIAL GRADE HARDWARE AS APPROVED BY OWNER & IN COMPLIANCE WITH CODE

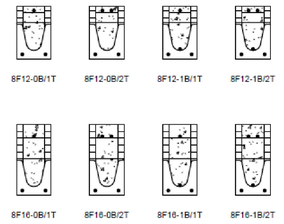
– EXTERIOR DOORS TO BE METAL OR FIBERGLASS, INSULATED & WITH
– WEATHERSTRIPPING
– DOORS & WINDOWS TO BE APPROVED BY OWNER BEFORE ORDERING
– STUCCO WORK TO BE IN COMPLIANCE WITH ASTM – C926 & ASTM – C1063



GARAGE DOOR JAMB

SCALE : 1–1/2" = 1'–0"





ZAFETY HAZARDOUS GLAZING LOCATION NOTES:

1– FOR GLAZING SHOWERS ENCLOSUSER OR OTHER GLAZING USED IN WET SURFACES WHERE THE BOTTOIN EXPOSE EDGE OF THE GLAZING IS LESS THAN 60INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDER HAZARDOUS LOCATION.AND SHALL COMPLY WITH 2023 F.B.C. 8TH EDITION RESIDENCIAL. SEE NOTES "REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS" .

HURACANE WINDOWS/DOORS NOTES:

2– WINDOW / DOOR DESIGN PRESSURE = 55 PSF
3– WINDOW / DOORS (NOT IMPACT RESITANT). PROVIDE TEMPORARY PLYWOOD SHUTTERS

GARAGE NOTES:

4– GARAGE DOOR #3 TO BE 1 3/8" TK. SOLID CORE 20–MINUTES FIRE–RATED.
5– A/C DUCTS PENETRATING GARAGE/RESIDENCE WALL SHALL BE MIN. 26 GA. STEEL AND HAVE NO OPENINGS INTO THE GARAGE.
6– CEILING AND WALL BETWEEN GARAGE AND RESIDENCE TO HAVE MIN. 1/2" (TYPE X) G.B. APPLIED TO GARAGE SIDE

D.F.E. NOTE:

7– HEATING, VENTILATING, AIR CONDITIONING– PLUMBING APPLIANCES AND PLUMBING FIXTURES– DUCT SYSTEMS – ELECTRICAL AND OTHER EQUIPMENT SHALL BE LOCATED AT OR ABOVE DFE. 9.5'

FRAMING SYSTEM NOTES:

8– STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"X4" WHERE SPACED NOT MORE THAN 16" O/C. OR, NOT LESS THAN 2"X6" WHERE SPACED NOT MORE THAN 24 " O/C.
9– A MINIMUM 2X4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

LEGEND:

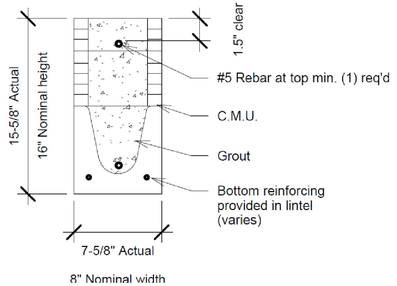
EXTERIOR WALL:
8" CONC. BLOCKWALL (INSIDE FINISH) STUCCO (OUTSIDE FINISH UNLESS NOTED OTHERWISE.

DENOTES 16"x16" MASONRY PILASTER.

FLOOD VENT 16"x8"

TYPE DESIGNATION

F = filled with grout / U = unfilled
Quantity of #5 rebar at bottom of lintel cavity
8F16-1B/1T
Quantity of #5 rebar at top
Nominal height
Nominal width



MATERIALS

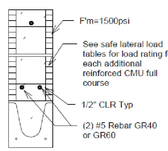
1. f'c 8" precast lintel = 4000 psi
2. f'c prestressed lintel = 6000 psi
3. Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation
7. Mortar per ASTM C270 type M or S

GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530.
10. The exterior surface of lintels installed in exterior
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right:



SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing.
Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lenghts not shown, use safe load from next longest length shown.
9. All safe loads in units of pounds per linear foot.
10. All safe loads base on simply supported span.
11. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar.
Example 7'-6" lintel type 8F32-1B safe gravity load = 6472 (15) w/15% reduction = 6472 (.85) = 5501 plf.

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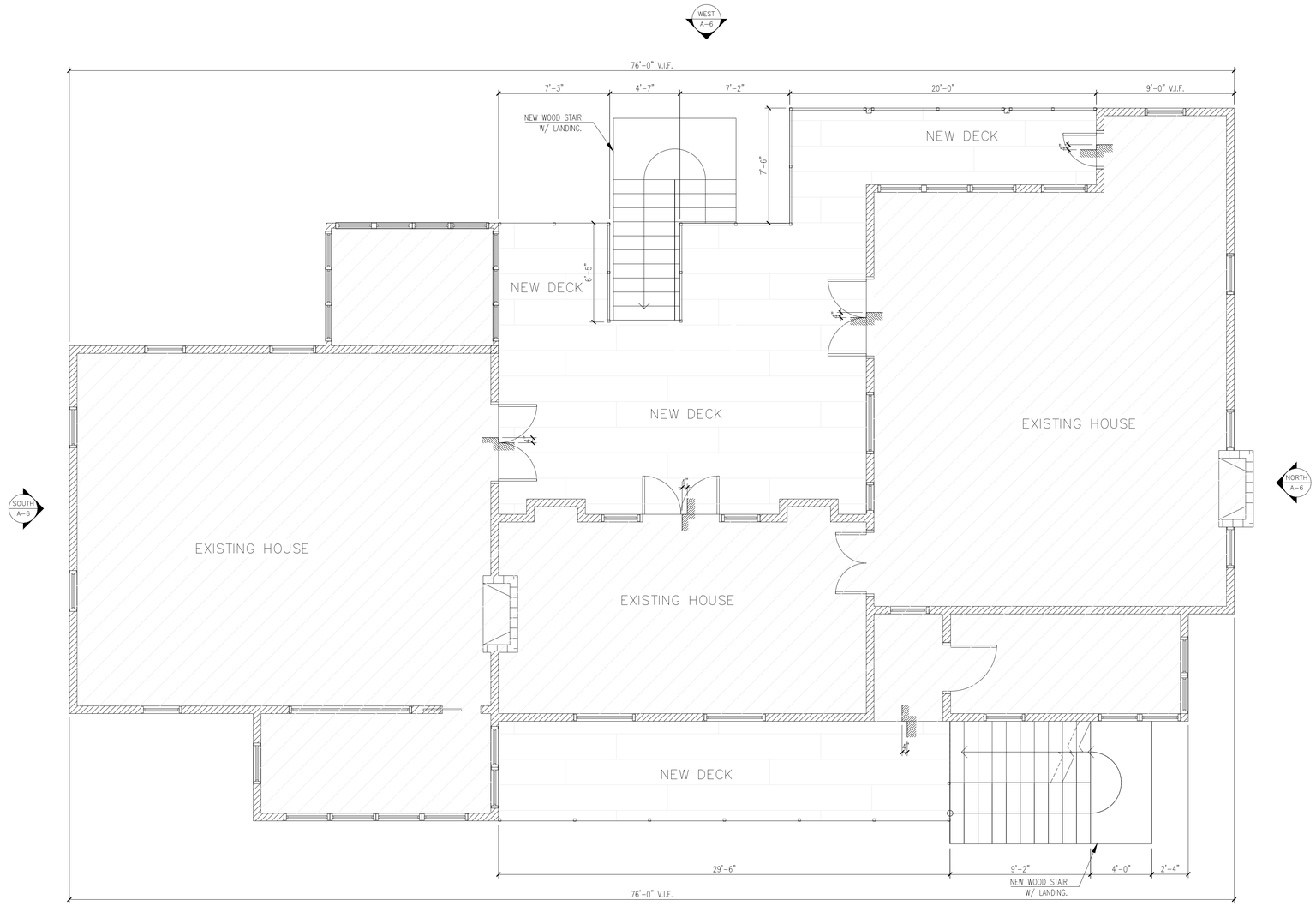
PROJECT NO: 2024159

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

SHEET NUMBER

A-4



PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

LEGEND:

- EXISTING EXTERIOR WALL: 6" WOOD BEARING
- EXISTING CHIMNEY
- NEW DECK

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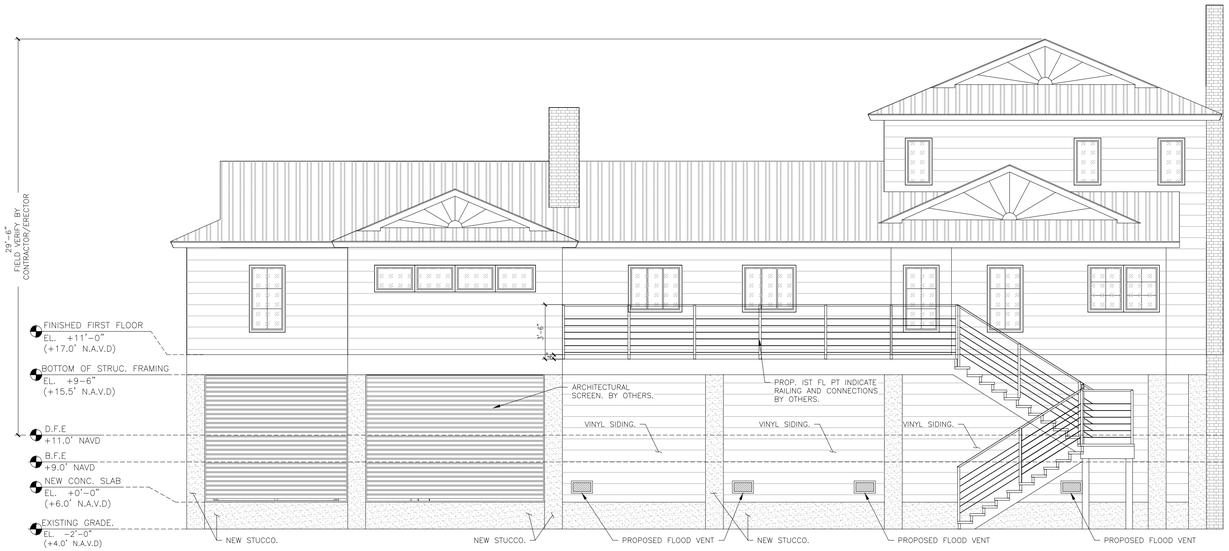
PROJECT NO: 2024159

SHEET TITLE

PROPOSED SECOND FLOOR PLAN

SHEET NUMBER

A-5



NEW FRONT ELEVATION (EAST)

3/16"=1'-0"



NEW SIDE ELEVATION (SOUTH)

3/16"=1'-0"



NEW REAR ELEVATION (WEST)

3/16"=1'-0"



NEW SIDE ELEVATION (NORTH)

3/16"=1'-0"

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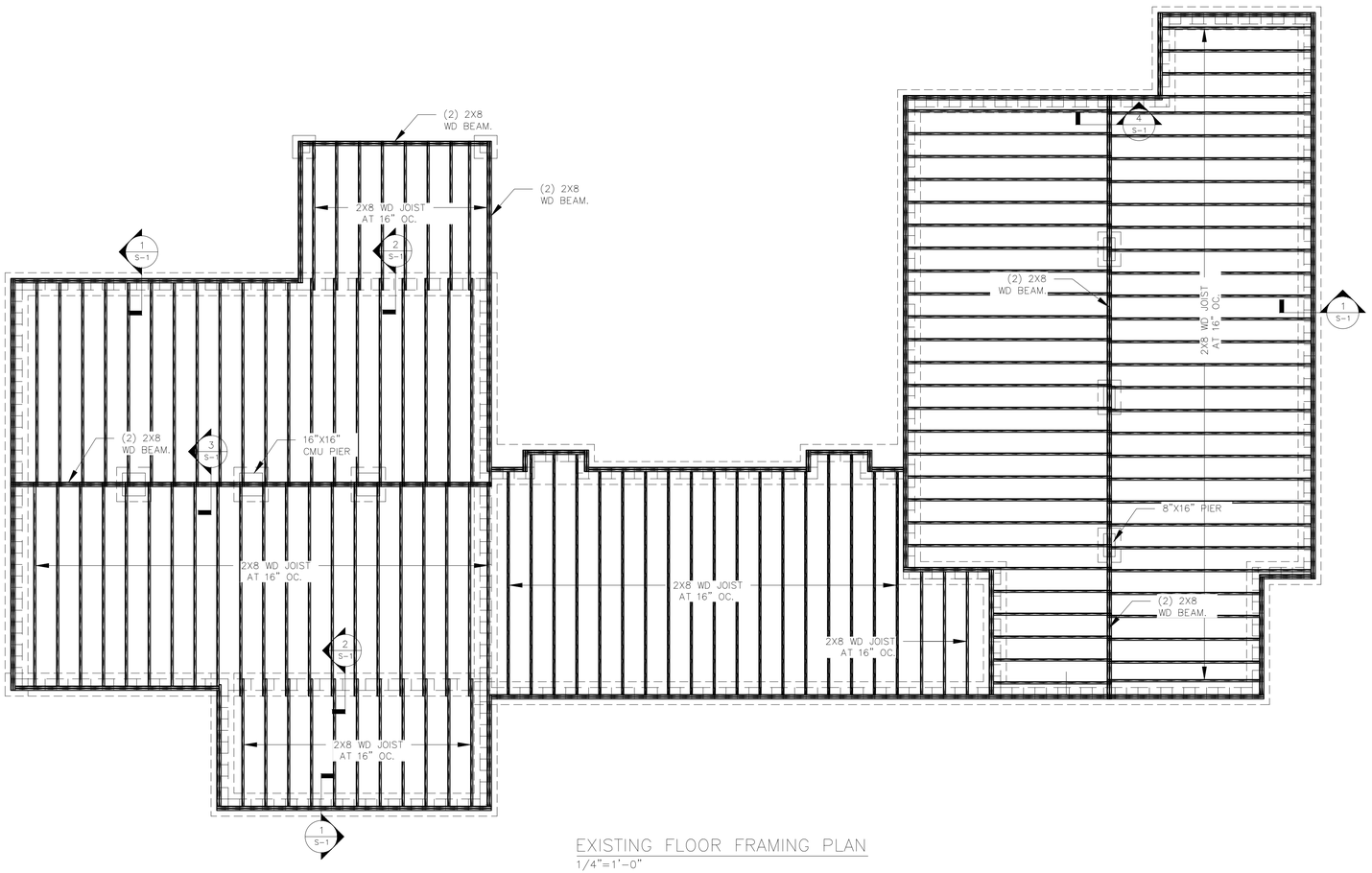
PROJECT NO: 2024159

SHEET TITLE

NEW ELEVATIONS

SHEET NUMBER

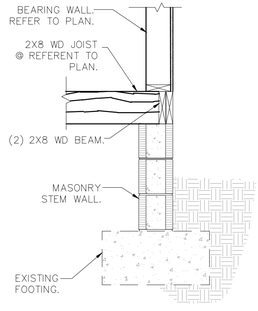
A-6



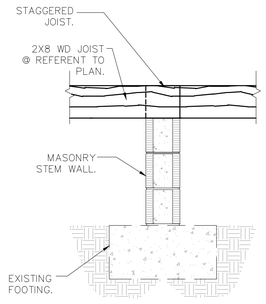
EXISTING FLOOR FRAMING PLAN
1/4"=1'-0"

LEGEND:

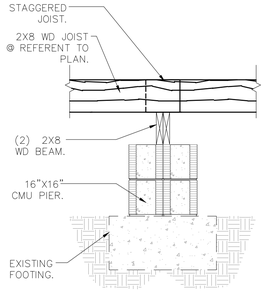
EXISTING STEM WALL



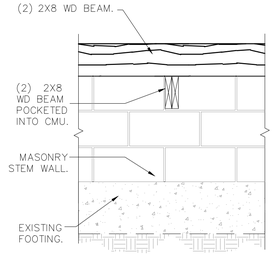
1 FLOOR FRAMING.
SCALE: 3/4" = 1'-0"



2 FLOOR FRAMING.
SCALE: 3/4" = 1'-0"



3 FLOOR FRAMING.
SCALE: 3/4" = 1'-0"



4 FLOOR FRAMING.
SCALE: 3/4" = 1'-0"

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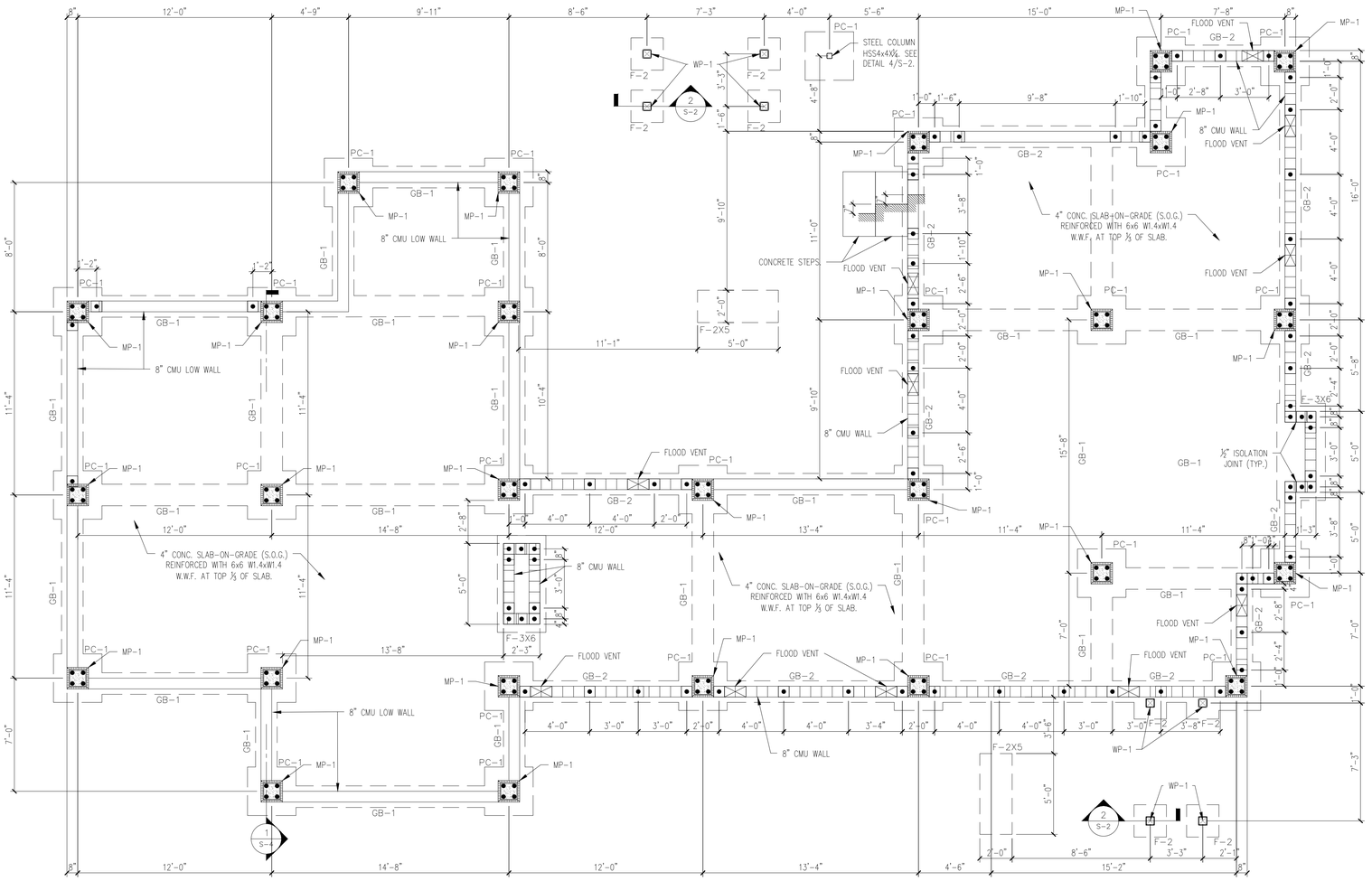
PROJECT NO: 2024159

SHEET TITLE

EXISTING FLOOR FRAMING PLAN

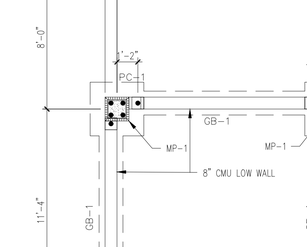
SHEET NUMBER

S-1



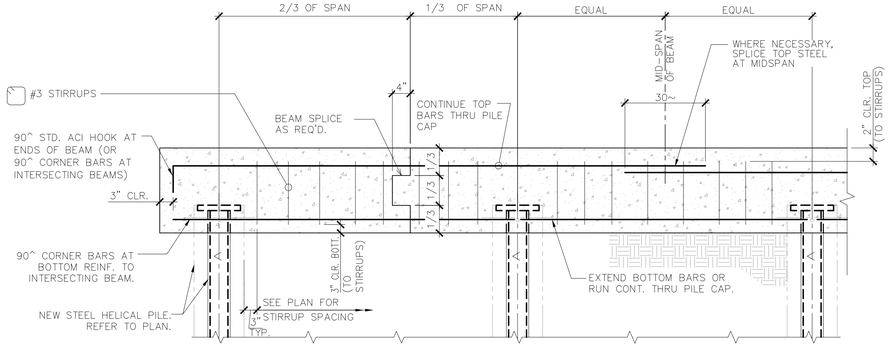
FOUNDATION PLAN

1/4"=1'-0"



2 SHORT WOOD POST FOOTING F-2

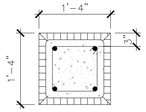
SCALE: 3/4"=1'-0"



NOTES:
1. HELICAL PILES NOT TO SCALE.

3 CONCRETE GRADE BEAM REINFORCEMENT DETAIL

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



4#5 VERTICAL & #3 TIES @ 16"O.C. ALTERNATING COURSES OF MASONRY BLOCKS

1 DETAIL MP-1

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

NOTE: ALL FOOTING PC-1 WILL HAVE A HELICAL PILE BELOW.

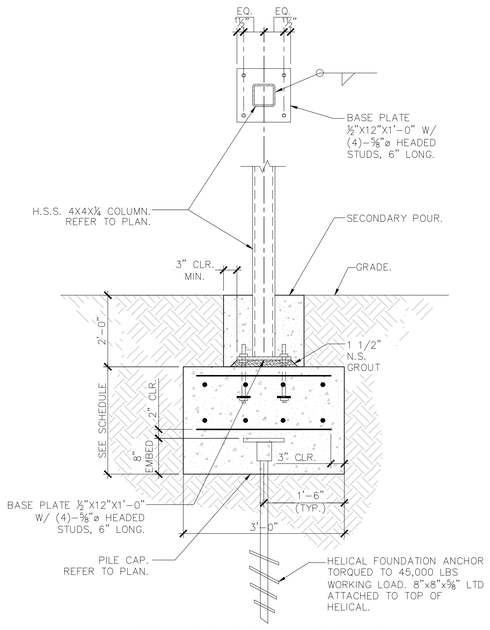
LEGEND:

PC-#	DENOTES PILE CAP. SEE SCHEDULE.
GB-#	DENOTES GRADE BEAM. SEE SCHEDULE.
MP-1	DENOTES 16"x16" MASONRY PILASTER. SEE DETAIL 1 ON THIS SHEET.
WP-1	DENOTES 6"x6" SP#2 WOOD POST.
	DENOTES 8" CMU WALL REINFORCED W/ #5 REBAR @ 48" O.C.
	DENOTES 8" CMU LOW WALL REINFORCED W/ #5 REBAR @ 48" O.C.
	DENOTES HELICAL PILE FOUNDATION ANCHOR TORQUED TO 45,000 LBS WORKING LOAD. 8"x8"x⅜"LTD ATTACHED TO TOP OF HELICAL.
	FLOOD VENT 16"x8".

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCING EACH WAY	REMARKS
GB-1	1'-4" x CONT.	1'-4"	(2) #5 TOP & BOTTOM #3 STIRRUPS @ 12" O.C.	GRADE BEAM.
GB-2	1'-4" x CONT.	1'-4"	(2) #6 TOP & BOTTOM #3 STIRRUPS @ 12" O.C.	GRADE BEAM.
F-2	2'-0" x 2'-0"	2'-0"	(2) #5 EACH WAY BOTTOM.	ISOLATED FOOTING. SEE DETAIL 2 ON THIS SHEET.
PC-1	3'-0" x 3'-0"	2'-0"	(4) #6 EACH WAY TOP & BOTTOM.	PILE CAP.
F-2x5	2'-0" x 5'-0"	1'-0"	(3) #5 BOTTOM LW (6) #5 BOTTOM SW	ISOLATED FOOTING.
F-3x6	3'-0" x 6'-0"	1'-4"	(4) #5 BOTTOM LW (7) #5 BOTTOM SW	WALL FOOTING.

NOTES:
1. CENTER ALL FOOTINGS BELOW WALL OR COLUMN U.N.O.
2. ALL FOOTING REINFORCING TO BE BOTTOM BARS U.N.O.
3. SEE TOP OF FOOTING AT SECTIONS & DETAILS.
4. INCREASE DEPTH OF THICKENED SLAB EDGE AS REQUIRED TO MAINTAIN 1'-0" (MIN.) EMBEDMENT BELOW GRADE (TYP.) U.N.O.



4 H.S.S. COLUMN FOOTING

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

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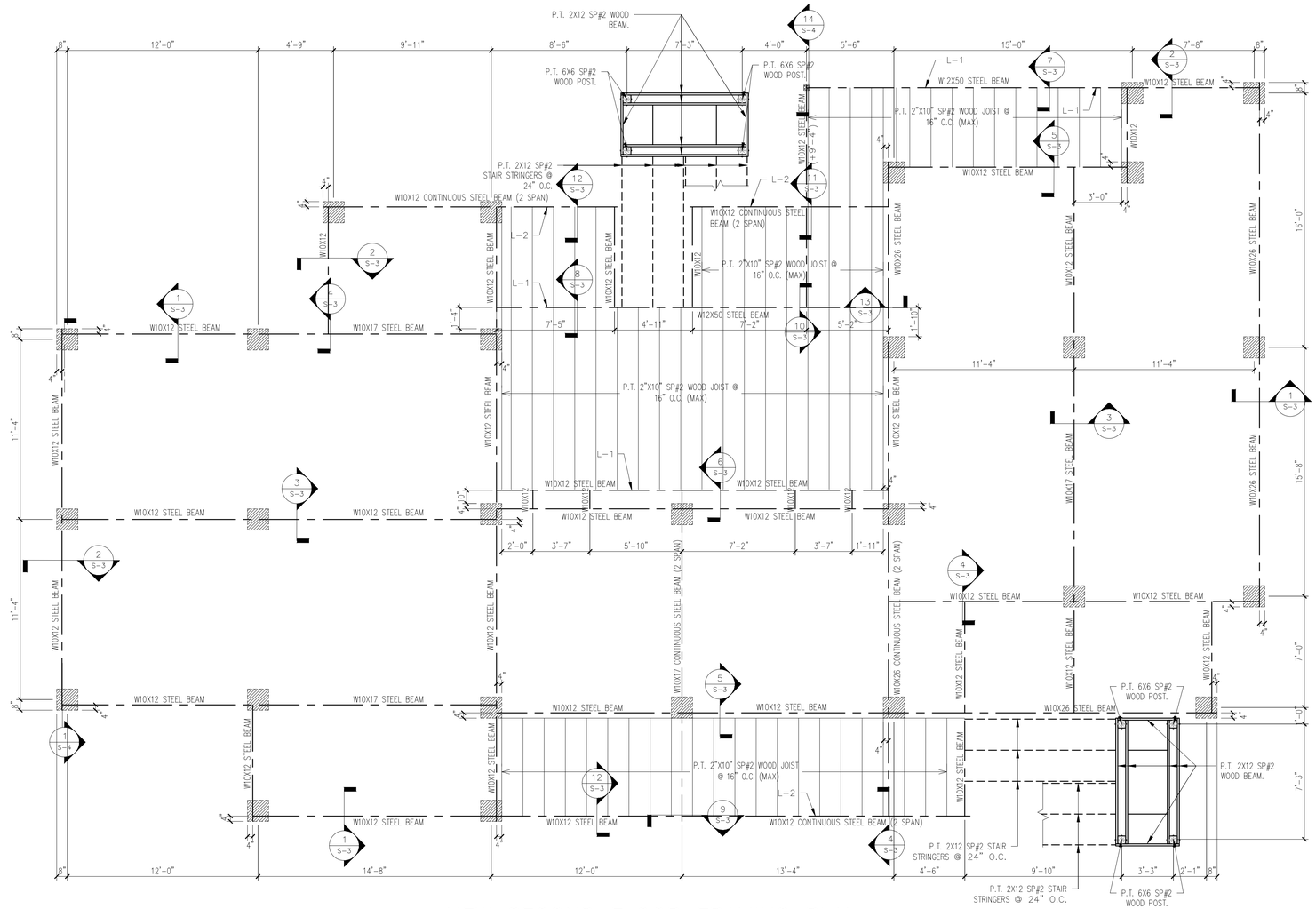
PROJECT NO: 2024159

SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

S-2



NEW SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

NOTE: TOP OF ALL STEEL BEAM SHALL BE: +10"-4", EXCEPT FOR THE BEAM MARKED ON THE PLAN WITH ITS CORRESPONDING ELEVATION.

BEAM SIZE	BOLTS
W8, C8, MC8	2 ROWS
W10, C10, MC10	2 ROWS
W12, C12, MC12	3 ROWS

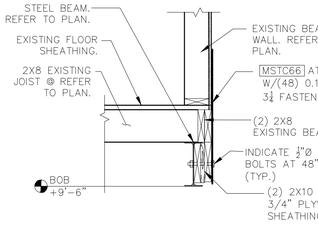
NOTE: PROVIDE HANGER CONNECTOR BY SIMPSON LUS210 AT SIMPLE WOOD JOIST. SEE SECTIONS FOR CONNECTOR OF WOOD BEAM TO WOOD POST. PROVIDE HANGER CONNECTOR BY SIMPSON THA218 AT SIMPLE WOOD JOIST WITH LEDGER L-1 & L-2.

NOTE: CONTRACTOR MUST VERIFY THAT EXISTING FLOOR FRAMING IS SOUND AND STABLE PRIOR TO PERFORMING LIFTING PROCEDURE.

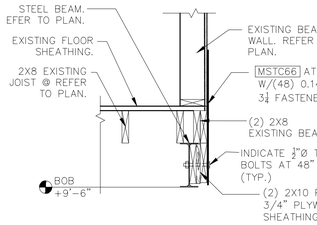
LEGEND:

- DENOTES COLUMN SUPPORT BELOW.
- L-1 DENOTES P.T. (2) 2X8 WOOD LEDGER w/ ¾" ø THRU BOLTS AT 36" O.C. (TYP.) STAGGERED.
- L-2 DENOTES P.T. (2) 2X6 WOOD LEDGER w/ ¾" ø THRU BOLTS AT 36" O.C. (TYP.) STAGGERED.
- DENOTES STEEL COLUMN SUPPORT BELOW.

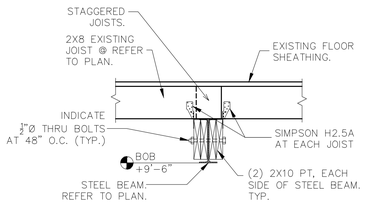
NOTE: PROVIDE EMBED PL 1/2"x14"x1'-2" w/ (4) 3/4"Ø WELDED STUDS 6" EMBED, AT THE MASONRY PIER WITH 3 OR MORE STEEL BEAMS. PROVIDE EMBED PL 1/2"x8"x0'-10" w/ (4) 3/4"Ø WELDED STUDS 6" EMBED, AT THE MASONRY PIER WITH 1 OR 2 STEEL BEAMS.



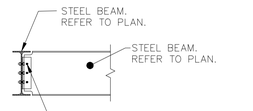
1 STEEL BEAM (EXTERIOR).
SCALE: 3/4" = 1'-0"



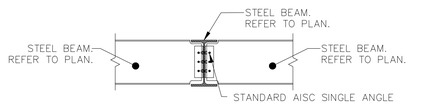
2 STEEL BEAM (EXTERIOR).
SCALE: 3/4" = 1'-0"



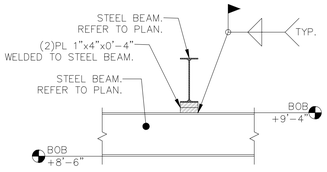
3 STEEL BEAM (INTERIOR).
SCALE: 3/4" = 1'-0"



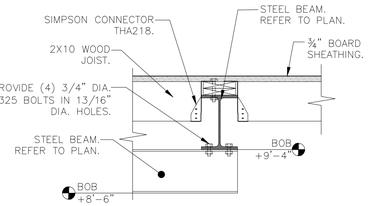
4 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



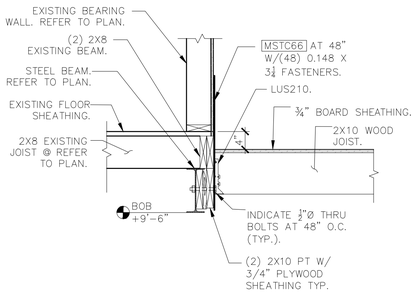
9 ANGLE BEAM CONNECTION
SCALE: 3/4" = 1'-0"



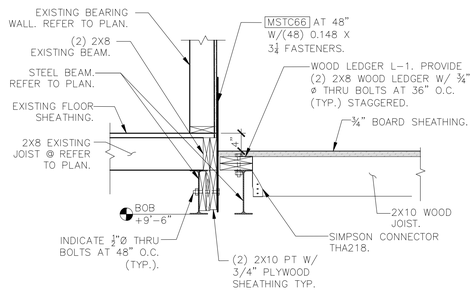
11 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



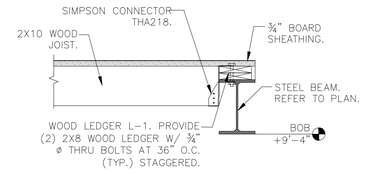
10 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



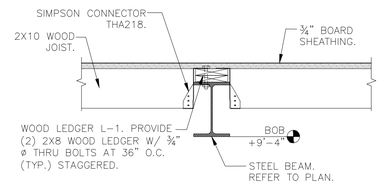
5 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



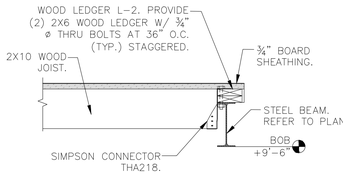
6 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



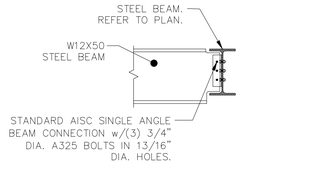
7 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



8 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



12 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



13 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"

DMD & COMPANY
STRUCTURAL ENGINEERS
2433 Gulf To Bay Blvd, Ste C
Clearwater, FL 33765
727.657.0773
dmd-company.com

CONSULTANT

DANIEL DIAZ LICENSE No. 95657 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT

This item has been digitally signed and sealed by Daniel Diaz, PE, on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3108 Pass A Grille Way, St Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	04/18/25	PERMIT

SHEET MANAGEMENT

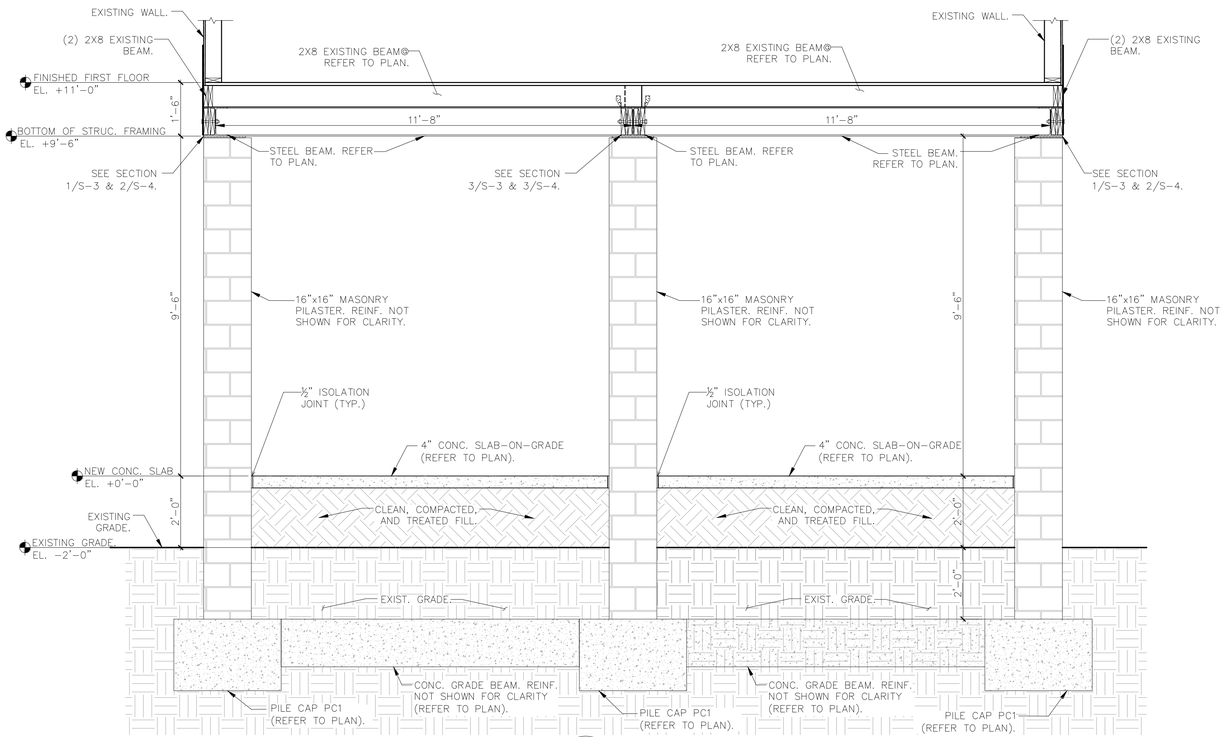
PROJECT NO: 2024159

SHEET TITLE

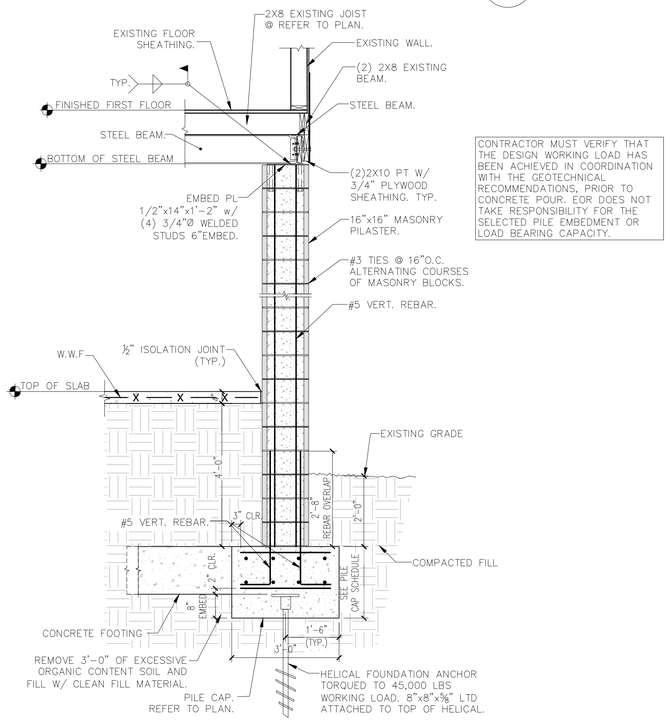
NEW SECOND FLOOR FRAMING PLAN

SHEET NUMBER

S-3

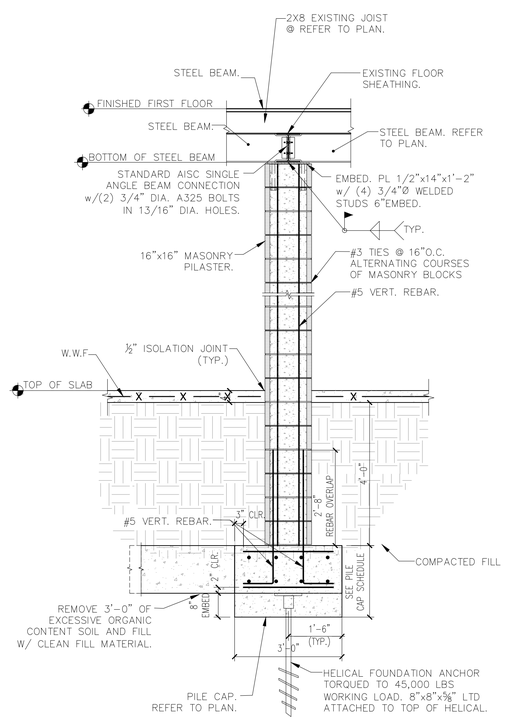


1 S-4 MAIN SECTION
1/2"=1'-0"

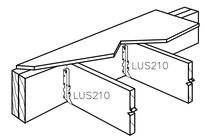


CONTRACTOR MUST VERIFY THAT THE DESIGN WORKING LOAD HAS BEEN ACHIEVED IN COORDINATION WITH THE GEOTECHNICAL RECOMMENDATIONS, PRIOR TO CONCRETE POUR. EOR DOES NOT TAKE RESPONSIBILITY FOR THE SELECTED PILE EMBEDMENT OR LOAD BEARING CAPACITY.

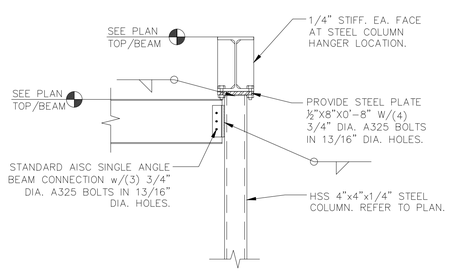
2 EXTERIOR PILASTER (TYP.)
SCALE: 1/2" = 1'-0"



3 INTERIOR PILASTER (TYP.)
SCALE: 1/2" = 1'-0"



4 SIMPSON LUS210
SCALE: 3/4" = 1'-0"



14 CONN. STEEL BEAMS TO STEEL COLUMN
SCALE: 1" = 1'-0"

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3108 Pass A Grille Way, St Pete Beach, FL 33706

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CD	04/18/25	PERMIT

SHEET MANAGEMENT

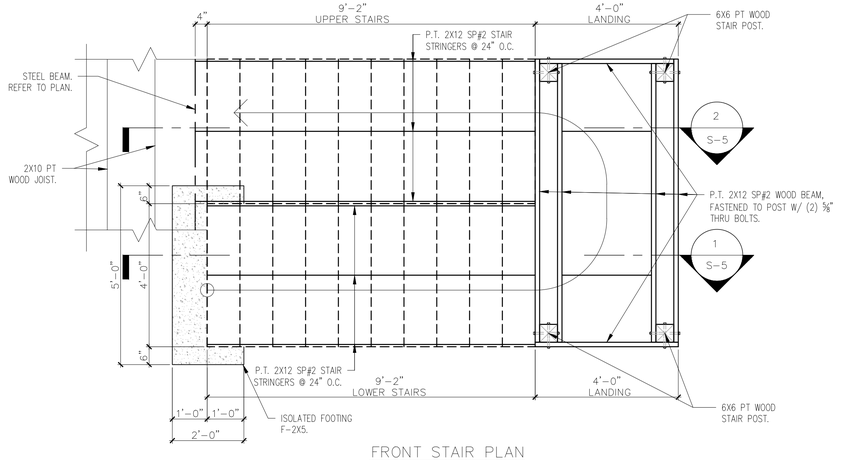
PROJECT NO: 2024159

SHEET TITLE

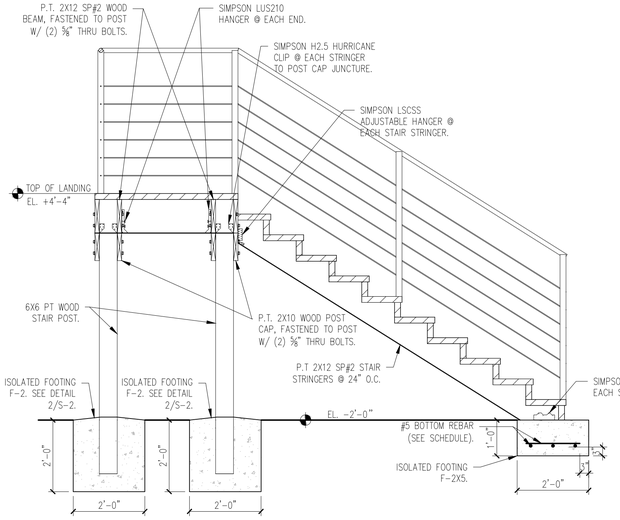
SECTIONS & DETAILS

SHEET NUMBER

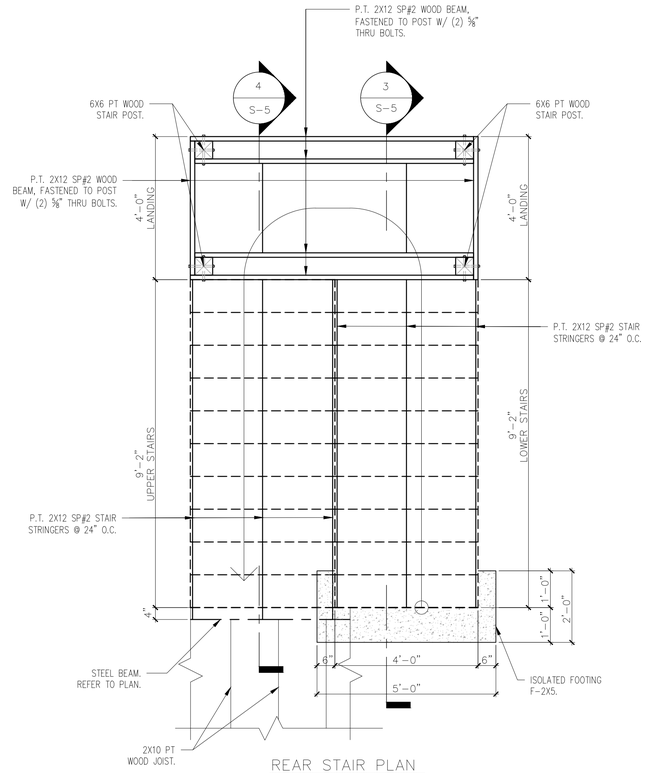
S-4



FRONT STAIR PLAN
SCALE: 1/2" = 1'-0"

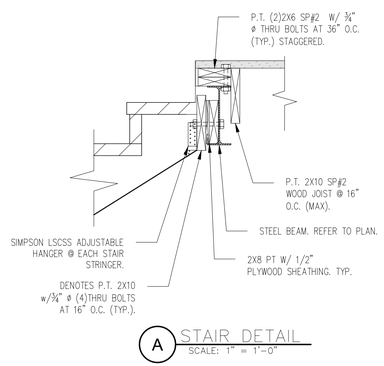


3 REAR STAIR SECTION
SCALE: 1/2" = 1'-0"

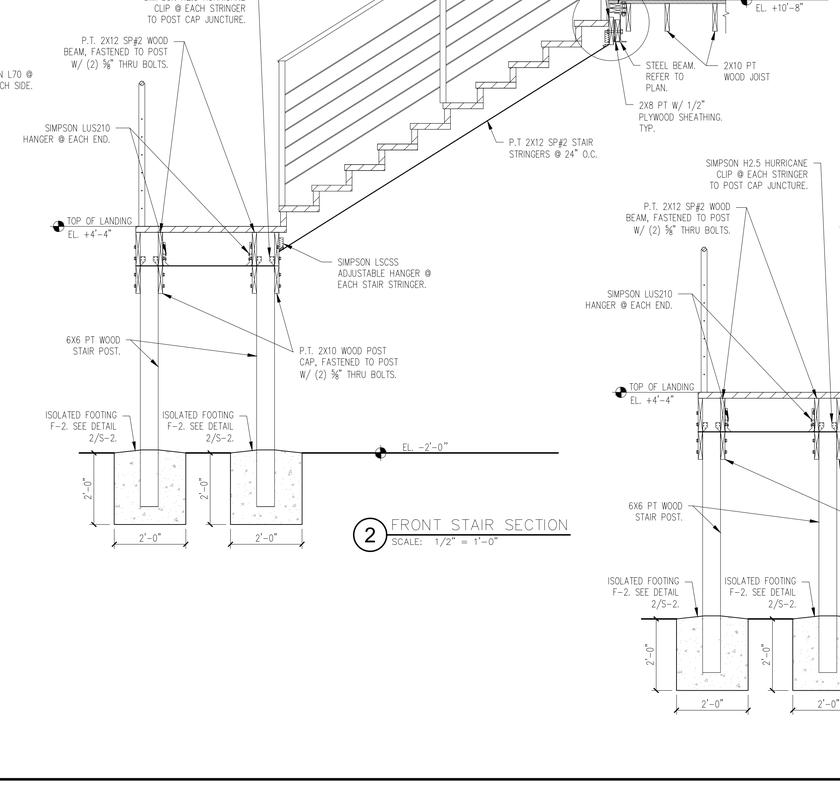


REAR STAIR PLAN
SCALE: 1/2" = 1'-0"

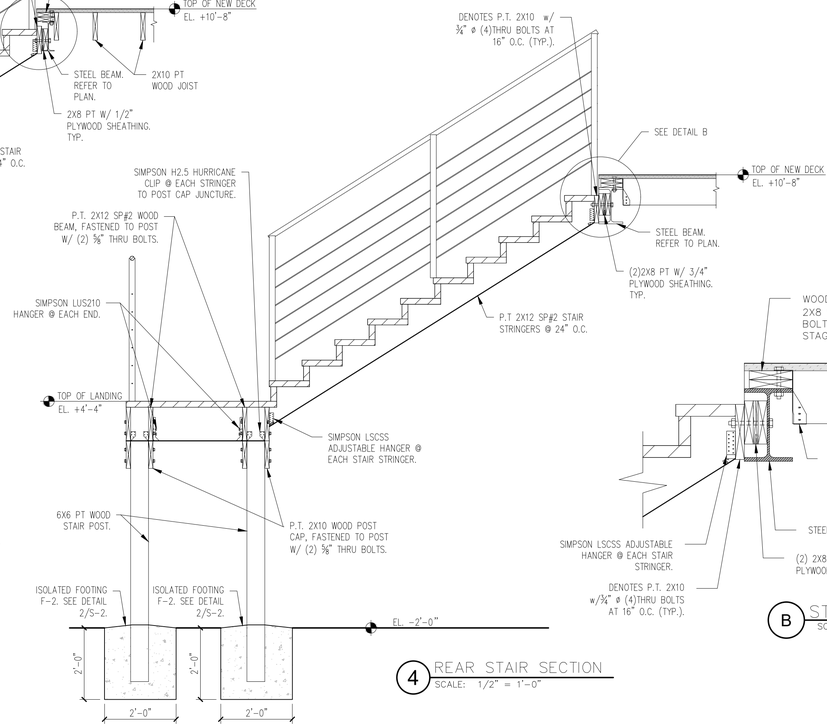
1 FRONT STAIR SECTION
SCALE: 1/2" = 1'-0"



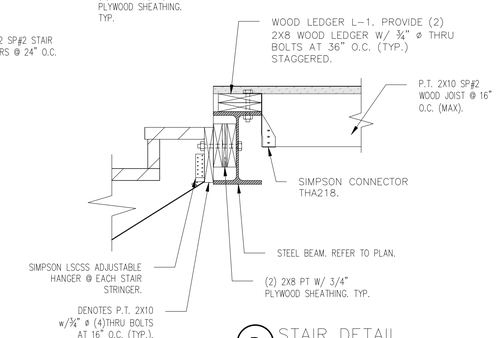
A STAIR DETAIL
SCALE: 1" = 1'-0"



2 FRONT STAIR SECTION
SCALE: 1/2" = 1'-0"



4 REAR STAIR SECTION
SCALE: 1/2" = 1'-0"



B STAIR DETAIL
SCALE: 1" = 1'-0"

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Clearwater, FL 33765
727.657.0773
dmd-company.com

CONSULTANT

DANIEL DIAZ LICENSE No. 95657 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT

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3108 Pass A Grille Way, St Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	04/18/25	PERMIT

SHEET MANAGEMENT

PROJECT NO: 2024159

SHEET TITLE

STAIR DETAILS

SHEET NUMBER

S-5





HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25073: 113 3rd Avenue

Action Request: Motion to approve Certificate of Appropriateness No 25073 for demolition of the contributing residence at 113 3rd Avenue.

Strategic Objective:

Date: July 1, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Due to the extent of damage, staff recommends approval for demolition without a stay.

Funding: n/a

Attachments:

1. Staff Report
2. Survey
3. Agent Authorization
4. Application

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Certificate of Appropriateness Case No. 25073: BCA for Michael Peltier and James Tobin
Meeting Date: July 1, 2025
Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the single-family residence that is a contributing resource to the Pass-a-Grille Historic District (PI12544).
SUBJECT PROPERTY	113 3rd Ave; Property ID # 19-32-16-58932-009-0170; MOREY BEACH BLK 9, LOT 17.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1935 (PI12544)
HISTORIC STATUS	Constructed c 1935, the structure is considered a contributing resource to the Pass-a-Grille Historic District as of the 2003 Boundary Increase of the Pass-a-Grille Historic District.
SURROUNDING AREA	North – Alleyway / Three-family residence South – 3rd Avenue and Four-family residence East – Three-family residence West – Alleway and single-family residence

BACKGROUND and ANALYSIS

The subject parcel contains a frame vernacular single-family home constructed in 1935 according to its Florida Master Site File. The structure retains a similar massing but has had its roof altered, with an addition to the rear and changeout of siding to vinyl and windows over time. There do not appear to be any significant alterations to the exterior of the residence since 2015, when the Pass-A-Grille Historic District was re-surveyed.





Above, left: A photo of the residence from the 2015 re-survey of historic resources in Pass-a-Grille.
Above, right: The structure photographed in 2023.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

The structure is constructed in the frame vernacular style, the most common style in Pass-A-Grille. It is a simple design standard of the style grouping, having been built in the pre-war period and featuring overhanging eaves and a louvered vent under the side gable as distinguishing features. It has been moderately altered over time, but still preserves the same general form when viewed from its frontage. The home does not have any known associations with persons important in the early history of Pass-A-Grille.

(2) The importance of the building to the character of a district, if applicable.

Frame vernacular homes are well-represented in Pass-A-Grille and the subject structure is not a particularly standout example of the style, in particular due to the frontage-facing alterations that have occurred over time. It is also not developed or maintained as an "apartment house", a style of pre-zoning residence in the neighborhood and vicinity where

multiple families live within the same residence that appears to be a single-family residence when viewed from the street. However, its scale and massing are dwindling features of the district, and it is possible that redevelopment on the lot will greatly exceed the height and modestly exceed the overall footprint of the existing building.

(3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

The home cannot be rebuilt at grade due to its presence in a flood zone. It is located outside of the Coastal A zone and therefore could be built as a walk-up with flood vents if desired. Staff does not find the exterior elements of the structure, independent of its height and massing, to be irreplaceable. The vinyl siding, while typically not meeting flood damage-resistance requirements, was a later addition.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

The structure is not one of the last remaining frame vernacular residences in the vicinity or in the neighborhood.

(5) Whether reasonable measures can be taken to save the building.

The City estimates the damage sustained to the residence to exceed 100% of the structure's depreciated value, indicating a total loss. Staff does not find it reasonable to require restoration of the building.

(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

Staff does not find reasonable economic return of the structure in its current state is possible.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

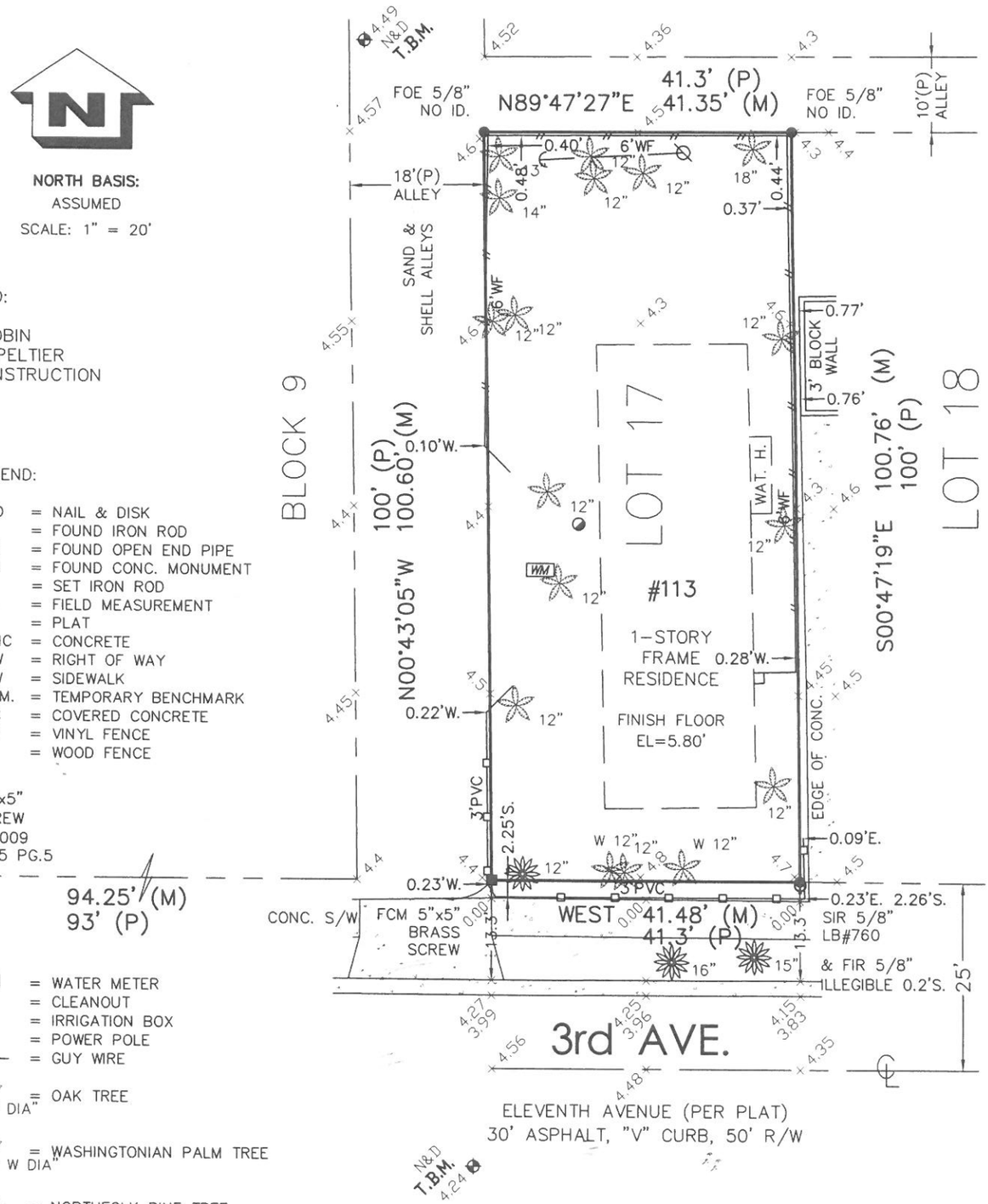
Staff supports the request to demolish the building without a stay. The damage sustained to the structure is significant and far exceeds what Staff finds to be a reasonable threshold to require repairs. The property could be redeveloped with a similar use and arrangement to what exists currently.

The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the Pass-A-Grille Overlay District amendments are approved. While this would not affect the ability for the applicant to develop a residence on the lot, it may prevent the lot from being developed without compliance with the design requirements of the Overlay, and may also extend the review period to allow for Historic Preservation Board input into the residential designs.

Staff recommendation:

Staff recommends APPROVAL of the Certificate of Appropriateness for Demolition of the contributing structures at 113 3rd Avenue without a stay on demolition.

SECTION 19, TOWNSHIP 32S, RANGE 16E



LEGEND:

N&D	=	NAIL & DISK
FIR	=	FOUND IRON ROD
FOE	=	FOUND OPEN END PIPE
FCM	=	FOUND CONC. MONUMENT
SIR	=	SET IRON ROD
(M)	=	FIELD MEASUREMENT
(P)	=	PLAT
CONC	=	CONCRETE
R/W	=	RIGHT OF WAY
S/W	=	SIDEWALK
T.B.M.	=	TEMPORARY BENCHMARK
C/C	=	COVERED CONCRETE
PVC	=	VINYL FENCE
WF	=	WOOD FENCE

WM = WATER METER
= CLEANOUT
= IRRIGATION BOX
= POWER POLE
= GUY WIRE
= OAK TREE DIA"
= WASHINGTONIAN PALM TREE W DIA"
= NORTHFOLK PINE TREE DIA"
+0.00 = SPOT ELEVATION

CERTIFIED TO:

JAMES A. TOBIN
MICHAEL J. PELTIER
SEASIDE CONSTRUCTION

LEGAL DESCRIPTION

LOT 17, BLOCK 9, ACCORDING TO THE PLAT OF
MOREY BEACH
AS RECORDED IN PLAT BOOK 1, PAGE 102
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES – 2/7/2025

Zoning
RML-2 / PAG
County Vulnerability Assessment
12.6'
Flood Zone
AE (EL. 9') UPLAND FROM LIMWA
COMMUNITY PANEL #125149 12103C0286 H,
EFFECTIVE 8/24/21
Basis of Bearings:
SOUTH BOUNDARY
ASSUMED WEST
Benchmark:
COUNTY #288 Y 135
EL. = 4.053' N.G.V.D., ADJUSTED TO
EL. = 3.32' N.A.V.D. M.S.L. = 0.00'

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

2412-15.CRD
FIELD BOOK 988 PAGE 70-71

This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

JOB# 2412-15
Dwn: JM

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4907
Certificate of Authorization No. LB 760

JOHN O. BRENDLA LICENSE NUMBER 4907 STATE OF FLORIDA Professional Surveyor and Mapper

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

Owner's Authorization For Agent Form

Community Development Department
City of St. Pete Beach, Florida 727-363-9241

I/We Michael J. Peltier
(Property Owner(s) printed name)

hereby authorize Roger Houde
(Agent's printed name)

to represent me in an application for Certificate of Appropriateness
(Type of application: Variance, Condtional Use, Zoning, etc.)

Michael J. Peltier
Signature of Owner

Michael J. Peltier
Owner's Printed Name

Signature of Owner

James A. Tobin
Owner's Printed Name

The foregoing instrument was acknowledged before me this 27th **day of** May **20**25**, by** Michael J. Peltier **who is personally known** _____ **or produced** FL DL # P436-550-61-088-0 **as identification.**

05/27/2025

(Notary Signature) **(Date)**

My commission expires 06-01-2026

RECEIVED
MAY 13 2025
COMMUNITY DEVELOPMENT

St. Pete Beach
The Sunset Capital of Florida

Application for Certificate of Appropriateness

25013

Owner Name & Address

Michael Peltier
James Tobin
113 3rd Ave SPB

Representative Name & Address

BCA
P.O. Box 7457
Seminole, FL 33775

Phone 727-420-8763

Phone 727 543-0033

Property Address and Legal Description

113 3rd Ave St. Pete Beach, FL 33706

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction _____

Addition _____

Demolition Permit # 2503805

Rehabilitation _____

Relocation _____

1. **Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.**

Demolition

3

2. Attach photos and a survey of the existing property.

3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. Whether reasonable measures can be taken to save the building;

- Cloth wiring detected
- We'll need to be completely rewired
- structural floor beams not structurally sound
- Too expansive & not sound enough to save

2. Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

- The building is ~~not~~ not in viable condition and it is not going to be capable at a normal economic return in trying to save the structure.

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
Windows
Doors
Roofing
Entrances/Porches

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.

Michael J Pettus Jr

Owner/Applicant Signature

5/12/25

Date

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25079: 206 Pass-A-Grille Way

Action Request: Motion to approve Certificate of Appropriateness for Demolition Case No. 25079 for 206 Pass-A-Grille Way.

Strategic Objective:

Date: July 1, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Due to extensive damage, Staff recommends approval without stay.

Funding: n/a

Attachments:
1. Staff Report
2. Application Submittal with Photos

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Certificate of Appropriateness Case No. 25079: Roger Houde
Meeting Date: July 1, 2025
Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the single-family residence on the subject property that contributes to the Pass-A-Grille Historic District (PI12589)
SUBJECT PROPERTY	206 Pass-a-Grille Way; Parcel # 19-32-16-58932-010-0020; MOREY BEACH BLK 10, LOT 2
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1926 (PI12589)
HISTORIC STATUS	Constructed c 1926, the structure is considered a contributing resource to the Pass-a-Grille Historic District per the 2003 National Register boundary increase and the 2015 historic re-survey of the neighborhood.
SURROUNDING AREA	North – Three-family residence South – Single-family residence East – Water West – Alleyway

BACKGROUND and ANALYSIS

The subject property contains a single-family, single-story structure constructed circa 1926 per its Florida Master Site File. It was considered a historic resource at time of the City's 2003 boundary increase of the Pass-A-Grille National Register Historic District, and remained as such in 2015 during its re-survey. The structure is constructed in a frame vernacular style and features lattice vents, cornerboards, and shutters around the frontage window as distinguishing features. The home has undergone modest changes, including a rear addition, porch enclosure, and window alterations. A one-story now-attached garage exists as well but is not considered a contributing resource.




Above, left: A photo of the front of the residence from the 2015 re-survey of historic resources in Pass-a-Grille.
Above, right: The structure photographed after the 2024 hurricanes, showing the extent of damage.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

The structure, while altered, is a good example of the frame vernacular style. Its projecting gable-roof porch, louvers, and pierced foundation are uncommon elements in Pass-A-Grille but provide the building character that is unlikely to be retained at the same mass and scale during redevelopment. Its asbestos shingles are a dwindling feature of Pass-A-Grille residences and will not be replaced in redevelopment, although similar materials are available.

(2) The importance of the building to the character of a district, if applicable.

There are still a number of modest single- and one-and-a-half story structures along the western side of Pass-a-Grille Way. The major loss through demolition of this structure will be to the form and mass, which cannot be replicated due to coastal floodplain development requirements. However, unlike many of the lightly-adorned frame vernacular residences in Pass-A-Grille, Staff does find the subject structure to be a good example of the style that contains moderate architectural embeliishment.

(3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

The structure could not be restored as constructed, although there may be possibility for reconstruction of a partially-screened ground level. Due to location and coastal elevation requirements, it is likely that close to a full story of elevation will be required in reconstruction. Asbestos shingles cannot be replaced, although fiber cement alternatives that meet floodplain resistance requirements may exist.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

The frame vernacular style remains well represented in the district. This is not one of the last remaining examples. However, it is among a dwindling number that feature significant architectural embellishment.

(5) Whether reasonable measures can be taken to save the building.

The City estimates the damage sustained to the residence to equal 100% of the structure's depreciated value, indicating a total loss. It was also declared unsafe for occupancy by the building official following the recent hurricane. Staff does not find it to be reasonable to require restoration of the structure.

(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

The applicant states this is not possible, due to preexisting termite damage and storm-related damage. Staff finds the damage estimate to support that the building cannot earn a reasonable economic return.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff supports the request to demolish the building without a stay. The structure is beyond repair as declared by the City's building official. The property could be redeveloped with a similar use and arrangement to what exists currently. The lot meets the requirement for a House-Medium structure upon reconstruction, which would allow for similar setbacks as currently exist, albeit with slightly greater setbacks required along the north side.

The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the Pass-A-Grille Overlay District amendments are approved. While this would not affect the ability for the applicant to develop a residence on each lot, it may prevent the lots from being

developed without compliance with the design requirements of the Overlay, and may also extend the review period to allow for Historic Preservation Board input into the residential designs.

Staff recommendation:

Staff recommends APPROVAL of the Certificate of Appropriateness for Demolition of the contributing structures at 206 Pass-a-Grille Way without a stay on demolition.

25079

Application for Certificate of Appropriateness

Owner Name & Address

ROGER HOUDE
206 PAG Way
St. Pete Beach, FL 33706

Representative Name & Address

Phone 727.420.2250

Phone

vgh100@verizon.net

Property Address and Legal Description

206 PASS-A-GRILLE WAY MOREY BEACH BLK 10, LOT 2

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction _____

Addition _____

Demolition _____

Rehabilitation _____

Relocation _____

1. **Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.**

N/A

2. **Attach photos and a survey of the existing property.**

3. **Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.**

N/A

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.**

N/A

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.**

N/A

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.**

N/A

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

N/A

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

N/A

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.**

N/A

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.**

N/A

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

N/A

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.**

N/A

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.**

N/A

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.**

N/A

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.**

N/A

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

N/A

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.**

N/A

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. **Whether reasonable measures can be taken to save the building;**

NO. THE ENTIRE FRONT OF THE HOUSE, IN ADDITION TO SOME SIDE WALLS, WAS DESTROYED DURING HURRICANE HELENE, THE STRUCTURE WAS SHIFTED ON THE SUPPORT BLOCKS

2. **Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

THE HOUSE WAS CONDEMED SHORTLY AFTER HURRICANE HELENE. IT'S A 105 YEAR OLD STRUCTURE WITH EXTENSIVE TERMITE DAMAGE IN ADDITION THE EXTREME STORM DAMAGE

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)

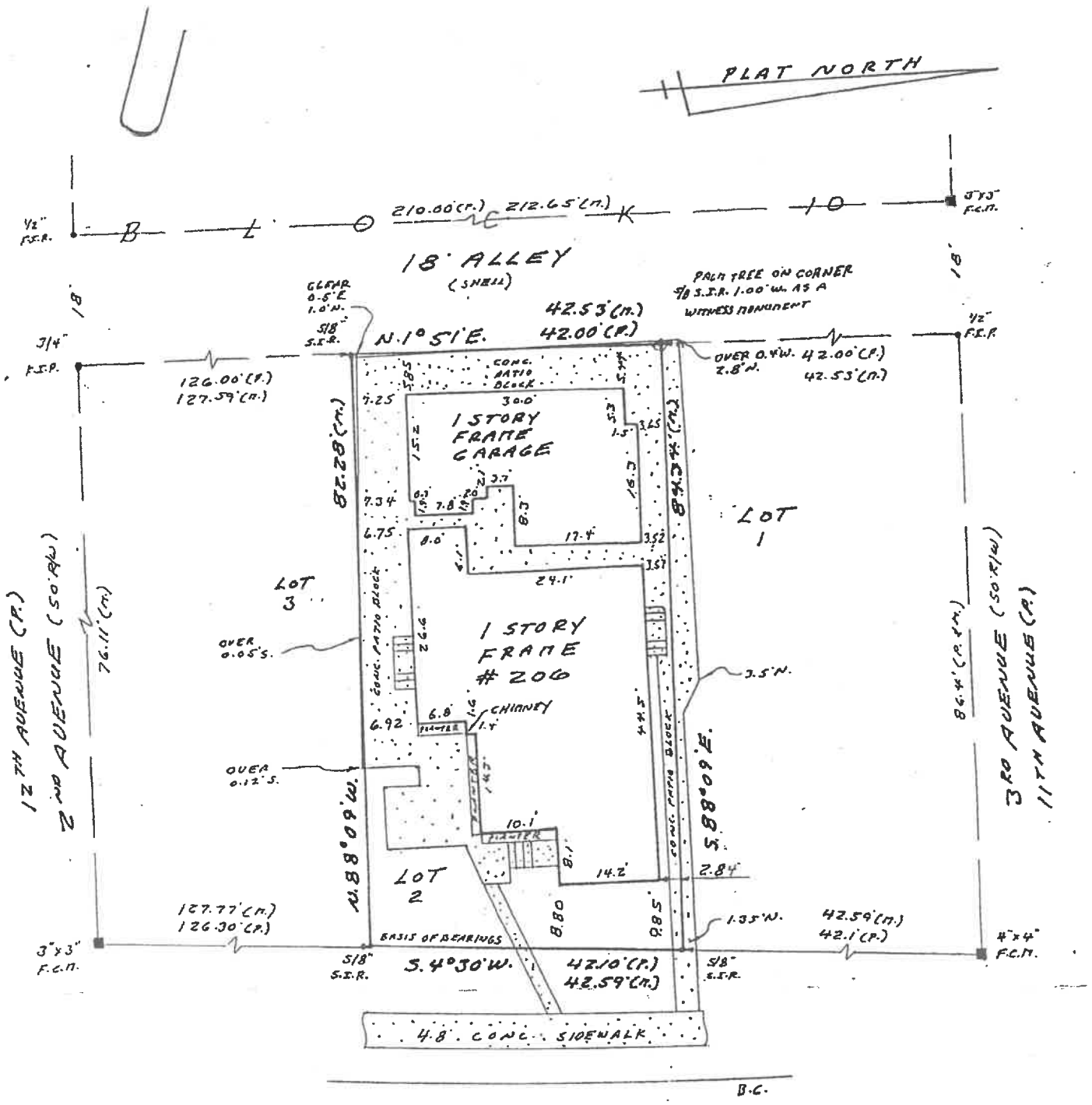
Exterior Material/Siding N/A
Windows N/A
Doors N/A
Roofing N/A
Entrances/Porches N/A

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.

Owner/Applicant Signature

5/15/25

Date



PASS-A-GRILLE WAY

(40' PAVED)

(NO R/W DIMENSION GIVEN)

10/9/97

A BOUNDARY SURVEY OF LOT 2, BLOCK 10, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: 970689	**DAVID C. HARNER**	FLOOD ZONE: "A11"
TELEPHONE: (813) 323-5272	PROFESSIONAL LAND SURVEYOR	FLOOD MAP DATE: 3-2-83
DATE OF FIELD SURVEY: 10-5-97	4923 18th AVENUE SOUTH	COMMUNITY NUMBER: 125149
1 INCH = 20 FEET	GULFPORT, FLORIDA 33707	PANEL NUMBER: 0006 B
		CHECKED BY: DCH

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1–A30, AE, AH, A (with BFE),V1–V30,VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features–If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001; and that the special purpose elevation survey represented hereon meets the requirements of Florida Statute 472.027

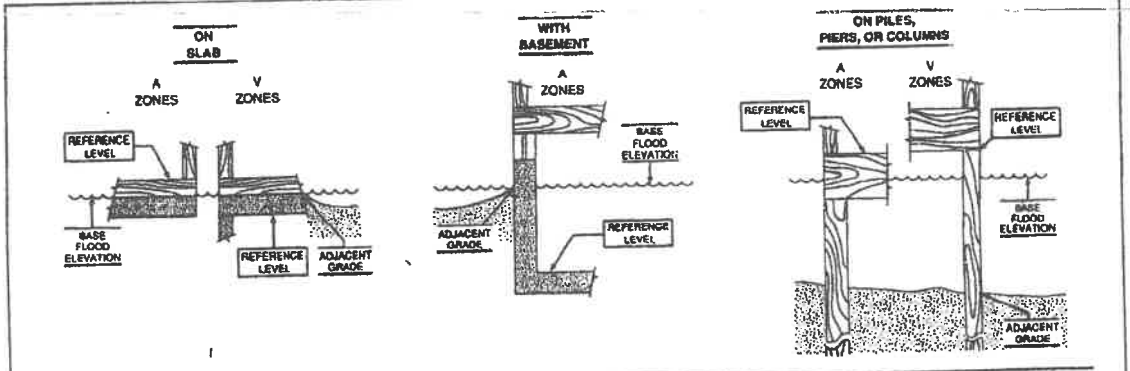
CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)		
David C. Harner	2650		
TITLE	**COMPANY NAME**		
Professional Land Surveyor			
ADDRESS	**CITY**	**STATE**	**ZIP**
4923 18th Avenue South	Gulfport	Florida	33707
SIGNATURE	**DATE**	**PHONE**	
	10-4-97	(813) 323-5272	

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: Benchmark elevation=5.923' on Disk No.3-1949 set in seawall at 10th Avenue East of Pass A Grille Way.

Detached garage lowest floor elevation=4.2'.

Breakaway/non-breakaway walls, enclosure size, location of servicing equipment, area use, wall openings and unfinished areas are features that are not included in this certification.



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.











HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition Case No. 25078: 1209 Pass-A-Grille Way

Action Request: Motion to approve Certificate of Appropriateness Case No. 25078 for demolition of the residence at 1209 Pass-a-Grille Way without a stay on demolition.

Strategic Objective:

Date: July 1, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Due to the extent of damage, Staff does not recommend a stay on demolition

Funding: n/a

Attachments:

1. Staff Report
2. Survey
3. Application
4. Photos

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Certificate of Appropriateness Case No. 25078: Sam Ervin of JVS for Thijs Van Der Kolk Living Trust
Meeting Date: July 1, 2025
Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the single-family residence on the subject property that contributes to the Pass-A-Grille Historic District (PI12603)
SUBJECT PROPERTY	1209 Pass-a-Grille Way; Parcel # 18-32-16-95454-001-0020; WEBSTER'S MAP, WARREN BLK 1, LOT C LESS N 4FT THEREOF TOGETHER WITH N 25.15FT OF LOT B.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1930 (PI12603)
HISTORIC STATUS	Constructed c 1930, the structure is considered a contributing resource to the Pass-a-Grille Historic District per the 2015 historic re-survey of the neighborhood
SURROUNDING AREA	North – Single-family residence South – Single-family residence East – Water West – Pass-a-Grille Way

BACKGROUND and ANALYSIS

The subject property contains a single-family, single-story structure constructed circa 1930 per its Florida Master Site File. It was not picked up as a contributing resource in the City's 1989 or 2003 Pass-a-Grille National Register Historic Designations, but was included as a surveyed historic resource in the 2015 re-survey. It has been significantly altered over time, including addition of a hyphen connecting the once-detached garage to the main residence, and addition of stucco and fiber-cement siding, porch modifications, and window changeouts.





Above, left: A photo of the front of the residence from the 2015 re-survey of historic resources in Pass-a-Grille.
Above, right: The rear of the structure photographed after the 2024 hurricanes.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

The structure is constructed in a frame vernacular style and contains a projecting frontage porch under a gable with pierced breezeblock vents as a distinguishing architectural feature. Despite heavy modifications, the structure retains the form and massing contemporary with its construction, at one story and a modest hyphen addition to connect the residence to the garage in an unknown year. Rising land values have led to significant redevelopment along the eastern side of Pass-a-Grille Way in the recent decades, and this is one of few remaining structures along the water that retains that massing.

(2) The importance of the building to the character of a district, if applicable.

The historic integrity of the structure has been impacted by the significant modifications undertaken in recent years, but it preserves the modest form, massing, and early rapid construction integrity of homes built in the pre-War period. Until the late 1940s and 1950s, Pass-a-Grille was majorly comprised of resort homes that were constructed for occasional visit rather than permanent settlement. The number of these homes, and scale generally, along Pass-a-Grille Way has been subject to major changes in the recent years, and there are few one- and modest two-story structures remaining along its east side.

(3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

The structure is in a coastal flood zone and could not be reconstructed with an enclosed foundation. It is also subject to significant elevation requirements that will likely require elevation of a full story in height. The massing and scale of the structure is likely to significantly change when new construction occurs. Regarding the modern features of its façade, a reconstructed façade could likely include a similar fiber cement siding at the lower level, or a stucco-look cement.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

The frame vernacular remains well represented in the district. This is not one of the last remaining examples.

(5) Whether reasonable measures can be taken to save the building.

The City estimates the damage sustained to the residence to equal 85% of the structure's depreciated value, indicating a substantial loss. Staff does not find it to be reasonable to require restoration of the structure.

(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

The applicant states this is not possible. Staff finds the damage estimate to support that the building cannot earn a reasonable economic return.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff supports the request to demolish the building without a stay. The damage sustained to the structure is significant and exceeds what Staff finds to be a reasonable threshold to require repairs. The property could be redeveloped with a similar use and arrangement to what exists currently. The existing building footprint is similar to one that could be reconstructed on the property under the House-Large building type that would apply to the property.

The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the Pass-A-Grille Overlay District amendments are approved. While this would not affect the ability for the applicant to develop a residence on each lot, it may prevent the lots from being developed without compliance with the design requirements of the Overlay, and may also extend the review period to allow for Historic Preservation Board input into the residential designs.

Staff recommendation:

Staff recommends APPROVAL of the Certificate of Appropriateness for Demolition of the contributing structures at 1209 Pass-a-Grille Way without a stay on demolition.

SCALE:1"=20'

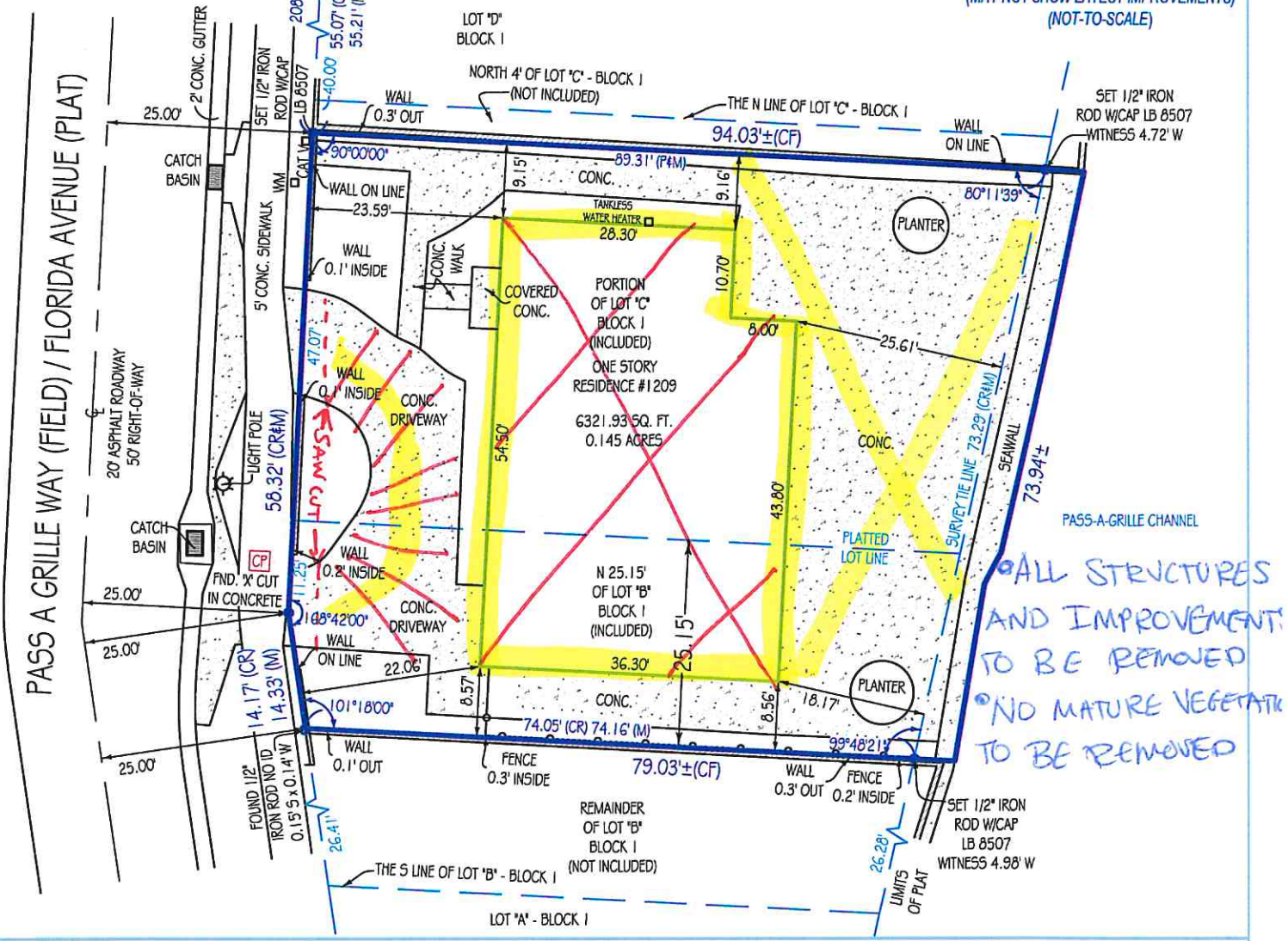
BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

RECORD DATA INDICATES OWNERSHIP TO THE EDGE OF WATER. *(PASS-A-GRILLE CHANNEL)* IS TIDALLY INFLUENCED AND REQUIRES A MEAN HIGH WATER DETERMINATION TO ESTABLISH THE PROPERTY BOUNDARY. HOWEVER, BY VIRTUE OF A CONSTRUCTED SEAWALL, THE HORIZONTAL POSITION OF MEAN HIGH WATER IS DETERMINED BY THE WETFACE OF SAID SEAWALL AND THEREFORE DEFINES THE SUBJECT BOUNDARY LINE.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



- ALL STRUCTURES AND IMPROVEMENTS TO BE REMOVED
- NO MATURE VEGETATION TO BE REMOVED

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 2-102
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:	Job Nr: 229101-CW	Date of Field Work: 11/20/2024	Drawn by: S.C.V.

LANDTEC
LICENSED BUSINESS No. 8507

Docusign Envelope ID: 432564B3-2E2D-449B-8AC7-CFC9B1A7C468

St. Pete Beach
The Sunset Capital of Florida

Application for Certificate of Appropriateness

Owner Name & Address

1209 PASS A GRILLE WAY
ST PETE BEACH, FL 33706
HANS VAN DER KOLK

Representative Name & Address

SAMUEL W. ERVIN
1608 N 43RD ST TAMPA FL 33605
JVS CONTRACTING INC

Phone (941) 232-5207

Phone 813 244 1007

Property Address and Legal Description

1209 PASS A GRILLE WAY

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction _____

Addition _____

Demolition RESIDENTIAL DEMOLITION

Rehabilitation _____

Relocation _____

1. **Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.**

COMPLETE DEMOLITION OF RESIDENTIAL STRUCTURE.
ALL DEBRIS TO BE EXCAVATED AND REMOVED.

Docusign Envelope ID: 432564B3-2E2D-449B-8AC7-CFC9B1A7C468

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. **Whether reasonable measures can be taken to save the building;**

NO INTENT ON SALVAGING HOME. ONLY FINANCIALL VIABLE OPTION IS DEMOLITION. & STRUCTURE DEEMED CONTRIBUTING, NOT HISTORICAL.

2. **Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

NO INTENT ON SALVAGING HOME. NOT FINANCIALLY VIABLE OR LOGICAL OPTION FOR HOMEOWNER.

Docusign Envelope ID: 432564B3-2E2D-449B-8AC7-CFC9B1A7C468

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 DEMO
Windows DEMO
Doors DEMO
Roofing DEMO
Entrances/Porches DEMO

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.

Signed by:

20391D2329734E0...

Hans Van Der Kolk

5/21/2025

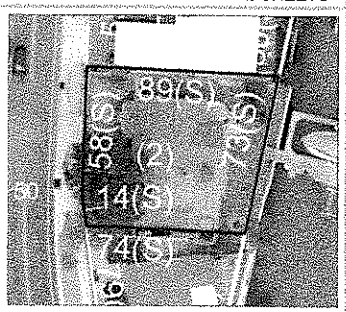
Owner/Applicant Signature **Date**

SCALE:1"=20'

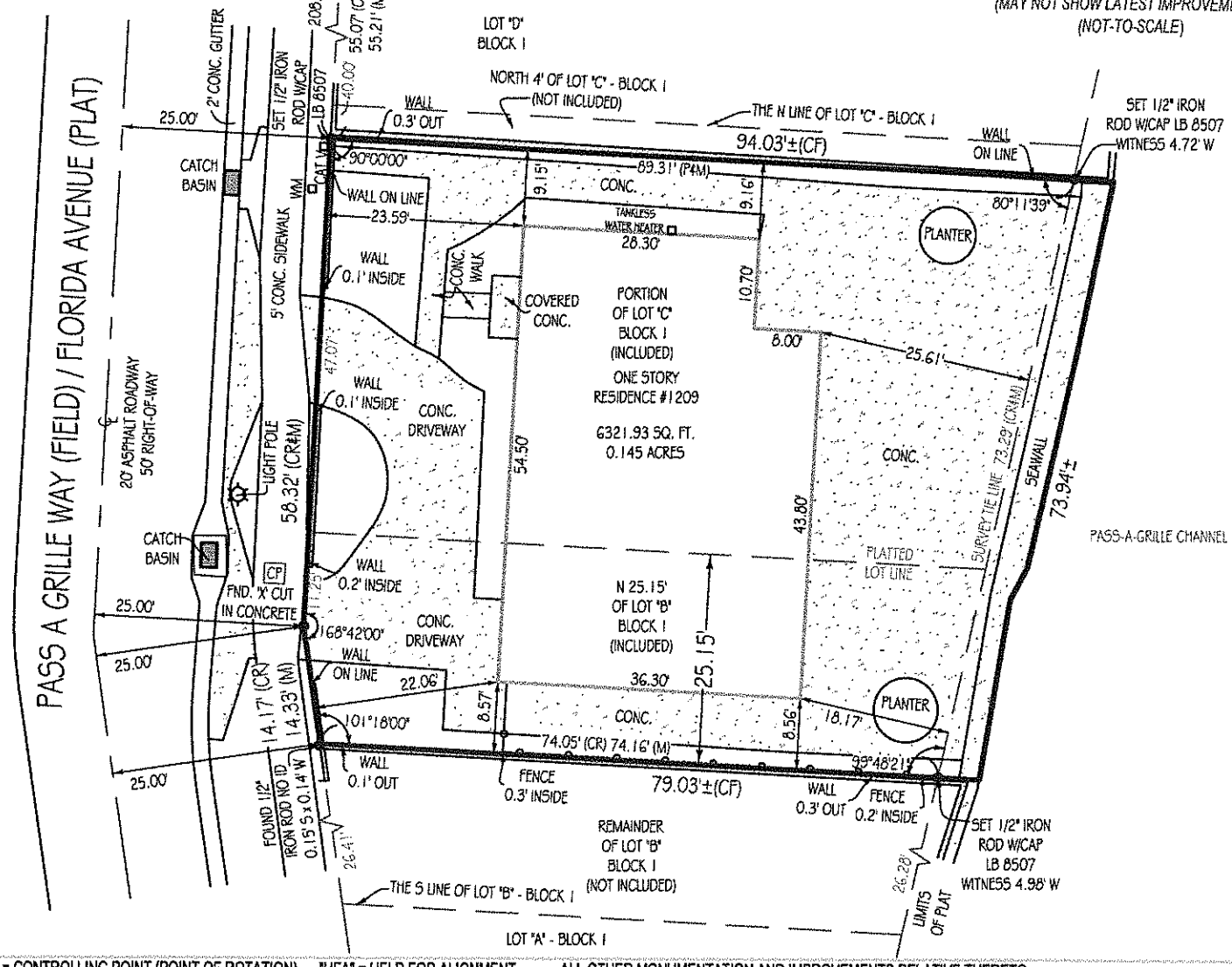
BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

RECORD DATA INDICATES OWNERSHIP TO THE EDGE OF WATER. *(PASS-A-GRILLE CHANNEL)* IS TIDALLY INFLUENCED AND REQUIRES A MEAN HIGH WATER DETERMINATION TO ESTABLISH THE PROPERTY BOUNDARY. HOWEVER, BY VIRTUE OF A CONSTRUCTED SEAWALL, THE HORIZONTAL POSITION OF MEAN HIGH WATER IS DETERMINED BY THE WETFACE OF SAID SEAWALL AND THEREFORE DEFINES THE SUBJECT BOUNDARY LINE.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



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Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 2-102
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

Job Nr: 229101-CW | Date of Field Work: 11/20/2024 | Drawn by: S.C.V.

LANDTEC

LICENSED BUSINESS No. 8507

SCALE:1"=20'

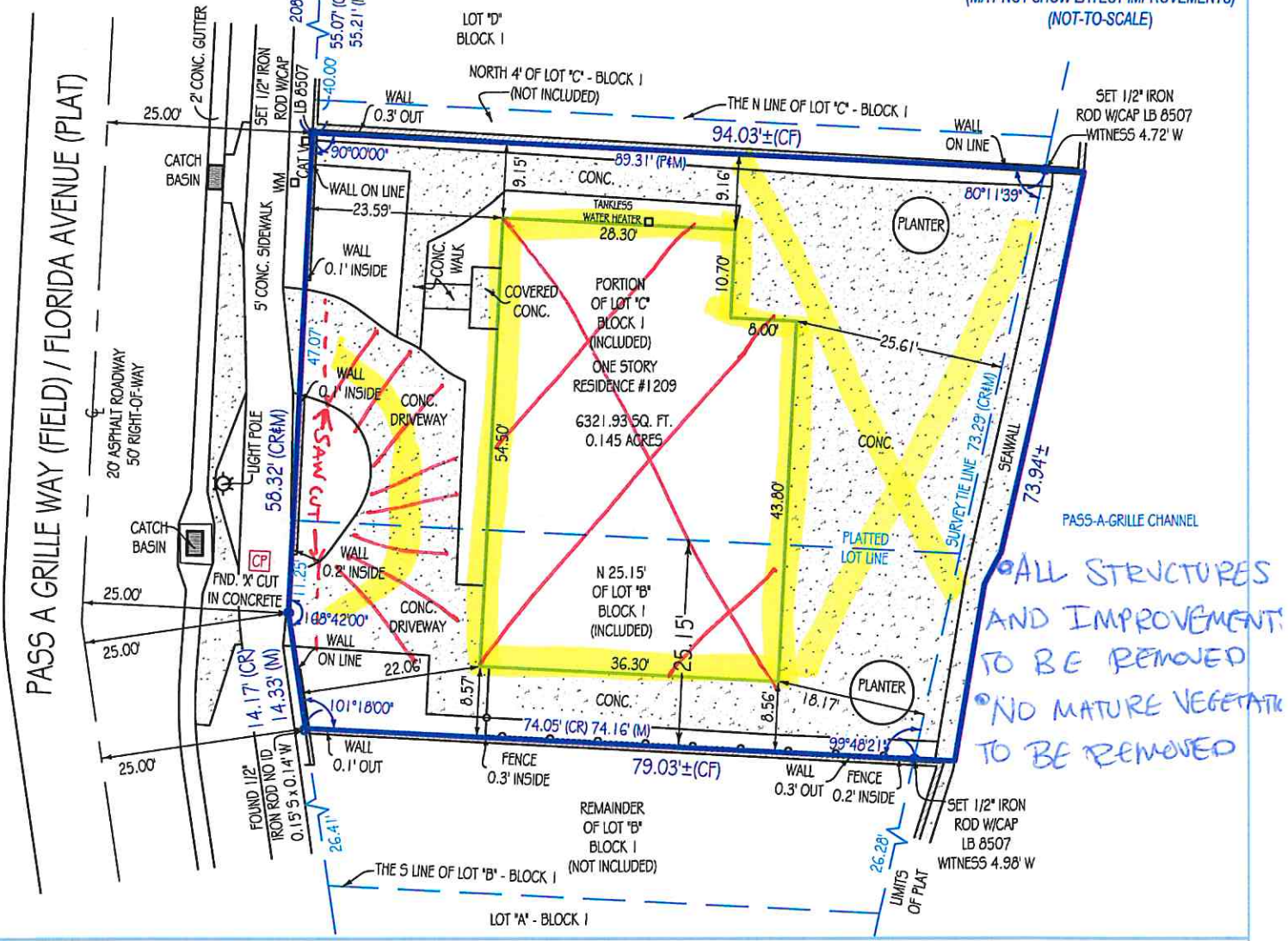
BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

RECORD DATA INDICATES OWNERSHIP TO THE EDGE OF WATER. *(PASS-A-GRILLE CHANNEL)* IS TIDALLY INFLUENCED AND REQUIRES A MEAN HIGH WATER DETERMINATION TO ESTABLISH THE PROPERTY BOUNDARY. HOWEVER, BY VIRTUE OF A CONSTRUCTED SEAWALL, THE HORIZONTAL POSITION OF MEAN HIGH WATER IS DETERMINED BY THE WETFACE OF SAID SEAWALL AND THEREFORE DEFINES THE SUBJECT BOUNDARY LINE.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NO NOTABLE CONDITIONS FOUND.

*ALL STRUCTURES AND IMPROVEMENTS TO BE REMOVED
*NO MATURE VEGETATION TO BE REMOVED

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 2-102
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
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Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:	Job Nr: 229101-CW	Date of Field Work: 11/20/2024	Drawn by: S.C.V.

LANDTEC
LICENSED BUSINESS No. 8507


1209
















1209
1
3
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5
6















HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25072: 2604 Pass-a-Grille Way

Action Request: Motion to approve Certificate of Appropriateness Case No. 25072 for demolition of the contributing residence and garage at 2604 Pass-A-Grille Way.

Strategic Objective:

Date: July 1, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Staff does not find any basis to recommend a delay due to the extent of damage.

Funding: n/a

Attachments:

1. Staff Report
2. Application
3. Survey
4. Mold Inspection
5. Photo 1
6. Photo 2

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Certificate of Appropriateness Case No. 25072: Sam Angelides for Kevin and Lois Quinn
Meeting Date: July 1, 2025
Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the single-family residence and detached garage on the subject property that contribute to the Pass-A-Grille Historic District (PI12651)
SUBJECT PROPERTY	2604 Pass-a-Grille Way; NORTH PASS-A-GRILLE SEC A BLK C, LOT 10 & N 5 FT OF LOT 9; Property # 18-32-16-61002-003-0100.
LAND USE / ZONING	RU-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1949 (PI12651)
HISTORIC STATUS	Constructed c 1949, the structure and its garage are considered contributing resources to the Pass-a-Grille Historic District as of the 2003 Boundary Increase of the Pass-a-Grille Historic District.
SURROUNDING AREA	North – Three-family residence South – Two-family residence East – Single-family residence West – Alleyway & Single-family residence

BACKGROUND and ANALYSIS

The subject parcel contains a single-family, single-story masonry residence constructed in 1949 and a detached garage with screen wall, both of which were deemed contributing to the district in 2003 when the Pass-A-Grille National Register District was re-surveyed, and remaining so in 2015 when the City re-surveyed Pass-A-Grille. The structures are primarily contributing based on their mass, scale, and architectural features.




Above, left: A photo of the residence from the 2015 re-survey of historic resources in Pass-a-Grille.
Above, right: The structure photographed after the 2024 hurricanes.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

The structures are constructed in the masonry vernacular style, one of the most common in the district representing approximately one-in-five homes as of the 2003 Boundary Increase count. They were constructed in the third major wave of Pass-A-Grille's modern development, and exhibit the common elements of rectangular plans, stucco over concrete block, and minimal ornamentation. The only significant ornamentation on the lot comes in the form of a breezeblock pierced concrete wall at the rear garage. The structures are significant on the basis of their architecture and community planning and development.

(2) The importance of the building to the character of a district, if applicable.

The destruction experienced in Pass-A-Grille from the 2024 hurricanes is significant and the area faces a dwindling number of historic homes due to the catastrophic damage sustained among a large number, particularly along the eastern side of Pass-a-Grille Way which is at a lower elevation. The buildings on the property are not particularly important in their own right as standalone structures but are important on the basis of the massing, scale and features that they are maintained with, which will be eliminated during redevelopment.

(3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

The structures are in a flood zone and the front residence could not be reconstructed at the same elevation due to the property's flood zone. The structure could be constructed as a walk-up if the owner chooses to develop as such, maintaining similar massing and scale as the existing residence, although they would not be limited to doing so and could build a much larger home. The exterior of the residence, stucco over block, could likely be replicated with flood vents or other openings. The garage could be reconstructed as a detached, non-habitable, structure. This property is zoned for detached single-family residences and the owner should not face significant challenge in redeveloping a residence on the property.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

The structures are not among the last remaining examples of the masonry vernacular style in the neighborhood, but are of a dwindling number of single-family, single-story homes along Pass-a-Grille Way. The residence is also relatively unaltered, with only the door surround a contemporary improvement per its 2015 Florida Master Site File.

(5) Whether reasonable measures can be taken to save the building.

The City estimates the damage sustained to the residence to equal 100% of the structure's depreciated value, indicating a total loss. Staff does not find it to be reasonable to require restoration of the structure.

(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

The applicant states this is not possible. Staff finds the damage estimate to support that the building cannot earn a reasonable economic return.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff supports the request to demolish the buildings without a stay. The damage sustained to the structures is significant and exceeds what Staff finds to be a reasonable threshold to require repairs. The property could be redeveloped with a similar use and arrangement to what exists currently.

The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the Pass-A-Grille Overlay District amendments are approved. While this would not affect the ability for the applicant to develop a residence on the lot, it may prevent the lot from being

developed without compliance with the design requirements of the Overlay, and may also extend the review period to allow for Historic Preservation Board input into the residential design.

Staff recommendation:

Staff recommends APPROVAL of the Certificate of Appropriateness for Demolition of the contributing structures at 2604 Pass-a-Grille Way without a stay on demolition.

Application for Certificate of Appropriateness

Owner Name & Address

KEVIN + LOIS QUINN
2604 PASS-A-GRILLE WAY
ST. PETE BEACH, FL 33706

Representative Name & Address

SAM ANGELIDES
3990 BELLE VISTA DR.
ST. PETE BEACH, FL 33706

Phone (516) 317-1222

Phone (727) 394-8406

Property Address and Legal Description

2604 PASS-A-GRILLE WAY, ST. PETE BEACH, FL 33706 NORTH PASS A GRILLE SEC A BLK C LOT 10, ...

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

If yes, provide the case number _____

TYPE OF ACTIVITY

- **New Construction** _____
- **Addition** _____
- **Demolition** _____
- **Rehabilitation** _____
- **Relocation** _____

1. **Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.**

DEMOLITION

2. **Attach photos and a survey of the existing property.**

3. **Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.**

N/A

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.**

N/A

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.**

N/A

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.**

N/A

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

N/A

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

N/A

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.**

N/A

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.**

N/A

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

N/A

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.**

N/A

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.**

N/A

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.**

N/A

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.**

N/A

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

N/A

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.**

N/A

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. **Whether reasonable measures can be taken to save the building;**

No, Home Was 100% Damaged Per SD Letter, Permit #2405260.

2. **Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

No.

Reasonable Path Forward Is To Tear Down And Build New FEMA Compliant Elevated Structure.

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
Windows
Doors
Roofing
Entrances/Porches

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.



Owner/Applicant Signature

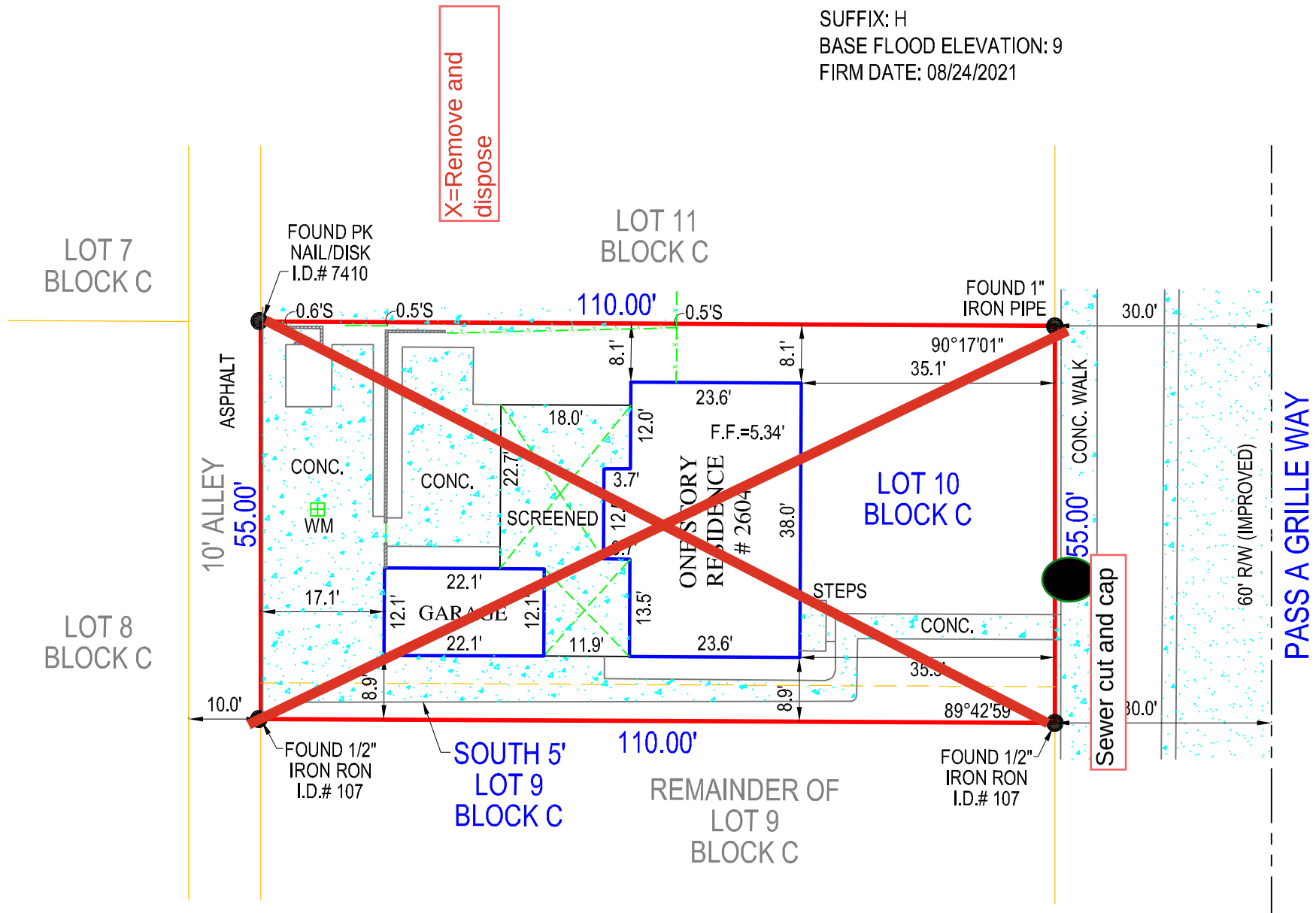
05/12/2025

Date

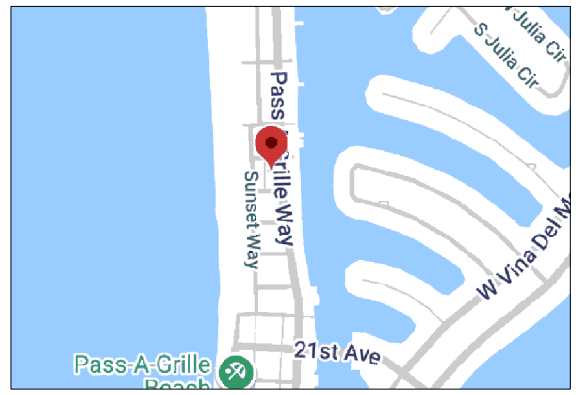
LEGAL DESCRIPTION

LOT 10 AND N 5' OF LOT 9, BLOCK C, NORTH PASS-A-GRILLE SEC A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FL.

FLOOD ZONE: AE
COMMUNITY NUMBER: 125149
PANEL: 12103C0278
SUFFIX: H
BASE FLOOD ELEVATION: 9
FIRM DATE: 08/24/2021



SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE

ORIGINATION BENCHMARK

NATIONAL GEODETIC SURVEY
BENCHMARK "196"
N.A.V.D. ELEVATION = 3.24'

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE

BOUNDARY SURVEY OF
2604 PASS A GRILLE WAY
ST PETE BEACH, FL 33706
PREPARED FOR
KEVIN & LOIS QUINN
ANGELIDES INC.

Project	C-678686
Date	03/17/2025
Scale	1"=20'
Sheet	1 OF 1

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF FIELD WORK: 03/17/2025
DATE OF MAP: 03/18/2025

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

COMPASS SURVEYING
6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net
PHONE: 561.640.4800 FAX: 561.640.0576
LB. 7463


904



St. Pete Beach
The Sunset Capital of Florida

155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

SUBSTANTIAL DAMAGE RESIDENTIAL

Date: 01/28/2025

Permit #: 2405260
Access Code: 4321

Property Owner: QUINN, KEVIN R QUINN, LOIS
Property Address: 2604 PASS A GRILLE WAY
RE: Notice of Substantial Damage Determination and Resources for Property Owners

Dear QUINN, KEVIN R QUINN, LOIS:

I hope this letter finds you safe as we recover from two major hurricanes. We recognize how overwhelming this situation can be, and we are here to support you through this difficult time. We want to provide you with important information to help guide you through the next steps in your recovery process.

We are contacting you because the structure at **2604 PASS A GRILLE WAY** has been determined to be substantially damaged by the weather events associated with Hurricanes Helene and Milton, estimated to be **100%** of the structure's value.

If you believe this assessment does not accurately reflect the damage to your structure, please review appeal information on the next page of this letter.

"Substantially damaged" as defined in Section 3.10 in the City of St. Pete Beach Land Development Code means that the estimated cost to repair a home in a flood hazard area is more than 50% of its current market value (excluding land value). Substantial damage determinations are based on observations and certain sources of public data to provide estimated costs of damages which may not reflect actual repair costs.

Based on this determination, the structure must be brought into compliance with all applicable Florida Building Codes, applicable City of St. Pete Beach Land Development Code and floodplain management regulations. Following these regulations qualifies our community for flood insurance through the National Flood Insurance Program. It also qualifies us for certain grants and disaster assistance which may become available for homeowners like you. Most importantly, these standards make sure your structure is safe from future flooding events.

While you do not have to vacate your structure immediately, a response is required within 60 days of receipt of this letter. With this determination, your options may include the following, subject to zoning use, density and dimensional regulations:

1. Elevate and repair your structure - The repaired structure must meet safety requirements and be elevated to or above the required elevation.
2. Demolish the existing structure and build a new elevated FEMA and Florida Building Code (FBC) compliant structure.
3. Relocate your structure to a location outside of the flood hazard area if it meets required wind loads and other requirements.
4. Abandon lower living level and build above.
5. Relocate to a new home and remove the damaged structure from the property.
6. If your structure was placed on the City's local historic registry after September 2005 and is either a contributing property in the Pass-a-Grille National Register Historic District or has a prepared Florida

Master Site File prepared, you may be eligible to request:

- A substantial improvement or damage exception for entirely interior repair work, **or**
- A substantial improvement or damage variance for repairs involving significant exterior work.

When exterior repairs of a locally designated historic structure are required, please contact St. Pete Beach's Planning Department at planning@stpetebeach.org to discuss options. Prior to undertaking an exception of variance, Staff recommends contacting your insurer to discuss potential impacts to your rates. Please also note that any historic resource for which an exception has been applied must remain on the local historic registry for its lifetime. Contact the Planning Department with any questions relating to historic designation.

If you believe the determination is not accurate, you can appeal the determination within 60 days from receipt of this SD letter through the submission of the completed appeal form and additional information which may include, but not limited to the following:

- Completed Substantial Improvement/Substantial Damage Review Package (formerly, FEMA Packet).
- Actual Cash Value (ACV) appraisal by licensed Appraiser (dated after 9/23/2023).
- Pre-Storm Building Value Reconsideration from the Pinellas County Property Appraiser (PCPAO) documentation.
- Photographs documenting the interior and exterior damage from Hurricane Helene and/or Hurricane Milton.

For additional information regarding the appeal process and submittal requirements, please email **sdappeal@stpetebeach.org**.

As you consider your options, please visit the City of St. Pete Beach main web page, www.stpetebeach.org, for resources to help you through the decision-making process and the most current hurricane repair and rebuild information, including the appeal process. For general questions related to permitting, please email permits@stpetebeach.org. I understand these are extremely hard times and residents and businesses are facing difficult decisions, staff are here to assist you.

Sincerely,

Luke Curtis

Luke Curtis

Building Official/Floodplain Administrator

Loss Type: Mold

Date Of Loss:9/25/2024 12:00:00 AM

Loss Category: Residential

Customer Name: Quinn, Kevin

E-mail Address:kqeskimo@hotmail.com

Job Address:2604 PASS A GRILLE WAY
ST PETERSBURG, FL, 33706

Main Contact Number:1-516-317-1222

Billing Address: Same

Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



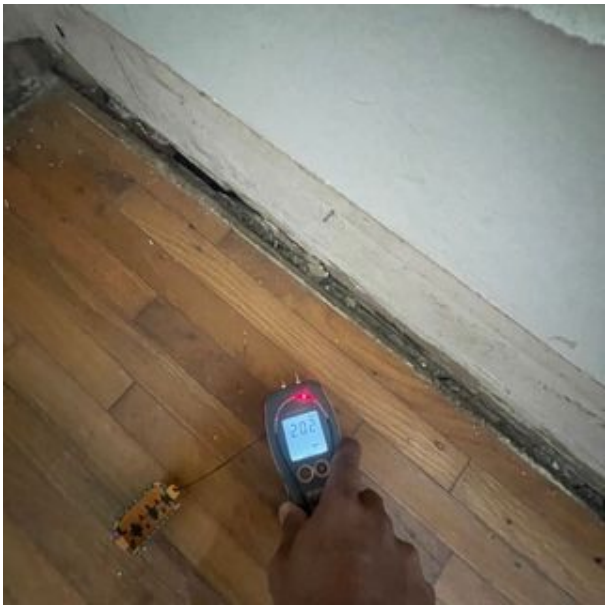
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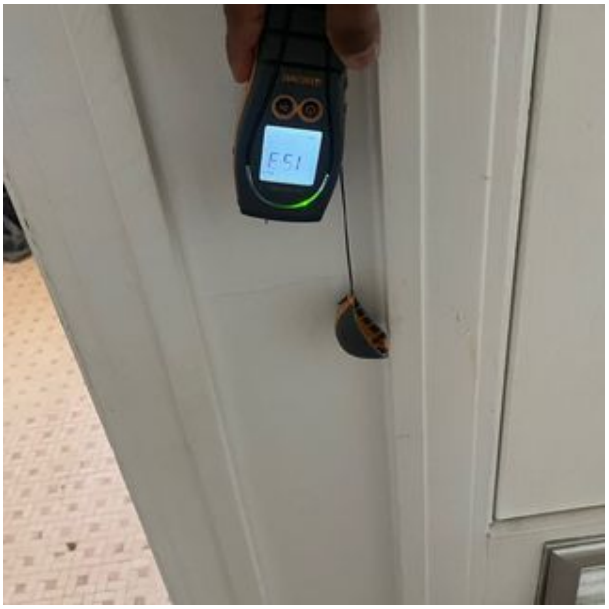
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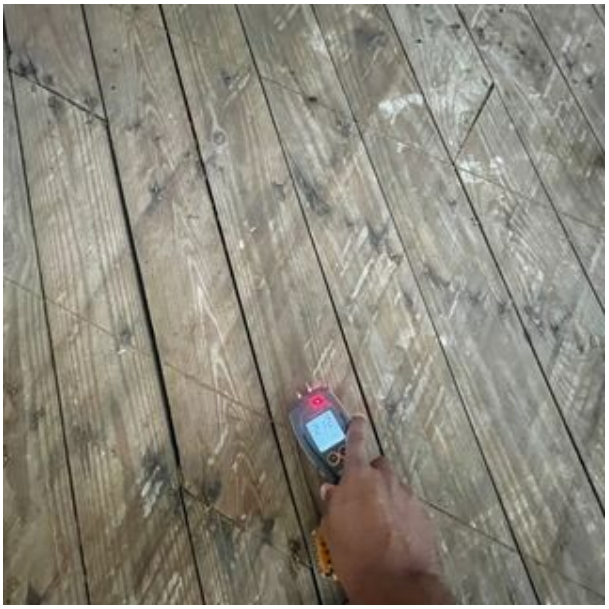
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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



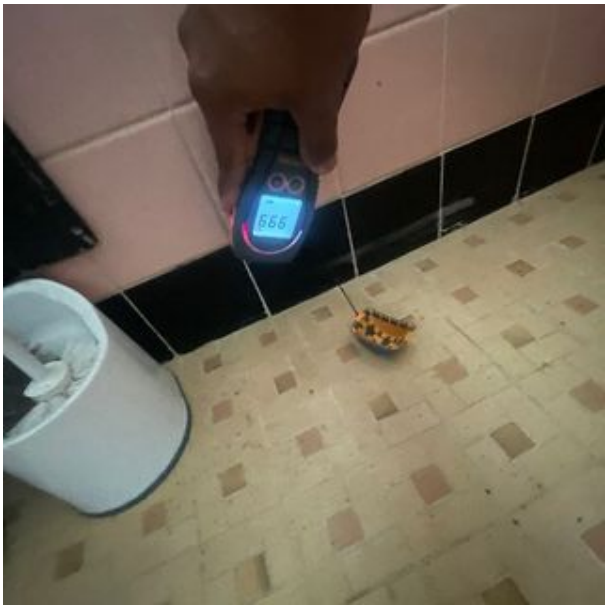
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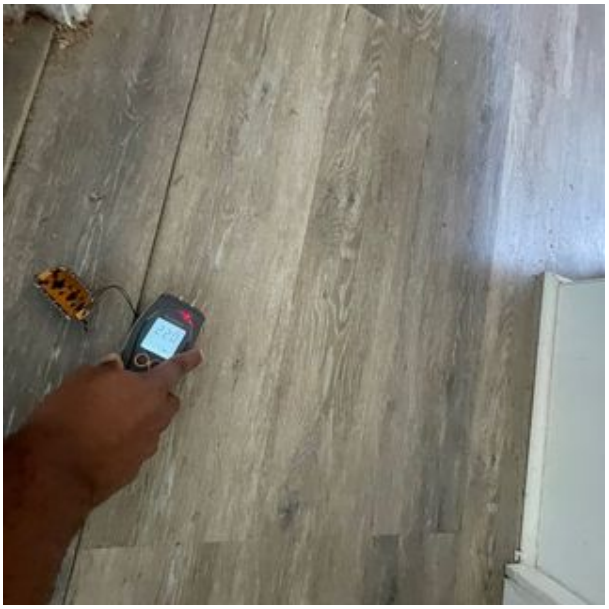
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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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HiRes Image URL:Click Me

Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



File Name:Inspection 1/14 by EU_18.jpeg
Description:
HiRes Image URL:Click Me

Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



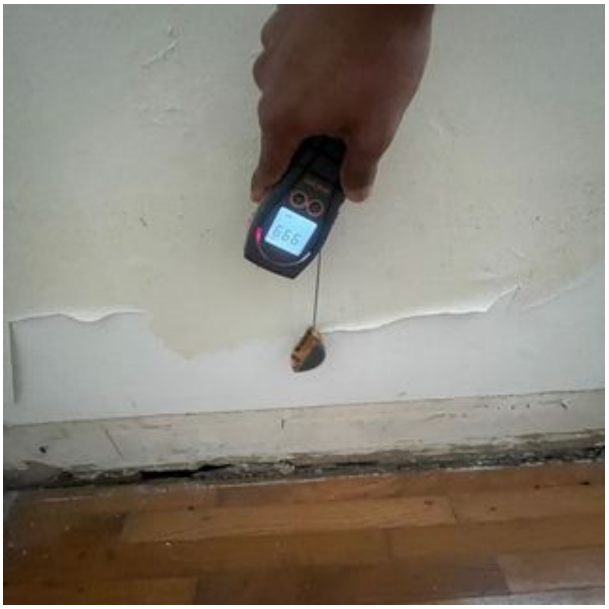
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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



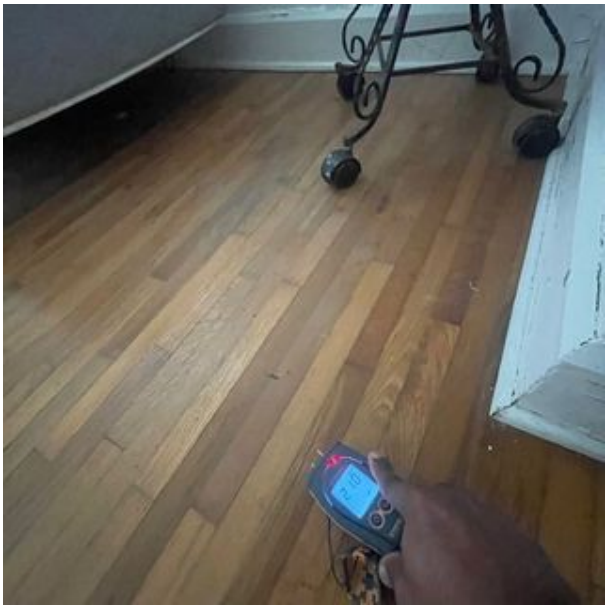
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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



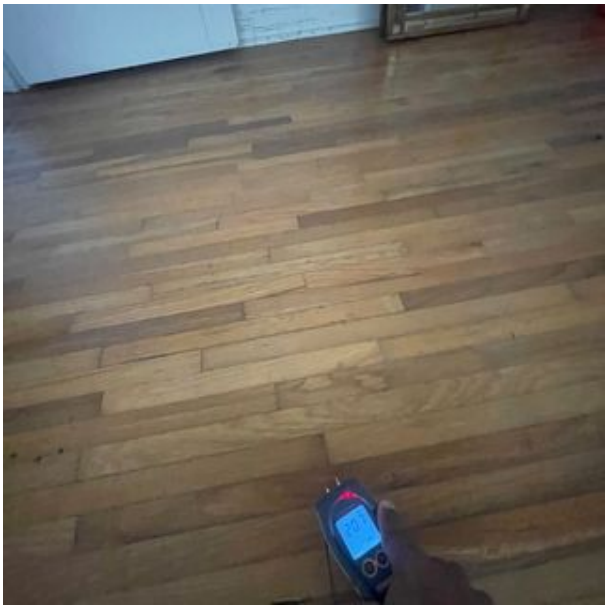
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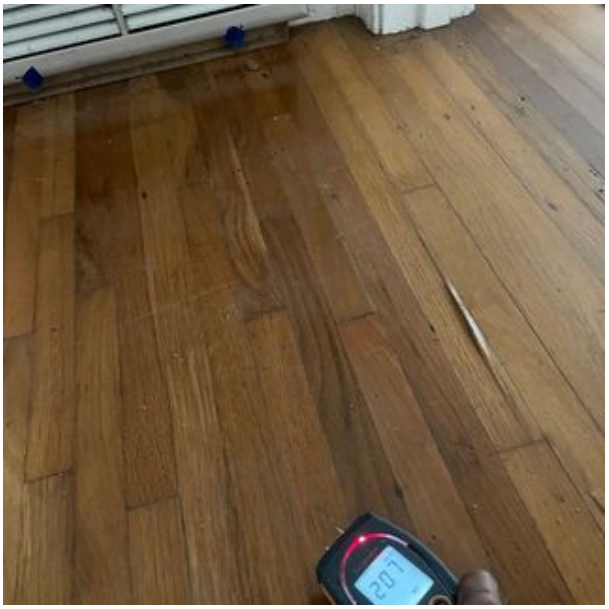
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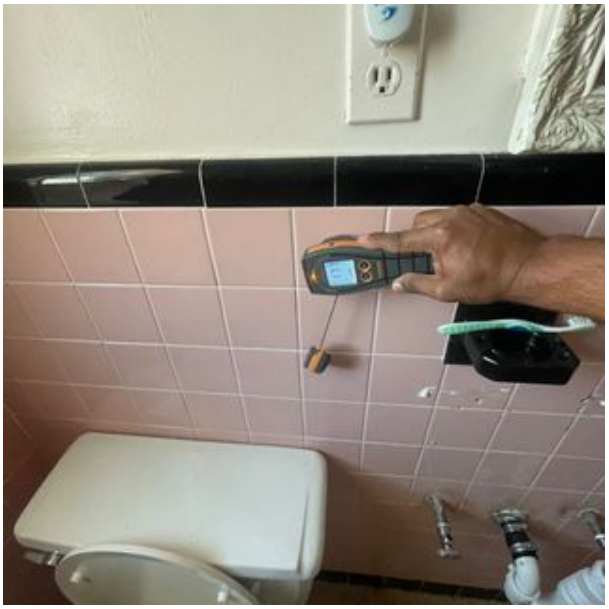
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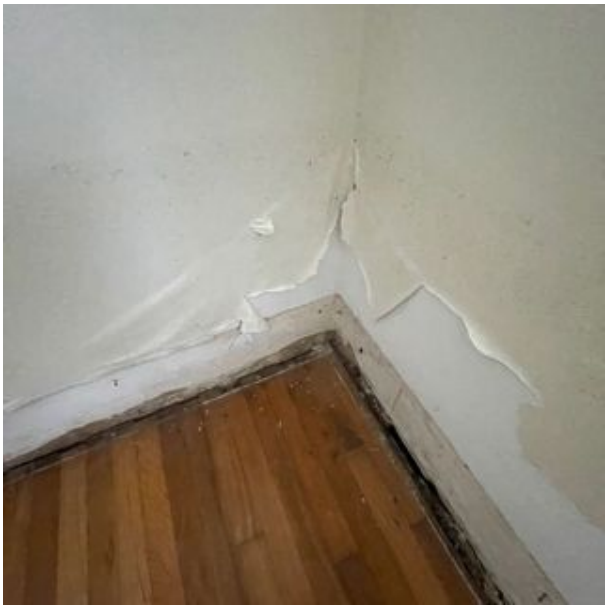
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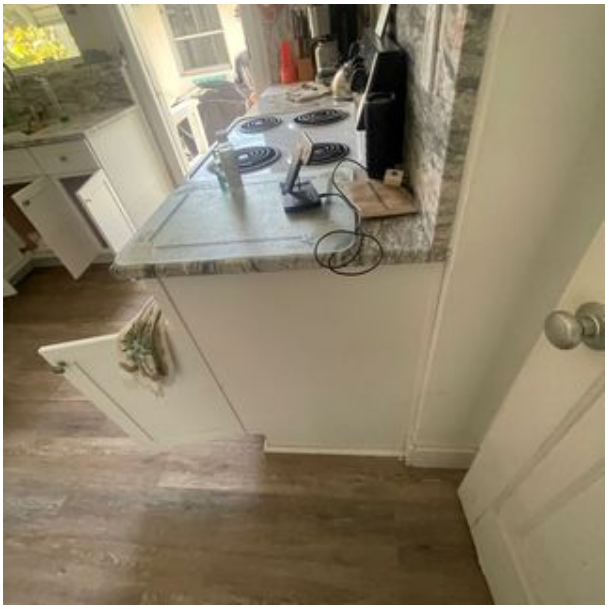
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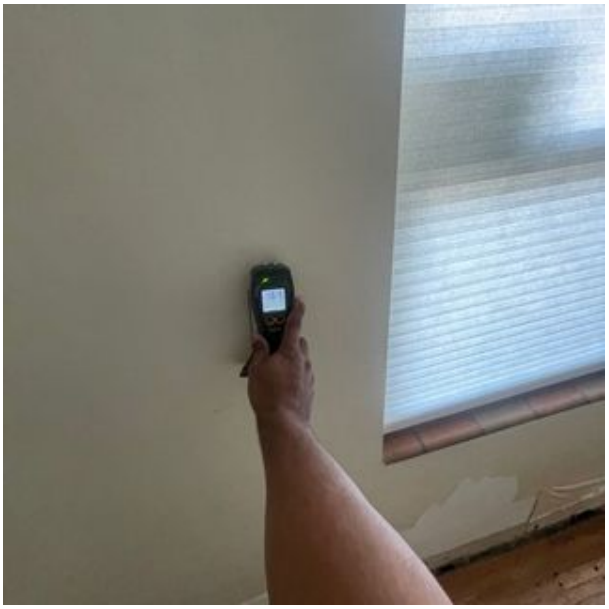
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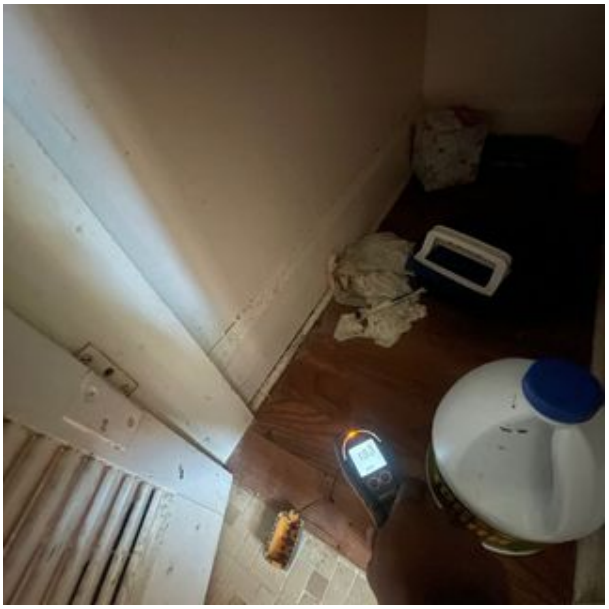
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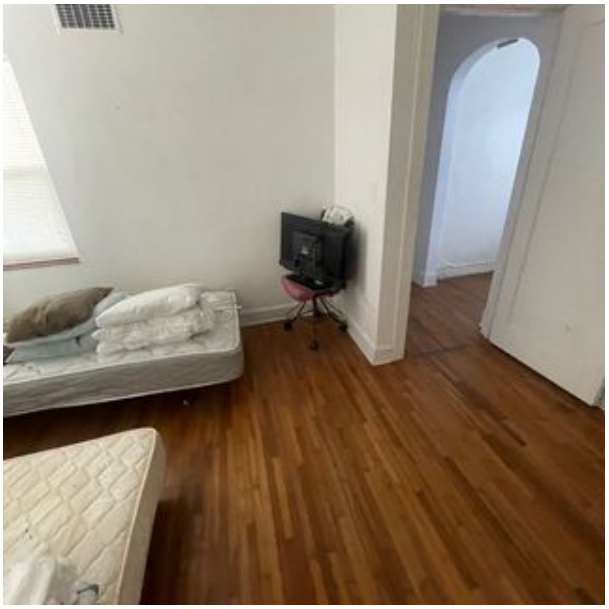
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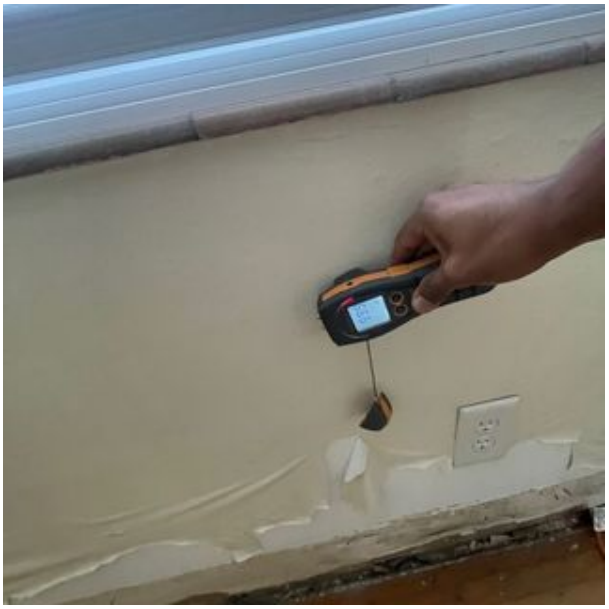
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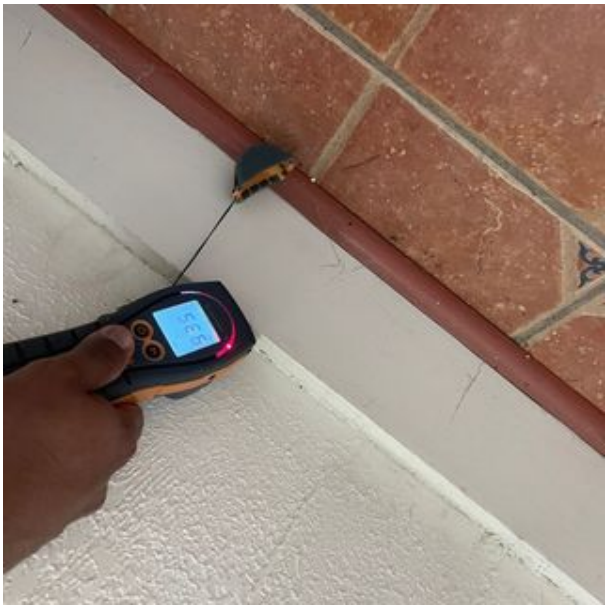
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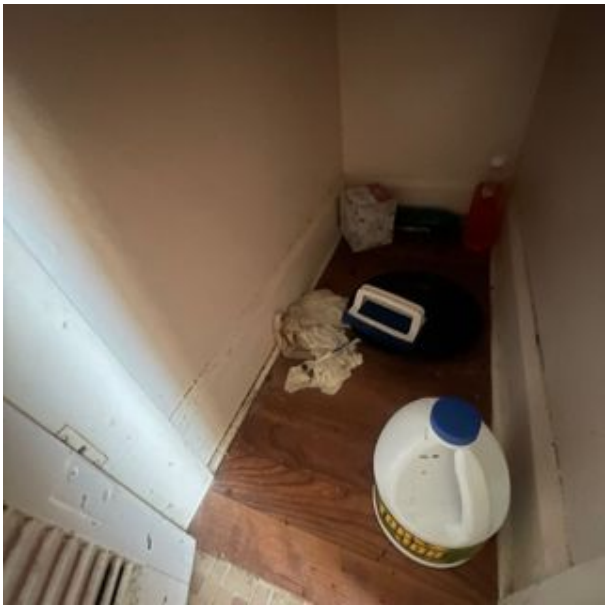
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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



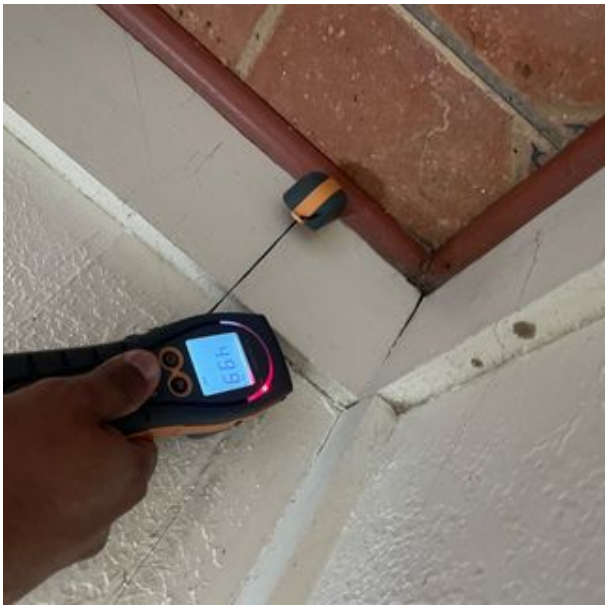
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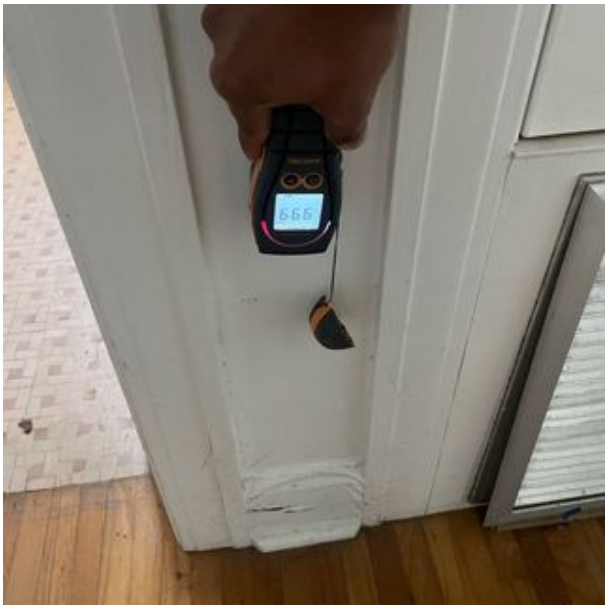
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Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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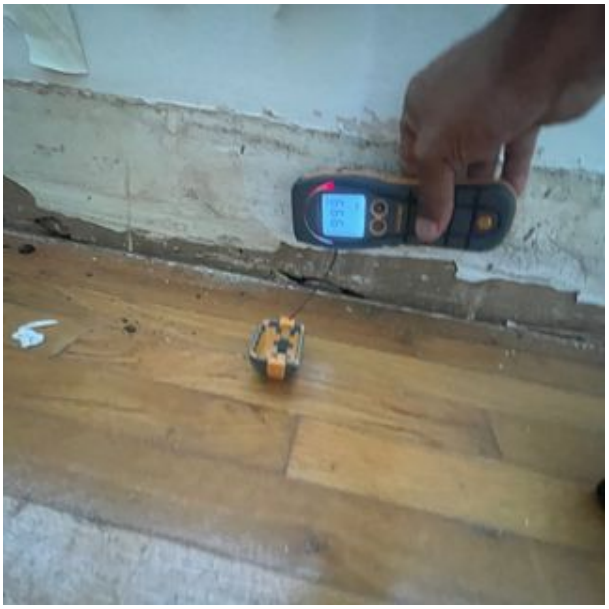
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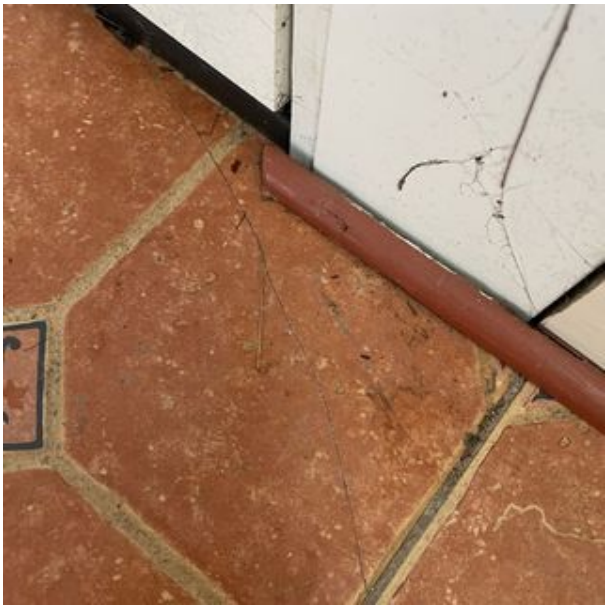
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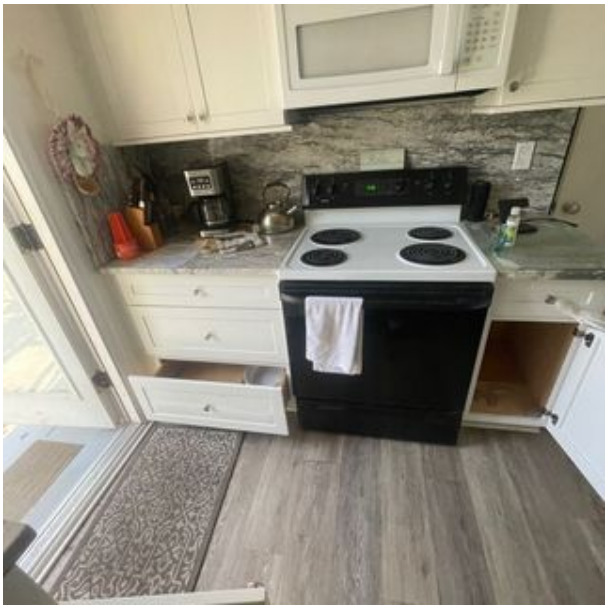
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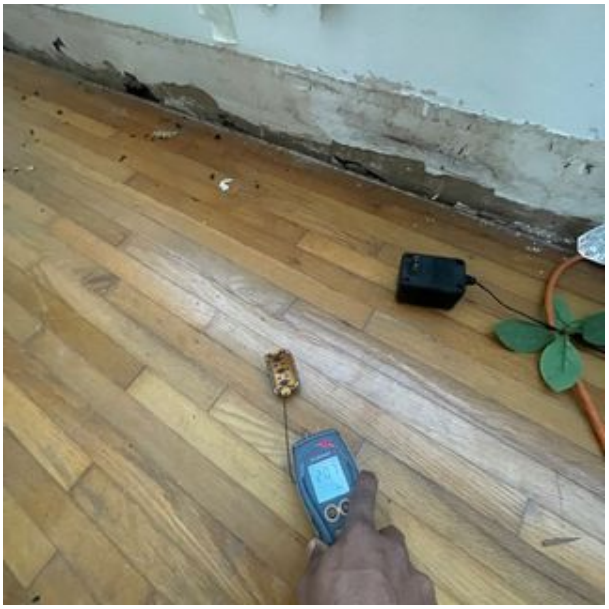
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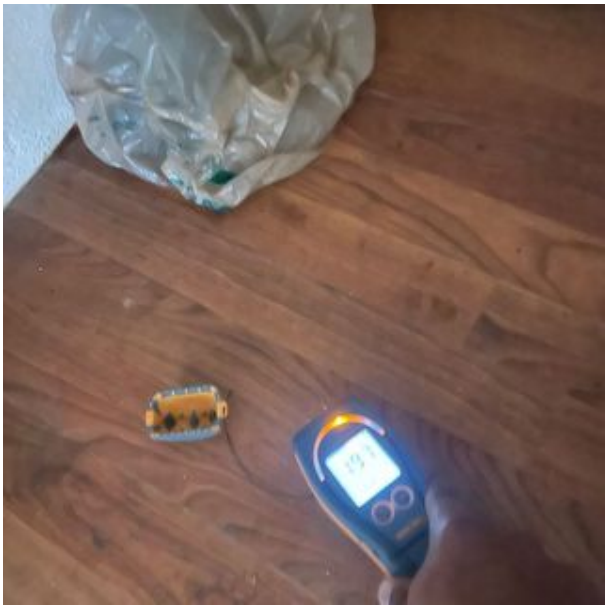
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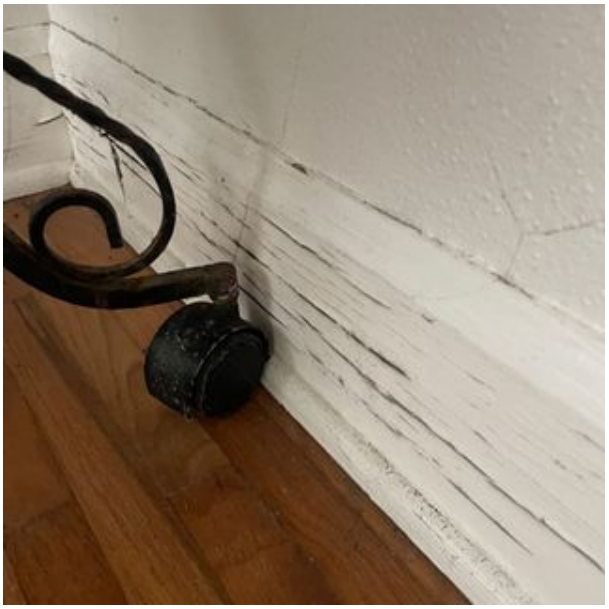
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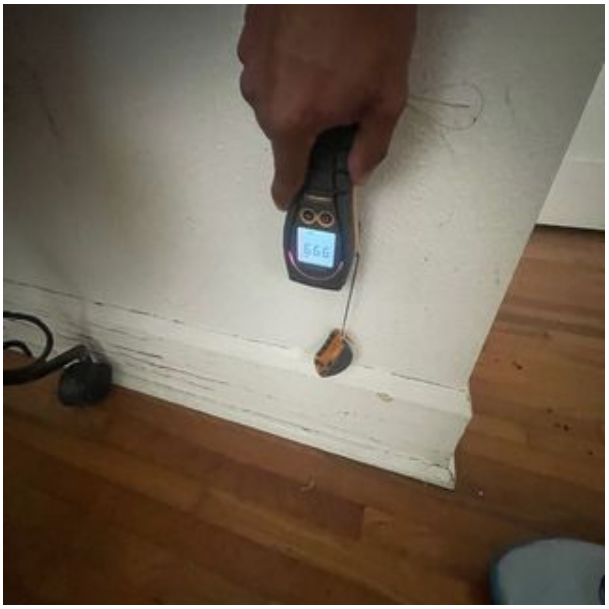
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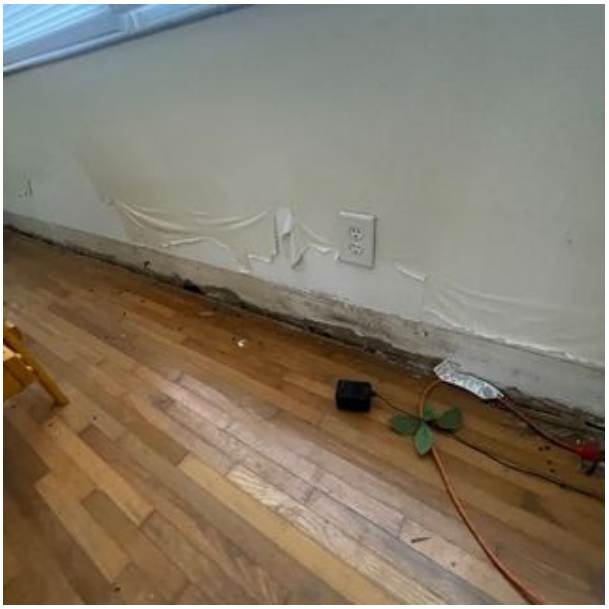
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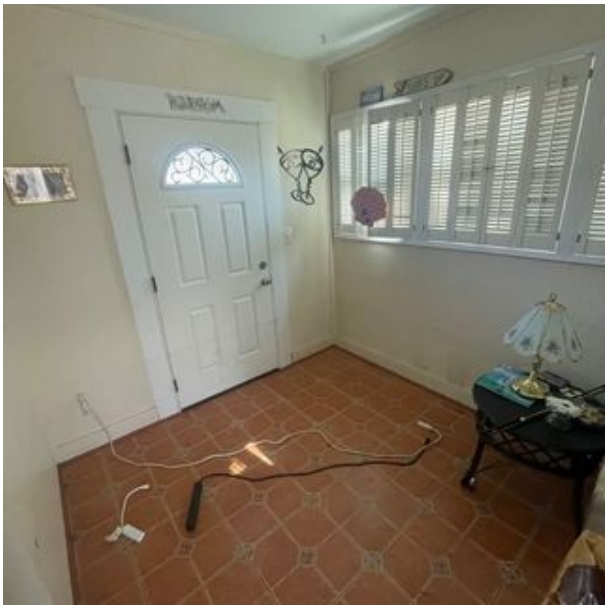
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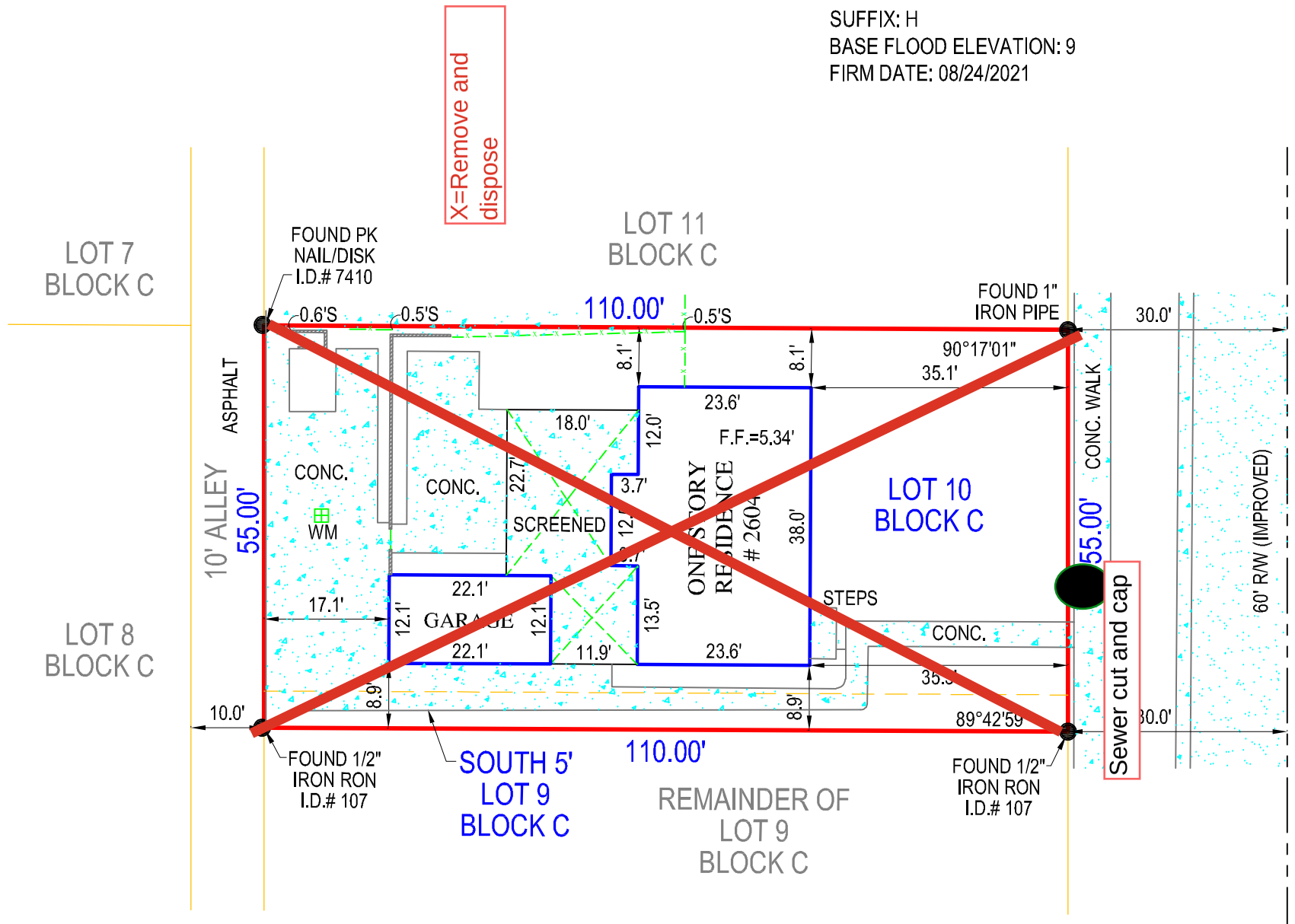


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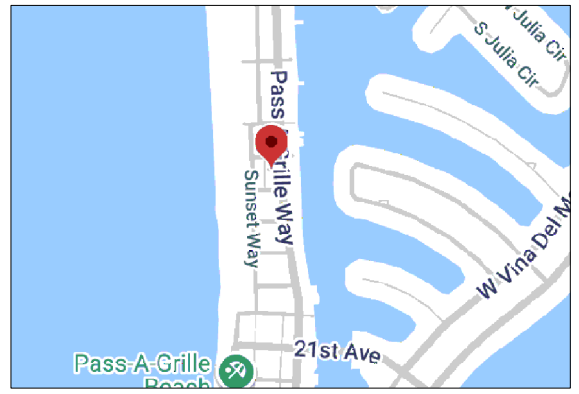
LEGAL DESCRIPTION

LOT 10 AND N 5' OF LOT 9, BLOCK C, NORTH PASS-A-GRILLE SEC A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FL.

FLOOD ZONE: AE
COMMUNITY NUMBER: 125149
PANEL: 12103C0278
SUFFIX: H
BASE FLOOD ELEVATION: 9
FIRM DATE: 08/24/2021



SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE

BOUNDARY SURVEY OF
2604 PASS A GRILLE WAY
ST PETE BEACH, FL 33706
PREPARED FOR
KEVIN & LOIS QUINN
ANGELIDES INC.

Project	C-678686
Date	03/17/2025
Scale	1"=20'
Sheet	1 OF 1

ORIGINATION BENCHMARK

NATIONAL GEODETIC SURVEY
BENCHMARK "196"
N.A.V.D. ELEVATION = 3.24'

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF FIELD WORK: 03/17/2025
DATE OF MAP: 03/18/2025

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Digitally signed by David Cutler
Date: 2025.03.24 12:36:15 -04'00'

David Cutler
(SIGNED)

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

COMPASS SURVEYING
6250 N. MILITARY TRAIL SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net
PHONE: 561.640.4800 FAX: 561.640.0576
LB. 7463

Loss Type: Mold

Date Of Loss:9/25/2024 12:00:00 AM

Loss Category: Residential

Customer Name: Quinn, Kevin

E-mail Address:kqeskimo@hotmail.com

Job Address:2604 PASS A GRILLE WAY
ST PETERSBURG, FL, 33706

Main Contact Number:1-516-317-1222

Billing Address: Same

Job Number:STP-24-2362-MLD Album:Inspection 1/14 by EU



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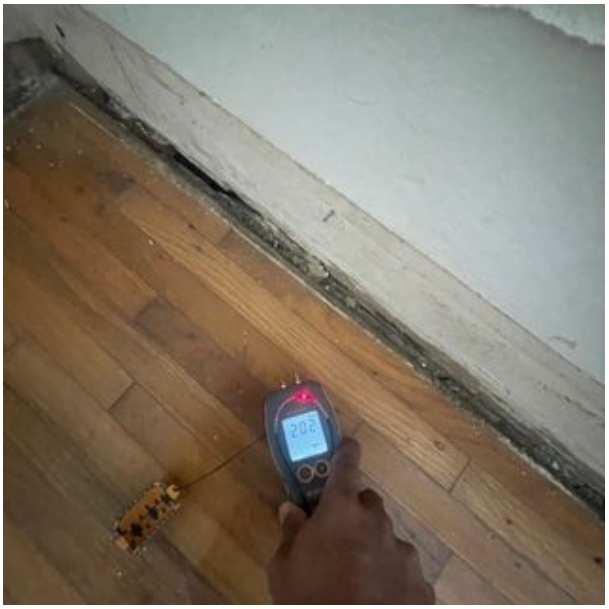
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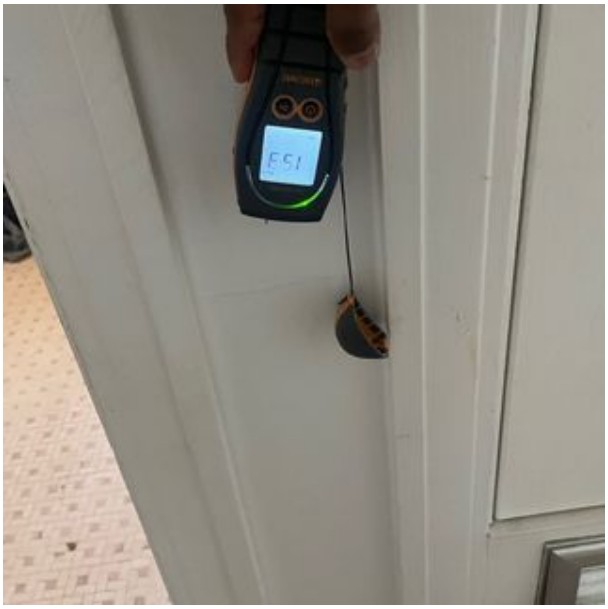
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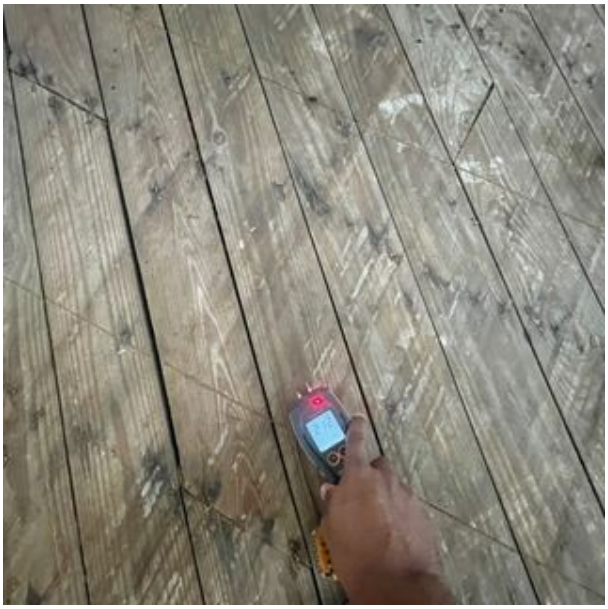
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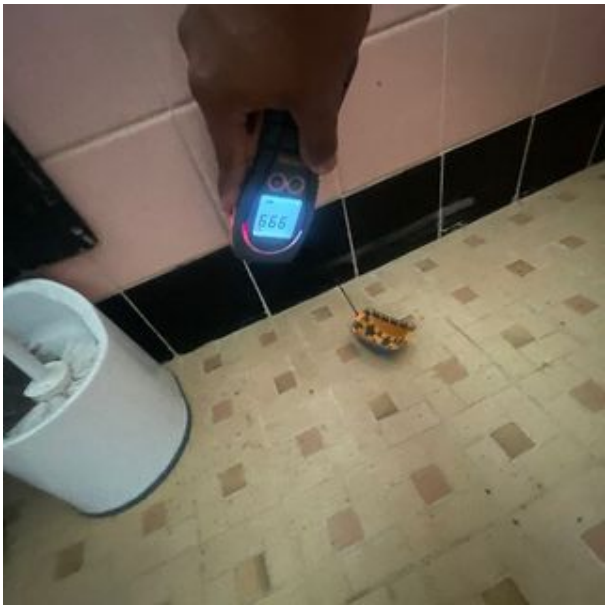
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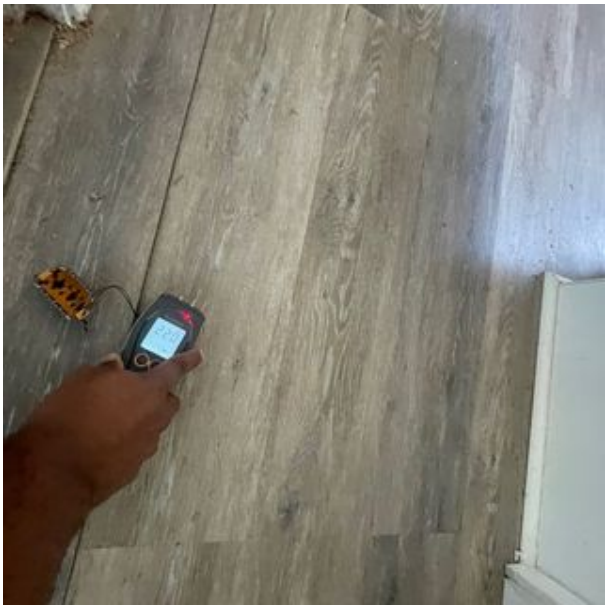
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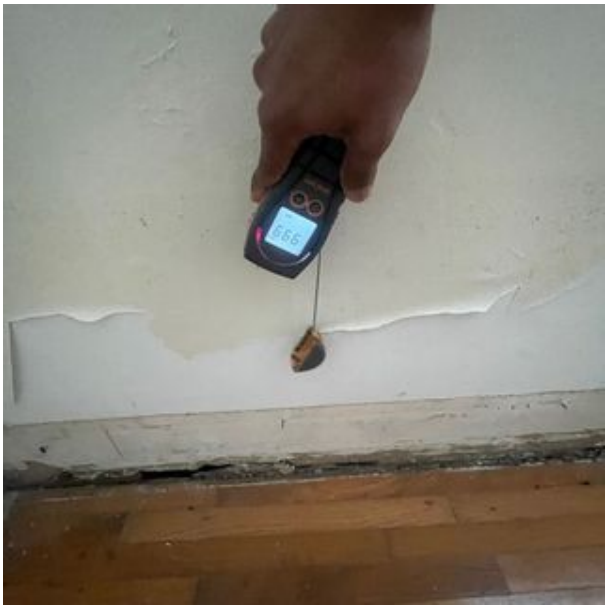
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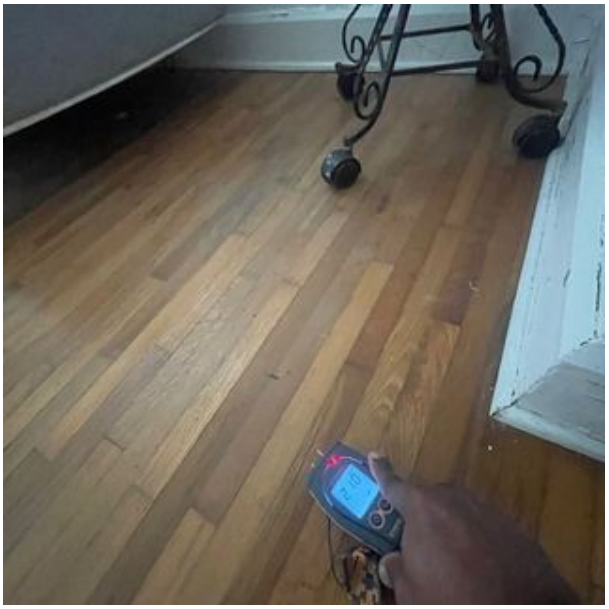
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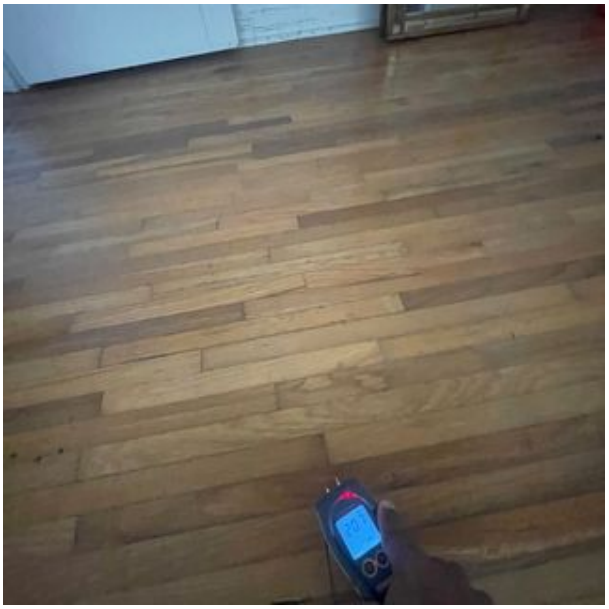
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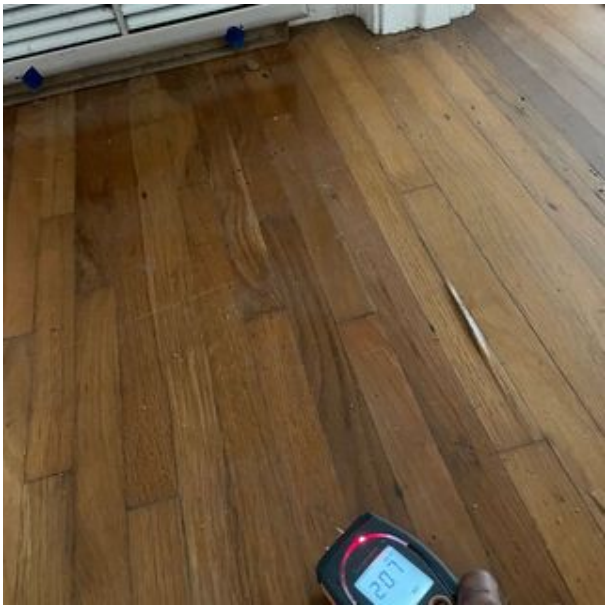
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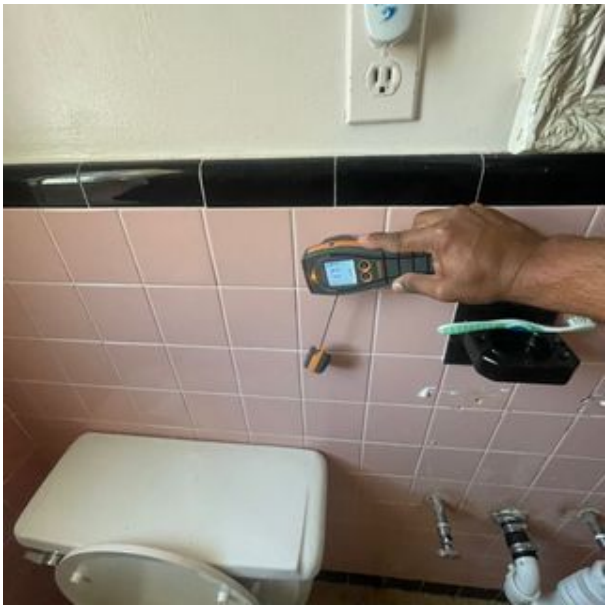
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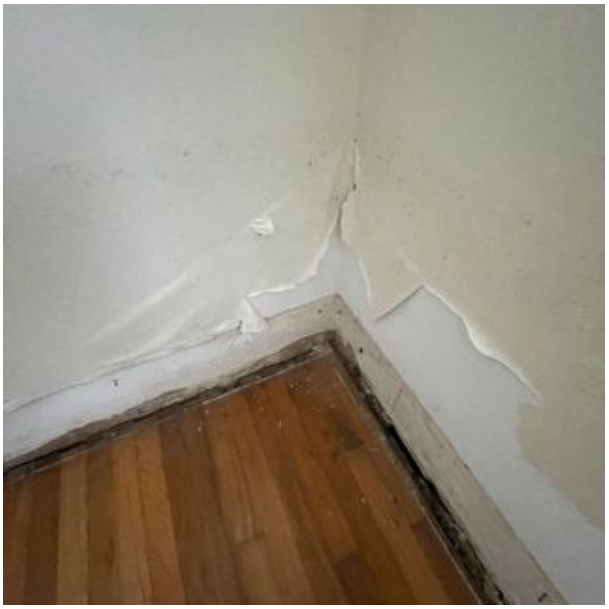
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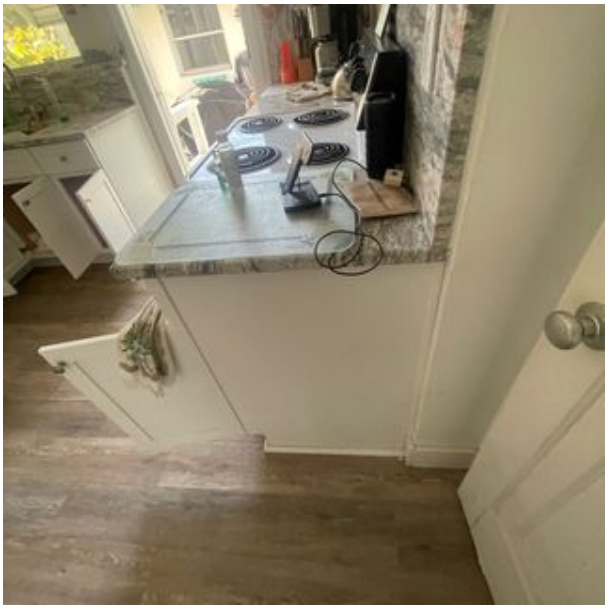
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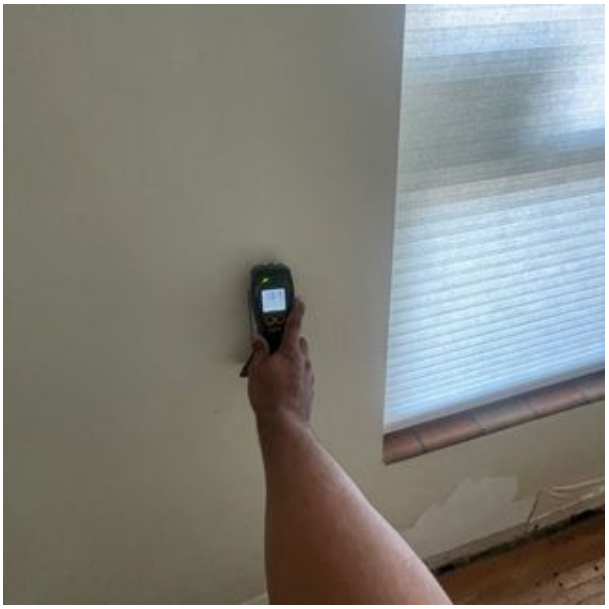
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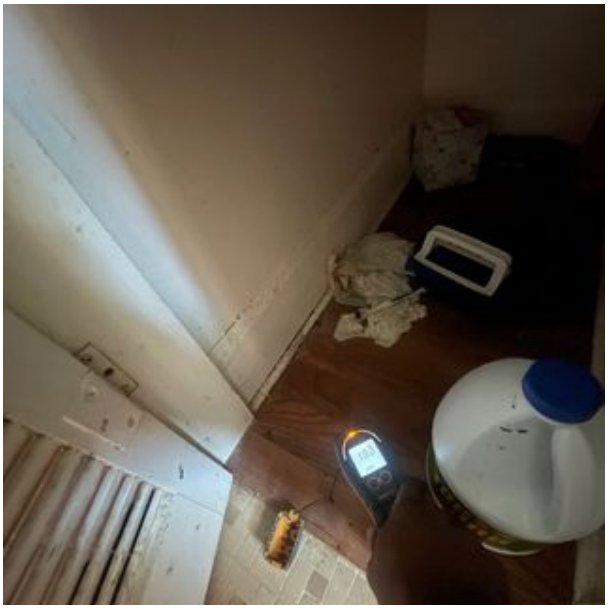
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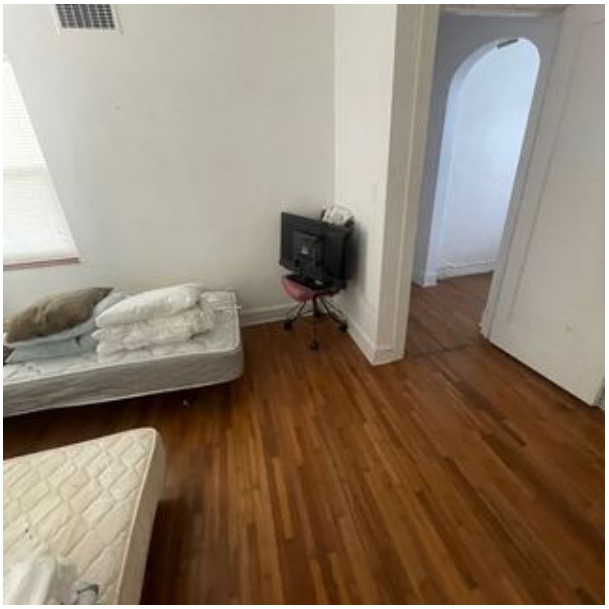
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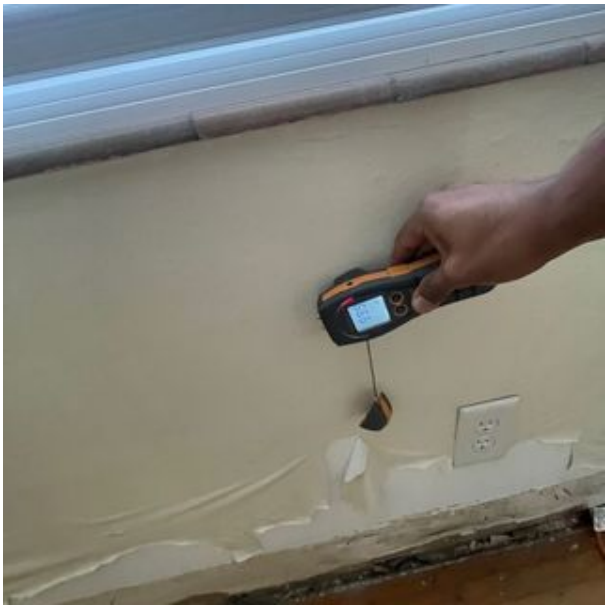
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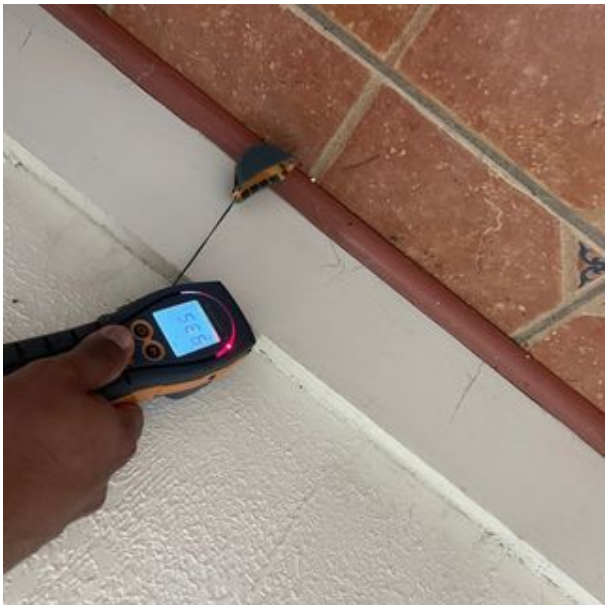
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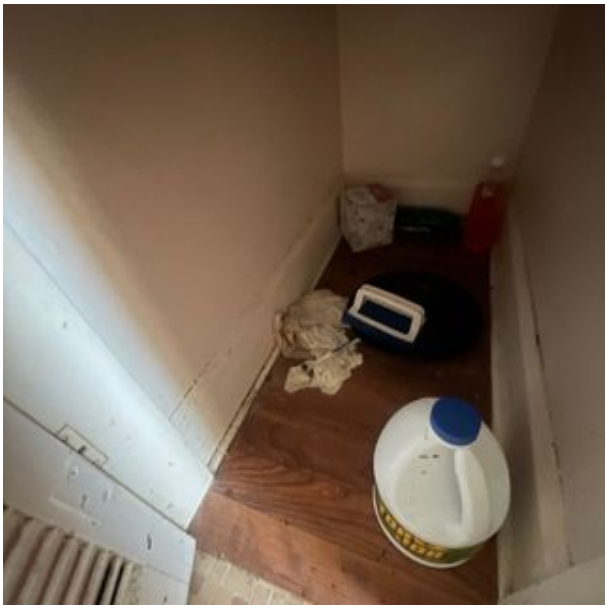
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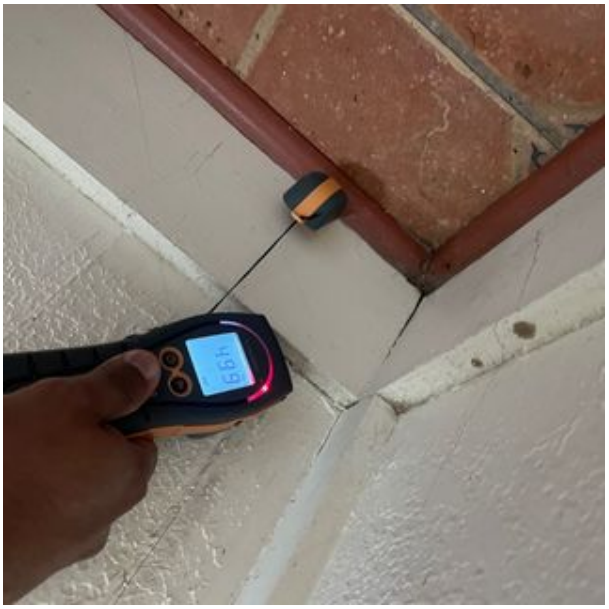
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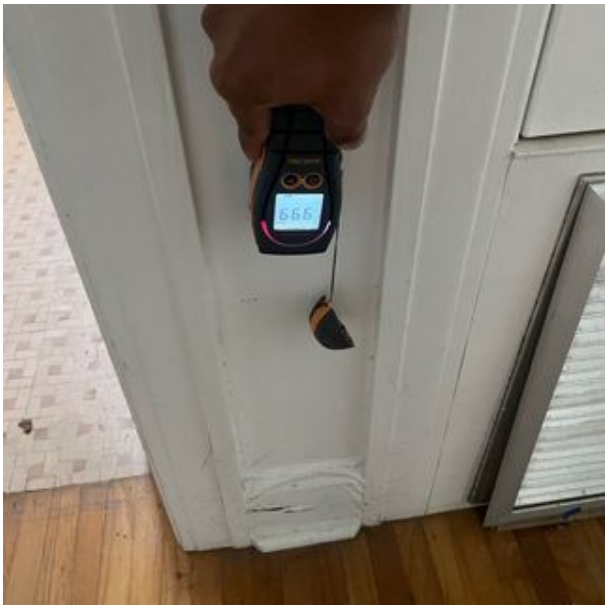
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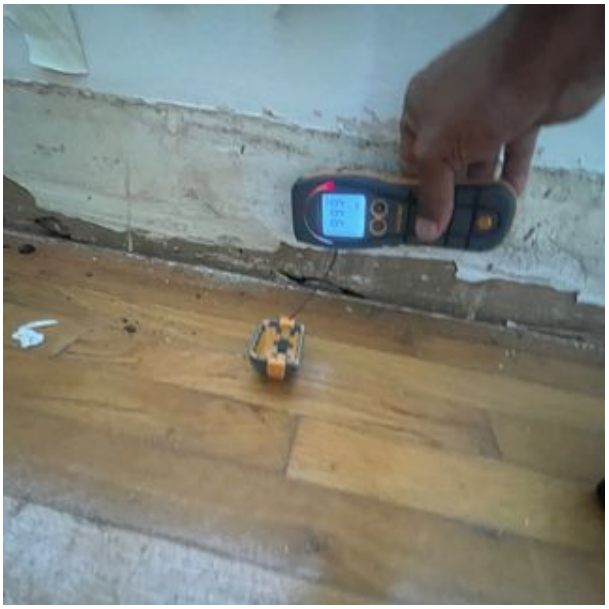
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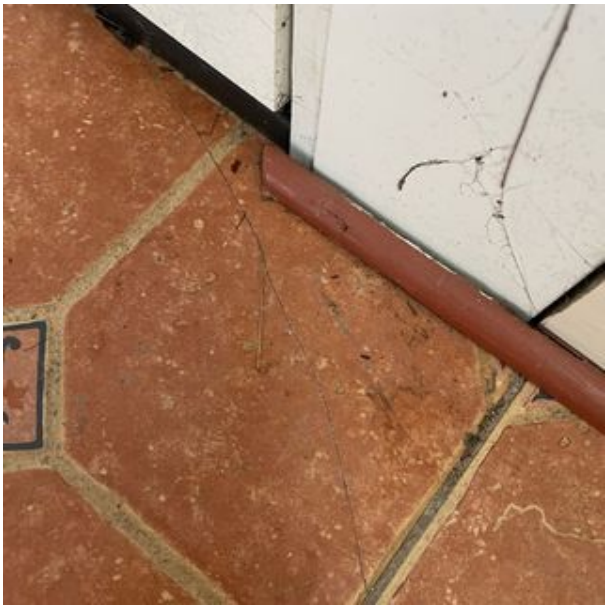
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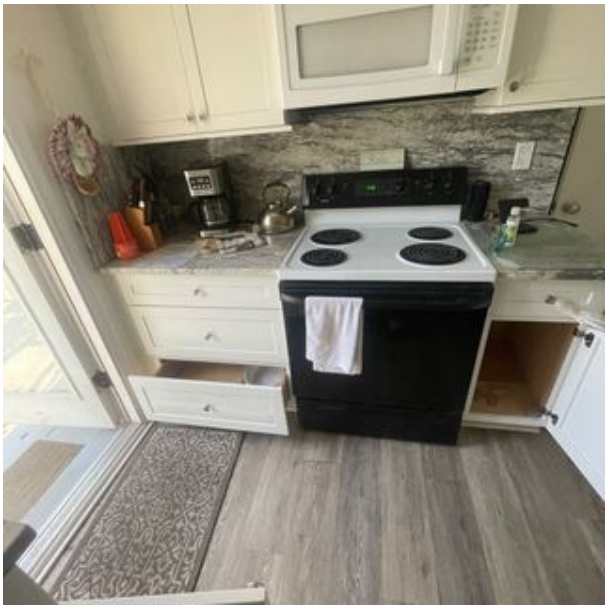
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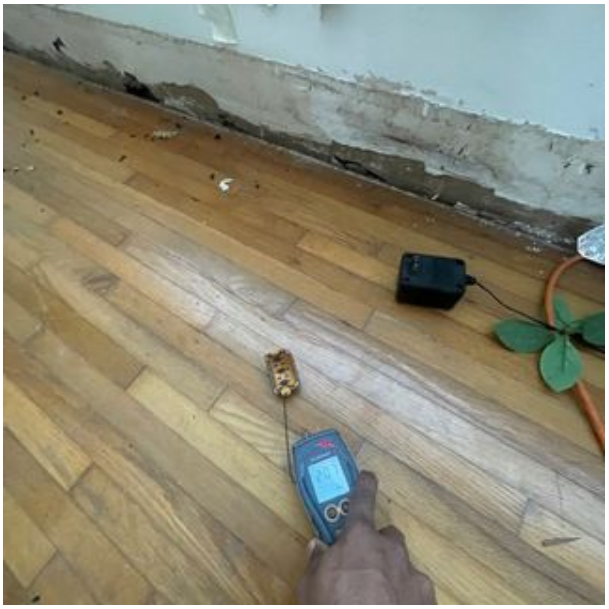
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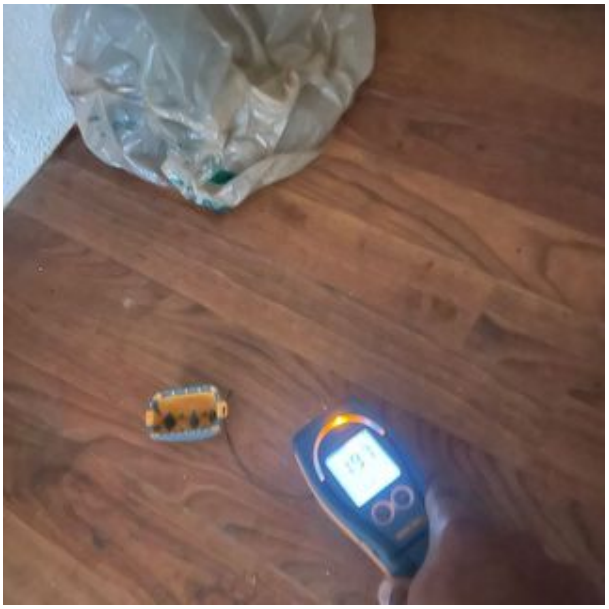
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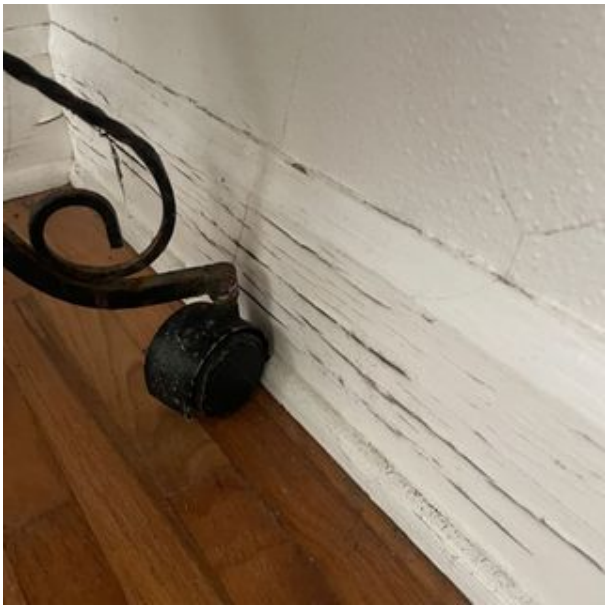
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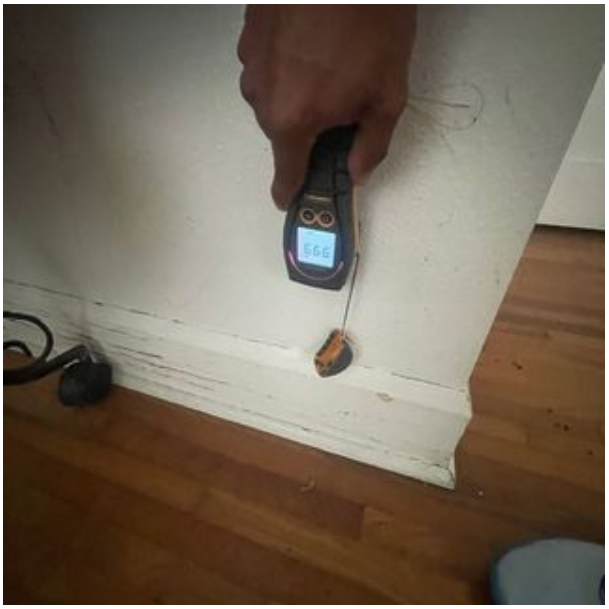
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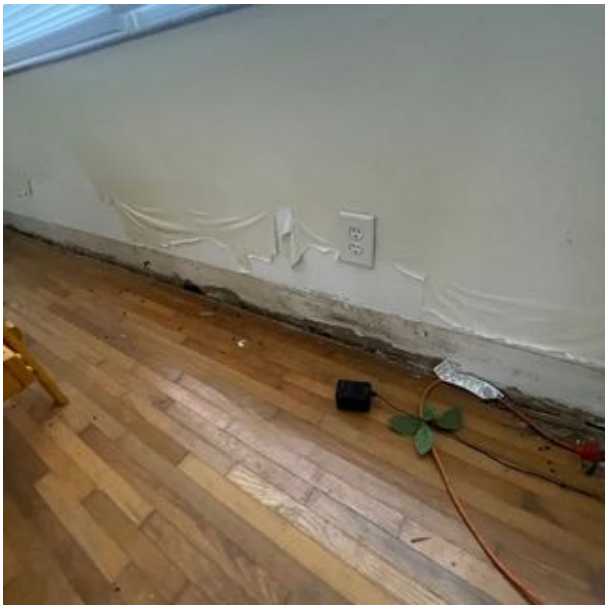
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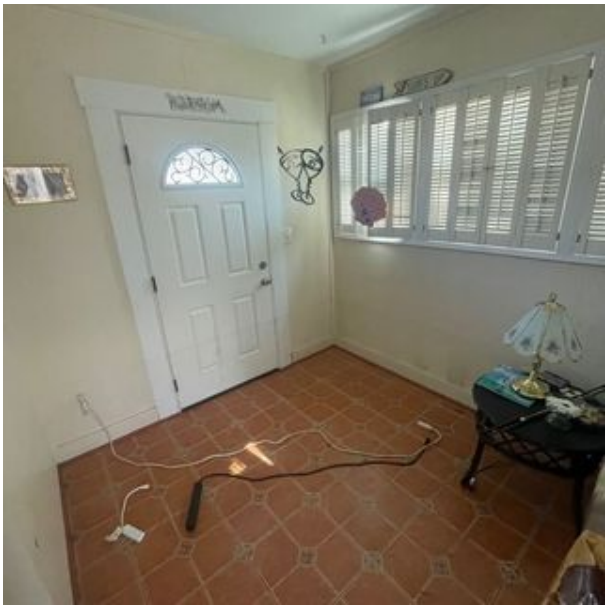
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HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Addition to Ordinance 2025-07: Sec. 20.22. Fence Height Limitations

Action Request: Motion to recommend the amendment to Land Development Code Section 20.22. for inclusion in the final reading of Ordinance 2025-07 as presented.

Strategic Objective:

Date: July 1, 2025

Prepared By: Kristin Coman, Senior Planner
Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: This modification is intended to limit fence height for structures constructed to the building types of the Pass-A-Grille Overlay District to two to four feet in height, and constructed of a material listed in Sec. 20.20. For all residences in the Overlay, regardless of whether they meet the building type requirements, fence height in the front and secondary front yard is limited to four feet or the Florida Pool Code requirement (currently 4.5 feet for a gate latch) between the property line and front or secondary front of the structure. Fences outside of these yards will continue to be permitted to be constructed at up to eight feet in height.

Funding: n/a

Attachments: 1. Proposed Amendment - LDC Sec. 20.22.

Sec. 20.22. General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAGHOD community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development and include specific building design elements.

Any single family or attached residential structure that follows the criteria outlined in section 20.15, Permitted Building Types, must design the building with the following architectural elements:

(a) The mass of a building must include:

(1) *Primary mass*. The building shall have a distinct primary mass.

(2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.

(3) Voids that allow for natural breaks in the mass.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

(2) Appropriate vertical visual consistency at the centerline of the façade.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

(4) Overall design shall be symmetrically or asymmetrically balanced.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other).

(2) Similarity- common textures, colors or features.

(d) Garage Design elements shall include:

(1) Garage, attached to the principal structure and visible from the public right-of-way, shall be designed and integrated into the overall design elements of the principal structure. Garage doors shall not “dominate” the front façade or be the focal point of the building by the use of contrasting colors, textures that are not part of the overall design of the primary structure. Using elements that are consistent with this subsection, (a), (b) and (c) are required. Height of a garage shall not exceed more than one story of the principal building.

(2) Garage, detached from the principal structure, shall have a complementary appearance to that of the principal structure such as wood, stone, and/or manufactured products such as brick, stucco, or decorative concrete block. Architectural elements such as awnings, parapets, decorative molding, and windows should be utilized to create compatibility and consistency between the appearance of the principal dwelling unit and the detached garage.

(e) *Pool location*. Pools shall not be permitted in the front yard setback area or be considered subject to the principal building setback area. Pools may be constructed in the front of the residence provided they extend no closer to the front property line than the primary structure to which they are accessory, and the primary structure meets frontage buildout requirements.

(f) *Fence and wall location*. On properties constructed to the building types of Section 20.15., all fences and walls in front of the primary building shall be of the height and material specified in Sec. 20.20.(c). On all

properties within this Overlay, new and replacement fences and walls in front of the main or secondary front of the primary building shall not exceed the greater of four feet from grade or the minimum height required by the Florida Pool Code. For the purpose of this requirement, a fence or wall is considered in front of the main front or secondary front of the primary structure if it has a lesser setback from the yard's property line than the primary structure, or is placed on the lot in such a way that the façade of the structure is obscured by a fence or wall greater than four feet when viewed from the front or secondary front right-of-way. Fences and walls located in the side or rear yards outside of the aforementioned areas shall comply with Land Development Code Section 6.15.

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Key West Design Guidelines

Action Request:

Strategic Objective:

Date: July 1, 2025

Prepared By:

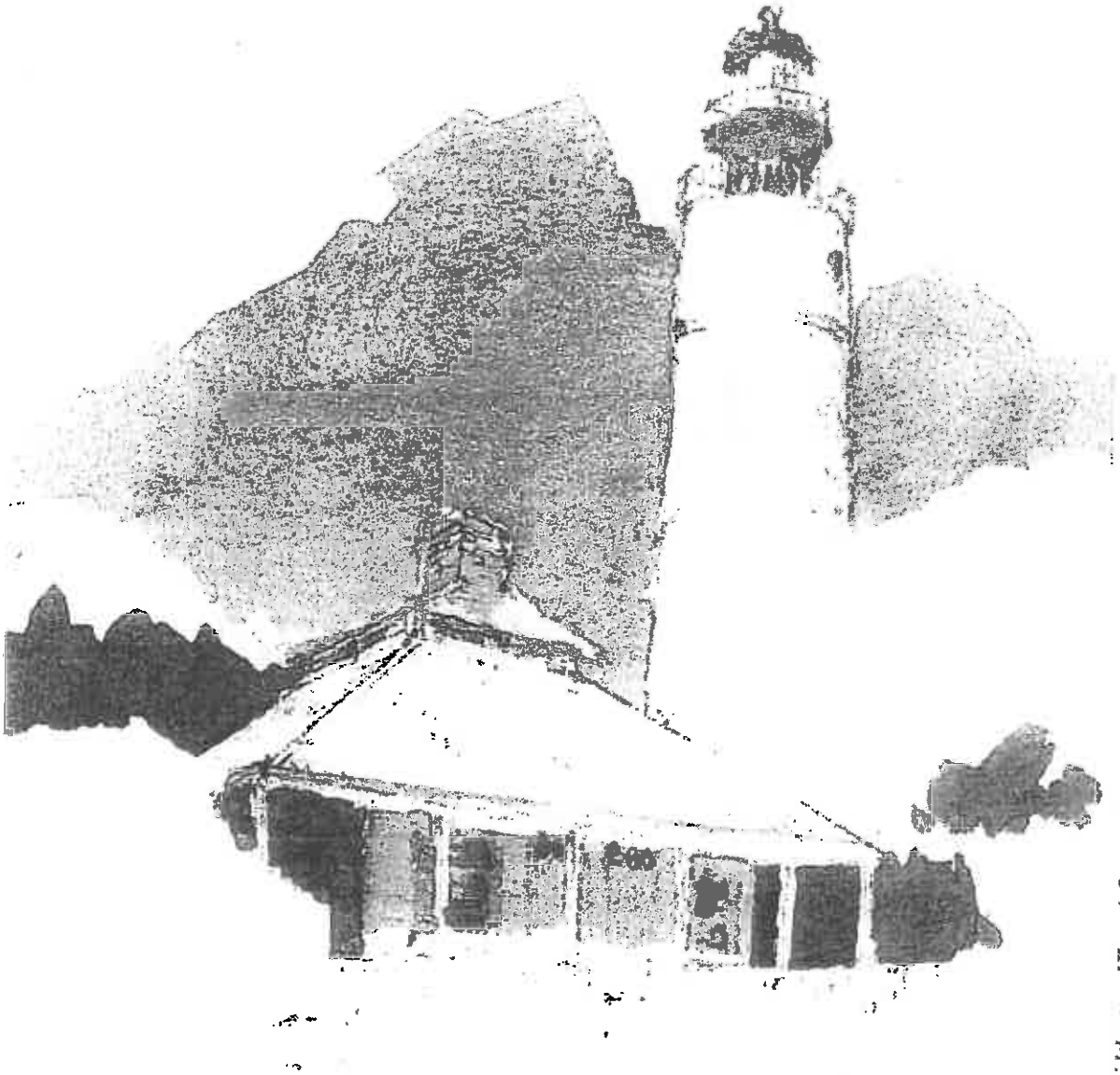
Through:

Summary of Issue:

Funding:

Attachments: 1. Key_West-Historic_Architecture_Guidelines

Historic Architectural Guidelines



City of Key West Lighthouse and Keeper's Quarters, Illustration by Vincent Mancini, City of Key West

City of Key West

Historic Architectural Guidelines


PORT OF KEY WEST.
OF THE
CITY OF
KEY WEST
FLORIDA.
UNITED STATES GOVERNMENT LAND.

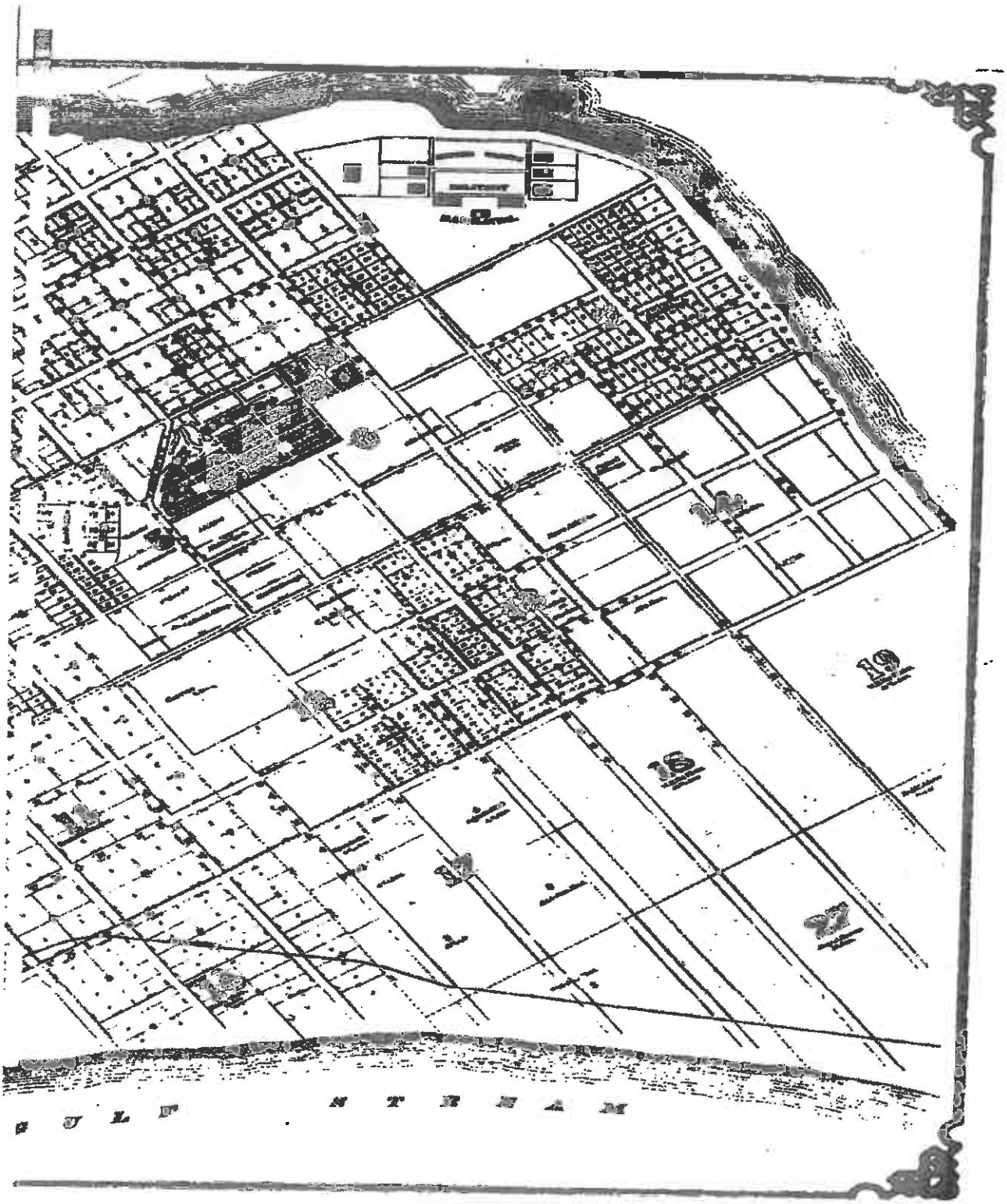

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PREFACE

Land Development Regulations SECTION 1-2.7: Historic Architectural Review Commission (HARC)

Establishment of the Historic Architectural Review Commission (HARC). *The City Commission hereby finds that the preservation of the character and appearance of the historic zoning districts of the City, as well as, buildings, structures, and properties listed in the local and national registers of historic places, and buildings, structures, archaeological sites, or districts classified as "contributing" or "contributing but altered" on the City Historic Preservation Survey is a public purpose benefiting the educational, cultural, and economic welfare of the citizens of Key West, and further finds that this public purpose can be best achieved through a City agency having the authority and responsibility to review and regulate certain changes in said areas. The City Commission hereby creates the Historic Architectural Review Commission (HARC), which shall use the power and authority conferred upon it by the Code of Ordinances to further said public purpose.*

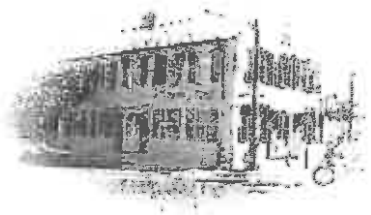
This project has been financed in part with historic preservation grant assistance provided by the National Park Service, U.S. Department of the Interior, administered through the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, assisted by the Historic Preservation Advisory Council. However, the contents and opinions do not necessarily reflect the views and opinions of the Department of the Interior or the Florida Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Florida Department of State.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, Post Office Box 37127, Washington, D.C. 20013-7127.



I. INTRODUCTION

These **"Design Guidelines in Key West's Historic District"** are intended to preserve and protect the architectural environment and unique character of the historic neighborhoods of the Key West Historic District. Key West has one of the most significant of Florida's historic districts to be listed on the National Register of Historic Places by the National Park Service. The guidelines are intended to assist **property owners, architects, developers and the Historic Architecture Review Commission** (also known as HARC) in making appropriate decisions concerning renovation methods and materials in Key West's historic districts. **Signs, kiosks, outbuildings, streetscapes, street furniture, murals, additions, and other new construction** planned within these historic planning zones are a primary concern of the guidelines. Understanding the guidelines and the architectural review will assure that projects affecting historic structures will contribute to the sense of place and time, as well as, the visual beauty of the historic district of Key West.



Any proposed rehabilitation or relocation of a designated historic structure shall follow the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures *(City of Key West Land Development Regulations, Chap III, article X: 3-10.3, p. X-13)*. **All exterior work must have HARC approval whether or not a building permit is required. If a building permit is required, the applicant shall obtain HARC approval prior to the issuance of the permit.**

New construction, major alterations, additions, moving and demolition of structures are governed by these guidelines and reviewed for appropriateness by the HARC, since such major changes may drastically alter the nature of buildings and the neighborhood streetscape.

HARC approval MUST be secured on:

- Repairs to buildings
- Any painting and associated removal of existing paint
- Restoration or rehabilitation of buildings
- Additions to existing buildings
- New construction
- Fences, either new or replaced
- Alterations to streets, sidewalks, or street furnishings
- Installation of signs, awnings, benches or lighting



- Construction of swimming pools and/or decks
- Placement of temporary facilities such as vendor stands
- Miscellaneous structures (i.e. towers, etc.)
- Improvements of a right-of-way, public and private
- Exposed utilities
- Historic interior public spaces
- Interiors of all property individually listed on the National Register

The design guidelines pertain to buildings of all occupancy and construction types, which are categorized as located within the historic planning zones of the city. They apply to **permanent and temporary exterior construction** affecting structures listed on the local, state and national registers of historic architecture. They also apply to **infill construction, development or alterations to noncontributing structures, which may negatively impact architectural historic zones.** The exact boundaries of historical zoning districts are found on the official Key West zoning map.

The guidelines are based upon the foundation of the **Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.** These national standards were implemented to prevent the loss of our historical architectural heritage and are the basis for establishing design guidelines for historic districts. The **Key West Land Development Regulations** also contain many provisions pertaining to historic structures and districts. Whether a structure is considered **contributing** or **noncontributing** is an important factor in the decision that HARC makes regarding the impact upon the building and its streetscape.

Contributing and Noncontributing Structures

Contributing buildings are more significant historically and architecturally and should be rehabilitated more carefully than noncontributing structures. However, noncontributing buildings cannot be changed in ways which would detract from the integrity of the overall neighborhood, district or streetscape, and must be considered in conjunction with their location and relationship to nearby buildings. The City Building Department maintains a copy of the site inventory of Key West's Historic properties. The buildings were surveyed in 1976 and then again in 1998 to evaluate and determine the contributing or noncontributing status of each building.

What are Historic Resources?

Historic resources as defined in Chapter 267 of the Florida Statues are:

> any prehistoric district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitation, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state. (s.267.021(3), F.S. 1986).

Historic resources are the non renewable visible remains of the past. Once they are lost, they can never be replaced. The preservation and maintenance of historic resources results in a community's sense of stewardship for present and future generations. The analysis and interpretation of historic resources are not undertaken just to understand the past, but to give a community a sense of its unique place in history.

The National Register of Historic Places and the Florida Site File Inventory

Historic resources are defined in a national context by the **National Register of Historic Places,** which is maintained by the National Park Service, under the Department of the Interior. The criteria used by the National Register to determine historical significance can also be used as a guideline for local determination and listing. The criteria for listing on the National Register are:

1. A property is associated with events which have made a significant contribution to the broad patterns of history; or
2. A property is associated with the lives of persons significant in the past; or
3. A property is significant if it embodies the distinctive characteristics of a type, period, or method of construction, for example, it represents the work of a master, or if it possesses high artistic value, or if it represents a significant and distinguishable entity whose components may lack individual distinction, such as a district; or
4. A property that yields, or may be likely to yield, information important in prehistory and history.

The Florida Department of State, Division of Historical Resources utilizes the national criteria and/or resource age of fifty (50) years or older.

All historic buildings, structures, archaeological sites, districts, and neighborhoods are classified and designated on the City of Key West, Florida Historic Sites Surveys, which was approved by the City Commission. Such buildings, structures, districts, and neighborhoods are divided into two classes:

Contributing buildings

Contributing buildings are the most significant buildings in an historic district. They contribute to the character of the historic district by sharing the same period of significance, architectural qualities or historical or cultural attributes. A planned alteration to a contributing building will be considered more carefully by HARC than changes proposed to a non-contributing building. Those buildings, structures, archaeological sites, and districts classified as historic shall possess identified historical or architectural merit of a degree warranting their preservation. All buildings listed in the historic sites survey, as adopted and approved by the City Commission, will be considered worthy of preservation.



Noncontributing buildings

Noncontributing buildings contribute less to the character of the historic district because they are too recently built, too highly altered or are in extremely deteriorated condition. However, new alterations, additions and construction affecting non-contributing buildings also affect historic zones and streetscapes and must be reviewed for appropriateness. Noncontributing buildings and structures are those within an historic district not listed in the historic sites survey as contributing, and those buildings and structures determined by HARC to be of no contributing value. *See LDR Chapter III, Article X: Section 3-1.3.*



II. History of Design Guidelines in Key West

Key West citizens have been aware of their unique architectural heritage for decades. "During the Depression, funds from the Federal Emergency Relief Administration were used to restore and emphasize Key West's indigenous architecture, historical background and intangible charm".①

In 1959, the destruction of the Caroline Lowe House by fire and the decay of the Geiger House (restored as the Audubon House) generated the interest which led to the formation of the Old Island Restoration Foundation, which currently operates the Hospitality House and the Oldest House.

In 1963, the Florida Legislature granted the authority to the City of Key West to create an architectural review board.② The board was not established at that time, however.

In 1965 (and amended in 1969), the Florida Legislature passed a law to allow the Key West City Commission to establish the Old Island Restoration Commission. The OIRC was charged with the responsibility for "the preservation of historic buildings...in the Old Section of Key West."③ To achieve this goal, the City Commission was allowed to provide the OIRC powers, which included architectural review over any new construction or alteration to structures within the Old Section. The legal boundaries of this area may generally be described as follows: from the harbor on the west side of the island, to White Street, to Angela Street, and to Whitehead Street, and excluding Duval Street from Eaton to Angela streets. The City Commission accepted the powers granted by state law and created the OIRC.

The destruction in 1968 of one of Key West's most architecturally significant buildings, the Convent of Mary Immaculate, helped to focus the community's attention on the need for strong local preservation laws.

In 1972, the Historic Key West Preservation Board was established by the State Legislature. Among its powers, the Board was authorized to "draft a historical plan of development for the City of Key West and surrounding area, and...to recommend to the governing body of the City of Key West the creation of an historical district or districts..." The same act authorized the City Commission to: 1) establish historic districts; 2) name an architectural review board; and 3) define the procedure for the review of building plans for any building to be erected, renovated or razed which is located or to be located within the designated historic districts.④ The City did not utilize this authorization as architectural review was being provided by the OIRC.

In 1975, the Governor and Cabinet designated certain portions of Monroe County, Florida, as an area of Critical State Concern. Subsection 5 of section A of Rule 22F-8.03 stipulated that one of the prime objectives of the designation was the "protection of the historical heritage of the Florida Keys and the Key West Historical District". Subsection (a) of subsection 5 indicated that "a management and enforcement plan and ordinance should be adopted by the City of Key West, providing that designs and uses of development and reconstruction within Key West Historical Preservation District shall be compatible with the existing unique architectural styles and shall protect the historical value of the district". Essentially, designation of Key West as an area of Critical State of Concern meant that the local cultural resources had statewide significance.⑤

Several survey projects were undertaken to document the historical, architectural and cultural resources in Key West. In 1967, the Historic American Buildings Survey (HABS) surveyed eighteen significant Key West buildings, providing architectural drawings and photographs. In 1974, the Milo Smith and Associates firm was hired by the Historic Key West Preservation Board to evaluate Key West's historic structures. The Smith team surveyed 1,270 structures, noting thirty-nine primary buildings (3%), and 368 (28%) secondary structures.

In 1976, the Florida Division of Historical Resources (then the Florida Division of Archives, History and Records Management) contracted with the Historic Key West Preservation Board to complete a comprehensive inventory of historic, archaeological and architectural sites. The 1976 Survey resulted in the completion of over 3,000 Florida Master Site Files. The individual sites met local and state criteria, and generally met National Register criteria, as follows: 1) the site must be 50 years old. (In Key West, all buildings surveyed appeared on the 1912 Sanborn Map); and/or 2) The site must be associated with historical events which made a contribution to Florida's or Key West's history; and/or 3) The site must be associated with the lives of persons significant in Florida's or Key West's past; and/or 4) The building must embody distinctive characteristics of a type, period or method of construction without major exterior alterations.

The results of the 1976 survey were compiled in the Cultural Resource Survey Report published by the Florida Division of Historical Resources. The documentation resulted in the 1983 listing on the National Register of Historic Places of a new Key West Expanded Historic District. The new boundaries extend the original district to include the area between Whitehead Street and Emma Street and eastward from Angela Street to Waddell Street, and extending to Reynolds Street.

In 1984, the Key West Naval Station was listed as a separate National Register District with 23 historic buildings.

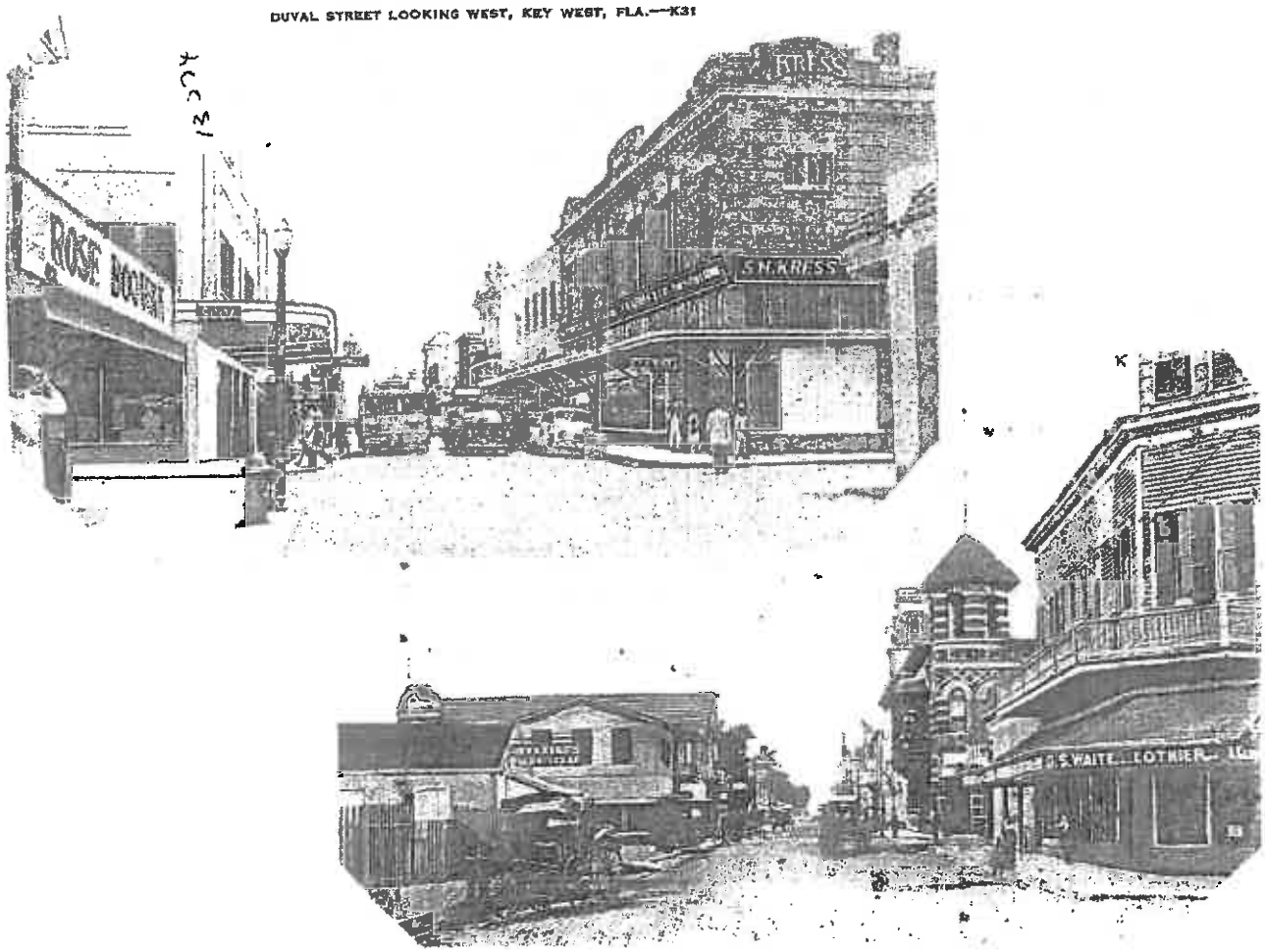
The Old Island Restoration Commission continued to serve as the City's architectural review commission. Its name was changed in 1986 to the Historic Architectural Review Commission (HARC).

In 1986, the OIRC Guidelines were revised and strengthened, and the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings were adopted by city ordinance. Subsequent changes reflected in this publication were developed by HARC with the assistance of State Preservation Grants.

In 1998, the historic structure survey was updated and reported in City of Key West, Florida Historic Sites Survey funded by a grant from the Bureau of Historic Preservation Division of Historical Resources, Florida Department of State.⑥

FOOTNOTES

1) Ordinance of Architectural Preservation in Key West, Florida Division of Historical Resources Files, Tallahassee.
2) Florida Statues, Chapter 63-1494.
3) Florida Statues, Chapter 65-1773; Florida Statues, Chapter 69-1187.
4) Florida Statues, Chapter 72-259
5) Cultural Resources Survey of Key West, Miscellaneous Project Report No. 48, Bureau of Historic Sites, Florida Division of Archives, History and Records Management, 1979.
6) City of Key West, Florida Historic Sites Survey, 1998.



III. Historic Architectural Review Commission (HARC)

Rules of Procedure

PURPOSE/SCOPE

1) To establish procedures for the Historic Architectural Review Commission (HARC) to process applications for certificates of appropriateness for (1) any changes in the external appearance of existing structures; (2) design of new structures; and (3) for demolition of existing structures within the Key West Historic Preservation zones and the National Register Historic District or designated as individual properties.

2) To establish procedures for the HARC to conduct hearings or workshops related to historic preservation, and review nominations for designation of properties to the local/national registers. Inventory materials are to be compatible with the Florida Master Site File.

General Rules

The Key West Historic Architectural Review Commission shall be governed by the terms of the City of Key West Land Development Regulations, Chapter I, Resolution 97-10. Article II, Section 1-2.F and Chapter III, Article X, Section 3-10 3.

POLICY/PROCEDURE

Jurisdiction

The Historic Architectural Review Commission shall have the power to carry out the duties and responsibility conferred upon it by the City of Key West Land Development Regulations, and shall perform said duties in order to augment and preserve the character and distinctive appearance of the historic districts of the City. The HARC serves as an advisory Commission to the City of Key West commissioners sitting as the Board of Adjustment.

Members, Officers and Duties

1) From among its members, the HARC shall annually elect a Chairperson, Vice Chairperson and other such officers as it deems necessary.

2) A vacancy occurring in any office shall be filled within 60 days by a majority vote of the remaining board members.

3) The City shall provide adequate staff to allow the Commission to perform its duties. The City Manager shall provide sufficient funds within the general fund that will provide secretarial support, a professional preservation planner, and one full-time inspector, and shall cause the minutes of all meetings to be recorded, transcribed in summary

form and submitted to the HARC for its approval.

4) The Chairperson, or in his absence, the Vice Chairperson, shall preside at all meetings and hearings of the Historic Architectural Review Commission and decide all points of order and procedure.

Voting

1) No Historic Architectural Review Commission member shall take part in the hearing, consideration or determination of any case in which he/she is personally or financially interested. To avoid a conflict of interest or the perception of such a conflict, the nature of the Commissioner's relationship should be stated for the record.

2) No Commission member shall vote on any matter deciding an application or a request to reconsider unless he/she shall have attended the Commission's previous deliberations on such application, or shall otherwise have the approval of the Chairman to vote on such matter. The Chairman's approval shall be contingent upon the assurance by the member that he or she is familiar with the application application and has reviewed the minutes of any meetings at which the application was discussed.

Meetings

1) The Commission shall convene on a regularly scheduled basis at least once each month, and notice of such meeting shall be published in a newspaper of general circulation in the City at least five (5) days in advance thereof. At any special or regular meeting the HARC may set a future meeting date. The State Historic Preservation Officer shall be notified of all meetings at least thirty (30) days prior to the meeting.

2) Special meetings may be called by the chairman or by written notice signed by three (3) voting members. No official action shall be taken during any special meeting unless three (3) members concur.

3) All meetings of the Commission shall be open to the public. A public record of the Commission's minutes and resolutions shall be maintained and made available for inspection by the public. Minutes of each meeting shall be submitted to the State Historic Preservation Officer within thirty (30) days with a record of attendance of Commissioners and public attendance figures.

Attendance/ Historic Architectural Review Commission

1) Historic Architectural Review Commission members are expected to attend the following meetings: **(A)** Regular Historic Architectural Review Com-mission meetings, which are de-fined as those meetings regularly scheduled to carry out the duties of the Historic Architectural Review Commission. **(B)** Special Historic Architectural Review Commission meetings which are defined as those meetings called by the Chair of the Historic Architectural Review Commission upon at least five (5) calendar days notice to each member; or scheduled by a majority of the

Historic Architectural Review Commission at a regular meeting.

2) If a member of the Historic Architectural Review Commission fails to attend two (2) of three (3) consecutive regular meetings, without cause and without prior approval of the chairperson, the board shall declare the member's office vacant. The Mayor, with consent of City Commission, shall fill the vacancy by appointment.

The State Historic Preservation Officer shall be notified of any change in the Commission membership within thirty days of action.

Annual Recommendations to City Commission

From time to time, and by October of each year, the HARC shall review its procedures and, where revision is needed, recommend to the City Commission revised regulations for the conduct of its business which shall govern the HARC upon approval or amendment by the City Commission, or upon the expiration of forty-five (45) days without final City Commission action thereon. Said rules at all times are subject to amendment by the City Commission (Section 16.03).

Legislative Procedure

1) Three members of the Historic Architectural Review Commission shall constitute a quorum (Section 16.03).

2) In order to carry, a motion to recommend approval or a motion for denial of a petition for designation of a structure or district as historically significant shall require a simple majority vote of those members who are present and voting. Likewise, a motion to recommend approval or a motion for denial of a petition for designation of a site as archaeologically significant shall require a simple majority vote of those members who are present and voting.

3) A motion to recommend the suspension of an action, issuance or denial of a Certificate of Appropriateness shall require a simple majority vote of those Board members who are present and voting in order to be carried.

4) If an application is approved, the presiding member of the HARC shall sign and date the application. If disapproved, the applicant may modify and resubmit the application or may appeal the HARC decision. If an application is deferred or disapproved and the applicant would like to pursue the project, they must ask staff to add them to the agenda. Any required documentation must be submitted at least one week before the meeting.

5) Recommendations to the City Commission or to government officials for special study items or enforcement measures shall also require a simple majority vote of those Historic Architectural Review Commission members who are present and voting.

6) Application for the Certificate of Appropriateness shall be filed with the HARC, which shall within thirty (30) days vote at its meeting to approve or disapprove work based on the Design Guideline for Key West and the Secretary of the Interiors Standards for Rehabilitation. The above thirty (30) day time period shall not include the following: Periods of plan redrafting or compilation of

additional information requested by the applicant or by HARC; application deferral(s) where the applicant is not present at one (1) or more HARC meetings or where said meeting(s) is/are cancelled (Section 16.04).

7) To the extent possible, HARC will observe the precedents of a previous HARC approval on the subject property or a related parcel.

HARC Report and Agenda

1) Copies of the HARC agenda shall be made available to the public at the Building Department prior to each scheduled meeting.

2) No new items may be placed on the HARC agenda after the time the agenda has been finalized unless approved by the Chair of the HARC.

3) For proposed designation reviews, the notice of the public hearing shall be published in a newspaper of general circulation at least ten (10) calendar days but not more than twenty (20) calendar days prior to the public hearing.

4) National Register nominations shall be considered at public meetings conducted by the HARC. Notices of these meetings shall appear in advertisements of the HARC agenda; these advertisements shall appear in a newspaper of regular circulation at least five (5) days prior to the HARC meeting. Any additional notices shall be made as required by the U.S. Department of the Interior. Where appropriate, meetings will be held at the neighborhood level. The State Historic Preservation Officer shall be notified immediately of all new historic designations or alterations of existing designations.

5) An annual report covering the period from the previous October 1 through September 30 shall be prepared by the Preservation Planner and submitted to the City Commission and the State Historic Preservation Officer by November 1 of each year.

Order of Business at the HARC Agenda

1) Call to order
2) Approval of Minutes
3) New applications for Certificate of Appropriateness
4) Deferred Applications
5) Discussion Items/Other Business
6) Adjournment

Procedural Rules

1) The rules contained in the current edition of Robert's Rules of Order shall be observed during meetings in all cases where they are applicable. Otherwise, the special rules adopted by the HARC prevail.

DO'S AND DONT'S FOR HARC MEMBERS

DO

- Read the City's HARC guidelines and other historic preservation regulations and refer to them often.
- Be friendly with all applicants and leave them with a good impression of the local government process.
- Use the design guidelines when making a decision on the appropriateness of a building alteration.
- Review each application as a separate case and apply the regulations criteria each time.
- Remember due process.

DO NOT

- Apply your idea of what is "pretty" or "in good taste" to decide if a proposed alteration is appropriate.
- Require the design of all new buildings, alterations or additions to follow a particular theme or architectural style.
- Embarrass the applicant by criticizing his/her application openly in the meeting or in the media.
- Turn down an application without giving the applicant specific guidance as to how the application could be improved to meet the criteria of the ordinance.
- Be hesitant to ask the applicant for more information if the application is incomplete or if there is not enough information to make a decision.

IV. Guidelines for Rehabilitation Of Historic Buildings

The Key West Architectural Guidelines are firmly based on the *Secretary of the Interior's Standards for Rehabilitation*. The *Guidelines for Rehabilitation* were developed to interpret and explain the *Standards*. They were also written to assist cultural resource managers and owners of significant structures to manage them with sensitivity and to preserve their architectural integrity and historical significance.

The Federal guidelines for rehabilitating historic buildings were first developed in 1977 to assist property owners, developers, and government managers apply the Secretary of the Interior's "Standards for Rehabilitation" during the project planning stage by providing general design and technical recommendations. Together with the "Standards for Rehabilitation" they provide a model process for owners and developers.

The guidelines are intended to assist in applying the Standards to projects generally; they are not intended to give case-specific advice or address exceptions or rare instances. They cannot tell which features of a specific historic building are important in defining its historic character and should be preserved or which features could be altered, if necessary. Case-by-case decisions are best accomplished by seeking assistance from qualified historic preservation professionals in the planning stages of a project. Such professionals include architects, architectural historians, historians, archaeologists and others experienced in the preservation, rehabilitation and restoration of historic properties.

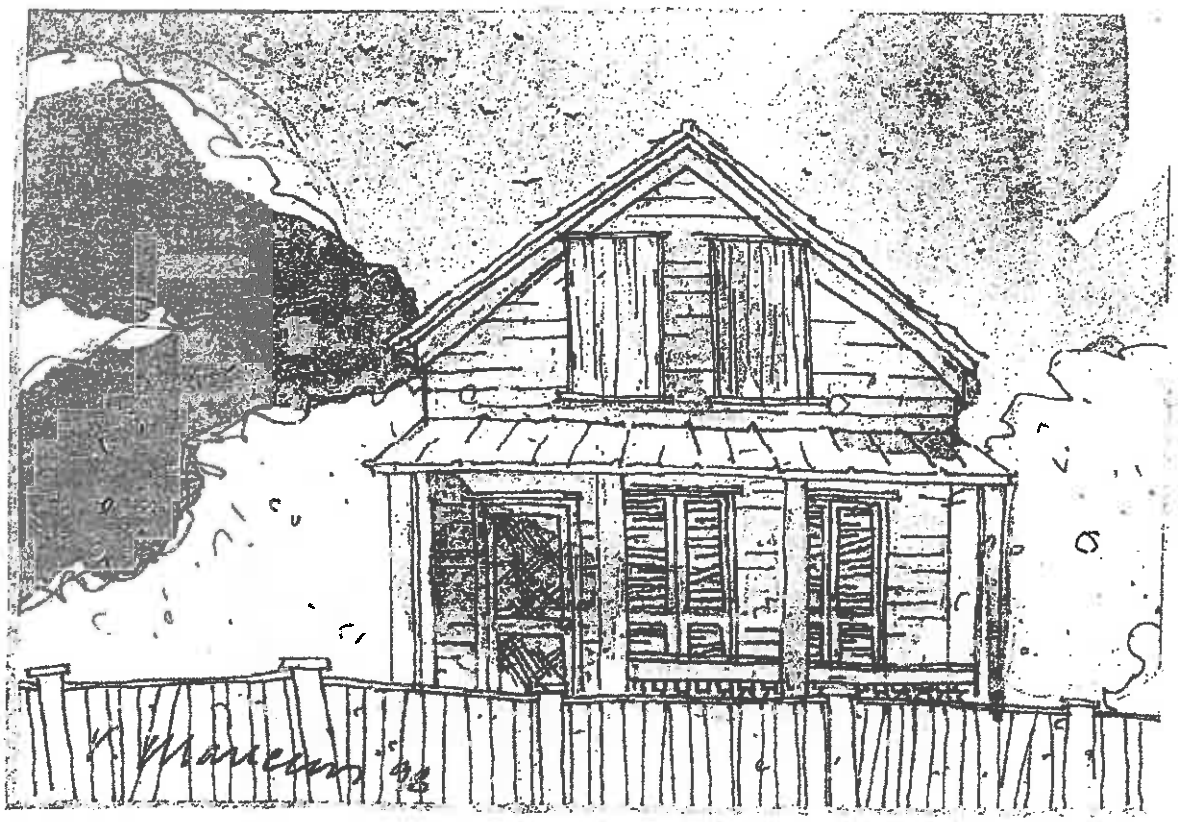
The guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types, and apply to interior and exterior work as well as new exterior additions. The guidelines seek to assure the preservation of a building's important or "character-defining" architectural materials and features and also make an efficient contemporary use possible. The rehabilitation process begins with protection and maintenance; the work should be designed to achieve preservation goals. When some deterioration is present, repairing a building's historic materials and features is recommended. However, when the deterioration is so extensive that repair is not possible, the replacement of historic materials and features with new materials is then considered. The complex design issues of alterations and additions require particular sensitivity to preserve a building's historical character.

Identify, Retain, Preserve

The guidance basic to the treatment of all historic buildings – identifying, retaining and preserving the form and detailing of architectural materials and features that are important in defining historic character. It is important to remember that such loss of character can be caused by the cumulative effect of a series of seeming minor changes to the building and the total impact of actions on a building must be considered.

Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings. Protection includes cleaning roof gutter systems, installing fencing, alarm systems and other protective measures.



A HARC review of proposed construction plans considers:

- What was the original design of the structure, and how much has survived?
- How will new construction affect exterior elements and appearance?
- Will the project alter the massing and setback patterns of the building or streetscape?
- Are the proposed changes reversible or permanent alterations?
- Will the project cause damage to architectural integrity and design?
- Are the proposed changes appropriate to the site and its character?
- Will the proposed materials and methods endanger the longevity of the structure?
- Is the building a contributing or noncontributing structure in the district?
- Will proposed landscaping, fencing and paving changes alter its historic character?
- Does the condition of the structure warrant proposed demolition of original fabric?
- Will proposed outbuildings, additions, pools, or other structures detract from the site?
- What was the evolution of the building over time and what elements should be retained?



illustration by George Minard Sanders



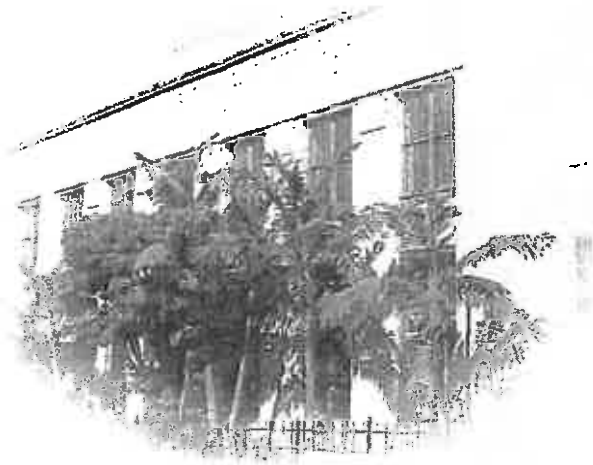
V. U.S. Secretary of the Interior's Standards for Rehabilitation

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility within any historic preservation district or other designated historic site or resource. "The Design Guidelines in Key West 's Historic District" are based upon *The U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Rehabilitation of Historic Buildings*, as are the city ordinances and Land Development Regulations which authorize the guidelines and the Historic Architectural Review Committee (HARC). An applicant for development or a building permit shall comply with the *Key West Design Guidelines* (including the *U.S. Secretary of the Interior's* standards) pursuant to procedures set forth in Sections 1-2.7 and 3-19.3 of the Land Development Regulations.

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, and its site and environment.**
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
6. **Deteriorated historic features shall be repaired rather than be replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.**
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

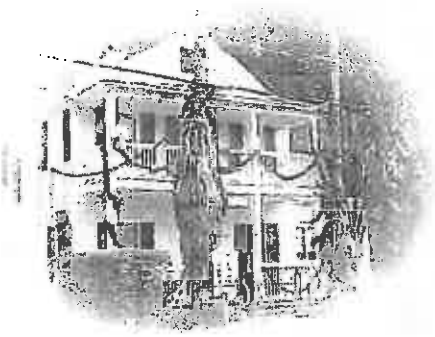
8. **Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. **New additions and adjacent or related new construction shall 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.**





1. ***A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, and its site and environment.***





The intent of this standard is to minimize the impact on an historic structure. A residence is best used as a residence, which would not require alteration of interior spaces. Other compatible uses might include bed and breakfasts, guesthouses, or a professional office not requiring large rooms. Conversion to a use requiring removal of interior walls (i.e. an auditorium) should be avoided if possible. Conversely, public buildings with large spaces should be fitted to uses that allow retention of those spaces. Conversion to apartments, for example, would probably involve partitioning of large spaces and possibly inserting intermediate floors in areas with high ceilings. Such modifications would create a severe negative impact to the historic integrity of the building.



2. ***The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

Character defining elements such as porches, columns, finials, hood moldings, and the forecourt relationship of a building to the street are all important character defining elements. Enclosing porches or constructing new elements between an historic building and the street should be avoided. Removal of elements including column capitals, hood moldings, finials, cupolas, entablatures, etc; should be avoided. If severe deterioration requires their removal, they should be replaced at the same time. Leaving deteriorated elements intact without repair is preferable to their removal without immediate replacement.

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

Each property contributes its own unique characteristics to the district. Modifications such as converting a mid 20th century stucco façade to replicate a wood Victorian mansion should be avoided.

4. ***Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***

Historic properties are a record of the development history of a community and the standards recognize that changes have, and will continue to take place. President Harry S. Truman converted a Victorian mansion to his Key West retreat, " the Little White House". Returning it to its pre-Truman era appearance would be inappropriate as his modifications "*have acquired significance in their own right*".

These standards recognize that some exterior and interior alterations to the historic buildings are occasionally needed to assure continued use, but it is important that such alterations do not radically change, obscure, damaged, or destroy character – defining materials, features, or finishes.

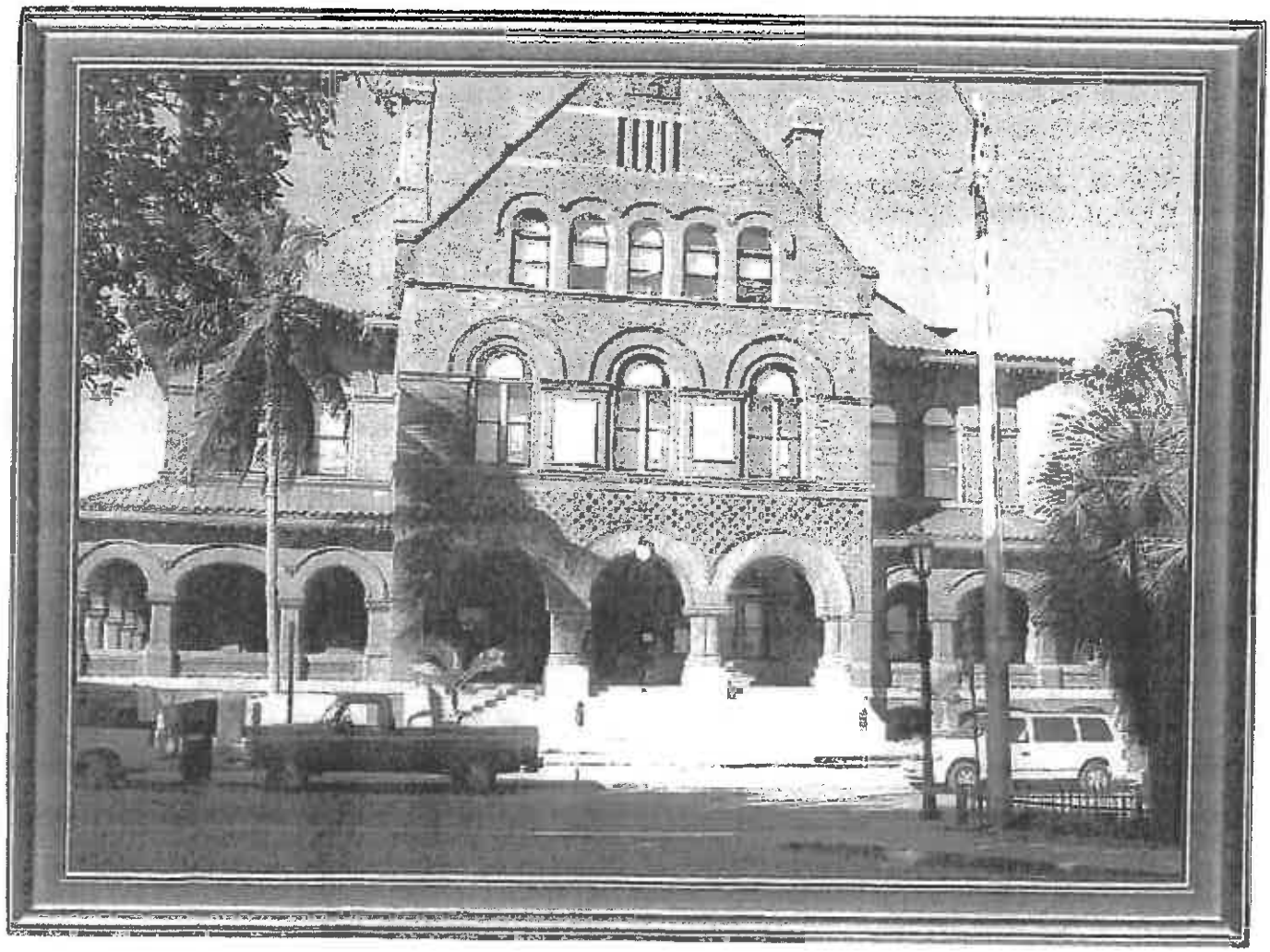
The construction of an exterior addition to an historic building may seem to be essential for the new use, but such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering interior space. The building's features should not be radically changed, obscured, damaged, or destroyed. HARC shall allow additions, preferably at the rear of the structure.

Additions should be designed so that they do not compete with the historic characteristics of a building, site or its environment. With tight building sites in Key West, construction of an addition in the rear of the property is not always possible, but respecting the scale, detailing and special relationships of the historic elements will result in a successful project. Hopefully, our contemporary additions will "*acquire*

historic significance in their own right' and future generations will retain and preserve them.

5. ***Distinctive features, finishes, construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.***

Key West has a unique and rich architectural fabric with many diverse building types, finishes, styles and details. This standard recognizes that each of these character defining elements contribute to the district's heritage and should be preserved. The terracotta detailing of the Custom House, cut coral façade of the Federal Courthouse, concrete formed to replicate rusticated stone at the Harris School, and the Victorian detailing of the "gingerbread house" at 615 Elizabeth each have unique and different *"construction techniques or examples of craftsmanship that characterize the historic property"*. Each property is unique and we should endeavor to identify and preserve those features and finishes that are unique to each property.



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

This standard recognizes the patina gained through aging is important to the visual characteristics of an historic building or property. The historic fabric should be retained whenever possible. It is not the intent of these guidelines or a preservation effort to return a property to "like new" condition. Rather, this standard recognizes that districts and historic features gain significance over time, through weathering and ongoing maintenance.

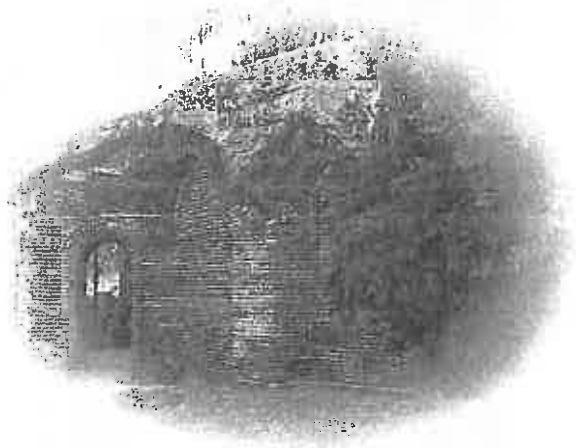


7. ***Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***

Standard 6 recognized the importance of historic fabric and the significance it gains through aging. This standard recognizes the importance of protecting these features and finishes. These character defining finishes are damaged and suffer irreversible harm from abrasive cleaning methods such as sandblasting or grinding. The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, included earlier in the manual, list appropriate and inappropriate treatments in detail. Refer to that section for detailed requirements.

8. ***Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

This standard recognizes the importance of archaeological resources to the history and significance of an area. HARC recommends using care when excavating, grading, or disturbing a site. Artifacts uncovered during these activities are valuable and add to the history of the area. Archaeologists, professional and amateur, are available throughout Monroe County, and Marine Archaeologists are on staff at the Mel Fisher Maritime Heritage Society here in Key West. For preservation projects funded in part through state and federal grant funds, the use of a trained archeologist may be required. HARC recommends confirmation of such requirements with the source of any grant funds; work stoppage when possible artifacts are encountered; and to obtain archaeological assistance when needed or at known archaeological sites (i.e. the Military Cemetery at Peary Court or the African Cemetery at Higgs Beach).





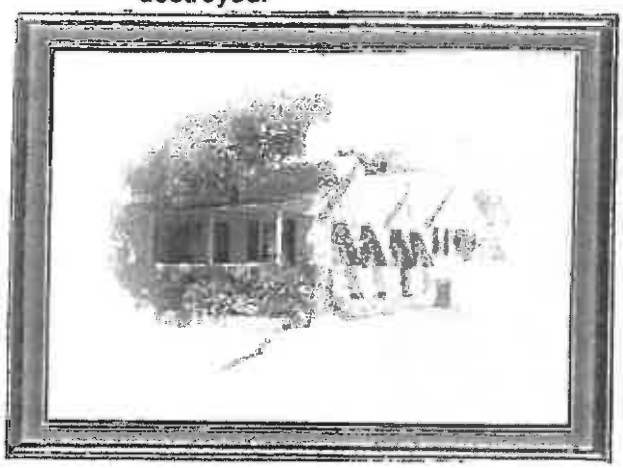
9. ***New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***

10. ***New additions and adjacent or related new construction shall 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.***

Alterations/Additions to an Historic Building

Some exterior alterations to an historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that is intrusive and therefore detracts from overall historic personality.

The construction of an exterior addition to an historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.



New elements added to an historic structure should be reversible to allow restoration at a future date. Original walls and windows, for example, could be left in place with a new wall constructed adjacent to it so that when removed, the original would still be intact. The addition of the roof windows to attics might be sized to fit between existing rafters so that the original structure is not altered and future removal and roof replacement would be simplified.

VI. Design Guidelines in Key West's Historic District

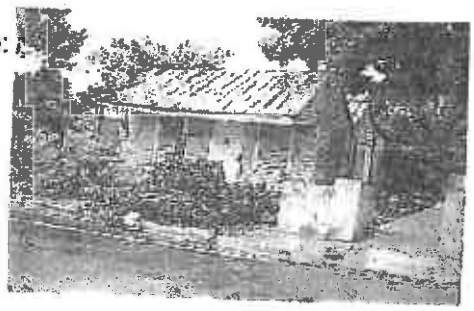
BUILDING EXTERIORS – WOOD

Key West architecture is most commonly of wood construction including distinctive architectural features such as siding, cornices, brackets, entablatures, shutters, columns, and balustrades. The preservation and repair of wooden features protects the historic character of Key West architecture. Replacement siding on contributing structures must match the original siding.

Wood Exterior Guidelines:

1. Materials for repair of historic wood architecture are:

- Wood weatherboard, clapboards or lapped siding of appropriate dimensions
- Wooden vertical board and batten siding with -1"X2" or 1"x3" battens
- Wooden horizontal novelty or drop siding



2. Non-wood sheathing materials such as fiber-cement siding, "hardi-board" or other non-traditional cladding may be used only on new structures, non-contributing structures or non-historic additions to contributing structures if the dimensions of these materials are compatible with the dimensions of the original fabric and if it has a smooth texture that does not exhibit fake, exaggerated wood grain. Exterior siding should be painted.

Decorative Elements and Details

Exterior architectural detailing contains much of the architectural craftsmanship, which characterizes historic integrity and should be preserved. Distinctive features include construction elements such as doors and windows as well as hardware, pediments, decorative woodwork, column and post details and other design characteristics.



1. The *introduction* of exterior features including windows, stained glass, doors, brackets, architraves, railings, exterior staircases or gingerbread or cut out detailing, which cannot be documented as pre-existing, should be avoided and are not appropriate on publicly visible elevations.
2. New wood exterior features that are *incompatible* in architectural detail, size, scale, material and color are not appropriate.

BUILDING
EXTERIORS - MASONRY

Although the most common building material in Key West is wood, numerous historic masonry structures of stone, brick, concrete or stucco are located in the historic zoning districts, especially in the commercial sectors.

Masonry features such as brick cornices, stone window architraves, masonry pediments and terra cotta brackets contribute to the historic significance of Key West masonry structures.

Masonry surfaces such as textured stucco and patterned brick are distinguished architecturally and historically by different bonding styles, jointing techniques, surface treatments, brick types and colors. Although masonry is extremely durable, it can be permanently damaged by poor or improper maintenance, application of non-permeable coatings, and harsh or abrasive cleaning techniques.

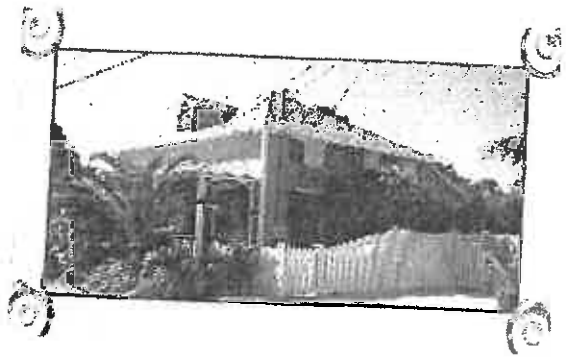
1. Masonry features must be repaired using accepted and recognized preservation techniques that avoid harm to original historic fabric. Masonry surfaces will not be cleaned using *abrasive* sand or water-blasting techniques or other abrasive techniques which accelerate the aging and deterioration of the historic building.
2. Masonry surfaces may be cleaned using *non-destructive chemical cleaning* compounds approved by state and federal preservation architectural preservation staff.
3. *Non-permeable coatings* shall not be used on historic masonry structures.
4. *Replacement materials* such as brick, stone, ornamental concrete blocks, and stucco must be similar in color, dimension, density, texture and pattern to original historic masonry fabric.
5. If a portion of historic masonry is too deteriorated to repair effectively, it may be replaced on an in-kind basis using existing physical evidence to guide the work. The replacement portion should resemble the original as closely as possible in all details including texture, color, placement, mortar, pattern, dimension and density.
6. *Physical evidence* guiding the repair or replacement work may include the actual portions of surviving masonry fabric, historical photo-documentation, verifiable historic descriptions or new designs based on the original which are compatible with the size, scale, material and color of the historic building.
7. Masonry joints must be *re-pointed* using materials compatible in color, consistency, permeability and texture. Mortar that is deteriorated should be removed by *hand-raking* the joints carefully.

BUILDING INTERIORS

Alterations to the interior of historic public spaces such as banks and hotel lobbies, auditoriums, theatres and public offices; the interior of any property individually listed on the National Register; or of the interior of a property that was the location of a historical event, are subject to HARC review, to promote reuse and prohibit the irretrievable loss of the interior historic fabric.

ROOFING

Many historic structures in Key West have metal shingle roofing. Other common roofing materials include metal V-crimp, and conventional asphalt shingles. Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes the replacement material to be more suitable than the existing roofing material. Roof form and secondary features such as dormers, chimneys, and other details are important in defining the architectural style of the building.



1. Historical roofing materials such as metal shingles *should be preserved* when possible. If replacement is necessary, similar metal shingles must be used, not inappropriate roofing materials such a V-crimp metal. If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that material. V-crimp roofs may be replaced with metal shingles.
2. Conventional modern roofing materials such as asphalt shingles, V-crimp, or composition roofing may be used on non-contributing structures, provided that they do not detract from the characteristics of nearby historic properties.
3. Roofing materials and forms used in new construction must be *visually* compatible with the existing historical and architectural context of the streetscape and neighborhood.
4. *The form and configuration of a roof must not be altered* in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form. Original features such as scuttles, chimneys and roof porches should not be removed or altered.
5. The public view of the roofline should not be altered by the addition of new features such as dormers, scuttles, vents or skylights. Such features may be allowed on roof surfaces not visible from a public right-of-way.
6. Fascia, soffit, cornice and bracket elements shall not be altered or removed unless it can be documented by photographic or other verifiable historical evidence that they were not historically accurate in form and placement.

ROOF
SECONDARY STRUCTURES:



Gutters

Gutters on historical buildings in Key West were often recessed under the roofline. Many of these historical gutters have been neglected and have deteriorated. The installation of modern metal gutter systems is detrimental to the appearance of historic architecture and should be avoided unless its design minimizes interference to architecture and the gutters will actually prevent water damage.

1. Gutters must be installed *so as not to detract from the design and architecture of the structure.*
2. The installation of gutters must *minimize damage* to the historic fabric of the structure and should not radically change, obscure or destroy character-defining features, materials, or finishes.
3. Gutters originally installed as an integral part of roofing system (i.e. enclosed box drainage) should be *maintained and retained* whenever possible.
4. The half-round gutter style is most appropriate for buildings constructed *prior to 1900.*
5. Either the half-round or "ogee" style of gutter may be appropriate on structures erected *after* 1940.

Dormers

A dormer addition must be in scale and harmony with the building's design.

1. New dormers may be installed to replace historical dormers when they can be substantiated by documentation or as additions to noncontributing buildings.
2. Dormer design must be *compatible* with building style (similar in style to dormers normally found on that type building in Key West). Roof pitch and materials of dormer construction should match that of the original structure closely.
3. Dormer *size must be in proportion* to the building and its roof. Oversized or undersized dormers are inappropriate.
4.Generally, dormers on 19th century buildings were designed *with a gable roof.* Dormer additions to bungalow-style structures generally had a shed roof.
5. The juncture of a dormer roof with the main roof should be *below the ridgeline* of the main roof.

Solar Collectors

HARC is supportive of the citizens of Key West awareness of sustainability and energy efficiency issues. The retention and adaptive use of historic buildings preserves the materials, embodied energy, and human capital already expended in their construction. The reuse of buildings is one of the greener practices in the overall promotion of sustainability.

HARC believes that energy conservation in historic buildings can be accomplished responsibly without compromising the qualities that define their historic character. In an effort to promote the reduction of carbon footprint and energy conservation HARC suggests the following recommendations to our citizens: use of energy rated appliances and mechanical equipment, reuse and use of existing cisterns, preservation and reuse of as much historic materials as possible, planting trees and installation of insulation materials on ceilings, roofs and walls.

1. HARC supports the introduction of new and emerging technology for renewable energy but will seek to achieve this by ensuring equipment is installed without permanent detriment to the historic fabric already established in the district and the least visual impact to buildings and streetscapes HARC's goal is high performance conservation with low public visibility. HARC recommends applicants exhaust all other ways of reducing the carbon footprint before putting forward applications for the installation of solar devices.
2. Any proposal to install solar energy collectors shall be based on a hierarchy of preferred locations starting with roofing not visible from public streets, then locations within rear gardens or on pergolas and only if none of these are viable because of orientation or overshadowing will HARC consider schemes which involve collectors on roofing areas or other locations visible from public streets.
3. Any proposals that include collectors and/or related equipment and cabling visible from public streets will be required to show (by way of calculation of energy outputs) that it is not possible to achieve similar performance from equipment located away from public view.
4. Installations shall not exceed power generation greater than that reasonably needed for the property. All applications must contain calculations of power outputs and on energy retained.
5. Character defining features of existing buildings (i.e. roofline, chimneys, and dormers) shall not be damaged or obscured when introducing new roof or exterior wall-mounted energy conservation systems.
6. All energy collection equipment shall be screened or hidden to the greatest possible while still achieving maximum function and effectiveness.
7. On pitched roofs, solar collector arrays shall run parallel to the original roofline and shall not rise above the peak of the roof. On flat roofs, solar collector arrays shall be set back from the parapet edge or wall/ roof conjunction and may be set at a slight pitch if not highly visible from public streets.
8. All energy collection equipment shall be considered part of the overall design of the structure. Color, shape and proportions of the solar collection array shall match the shape and proportions of the roof. Single installations on single-plane roofs are preferable to disjointed arrays or arrays on multiple roof planes. If more than one array is needed, it shall be limited to one panel section on each side of the structure if the arrays cannot be placed on a rear location. Scattered or disjointed arrays are not appropriate.
9. All energy collection equipment shall not be mounted to project from walls or other parts of the building.

Scuttles and Skylights

1. Plastic dome skylights are inappropriate in the historic district.
2. Original wood roof windows, scuttles and skylights should be retained and repaired wherever possible.

WINDOWS



Historical structures in Key West traditionally had wooden 6/6 double-hung sash windows. However, 2/2 double-hung sash windows were also common and some 20th century buildings used 1/1 or 3/1 double-hung sash. Window design is an important component of architectural design, and particular care must be taken to prevent not to change, damage or destroy character-defining materials or features in the process of rehabilitation. Stained glass was rarely found in residential or commercial buildings in Key West with the exception of small transom windows of cranberry or ruby glass over the main doorway.

1.Original windows should be repaired by patching, stripping, reinforcing or rebuilding to prevent replacement of historical windows whenever possible.

2. Historical window features including frames, sashes, thin muntins, glazing, sills, jambs, and moldings should be preserved. *In-kind replacement of deteriorated features is recommended* whenever feasible. For example, most historic structures in Key West had putty-glazed windows. Contemporary double hung replacement windows with thick muntins are not appropriate. (Manufacturers specifications are required with submittal).

3. Replacement windows on contributing structures should be made to fit the original window opening without the use of blocking or infill. Such replacement windows, sills, muntins, sashes, surrounds and other window features should be of similar and compatible configuration, material, size, design, and placement as those of original windows.

4. Replacement windows on non-contributing buildings may be of a different style that is compatible with the character of the building and its neighborhood.

5. The addition of new window openings on primary elevations of contributing buildings is not appropriate unless documentation exists showing historic appropriateness.

6. HARC may allow the addition of new window openings on secondary elevations as long as the historic visual integrity of the structure or the surrounding district is not adversely affected.

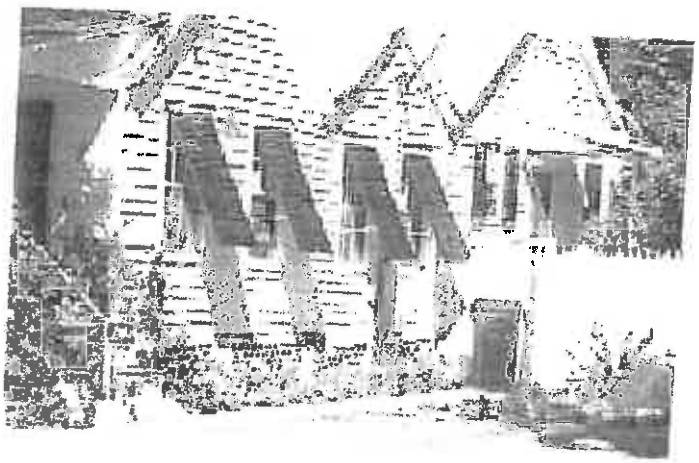
7. Window glazing shall be *clear and transparent untinted,* nonreflecting glass. Replacement glazing on contributing structures should match the original as closely as possible.

8. The use of *laminated impact-resistant glass, wind resistant films, glass or Plexiglas,* which does not alter the appearance of windows on the exterior, is allowed. Materials and details should be selected so as to minimize visual impact on the historic structure.
9. *Stained glass* may not be used on the primary or publicly visible elevations of a building unless it can be documented as historically as original. The use of *stained glass on primary facades is usually inappropriate* because it was not historically used in Key West with the exception of church window installations.
10. *Original windows, transoms or sidelights* may not be moved, changed in size, shape or design, boarded up or bricked over.
11. *Wood or metal jalousies may be appropriate* if proportioned properly with respect to the façade and if they are historically appropriate to the design of the building. Aluminum windows are generally inappropriate on contributing structures.

SHUTTERS

Exterior features such as shutters and blinds are an integral part of Key West architecture and should be preserved and/or replaced accurately to retain the full beauty of the architecture. Wooden shutters are significant features that define the historic character of many Key West buildings. Historically, shutters in Key West were operable wood-louvered, solid board, or steel. Both top-hinged Bahama style shutters and side-hinged shutters were common.



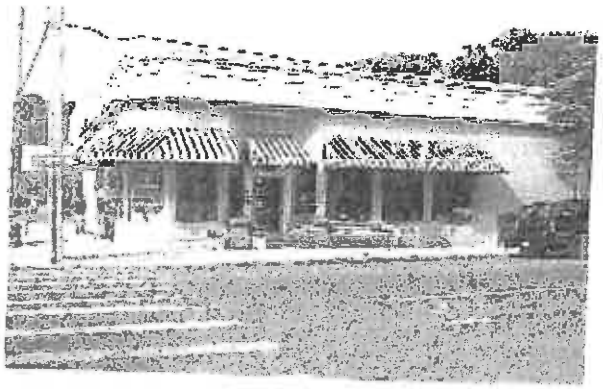


1.*Historic shutters should be retained,* repaired and preserved whenever possible.
2. If existing shutters are too deteriorated to repair, they should be replaced on an in-kind basis with functional shutters of similar design made of rot-resistant woods such as cedar, cypress or pressure-treated pine in proportion to the design of the window openings.
3. The design of replacement shutters should be based on *physical evidence of original shutters* or photographic documentation of the specific building or buildings of a similar style.
4. Replacement shutters should be designed to fit the proportions of the window openings.

5. In addition to traditional shutters, r*emovable hurricane and storm panels* that are stored when not in use are an allowed and preferred alternative for insuring the safety of historic structures. Tracks for removable shutters should be painted to match the existing surface paint colors.
6. *Roll-down and accordian hurricane shutters* may be allowed on new commercial structures and may be appropriate on other types of buildings when reasonably concealed. These shutters will be considered on a case-by-case basis. Aluminum shutters may also be allowed on some non-contributing structures and in new construction where appropriate.

AWNINGS

Canvas awnings were an important design element in traditional storefronts, serving as a transition between the storefront and its upper stories. They added needed shade and color to a business district. Traditional striped awnings were sometimes used historically in Key West's residential neighborhoods as well as on commercial streetscapes. Retention or replacement of historic awnings is recommended. Replacement awnings should replicate the original design.



1.The installation of *awnings on residences* should not obscure character-defining features of a contributing structure. If dated historical photo documentation over fifty years old can be produced that demonstrates awnings existed on the structure or a similar building, *awnings in a style similar to those depicted* may be considered appropriate and approved.
2. Canopies extending over walkways from the entrances or fronts of buildings to the public sidewalk will be reviewed on a case-by-case basis.
3. A *standard street awning* should be mounted below the cornice so that the valance is eight feet above the sidewalk elevation and projects out no more than two-thirds of the width of the sidewalk.
4. *Awning covers and canopies* shall be made of canvas or other compatible materials; aluminum or other metal awning coverings and canopies are not appropriate in historic districts.
5. The awning should *reinforce the frame of a storefront* but not cover the space between the second story windowsills and the storefront cornice.
6. If a *flat canopy* exists, it can be dressed with a one to two-foot awning valance.



7. Awnings should be constructed in proportion to the entryway and should be compatible with the design of the structure and adjacent streetscape. Awning shape should follow the shape of the window opening.

8. *Signage for awnings, canopies and coverings* will be evaluated in consideration of the total number of signs used or requested by an establishment. If awning signage is permitted, *lettering* which extends half of the height of the valance is allowed. (Key West Land Dev. Regulations, Article XVI: Signage and advertising).

9. The *overall design and architectural appearance* of the building, including proposed and existing awnings and signage, will be considered in determining the appropriateness and compatibility of the specific installation request. Any proposed awning or signage should be designed to fall within ten percent of the average ratio existing on adjacent historic buildings.



10. *Free-standing, fabric-covered structures including carports, open pavilions, tents or storage shelters* (visible from the public right-of-way) are typically not recommended on publicly visible elevations. Character-defining elements such as the forecourt relationship of a building to the street or the construction of new elements between an historic building and the street should be avoided. Fabric covered structures cannot be erected without a permit.

ENTRANCES, PORCHES & DOORS

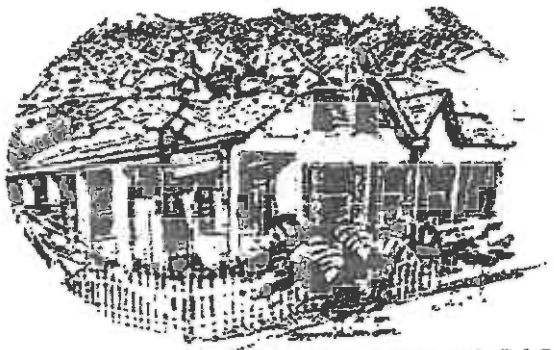
The alteration or removal of important character-defining features such as entrances, doors, doorways, and porches can damage the architectural integrity and beauty of an historical building and is not recommended. Entrances and their decorative elements should be retained, repaired and preserved because they define the historic character of a building. Important features include railings, columns, pillars, balustrades, pilasters, hardware, fanlights, transoms, sidelights, door openings and surrounds and stairs.

1.The *removal or enclosure of an historic entrance* or open front porch or side porch on publicly visible elevations of a contributing building is not appropriate; nor is the use of louvers, glazing, screening or a permanent enclosure of any kind permitted.

2. The enclosure or alteration of porches on non-publicly visible or non-character-defining elevations may be appropriate so long as the proposed enclosure would not adversely affect the historic integrity of the structure or the surrounding district and provided it does not radically change, obscure, or destroy character-defining spaces.
3. Entrances and porches with deteriorated portions must be repaired with materials *that replicate the original features as closely as possible* using physical or historical evidence as a guide. The construction of transoms or sidelights is allowed if they were an original element of the entrance.
4. A completely deteriorated porch may be rebuilt on a *board-for-board* basis based on physical or historic documents.
5. Materials used to repair entryway elements should *match the original fabric* as closely as possible in quality and durability (i.e., through use of cedar, cypress, redwood or pressure-treated wood) because exposed front elevations decay easily.
6. Single-story porches may not be altered or raised to two stories, nor may open roof decks be built on the roofs of one-story porches.
7. Porch reconstruction on contributing buildings *must duplicate the original entryway* and porch and be compatible in design, size, scale, material and color with the historical character of the building.
8. New porches constructed on noncontributing buildings must be compatible in scale and design with other original porch styles on its streetscape or on similar nearby buildings.
9. Doors must be *six or four-paneled wood doors* for 19th century residential buildings, unless historical documentation indicates otherwise. Two-panel wood doors are suitable for buildings with Greek Revival detailing. Some late 19th century and early 20th century buildings used horizontal paneled or half-glazed doors.
10. Larger commercial or residential structures may use *paired entry doors* if appropriate. Wooden doors with clear or etched glass ovals, jailhouse, metal, ironwork or Belair entry doors are not appropriate.
11. French doors may be *appropriate for side and rear entrances* but are generally not acceptable as front entryways on residential structures.
12. Sliding glass doors are *not appropriate* for use on any publicly visible façade of a contributing historic structure.
13. Exterior staircases are allowed on front elevations only *if they existed historically*. Repair of exterior staircases must be on a board-for-board basis with all features replicated; concrete replacement stairs are not allowed.
14. Upgrade or rebuild historic stairways to meet current health and safety regulations and improve stair height and width to meet code requirements but *preserve elements or original design* including balusters, newel posts, and railings.
15. *Retain and repair existing porch elements* such as historic posts, columns, balustrades and other features when possible.
16. Replace deteriorated porch elements with new elements *compatible in size, scale, design, and material* with originals.

RAMPS

Many commercial structures must comply with ADA requirements. Some historic structures may be exempt if they are contributing buildings within a National Register of Historic Places District or if their integrity would be harmed by the construction of handicap facilities.



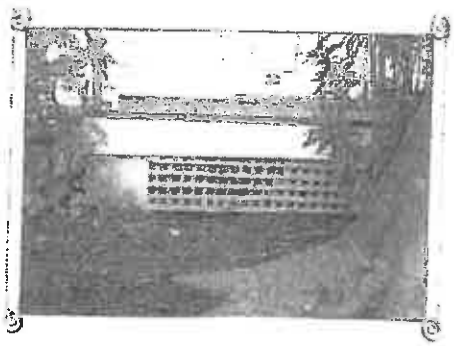
Gallery Key West illustration by Bob Smith

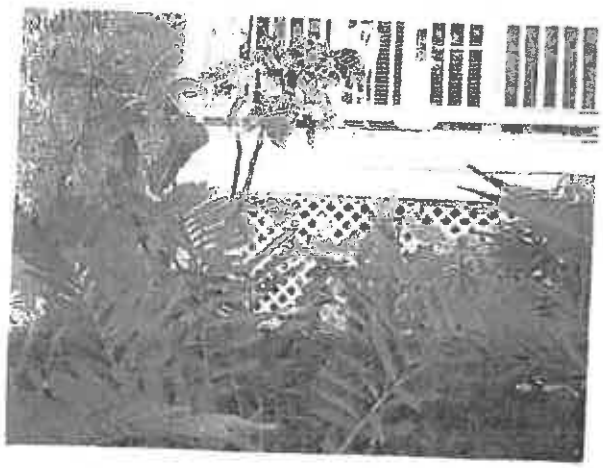
1.Commercial and residential structures may comply with ADA requirements by constructing *ramps on less publicly visible elevations* using wrap-around ramp designs to achieve the needed grade changes.
2. Ramps should *harmonize with the scale and architectural features* of the building.
3. Ramp details should *complement but not match* exactly original balustrade and railing details of staircases or porches.
4. Ramps should be concealed with *landscaping whenever possible.*

FOUNDATIONS & LATTICE INFILL

Traditional Key West houses were built off-grade on a foundation raised on piers, which were usually constructed of limestone, brick or concrete. Wood lattice or vertical strip infill was used to screen the crawlspace beneath the flooring.

1.Infill between piers shall be of *standard diagonal or box lattice or of vertical strip design.*
2. Typically *only one type of* infill per site is appropriate.
3. Solid infill is *not historically appropriate for most historic structures.*
4. Foundations should be *repaired or replaced to match original foundation* size and appearance.





Exterior Colors

TRADITIONAL COLORS OF KEY WEST

Doors: White, black, red, dark green, natural finished wood
Exterior Siding or Body: white, pastels, light gray, beige, buff
Exterior trim: white or off-white
Porch ceilings: light aqua, light blue, white
Porch decking and steps: gray, green, white
Lattice: dark green or white
Foundations: natural or gray
Wood fences & gates: white
Iron fences & gates: dark green or white
Masonry walls & fences: white, beige, gray
Railings, balusters & porches: white
Roofing, metal: silver paint
Roofing, asphalt: gray, white, black
Shutters: white, black, gray or dark green

When choosing colors, try to select a combination that will highlight the architectural details of the building. Typically, one color for the body and one for the trim will bring the architectural details into focus. Additional colors may be appropriate for subtle highlighting (i.e. porch ceilings, porch floors, foundations, etc.)

HARC recommends saving paint chips of significant contributing historical buildings so that a paint analysis may be done to determine the appropriate historic colors.

While the majority of wood frame buildings in Key West were historically white or unpainted, the use of muted colors may be approved. The above colors are recommended by HARC as appropriate within the historic zones. Other colors may be used if supported by historical documentation, or by evidence of underlying paint.

Bahama Village

In an effort to visually preserve the cultural heritage of the Bahama Village area (whose boundaries are set forth in the City's Bahama Village Community Redevelopment Plan), the contemporary addition of brighter Caribbean colors may be acceptable within this sector of the Historic District.

PAINT
PREPARATION TECHNIQUES

Abrasive or harsh chemical paint removal methods cause permanent damage to historic structures. Surface cleaning in preparation for painting shall always be accomplished by the gentlest means possible to avoid damage to historic fabric.

1. *Hand-scraping, sanding and the use of passive thermal devices such as heat guns* (not blowtorches) is recommended or preferred.
2. Rotary power sanders or sandblasting must *never be used* to remove paint from historic buildings as it will prematurely age wood. Sandblasting to achieve a weathered "natural" wood effect is *prohibited*. High-pressure water blasting of historic structures is discouraged because of the *high probability of permanent damage* to the structure.
3. Detachable elements such as shutters, doors, decorative features and columns *may be temporarily removed* for chemical paint removal.
4. The use of *preservation-quality paint removal chemicals* in the form of paint removal poultices, pastes or solutions applied in place is encouraged. Materials should be applied according to the manufacturer's recommendations.
5. Masonry should be cleaned *only to halt deterioration or remove heaving soiling* prior to repainting. Masonry surfaces must be cleaned using gentle methods such as low-pressure water washes using diluted detergent and chlorine with natural bristle brushes.
6. *Remove old paint only to the next sound layer whenever possible.* Removal of crazed or cracking old paint with gentle methods is recommended. A flat vibrating sander may be used sparingly to even out scraped and uneven surfaces.
7. *Spot priming* with a latex or oil-based primer on bare or newly exposed wood is recommended to encourage the adherence of new paint to surfaces.

ADDITIONS & ALTERATIONS/
NEW CONSTRUCTION

Alterations, additions, and new construction can permanently damage the design of historic buildings and streetscapes by introducing out of scale, poorly designed changes, which alter the symmetry and beauty of historic districts. Poorly constructed additions may lead to the deterioration of a building by altering the functional design of a historic structure redirecting water into areas, which produce wood rot and decay. Modern additions commonly deteriorate before historic original portions of structure and if deemed necessary, should be carefully planned and constructed to minimize impact on the structure's health and appearance.

HARC reviews alterations to non-contributing structures to ensure that the proposed alterations will not create a structure that is an intrusion in the historic district. Whenever possible, HARC will encourage projects that lessen the detraction of an addition, alteration or new structure upon the integrity of the historic district, whether the construction is new or proposed for contributing or noncontributing buildings within the district.

1. A structure *shall not be altered* and/or expanded in such a manner that its essential character-defining features are disguised or concealed.
2. Additions and alterations may be reviewed more liberally on *non-contributing buildings*, which lack architectural disitinction.
3. Addition design should be *compatible with the characteristics* of the original structure, neighboring buildings and streetscapes.
4. Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.
5. Additions should be attached to *less publicly visible secondary elevations* of an historic structure.
6. Additions should not *alter the balance and symmetry* of an historic structure.
7. No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.
8. New additions should be designed and constructed to be clearly differentiated from the historical so that character-defining features are not changed, obscured, damaged or destroyed.

In order to preserve the integrity of the Historic District, a number of design criteria have been developed by which individual structures may be compared and evaluated. The intent in developing these criteria has been to identify specific design elements which, if repeated or echoed a sufficient number of times, will assure the maintenance and preservation of the architectural character of the district.

These criteria will become the working tools for the developer, architect and builder. Ideally, they should be studied and evaluated before design development work begins so that the desired relationships can be established as design objectives, properly relating individual buildings to the total environment.

These Design Guidelines are not intended to exclude good contemporary design, as new complementary design is encouraged. Traditional design elements are also encouraged, yet the distinction between historic and contemporary should be evident.

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

Traditional wood-frame buildings in Key West were constructed on low piers that provided a crawl-space under buildings to allow air circulation and to provide protection from flooding. The City also recognizes that conformity with current FEMA regulations with regard to elevation is important. However, the elevation of buildings to allow people and cars to pass underneath is not traditional, and the insertion of such structures into historic neighborhoods might interfere with the essential form and integrity of historic properties and their environment.

The historic areas of Key West are traditionally low-rise. Nineteenth-century buildings, having no elevators, were limited in height by the elevation that could reasonably be reached by stair. Single-family houses are traditionally no more than two or two-and-a-half stories. Only church steeples, important civic buildings with clock towers, the lighthouse, and other notable landmarks break the skyline. The City Commission finds that the preservation of this traditionally low-rise cityscape in Old Town, interrupted only by significant, symbolically important structures, is a matter of public policy benefiting the people of Key West and the long-term stewardship of historic neighborhoods in Key West.

1. **Siting** – New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.

2. **Elevation of finished floor above grade** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

3. **Height** – must not exceed two and a half stories (see Figures 1 and 2 pages 77 and 78). There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

4. **Proportion, scale and mass** – massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.

5. **Compatibility** – Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.

6. **Building Detail** – All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.

7. **Relationship of materials** – Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.

DEMOLITIONS & RELOCATIONS

Demolition of historic structures, which alter the nature of an historic district or streetscape, should be avoided. Many structures that appear unattractive and unusable can often be returned to a useful life through planned renovations. Income-producing historic buildings are eligible for historic preservation tax credits (see standard 9).

1. A contributing historic structure should not be demolished unless its condition is *irrevocably compromised by extreme deterioration.*
2. Demolition permits cannot be granted until *complete construction plans* for the site are prepared and approved.
3. New construction on the site of the former location of a demolished structure shall conform to all setback and easement regulations required of any other new construction.

SITE EXCAVATIONS

Excavations of utility trenches, cisterns, and foundations may reveal significant archaeological or historic finds. Report such findings to the City Preservation Planner for guidance and evaluation of the significance of the site. Historical or archaeological materials found on private property belong to the landowner.

The City owns materials found on public rights of way. Excavations may produce significant one-of-a-kind historical or archaeological artifacts that could add important information to the historic and cultural record.

1. Report *archaeological resources* found during **exca**vations to the Preservation Planner.
2. Excavations, whether construction activity is intended or not, *require a building permit.*
3. Construction site excavations that damage landscaping or lot surfaces visible from front sidewalk *must be restored using compatible plantings* and appropriate materials.

DECKS, PATIOS, HOT TUBS & POOLS

Modern installations of decks, pools, patios and hot tubs shall be considered on a case-by-case basis. The appropriateness of such modern features shall vary according to siting, size and design. Amenities such as pools, decks and hot tubs should not be located on any publicly elevation. Brick patios and wood decking with excessive square footage in proportion to the area of the lot damages historical integrity and appearance.

1.Wood decking or brick patios are allowed in *side or rear yards*. Wood decks shall not be built *on the front* of any house.
2. Wooden decks in side yards not adjacent to a public right-of-way shall be set back a minimum of ten feet from the front wall of a structure and shall be screened with fencing or landscaping.
3. Best efforts shall be made to ensure that decks, pools, hot tubs, and patios are not *visible* from the elevation right-of-way by use of landscape or HARC approved fence screening.
4. The proportion of decking, patio or pool dimensions shall not exceed *fifty percent of the total lot* minus the building footprint.
5. No swimming pool shall be built in a front yard of any structure in the historic district.
6. Swimming pools may be built in a side or rear yard adjacent to a public right-of-way only if the pool is located directly behind the principal structure or it is set to the rear half of the side yard. A property owner shall not seek a change of address to circumvent this rule.

OUTBUILDINGS: CARPORTS, GAZEBOS, GARAGES, SHEDS, SHELTERS & ACCESSORY STRUCTURES

Construction of excessive outbuildings detracts from the quality of an historic neighborhood and lessens its intended appearance and historical design by taking away areas devoted to landscaping and open space. HARC reviews all new outbuildings, permitting them only if they are compatible.

The construction of all accessory structures including garages, carports, guesthouses, pools, storage sheds, pool cabanas, studios, and similar structures shall be subject to the following conditions:

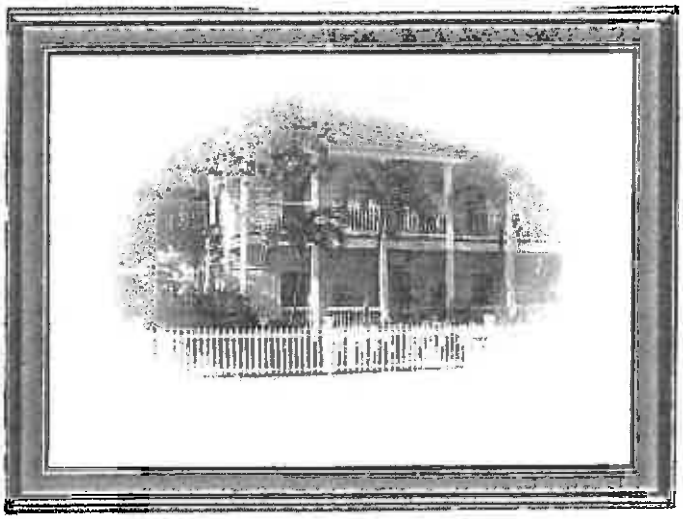
1.Accessory structures shall be compatible with the principal structure on the lot in materials, detailing, color, style, design, height, scale and massing.
2. No accessory structure may be built in the front yard of a structure in the historic district.
3. Accessory structures should not exceed the height of the principal building on the site.
4. The design of new outbuildings must be *complementary* to the existing streetscape if they are visible from the public right-of-way.
5. The construction of new accessory buildings such as garages or carports which are highly visible from the public right-of-way are *not appropriate in the historic district.*
6. The addition of "gatehouses" *in conjunction with enclosed walls* or fences is not allowed.
7. The construction or installation of *metal, plastic or cloth covered* garages, storage sheds or other outbuildings is not allowed where visible from the public right-of-way.
8. Pre-existing *historically appropriate outbuildings may be repaired* or restored.
9. Construction of new outbuildings must comply with all criteria for new construction in the Historic District.

10. The design of gazebos or other open outbuildings *should be complementary* in terms of scale, proportion, color finish and details to the primary building. Landscape features including an arbor, trellis or pergola (at least 50% open) will be reviewed on a case-by-case basis.
11. The location of gazebos or other outbuildings is an important consideration and approval may be denied *if the siting is deemed inappropriate or intrusive.*
12. Temporary *pre-fabricated* metal or plastic storage structures are not allowed. Exterior storage areas shall be enclosed by a solid wall with solid entrance and gate. The wall height shall be a minimum of six feet and a maximum of eight feet high. LDR Chap. III article X; 3-10.2.

FENCES & WALLS

Fences are important elements of the design and character of historic structures and districts. The scale and character of a fence, posts and gates must be compatible with the house and the neighboring structures. Chain link, unfinished block walls, reed fencing and non-vertical fencing are not allowed.

1. Fencing shall be constructed so the finished face is toward the street or neighboring property.
2. Design and construction of fences or changes to existing fences must be approved and permitted.
3. A picket fence up to 4 feet in height is permitted at the front of the structure; if a building is located on a corner lot, this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions.





4. Six-foot high picket fences may be permitted on side and rear property lines only. All front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence.
5. Solid six-foot fences with abutting vertical boards are permissible on side and rear elevations if adjacent owners have signed notarized statements of agreement.
6. Six-foot fences may begin from the rear of where the façade of the house joins the front porch, or at least ten (10) feet from the front property line.
7. New decorative wooden fences (solid with patterns cut out of the top portion) are discouraged.
8. Traditional historic fencing included wood pickets, wrought iron, concrete and combinations of these materials. Fencing should be designed with respect for the site land environment.
9. Fence heights will be measured from the sidewalk or from the level of the natural grade, whichever is highest.
10. Fences erected within the required setback area (i.e., between the property line and the setback line) are subject to the same height restrictions as fences erected on the property line.

AIR CONDITIONING UNITS, ANTENNAS, TRASH FACILITIES & SATELLITE DISHES

HVAC (Heating, Ventilating, and Air Conditioning) units and compressors, television antennas, satellite dishes and garbage facilities can detract from the attractiveness of a neighborhood if installed or situated awkwardly in relation to historic structures.

1.Exterior HVAC units, antennas and dishes shall be sited in a location *least visible* from the public right-of-way whenever possible. Mechanical equipment should not be located in the front yard of an historic structure.
2. Mechanical equipment should not be located in the side yard of any structure if that sideyard is adjacent to a public right-of-way unless the following conditions are met:

a: there is no other technically defensible location on the lot for the equipment.

b: equipment is located as far from the right of way as feasible.

c: equipment is screened from view with appropriate fencing or landscaping.

3.The installation of a through-the-wall or window air conditioner unit *is not appropriate on the front façade* of any building in the historic district. Air conditioners shall be placed in openings that align with the *existing historic window frames.*
4. Air conditioning units, television dishes and antennas should be installed *without causing excessive damage* to the materials or features of a contributing historic building.
5. Exterior air conditioning units, television dishes and antennas should be mounted *out of sight of the public right-of-way* and obscured behind landscaping or fencing whenever possible.

6. Enclose and screen trash, garbage and HVAC units with fencing and/or landscaping whenever possible. If possible, garbage facilities shall be placed *out of the public view* when not being serviced.
7. If the preferred siting of an HVAC unit, trash facility, satellite dish, or antenna is considered impractical or excessively expensive to achieve by an applicant, HARC will consider alternative placement locations if they do not detract from the appearance of the structure and the request for an exception is documented.
8. If the preferred placement of an antenna or satellite dish causes interference with the signal, another location may be approved by HARC, if documentation of the problem is provided.

PARKING AREAS, LANDSCAPING & OPEN SPACE ENVIRONMENT

Inappropriate use of front yards and other historically significant areas detract from the appearance and integrity of the historic district. In order to preserve the historical integrity of historic district streetscapes, landscaping shall be subject to the following conditions:

1.The past appearance of a property as documented by photographs, drawings, newspapers, government record or archaeological surveys should guide decisions for new work on the site. Changes will be evaluated in light of the past appearance of the property.
2. The most appropriate location for parking in the Old Town Historic District is in the rear and side yards of structures or on the street. Whenever possible, parking should be located in these areas to reduce the impact of parking on historic streetscapes.
3. Parking areas utilizing materials such as tire tread strips, bricks, or pierced paving grid blocks to minimize impermeable paving surfaces such as asphalt or concrete are encouraged, especially on small lots.
4. Features such as gardens, walkways, streets, alleys, plants, trees, open space, fencing and building setbacks that reflect the development of the property should be retained. Large and/or old trees that would be affected by proposed construction must disclosed to HARC, which shall both encourage their preservation and place the Key West Tree Commission on notice of the proposal.
5. Excessive use of paving, driveways or walkways that cover traditionally open space is discouraged.
6. Traditional lawn and garden landscaping using regional flora is encouraged. Plantings should cover at least fifty percent of the front yard (see following list of recommended plant material).
7. Concrete or gravel lawns, front patios and circular driveways are not appropriate.
8. Widening of existing streets, changing paving materials, or creating new parking areas or streets should not affect the relationship of the buildings to their environment and should be compatible with the character of the neighborhood.
9. HARC's interpretation of the above Guidelines 1-8 shall not operate to reduce, limit, or modify a parcel's permitted parking in the Land Development Regulations.

RECOMMENDED PLANT MATERIAL

Common Name/*Scientific Name*	Height	Salt Tolerance	Drought Tolerance
Silver Sea Oxeye/*Borrichia arborescens*	2-4 ft.	H	H
Swamp Lily/*Crinum americanum*	1-2 ft.	M	M
Christmas Berry/*Crossopetalum Illicifolium*	1-2 ft.	H	H
Golden Creeper/*Ernodea littoralis*	1-3 ft.	H	H
Blanket Flower/*Gaillarda pulchella*	1-1 5 ft	H	H
Beach Sunflower/*Helianthus debilis*	1-2 ft.	H	H
Spider Lily/*Hymenocallis floridana*	1-2 ft.	M	L
Keys Spider Lily/*Hymenocallis latifolia*	1-3 ft	M	H
Alligator Lily/*Hymenocallis palmeri*	1 ft.	H	M
Dwarf Lantana/*Lantana ovatifolia Var. rec.*	7 ft.	H	H
Sea Lavender/*Mallotonia gnophalodas*	4-6 ft.	H	H
Inkberry/*Scaevola plumieri*	1-6 ft	H	H
Saw Palmetto/*Serenoa repens*	4-8 ft	H	H
Spiderwart/*Traescantia ohiensis*	1-2 ft	M	M
Sea Oats/*Uniola paniculata*	3-5 ft	H	H
Beach Verbena/*Verbena maritime*	5-1 ft	H	H
Coontie/*Zamia pumila*	1-3 ft	H	H
Black Calabash/*Amphitecna latifolia*	20-30 ft.	H	H
Torchwood/*Amyris elemifera*	12-16 ft.	H	M
Marlberry/*Ardisia escallonioides*	15-20 ft.	H	M
Butterfly Weed/*Asciepias tuberosa*	3-4 ft.	L	H
Locustberry/*Eyrsonima lucida*	15-20 ft.	L	H
Beautyberry/*Callicarpa Americana*	4-8 ft.	L	H
Spicewood/*Calyptranthes pallens*	4-8 ft.	L	H
Jamaica Caper/*Capparis cynophallophara*	8-10 ft.	L	H
Rosemary/*Cerotiola erocoides*	4-5 ft.	H	H
Cocoplum/*Chrysobalanus icaco*	6-8 ft.	H	M
Silver Buttonwood/*Conocarpus erectus*	15-30 ft.	H	H
Golden Dewdrop/*Duranta repens (thornless)*	12-15 ft.	M	M
Stoppers/*Eugenia spp.*	8-20 ft.	H	H
Scarletbush/*Hamelia patens*	5-6 ft.	M	H
Dahoon Holly/*Ilex cassine*	25-40 ft.	M	M
Joewood/*Jacquinia keyensis*	10-15 ft.	H	H
Christmas Berry/*Lycium carolinianum*	6-8 ft.	H	H
Florida Mayten/*Maytenus phyllanthoides*	18-20 ft.	M	M
Wax Myrtle/*Myrica cerifera*	15-20 ft.	H	H

Common Name/*Scientific Name*	Height	Salt Tolerance	Drought Tolerance
Rapanea/*Myrsine guianensis*	15-20 ft.	H	H
White Indigoberry/*Randia aculeate*	6-10 ft.	H	M
Necklace Pod/*Sophora tormentosa*	6-10 ft.	H	M
Bay Cedar/*Suriana maritime*	10-15 ft.	H	H
Strongbark/*Bourreria Succulenta Ovata*	20 ft.	M	H
Strongbark/*Bourreria Succulenta Radula*	20 ft.	M	H
Gumbo Limbo/*Bursera simaruba*	40-60 ft.	M	H
Wild Cinnamon/*Canella winterana*	20-35 ft.	M	H
Satin Leaf/*Chrysophyllum oliviforme*	30-40 ft.	M	H
Fiddlewood/*Citharexylum fruticosum*	15-25 ft.	M	H
Pitch Apple/*Clusia rosea*	25-30 ft.	H	H
Pigeon Plum/*Coccoloba diversifolia*	25-30 ft.	H	H
Silver Palm/*Coccothrinax argentata*	10-20 ft.	H	H
Buttonwood/*Conocarpus erectus green*	30-50 ft.	H	H
Geiger Tree/*Cordia sebestena*	20-25 ft.	H	H
Lignum Vitae/*Guaiacum sanctum*	10-20 ft.	M	M
Blolly/*Guapira discolor*	30-50 ft.	M	H
Wild Tamarind/*Lysiloma latisiliqua*	40-50 ft.	H	H
Simpson's stopper/*Myrcianthes fragrans*	20-30 ft.	H	H
Red Bay/*Persea borbonia*	40-60 ft.	M	H
South Florida Slash/*Pine elliottii Var densa*	80-100 ft.	M	H
Jamaica Dogwood/*Piscidia piscipula*	35-50 ft.	H	H
Buccaneer Palm/*Pseudophoenix Sargentii*	10-15 ft.	H	H
Live Oak/*Quercus virginiana*	50-80 ft.	H	H
Darling Plum/*Reynosia septentrionalis*	20-30 ft.	H	H
Florida Royal Palm/*Roystonea elata*	60-125 ft.	M	M
Sable Palm/*Sable palmetto*	50-60 ft.	H	H
Paradise Tree/*Simarouba glauca*	35-50 ft.	M	H
Mahogany/*Swietenia mahagoni*	35-60 ft.	H	H
Yellow Elder/*Tecoma stans*	10-25 ft.	M	H
Key Thatch Palm/*Thrinax morrisii*	15-30 ft.	H	H
Florida Thatch Palm/*Thrinax radiata*	20-25 ft.	H	H
Florida Thatch Palm/*Thrinax parviflora*	20-25 ft.	H	H

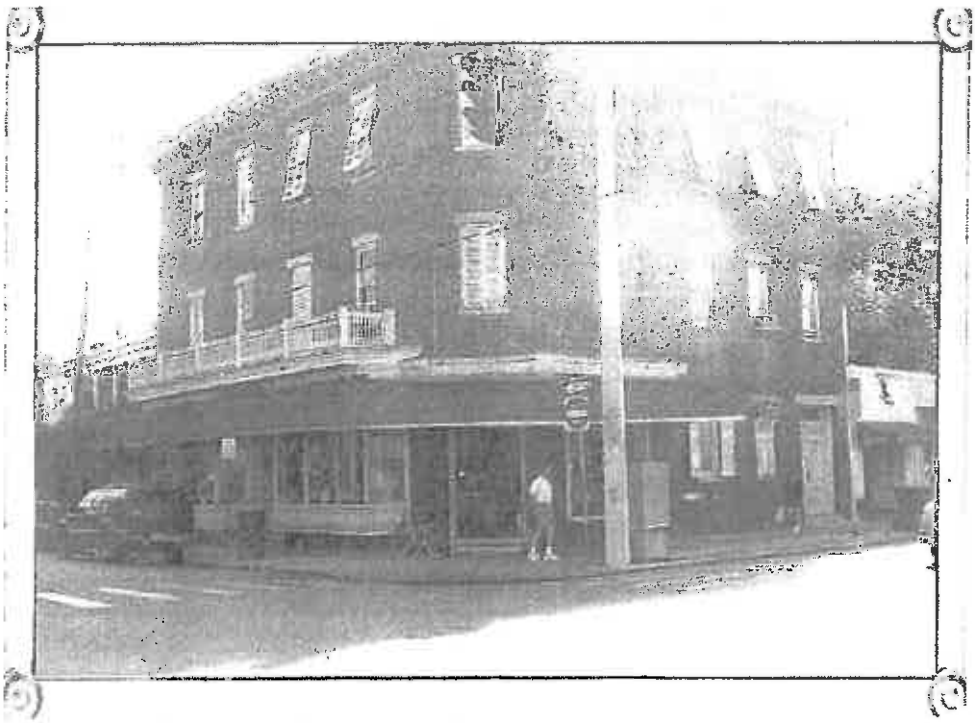
L = LOW **M = MEDIUM** **H = HIGH**

COMMERCIAL STOREFRONTS & SIGNAGE

Storefronts are the focus of historical commercial buildings and are very important in defining their overall character. Many of the late 19th and early 20th century buildings in the commercial hub of Key West's Old Town share a similarity and consistency that create a strong visual impact. Storefronts are often altered to meet the needs of a new business, but careful planning is required to protect the building's architecture and character.

Basic storefront design elements include display windows with thin framing, a recessed entrance, a cornice or a horizontal sign panel at the top of the bulkhead, and a low bulkhead which protects the windows and defines the entrance.

1.Retain and preserve the functional and decorative elements of historic storefronts including windows, doors, transoms, corner posts and bulkheads that define historic character.
2. Historic materials may not be removed from a storefront to create a recessed arcade or a false historical appearance.
3. Awnings and signs must be appropriately scaled and must not obscure, damage or destroy a building's historic character or features. The design, color, and size of awnings must be historically appropriate to the building (see details of awning guidelines).
4. Blinking or chasing lights are prohibited, fluorescent lighting must be baffled, and neon lighting is restricted to historic signage and may not be used as bands or outlines.
5. Doorways must be appropriate to the architecture of the building.
6. A building converted from residential to commercial use must retain its historical features. Excessive use of glass and French doors is not allowed.



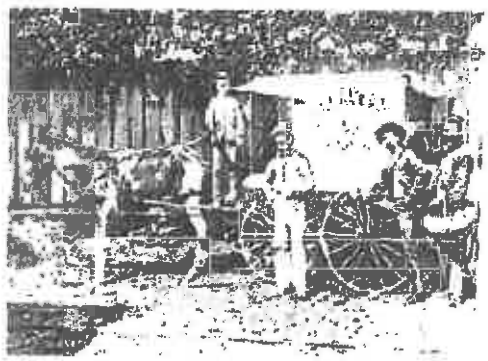
ATMS, DISPLAYS, CARTS, INFORMATION BOOTHS, KIOSKS & VENDING MACHINES

Placement of commercial carts, booths, kiosks, and vending machines detracts from the appearance of historic neighborhoods and districts. Carts, kiosks, and booths impede foot traffic, detract from the streetscape, and create a cluttered appearance that is detrimental to the historic district. No vending machines may be visible from the public right-of-way. For the purposes of these Guidelines, vending machines shall not mean news racks.

The permanent or temporary placement of freestanding carts in historic districts is discouraged by HARC as being detrimental to the integrity of historic areas, whether commercial or residential.

Vending Carts, Kiosks & Booths

While pushcarts were used on Duval Street in the 19th century, stationary vending carts and booths were never part of the traditional commercial historic streetscapes of Key West. The numerous booths and carts, which exist now, detract from the beauty and integrity of the historic district. Traditional retailing took place in permanent structures, the most appropriate housing for commercial activities in Key West's historic zones.



All regulations listed below are derived from the *LDR, Article XVI: Signage and Advertising, Section 3-16.1*

ATM & VENDING

1. Placement of ATMs may be permitted on or at the exterior of a noncontributing building. An ATM is not permitted on or at the exterior of a contributing building unless the contributing building is a financial institution and the placement of the ATM does not directly impair the historical integrity of the contributing building.
2. ATMs shall have only one sign per unit and the sign shall be no wider than the width of the ATM and no higher than eight inches. Interior lighting for ATMs and other merchandise dispensing is not allowed.
3. Vending machines must not be located where visible from any public right-of- way. There shall be no backlighting of vending machines in the historic district.
4. Vending booths, carts and other merchandising displays *are not permitted between the front or side elevations* of any structure adjoining a public street, i.e., between the front or side façade and the public sidewalk.
5. The installation of information booths and commercial kiosks is strongly discouraged.
6. The preferred location for vending carts or booths is in parking lots or otherwise vacant property, provided they do not displace required parking.

7. In no case shall outdoor displays, carts, booths or kiosks be permitted where they might obstruct any street or sidewalk in the city. Outdoor commercial displays shall not be permitted in the public right of way, except in the case of outdoor festivals or special events, plant sales, automotive, bicycle and moped rentals and sales or special exceptions granted by the Board of Adjustment, LDR Chapter III: article XVI; 3-16.1, C.1 and D.

8. Outdoor displays, including merchandise or advertising mounted or displayed beyond the front vertical plane of the exterior surface of a front building façade, cart, booth, kiosk or arcade are not allowed in the historic district. LDR Chapter III: article XVI; 3-16.1.

9. Carts must be set back a minimum of at least five feet from the front property line and may not exceed 64 square feet including any overhang.

10. The proportion of the total frontage of the property occupied by vending booths or *carts shall not exceed 15%. LDR Chap III: article X; 3-10.3G.*

11. Prohibitions concerning public display of merchandise shall not apply to festivals, or other permitted temporary special events. LDR Chapter III: article XVI; 3-16.1C.

BANNERS, FLAGS, SIGNAGE AND LIGHTING

Excessive and garish signage, banners and flags detract from the visual character of an historic neighborhood, diminishing the aesthetic qualities of historically zoned areas. All signage requiring a permit shall be reviewed by HARC including signage design, color, finish, letter style, materials, lighting, location, and appropriateness as an addition to the historical zones or districts. Creatively designed wooden painted signs are encouraged.

All signs erected in historical zones must comply with the Land Development Code and city of Key West regulations. If the work authorized under a sign permit has not been completed within six months after date of issuance, the permit shall be declared null and void. All sign definitions as shown in the land development code shall apply to these guidelines. Non-conforming banner signs, portable signs, and snipe signs will be removed (see LDR, Section 3-16. 1-3).

1. A non-illuminated projecting or hanging sign not exceeding five feet in area is permitted in conjunction with permitted public and semi-public uses.
2. Flat and façade signs shall be restricted to *ten percent of the front building façade* or less and shall not project more than four inches from the face of the building.
3. A flush-mounted signboard may *extend the width of a storefront but should not be more than 2.5 feet* high. The sign must be mounted above the display windows but below the second floor windowsills or cornice.
4. Lettering shall not exceed 12 inches in height and occupy no more than 65% of the area of the signboard.
5. Flat and façade signs shall not extend above the top of the adjoining parapet wall on a building with a flat roof or above the adjoining eave line on a building with a pitched roof.
6. A business shall not have more than two permitted signs, a primary and a secondary sign, unless located on a corner, in which case three signs are allowed, provided that all other sign guidelines for historical zones are met. LDR Chapter III: article XVI; 3-16.3.
7. For sale, construction and similar temporary signs are permitted as described in the Land Dev. Reg.
8. Signs painted directly on the exterior wall or roof of a building are not permitted unless deemed historically appropriate by HARC. The painting or display of murals in the historic district is governed by a mural ordinance. **City Resolution no. 99-430.**
9. Painted window signs shall not exceed 25% of the area of the window panel.
10. Each side of an awning on which words or advertising images are displayed shall constitute *one awning sign.*
11. A menu board is a sign for the purpose of advertising the daily fare or specials for a restaurant. One or two exterior menu boards, for a total combined maximum size of five square feet, are allowed. Exterior menu boards must be permanently mounted, generally to the building facade. Menu boards that are portable signs must be located within the restaurant building or within a dining patio or courtyard area. They shall not be portable signs when placed at the exterior of the restaurant. A menu board shall not extend into the pedestrian right-of-way.

Banners and Flags

11. No banners of any kind, including fringed or pennant string banners, shall be suspended across any public street, avenue or alley, without the permission of the city commission, nor shall *any sign of any description* be painted, pasted, printed, or nailed on any curb, sidewalk, tree, light standard, utility pole, hydrant, or any structure, other than an awning, within the city limits.
12. All proposed flags shall harmonize with their surroundings *in size and mounting.*
13. A storefront shall *not have more than two flags for each* street frontage.

Exterior Lighting, Neon & Illuminated Signage

14. Fluorescent lights located within five feet of the exterior wall of a storefront must be baffled or shielded so the light is not visible from the street, sidewalk, right-of-way or public waterway.
15. The preservation of historic neon signage is encouraged.
16. Neon lights shall not exceed a total maximum area of ten square feet per storefront. Neon lights shall not be used to illuminate or outline windows, doors or building facades.
17. Neon signage may be permitted only in commercially zoned areas.
18. Neon signage is most appropriate for use on commercial structures built after 1920 or on those whose architectural character has been established by post-1920 alterations when there is documentation to substantiate its historical use.
19. All new neon signs will be reviewed on a case-by-case basis and to be considered must be compatible is size, scale, color and design with the structure and not detract from the integrity of the adjacent historic landscape.
20. Marquee signs that are *historically significant* by continuous presence at one business location for ten years or more, are exempt from restrictions on neon lights.
21. Miniature or chasing lights *may not be* used to illuminate or outline building elements or facades, except for holiday use, but miniature lights may be used sparingly as a landscaping element.
22. Exterior light fixtures must be compatible in size, design and type with the architecture of the building.
23. Freestanding light fixtures may be approved on a case-by-case basis if not located on the front façade or public right-of-way.

24. **Prohibited Signs**
a. Portable or A-frame folding signs
b. Any sign placed on a public street or right-of-way or curb, hydrant, utility pole, tree or public fence
c. Signs painted on exterior walls or roofs of a building, unless historically appropriate
d. Roof-mounted signs
e. Interior illuminated signs
f. Animated signs with moving elements
g. Bus stop bench signs
h. Fringed or pennant string banners
i. Neon tubing unless used in permitted signage
j. Plastic signs
k. Signs with blinking or chaser lights

25. **Sign Review Requirements**

a. A scale drawing of the proposed sign(s) indicating dimensions, colors, letter style, support structure and lighting plan.

b. A scale drawing of the actual structure the sign will be attached to or adjacent to, indicating the location of the sign.

c. Photographs of the site and adjacent properties indicating proposed locations of signs.

Murals in the Historic District

Purpose: City of Key West, Resolution No. 99-430, directed the Historic Architectural Review Commission to adopt guidelines for murals "depicting the history or natural environment of the Florida Keys" that "may be permitted on noncontributing commercial or public buildings in the historic district". These guidelines for murals in the historic district were formulated as a means of ensuring the aesthetic compatibility of murals with the character of the historic district.

Definition: Mural: Any graphic, painting, painted wall surface or copy that is visible and projects a graphic display or image that does not direct attention to an organization, a business operated for profit, a product, commodity or service for sale or lease, or any other similar interest or activity.

Application for Certificate of Appropriateness: Application for murals in the Historic District will follow the standard HARC application procedures. Once HARC approval has been obtained, the City Commission must also approve murals.

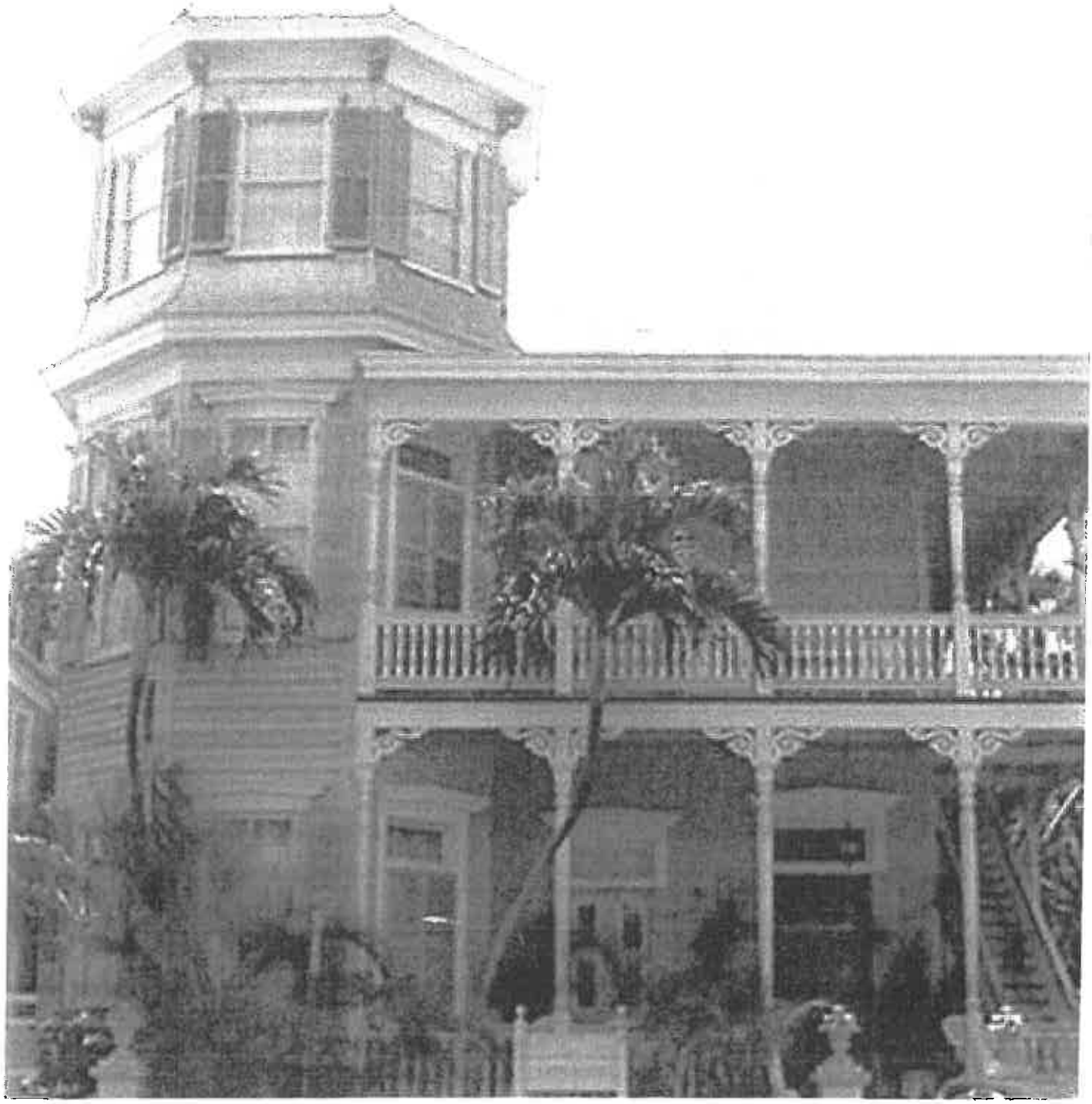
The following plans shall accompany any HARC application for mural development along with other typical HARC requirements:

A development plan that includes a schematic design of the mural and its relationship with the building and surrounding properties is required. This plan must include mural location, dimensions, colors, materials, type of surface to be used for the mural, and techniques used to create the mural.

A maintenance plan that outlines the proper preservation, routine care, and restoration methods and techniques is required. The plan should list the parties responsible for the care of the mural and any maintenance contract between the agent, developer, and owner. The plan shall include methods of removal. The property owner will be required to post a bond to cover maintenance and/or removal.

Proposed guidelines for murals:

1. Murals shall not be located on a structure that is adjacent to or directly across a right-of-way from a residential structure unless written approval from the adjacent property owners is obtained by the applicant.
2. Murals painted directly on exterior walls of contributing structures are prohibited. Contributing refers to any building that contributes to the character of the historic district as defined in the City of Key West Land Development Regulations.
3. The City Commission shall approve a plan of the mural after review and approval by HARC.
4. The location, size, nature, or type of mural shall not create a hazard to the safe and efficient operation of vehicles, or create a condition that endangers the safety of persons or property thereon. Murals may not extend beyond the eaves, parapet, or sides of a building, nor project from the surface.
5. Murals shall be maintained at all times in a state of good repair.



VII. HISTORIC ARCHITECTURE DESIGN PRINCIPLES

The following basic principles of compatible architectural design are also considered by HARC when determining if a project is appropriate for a specific building, street or historic preservation zone:

Siting: Structures should be placed so that their siting is compatible with the zone's historical period as well as city codes.

Massing: The structure should be compatible with the existing massing patterns of buildings in its historic zone.

Scale & Proportion: Projects should not exceed the established size and scale of other buildings in the vicinity. Proportion and scale refer to the relationship of height to width of the front elevation. When most of the buildings along a streetscape have similar proportions, it would be harmful to construct a new building of substantially different proportion.

Material: Materials used should be identical or similar in appearance to original fabric.

Texture: Key West's historic buildings use a variety of materials including wood, brick, stone, concrete, steel and stucco. New buildings, which use materials of a similar texture, are more compatible in historic zones.

Roof form: Most roofing in the historic residential zones consists of sloped gables or hipped roofs. Many commercial structures have flat roofing. New structures will be more compatible if the common roof forms of nearby properties are used in their design.

Rhythm: The concept of rhythm is the regular recurrence of related elements. In a building this is generally the recurrent alternating pattern of solids and voids (such as the relationship of wall space to windows and doors) experienced while passing by or through a building. By using a similar rhythmic pattern in a new building a more sympathetic relationship can be obtained.

Detailing: Design elements such as trim or railings, which are important to the historic appearance of a structure, should be retained or duplicated if deterioration makes retention impossible.

Color: Color is an important factor in Key West architecture. Key West houses were usually painted in subtle colors, predominantly white, gray, and lightly hued pastels with contrasting trim and shutters. Color is an intrinsic quality of a building material such as brick or stone, as well as an applied coating such as paint. Historic research is often used to determine original paint colors for renovations.

HARC Project Categories and the Architectural Guidelines

I. Restoration or renovation with no apparent change to historic appearance

(Appropriate standards 1-10 may apply). The use of traditional materials similar to original fabric is recommended to achieve the goal of no apparent change to the appearance of an historic building. Staff approval is more likely for these types of projects, eliminating the need to attend a HARC meeting. *Examples:* rehabilitations or restorations using in-kind materials.

II. Additions and/or alterations to the appearance of an historic structure

(Appropriate standards 1-10 may apply). Some exterior alterations to historic buildings may be necessary to assure continued use. However, it is important that these changes do not radically change, obscure, destroy or damage character defining materials, features or finishes. Example: exterior changes of siding or roofing, awnings, window or door replacement, signage.

III. Additions and/or alterations to the appearance of a non-contributing historic structure

(Appropriate standards 1-10 may apply). Compatibility of design is equally important for projects involving non-contributing buildings if the proposed changes will affect the appearance of the neighboring streetscape. Example: painting a noncontributing historic building an inappropriate or garish color.

IV. Additions and/or alterations to the appearance of a non-contributing, non-historic structure

(Appropriate standards 8, 9 & 10 may apply). Compatibility within the surrounding neighborhood will be evaluated. Building height, volume, scale, orientation, proportions, patterns, details, roof forms, landscaping, and fencing are all elements that must be compatible with the existing historic construction located near the site. Example: adding a third story to a non-contributing, non-historic building in a neighborhood where heights do not exceed two stories.

V. New Construction

(Appropriate standard 8, 9 & 10 may apply). New construction should be compatible with existing buildings and streetscapes. Building height and volume, scale, site orientation, façade proportions, window patterns, architectural details, roof form, landscaping, and fencing are elements that must be compatible with existing historic construction located near the site. *Examples:* new freestanding structures, carports, decks and pools.

VI. Demolitions and moving of buildings in historic districts

(Appropriate standards 1-10 may apply). A *Certificate of Appropriateness* must be issued before the demolition or moving of a building can be approved by HARC. HARC will consider the relationship of the building to its surroundings and to the fabric and character of the historic district as a whole. Historic and architectural significance are considered as is the building's structural condition. HARC refusal to grant a certificate of appropriateness must be supported by a written statement describing the public interest that the HARC seeks to preserve. The certificate can be issued only after the conclusion of two regular HARC meetings regarding the application, which shall be at least 14 days apart.

Demolition Approval

A demolition approval will only be made after new plans for the site have been approved by HARC. The approval for demolition of any contributing structure shall be made only after its role as part of the historic district is carefully considered. HARC may delay the demolition of designated historic sites within historic districts for up to six months; demolition of noncontributing buildings may be delayed up to three months.

In addition, the sale or giveaway of a building to be moved off-site must be advertised once a week for thirty days in a local newspaper and posted on the building in a conspicuous location for the same period of time. The Building Director may, as provided by Code section 14.76, temporarily delay demolition and negotiate or request the moving of the structure, its salvage and preservation of architectural features, as well as the documentation of architectural details. If a building is determined by the Chief Building Official to be unsafe pursuant to the code of ordinances, the official shall immediately notify HARC before taking such steps as required by applicable ordinances to protect the public health and safety of the community. (*see LDR Chap III: article X; section 3-10.3 for more information).*

Demolition by Neglect is in Violation of City Code

It is not permitted to allow an historic building to disintegrate or decay through lack of maintenance or intentional neglect. If HARC or the Historic Preservation Planner become aware of conditions which may violate the provisions of the City Code regarding unsafe or dangerous buildings, public nuisances, buildings unfit for human habitation, minimum facilities, or similar conditions, the information shall be referred to the Building Department and the City Attorney's Office for appropriate action. Actions may include citations for code violations, notice to appear in County Court, fines and suit for injunctive relief. HARC may provide comment to the Building Director as provided for in *LDR Chap. III. Article X; 3-10.3.*

Plan Review and Permitting

The City of Key West Building Department regulates construction, development, land use and signage through its city zoning and building codes. Property owners or their legally designated agent (in writing) must secure the approval of HARC for a project before a building permit is issued and work is begun. Permits must be obtained from the Building Department before site preparation, new construction, renovation or the installation of signs can begin.

All building construction, renovation and demolition work located in Key West Historic zones or districts must meet the Key West design guidelines and the *U.S. Secretary of the Interior's Standards for Rehabilitation*. The Historic Preservation Planning staff of the City of Key West and/or the HARC Commission will review all projects impacting historic resources within any historic preservation district or other designated historic site or resource. In addition, all building construction, renovation and demolition work that would affect the health and growth of trees on a property must be reviewed by the Tree Commission (LDR Chapter I, Article II, Section 1-2. F and 2.7.1).

Assistance from City Preservation Planning Staff

Applications should first be submitted to the city preservation planner. The planner can advise the owner or contractor how much documentation is needed, whether a project meets the design guidelines, and what changes may be necessary to bring a building into compliance and assure a positive outcome for the owner. The Preservation Planner can also guide a project to successful permitting without a HARC review. The planner may submit the project for HARC review or may approve a project in compliance with the guidelines. Typically, painting, roofing, fencing, window replacement, paving, necessary repairs and other simple projects can be approved by the City Preservation Planner without a complete HARC review if the project is considered in compliance with the established standards of the guidelines. Complex projects, which substantially alter the exterior appearance of structures or their site and surroundings, must be reviewed at a regular meeting of the Historical Architectural Review Commission (HARC). Application deadlines are 3:00 p.m. Friday, 11 days before the review meeting. Applications must be complete before they can be placed on the HARC meeting agenda. To obtain a schedule of HARC meetings you may call or visit the office of the City Preservation Planner in the Building Department.

The Preservation Planner will also attempt to resolve any conflicts created by compliance with the guidelines or HARC decisions and other city or state codes or requirements. Staff-approved applications are immediately forwarded to the Building Department for issuance of a building permit.

Design Assistance

Consulting an architect or other design specialist experienced in historic preservation and rehabilitation projects can be very helpful when seeking approval to renovate, alter or make additions to historic structures in the Key West historic district. Simple painting, repair and roofing work does not require architectural assistance and contractors may also assist in preparing for HARC reviews. On more complex projects, achieving an end project which enhances a building's historic character and environment may require the use of an architect sensitive to preservation standards and architectural characteristics.

The Application Process

When a construction or demolition project is proposed within the historic zoning districts, an application containing a complete description of the project, proposed materials and location of the work must be prepared.

Many factors must be considered when a project is reviewed by the HARC. The more complete the documentation of the proposed project, the sooner City Historic Preservation staff and HARC can review it. A complete application will also prevent a deferral of the project for a later HARC meeting due to missing information. Not all projects require every type of documentation. Consult with the City Preservation Planner concerning the level of information needed for each project.

Relevant support materials must be presented to the Building Department for review with the building permit application. The intent of the application must be clear and well supported by sufficient documentation. If an application is complete and detailed, the process of HARC review and approval will be quicker and more efficient.

Supporting Documents for HARC Review

- accurate construction elevations, specifications and/or floor plans
- photographs showing street views of buildings and affected areas
- site plans with a construction footprint and easements marked
- documentation of proposed materials and components
- a recent survey of the property
- Sanborn maps of the property

HARC (Minimum Requirements For Submittals)
Please be advised that HARC staff can request additional information

TYPE OF WORK	MINIMUM REQUIREMENTS
Air Conditioner Units	➢ Location of the unit (roof, ground, wall mounted). ➢ Site plan showing location of unit with dimensions of setbacks. ➢ If to be placed on roof, roof dimensions including height of roof and setbacks from edge of eaves, also must show safety railings if is less than 10' from edge of roof or roof hatch as applicable. ➢ Photo of proposed site and photo of house from street / sidewalk. ➢ If applicable, total height including base. ➢ Survey may be requested
Canvas awnings	➢ Scale plan and elevation drawings showing location and form. ➢ For new or recovered awnings fabric and color sample.
Exhaust Fans	➢ Location of the fan (roof or wall mounted). ➢ Site plan showing location of unit with dimensions of setbacks. ➢ If to be placed on roof, roof dimensions including height of roof and setbacks from edge of eaves, also must show safety railings if is less than 10' from edge of roof or roof hatch as applicable. ➢ Photo of proposed site and photo of structure from street / sidewalk. ➢ Total height of unit including base. ➢ Survey may be requested
Fences	➢ Survey indicating where fence is to be placed (highlight fence-line). ➢ Photo showing area where fence is to be placed. ➢ Lineal footage and height (note that in front yard, 4 feet maximum). ➢ If fence is 6 foot high solid; neighbors' written consent. ➢ Type of fence, color and material.
Gas tanks Pool equipment Tank & equipment Pads	➢ Survey and site plan showing proposed location of tank, equipment and lines. ➢ Photo of proposed site and photo of house from street / sidewalk. ➢ Measurements of tank, equipment and pad, including height.
Gutters Downspouts	➢ Photo of part of house where gutters will be installed. ➢ Specify the type of gutters and exact location of downspouts.
Minor maintenance (examples-replacement of: siding, pickets, windows & doors trims, balusters, porch decking boards)	➢ Photos showing condition. ➢ Square footage or lineal feet to be replaced, location description, proposed materials and colors. ➢ For porch decking boards for front or side porches - type of board, material, location and color. ➢ For balusters - drawing, material and color.
Painting Repainting	➢ Current color photo of part of house that will be painted and photo of structure from street / sidewalk. ➢ Paint chips with descriptions of work.
Pavers Decks Sidewalks Driveways	➢ Survey showing area to be paved. ➢ Photos of proposed paving material, including color and texture and area to be paved.

HARC (Minimum Requirements For Submittals)
Please be advised that HARC members and staff can request additional information

TYPE OF WORK	MINIMUM REQUIREMENTS
Railings	➢ Photo of part of house where railing will be installed and photo of house from street / sidewalk. ➢ Scaled drawing showing type of balustrades, materials, measurements and colors.
Rehabilitations Renovations Alterations Additions New Construction Demolitions	➢ Two sets of full scaled drawings, photos of existing conditions, including area of proposed modification and survey including flood zone lines and spot elevations. ➢ Survey must be signed and sealed by Florida licensed land surveyor. ➢ For new construction or proposals that require massing or height change - street elevation showing adjacent neighboring structures. ➢ For rehabilitations, renovations, restorations, alterations, additions, and new construction a longitudinal section will be required showing the buildings exterior structural construction. ➢ For rehabilitations, renovations, and alterations percentage of historic fabric that will remain in the building. ➢ Photos of existing.
Roofs	➢ Photo of house where the roof will be replaced and a photo showing roof condition. ➢ Include skylights and hatches, if applicable. ➢ Description of roofing material to be used. ➢ Specify what is existing and what is proposed, color and where the work will be done (main house, back addition.)
Sheds Accessory structures	➢ Survey and site plan showing placement. ➢ Photo of area where to be placed and photo of house from street / sidewalk. ➢ Scaled drawings including measurements and materials.
Shutters Hurricane panels	➢ Photo of part of house where to be installed and photo of house from street / sidewalk. ➢ Photo or drawing of new shutter and color sample. ➢ Description of shutter including style and material. ➢ If hurricane protection shutters, NOA (notice of acceptance for wind loads).
Signs	➢ Scale drawing including size, font, color, design and materials. ➢ If neon or halo effect sign, a drawing depicting effect during night. ➢ Photo of place where the sign will be installed and photo from street / sidewalk. ➢ Description and drawing of mounting style. ➢ Size of fonts / letters. ➢ Completed height and setbacks. ➢ Type of illumination, if applicable. ➢ Number of existing signs for specific business and photos of each sign. ➢ Resurfacing an existing sign requires a HARC application.

HARC (Minimum Requirements For Submittals)
Please be advised that HARC members and staff can request additional information

TYPE OF WORK	MINIMUM REQUIREMENTS
Swimming pools Hot tubs	➢ Survey showing location of pool. ➢ Photos of area where the pool will be located. ➢ Scaled drawings including a site plan with proposed setbacks and proposed materials. ➢ All pool features including decks and walls must be included.
Windows Doors	➢ Photo of area of house where new units be installed and photos of each existing door or window to be replaced and photo of house from street / sidewalk. ➢ Manufacturer's description of window or door, including materials and design. ➢ Colors – paint chip.

Photographic and Historic Documentation

Photographs of affected buildings or streetscapes are useful when presenting a project before the HARC. Photographs may quickly clarify many issues that concern HARC members including condition, style, appearance, and the location of planned construction, alteration, renovation or demolition work. If additions to buildings are planned, current photographs of the structure are valuable, and should include one of the location of the proposed addition for HARC review.

A basic knowledge of the building's age, history and style of architecture is also helpful. Old photographs which document the historic appearance of the structure can assist an applicant who wishes to return the building to its previous appearance or replace lost details such as shutters, awnings, trim or porches. The Sanborn Insurance maps can help an applicant determine and document the age and extent of historical additions as well as original building materials. These maps are available at the Monroe County Public Library in the local history department. If portions of a building's construction such as porches or decorative elements can be dated as fifty years or older, they are generally considered historic and should be preserved whenever possible. The City's Historic preservation planner or the county librarian can guide the applicant on how to research a building's history.

Historic Architectural Review Commission.

The Historic Architectural Review Commission **(HARC)** is composed of five community members and two alternates who reside in the city of Key West. They are volunteers appointed on the basis of their knowledge and interest in construction, urban planning, real estate, history, historic architecture, archaeology, architecture and art history. HARC services as an advisory commission to the City Commission sitting as the Board of Adjustment. HARC members conduct two review meetings each month.

HARC Review Meetings

Applicants who have completed their application and documentation of proposed work will be scheduled to appear before one of HARC's meetings. All meetings are advertised in local publications as required by state law. At HARC meetings, applicants will be called upon to explain the project and provide any additional documentation they may have to support their requests. If an applicant or his or her representative is not present, their application will be included on the deferral agenda of the next HARC meeting.

HARC Decisions

The HARC will consider the project request and determine if:

a) it is appropriate (follows the guidelines); or
b) inappropriate (does not follow the guidelines)

HARC may issue:

- approval of the project as presented
- disapproval of the project
- a request for additional information to support the project request
- conditional approval with requested changes to bring the project in compliance

If a project application is approved and signed, it then becomes a Certificate of Appropriateness, and the applicant may apply for a building permit. All other applicable zoning and building regulations must be met before a permit can be issued and construction can proceed. Applicants desiring to change their project after HARC approval must have HARC review alterations to the approved project. Failure to follow a project's HARC approved plan and therefore, the scope of the building permit, may result in fines and the reconfiguration of the work to bring it into compliance as required by the building director.

Certificates of Occupancy

A HARC final inspection must be passed before a Certificate of Occupancy can be issued.

A *Certificate of Occupancy* is required for:

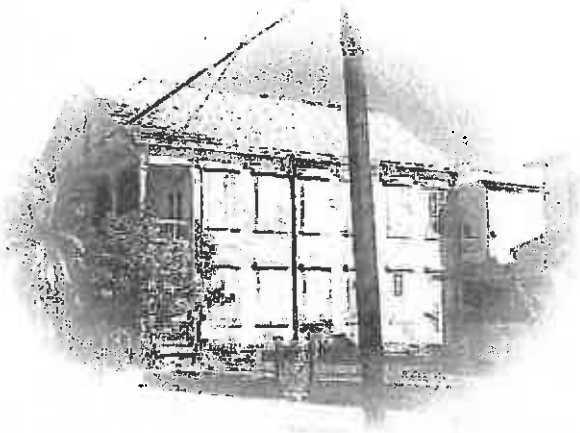
- New habitable buildings
- Buildings whose customary use will be changed
- When a building's zoning usage will be changed

The HARC Appeals Process

Any applicant may appeal a decision of the Historic Review Commission by filing a written request for appeal to the City Clerk within the deadline imposed by the Land Development Regulations. A certified notice of the appeal hearing date before a Special Master will be issued to the appellant. If a person decides to appeal a HARC decision, it is recommended that he or she obtain a verbatim record of the proceedings before the hearing. In addition, the City Manager and a property owner within 200 feet of the subject property are also eligible to file an appeal of the HARC decision.

The Review Process and the Historic Architecture Guidelines

Alterations to the built environment can change the nature and livability of a community for the worse by damaging traditional street and landscaping, scale and massing, pedestrian access and the appeal and visibility of a neighborhood's historic architecture. The review process protects the qualities of site and structure that define a sense of history from alterations that reduce that sense of time and place. Architectural guidelines protect the local definition of place that sets an historic neighborhood apart from modern developments. The guidelines must accommodate change yet manage and direct projects so they do not cause irreparable harm to the historic community. The review process must accommodate everything from a nearly collapsed building to a recently renovated structure.





VIII. Architectural Styles of Key West

(based on The Historic Architecture of Key West: The Triumph of Vernacular Form in a Nineteenth Century Florida Town, Ph. D. 1987 by William Carl Shiver)

Single Gallery Frame Vernacular House

Similar to the even simpler Cigarmaker's House, the frame vernacular house was a step up from its Spartan lines. With more elaborate detailing, often with a faintly classical influence or Folk Victorian brackets and other decorative woodwork, these one and a half-story cottages had a front porch, which was usually covered with a shed or hip roof. Their clapboarded exteriors were supported by the new balloon framing and mass produced wire nails rather than massive pegged timber frames and cut nails. Many of these were built to replace the many homes destroyed by the hurricanes of 1846, 1909, and 1910.

Characteristics

Plan: square or rectangular

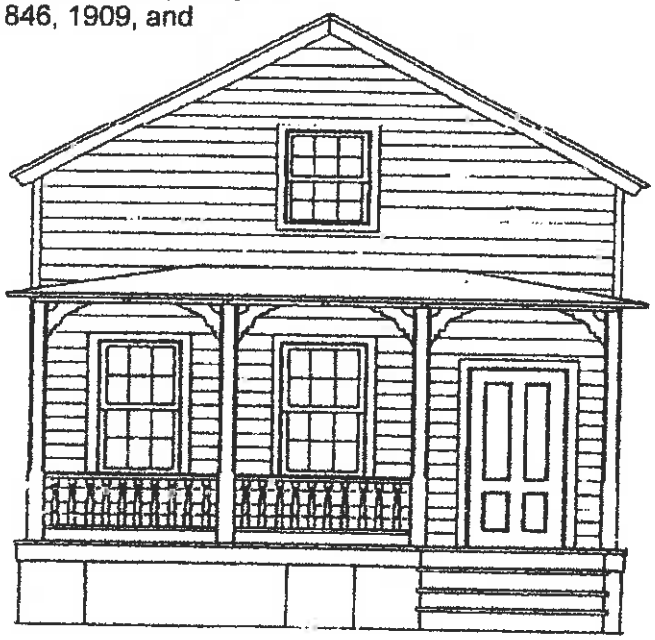
Foundation: raised on piers

Height: one and a half-story

Exterior: wood cladding

Roof type: front gable

Detailing: Folk Victorian or Classical Revival



Cigar Maker's Cottage

More than 8,000 cigar workers needed housing in Key West by 1883. To meet the demand many quickly constructed cottages were built. These one-story, one-room wide houses typically featured three rooms and a narrow hallway. They had a side-gable roof with a two or three-bay porch and doorway on the front elevation. Windows were shuttered, as were other Key West buildings, to keep out the heat and sunlight. Scuttles, hinged roof openings, provided additional ventilation. These simple cottages were often expanded to contain numerous additions, which usually extended from the rear of the house. In Tampa, such cottages were called "casitas", or "little houses".

Characteristics

Plan: square or rectangular

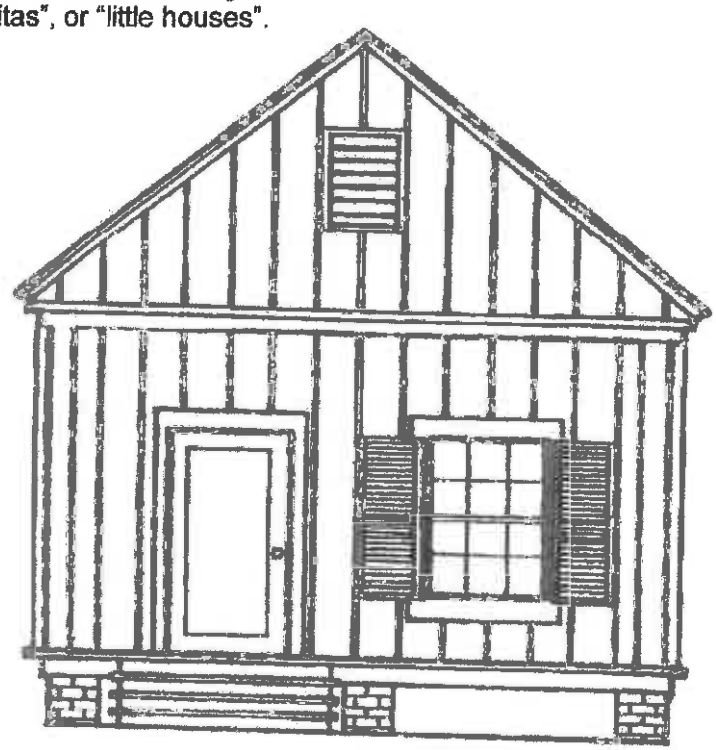
Foundation: raised on piers

Height: one and a half-story

Exterior: wood cladding

Roof type: front gable

Detailing: Simple



Classical Revival, Key West Eyebrow House

The Eyebrow House is a style unique to Key West which features a second set of smaller windows perched above the primary first floor windows and tucked under the roofline so that they appear to be peeking out from under the eaves. They are similar in structure to the five-bay, gallerled houses of Louisiana, but those do not feature the usual attribute of windows hooded underneath the roofline. The Roberts family of Key West built several eyebrow houses in the 1870's and 1880's. Porches extend the full length of the façade as they do on other Key West houses and include many Classical Revival Details.

Characteristics

Plan: square or rectangular

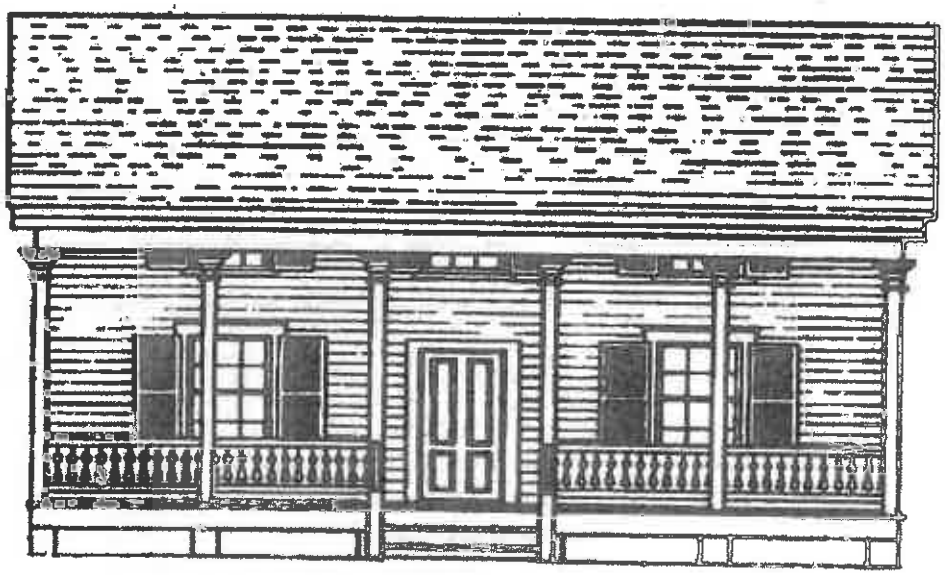
Foundation: raised on piers

Height: two-story

Exterior: wood cladding

Roof type: side gable

Detailing: Classical Revival



Classical Revival, Double Gallery House

The Classical Revival style in Key West is derived from the Greek Revival style, which was the national architectural style of the United States from the mid 1830's until the Civil War. High-style Greek Revival Architecture soon gave way to the Key West "Temple Form" variants fashioned primarily in wood, which mimicked the proportions of classical idealism. A simple building could be formed into a facsimile of a Greek Temple by extending the gable to create a portico. Squared pillars topped with ornate moldings were a substitute for formal columns. The Classical Revival style tended to linger in the South long after it had ceased to be fashionable in the Northern states, and buildings with classical motifs continued to be built. Whitehead's drawings of Key West show temple front classical revival houses in the city in 1838. There are over 300 temple form houses in Key West, 200 of those are two-story homes. All are constructed of wood.

Characteristics

Plan: rectangular

Foundation: raised on piers

Height: two & one-half stories

Exterior: wood cladding

Roof type: front gable

Detailing: Classical Revival



Classical Revival, Bahama House

Bahama houses were first brought in pieces from Green Turtle Cay, an important Bahamian settlement, and reconstructed in Key West. Houses similar to these are also found in Louisiana, Mississippi and Northern Florida. Such houses were also common throughout the Caribbean Islands including Puerto Rico and Cuba. The Bahama House is well suited to the tropical climate of Key West and was built to take advantage of the sea breezes. Early Bahama Houses often had no central hallway, many were later modified to create a central passageway. Some had exterior staircases. They usually contained three rooms on each floor, which accessed the veranda by way of multiple doorways. Only a handful of classic Bahama Houses remain in Key West.

Characteristics

Plan: rectangular

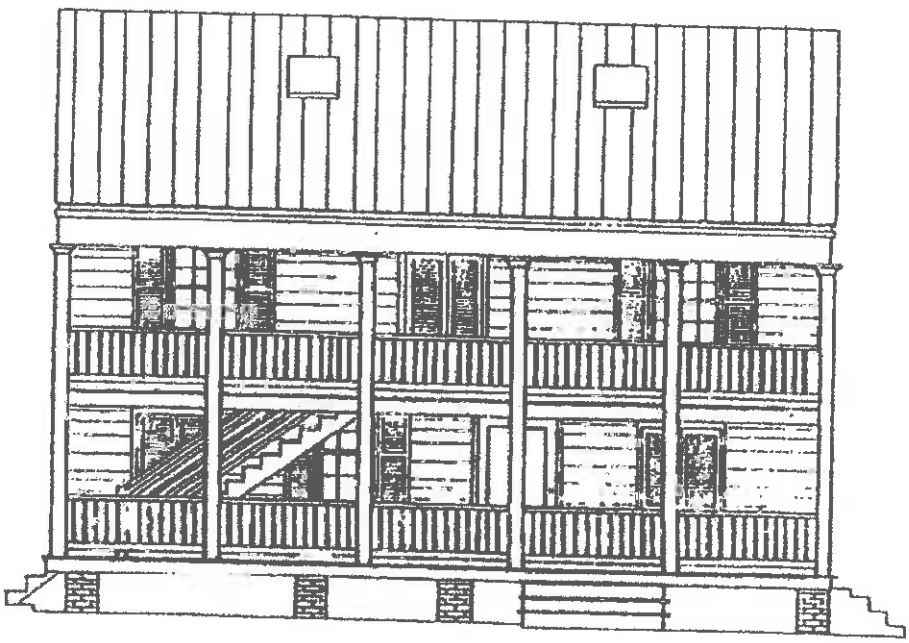
Foundation: raised on piers

Height: two-story

Exterior: wood cladding

Roof type: front gable

Detailing: Simple Classical



Classical Revival Side Gable House

Often also called Bahama Houses, these graceful galleried homes were once common in the Caribbean and the Southern Gulf Coast. Today fine examples are rare although they are also found in Pensacola and New Orleans. Their generous windows caught the breezes and directed them through the house as the roof scuttles were opened to dispense the hot air that rose to the roof. The simplest hints of Classical Revival Detailing were used in window surrounds and columns. They were built of the best yellow pine, cypress, cedar and mahogany.

Characteristics

Plan: rectangular

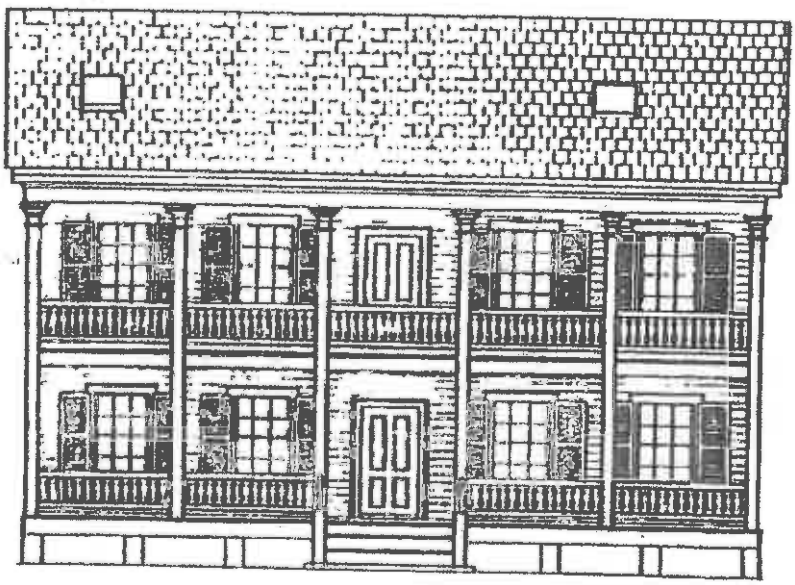
Foundation: raised on piers

Height: two-story

Exterior: wood cladding

Roof type: side gable

Detailing: Classical Revival



Queen Anne

The word "Victorian" refers to an era, not an architectural style. Queen Victoria of England, for whom the period takes it name, reigned from 1837 to 1901. During this period, there were the usual changes in taste over the years, resulting in a number of architectural styles, including Gothic Revival, Colonial Revival and Queen Anne, all of which is Victorian. Only a few Key West Houses typify these styles. Gothic Revival, characterized by pointed arches and extensive gingerbread trim, has one example, the William Kerr House, at 410 Simonton. The Colonial Revival style is represented in Key West by the Milton W. Curry House at 511 Caroline Street.

The Queen Anne style of architecture was poplar from 1876 to 1910. Queen Anne houses have an irregular, Sometimes-rambling plan and silhouette, decorative surface treatment often combining different materials, large verandas with fancy woodwork, and windows of different sizes and shapes. Typically, each façade is different in height and appearance and may display a multitude of shapes, colors and textures. Spindle-work is turned or carved rather than sawn; chimneys are characteristic. Attached towers, projecting bays, bargeboards, and elaborate trim are also characteristic.

In Key West there are two brick and three cast stone Queen Anne residences. The remainder is built of wood, including 313 William Street and 1017 Southard Street.

Several small Queen Anne cottages, each with a cross gable roof, are also found in the historic district. One example is located at 526 Frances Street.

Characteristics

Plan: irregular

Foundation: raised on piers

Height: 1 to 3 stories

Exterior: decorative surface treatments combining different materials

Roof type: various heights and shapes

Detailing: Victorian



Bungalows

The Bungalow is an American house type derived from the Bengali word "bengala," a low house with porches, used as a wayside shelter by British travelers in India during the 18th and 19th centuries. In the United States, the bungalow evolved in the 1890s as a one-story house, usually with low pitched gable roof, often with a wide front dormer and an encircling porch with tapered porch supports. In Key West, there are only a few examples of the side-gabled bungalows, notably those in the 800 block of Whitehead Street, which were erected in the early twenties.

Characteristics

Plan: rectangular

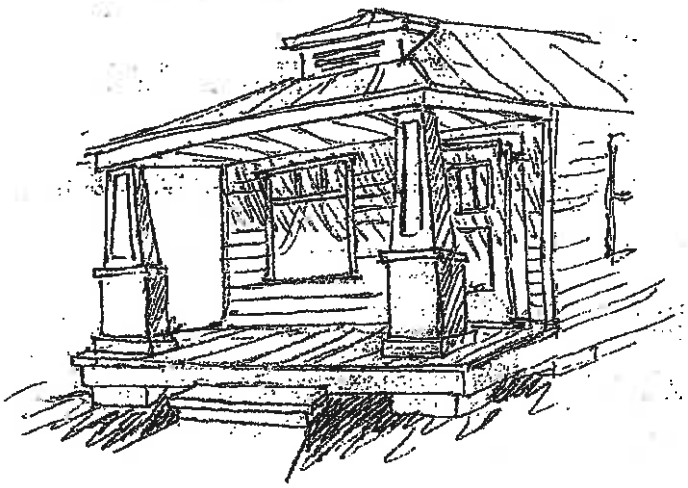
Foundation: raised on piers

Height: 1 to 1 ½ stories

Exterior: wood cladding or concrete

Roof type: widely bracketed gable roof

Detailing: Arts & Crafts



Stepped Parapet Storefront

Commercial woodframe storefronts such as these were common throughout the United States. Their parapets presented an imposing façade to the street, although the buildings themselves might be quite small. Many variations of this type of commercial structure are found in Key West, both in masonry and wood forms. The upper story was typically used as a residence although they were also used for storage. Upper windows were shuttered while lower expanses of fixed glass windows served as showcases for goods and sources of light. Transoms over the store windows were often moveable and provided ventilation. The detailing on the parapet reveals the Classical Revival and Italianate influences so prevalent during the 19th century.

Characteristics

Plan: rectangular

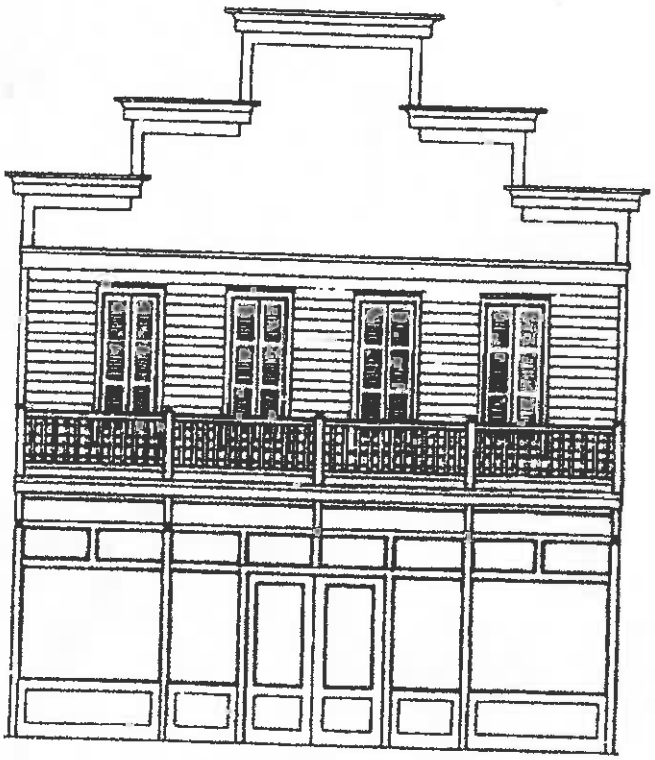
Foundation: raised on piers

Height: two-story

Exterior: wood cladding

Roof type: stepped parapet

Detailing: Italianate or Classical Revival



IX. Architectural Glossary

Alley: Any public or private right-of-way set aside for secondary public travel and servicing less than thirty feet in width

Alteration: Any change in the arrangement of a building, including work affecting the structural parts of a building or a change in wiring, plumbing, or heating systems

Appeal: a request for a review of a decision, finding, order, interpretation or other action concerning HARC decisions

Arbor: A shelter of shrubs and branches or of latticework intertwined with climbing vines and flowers

Arch: A structural member shaped in the arc of a curve

Architrave: The lower part of a classical entablature, which rest on a column

Awning: A roof-like covering of canvas, or the like, over a window, door, etc., to provide protection against the sun, rain and wind

Baluster: A post or upright supporting a handrail, often vase- shaped, a series that makes up a baluster

Bargeboard: The decorative board attached to the projecting portion of a gable

Building: Any structure having a roof and which is entirely separated from any other structure by space or by walls in which there are no communicating doors or windows or any similar opening.

Building coverage: The percentage of a lot area covered by buildings and including roofed porches, decks, and similar structures as well as all ground coverage 30 inches above grade

Building height: The vertical distance measure from the crown of the road to the highest point of the roof

Bracket: a support element under eaves, shelves, or other overhangs

Carport: A covered automobile shelter associated with a separate dwelling. It has one or more sides open to the weather

Certificate of appropriateness: A document issued by the Historic Architectural Review Commission

Chamfer: The surface formed by cutting off a corner of a board or post; a bevel

Classical: Pertaining to or based upon the arts of ancient Rome or Greece; an architectural devise utilizing classical motifs such as pediments

Column: A vertical support generally consisting of a base, circular shaft, and capital

Contiguous: Next to, abutting, or touching and having a boundary, or portion thereof, which adjoins

Coping: The cap or top course of a wall, usually adapted for the protection of the wall from weather

Courtyard: An open unobstructed unoccupied space, other than a yard, on the same premises on which the building is located. An unoccupied open space on the same lot with the principal building and fully enclosed on at least three adjacent sides by walls of the principal building

Cornice: The horizontal molded projection at the top of the building or wall

Cresting: A light repeated ornament, incised or perforated, carried along the top of the wall or roof

Cultural resources: The tangible and intangible aspects of cultural systems, both living and dead, which contain information about or are valued by a given culture

Cupola: A spherical roof or dome-roofed structure built on top of a roof

Details: any one of the numerous smaller parts, which make up the whole; design elements including trim, railing, door and window trim

Dormer: A vertical window set in a sloping roof or a roofed structure containing a window

Eave: The edge of the overhang at the lower end of a roof.

Entablature: A horizontal part in a classical post and beam system composed of the cornice (upper), frieze (middle), and architrave (lower)

Façade: The front or principle face of a building

Fence or walls: A structure intended to separate or enclose and define space, basically freestanding, constructed of one or more materials such as wire, wood, cement, stone, or brick, designed to be decorative or ornamental or to serve utilitarian purposes as to control ingress or egress of persons and animals. A hedge, wall or landscaped berm may constitute a" fence"

Fenestration: The disposition of windows in a façade

Finial: An ornament at the top of a spire, gable, or pinnacle

Freestanding: standing independently free of support or attachment

Frieze: The part of the entablature between the architrave and cornice; any sculptured or ornamented band in a building under a cornice

Front lot line: The dividing line between the lot and the street

Gable: The triangular portion of a wall between the enclosing lines of a sloping roof

Guidelines: Officially declared limitations expressed as instructions for procedures

Hip roof: A roof with four uniformly pitched sides

Historic building or structure: A building recognized because of its association an historic event or the history of a locality. Any structure listed or eligibility to be listed in a national, state, or local register or inventory of historic places, or that contributes to the historical significance of an historic district

Historic context: An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical location and common time period; used as a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties

Historic district: A definable geographic area that contains a number of related historic sites, buildings, structures, features, or objects united by a common theme, common geographical locations, and common time period; used as a foundation for decisions about the planning, identification, evaluation, registration, and treatment of the historic properties, based upon comparative significance

Historic district survey: The cataloging of each of the buildings and landscapes within an existing or proposed historic district; typically each site is evaluated and rated for its level of contribution to the district; may be used to determine district boundaries

Historic research: The study of documents, photographs, publications, and other data concerning an historic site, building, structure, or object, typically includes research on architecture, construction, and users of the property

Historic resource: Any district, site, building, structure or object determined to be historically significant

Historic significance: The importance of an element, building or site owing to its involvement with a significant person, event, or time period, location or as an example of a past architectural style

Historic society: An organization that promotes the study of history, typically for a defined geographic area; may also maintain an archive, museum, or historic site and sponsor public education programs

Historic American Building Survey (HABS): A division of U.S. National Park Service that documents the appearance of historic buildings; the documentation which includes photographs, measured drawings, and written historical information, is archived in a permanent collection at the Library of Congress; began as a New Deal project for architects in 1933 and was rejuvenated in 1966; primarily continued by student teams during the summers and by federal agencies altering National Register buildings. See also Historic American Engineering Record

Historic American Engineering Record (HAER): A program of the U.S. National Park Service that documents the appearance and construction of exemplary engineering works, such as bridges and mills; documentation includes photographs, measured drawings, and written historic information and is archived at the Library of Congress; the program was begun in 1969; documentation is primarily prepared by teams of students during summer months. See also American Buildings Survey

Historic Resource: Any district, site, building, structure, or object determined to be historically significant

Historic structure report (HSR): A written summary of a detailed analysis of an historic building or structure and its site: typically includes historical research, data from nondestructive testing descriptions of the property and its physical condition, drawings, photographs, analysis of which components are original or later additions, and recommendations

Hoodmold, hood molding: A projecting molding over a wall opening, used to divert rainwater away from the wall opening

Italianate: The Italianate style was common influence between 1850 and 1880, it utilizes the forms derived from the less formal aspects of classical architecture
Lattice: A structure consisting of strips of metal or wood or interlaced to form regularly spaced openings

Leaded glass: a decorative glass set in lead cams (soft metal division strips which divide adjacent pieces of glass)

Lintel: The horizontal structure member over an opening, generally a beam supported at each end by a post, wall or column; a beam of any material used to span an opening (also known as an architrave)

Lot: A parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area. And to provide such yards and other open spaces as are required. A lot is composed of contiguous land. All lots have frontage on an improved public street, or on an approved private street. An interior lot has only one frontage on a street. A corner lot abuts two or more streets at their intersection, the second or abutting streets are known as the intersecting or secondary streets. Lot lines bound a lot or buildable site

Louver: A series of inclined slats in a vertical frame, which allows ventilation without admitting rain

Molding: A continuous decorative band that is either carved into or applied to the surface

Mullion: A vertical member that divides a window or separates one window or door from another

Muntin: The wood or metal strips that divide a multi-pane window

Neo-classical: A revival of the classical Greek and Roman architectural forms

Parapet: A low solid protective wall or railing along the edge of roof or balcony

Pavilion: originally a temporary or movable shelter, sometimes merely a tent; a small outbuilding; or, wing or section of an institutional building such as a hospital; or a building for temporary use, as in an exposition

Pediment: A wide, low-pitched gable above a portico or door

Pergola: A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over-which climbing plants are trained to go

Pitched Roof: A roof with a pitch of no less than 4 /12 (a four-inch rise in a 12 inch horizontal run).

Porch: A covered structure or recessed space on the exterior of a building
Portico: A major porch with pediment roof supported by columns

Preservation: The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site. May include initial stabilization as well as on going maintenance of historic building's windows and doors

Proportions: The relationship of width to height of a building's front façade or of a building's windows or doors

Quoins: One of the cornerstones of a wall when these are emphasized by size, by more formal cutting, by more conspicuous jointing or by a difference in texture

Rafters: Any of a series of parallel structural members supporting the sheathing and covering of a pitched roof.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or a part thereof, as it appeared at a specific period of time

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values. Rehabilitation involves adapting buildings for contemporary use while retaining significant historic features and appearance

Restoration: The act or process of actually recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work

Ridge: The highest point of a roof, running from end to end

Rhythm: An ordered recurring pattern of solids to voids in the façade of a building; or a recurring pattern of buildings to open spaces between them

Rosette: A conventionalized circular floral motif, usually sculptural

Rustication: A surface texture of masonry in which the principal face of each stone or block is rough and has a margin, tooled smooth along rectangular edges; or the principal face may be smooth and surrounded by a bevel margin returning to the plane of the wall. Often seen in rough cast ornamental concrete block

Sash: A frame or window in which glass is set

Scale: The harmonious relationship of a building or group of building parts to one another and to the human figure

Setback: A required open space of a lot where buildings are not permitted

Shutter tiebacks: Hardware used to secure open shutters

Sidelights: Rectangular fixed windows which flank a doorway

Sign: Any devise designed to inform or attract the attention of persons not on the premises

Story: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or any portion of the building used for human occupancy between the top most floor and the roof. A basement or cellar not used for human occupancy should not be counted as a story

Stucco: A type of plaster work, either course or fine, used for surfacing interior and exterior walls

Structural alteration: Any changes, except for repair or replacement in the supporting members of a building, such as bearing walls, columns, beams or girds

Structure: Anything built, constructed or assembled with a fixed location on the ground. Among other things, structures include buildings, mobile homes, wall, fences, signs, driveways, pools, and ponds

Style: A characteristic form, usually related to a specific period in history

Tent: A portable shelter with an exterior surface of fabric or skin

Top Plate: The component of a wall on which the roof rafters and ceiling joists are supported.

Transom: A small window with a glazed or solid sash over a door or large window, which often opens for ventilation and is usually hinged or pivoted

Trellis: A frame supporting open lattice work, used as a screen or a support for growing vines or plants

Turret: A small slender tower, usually set at a corner of the building, often containing a circular shaft

Two and One Half Story Building: A building with two full stories above the crown of the road plus a third floor (known as a "half story") that does not exceed in floor area one-half of the floor area of the floor immediately below within the same building. Typically the half story is located beneath a pitched roof. The following criteria will be apply for the review:

1. The roof rafters must rest on and be supported by the top plate of the second story wall;

2. The height of the floor area considered to constitute the half story shall be not less than seven feet six inches high at its highest point and five feet high at its lowest point;

3. *No exterior wall should stand beyond the second floor top plate* (Figures 1 and 2 pages 77-78). If the half story is located above a flat roof, its interior height shall not exceed seven feet six inches high and it shall be set back from the second story roofline equally proportioned on it four sides.

Variance: The relaxation of the terms of the land development regulations where such variance will not be contrary to the public interest where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship

Widow's walk: A rooftop platform with an ornamental railing, from those on New England houses near the sea, which were used by captain's wives to look for returning ships

Yard, side: A yard between the main building and the sideline of the lot and extending from the front lot line to the rear

Yard, front: Front yards shall be defined as the yard abutting a street (i.e., street frontage lot).

Yard, rear: A yard extending across the rear of a lot between side lot lines.

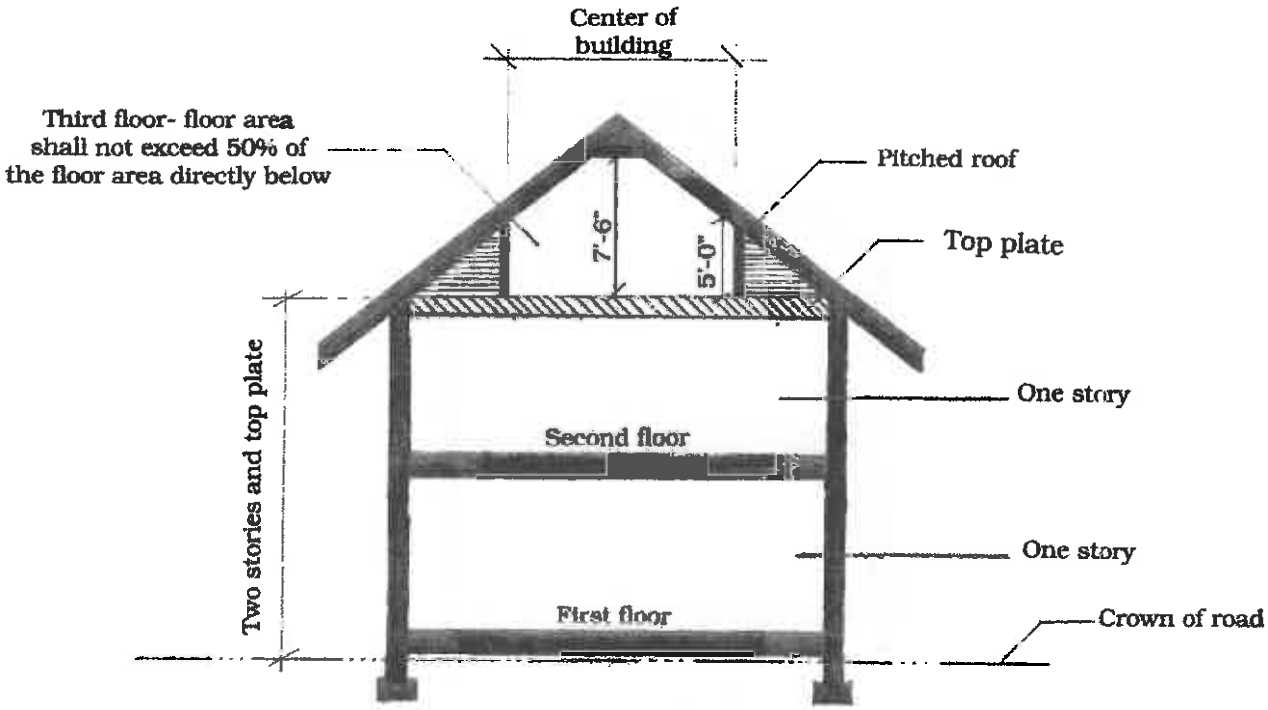


Figure 1

Two and one half story
building with pitched roof and extended eaves

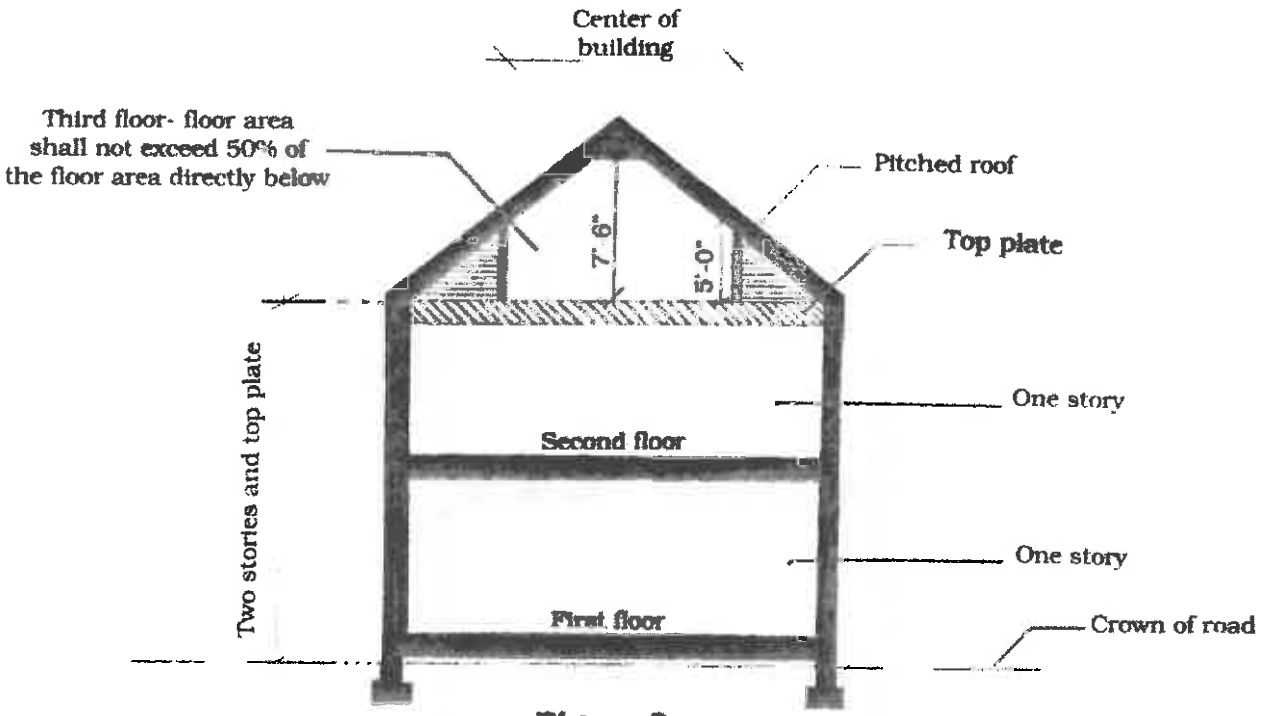
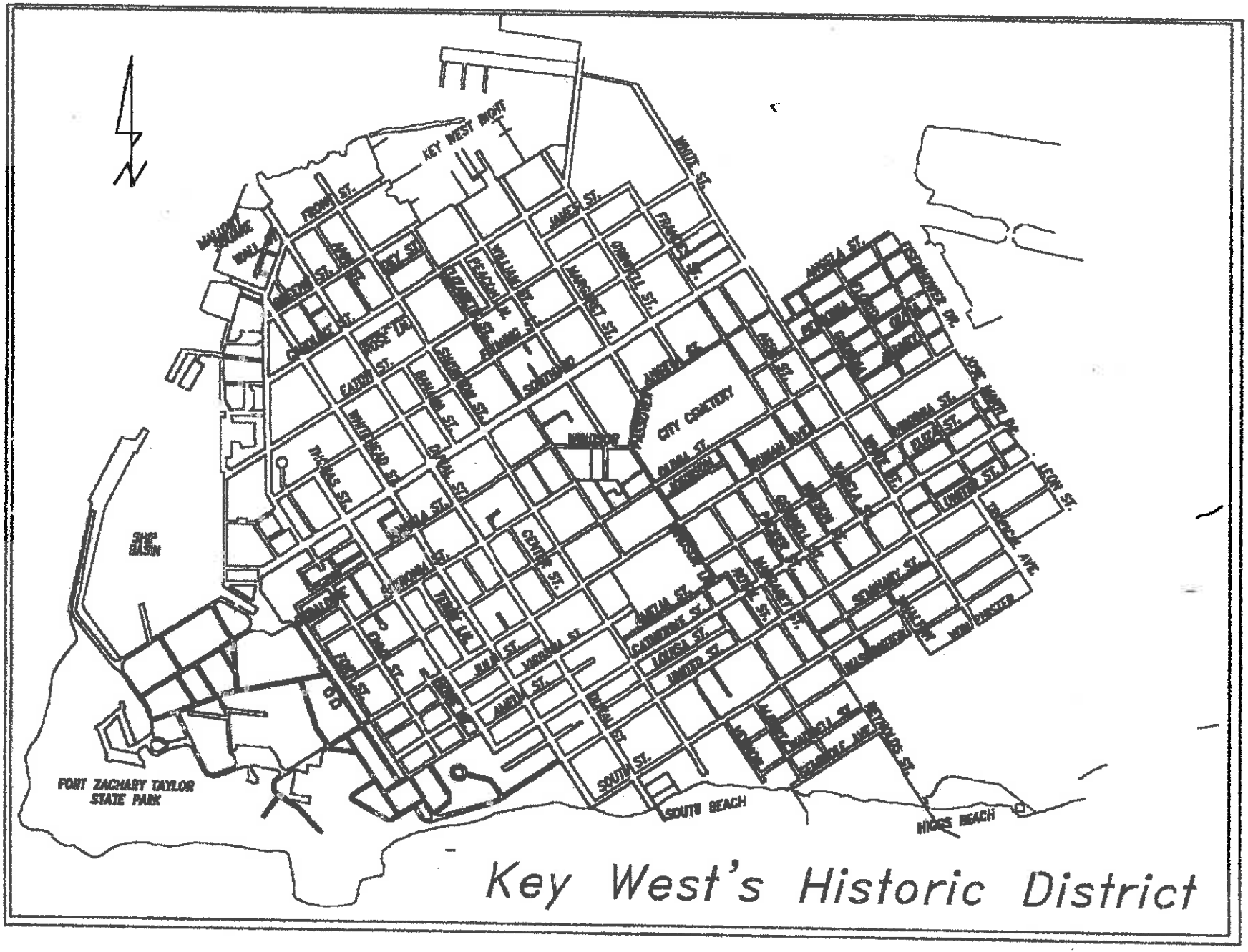


Figure 2

Two and one half story
building with pitched roof


KEY WEST LIGHT
WHITE ST.
FRONT ST.
JAMES ST.
FRANKLIN ST.
DUVAL ST.
MARGARET ST.
WILLIAM ST.
CHARLES ST.
PETRONIA ST.
CAROLINE ST.
GRINNELL ST.
ANGELA ST.
CITY CEMETERY
OLIVIA ST.
CATHERINE ST.
LOUISA ST.
UNITED ST.
PARK ST.
VIRGINIA ST.
SOUTH ST.
SOUTH BEAUFORT ST.
SOUTHARD ST.
TRUMAN AVE.
SIMONTON ST.
WHITEHEAD ST.
THOMAS ST.
EATON ST.
PETRONIA ST.
ANN ST.
OLIVIA ST.
DUVAL ST.
UNITED ST.
LEON ST.
TRUMAN AVE.
SCHWARTZ ST.
FORBES ST.
FLEMING ST.
VON PHISTER
PACKARD AVE.
SHIP BASIN
FORT ZACHARY TAYLOR STATE PARK
SOUTH BEACH
HIGGS BEACH
Key West's Historic District

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Design Guidebook Example: Seminole Heights

Action Request: None - for informational purposes.

Strategic Objective:

Date: July 1, 2025

Prepared By: Brandon Berry, Senior Planner

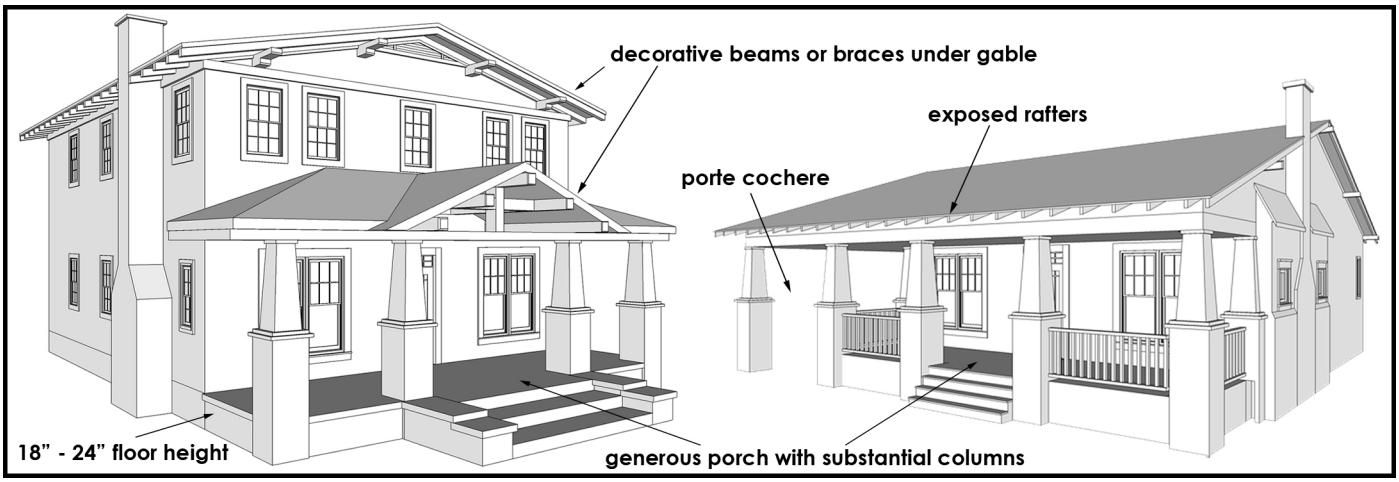
Through: Laura Canary, Community Development Director

Summary of Issue: In lieu of an update, Staff is presenting select pages from the Seminole Heights design guidebook that presents a similar format to the guidebook that will be prepared for the Pass-A-Grille Overlay. While the Seminole Heights guidelines appear to be a combination of both regulatory standards found in Land Development Code Sec. 20.15., and the general design guidance sought to be presented through the forthcoming guidebook, Staff finds the document is helpful to visually depict roof pitches, materials, entryways, and other elements that are complementary of a particular architectural style.

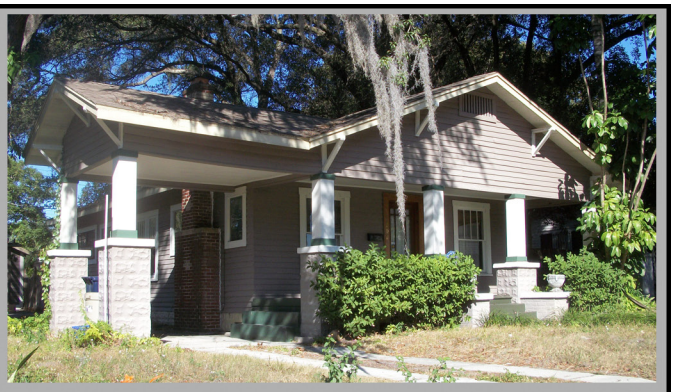
Funding: N/A

Attachments:
1. Pages from SEMINOLE_HEIGHTS_ZONING_CHANGE

Form Description and Graphics 549.1: (CT) Craftsman (Arts & Crafts)
Characterized by square plans with low-pitched gables (occasionally gables are clipped) or hipped roofs, with wide, unenclosed eave overhang. Roof rafters are usually exposed; shed dormers and decorative (false) beams or braces are common. Windows are double hung-sash with three or more vertical lights in the top sash. Craftsman bungalows have large broad porches which usually extend across the front façade (may wrap around one side) and are supported by substantial columns resting on stone, frame or brick piers.

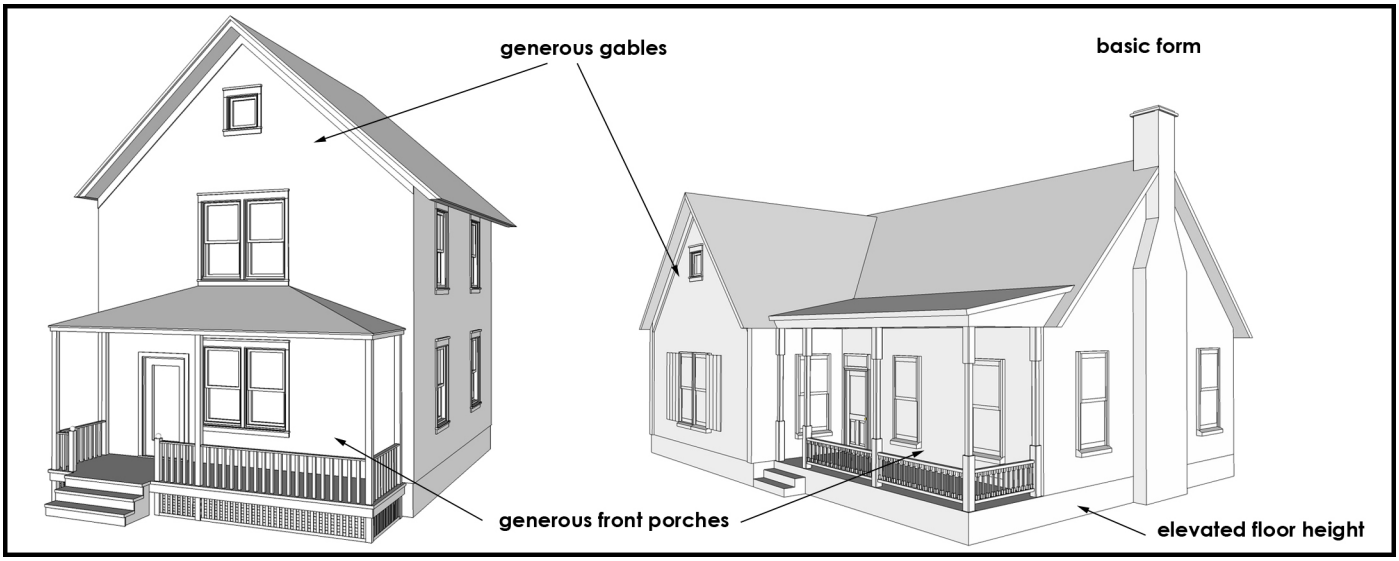


(CT) Craftsman (Arts & Crafts): Table 549.1 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	18" to 24"
Porch Location	Front (side-wrap allowed)
Porch Width	Minimum of 50% of front façade width (typically width of entire front façade)
Porch Depth (minimum to maximum)	8' to 12'
Roof Pitch	5/12 - 6/12 rise to run (less than 30°) for primary; as low as 3/12 for ancillary (porch)
Details	Exposed rafters/knee braces; substantial columns on piers
Garage	Not typically attached to principal building (if attached, vehicle entrance must be recessed at least 10' from principal façade, not measured from front edge of porch)
Carport (porte cochere)	Side façade; flat or up to 4/12 rise to run; single car width

Examples of Craftsman in Seminole Heights

Form Description and Graphics 549.2: (NF) National Folk (Southern Vernacular)
Characterized by simple lines, materials and form. The basic forms are described as gable-front, gable-front and wing, hall-and-parlor, I-house, side-gabled, and pyramidal family. (In Seminole Heights, it is common to find a national folk form with a craftsman porch attached.)



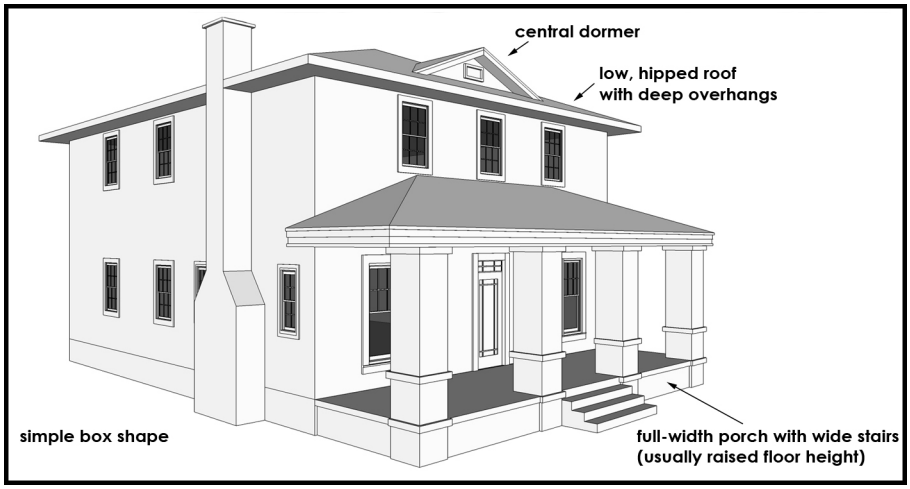
(NF) National Folk: Table 549.2 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	18" to 24"
Porch Location	Front (side-wrap allowed)
Porch Width	Minimum of 50% of front façade width (typically width of entire front façade)
Porch Depth (minimum to maximum	8' to 12'
Roof Pitch	At least 12/12 rise to run (more than 45°); porch roofs and additions may be a lower slope (no less than 4/12) than principal roof (gable or shed are common)
Details	Front porch columns, usually plain/non-ornamental, at least 6' between columns (may be less at entry)
Garage	Not typically attached to principal building (if attached, vehicle entrance must be recessed at least 10' from principal façade, not measured from front edge of porch)
Carport (porte cochere)	Side façade (or rear for corner lots); shed roof is common; single-car width





Examples of National Folk in Seminole Heights

Form Description and Graphics 549.3: (AFS) American Four Square
Characterized by a simple, four-square folk plan with a low-pitched hipped or pyramidal roof and symmetrical façade. A central dormer is common.



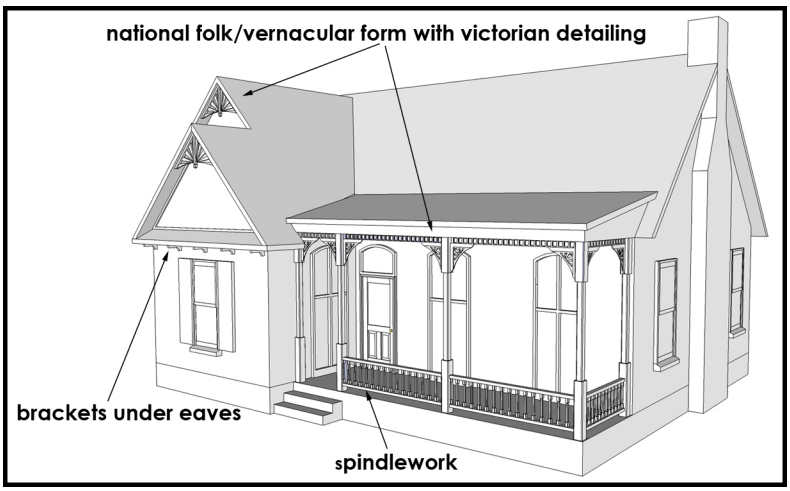
(AFS) American Four Square: Table 549.3 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	18" to 24"
Porch Location	Front Only
Porch Width	Minimum of 50% of front façade width (typically width of entire front façade)
Porch Depth (minimum and maximum)	8' to 15'
Roof Pitch	3/12 - 6/12 rise to run (less than 30°)
Details	Simple box shape; two-and-a-half stories (typically), four-room floor plan; low-hipped roof with deep overhang (at least 18"); large central dormer; front porch with wide stairs; brick, stone, stucco, or wood siding only.
Garage	Not typically attached to principal building (if attached, vehicle entrance must be recessed at least 10' from principal façade, not measured from front edge of front porch)); detached garage preferred with front or rear orientation.
Carport (porte cochere)	Side façade (or rear for corner lots); flat or similar roof pitch to primary roof; single car or double-car width




Examples of American Four Square in Seminole Heights

Form Description and Graphics 549.4: (FV) Folk Victorian

Characterized by the presence of Victorian decorative detailing on simple folk house forms (vernacular), which are generally much less elaborate than the Victorian styles.



(FV) Folk Victorian: Table 549.4 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	18" to 24"
Porch Location	Front (side-wrap allowed)
Porch Width	Minimum of 50% of front façade width
Porch Depth (minimum and maximum)	8' to 12'
Roof Pitch	At least 12/12 rise to run (more than 45°); porch roofs and additions may be a lower slope (no less than 4/12 pitch) than primary roof (gable or shed are common)
Details	Porches with spindle-work detailing. L-shaped or gable-front plan, cornice brackets
Garage	Not typically attached to principal building (if attached, vehicle entrance must be recessed at least 10' from principal façade, not measured from the front edge of porch)
Carport	Not allowed

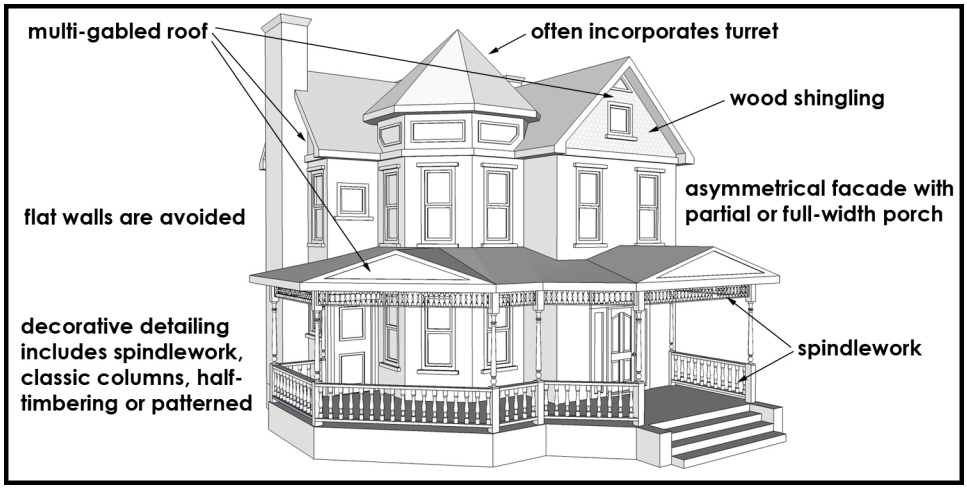




Examples of Folk Victorian in Seminole Heights

Form Description and Graphics 549.5: (QA) Queen Anne

Characterized by steeply pitched roofs of irregular shapes, usually with a dominant front-facing gable. Queen Annes will often exhibit bay windows and other devices used to avoid continuous straight walls. Some Queen Annes are lavished with gingerbread, while some are made of brick or stone and exhibit much simpler details; many have turrets. The overall façade of the house is asymmetrical.



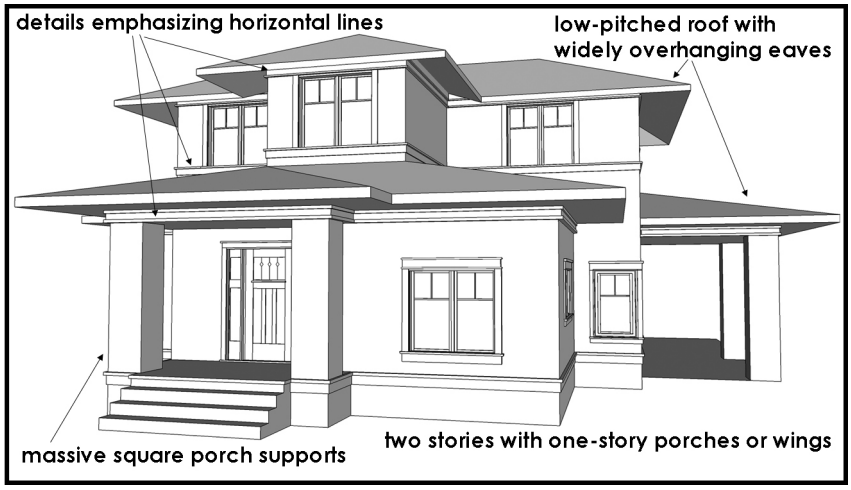
(QA) Queen Anne: Table 549.5 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	18" to 24"
Porch Location	Front (side-wrap allowed)
Porch Width	Minimum of 50% of front façade width
Porch Depth (minimum and maximum)	8' to 15'
Roof Pitch	Primary roof at least 12/12 (greater than 45°); ancillary roofs at least 4/12 pitch
Details	Bay windows, balconies, turrets, porches, brackets, and decorative detailing; continuous flat walls not permitted
Garage	Not typically attached to principal building (if attached, vehicle entrance must be recessed at least 10' from principal façade, not measured from front edge of porch)
Carport (porte cochere)	Side façade (or rear for corner lots); flat or low pitched at least 4/12 pitch); single- or double-car width





Example of Queen Anne in Seminole Heights

Form Description and Graphics 549.6: (P) Prairie
Characterized by low-pitched roof, usually hipped, with widely overhanging eaves; typically two-stories, with one-story wings or porches. Eaves, cornices, and façade detailing is quite simple and emphasizes horizontal lines; often with substantial, square porch supports.

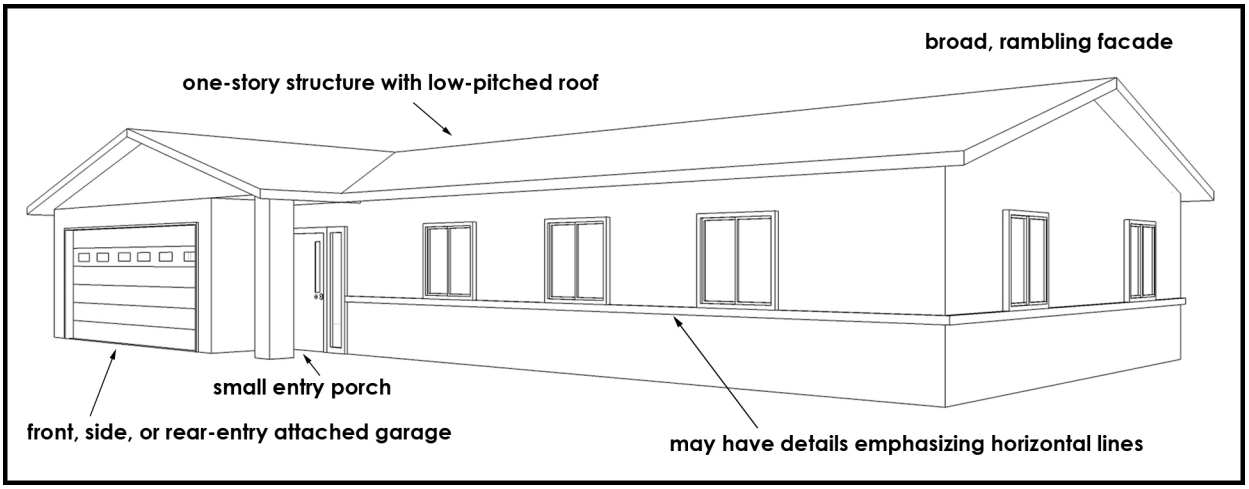


(P) Prairie: Table 549.6 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	18" to 24"
Porch Location	Front and/or side allowed
Porch Width	Minimum 5'; may or may not be covered
Porch Depth	At least 6'
Roof Pitch	3/12 - 6/12 rise to run (less than 30°)
Details	Substantial square or rectangular columns typical; emphasis on horizontal lines across façades; contrasting caps on porch and balcony railings; contrasting trim emphasizing upper story
Garage	Not typically attached to principal building (if attached, vehicle entrance must be recessed at least 10' from principal façade, not measured from front edge of porch)
Carport (porte cochere)	Side or rear orientation; flat or similar roof pitch to primary roof; single- or double- car wide



Examples of Prairie in Seminole Heights

Form Description and Graphics 549.7: (RH) Ranch
Characterized by its long, close-to-the-ground profile, and minimal use of decoration, garages are an integral part of the house. Asymmetrical one-story shapes with low-pitched roofs dominate. Three common roof forms are used: hipped, cross-gables, and side-gabled. Usually a moderate or wide eave overhang.



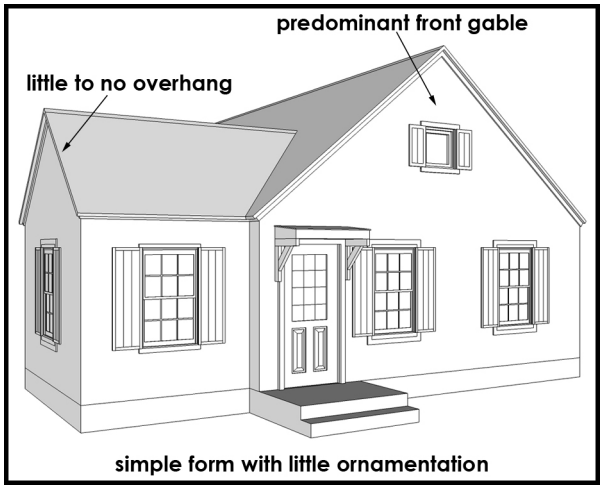
(RH) Ranch: Table 549.7 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	0" typically
Porch Location	Front only
Porch Width	Minimum 5'
Porch Depth	3' to 8'
Roof Pitch	3/12 - 6/12
Details	Varied; borrows from many styles of precedent architecture
Garage	Within front or side façade; front, side or back entry; if garage entrance is on front façade, must not project farther from principal façade than required front porch depth
Carport	Side or rear orientation; flat or similar roof pitch to primary roof




Examples of Ranch in Seminole Heights

Form Description and Graphics 549.8: (MT) Minimal Traditional

Characterized by a simplified form loosely based on the Tudor style of the 1920s and '30s, the steep Tudor roof pitch may be lower and the façade is simplified by omitting most of the traditional detailing. Generally has a dominant front gable.

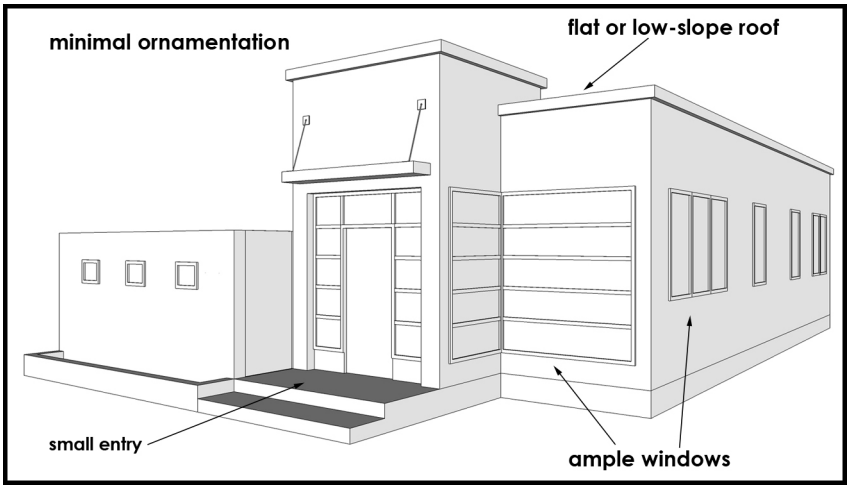


(MT) Minimal Traditional: Table 549.8 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	6" to 18"
Porch Location	Front or side allowed
Porch Width	Minimum 5'
Porch Depth (minimum to maximum)	6' to 8'
Roof Pitch	3/12 rise to run minimum
Details	May or may not have a front porch, minimal ornamentation, minimal eave overhang
Garage	Not typically attached to principal building (if attached, vehicle entrance must not project farther from principal façade than fron porch depth)
Carport	Side façade (of rear for corner lot); flat or shed roof; single car width



Examples of Minimal Traditional in Seminole Heights

Form Description and Graphics 549.9: (CM) Contemporary Modern
Characterized by ample windows and flat or low-sloped roofs (or a combination of the two). Entry porches are usually small and may or may not be covered.



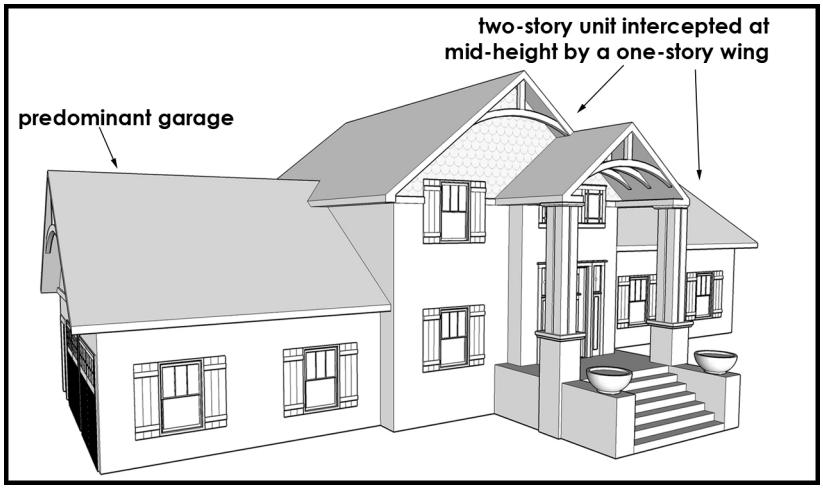
(CM) Contemporary Modern: Table 549.9 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	0" typically
Porch Location	Front, generally
Porch Width	Generally similar width to front entry (minimum of 5'); can be wider
Porch Depth (minimum to maximum)	3' to 8'
Roof Pitch	flat or low-slope up to 5/12 rise to run
Details	Clean modern lines, little ornamentation, ample windows (at least 60% of front façade)
Garage	Side or front orientation; garage roof may be incorporated under same roof as principal structure; must not project farther from principal façade than front porch depth
Carport	Side or front orientation; carport roof may be incorporated under same roof as principal structure; must not project farther from principal façade than front porch depth




Examples of Contemporary Modern in Seminole Heights

Form Description and Graphics 549.10: (SR) Split Ranch

Characterized by a multi-story modification of the one-story Ranch style. A two-story unit is intercepted at mid-height by a one-story wing to make three floor levels of interior space. Architectural detailing is based on a variety of architectural styles.



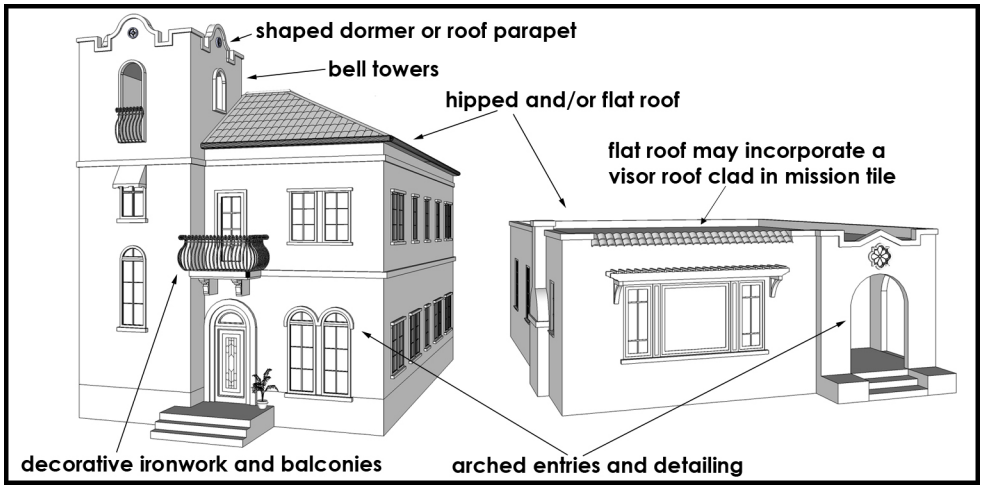
(SR) Split Ranch: Table 549.10 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	0" to 18"
Porch Location	Front only
Porch Width	Minimum 5'
Porch Depth (minimum to maximum)	6' to 8'
Roof Pitch	3/12 rise to run or more
Details	May or may not have a front porch, minimal ornamentation, minimal eave overhang; see RH for details
Garage	Not typically attached to principal building (if attached, vehicle entrance must not project farther from principal façade than required front porch depth)
Carport	Side façade (or rear for corner lots); flat or shed roof; single- or double-car width





Examples of Split Ranch in Seminole Heights

Form Description and Graphics 549.11: (SE) Spanish Eclectic (Mediterranean Revival, Mission, Pueblo)
Characterized by tile roofs, stucco walls and round-arched windows and doorways. House forms vary; however they are based on a rectangular floor plans. Ornamentation can range from simple to dramatic, and may draw from a number of Mediterranean references.



(SE) Spanish Eclectic: Table 549.11 Required minimum standards for construction or any addition over 5% of usable floor area.	
Finished floor elevation (in addition to FEMA requirements)	At least 18"
Porch Location	Front
Porch Width (minimum to maximum)	3' to 8'
Porch Depth	At least 5'
Roof Pitch	flat or pitched (varies)
Details	Stucco wall surfaces, flat or low-pitched terra cotta and tile roofs, arches, scrolled or tile-capped parapet walls and articulated door surrounds; balcony and window grilles are common
Garage	Not typically attached; if attached, vehicle entrance must recessed at least 5' from principal façade).
Carport (porte cochere)	Flat or low-slope roof; single-car width




Examples of Spanish Eclectic in Seminole Heights

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Education: Elevating and floodproofing of historic structures in flood-prone areas

Action Request: None - for informational purposes.

Strategic Objective:

Date: July 1, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: While historic structures are among the few eligible recipients of variances to the floodplain management regulations in Cities that participate in the National Flood Insurance Program, one of the City's two variance criteria requires assessment of whether the variance is the minimum necessary to preserve the structure's historic character. In many cases, owners can elevate while still retaining the structure's historic massing and form, or owners may still wish to elevate to provide a degree of protection against future storms. This presentation will review National Parks Service guidance for elevating historic structures subject to flood risk.

Funding: N/A

Attachments: 1. flood-adaptation-guidelines-2021



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION &

GUIDELINES ON **FLOOD ADAPTATION** FOR REHABILITATING HISTORIC BUILDINGS

U.S. Department of the Interior
National Park Service
Technical Preservation Services

These Guidelines were previously issued as a text-only version in November 2019. This illustrated version was revised to include diagrams, photographs, and other changes and replaces the prior version.

This publication has been prepared pursuant to the National Historic Preservation Act, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Additional information offered by Technical Preservation Services is available on our website at www.nps.gov/tps. Comments about this publication should be made to: Technical Preservation Services, National Park Service, 1849 C Street NW, Mail Stop 7243, Washington, DC 20240.

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THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION &

GUIDELINES ON **FLOOD ADAPTATION** FOR REHABILITATING HISTORIC BUILDINGS

Jenifer Eggleston
Jennifer Parker
Jennifer Wellock

U.S. Department of the Interior
National Park Service
Technical Preservation Services
Washington, DC

2021

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ACKNOWLEDGEMENTS

The Guidelines on Flood Adaptation for Rehabilitating Historic Buildings was produced in response to a request for technical preservation guidance specific to historic properties at risk of flooding. A collaborative effort, the work could not have been completed without the assistance of our many preservation partners and colleagues.

We wish to acknowledge and thank the following people and organizations for their generous assistance with this publication.

Individuals from a number of groups provided valuable comments and assistance, including local preservation partners, design and other technical professionals, State Historic Preservation Offices (SHPO) and Tribal Historic Preservation Offices (THPO) throughout the country – particularly those who participated in the "Adapting Historic Buildings for Flooding" workshops in 2017 – the National Conference of State Historic Preservation Officers (NCSHPO), the National Association of Tribal Historic Preservation Officers (NATHPO), the National Trust for Historic Preservation, and our Federal agency historic preservation partners at the Advisory Council on Historic Preservation (ACHP), the Department of Housing and Urban Development (HUD), and the Federal Railroad Administration (FRA).

We especially appreciate the comments provided for this project and the prior work undertaken by the Federal Emergency Management Agency (FEMA) and their technical bulletins which were extensively referenced for this project.

We also acknowledge the contributions of the National Park Service Cultural Resources, Partnerships, and Science Directorate; our colleagues at Regional and Park-specific locations; and the staff of the Technical Preservation Services (TPS) office for their thoughtful engagement with this topic. More specifically we thank Brian Goeken for his many hours of editing and review as we finalized this publication.

The illustrations found throughout this publication would not have been possible without Tina Roach with Technical Preservation Services who coordinated this effort and the many individuals and organizations who were willing to share their photographs.

Finally, we thank the many individual property owners we met along the way that have been impacted by flooding. Your experiences and recovery helped us to understand the complex nature of the issue.



[1] The historic Shockoe Bottom neighborhood in Richmond, VA, experienced significant riverine flooding in 1985, with inundation levels reaching close to a story in height.
Photo: Jeffrey Ruggles/Virginia Commonwealth University Libraries

FOREWORD

Flooding risk has long been a major challenge for many historic properties. Changing weather patterns, stronger hurricanes, other extreme weather events, sea level rise, nuisance flooding, king tides, and continuing development in floodplains are some of the causes of flooding. Flooding events are occurring at increased frequency and magnitude. Some historic properties that have never flooded before may now be exposed to this risk, and those that flooded infrequently in the past may experience more instances of flooding or of water reaching higher levels than ever before.

The goal of the *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings* is to provide information about how to adapt historic buildings to be more resilient to flooding risk in a manner that will meet *The Secretary of the Interior's Standards for Rehabilitation*. Resilience in this publication means the capacity of a historic property to withstand and recover from a flooding event.

The Guidelines on Flood Adaptation should be used in conjunction with the Guidelines for Rehabilitating Historic Buildings that are part of *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, issued in 2017. Like the Guidelines for Rehabilitating Historic Buildings, these guidelines are intended to focus primarily on historic buildings and their sites and settings.



[2] Communities have historically employed numerous methods in response to flooding, including wholesale property buyouts and removal. The 1915 flood in Cedar Falls, WA, led to an early example of a "buyout zone" to remove buildings damaged and at risk. *Photo: Snoqualmie Valley Museum Collection: PO.074.0786*



[3] King tides and nuisance flooding are changing the way community residents live. A flooded street in Miami, FL, disrupts access to buildings and businesses. *Photo: Joe Raedle/Getty Images*



[4] As this 1933 image of North Tower Avenue in Centralia, WA, shows, flooding events have long been a major challenge for many communities. *Photo: Lewis County Historical Museum*



[5] In 2007 the Old Customs House located in the Yukon-Charley Rivers National Preserve, AK, was significantly damaged by riverine flooding. Historic properties that may not have flooded before are increasingly affected by larger flood events. *Photo: Carl Stapler/NPS*

The treatments described here are a means of preserving historic properties located in flood-prone areas and making them more resilient to flooding hazards. Flood events can be particularly destructive to historic buildings and therefore may require greater adaptive treatments. While many of these treatments can be undertaken with minimal effects on the historic character of a property, some may require more change than would normally be acceptable. Such treatments are generally not appropriate when a historic building does not have a flood risk. The treatment selected should always be one that minimizes changes to the building's historic character. Adaptation treatments should reduce the risk of flood damage as much as possible, but should do so without destroying significant historic materials, features, or spaces.

The National Park Service has developed these guidelines for adapting historic buildings to flooding risks in accordance with its directive to provide information concerning professional methods and techniques to ensure the preservation and rehabilitation of the historic properties that are an important part of the nation's heritage.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION (36 CFR PART 68)

The *Standards for Rehabilitation* are codified in National Park Service regulations 36 CFR Part 68 and are regulatory only for projects receiving Historic Preservation Fund grant assistance and other Federally-assisted projects. The Standards can be used to guide work on any historic building. A separate version of the *Standards for Rehabilitation* codified in 36 CFR Part 67 is used for "certified historic structures" pursuant to the Federal Historic Preservation Tax Incentives Program.

The following Standards (36 CFR Part 68) are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility, as well as the property's significance, existing physical condition, and available documentation.

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will 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.
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 SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

INTRODUCTION TO THE STANDARDS

The Secretary of the Interior acting through the National Park Service is responsible for establishing standards for all cultural resources programs and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places, including National Historic Landmarks. In partial fulfillment of this responsibility, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* have been developed to guide work undertaken on historic properties; there are separate standards for preservation, rehabilitation, restoration, and reconstruction.

The *Secretary of the Interior's Standards for Rehabilitation* are one of the four sets of standards that comprise the overall treatment standards and address the most prevalent treatment. "Rehabilitation" is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historic, cultural, or architectural values.

The treatment standards were developed by the Secretary of the Interior to determine the appropriateness of proposed work on historic properties. The Standards for Rehabilitation guide Federal agencies in carrying out their responsibilities for historic properties in Federal ownership or control and are used by state and local officials in reviewing both Federal and non-Federal rehabilitation proposals. In addition, the Standards are used to determine if a rehabilitation project qualifies as a "certified rehabilitation" for Federal Historic Preservation Tax Incentive purposes. They have also been widely adopted and used by local historic district and planning commissions, local governments, non-profit organizations, design and building professionals, and the general public.

The intent of the Standards is to assist in the long-term preservation of the historic character of a property through the retention of its historic materials, features, and spaces. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancies and address both the exterior and the interior of the building. They also encompass a building's site and setting, including landscape features as well as attached, adjacent, or related new construction.



[6] Flood waters can also damage interior spaces. This historic home in Bay St. Louis, MS, was severely impacted by the storm surge from Hurricane Katrina. Even with such dramatic damage, it is crucial to properly assess the condition of historic materials and identify what remains and can be retained. In this case, most of the woodwork, the wood wainscot, upper sections of plaster in some rooms, and some areas of flooring were cleaned, dried, and repaired. *Photo: Mississippi Department of Archives and History, Mississippi Historic Resources Inventory (HRI) Database. http://www.apps.mdah.ms.gov/Public*

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

INTRODUCTION TO THE GUIDELINES

The Standards for Rehabilitation are a series of ten principals about maintaining and preserving the historic character and features of a historic property. Guidelines give more detailed, best- practice advice to apply the Standards during project planning by providing general design and technical recommendations. Unlike the Standards, guidelines are not codified as program requirements. The *Guidelines for Rehabilitating Historic Buildings* issued in 2017 should be consulted along with any topic-specific guidelines.

Guidelines are presented in a "Recommended" vs. "Not Recommended" format. Those approaches, treatments, and techniques that are consistent with the *S*tandards for Rehabilitation are listed in the "Recommended" column on the left; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the "Not Recommended" column on the right. These Guidelines are intended to be used in the context of rehabilitating historic buildings and include sections on a building's site and setting. They are not meant to fully address the treatment of cultural landscapes, archeological resources, historic districts, and other types of historic resources.

RECOMMENDED	NOT RECOMMENDED
Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster on the interior.	Removing non-deteriorated mortar from sound joints and then repointing the entire building to achieve a more uniform appearance.
Removing deteriorated lime mortar carefully by hand raking the joints to avoid damaging the masonry.	
Using power tools only on horizontal joints on brick masonry in conjunction with hand chiseling to remove hard mortar that is deteriorated or that is a non-historic material which is causing damage to the masonry units. Mechanical tools should be used only by skilled masons in limited circumstances and generally not on short, vertical joints in brick masonry.	Allowing unskilled workers to use masonry saws or mechanical tools to remove deteriorated mortar from joints prior to repointing.

Example of "Recommended" and "Not Recommended" format from the 2017 Guidelines for Rehabilitating Historic Buildings, page 84.

Example

USING THE GUIDELINES ON FLOOD ADAPTATION

Unlike other versions of the Guidelines, which are organized principally by material or building feature, the *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings* are organized by flood adaptation measures. The most common treatments undertaken to create more resilient properties have been included in these Guidelines and are described using definitions provided by the Federal Emergency Management Agency (FEMA). The adaptation treatments are:

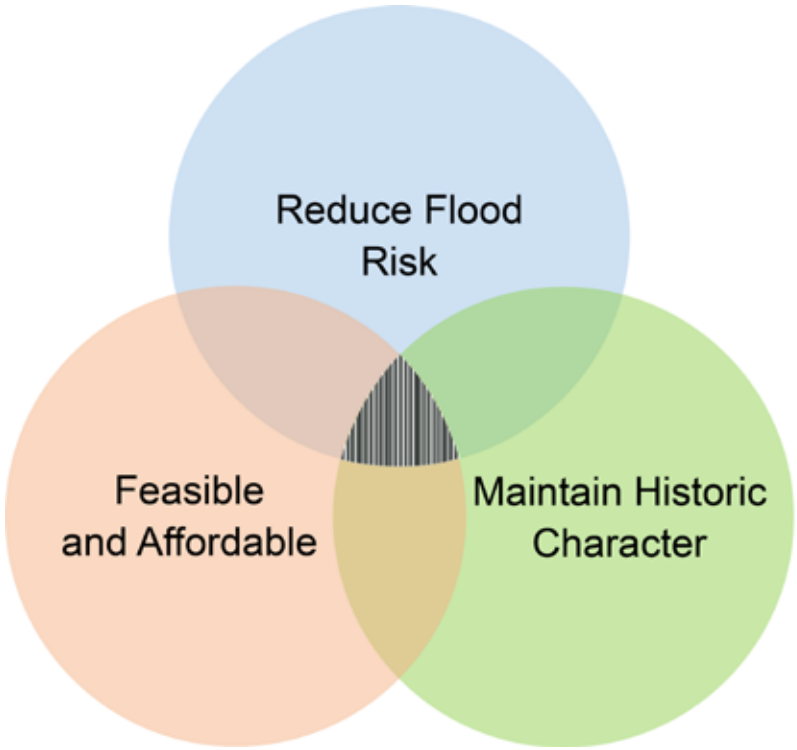
- Planning and Assessment for Flood Risk Reduction
- Temporary Protective Measures
- Site and Landscape Adaptations
- Protect Utilities
- Dry Floodproofing
- Wet Floodproofing
- Fill the Basement
- Elevate the Building on a New Foundation
- Elevate the Interior Structure
- Abandon the Lowest Floor
- Move the Historic Building

The "Planning and Assessment for Flood Risk Reduction" section should be completed for all projects prior to selecting an adaptation treatment. While "Temporary Protective Measures" and "Protect Utilities" are treatments that generally result in minimal changes to a building, **the treatment approaches are not organized in a particular order**. The impacts of the other adaptation treatments to the historic building will vary greatly depending on multiple factors such as location and site conditions of a property, historic significance, flood risk, physical and structural attributes, and its features, materials, and architectural style. For example, elevating a building on a new foundation may have a minimal impact on one building's historic character, yet for another property the same treatment may change the building's historic character significantly and not meet the Standards for Rehabilitation. Selecting more than one treatment or combining treatment approaches may be necessary to make the building more resilient to flooding and/or to minimize the impacts to the historic character and appearance of the property.

The *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings* are general and intended to provide guidance in interpreting and applying the Standards to rehabilitation projects involving buildings that are at a risk for flooding. They are not meant to give case-specific advice. They cannot tell property owners or developers which features of a historic building are important in defining its historic character and, therefore, must be retained. (See *Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*.) This case-by-case determination is best accomplished with the assistance of qualified historic preservation professionals in the very early stages of project planning. For any treatment undertaken, assemble the appropriate project team, including experienced architects, engineers, and other professionals. Obtain any necessary approvals or certifications prior to beginning work on the project.

Achieving greater resilience and reducing flood risk must be balanced with economic and technical feasibility while minimizing the impacts to the historic character of the building. These Guidelines are designed to help identify and evaluate the different adaptation options in order to select a treatment that meets the Standards for Rehabilitation. Wherever possible, the Guidelines provide "Recommended" methods of implementing each type of adaptation in order to preserve as much of the historic character of a building and its site and setting as possible. All of the "Recommended" treatments may not apply to every project. Technical limitations are identified for each treatment.

These Guidelines do not address disaster response or short-term recovery. The Guidelines may be used after a flood event as properties undergo rehabilitation and adaptation to address the damage and future flooding risk. Limited information about drying and cleaning after a flood is included with Wet Floodproofing because it is an integral part of that adaptation.



[7] Technical and economic limitations must be considered when attempting to reduce flood risk and create greater resilience; changes must also respect the historic character of the property. This can be a challenging balance for a project to achieve.

"The Guidelines on Flood Adaptation for Rehabilitating Historic Buildings should only be applied to historic properties with an established risk of flooding."

The *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings* should only be applied to historic properties with an established risk of flooding. This risk can be determined by quantifiable and/or science-based projections or a community model or projection for flood risk areas. Such maps and models take into account river flow, storm tides, hydraulic analysis, rainfall, and topographic surveys among other factors.

A project meets the Standards when the overall effect of all work is consistent with the property's historic character. **Treatments that might not be considered in other rehabilitation contexts because of their impacts on the historic character of a property may be acceptable in the context of adapting the property to flooding hazards.** Even in this context, the selected treatment should always be one that minimizes the changes to the building's historic character and appearance while addressing the risk. Adaptation treatments should increase the building's resilience to flooding risks as much as possible, but should do so without destroying significant historic materials, features, or spaces.

The entire scope of the project, including alterations related to flood adaptation as well as any other work to the building or site, must be evaluated. The amount of change to features and spaces that can be accepted within the Standards will vary according to the roles they play in establishing the character of the property.

Aspects less critical to the historic character may be altered more substantially with less effect on the character of the building as a whole. However, the cumulative effect of changes that are numerous or substantial can in some instances alter the overall character of the building, in which case the rehabilitation project will not meet the Standards.

Finally, the Guidelines address unconventional treatments and situations when a historic building may not be able to be retained and preserved. Demolition is not a treatment that meets the Standards for Rehabilitation. These two sections are included solely for informational purposes.

"Treatments that might not be considered in other rehabilitation contexts because of their impacts on the historic character of a property may be acceptable in the context of adapting the property to flooding hazards."

ASSESSING THE RISK AND SELECTING AN ADAPTATION TREATMENT

Before undertaking any work to adapt a historic building to be more resilient to potential flooding, research about the actual flood risk as well as about the historic property must be undertaken. Proposed alterations to the property will need to be adequate to address the identified risk.

Property owners should take into account the characteristics of the potential flood. These characteristics include the direction the water will likely flow, the expected speed and depth of the water, the duration of the flood, whether there will be wave action, the potential for water-borne debris, the water salinity, and contamination of the flood waters. The applicable Federal, state, and local code requirements and regulations must also be considered.



[8] Understanding the characteristics of a flood are critical to understanding property risk. Significant structural damage occurred to this building as a result of a riverine flood in Cedar Rapids, IA, in 2008. *Photo: Greg Januska*



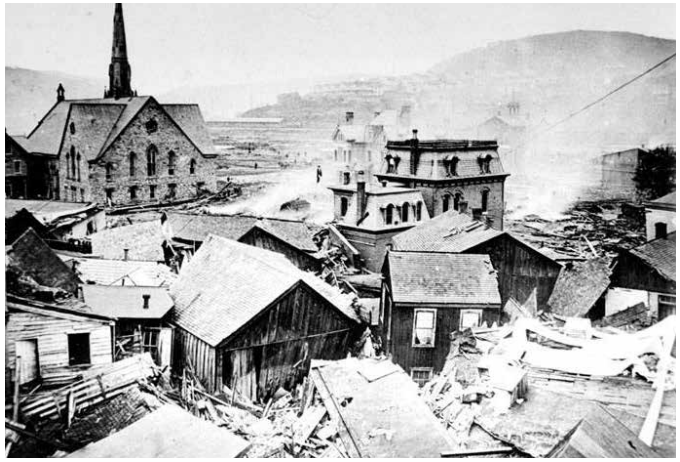
[9] Fast-moving flood waters can undermine a foundation or scour out land around a building. The Little Church of the Pines in Salina, CO, was left structurally compromised after heavy rains caused flooding in the Front Range of the Rocky Mountains in 2013. *Photo: Burton Construction burton-construction.com*

"Established flood risk level" describes the property-specific height of anticipated floodwater."

These guidelines use the term **"established flood risk level"** to describe the property-specific height of anticipated floodwater. This measurement should be based upon recognized flood data, past flood events, site-specific reports, and other applicable information. Often this height is dictated by local floodplain ordinances and codes and can be higher than the predicted flood level. In order to remain more general, this document purposefully does not use terms for flood risk defined by other agencies. The use of "established flood risk level" is an attempt to avoid confusion and the appearance of providing interpretation of Federal, state, and local regulatory terms for flood risk.

Prior to planning or undertaking any work, the spaces, features, materials, and finishes of the historic property affected by the flooding or the proposed adaptive treatment should be documented. The property's existing capacity to sustain and recover from flooding, as well as its physical condition and use, should be evaluated. Those spaces, features, and materials that are important to the historic character and significance of the property should be identified for retention and preservation. Existing materials and features that provide additional resiliency to flooding may also be considered for retention, improvement, or enhancement. In regions where buildings were historically adapted to frequent flooding, traditional treatment approaches should be considered.

It may also be helpful to consider adapting a historic property in scalable phases, particularly for coastal properties at risk from rising sea levels and increasing flood risk. Where the magnitude and time horizon of the risk are uncertain, it is important to build in future capacity where economically and technically feasible – for example, a flood wall with an



[10] The Great Johnstown Flood of 1889, caused by a catastrophic dam failure, shows the extent of damage that can occur from a large-scale, fast-moving flood event. Whole buildings were destroyed, others were shifted from their foundations, and massive amounts of debris caused considerable loss of life, damage, and destruction. *Photo: NPS*



[11] Flood forces are powerful and can result in a building being shifted from its foundation. This historic property in Gulfport, MS, was knocked off of its piers by Hurricane Katrina in 2005. *Photo: Jennifer V.O. Baughn/ Mississippi Department of Archives and History, January 26, 2006*

over-engineered foundation that can be extended higher in the future.

These Guidelines are intended to assist property owners undertaking a flooding adaptation project, recognizing that, as with any rehabilitation project, there are always other design, programmatic, financial, and regulatory requirements that must also be considered in planning such projects. Among these, the National Flood Insurance Program (NFIP) may have significant financial impacts and influence design decisions. The NFIP is administered by the FEMA and implemented by state and local governments. This program is responsible for providing flood insurance, improving floodplain management, and developing Flood Insurance Rate Maps (FIRM). These Guidelines are not an attempt to interpret or provide guidance on the NFIP or which treatments may or may not reduce flood insurance costs.

The NFIP includes a provision that provides relief for historic buildings from certain floodplain requirements. The provision is applied at the discretion of state or local governments and might not be available to all historic property owners. It is not designed to reduce flood risk or insurance rates. The NFIP uses the term "historic structures" (44 CFR Part 59) and defines them as follows:

- Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
- Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.
- Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

The provision for historic buildings within the NFIP allows for alternative compliance when prescriptive flood code requirements would result in a project that does not meet the Standards for Rehabilitation. However, using this provision to avoid taking any steps to address or help minimize the flood risk of a historic property is not recommended.

The following sections describing the adaptation treatments are intended to provide information about potential preservation concerns so that property owners can engage in active decision-making about how to adapt their historic buildings to be more resilient to flooding risk. Evaluations, documentation, and planning are critical but should result in a timely and purposeful decision. Factors including flood risk, economic and technical feasibility, and historic character should be appropriately balanced and inform the decision-making process. The decision should result in an adaptive treatment and implementation plan for the property or documentation explaining why no action is currently necessary. Good stewardship requires making a choice.



(a) *Graphic: FEMA*



(b) *Graphic: Adapting to Rising Tides*

[12] Maps can help property owners identify the flood risks at their site, and it may be necessary to consult a number of sources for this information.
(a) Flood Insurance Rate Maps (FIRM) are created by a program within the Federal Emergency Management Agency (FEMA). They are regulatory and are the official maps that show special flood hazard areas. (b) Community flood models or supplementary maps adopted by a local jurisdiction may include more data, future projections, or other flood risk information. Comparing these two maps for the northeast quadrant of San Francisco, the modeling shown in (b) includes sea level rise data and identifies additional sections of the city that are likely to flood.

PLANNING AND ASSESSMENT FOR FLOOD RISK REDUCTION

For historic properties at risk of flooding, treatments should be undertaken to avoid or minimize the impacts and to ensure the continued preservation of the property and its historic character. Planning and risk assessment for potential flooding should therefore be undertaken proactively, and properties should be maintained in good condition, monitored regularly, and appropriately documented as part of any treatment plan for the property.

A historic building may have existing characteristics, features, or materials that themselves have inherent resilience to flood hazards and can help address or minimize the impacts of flooding. When applicable and appropriate these characteristics, features, or materials should be taken into consideration early in the planning stages of a rehabilitation project before proposing any new treatments. When new adaptive treatments are needed, they should be carried out in a manner that will have the least impact on the historic character of the building, its site, and setting. In adapting a building to be more resilient to flooding risks, the goal should always be to minimize the impacts to the building's historic character to the greatest extent possible. It is helpful to record the decision-making process for future evaluation.



[13] The Church of Our Lord Chapel, Karluk, AK, was built in 1888 and is the oldest Russian Orthodox Church in Alaska. In danger of collapse into the Karluk River, the erosion of the bluff has been rapidly escalating, and the church sits only 25 feet from the edge. The vulnerability of the property at the edge of a river requires frequent monitoring, but a more long-term solution will be necessary for the continued preservation of the building. *Photo: Tom Pillifant*

All planning and assessment for reducing flood risks should include the following:

- Identify the historic property's flood risks and vulnerabilities and any existing capacity for resilience.
- Monitor the condition of the property and regularly reevaluate its flooding risks and vulnerabilities.
- Document the historic property. *The Secretary of the Interior's Standards for Architectural and Engineering Documentation* or *Preservation Brief 43: Preparation and Use of Historic Structure Reports* can serve as a guide.
- Review and understand the compliance requirements of the local floodplain ordinance and related local regulations.
- Identify and assess all feasible adaptation treatment options to determine how they will address the flooding risk.
- For each treatment option, evaluate the impacts of any potential alterations to the historic property's character-defining spaces, features, and materials, and its site and environment.
- Consideration should be given to how local communities have decided to adapt to the risk of flooding hazards and treat historic properties impacted by these risks. Also consider the future viability of community infrastructure, such as roads, sewers, and other utilities and services.
- Select the time frame for which the adaptation treatment is expected to adequately reduce the risk. This could be tied to the length of a mortgage or some other point in the future.
- Always select an adaptive treatment that minimizes the impacts to the historic character and appearance of an individual property and/or a larger historic district.



(a) *Photo: Greg Hartman/*The Catholic Telegraph



(b) *Photo: Hawaiian Electric*



(c) *Photo: Tom Foster*

[14] (a) Flood markers like this one in Cincinnati, OH, can provide evidence of past flood events and serve as a community reminder of the risk of flooding. (b) This tsunami marker located in Hilo Bay on Moku Ola Island, HI, (c) notes the high wave heights along the trunk of a coconut palm tree. A nearby interpretive marker discusses the damage done by significant past storms.



[15] Surveying and documenting existing building conditions is always recommended prior to implementing an adaptation strategy. NPS Historic American Building Survey (HABS) staff photograph the 1833 Lockkeepers House on the National Mall in Washington, DC, prior to the building's relocation and restoration. *Photo: Heritage Documentation Programs/NPS*

PLANNING AND ASSESSMENT FOR FLOOD RISK REDUCTION

RECOMMENDED	NOT RECOMMENDED
Identifying historic materials, features, and spaces that are important in defining the historic character of the property when planning and undertaking flooding adaptation treatments.	
Developing and implementing a plan to reduce the risk of damage or destruction to the historic building.	Failing to proactively analyze and address a flooding risk.
Identifying and evaluating the vulnerabilities of the historic property to the impacts of flooding using the most current climate information and data available.	Failing to identify and periodically reevaluate the potential vulnerability of the building, its site, and setting to the impacts of flooding.
Assessing the potential impacts of known vulnerabilities on character-defining features of the building, its site, and setting. Reevaluating and reassessing potential impacts on a regular basis.	
Documenting the property and character-defining features as a record and guide for future repair work, should it be necessary, and storing the documentation in a safe location with at least one duplicate at a secure site.	Failing to document the historic property and its character-defining features with the result that such information is not available in the future to guide repair work.

PLANNING AND ASSESSMENT FOR FLOOD RISK REDUCTION

RECOMMENDED	NOT RECOMMENDED
Maintaining the building, its site, and setting in good repair, and regularly monitoring character-defining features.	Failing to regularly monitor and maintain the property and the building systems in good repair.
Using and maintaining existing historic and non-historic characteristics, features, and materials of the historic building, its site, setting, and larger environment (such as a site wall that keeps out flood waters) that may help to avoid or minimize the impacts of flooding.	
Undertaking work to prevent or minimize the loss, damage, or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building, its site, and setting.	Carrying out adaptive measures intended to address the impacts of flooding that are unnecessarily invasive or will otherwise adversely impact the historic character of the building, its site, or setting.



(a) *Photo: Tina Roach/NPS*



(b) *Photo: Jennifer Wellock/NPS*



(c) *Photo: Taylor Masonry*

[16] Maintenance of existing exterior features such as roofing and gutters can help a building be more resilient to flood and storm events as well as assist in the long- term preservation of the property. (a) Moss on the roof and plants growing in the gutter indicate a wet condition and clogged gutter. (b) A disconnected downspout has been allowed to undermine the foundation and expose the building's sanitary system. (c) Masonry along the sidewalk shows signs of rising damp and salt damage. Stopping decay as a preventative measure is one way to manage long-term risk and damage from flooding.

PLANNING AND ASSESSMENT FOR FLOOD RISK REDUCTION

RECOMMENDED	NOT RECOMMENDED
Ensuring that, when planning work to adapt for flooding, all feasible alternatives are considered, and that the options requiring the least alteration are considered first.	Failing to plan for flood risk and to make a treatment decision, even if the decision is that no intervention is currently necessary.
Replacing damaged or deteriorated historic materials in kind where the traditional material is flood-damage resistant. Replacing damaged or deteriorated historic materials that are not resilient to flooding with proven flood-damage resistant substitute materials that match the appearance and design.	





[17] (a) Interior woodwork at the Charnley-Norwood House, known as Bon Silene, in Ocean Springs, MS, withstood a storm surge of 30 feet from Hurricane Katrina in 2005. Interior walls, ceilings, and cabinetry are constructed of curly heart pine. Milled from the heart of Longleaf pine trees, heart wood is known to be insect and rot resistant. (b) The restoration project, which included repairs to the interior wood paneling, was completed in 2014.

(a) *Photo: Mississippi Department of Archives and History, Mississippi Historic Resources Inventory (HRI) Database. http://www.apps.mdah.ms.gov/Public (altered)*

(b) *Photo: Tall Architects*

PLANNING AND ASSESSMENT FOR FLOOD RISK REDUCTION

RECOMMENDED	NOT RECOMMENDED
Utilizing local and regional traditions (such as elevating residential buildings) for adapting buildings in response to flooding when compatible with the historic character of the building, its site, and setting.	Utilizing an adaptation treatment traditionally used in another region or one typically used for a different building type or architectural style which is not compatible with the historic character of the property.
Using special exemptions and variances when prescribed adaptive treatments to protect buildings from flooding would otherwise negatively impact the historic character of the building, its site, and setting, while still taking steps to address or help minimize flood risk.	Using a special exemption or variance to avoid taking any steps to address or help minimize the impacts of flood risk on a historic property.



(a) *Photo: Long Island Museum*



(b) *Photo: Nancy Solomon/Long Island Traditions*

[18] (a) This bay house, known as the Pidherney House, sits along Reynolds Channel on the South Shore of Long Island, NY. Bay houses were not primary residences, but simple and resilient structures used as base camps for clamming, fishing and hunting. The buildings rest on mudsills supported by piers above the wetlands. Most have a porch or deck that faces south for prevailing winds and incorporate features such as a hatch (b) which enabled water to enter and exit the building during an extreme high tide.

PLANNING AND ASSESSMENT FOR FLOOD RISK REDUCTION

RECOMMENDED	NOT RECOMMENDED
Considering adaptive options, whenever possible, that would protect multiple historic resources, if the treatment can be implemented without negatively impacting the historic character of the overall historic property, district, or archeological resources, other cultural or religious features, or burial grounds.	Failing to consider other properties nearby in planning flood adaptations, therefore increasing the risk or exposure to neighboring properties.
Reassessing the risks, property conditions, and local, state, and federal regulations on a regular schedule and after any flood event.	



[19] Community-scale interventions, such as this combination of a flood wall, levee, and floodgates in Galena, IL, can protect multiple historic resources and maintain the character and integrity of entire historic districts and neighborhoods. *Photo: GalenaGuide.com*



[20] Temporary measures such as sandbags can be a simple and inexpensive solution for protecting buildings in low-lying and vulnerable areas, but they are not meant to withstand moving floodwaters for extended time periods. *Photo: Eduardo Munoz/Reuters*



[21] A rural homeowner has deployed a water-filled temporary dam or water bladder to act as a floodwall around their residence. Water bladders require a storage area when not in use and the resources and time to fill them when a flood is imminent. *Photo: Aqua Dam, Inc*



[22] This floodgate is a temporary solution that can only be deployed with enough notice of a potential flood event. Storage of the gate apparatus must be on or close to the property with ready access in order to be actively deployed. *Photo: Liz Petrella/NPS*



[23] A combination of different temporary measures can be an effective short-term solution to flooding. In this case, a building wrap of waterproof fabric is anchored by sandbags. *Photo: Chapelboro.com*

TEMPORARY PROTECTIVE MEASURES

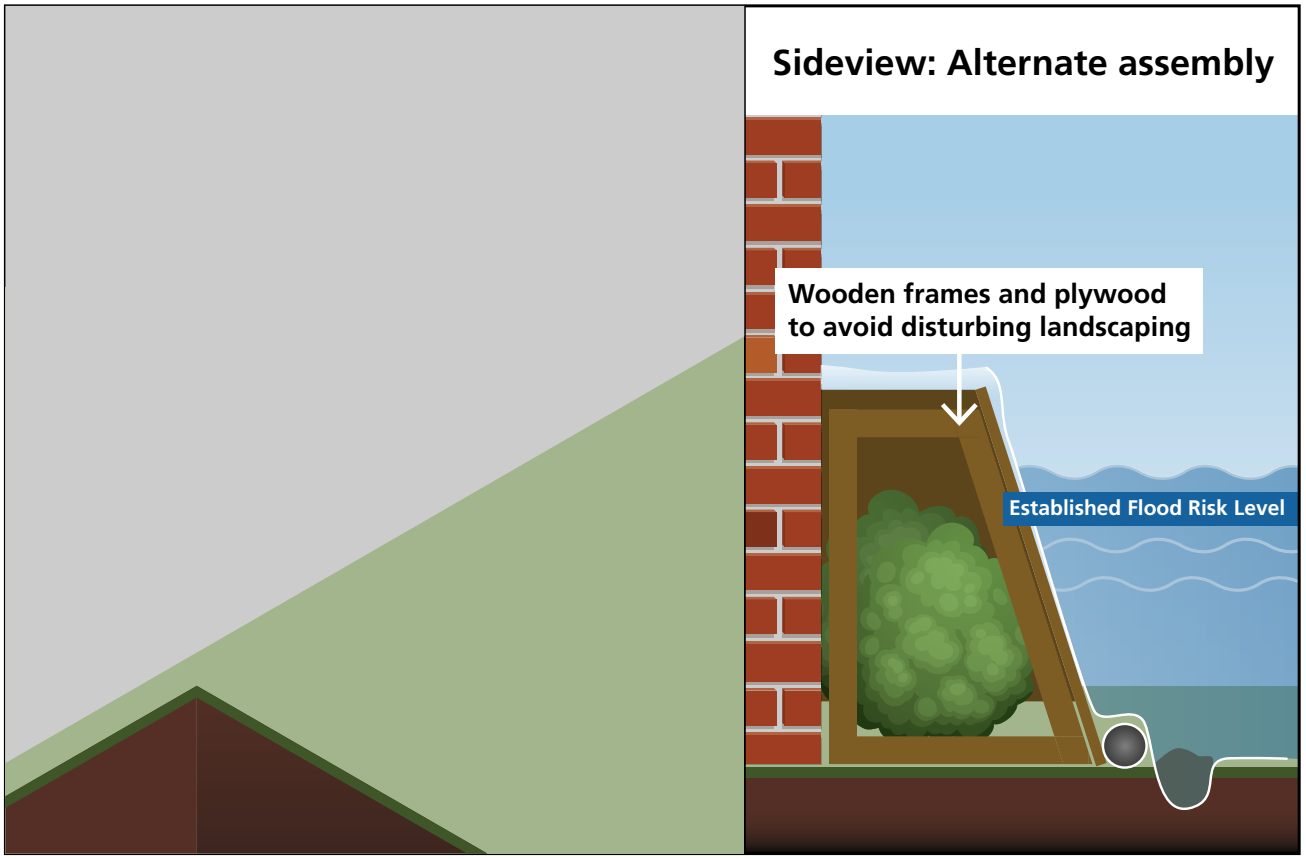
Temporary or non-permanent protective measures use materials or systems that can be deployed or activated when flooding is predicted and removed or stored when the flood waters have receded. Temporary measures are generally the most affordable options and can have a low impact on the historic character of the property because they rarely involve permanent changes to the property. However, temporary measures may not be well suited for areas subject to frequent flooding. Temporary measures require time and people to quickly deploy them, so they are not a good option in locations where flooding may occur without sufficient warning time. Although someone may need to be on site to deploy the system, property owners or tenants themselves should secure the property as best they can and move to a safe location outside the flood zone for the duration of the event.

Temporary measures include sandbags, temporary dams, temporary floodgates, and flood-wrapping systems. Sandbags are the most widely recognized tool used to protect a property from flood water, but there are also synthetic products that function in a similar fashion. Temporary dams are intended to encircle a building or close gaps in floodwalls. Temporary floodgates are removable barriers installed in windows, doorways, and other openings. Flood wrapping systems cover the most vulnerable portion of an existing structure to create a temporary impervious barrier. Wrapping systems do not lend additional strength or stability to a structure, therefore any building using such a system must be able to withstand the forces of the flood.

No temporary system is failproof. There can be water seepage with these materials and systems, and they should be used in conjunction with pumps and emergency generators. Generators should be elevated above the established flood risk level or located within a floodproof enclosure. If a temporary measure is breached or overtopped, the deployed system should be removed to promote drying once it is safe to return and flood waters have receded. With any of these systems, if custom-sized or special components are needed for certain locations (like a floodgate for a specific-width opening), it is important that they be easy to locate and identify to facilitate timely installation when flooding is predicted.

Technical Limitations:

- Temporary protective measures are generally designed for relatively shallow floods of limited duration.
- Deployment takes time and varies depending on the equipment or system and the labor available to put it in place.
- Equipment requires storage space, and, if stored off site, the logistics of getting the temporary barrier or system to the site must be factored into deployment time.
- During a flood event, temporary measures must not rely on continual on-site monitoring, as evacuation from the flooded area may be required until emergency personnel allow property owners to return.



[24] This diagram illustrates the installation of a temporary waterproof building wrap on a historic masonry building. The fasteners should be attached at the mortar joint and not directly into the brick or stone. The wrap should continue below grade to help protect the property from scour and potential seepage. An alternate installation method (also illustrated) involves constructing a wood frame to support the wrapping material and can be placed around plantings or other site features. *Graphic: Blank Space LLC for NPS*

TEMPORARY PROTECTIVE MEASURES

RECOMMENDED	NOT RECOMMENDED
Selecting a temporary barrier, system, or equipment that will protect the historic building from the predicted type of flooding and that can be deployed using the labor, equipment, and warning time available.	Selecting a system or equipment inadequate to protect the historic building from predicted flooding and/or cannot be deployed in time.
Evaluating and ensuring the ability of masonry walls and temporary flood barriers or other systems covering masonry openings to withstand the forces of flooding. Reinforcing walls as necessary to withstand such forces.	Reinforcing masonry walls to withstand the forces of flooding in a manner that destroys historic materials and features or diminishes the historic character of the property.
Installing fastening devices or stanchions to attach the temporary barrier or system in concealed or secondary locations of the building, and in a manner that does not damage, alter, or otherwise impact the historic character of the property.	Installing fastening devices or stanchions where they would damage, alter, or otherwise impact the distinctive materials, features, and spaces of the property.



[25] Permanent stanchions at windows and doors in this former industrial mill in Baltimore, MD, are used to attach temporary floodgates to protect openings in the event of a flood. Depending on their size, color, and finish, these stanchions can be quite noticeable. In the case of an industrial property, this may not cause a significant change in historic character. In a different type of building, it is important to ensure that such permanent features blend in and are as visually unobtrusive as possible. *Photo: Jennifer Parker/NPS*

TEMPORARY PROTECTIVE MEASURES

RECOMMENDED	NOT RECOMMENDED
Establishing procedures, responsibilities, and regular training for deploying temporary barriers and other systems.	
Installing pumps to remove water that breaches the temporary barrier or other system. Ensuring that the water is pumped an adequate distance to avoid seeping back in.	
Investing in a generator as a backup to operate pumps if there is a power failure during or after a flood. Installing a generator in a floodproof enclosure or above the established flood risk level.	



[26] Water can still seep through sandbag barriers. A property owner should have a pumping system with back-up generators to remove water from behind the barrier. *Photo: Ted Jackson, NOLA.com* | The Times-Picayune. The Advocate, *7/29/2019*. The Times-Picayune/The Advocate

TEMPORARY PROTECTIVE MEASURES

RECOMMENDED	NOT RECOMMENDED
Providing sufficient clearance between the temporary barrier and the walls of a historic structure to ensure that the force of the water against the barrier is not transferred to the historic building.	Erecting temporary barriers that are in direct contact with any significant historic building, structure, or object on the site.
Obtaining removable flood barriers for openings in any existing solid masonry perimeter site walls that are strong enough or reinforced to withstand the forces of a flood.	
Relocating furnishings and valuable collections to higher floors, upper shelves, or off-site to protect them from seepage or possible failure of the temporary barrier or system. Using water-tight containers for storage whenever possible.	Assuming that temporary barriers or other systems will keep out all water and, therefore, not planning ahead for possible seepage or failure of a temporary barrier or system.



(a) *Photo: New Jersey Historic Trust*



(b) *Photo: Ocean City Department of Public Works and Office of Emergency Management*

[27] (a) This historic train station in Ocean City, NJ, has installed permanent stanchions in the historic wood door jamb. (b) When flooding is predicted, temporary floodgates can slide into the stanchions to keep water from entering low-level openings. The permanent stanchions are a dark color that blends with the dark brown historic wood door jambs.

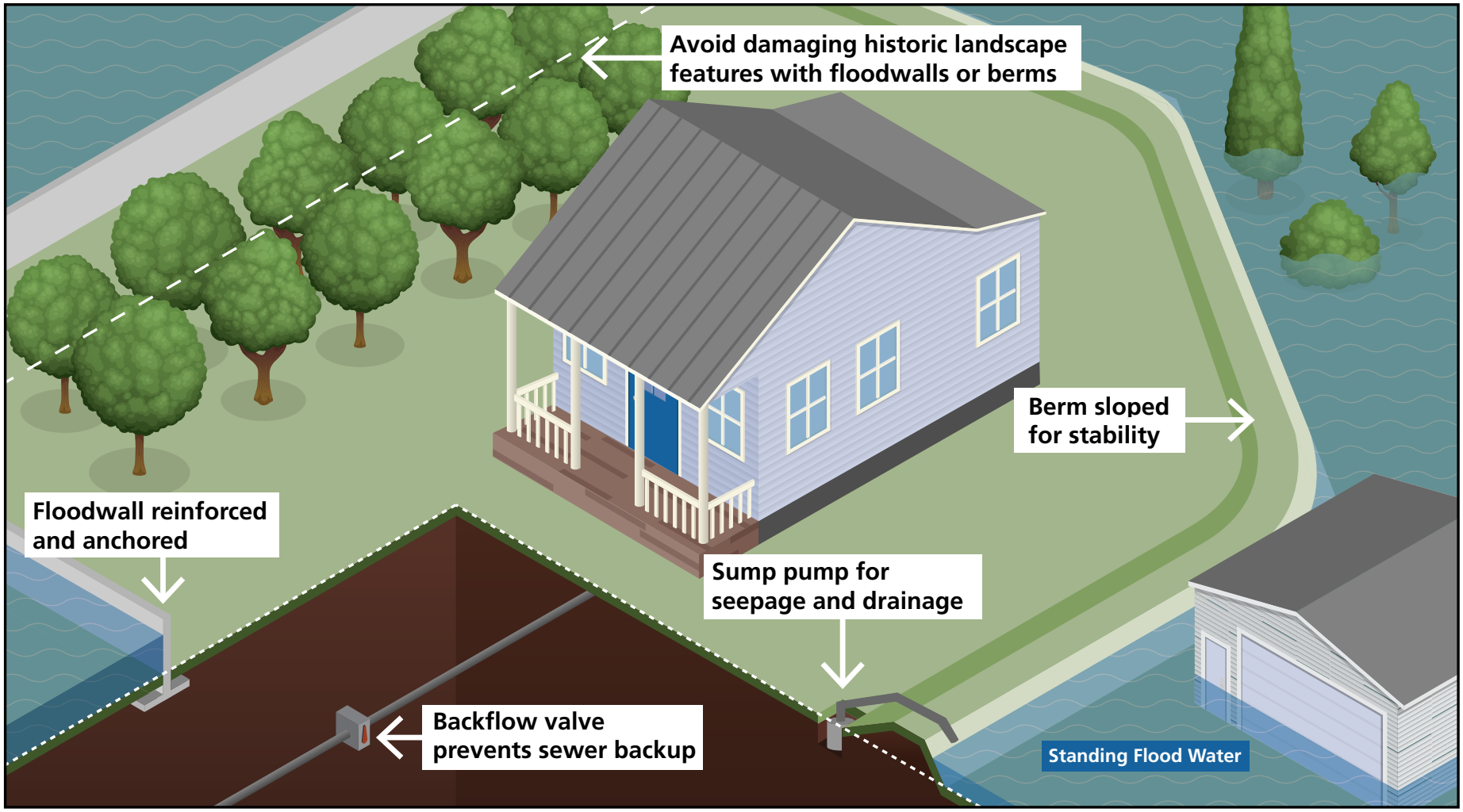


(a) *Photo: Andy Abeyta*



(b) *Photo: Paramount Theatre*

[28] The Paramount Theatre in Cedar Rapids, IA, has combined exterior and interior temporary protection measures. In this example, (a) the exterior of the lobby has been protected by a temporary waterproof building wrap anchored with sandbags. (b) Interior seats can be removed at the lower levels and stored safely. Should flood waters enter the building, interior elements will not be damaged or become waterborne debris.



[29] New site structures like a floodwall or berm can protect a historic property from flooding. When choosing a location, avoid damaging or interrupting the historic setting and its significant site and landscape features. There should be a method to remove water that enters the site in the form of rain, seepage through barriers, or overtopping. *Graphic: Blank Space LLC for NPS*

SITE AND LANDSCAPE ADAPTATIONS

A range of site and landscape interventions can be implemented to protect a historic building from flooding, both on the property itself as well as off-site. The advantage of these options is that the historic building generally remains unaltered. The relationship of a building to the site and setting is important to the preservation of historic character.

Changes to the site and landscape should be carefully planned to avoid negatively impacting the property's historic integrity and any historic landscape features, archeological resources, and other cultural or religious features. Site and landscape changes can also impact the integrity of a historic district.

The different types of site interventions include basic regrading, large engineered structures, and infrastructure projects that may protect many properties in a neighborhood or district. Storm-water management systems, berms, and floodwalls can all be used to control water on a single site, and each of these site interventions can also be 'scaled up' to protect multiple properties and larger areas. Levees and the restoration of natural flood control systems like living shorelines, dunes, marshes, and wetlands are additional tools for larger-scale interventions.

Site mitigation will change how water moves through and around a property. Altering the existing site conditions must be done with thoughtful examination of potential impacts to neighboring properties adjacent to and downstream from a property.

Technical Limitations:

- Site or landscape adaptation measures can make flooding worse for other properties, and codes or regulations may not allow their use in certain locations.
- Adding a new site or landscape feature is not possible on-site for properties that are already on fully developed sites (i.e., the building occupies the majority of the lot), although it may be possible to modify an existing feature like a site wall.



[30] This low-scale floodwall in Washington state provides flood protection without compromising the historic character of the property or obstructing views of the historic house from the street. A deployed floodgate can seal the opening at the driveway during a flood event. *Photo: French Wetmore*



[31] This small-scale levee or berm has provided flood protection to this property in Chase County, KS, since the 1940s. *Photo: Steve Samuelson*



(a) *Photo: New Leaf Redevelopment Consulting*



(b) *Photo: New Leaf Redevelopment Consulting*

[32] A new permanent floodwall incorporated the edge of (a) an existing loading dock to serve as (b) both flood protection and guard rail at the former Smulekoffs Furniture Store in Cedar Rapids, IA.



[33] A large floodwall protects the historic downtown of Cape Girardeau, MO, from the Mississippi River. *Photo: VisitCape*



[34] Some flood protection structures are historic, such as this seawall in St. Augustine, FL. The seawall was constructed in sections over time beginning in 1696 near the Castillo de San Marcos. *Photo: Jennifer Wellock/NPS*



(a) Photo: *Tina Roach/NPS*



(b) *Photo: US Army photo by Alfredo Barraza*

[35] (a) Stone-clad floodwalls on the National Mall in Washington, DC, provide anchor points for (b) a temporary paneled floodgate that can be installed in the gap to protect downtown Washington from Potomac River flooding. This structure is part of the District of Columbia Levee System constructed by the U.S. Army Corps of Engineers and operated and maintained by the National Park Service (NPS). The NPS annually practices closing the gate across 17th Street to ensure performance and to practice preparedness. Located between the Washington Monument and the Lincoln Memorial, it is designed to blend into the historic landscape.



[36] Raised streets may require additional access points to residential and commercial properties if the sidewalks and buildings are not also raised. This 1890s historic example from Old Salem, NC, incorporated new brick stairs and railings. Additional considerations for accessibility would need to be addressed today.
Photo: Jennifer Wellock/NPS

SITE AND LANDSCAPE ADAPTATIONS

RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving features of the historic site and setting that are important in defining its overall historic character before undertaking site mitigation work or changing the landscape or its features.	Removing or substantially changing site features that are important in defining the overall historic character of the property so that, as a result, the historic character of the property is diminished.
Altering the site or setting in locations that are not critical to the significance of the historic character of the property.	Damaging or destroying significant historic landscape features, designs, or plantings in order to establish a new site or landscape feature to protect the property from flood risks.
Retaining the topography and historic relationship between buildings and the site and setting. Elevating roads, sidewalks, and infrastructure along with buildings in a coordinated and planned effort while maintaining the historic spatial relationships and setting to the greatest extent feasible.	Changing the grade level of the site if it substantially diminishes its historic character.

[37] Following the 1900 Hurricane that devastated Galveston, TX, a large portion of the island was raised by elevating the buildings and adding new fill. (a) This historic image shows the original grade with buildings in the process of being put on raised foundations and the newly elevated road under construction. (b) The same view after the roads and sites were elevated.



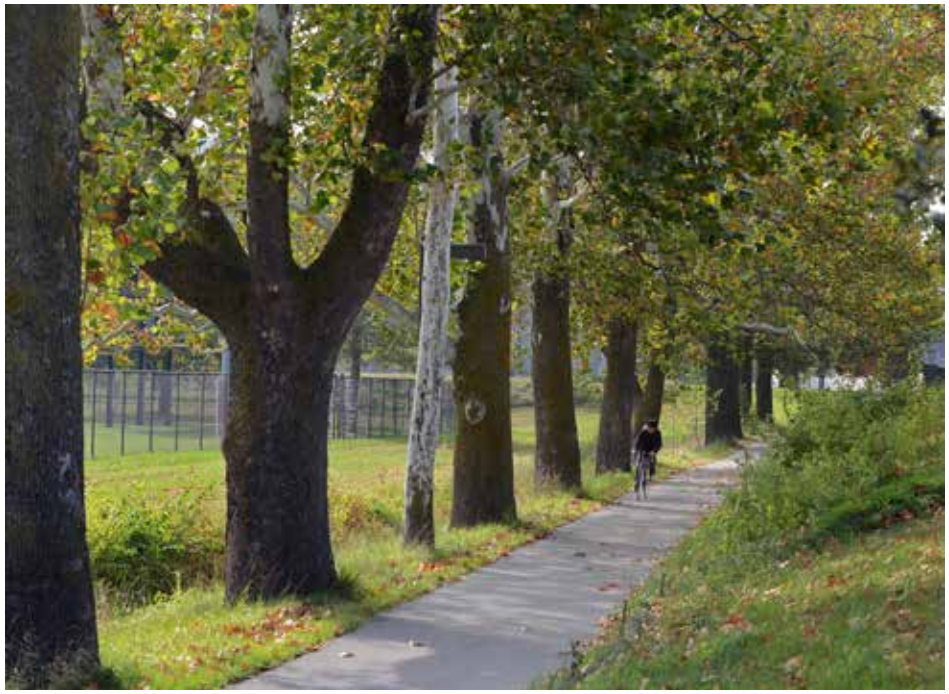
(a) *Photo: Courtesy of the Rosenberg Library, Galveston, Texas*



(b) *Photo: Courtesy of the Rosenberg Library, Galveston, Texas*

SITE AND LANDSCAPE ADAPTATIONS

RECOMMENDED	NOT RECOMMENDED
Protecting and maintaining buildings, site, and landscape features by providing proper drainage to ensure that water does not erode foundation walls, drain toward the building, or damage or erode the landscape.	Failing to ensure that site drainage is adequate so that buildings and site features are damaged or destroyed. Changing the site grading so that water does not drain properly or is redirected toward other buildings or structures.
Surveying and documenting areas where the terrain will be altered or new features constructed to determine the potential impact to important landscape features, archeological resources, other cultural or religious features, or burial grounds.	Failing to survey the building site prior to beginning work, which may result in damage or loss of important landscape features, archeological resources, other cultural or religious features, or burial grounds.



[38] Historic landscape features should be protected and avoided when selecting a location for berms, levees, or floodwalls. At Iowa State University in Ames, IA, a line of approximately 50 sycamore trees known as "Sycamore Row" marked a historic path that connected university grounds. In 2013, a new berm proposed to protect a nearby building was relocated so that the trees would not be removed. *Photo: Inside Iowa State*

SITE AND LANDSCAPE ADAPTATIONS



[39] Street and sidewalk improvements that include bio-swales or other water retention systems can be effective devices to collect or direct water and alleviate flooding as shown here in Milwaukee, WI. *Photo: Liz Petrella/NPS*

RECOMMENDED	NOT RECOMMENDED
Avoiding and protecting (e.g., preserving in place) important site features, archeological resources, other cultural or religious features, or burial grounds.	Leaving known site features or archeological material unprotected so that it is damaged as a result of adaptation work.
Planning and carrying out any necessary site investigation before adaptation work begins, using professional archeologists and methods, when preservation in place is not feasible.	Allowing unqualified personnel to conduct archeological investigations, which can result in damage or loss of important archeological material.
Improving or restoring on-site or adjacent natural systems such as living shorelines, wetlands, and beaches and dunes. Selecting new infrastructure that is able to retain floodwaters on site, such as a cistern, bio-swale, permeable pavers, green roofing, and associated rain collection systems.	
Designing new or improving existing storm-water management systems to reduce surface floods and reverse-flow flooding (water moving backward through the system to flood through drains).	Damaging or destroying historic materials, features, or spaces of the historic building, site, and setting in order to add or improve storm-water management.

SITE AND LANDSCAPE ADAPTATIONS

RECOMMENDED	NOT RECOMMENDED
Constructing a levee, berm, or embankment on adjacent or nearby land outside the historic site or district to minimize impacts to the character of the historic property and increase the area of protection for the historic site or district. Designing a new floodwall or berm or improving an existing barrier to provide flooding protection to a historic site.	Damaging or destroying important landscape features, archeological resources, other cultural or religious features, or burial grounds in order to construct the flood protection.
Ensuring that the new or modified floodwall or berm is compatible with the historic character of the property.	Constructing a tall floodwall or berm that is incompatible with the historic character of the site or setting such that it blocks the property from significant viewsheds, or alters the appearance of the property from the public right-of-way.



(a) *Photo: National Archives*

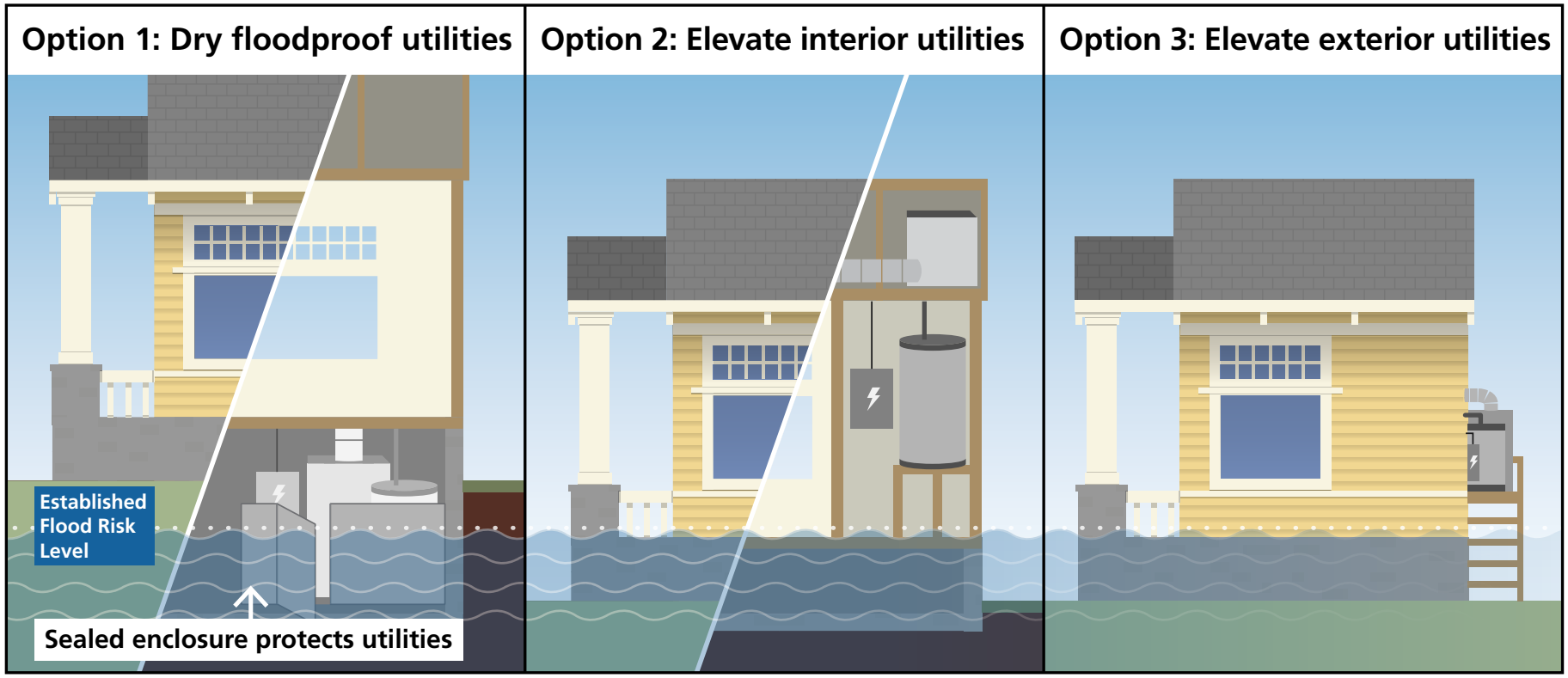


(b) *Photo: National Archives*



(c) *Photo: National Archives*

[40] (a) At the National Archives in Washington, DC, an existing site wall was modified to provide flood protection. A new self-closing floodgate was installed behind an existing historic gate to create a continuous barrier. (b) The floodgate is recessed into the ground. (c) During a flood event, the rising waters will activate hydraulic controls at the gate, causing it to rise within the opening and block water from entering the lower levels of the building.



[41] There are three options for protecting vulnerable portions of mechanical, electrical, and plumbing systems from flood damage. They can be protected in place with waterproof enclosures, moved to a higher location within the building, or located on an exterior elevated platform, roof, or other elevated location. *Graphic: Blank Space LLC for NPS*

PROTECT UTILITIES

Utilities and mechanical systems for historic buildings are often placed in basements to conceal them from sight. Any part of these systems that is in flood-vulnerable locations should be elevated or relocated above the established flood risk level. Utilities and mechanical systems should be relocated to utilitarian or insignificant spaces in historic buildings that are unlikely to flood. Exterior utilities and mechanical systems should similarly be elevated to protect them from flooding and placed in locations that minimize as much as possible their visibility and impact on the historic character and appearance of the building.

When planning a project involving mechanical, electrical, plumbing, or fire suppression systems, it is helpful to be aware of the service life of the various features of the systems involved. Sometimes it may be necessary to keep the systems, in whole or in part, in the existing location even though it is a known flood risk area of the property. This part of the system will need to be placed within a watertight enclosure or be sacrificial and replaced after a flood. Depending on the frequency of expected flooding, the cost of that part of the system, and its expected service life, sacrificing system components may be economically reasonable.

The protection of utilities should be addressed as part of any adaptation treatment. While utilities are not specifically addressed in all other treatments described in these Guidelines, this section is generally applicable.

Technical Limitations:

- The new location for the equipment must provide adequate space and meet ventilation requirements.
- The relocated equipment must be accessible for monitoring, servicing, and inspection.

PUBLIC UTILITIES

RECOMMENDED	NOT RECOMMENDED
Relocating all utilities above the established flood risk level or protecting them in place with a watertight or impermeable enclosure.	Relocating systems and utilities to a historically significant interior space or a highly visible location.
Relocating and anchoring exterior mechanical equipment and fuel tanks to an elevated platform that is compatible with the building's historic character and is, preferably, on a secondary or otherwise less visible elevation.	Constructing a new platform for exterior equipment with incompatible materials and/or in a highly visible location if it can otherwise be avoided.



[42] Mechanical equipment that remains in a basement that is likely to flood should be enclosed behind waterproof walls. The walls may be partial height, as shown in this example, if flood waters are not expected to exceed that height. In other cases, waterproof enclosures must fully surround the equipment, which can be accessed by submarine-quality doors or hatches. *Photo: Quinn Evans*

PUBLIC UTILITIES

RECOMMENDED	NOT RECOMMENDED
Using fencing or landscaping to screen exterior mechanical equipment and reduce its visibility.	
Relocating interior mechanical equipment to utilitarian or insignificant spaces within the building that are unlikely to flood.	



[43] Relocating mechanical equipment in interior spaces should be limited to utilitarian spaces like closets or mechanical rooms. *Photo: Mary Lane Carleton*



[44] Access issues must be considered when relocating exterior mechanical equipment on an elevated platform. If electrical or gas meters are moved to higher locations, stairs or a ladder may be required by the utility company to facilitate meter reading. *Photo: p3elevation.com*

PUBLIC UTILITIES

RECOMMENDED	NOT RECOMMENDED
Relocating ducts, pipes, and conduit to spaces that are unlikely to flood to the extent practical; and concealing such systems within walls, attics, chases, and soffits in historically-finished spaces.	Relocating ducts, pipes, and conduit to primary spaces and leaving them exposed, or concealing the systems in a manner that will change the overall character of the space.
Insulating the outside of ducts in the established flood risk area so that insulation can be removed after a flood to promote drying.	Selecting ducts with integral insulation that is not flood-damage resistant and will be located in the established flood risk area.
Installing an electrical disconnect well above the established flood risk level in an easy to access location. This should be separate from the utility panel.	
Eliminating electrical service to (or separating it from) flood-prone areas of the building or site with minimal disturbance to historic features and finishes.	Damaging or destroying historic interior or exterior features, finishes, or materials to an excessive degree in order to access wall cavities for re-wiring.



(a) *Photo: Marilou Ehrler/NPS*



(b) *Photo: Denver Service Center/NPS*

[45] The exterior mechanical equipment of (a) this historic barracks building at Fort Hancock in Sandy Hook, NJ, was (b) elevated on an exterior platform at the back of the building. The platform was designed to have a minimal profile and painted a dark color to blend in with the building foundation.

PUBLIC UTILITIES

RECOMMENDED	NOT RECOMMENDED
Installing backflow prevention devices in water and sewer lines.	
Installing sump pumps at the lowest level of the structure that are powered by a back-up power source.	

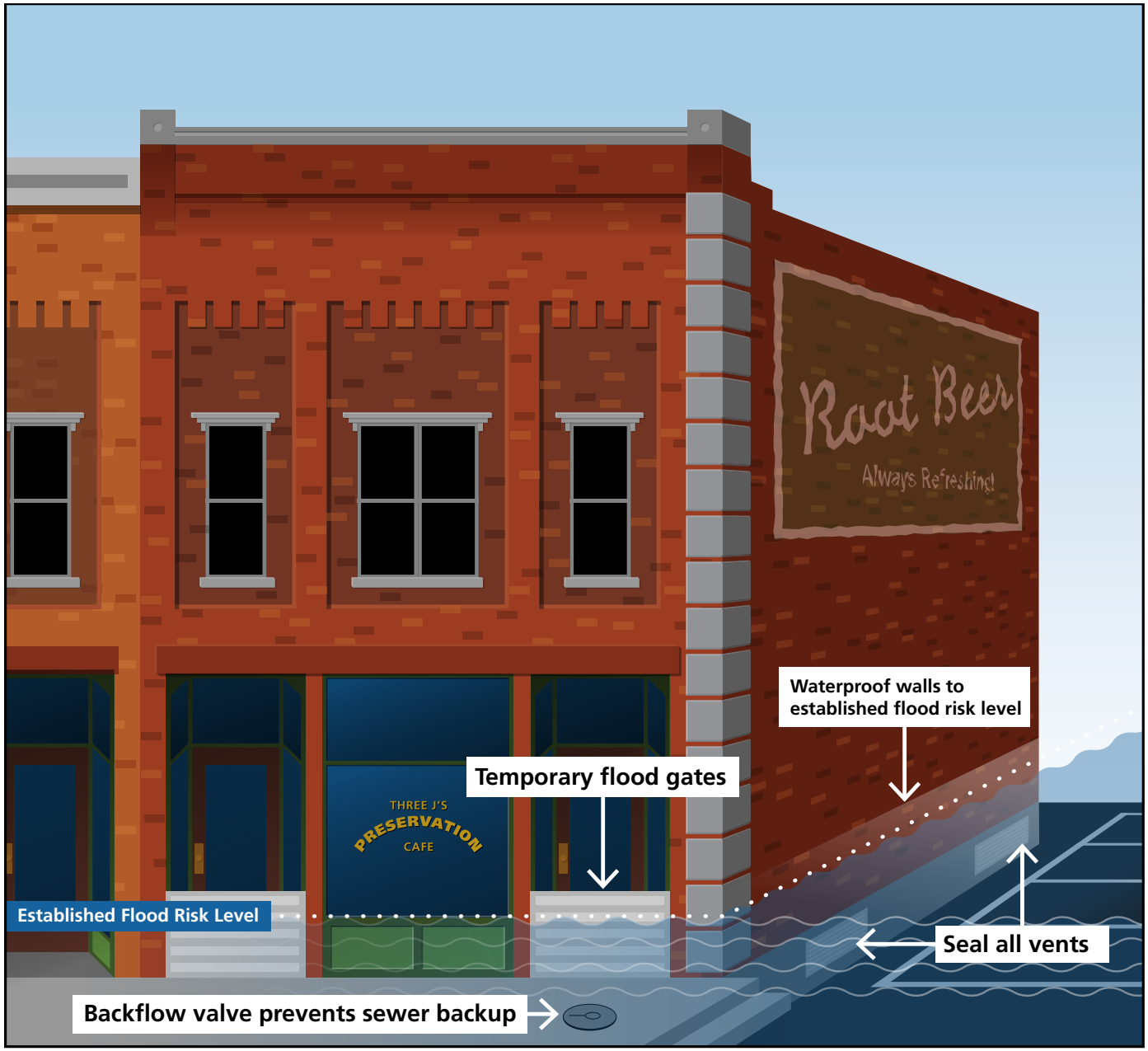


[46] For many buildings in flood-prone areas, having a generator on site may be a necessity to provide emergency power for pumps and other mechanical equipment. This public library in Hoboken, NJ, has a generator located on a flat roof high above any flood waters and not visible from the street. *Photo: David V. Abramson for Hoboken Public Library*

Case Study



Protect utilities is a treatment that is often combined with other adaptations. To learn about how several treatments, including utility relocation, were used in combination at a historic property, refer to Case Study 4: Combined Flood Adaptations to Protect a Rhode Island Livery on page 139.



[47] Dry floodproofing is intended to keep all flood waters out of a building. This adaptation will include waterproofing walls, sealing openings, and installing backflow prevention devices. Any waterproof coatings should be carefully researched before applying them to historic wall surfaces and materials. *Graphic: Blank Space LLC for NPS*

DRY FLOODPROOFING

Dry floodproofing is an adaptation method designed to keep water out of a building. This treatment requires establishing a watertight seal on the exterior of the foundation and sealing all interior spaces below the established flood risk level. This adaptation measure may involve significant alterations that impact historic spaces, features, and materials affecting the building's historic character and appearance. In order to dry floodproof a property, all openings (windows, doors, and any utility penetration) that extend or are completely below the established flood risk level must be designed to be temporarily or permanently sealed. Exterior foundation surfaces must be impervious to water. This can be accomplished with a waterproof coating or membrane. Walls must be reinforced and anchored to withstand flooding forces, including buoyancy and debris impact, and an engineered drainage system must be installed. Impacts to historic character are likely to be less for buildings where dry floodproofing is only necessary below grade, thus eliminating the visibility of the alterations.

The aspect of dry floodproofing that can pose the greatest concern from a preservation perspective is waterproofing. There are numerous products and technologies that are available, from tar to synthetic materials, and each product has different performance standards and the potential to negatively impact the historic materials to which it is applied.



[48] A waterproof coating is applied to the interior surface of lower-level walls of the public library in Hoboken, NJ. Prior to applying such a coating, the product should be researched by building science professionals with knowledge of historic materials and methods to ensure that the coating will not cause damage to or accelerate deterioration of the structure. *Photo: David V. Abramson for Hoboken Public Library*

It is important that a product be thoroughly researched before applying it to a historic building, properly applied, and monitored after installation. Waterproof coatings are vapor impermeable and can trap moisture in the wall or on the interior wall surface and cause deterioration or damage to historic materials.

Because of the strength of flood forces, dry floodproofing is generally not recommended for projected flood inundation levels that are more than three feet, particularly for unreinforced masonry. This adaptation method will require a high frequency of maintenance when exposed to repeated flooding. It is a more appropriate treatment to use where the flood risk is infrequent or below three feet.

Technical Limitations:

- This adaptation method is only appropriate for load-bearing masonry buildings or frame buildings with masonry foundations where the established flood risk level is below the top of the foundation since masonry walls can be made to withstand flooding forces.
- The treatment requires regular maintenance, monitoring, and repair to perform effectively in repetitive flood events, as system components such as sealants and membranes can degrade or become damaged.
- This method is not recommended if flooding is anticipated at levels higher than three feet due to structural and other considerations.
- Any building component below the established flood risk level, which could include foundations, walls, slab, stair, or sanitary systems, must be able to withstand hydrostatic forces.

STRUCTURAL CONSIDERATIONS

RECOMMENDED	NOT RECOMMENDED
Evaluating the strength of masonry walls and footings of historic buildings to ensure that they are strong enough to withstand floodwater pressure and flood-borne debris.	Proceeding with dry floodproofing without assessing the structural stability of the historic building.
Anchoring the structure to the foundation with engineered solutions, to prevent movement or collapse of the historic building.	Altering visible foundation walls to an extent that the historic character of a building is compromised.



(a) *Photo: Liz Petrella/NPS*



(b) *Photo: Liz Petrella/NPS*

[49] These photos from an industrial mill in Baltimore, MD, show (a) the structural reinforcing required at large window openings that extend below the established flood risk level. Rather than blocking these windows, either permanently or temporarily, the owner elected to use aquarium glass in the lower sash. The steel reinforcing will later be concealed by wood trim. Certain compromises in the glass color and transparency, as well as frame details and muntin profiles, were necessary to accommodate the thicker glass in the lower sash. Photo (b) shows a side-by-side mock-up of two options for simulated muntins on the aquarium-glass panels on the lower sash.

SITE DRAINAGE

RECOMMENDED	NOT RECOMMENDED
Preparing to effectively manage the incoming floodwaters and addressing moving and removing the water from the site and historic building after the flooding.	
Installing a drainage system around the foundation and footings of the historic building to avoid undermining the building and to allow for proper site drainage.	Ignoring potential impacts to the historic landscape, archeological features, or other historic resources that could be caused by the installation of a drainage system.
Installing a backflow valve to prevent sewer and drain backups.	
Installing one or more sump pumps, if needed, to effectively control water on the site and reduce hydrostatic pressure post-flooding.	



[50] To keep water out of a building, openings on secondary elevations may be permanently infilled with masonry to match or blend in with the walls. Any sills or lintels should be preserved in place, and the masonry infill should be inset to preserve the historic fenestration pattern. *Photo: Jennifer Parker/NPS*

COVERINGS AND COATINGS

RECOMMENDED	NOT RECOMMENDED
Designing temporary or permanent closures for all openings (i.e., windows and doors) that are below or extend into the established flood risk level while maintaining the historic character of the building. Blocking character-defining window or door openings on a primary or highly visible façade that extend into the flood protection zone with temporary flood shields. Blocking openings on secondary elevations or in less visually prominent locations with temporary flood shields or compatible masonry infill recessed within the opening to retain the profile of the opening.	Blocking character-defining openings such as the historic building's windows and doors permanently in a nonreversible manner.



(a) *Photo: National Flood Protection*



(b) *Photo: National Flood Protection*

[51] Even temporary flood shields may require permanent stanchions or fasteners. (a) At this garden entrance door in Charleston, SC, mounting panels and anchors are permanently installed. The mounting panels are painted the same color as the building to minimize their appearance. (b) When a flood event is predicted, the temporary stanchions and flood panels may be fixed in place.



[52] Permanently installed flood barriers can be designed to be compatible with a building's historic features and character, as with this operable flood door on a circa 1770 commercial building in Ellicott City, MD. *Photo: Liz Petrella/NPS*



(a) *Photo: Belk Architecture*



(c) *Photo: Courtesy of Chrysler Museum of Art*



(b) *Photo: Flood Panel LLC*

[53] There are many options for temporary flood barriers at doors and storefronts. (a) At Revolution Mill in Greensboro, NC, the barrier is located on the interior side of the opening. Racks on the adjacent wall provide a permanent onsite storage location for the panels. (b) A post-and-panel barrier system on this Main Street commercial building provides a narrow profile design that protects the storefront without encroaching on the public sidewalk. (c) A jamb-mounted panel system is set back in an arcaded entrance at the Chrysler Museum of Art in Norfolk, VA.

COVERINGS AND COATINGS

RECOMMENDED	NOT RECOMMENDED
Installing stanchions, fasteners, or tracks for flood shields in concealed or secondary locations, and in a manner that does not damage, alter, or otherwise impact the historic character of the property.	Installing flood shield fasteners where they would damage, alter, or otherwise impact the historic character of the property.
Building a low wall or curb around basement windows that is compatible with the historic building to keep flood waters out.	



(a) *Photo: Doug Kerr https://creativecommons.org/licenses/by-sa/2.0/*



(b) *Photo: Mark G. Benz*

[54] Burnham Memorial Hall in Lincoln, VT, uses temporary flood barriers with permanently installed stanchions to prevent water from entering through basement-level windows and doors. The stanchions are noticeable, but do not significantly impact the historic character and appearance of the building due to their location on a secondary elevation.



[55] A low flood wall or curb that is compatible with the historic character of the property can be constructed around basement windows to keep flood waters out. *Photo: Jennifer Parker/NPS*

COVERINGS AND COATINGS

RECOMMENDED	NOT RECOMMENDED
Installing required air vents in foundation walls that can be sealed in the event of flooding.	
Covering or coating the exterior of foundation wall surfaces with a proven waterproof membrane or coating at or below the established flood risk level. Wrapping the foundation with a temporary, removable waterproof membrane instead of applying a permanent waterproof coating, when possible.	Covering or coating portions of the walls above the established flood risk level.



[56] To create a watertight seal around the building, any existing vents or openings below the established flood risk level must be sealed during a flood. Vents that cannot be sealed internally will require an exterior and/or interior cover to keep water from entering the building. *Photo: Chelius Carter*

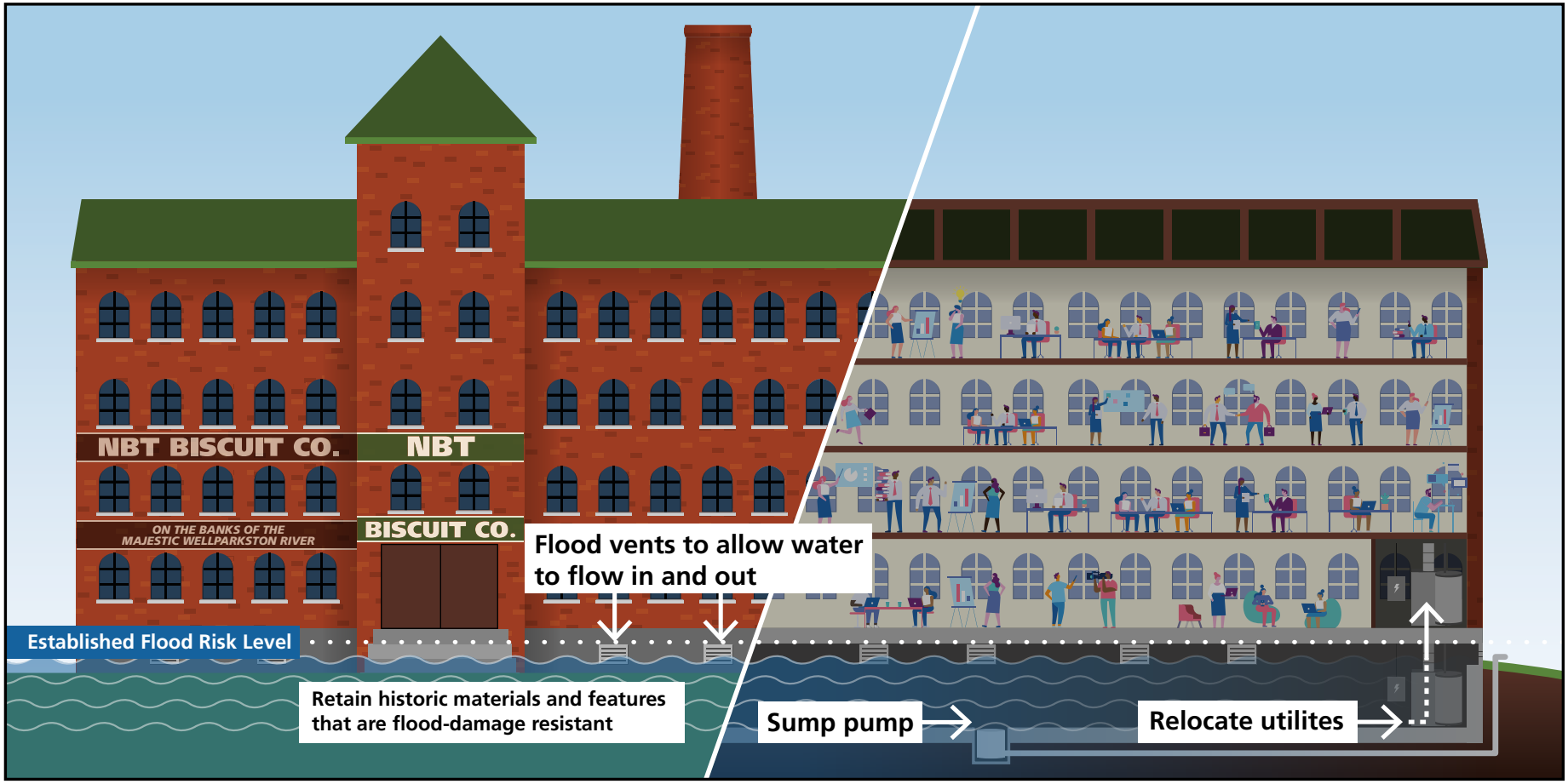
COVERINGS AND COATINGS

RECOMMENDED	NOT RECOMMENDED
	Applying coatings or coverings in a manner that alter or damage the historic character of the building.
Applying a waterproof coating on the building that is compatible with and does not damage the historic masonry.	Applying a waterproof coating that is incompatible with the historic masonry or that is not watertight and could cause damage or deterioration.
Inspecting applied coatings or membranes on a regular basis to ensure performance and periodically reapplying the coating or replacing the covering.	Failing to maintain a waterproof coating or membrane after it has been applied, or reassessing it after a flood event.

Case Study



To learn about how this treatment was used at a historic property, refer to Case Study 1: Dry Floodproofing a Wisconsin Main Street Building on page 127.



[57] Wet floodproofing as an adaptation allows water to safely enter and exit a building during a flood event. Utilities must be relocated or protected, and openings or flood vents are required to allow water to flow in and out of the building. Any historic or other materials in the spaces that will flood must be flood damage resistant. A sump pump is needed to drain the floodwater.
Graphic: Blank Space LLC for NPS

WET FLOODPROOFING

Wet floodproofing allows water to enter a historic building during a flood event and drain out as the flood waters recede. It is not recommended where flooding is expected to exceed 24 hours in duration. Because this approach allows flood waters to enter the building, which will likely cause damage to historic materials, features, and finishes, it is best to limit this treatment to buildings where the area of inundation is an unfinished space if the building is not constructed of flood damage-resistant materials.

Wet floodproofing requires water to move in, through, and out of the building at a consistent rate, largely controlled by vents. The total number, size, and locations of the vents or openings is based on the square footage of the building and the anticipated performance of the vents. Water must also be able to move through the interior spaces of the flooded portions of the building, such as through doors and other openings. The building may require structural reinforcement and anchoring to the foundation to allow it to withstand the force of the flood waters.

All mechanical, electrical, and plumbing systems must be elevated above the established flood risk level or otherwise designed to withstand floodwaters (see Protect Utilities). Where the floodwater may not drain naturally from the lowest levels of the property, a drainage system must also be designed and installed to help remove the water from the building.



(a) *Photo: Local 4 News/WHBF-TV*



(b) *Photo: City of Davenport, Iowa*

[58] This property located in Davenport, IA, experienced a significant flooding event in the spring of 2019. The (a) engineered vents at the base of the wall (b) allowed the flood waters to move in, through, and out of the building at a controlled rate.

Interior spaces must be altered to allow for inundation, potential contamination, draining, cleaning, and drying. This can require removal and replacement of historic materials. If the lower level is finished, materials that will be in contact with the water may need to be replaced with more water-resistant and impervious materials. For example, gypsum wall board will need to be completely removed and replaced with a flood-damage resistant substitute material such as marine-grade wood to avoid moisture and mold issues. Because water will wick up through many materials, a horizontal waterstop joint is recommended to limit the amount of materials that will require drying and cleaning.

Any wall cavities will need to be opened and accessed after each flood to clean and dry. Additionally, all interior furnishings and personal effects must be moved from the area prior to the flooding event to protect them from damage of the flood waters. After the flood, the cleaning process can involve harsh chemicals, power washing, and additional material removal and replacement. Be aware that drying and cleaning can take extended periods of time, and the building may not be habitable during this process. The drying process can be moderately accelerated by using dehumidifiers and fans.



[59] Flood waters can have a significant impact on historic building interiors. Historic features and materials can often be retained and repaired and should not be preemptively removed or replaced. Much of the interior of this flooded historic property in Gulfport, MS, was able to be cleaned and retained.
Photo: Jenifer Eggleston/NPS

The primary preservation concern about this adaptation method is the potential loss of historic materials. It is crucial to identify and document the condition of the historic materials, features, and finishes before selecting this treatment. Some traditional materials perform as well as recommended modern flood-damage resistant materials and should be retained. Many historic buildings have been altered over time and may no longer retain a high degree of historic interior materials or features (e.g., plaster has been replaced with drywall). In these instances it may be possible to replace those features with flood-damage resistant material without impacting the historic character of the building. Flood-damage resistant substitute materials may be used to replace deteriorated or damaged historic materials and features below the established flood risk level.

This adaptation method is generally not appropriate for a historic building that still retains a high level of historic materials, features, and finishes that are not flood-damage resistant at or below the established flood risk level because it could result in their loss.

Technical Limitations:

- This adaptation is not viable for buildings where flooding will likely exceed 24 hours due in part to the potential for damage, contamination, and biological growth possible over longer exposures to floodwater.
- Any building component below the established flood risk level, which could include foundations, walls, slab, stair, or sanitary systems, must be able to withstand hydrostatic forces.
- The building has to dry out after a flood, so this method is not suitable if there is inadequate ventilation of the flooded area.
- This adaptation requires a lengthy cleaning process and drying time, and, therefore, is best selected when flood waters will be limited to non-living spaces (i.e., basements, crawlspaces, garages, etc.) or for nonresidential properties.



(a) Photo: Ken Uracius/Stone & Lime

[60] Fort Jefferson located on the Dry Tortugas, FL, in the Atlantic Ocean exists in a wet environment with high salinity levels. (a) The iron components embedded in the masonry walls have reacted to these environmental factors, causing rust jacking, spalling masonry, and partial collapses (Exterior walls are shown before and (b) after repairs). Properties exposed to saltwater flooding are likely to encounter additional or accelerated damage and deterioration and may need materials science professionals involved in adaptation project planning.



(b) *Photo: Ken Uracius/Stone & Lime*

STRUCTURAL NEEDS

RECOMMENDED	NOT RECOMMENDED
Evaluating the strength of walls and footings of historic buildings to ensure that they are strong enough to withstand floodwater pressure and flood-borne debris.	Proceeding with wet floodproofing without assessing the structural stability of the historic building.
Anchoring the structure, where necessary, to prevent movement or collapse of the historic building.	Altering visible foundation walls to an extent that the historic character of a building is affected.

UTILITIES

RECOMMENDED	NOT RECOMMENDED
Relocating all utilities above the established flood risk level or protecting them in place with a watertight or impermeable enclosure.	Relocating systems and utilities to a historically significant interior space or a highly visible location.
Installing a Ground Fault Circuit Interrupter (GFCI) to protect the electrical system of the historic building and prevent possible fires.	



[61] This electrical box is protected with a removable waterproof plastic covering. Alternatively, electrical outlets can be located above the flood inundation level. *Photo: Liz Petrella/NPS*



(a) *Photo: Jenifer Eggleston/NPS*



(b) *Photo: Jennifer Wellock/NPS*

[62] The design, materials, and placement of existing and new foundation vents should be considered as a property is wet floodproofed. (a) If the vents are on primary or highly visible facades like this historic property in New Orleans, LA, their retention is recommended. (b) New vents can be made to match historic vents, but it might be necessary to install more of this type than those that are specifically engineered to operate during a flood.

SITE DRAINAGE AND VENTING

RECOMMENDED	NOT RECOMMENDED
Following the recommended structural engineering guidance for the number, size, and placement of hydrostatic flood vents, as well as any other ventilation requirements.	Ignoring industry standards for flood venting requirements resulting in the loss of structural stability of the building in a flood event.
Retaining historic foundation vents in highly visible locations where feasible.	Selecting a non-engineered vent system (i.e. faux historic) where engineered vents would result in significantly fewer openings in the foundation.
Selecting a compatible design and placement for new vents, or painting vents to blend in with the foundation material.	Installing vents in highly visible locations without consideration of rhythm of fenestration.
Designing a system for draining the building as flood waters recede outside the building.	Failing to regulate the rate of water draining from the property, potentially causing structural damage to the building or neighboring properties.



[63] When new venting is required, the placement and design should be compatible with the existing property. The insulated, engineered vent added to the door of this property in Sandy Hook, NJ, has been painted to blend in. *Photo: Tina Roach*

INTERIOR ALTERATIONS

RECOMMENDED	NOT RECOMMENDED
Retaining historic materials, features, and finishes that are flood-damage resistant. Removing non-historic finishes and furnishings that absorb and trap moisture, such as carpets.	Removing intact, undamaged, or repairable historic materials, features, and finishes in anticipation of a possible flood.
Using substitute materials that are more flood-damage resistant when replacing deteriorated or destroyed historic materials and features that are compatible with the historic character of the building. Replacing character-defining features with a substitute material that matches the design and appearance of the historic component.	Selecting flood-damage resistant replacement materials and features that are potentially destructive or incompatible with the historic building.



(a) *Photo: Shannon O'Hara*



(b) *Photo: Shannon O'Hara*

[64] The Bendit House built in 1953 and located in Houston, TX, experienced flooding in 2017 during Hurricane Harvey. Much of the original brickwork, terrazzo flooring, and solid lumber millwork was cleaned, repaired, and retained. Some of the newer paneling and more porous surfaces had to be replaced to allow for drying and repair.

INTERIOR ALTERATIONS

RECOMMENDED	NOT RECOMMENDED
Relocating, if necessary, electrical outlets and panels above the established flood risk level in a manner compatible with the historic character of the building by placing them in less visible locations and possibly concealing them with existing features such as a door frame or chair rail.	Relocating electrical outlets or panels above the established flood risk level in a highly visible location that impacts the historic character of the interior spaces.
	Making new openings in walls which damage or destroy historic materials and features or otherwise impact the historic character of the building in order to allow the movement of water.
	Applying impermeable coatings that cannot be easily removed, or otherwise sealing the building envelope in a way that may cause damage to the building.
Relocating furnishings and possessions to higher floors, upper shelves, or off-site to protect them from flood waters.	Leaving furnishings and possessions in the flooded part of the building resulting in flood-borne debris.



[65] Flood waters often must be actively pumped out of and away from the property, as seen in this image from Des Moines, IA. The pumping process should be designed to control the shift in hydrostatic pressure on the building and remove all flood waters that do not naturally drain or recede from the property. *Photo: Chris Snider*

The following wet floodproofing treatments are intended for interior spaces that have been significantly altered in the past or irrevocably destroyed or damaged such that the spaces possess a low level of historic integrity. These treatments do not meet the Standards for Rehabilitation if the interior spaces still retain a high level of historic materials, features, or finishes, because it could result in their loss and significantly diminish the building's historic character.

RECOMMENDED	NOT RECOMMENDED
Installing interior flood-damage resistant materials in a manner that limits destruction of the historic materials and features.	Selecting flood-damage resistant materials that are incompatible and potentially destructive to the historic envelope.
Using flood-damage resistant substitute materials that are compatible with the existing historic interior finishes and character.	Installing flood-damage resistant materials without considering their impact on the historic character of the building.
Selecting and installing impervious materials that allow air circulation within the building envelope.	Installing and applying materials and treatments that prevent the proper movement of air and water vapor through the building envelope or interior walls.
Installing a horizontal waterstop joint in the wall that prevents the wicking of moisture during a flooding event in a manner that does not compromise the structural integrity of the wall or causes the loss of intact historic features.	Removing or damaging structural materials and intact historic features to install a water- stopping joint in a wall.

Case Study



For more information about wet floodproofing a historic building, refer to Case Study 2: Wet Floodproofing a New Jersey Cottage on page 131.



[66] In order to limit the absorption of flood waters, a horizontal waterstop joint can be installed in a building's walls depending upon the wall material and construction. This was also done historically, as shown in this historic brick wall with slate embedded in the mortar to limit water wicking up the wall. *Photo: eagle/stock.adobe.com*

PROPERTY CLEAN-UP POST-FLOODING

RECOMMENDED	NOT RECOMMENDED
Using the gentlest means possible for effectively removing surface grime and killing flood-borne bacteria. This can include a low-pressure water wash and appropriate cleaners.	Using abrasive materials or methods to clean the flood-impacted building.
Identifying and assessing the flood-damaged building to determine the impacts to the historic materials and features. Determining which materials and features can be cleaned, dried, and repaired and which materials must be replaced.	Removing flood-impacted materials and features without proper assessment or consideration of their historic value or ability to be cleaned and repaired.
Allowing all the materials that were submerged or in contact with the flood waters to properly dry using dehumidifiers and fans before repairing the building.	Accelerating or force drying the building with heat in order to expedite repair of the damaged building.



(a) *Photo: Jenifer Eggleston/NPS*



(b) *Photo: Karen Gadbois https://creativecommons.org/licenses/by-sa/2.0/ (altered)*



(c) *Photo: Rusty Costanza, The Times-Picayune, 8/28/2010. The Times-Picayune/The Advocate*

[67] (a) The "Steamboat Houses" (built 1905 and 1913) in New Orleans, LA, are located in close proximity to the Mississippi River and were constructed to withstand flooding. Much of the ground-floor (b) exterior and (c) interior of the houses were constructed of glazed brick, tile floors, and hardwoods that can be dried out, gently cleaned, and put back into use.



(a) *Photo: Reid Thomas/North Carolina Historic Preservation Office*



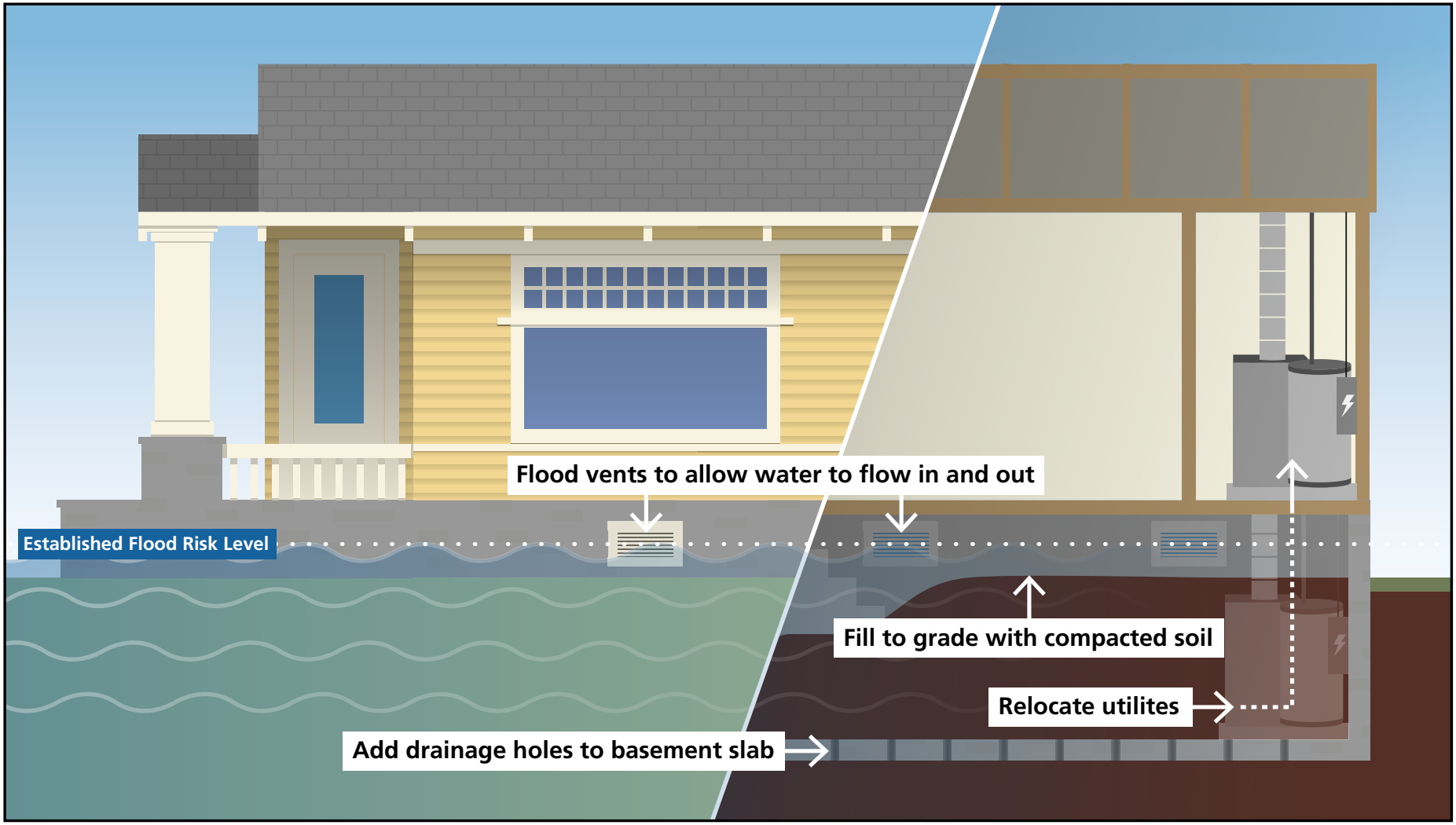
(b) *Photo: Reid Thomas/North Carolina Historic Preservation Office*

[68] Opening portions of walls, bringing in fans and dehumidifiers, and moving materials that have been in contact with flood waters will allow a property to properly dry. This church in Ocracoke, NC, is shown here being dried out before the flood damage is repaired. In implementing a wet floodproofing strategy, it may be desirable to replace lower sections of the walls with removable panels if a previous flood has already damaged the historic wall finish materials beyond repair.

Case Study



Wet floodproofing is often combined with other adaptations. To learn about how a historic property used this treatment, refer to Case Study 4: Combined Flood Adaptations to Protect a Rhode Island Livery on page 139.



[69] Before filling the basement, the slab or floor must be perforated to allow drainage. All utilities at the basement level must be moved up to a higher floor or exterior elevated platform, roof, or other elevated location. The basement interior must be filled with sand, gravel, soil, and/or grout until level with the exterior grade. Flood vents must be added to allow water to flow under and through the building. *Graphic: Blank Space LLC for NPS*

FILL THE BASEMENT

One flood protection treatment measure for a historic building that will generally have minimal impact on its character is to fill in the basement. However, this method can only be used for a basement that is below ground level on all sides and of masonry construction. A walkout basement would not be a candidate for this adaptation treatment. An unintended consequence of this treatment is a basement can hold water during a flood event, and that water would be displaced if the basement is filled. Although filling a basement may have less impact on the historic character of a resource, it will result in the loss of space and/or access to any historically important features in the basement. If the basement contributes to the significance of the property or includes significant historic features, such as a kitchen space, dumbwaiter, or an innovative historic heating system, this treatment is generally not recommended.

Local ordinances may define basements in different ways. In some cases, a basement is considered occupied space that therefore needs to be protected from flooding. In other instances a basement is viewed as only unfinished space that can flood. A property owner will need to learn the specific rules in their community.

Fill material can be compacted gravel, soil, sand or grout and must reach the same level as the ground surrounding the building. In some cases the fill material will settle further and more material must be added to maintain the necessary fill height equal to the surrounding ground level.

Technical Limitations:

- The treatment can only be used on buildings with basements of masonry construction due to structural considerations.
- Access and clearance to the basement must be sufficient to allow compacting equipment to enter and to be removed after the basement has been filled.



(a) *Photo: Nick Balding/www.baldingbrothers.com*



(b) *Photo: Angie Edwards.*

[70] (a) A wood-paneled former game room remains in the basement of (b) this house in Wilmington, NC. This historic interior space contributes to the character of the property and should be carefully considered in reaching any decision to fill the basement.

STRUCTURAL CONSIDERATIONS

RECOMMENDED	NOT RECOMMENDED
Assessing the strength of basement walls and footings to ensure they are strong enough to support the fill after it is compacted.	Filling in a basement without assessing or evaluating the strength of the basement walls and footings to ensure they are strong enough to support the fill when compacted.
Modifying and anchoring basement walls and footings, when necessary, to provide enough strength to support the fill as long as the modifications do not significantly alter the visible exterior portions of the foundation.	Altering visible exterior foundation walls to an extent that the historic character of a building is negatively impacted.



(a) *Photo: New Leaf Redevelopment Consulting*



(b) *Photo: New Leaf Redevelopment Consulting*

[71] Utilitarian basements are ideal candidates for an infill treatment. Furnaces, hot water heaters, and similar mechanical equipment should be moved to a higher secondary space. This house in Cedar Rapids, IA, filled the unfinished masonry basement to create a small crawlspace. (a) Wood posts were replaced with concrete block piers. (b) The basement was filled until it was level with the exterior grade.

DRAINAGE

RECOMMENDED	NOT RECOMMENDED
Removing or breaking up a non-porous or concrete basement floor slab prior to adding fill or creating drainage holes and trenches in the existing floor. All foundations and footings should be identified and protected before beginning work.	Filling in a basement without addressing potential drainage issues that may arise as a result of the fill.
Installing a pumping system in an accessible location to drain the space if necessary.	Neglecting to install a pumping system if needed to facilitate drainage.

SYSTEMS RELOCATION
(SEE PROTECT UTILITIES)

RECOMMENDED	NOT RECOMMENDED
Relocating all systems and utilities currently within the basement, including HVAC, plumbing, and electrical, above the established flood risk level to a secondary interior space with minimal significance and visibility, such as an attic or closet.	Relocating systems and utilities to a historically-significant interior space or a highly-visible location.

FILLING THE BASEMENT

RECOMMENDED	NOT RECOMMENDED
Using a fill material, such as gravel, soil, or sand that could be removed in the future.	Using fill material such as concrete that will be difficult to remove in the future.
Compacting the fill so that it protects the basement adequately from water entering the space.	Leaving the fill material loose without compacting it.
Filling a basement to the required fill height which is equal to the surrounding ground level.	Adding insufficient fill material that is not enough to reach the required fill height.
Monitoring and supplementing the fill in place with additional fill if needed to maintain the required fill height.	



[72] Filling a basement requires access to bring the fill below grade and to maneuver compacting equipment in the space. In this example, a prior flood-damaged section of the foundation wall created an opening that allowed earthmoving equipment access to the basement. The exterior will be repaired once work is complete below grade. *Photo: Mitch Paine*



(a) *Photo: Northern Neck Planning District Commission*



(b) *Photo: Northern Neck Planning District Commission*



(c) *Photo: Northern Neck Planning District Commission*

[73] *The process of elevating a building:* This small house is shown (a) before, (b) during, and (c) after being raised and placed onto a new foundation. The building is raised on temporary steel beams and braced on cribbing as the concrete-block foundation is built below, before being set down upon the new foundation. The building will require additional design and landscape features to finish the foundation and mask some of the change in height.

ELEVATE THE BUILDING ON A NEW FOUNDATION

This adaptation method involves raising the height of a building by lifting the building from the existing foundation, constructing a higher foundation, and resetting the building on the new base. While this is one of the most common solutions for addressing flood risk, the historic character and appearance of the building can be considerably impacted when the change in height of the new foundation is significantly different from the original height. Elevating a building on a new foundation can greatly affect the historic character and integrity of the building, and any associated historic district, if not carefully planned and considered.

This adaptation treatment can generally protect a historic building from any type of flooding if the water does not reach the new first floor after elevation. The anticipated flood type will dictate the foundation treatment. For example, in a fast-moving flood a building that is properly tied to the piers of an open foundation will generally have less damage than a building on a closed foundation. In other circumstances, break-away walls may be the only type of solid infill allowable below the established flood risk level. Local zoning and building code requirements may limit how, and to what height, a building may be elevated.

Consultation with a local floodplain administrator or other knowledgeable professional will help identify requirements specific to a location or site. The local floodplain administrator may also be able to provide information about the future viability of community infrastructure impacted by flood events such as roads, sewers, and other utilities and services. Continued access to infrastructure should be considered; there could be a point in the future when an elevated building no longer has services or road access.

In general, this method of adaptation is easiest for frame buildings above crawlspaces, piers, or post foundations. Large masonry buildings, row houses, slab-on-grade construction, and downtown commercial buildings sharing party walls can be more challenging and expensive to elevate and, in some cases, impractical or infeasible. For example, in cases of multiple connected properties, like a block of row houses, close coordination and agreement among property owners would be necessary as well as shared financing and liability.

Buildings can generally be elevated a nominal amount without a major impact on the property's historic character. How high will depend on the historic character and appearance of the specific property. Thoughtful design will take into account both the flood risk and the existing historic design.



[74] Elevating masonry buildings built to the side lot lines can be difficult but has been done historically. This illustration shows an entire merchant block in Chicago being elevated at one time in 1857, as part of a larger plan to elevate the entire downtown area by four feet. *Photo: Chicago History Museum, ICHi-059709*



(a) *Photo: Rubion Construction Co., LLC*



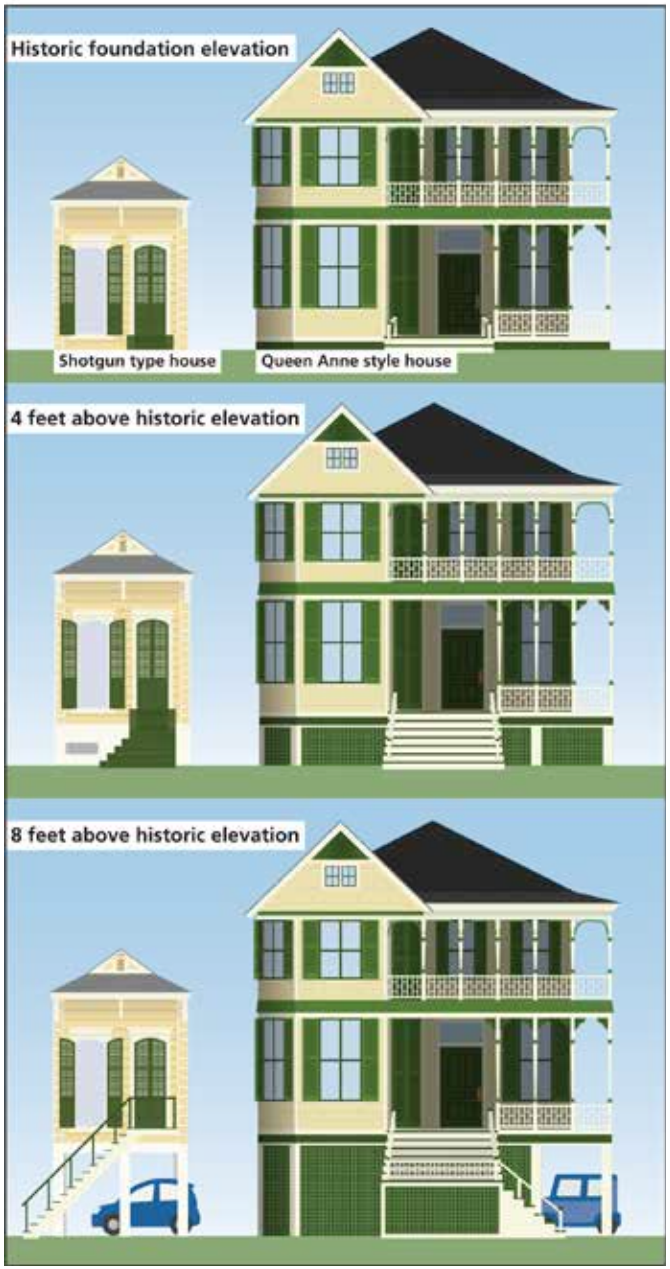
(b) *Photo: Rubion Construction Co., LLC*

[75] (a) It can be challenging to elevate ranch houses, which generally sit close to grade, more than a nominal amount without impacting their historic character and appearance. (b) This is probably as high as this house can be lifted and still maintain its historic character without significant site work to help disguise the change in elevation. The thin, dark-colored railings at the front porch and stairs visually recede.

The size, scale, height, and massing of a building will affect how much change in height may be acceptable without impacting the historic character of the property. **Establishing a universal standard or measurement for how high any given building can be elevated is not possible.** Generally, there is less perceived impact on the character of a historic building when the proportional and massing relationships of the foundation to the body of the building and the overall vertical or horizontal emphasis of the building are maintained. In order to maintain the overall historic character and appearance of the building, it is important to consider the following aspects of the site, setting, and design.

Property Considerations:

- topography and landscaping
- the shape and size of the lot
- placement and setbacks of the building on the site
- building footprint in relation to the shape and size of the lot
- massing and form including the existing overall width to height ratio
- building height and number of floors
- horizontal or vertical orientation
- property type
- construction type
- relative visibility of the foundation or basement
- mass of foundation in comparison to the main mass of the building



[76] Massing, scale, and proportions (tall vs. wide) are some of the important factors to consider when elevating a building and evaluating the impact on its historic character and appearance. *Graphic: Blank Space LLC for NPS*



(a) *Photo: Westfield Architects & Preservation Consultants*



(b) *Photo: Westfield Architects & Preservation Consultants*

[77] Elevating a building on a small site can require a change in access to the front door. In this example the main entry was retained, but the new stair had to be oriented to the side due to front setback requirements. The change in height has been masked with foundation plantings.

A smaller-scale building may be difficult to elevate more than a few feet without having an impact on its historic character. With some exceptions, elevating a small building to a height approaching a full story will not meet the Standards for Rehabilitation.

The historic setting, features, spaces, and materials of a building should be preserved if they are important in conveying the historic associations, character, and significance of the property. As the height of a building increases, meeting the Standards will be more challenging because of the substantial change to the character and appearance of foundations, basements, porches or terraces, and staircase height and length, as well as other exterior features and materials. For buildings within historic districts, elevations should be coordinated to maintain the historic spatial and architectural relationships among buildings and the character of the district. Local preservation guidelines can help provide standardized design and treatment approaches for elevating buildings specific to the district.

Where there is a tradition of elevating buildings, there may be more flexibility to increase the height of a foundation. In this historic context, a more significant degree of change may be acceptable while still maintaining the historic character of the property. Traditional adaptive approaches may be specific to certain regions, to building or construction types in those areas, and have common materials or design features. It is important to maintain the material and foundation treatments of the regional tradition.

Technical Limitations:

- The historic building must be structurally stable and/or repaired or temporarily reinforced in order to be raised onto a new foundation.
- There must be a structural system that can support the building on temporary cribbing while a new foundation is constructed. For example, buildings in which a structural slab also functions as the floor or subfloor do not have a platform that would support the walls when lifted.
- The building must be able to be physically separated from neighboring buildings, although attached buildings that are one structure can be elevated together.
- Constrained sites may control how high a building can be elevated due to limited space available to construct or extend stairs to provide access.
- Foundation type (open vs. closed) may be prescribed by the local ordinance.



[78] In many areas that have a history of flooding, buildings may have already been raised. Wheeling Island in the middle of the Ohio River in Wheeling, WV, was inundated by thirty-three floods between the 1860s and 1960s. During this period buildings on the island were constructed on tall foundations or were lifted onto higher foundations or berms after flood events. *Photo: Library of Congress, Prints & Photographs Division, photograph by Carol M. Highsmith (altered)*



[79] Buildings on a concrete slab can be more challenging to lift. In some cases, as shown in this example, the existing slab can be lifted and still remain the floor for the interior spaces. In other instances, the slab may need to remain at grade, with a new elevated floor structure constructed above. *Photo: p3elevation.com*

PLANNING AND PREPARATION

RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving materials and features of the building that are important in defining its overall historic character before elevating the building.	
Assessing the impact of elevating a building on its historic character, including the aspects of the site, setting, and design of the property (see the Property Considerations list on page 76).	
	Elevating a building that was specifically designed to connect to or interact with the landscape without planning how to retain this spatial relationship, such as buildings with interior spaces that open onto a terrace or outdoor courtyard.

[80] A building cannot be easily elevated without impacting the historic character and appearance of the property when it has been designed to be closely connected to the landscape. For the David Cohen House in Siesta Key, FL, the architect Paul Rudolph designed the house to sit low to the ground and to have strong visual relationships to the exterior. Windows with large expanses of glass can be completely opened to the outside, bringing the outside in. Features such as flooring and wall materials continue from interior to exterior spaces. Elevating the building's spatial relationship to the surrounding landscape would not be a recommended treatment for this property.



(a) *Photo: Seibert Architects*



(b) *Photo: Seibert Architects*

Case Study



Elevating a building can be combined with other adaptations, particularly when it is not feasible or desirable to elevate substantially above grade. To learn about how several treatments were used in combination at a historic property, refer to Case Study 4: Combined Flood Adaptations to Protect a Rhode Island Livery on page 139.

PLANNING AND PREPARATION

RECOMMENDED	NOT RECOMMENDED
Documenting the building in photographs and/or graphics, particularly any features that may be lost or altered, prior to beginning work.	
Elevating later additions and porches that also contribute to the historic significance of the building along with the main structure.	Demolishing later additions and porches without regard to their historic significance.
Repairing any structural deficiencies, such as rotten sill plates and termite damage, before beginning work to separate the building from the existing foundation.	Lifting a building from its foundation without first conducting a thorough inspection and repairing any identified structural issues.
Protecting fragile features and materials subject to damage from minor movements or vibrations of the structure, like decorative plaster.	



[81] When planning to elevate a building, it is helpful to create mock-ups or visual representations to illustrate the new floor height in comparison to the existing height in order to evaluate the impact on the historic character of the building. In this example, the proposal is to elevate the building to 6 feet above the existing first-floor level. *Photo: Dianne Selditch/SoundWaters*



[82] Little can be done to mask or alter the appearance of a tall foundation. Once a building has been elevated the equivalent of a story or more, the overall proportions and scale of the building is often changed, resulting in diminished historic character. *Photo: Courtesy of the Southern Forest Products Association*



(a) *Photo: Rubion Construction Co., LLC*

[83] This historic house has been elevated and altered to an extent that it has lost its historic character and integrity. As part of the project to elevate the house, a new story was added beneath the original one-story building. Elevating a small-scale or one-story building by an additional story is almost always not an appropriate adaption.



(b) *Photo: Rubion Construction Co., LLC*

HEIGHT OF THE ELEVATION

RECOMMENDED	NOT RECOMMENDED
Identifying and retaining the historic massing, scale, size, form, and proportional relationships of the major elements of the historic building and/or the historic district.	Elevating a building without considering the impact to the massing, size, scale, form, and proportional relationships of the historic building and/or the historic district.
Designing a new foundation that preserves the historic character of the building.	Designing a new foundation that is too tall, so that its size and scale are out of proportion to the historic building and, diminishing its character.



(b) *Photo: Charles E. Leche*



(a) Photo: *Courtesy of* Preservation in Print *with permission of the photographer*

[84] This property in Mandeville, LA, is in an area of high flood risk and was elevated by an additional six feet. This necessitated a new stair and piers. In this case the original tapered porch columns were retained, and new brick piers were installed below. The new stairs are in their original location and orientation. The new porch balustrade emphasizes the porch level, while dark-colored lattice encloses a utility area below and helps to visually tie the building to the ground without it appearing like an additional story has been added to this one-story building.



(a) *Photo: Ward Wight Sotheby's International Realty via Pinterest*



(b) *Photo: Andrea Tingey/NJ Dept. of Environmental Protection, Historic Preservation Office*

[85] The Bay Head Yacht Club in Bay Head, NJ, was elevated after it was damaged by wave action from Superstorm Sandy in 2012. (a) The club building was constructed in 1928 on piers to allow easy access to the water, and the building sits entirely over Barnegat Bay. To lift the building eleven feet, 100 new concrete-filled steel pilings were driven 80-feet deep. (b) The change in elevation is less noticeable due to the massing, horizontal orientation, scale, and character of the building. As part of the project, missing historic architectural features, like the dormers, were reconstructed based on photographic documentation and physical evidence.

HEIGHT OF THE ELEVATION

RECOMMENDED	NOT RECOMMENDED
Using existing attributes and features such as large lot size, tall building height, visible foundation, porches or terraces, and stairs/steps to minimize the impact of alterations to the historic character of the property. For example, an existing porch can be altered to create a wider skirting board to mask a portion of the change in height.	Altering the building's important character-defining features to mask the change in height, such as elongating first-floor windows.
	Adding conjectural features from other buildings to mask a change in height, such as adding a new porch where none existed historically.
Applying historic regional or local traditions that have developed to adapt certain building types to flooding risks.	Applying regional or local traditions to property or construction types that are not associated with that location.
Elevating a building already on a visible historic foundation, such as a raised basement or crawlspace.	Elevating a building on grade or with no visible foundation more than a few feet without concealing or masking the change in height of the foundation using site alterations or other design techniques.
	Elevating a small-scale or one-story building to a height approaching a full additional story.



(a) *Photo: Courtesy of Ketchikan Museums: David Nicoll image, Tongass Historical Society Collection, THS 75.6.10.2*



(b) Photo: *Stephen Reeves*

[86] The Creek Street Historic District in Ketchikan, AK, is made up of "stilt" buildings, with piers or pilings as foundations. This type of construction is common in several parts of the U.S., including Alaska, the Puget Sound area of Washington, and other coastal areas around the country. Future flood adaptations in these places could use these local building traditions that evolved historically in response to flooding.

Case Study



To learn about how this treatment was used at a historic property, refer to Case Study 3: Elevating a House on the Mississippi Gulf Coast on page 135.

NEW FOUNDATION

RECOMMENDED	NOT RECOMMENDED
Constructing a new foundation that is compatible with the historic character of the building.	Constructing a new foundation that alters the overall proportions, massing, or scale of the building without making site alterations, such as regrading or adding elevated planting beds at the foundation, to minimize the appearance of the increased height.
Salvaging and reusing historic materials and features, like stone, brick, decorative vents, etc., from the historic foundation to construct the new foundation, particularly where visible.	Demolishing a historic foundation without saving salvageable materials for reuse.
Matching the new foundation to the visual characteristics of the historic foundation.	Designing a new foundation with a different architectural expression or appearance than the historic foundation.
Maintaining the visual appearance of piers or posts if a historically open foundation must be closed, such as using infill material that is recessed between piers and darker in color.	
	Selecting an open foundation for a building that historically had a closed crawlspace or basement without using design techniques to mask the change.

NEW FOUNDATION

RECOMMENDED	NOT RECOMMENDED
Using creative design techniques to minimize the perception of the change in height and appearance of the foundation of the historic building where compatible. Creating an illusion of solidity in tall open foundations by installing louvers or traditional lattice between piers or posts. Creating an illusion of a shorter foundation in wood-clad buildings by lowering the transition point from visible foundation materials to siding or weatherboard.	Designing new foundation treatments that mask the change in elevation to a point that alters the historic proportions of the building and changes its historic character.
Installing flood vents in solid foundation walls. Reusing historic foundation vents in highly visible locations where feasible. Selecting a compatible design and placement for new vents, or painting vents to blend with the foundation material.	Installing flood vents in a haphazard pattern or in locations that compete with the architectural rhythm or historic character of the building.



(a) *Photo: Courtesy of Julie Nucci and James Overhiser*



(b) *Photo: Courtesy of Julie Nucci and James Overhiser*



(c) *Photo: Courtesy of Julie Nucci and James Overhiser*

[87] This Greek Revival temple-front residence in Owego, NY, was flooded in 2011. The building sits close to the ground, with little visible foundation, and it was substantially elevated to reduce flood risk. In this case, the lot size, massing, and style of the property enabled it to be raised on a new plinth foundation. This compilation of images shows (a) the original location; (b) during the flood, which inundated the first floor; and (c) after the building was repaired and elevated to its new height. The treatments to visually minimize the new height include a new foundation with flood vents and a change in the new stair design and materials: stone at the first run of stairs, then wood above a landing, that breaks the stairs into two smaller runs. Plantings and new fill also help disguise the change in height.



(a) *Photo: Sean Clifford/NPS*



(b) *Photo: Tina Roach/NPS*

[88] (a) Lattice, louvers, or any other screening at the foundation should be located between piers (and generally recessed within the opening). (b) Lattice attached to the surface of posts or piers and without finished edges is generally not compatible with the character of traditional buildings.



[89] This building in Louisiana has been raised on piers, but the foundation piers are set back from the face of the building, do not line up with the porch posts, and are visually undersized. New foundation piers, posts, and columns should have a visual appearance that more closely matches traditional foundation placement, size, and materials, even if that requires wrapping more modern, slender steel members with a masonry veneer. *Photo: Roderick Scott*

NEW FOUNDATION

RECOMMENDED	NOT RECOMMENDED
Retaining a substantial visual connection of the building to the ground when using an open foundation type. Using piers, posts, or columns large enough in width or circumference to visually support the structure, with the number and placement of piers, posts, or columns similar to that of traditional building practices or style, even if the new technology structurally requires fewer supports.	Failing to retain a substantial visual connection of the building to the ground when constructing a new, higher foundation. Selecting piers, posts, or columns that are visually undersized. Recessing all foundation materials; failing to extend historic columns, piers, or pilasters to the ground; or selecting a color scheme that creates an effect of a floating or unsupported building.
Relocating all utilities above the established flood risk level or protecting them in place with a watertight or impermeable enclosure. (See Protect Utilities)	Relocating systems and utilities to a historically significant interior space or a highly visible location.
Concealing, insulating, and protecting utility connections and any ducts or pipes located underneath the building in an open foundation.	



[90] While the use of architectural screening is recommended, it should generally be divided by foundation piers that have a relationship to existing porch elements. In this case, there are too few visible piers, which creates a "floating" or disconnected visual effect. Those that can be seen are undersized relative to the building and gives the impression of inadequate support. *Photo: FEMA*

ACCESS

RECOMMENDED	NOT RECOMMENDED
Retaining the historic access locations and the approach or orientation to the building and its front or main entrance, where feasible. Keeping the physical features that identify the historic access points.	Abandoning historic primary entry points or significantly altering the path to a front or main entrance, when it can be avoided.
Matching new stairs, railings, or ramps with the style and features of the historic design; and salvaging and reusing historic features to the extent possible.	



(a) *Photo: Jennifer Parker/NPS*



(b) *Photo: Louisette Scott*

[91] Providing access can be a particularly challenging issue when elevating a property. (a) In this example, although there was enough room on the lot to maintain the original stair configuration on the front of the building, the stairs were instead located under the porch. In some historic homes this is a traditional way to gain access between porch floors, but it is rare for the primary entrance and should be avoided at the front of the building unless it was a historic configuration. (b) For a building with a smaller mass, a new monumental, double-run staircase like this can easily overwhelm the original building and change its historic character.

ACCESS

RECOMMENDED	NOT RECOMMENDED
Constructing railings with traditional proportions, or, if a taller rail is necessary to meet code, retaining a horizontal rail at the traditional railing height.	Noticeably altering the design and proportions of a historic railing, so that it changes the historic character of the feature.
Breaking up the run of stairs with a landing or changing the design or materials, where appropriate, when a long run of stairs is required because of the change in elevation. Minimizing the perceived change in height by altering the material in the lower section of the stairs where terraces, raised planters, or regrading is used. Consider using stone, brick, or another material that blends in with the landscape.	Installing a long run of stairs that changes the historic character of the building and its site and setting if it can be avoided.



[92] Matching new stairs with the style and features of the historic property is a recommended way to integrate the new foundation and access points. Concrete stairs with landscape planters referencing the new foundation material helps maintain a visual consistency. *Photo: p3elevation.com*



[93] This home has used elevated planting beds across the front of the house to bring the landscaping up higher and help screen the change in height. The stairs are stone, to blend in with the foundation and the planters, and a landing breaks up the long run of stairs at a point that aligns with the top of the planters. This provides a visual reference point for what was the original foundation height. The garage remains at grade level. *Photo: FloodSavvy.com*



(a) *Photo: Roderick Scott*



(b) *Photo: Courtesy of Preservation Long Island*



(c) *Photo: Roderick Scott*

[94] Providing access for people with impaired mobility is an important consideration as part of elevating a building. Ramps, lifts, and elevators have all been used successfully, but the placement and design of such new features should be compatible with the historic building. (a) It is best to run ramps along the side of the building rather than projecting in front of the building or located in the front yard. (b) A switchback ramp was constructed along a side elevation of a former lifesaving station in New York that is located on a constrained site between a public beach and a street. (c) This platform for a lift is located on a secondary elevation and detailed to blend with the historic railing of the porch.

ACCESS

RECOMMENDED	NOT RECOMMENDED
Providing access via an exterior elevator, lift, or ramp located and designed to be compatible with the historic character of the property. Floodproofing or locating the operating system of the elevator or lift above the established flood risk level.	
Minimizing the impact of ramps by installing them on secondary elevations when it does not compromise accessibility or by screening them with plantings on more visible locations.	Installing elevators, lifts, or incompatible ramps at a primary entrance or relocating primary entrances to secondary locations to provide access without assessing other options or locations.



(a) *Photo: Jeff Rosenberg/Mississippi Dept. of Archives and History*



(b) *Photo: Jeff Rosenberg/Mississippi Dept. of Archives and History*

[95] At this Rosenwald School in Mississippi, (a) ramp access has been created within the footprint of a wide porch. (b) Locating a ramp behind the porch columns allows the new feature to blend in more with the historic architecture.

ASSOCIATED SITE ALTERATIONS
(SEE ALSO SITE AND LANDSCAPE ADAPTATIONS)

RECOMMENDED	NOT RECOMMENDED
Altering the landscape by adding fill or constructing raised planters to reduce the amount of new foundation that is visible.	Altering a landscape, garden, or archeological site that has historic significance in its own right or that is integral to the significance of the site in conjunction with the building.
Designing new driveways, parking areas, or patios so that they are as unobtrusive as possible and are compatible with the historic character of the property and the district. Using permeable surfaces where possible.	Adding new site features in prominent locations where they negatively impact the historic character of the building site or result in the loss of historic landscape features or plant materials. Adding new driveways and curb cuts to facilitate parking underneath an elevated house.



(a) *Photo: Robert Joseph Glazar/Alabama SHPO*



(b) *Photo: Evolve Vacation Rentals*



(c) *Photo: Grant files/Alabama SHPO*

[96] Damaged by Hurricane Katrina, the Charles Marks house located along the Gulf Coast of Alabama used fill soils to camouflage the new foundation height on the water side while retaining the existing grade on the street side. (a) The original structure was supported by low, tapered concrete piers, approximately 18-inches high with an open crawlspace. (b) To bring this coastal structure into compliance with FEMA regulations, the house was elevated approximately 6.5 feet above its original height. (c) To mitigate the visual impact on the water-facing façade of the house, sand was used as fill on the site to raise the grade to within approximately 18 to 24 inches of the floor joists. The new grade gradually falls away toward the edges of the property. Retaining walls were necessary in some places to contain the sand.



(a) *Photo: Courtesy of the National Czech & Slovak Museum & Library, Cedar Rapids, Iowa*



(b) *Photo: Jennie Morton, Herringbone Freelance*

[97] Fill soils can help to reduce the visible foundation. The new elevated height of this building in Cedar Rapids, IA, has been disguised by retaining the historic full-width front stair, adding a new center stair extending to the sidewalk, and filling the front of the lot to gently slope the grade to cover the new foundation on either side of the stair.

[98] (a) This small Creole cottage was built in 1890. The house is located in a V-zone, an area designated by FEMA flood maps with a defined flood risk that includes additional hazards from waves. (b) After elevating the house, the new floor level is approximately thirteen feet above the surrounding grade. In addition to elevating the house, parking was created underneath the building, with a driveway placed directly in the center of the front yard. These changes emphasize the new elevated height of the building, impact its setting and appearance, and eliminate access to the front doors. These alterations significantly change the historic character of the building and do not meet the Standards.



(a) *Photo: Rubion Construction Co., LLC*



(b) Photo: Jennifer Parker/NPS

IN HISTORIC DISTRICTS

RECOMMENDED	NOT RECOMMENDED
Elevating buildings in historic districts that are similar in style and size to consistent heights if that is the character of the district while maintaining the historic spatial and architectural relationships between the buildings.	Elevating buildings in historic districts that are similar in style and size to different heights unless that is the historic character of the district.
Elevating buildings in districts with a tradition or history of elevating buildings.	



[99] Consideration should be given to the overall impact on the historic character and appearance of a district. A significantly different or random change in foundation height is inconsistent with the historic character of this district. *Photo: Jennifer Parker/NPS*



[100] Elevating the interior floor level above the established flood risk requires several building alterations, including constructing a new floor, elevating any utilities, and creating access to the new floor level. The original floor to ceiling height must be substantial enough to allow space for the new elevated first floor. *Graphic: Blank Space LLC for NPS*

ELEVATE THE INTERIOR STRUCTURE

This treatment involves removing the existing first- or ground-floor level and replacing it with a new floor plate at a level above the established flood risk level while the exterior structure remains virtually unchanged. This treatment is most suitable for buildings with large-volume first-floor spaces, such as Main Street commercial buildings. For historic buildings that are more challenging to elevate, such as attached row houses, raising the lowest interior floor out of the established flood risk level may be a good alternative to elevating the entire structure. The existing first floor must have a ceiling height tall enough to accommodate the change, preferably without needing to alter ceilings or upper floors. All systems that lie below the new first-floor elevation, such as electrical and plumbing, will also need to be relocated to reduce the potential for loss and damage due to flooding. In order to limit flood damage, existing basements, crawlspaces, and newly-created spaces beneath the new floor level will need to be filled to a level even with grade (see Fill the Basement), have automatic flood vents installed to allow water to flow through the non-inhabited area (see Wet Floodproofing), or be sealed to keep water out (see Dry Floodproofing).

The new floor height should generally be limited to a level below the sills of first-floor windows or storefronts. Alternatively, the new floor should be held back from exterior walls to reduce visibility of the alteration from the exterior. This treatment may require changes to ground-level access points of the building. If the change in floor height is fairly minimal, subtle exterior alterations may solve access issues, but, more commonly, the new floor height is accessed within the building by constructing an interior stair or ramp.

This treatment can have a significant impact on historic buildings with intact, character-defining first-floor spaces. Generally, the first floor contains many of the building's character-defining interior spaces, features, and materials. Depending on the historic integrity of the building before the adaptation begins, such changes can result in the loss of historic character.

Properties with a historically significant first-floor interior stair will require careful alterations to be able to retain the functionality and appearance of the stair. Every effort should always be made to retain the stair, if possible, and relocate existing decorative features and materials that would otherwise be impacted (i.e., wainscot, baseboards, etc.). Buildings with significantly altered interiors may generally be more suitable for this type of treatment.

Technical Limitations:

- Existing floor-to-ceiling height of the first floor must be tall enough to accommodate the change in floor level without impacting the ceiling or structure above.
- Additional technical limitations will depend on which treatment (dry or wet floodproofing) is selected for the space below the elevated first-floor structure. Please refer to those treatments.

PLANNING AND PREPARATION

RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving materials and features of the building that are important in defining its overall historic character before elevating the interior structure of the building.	Elevating the interior structure in a manner that results in the destruction of the historic character of the building.
Documenting the building in photographs and/or graphics, particularly any features that may be lost or altered, prior to beginning work.	

STRUCTURAL CONSIDERATIONS

Several structural and technical considerations associated with this treatment must be carefully evaluated. These include assessing the walls, columns, and footings for structural capacity and potentially anchoring the building differently, depending on the existing connections. Refer to Fill the Basement, Wet Floodproofing or Dry Floodproofing, as applicable.

EXTERIOR CONSIDERATIONS

RECOMMENDED	NOT RECOMMENDED
Maintaining original entrances and fenestration patterns on the exterior of the building. Access to the new floor level from the original entrance level should generally be made on the interior of the building.	Altering the appearance of historic access points by lengthening or shortening original entries.
Maintaining storefront glass and bulkhead heights at their original locations.	Altering the appearance of the storefront by obscuring the original storefront windows or adding or extending the height of the bulkhead areas when elevating the interior floors.



(a) *Photo: Galveston Historical Foundation*



(b) *Photo: Galveston Historical Foundation*

[101] (a) The storefront doors of this commercial property have been floodproofed and the interior floor elevated. Unfortunately, the new floor resulted in a change to the storefront. The inappropriate change in appearance is apparent in comparison to the neighboring building. (b) The bottom of the storefront glass is now above shoulder level for an average-height adult pedestrian. This is not a recommended treatment.



(a) *Photo: The Roebuck, David Chance Photography*

[102] The first-floor level in this former warehouse building in Norfolk, VA, has been elevated, with a ground-floor lift installed to connect the lobby entrance with the new finished floor. The new interior floor level is held back from the primary entrance and is not visible from the exterior, minimizing the overall impact of the change. First-floor windows were high enough above the historic floor level that the new floorplate is below the windows where it meets the exterior wall.



(b) *Photo: The Roebuck, David Chance Photography*

EXTERIOR CONSIDERATIONS

RECOMMENDED	NOT RECOMMENDED
Retaining original windows on primary or highly visible facades, and protecting those windows that extend below the established flood risk level with temporary flood shields.	Removing or blocking historic windows on primary or highly visible facades with a new floor structure that abuts the windows.
Installing a new floor at a level below the sills of first-floor windows or storefronts, or holding back the new floor from exterior openings sufficient to minimize the visibility of the alteration.	Locating a new floor structure at a level above existing window sills or door thresholds, allowing it to be visible from the exterior or otherwise altering the building's historic character.
Preserving the historic character of the building if creating access to parking or storage underneath the new floor level. For example, adding a new exterior service entrance on the back of a building or other less visible location.	Putting in new storage or garage doors that alter the rhythm of the fenestration pattern, features, and appearance of the historic building.



(a) *Photo: OPC Allan Investments LLC, Allan Development Company, and Allan Custom Homes, Inc.*

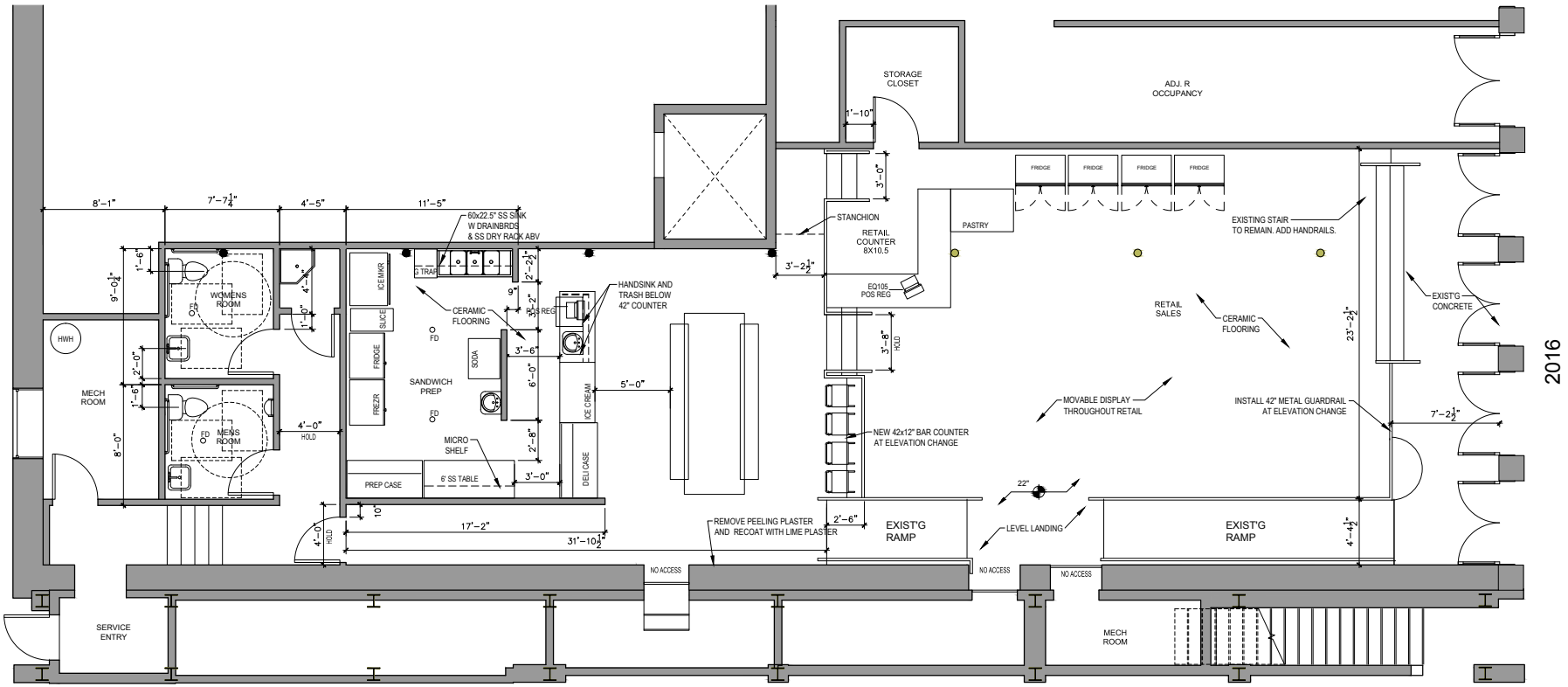


(b) *Photo: OPC Allan Investments LLC, Allan Development Company, and Allan Custom Homes, Inc.*

[103] This former grocery store in Cedar Rapids, IA, has a new interior floor constructed to be level with the sills of the storefront windows. This alteration does not change the exterior appearance of the historic storefront openings. The new floor extends outside to fill the corner recessed entrance, and new steps and a ramp were added to the side of the building. (a) Before the project began with storefronts boarded up. (b) After construction has been completed.

PLANNING AND PREPARATION

RECOMMENDED	NOT RECOMMENDED
Preserving character-defining spaces, features, and finishes when elevating the interior structure.	
Maintaining the historic character of entrances, while floodproofing the non-elevated access spaces.	Installing incompatible features and finishes to floodproof the non-elevated access spaces.
Adding interior ramps or stairs that are compatible with the historic character of the entrance while maintaining historic features such as lobby spaces or commercial storefront spaces.	Placing ramps or stairs in a location that disrupts the character and appearance of historic interior spaces and damages or removes historic interior materials and finishes.
Retaining historic materials and features such as original trim and reinstalling it at the new floor level.	Destroying historic features unnecessarily above the new elevated floor level.
	Destroying character-defining ceiling features and finishes if the new floor requires the ceiling to be elevated to maintain a useable floor height.
	Elevating the first-floor structure to a height that causes a 'domino effect' requiring removal and replacement of ceilings and floors above.



(a) *Drawing: Brax Easterwood, Architect, for Galveston Historical Foundation*

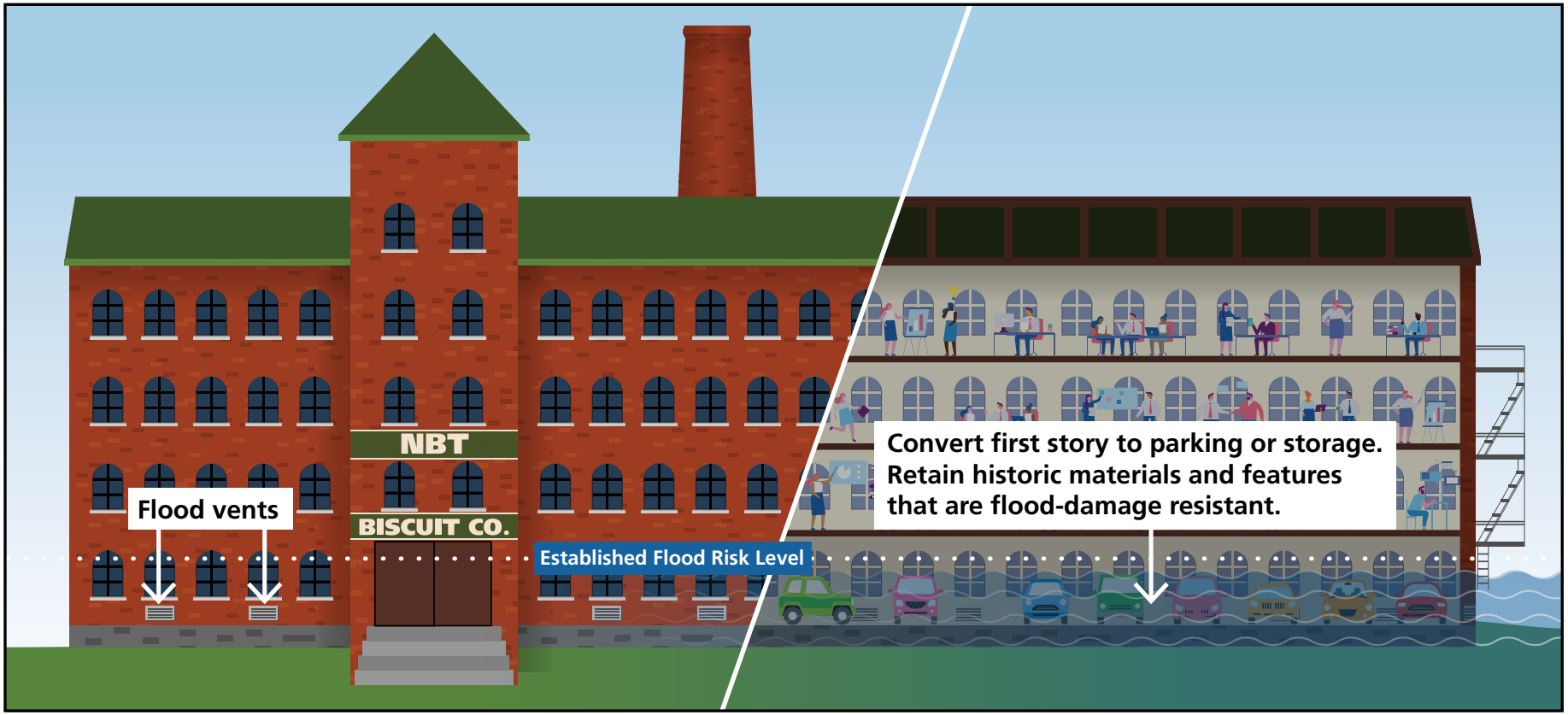
[104] The interior of this commercial space on The Strand in Galveston, TX, has a new floor placed seven feet back from the front of the building (railings have not yet been installed). This allows the street-level entrance to remain at grade, with new stairs and a ramp located within the building. The new floor has two levels, with building systems, bathrooms, and a preparation kitchen on the upper level for more protection from possible flooding. The new floor-to-ceiling height in the elevated interior is still high enough to maintain the original character of the commercial space.



(b) *Photo: Galveston Historical Foundation*



(c) *Photo: Galveston Historical Foundation*



[105] Abandoning the first story of a building to prevent damage from flooding must be combined with either dry or wet floodproofing. This graphic illustrates the wet floodproofing option. Occupied spaces are moved to the upper floors of the building, and the lowest floor is converted to parking, storage, and access spaces to the upper floors. Flood vents or openings are added or modified to allow water to flow in and out of the building. Durable historic features and finishes should be retained and replaced in kind if damaged or deteriorated. *Graphic: Blank Space LLC for NPS*

ABANDON THE LOWEST FLOOR

This adaptation method requires modifying a multi-story building to relocate all living spaces to floors above the established flood risk level. Any abandoned story below the established flood risk level must be altered and adapted into a utilitarian wet or dry floodproofed space. A local floodplain ordinance may determine which floodproofing method is allowable. This option is best suited for multi-story masonry buildings. Historic buildings with unfinished interior spaces that are constructed of durable materials, for example, mills or industrial buildings with load-bearing masonry walls, are likely candidates. This treatment is not recommended for light-frame construction. Due to concerns about life-safety and potential repetitive damage, this adaptation requires losing occupiable space within the building. After the project is complete, the abandoned floor may only be used for parking, storage, and building access.

The abandoned story can be dry or wet floodproofed (see Dry Floodproofing and Wet Floodproofing). Wet floodproofing is not recommended as a treatment for a building with a significant amount of historic integrity at the first story.

Abandoning the lowest story will also shift the location of the conditioned space within the building envelope. Such a shift may have unintended consequences for historic materials by changing the number of freeze-thaw cycles or the location of the dew point within a wall. It is important to consult a professional who can help model or predict such changes and how they might be addressed.

This treatment will result in the loss of usable floor area in the building, and owners may therefore decide to recover the lost floor area by adding to the building or making other alterations. New rooftop and other additions to historic buildings should follow the guidance in the Guidelines for Rehabilitating Historic Buildings.

Technical Limitations:

- The building must be at least two stories.
- This method cannot be used for light-frame buildings, as all walls in a flood zone must be made resistant to water damage.
- Additional technical limitations will depend on which treatment (dry or wet floodproofing) is selected for the abandoned floor. Please refer to those treatments.

PLANNING AND PREPARATION

RECOMMENDED	NOT RECOMMENDED
Evaluating the strength of walls, columns, and footings to ensure they are strong enough to withstand flooding and support the retrofit of abandoning the lowest floor of the building.	Abandoning the lowest floor without proper reinforcement of the lower levels to withstand flood forces.
Documenting the interior materials, features, finishes, and spaces on the first story prior to abandoning it.	

STRUCTURAL CONSIDERATIONS

Several structural issues associated with this treatment must be evaluated. These include assessing the walls, columns, and footings for structural capacity and potentially anchoring the building differently, depending on the existing connections. Refer to Fill the Basement, Wet Floodproofing or Dry Floodproofing, as applicable.



(a) *Preservation and Design Studio*



(b) *Preservation and Design Studio*



(c) *Preservation and Design Studio*

[106] This project in Texas included the conversion of former retail tenant spaces into parking as part of a larger rehabilitation. Although the conversion was not due to flood-related issues, the design principles are the same. (a) The character and transparency of the storefronts were maintained along the sidewalk. New partition walls create an interior display space and conceal the new parking area from view. (b) The altered interior retained no historic features or finishes prior to the project. (c) The space was opened up into a single parking area, and the walls and ceilings were finished to maintain the historic character. Vehicular access is provided on a secondary side elevation of the building, visible in photo (a).

EXTERIOR AND INTERIOR CONSIDERATIONS

RECOMMENDED	NOT RECOMMENDED
	Selecting wet floodproofing for the abandoned story if the interior spaces still retain a high level of historic materials, features, or finishes.
Retaining historic materials, features, and finishes that are flood-damage resistant. Removing non-historic finishes and furnishings that absorb and trap moisture, such as carpets.	Removing intact, undamaged, or repairable historic materials, features, and finishes in anticipation of a possible flood.
Maintaining and using existing access points (entrances, stairs, and elevator shafts) to gain access to upper floors.	Relocating interior access points (stairs and elevator shafts) so that the original circulation patterns and historic relationships between interior features and spaces are altered.
Keeping new interior stairs, elevators, or lifts within the first-story space away from windows or storefronts at the original first floor.	Inserting new interior stairs, elevators, or lifts that cut across the glazed areas of windows so that they are highly visible from the exterior.
Designing secondary egress from the new first story so that it is compatible with the historic character of the building and does not destroy historic materials.	Installing a means of secondary egress from the new first story without considering its impact on the historic character and appearance of the building.
Creating compatible new openings or altering existing openings, if necessary for new parking or storage areas in the abandoned story, on secondary elevations.	Creating new openings or altering existing openings for parking or storage uses on the primary facade(s).



(a) *Courtesy of the Library of Virginia, illustration dated August 1871 from Ephraim Baker Records, Accession 50152.*



(b) *Jennifer Parker/NPS*

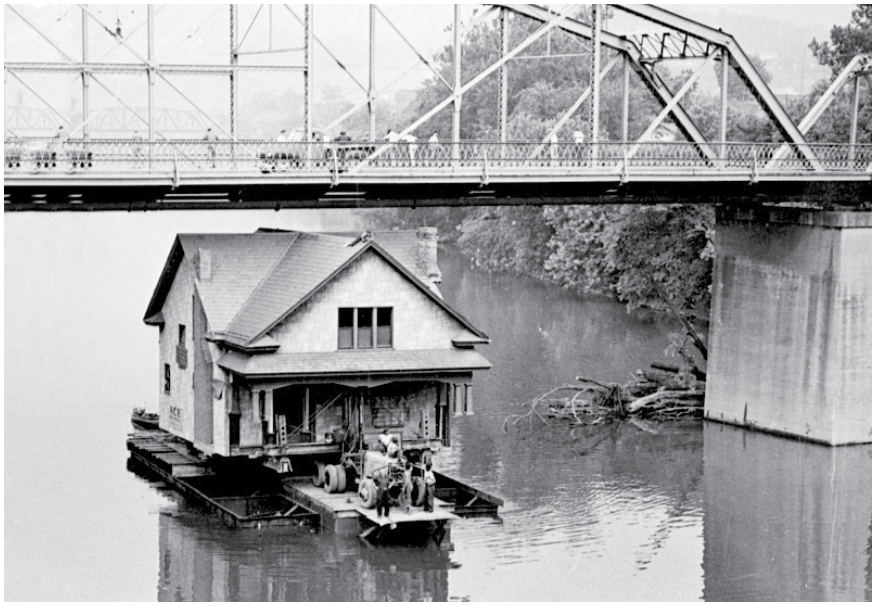


(c) *Jennifer Parker/NPS*

[107] (a) The former Green Furniture Factory in Alexandria, VA, was converted to apartments with parking on the first floor. (b) This project would not meet the Standards because the ground-floor openings were changed significantly and (c) a large rooftop addition was also added. Historic windows and doors on primary elevations should be retained and preserved even when the interior space becomes storage or parking.

[108] Some buildings were intentionally constructed to allow for relocation. For instance, many historic diners are similar in structure to early mobile homes. *Photo: Jim Paveglio, Geddes Building Movers, Inc.*





[109] At times, moving a house over water may provide more space to maneuver and facilitate keeping the building in one piece as it is moved. *Photo: Courtesy of mywvhome.com*



[110] In the past, buildings were moved considerable distances or around obstacles that may today seem insurmountable without modern heavy equipment and technology. This turn-of-the-twentieth-century postcard from Pittsburgh, PA, shows an extreme example, advertised as "the greatest house-moving feat ever accomplished." *Photo: Eichleay Engineering Corporation Records and Photographs, Detre Library & Archives, Heinz History Center*

MOVE THE HISTORIC BUILDING

Moving a historic building requires separating the building from its foundation and relocating it to a new site and foundation. Relocating a historic building is generally not a recommended preservation practice. In certain communities, however, there is a tradition of moving buildings. In some instances, whole neighborhoods and communities were relocated together. Moving a historic building is usually considered only when the property is expected to flood repeatedly, succumb to river or shoreline erosion, or is subject to permanent inundation due to sea level rise or subsidence. Moving a structure is more challenging, both technically and financially, when it is masonry construction, and it is not feasible for buildings with shared walls, like row houses, unless they are moved together.

The building must be strong enough to withstand the travel required in the relocation. Historic buildings that are in poor condition, or have structural deficiency or damage, may require additional reinforcement prior to a move. It is always preferable that a historic building be moved in one piece. In some cases, porches or small additions may need to be removed, relocated separately, and reattached to the building after relocation. The various construction periods, additions, and ancillary structures of a property should be considered in determining what needs to be moved to the new location.

Prior to the move, photographs of the building from all elevations should be taken, and interior finishes should be temporarily protected during the move (see NPS Tech Note 2: Temporary Protection). Graphics may be required if any sections of the building will need to be reassembled. (See HCRS Publication: Moving Historic Buildings).

The primary goal in selecting a new site should be a location that eliminates or reduces the flood risk. The new site should provide as similar a setting as possible to the original. In siting the historic building, consideration should be given to such factors as the original directional orientation of the building and if it had a strong visual relationship to a landscape or other feature, such as a road. The new foundation should match the original in height, design, and materials.

Moving a building to a new site requires a significant amount of preparation. Depending on the distance and the route to the new location, coordination with local highway departments, police departments, local permitting agencies, and utility companies may be required. If the building passes through more than one locality, each government entity may charge for permits, police assistance, etc.

State and Tribal Historic Preservation Offices (SHPO/THPO) play a vital role in determining whether the building's historic designation can be retained in a new location, as per Federal regulations (36 CFR Part 60). Properties may be delisted from the National Register of Historic Places if moved without prior review. Building owners should work with the SHPO or THPO prior to moving. Relocations that include Federal buildings, assistance, or permitting will involve the SHPO or THPO as part of the Section 106 review process prior to the move (see 36 CFR Part 60 and 36 CFR Part 800).

Technical Limitations:

- The building must be structurally stable to move safely or feasibly disassembled and reassembled on the new site.
- Masonry buildings can be more difficult to move.
- The new site must be located outside of the established flood risk area but similar in character to the original setting.
- Routes between the historic location and the new proposed site must be suitable for transporting a building.



(a) *Photo: Tricia Sandahl/City of Mason City, Iowa*



(b) *Photo: Jeff Heinz, The Globe Gazette*



(c) *Photo: Robin Anderson, Mason City Chamber of Commerce*

[111] In Mason City, IA, four historic houses were moved as a group from sites bordering the Winnebago River to a new location several blocks away. (a) The buildings were located in similar proximity to one another on their new sites. (b) One of the four houses that was relocated was the Egloff House, built in 1938 and seen here on the original site. (c) It was moved in two sections and located on the new site with an almost identical paved driveway, concrete patios, and sidewalks.

PLANNING AND PREPARATION

RECOMMENDED	NOT RECOMMENDED
Finding an available site with as similar a setting as possible to the original site of the building that also eliminates or reduces the flood risk.	Relocating a building to a site that is noticeably different from the original setting of the building if it can be avoided. Selecting a site that does not reduce the flood risk.
Documenting the historic building with photographs, a site plan with the four directional cardinal points noted, and the relationships to outbuildings and other site and landscape features noted.	Moving a historic building without documenting the existing conditions at the original site.
Hiring a professional building mover to undertake the move and ensuring that the move is adequately covered by cargo insurance for all phases of the relocation project. Special permits may be required from state or local governments and utility companies.	
Moving a historic building in one piece, without disassembling portions or sections of it, whenever feasible. Ensuring that disassembled sections or units of a historic building are clearly marked with each unit's orientation, i.e., front and back, individually numbered, and its location on the building marked on a plan and elevation graphics. Providing a secure location for storage of all disassembled components.	Losing or unintentionally damaging archeological data that may exist on the original and new site.



(a) *Photo: NPS*



(b) *Photo: NPS*



(c) *Photo: NPS*



(d) *Photo: Lydia Zepeda*

[112] The Ipsut Creek Patrol Cabin located in Washington state within Mount Rainier National Park was impacted by (a) significant flooding in 2006 that (b) resulted in a washout of the soils beneath the cabin. It was determined that the log cabin should be moved to a less flood-prone area. Prior to being relocated, the cabin was documented. (c) Each feature and building component were tagged and then carefully disassembled. (d) Finally, the building was reconstructed in a new location within the park with reduced risk for flooding.

MOVING CONSIDERATIONS

RECOMMENDED	NOT RECOMMENDED
Providing protection by bracing or covering fragile features and materials such as chimneys, stucco, interior plasterwork, windows, and decorative trim prior to the move.	
Retaining later features and additions to a building that contribute to the historic character when moving a structure. Moving outbuildings important to the historic character of the property to the new site.	Removing later additions for the move that may have acquired significance. Moving only the main building when there are outbuildings and other features that are important in defining the historic significance of the property.
Ensuring the moved building will have no negative effects on neighboring properties in the new location and will not diminish their integrity of setting.	



[113] Fragile features like chimneys should be evaluated and braced before a building is moved. *Photo: Mike Booher/NPS*

RELOCATION

RECOMMENDED	NOT RECOMMENDED
Constructing a foundation that is structurally adequate to support the historic building and obtaining the necessary permits prior to relocating the building.	Constructing a new foundation that is structurally inadequate. Altering the building to provide additional living or storage space under the building without masking the additional foundation height.
Retaining the historic relationship between buildings and the landscape.	Placing the historic building in the new location without consideration of the orientation, setting, or environment of the original historic site, diminishing its historic character.
Making appropriate repairs to sill plates and floor joists while the building is on temporary cribbing and these features are accessible and visible.	
Allowing adequate time for the historic building to settle on the new foundation before repairing finishes or chimney features.	
Placing historic outbuildings at the new site in the proper location and distance from the main building based on documentation.	Placing outbuildings and other important features on the new site without regard to their original use, locational relationship, or distance from the main historic building.



(a) *Photo: U.S. Coast Guard*

[114] (a) The Cape Hatteras Lighthouse, Principal Keeper's Quarters, and Double Keeper's Quarters located in North Carolina were moved inland in 1999 to save the structures from the encroaching sea. (b) At the new site the three structures were located the same distance and orientation to one another, preserving significant spatial characteristics and relationships of the complex.

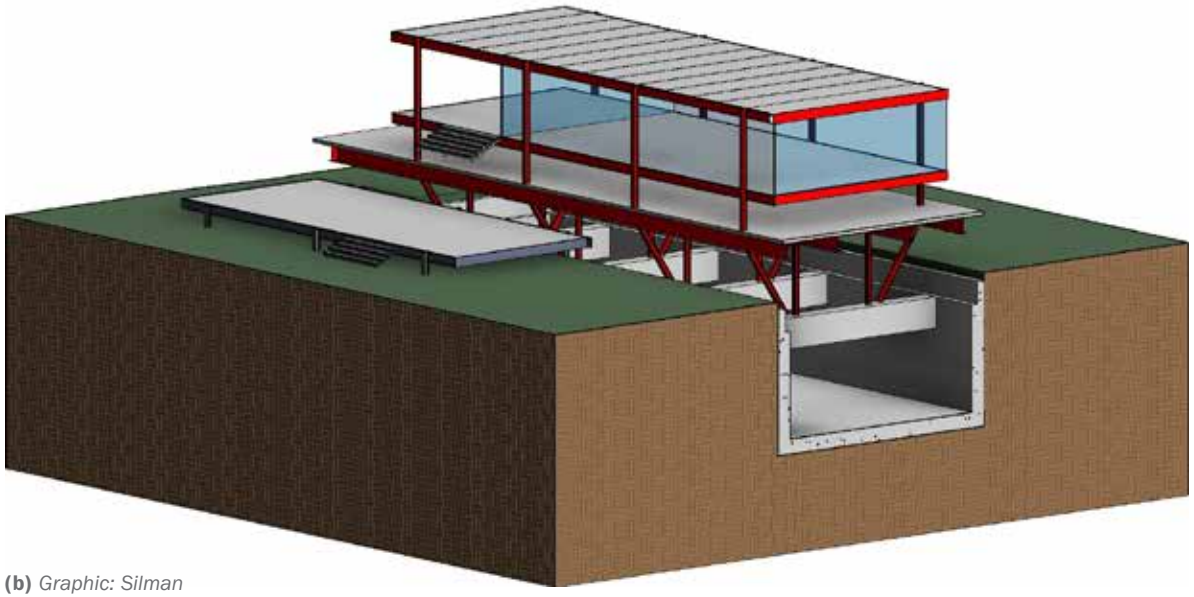


(b) *Photo: Courtesy of Outer Banks Visitors Bureau*



(a) *Photo: Mike Crews Photography*

[115] (a) The Mies van der Rohe-designed Farnsworth House in Plano, IL, near the Fox River has regularly experienced flooding events since it was constructed in 1951. One method of flood protection under consideration for the house is to integrate a hydraulic system into the building's foundation. (b) The hydraulic lifts would be located in a concrete pit below the house and attached to its concrete slab/ foundation. During a flooding event, the hydraulic lifts move the house and slab above the flood level and return it to its original elevation after flood waters recede.



(b) *Graphic: Silman*

UNCONVENTIONAL ADAPTATIONS AND INNOVATIVE TECHNIQUES

There are a number of potential treatments in the developmental or experimental phase for adapting historic properties for flood risk. Some are in the prototype phase for retrofitting historic properties and are being tested for their performance and include:

- Hydraulic lift and anchoring systems to allow a building to remain at existing foundation height and be lifted above the flood risk level during a flooding event.
- Buoyant foundations with guideposts, also known as "amphibious architecture," to allow a building to float. Buildings are retrofitted with buoyancy blocks, vertical guideposts, and a structural sub-frame.

Innovative large-scale site and landscape flood protection adaptations are also being undertaken at the community level to protect historic buildings, districts, landscapes, and entire neighborhoods. In addition to the treatments in the Site and Landscape Adaptations section, which are focused primarily on treatments that can be applied to a single historic site, large-scale flood protection infrastructure projects generally involve many stakeholders, require significant resources and funding, and include:

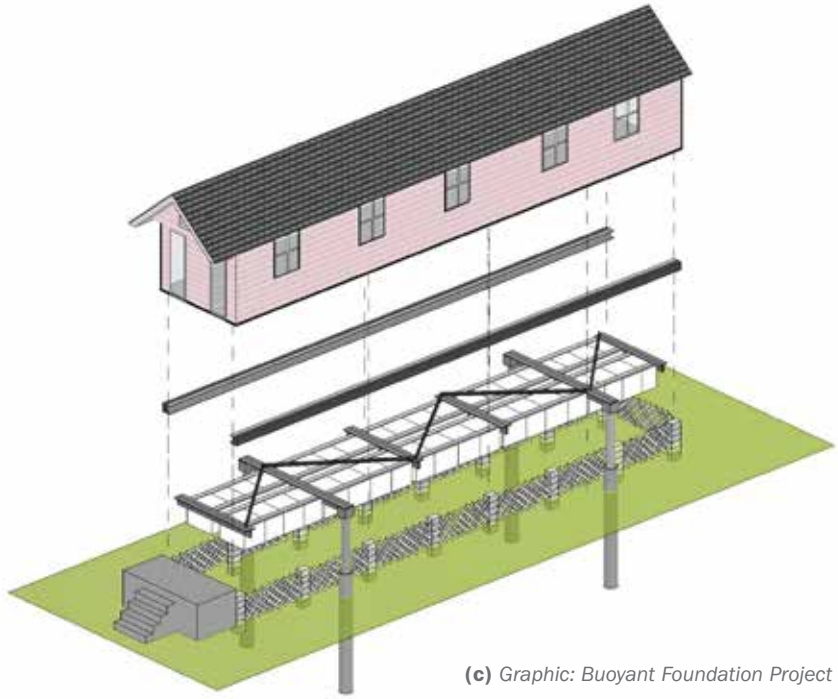
- Mechanized sea walls that can be constructed as large-scale protection. For example, the MOSE flood protection system in Venice, Italy, begun in 2003, is being constructed in phases.



(a) *Photo: E. C. English, renders b Project*



(b) *Photo: E. C. English, renders by the Buoyant Foundation Proiect*



(c) *Graphic: Buoyant Foundation Project*

[116] (a) Properties with smaller, symmetrical footprints such as these shotgun houses are potential candidates for exploring a "buoyant foundation" approach to flood mitigation. (b) A buoyant or amphibious foundation allows a building to float during a flood event. (c) This system consists of the following primary components: buoyancy blocks that are placed under the building to allow it to float; vertical guideposts that keep the building centered above the foundation as it floats and are aligned to reconnect it with the foundation; a structural frame that ties the system together; and utilities that can either seal and break away or have long connections that can uncoil.



(a) *Photo: Courtesy of the City of Frederick: Department of Economic Development*



(b) *Photo: Courtesy of the City of Frederick: Department of Economic Development*



(c) *Photo: Jennifer Wellock/NPS*

[117] Frederick, MD, suffered severe flooding events and is among numerous communities exploring better ways to live with and manage, retain, and move water at a large community scale. This phased flood-control project improves an existing creek and surrounding public spaces. The creek's capacity to carry water is significantly increased via a system of underground conduits that move flood waters through the city at a more controlled rate. (a) This section drawing shows the four conduits with a city bus for scale. (b) Baker Park at the west end of the improvement area is designed to flood next to the choke point where water enters the conduits. (c) The creek improvements create a community gathering place downtown with events, art installations, and inviting paths to walk.

- Re-engineered existing flood protection systems and reestablished natural systems that protect larger areas and landscapes. Flood protection in the modern era has primarily relied on hardened protective systems like dams and levees designed to keep water out of a particular area. There is a growing interest in reestablishing or redesigning natural water drainage systems and removing such hard-engineered solutions and replacing them with more soft-engineered flood protection strategies. Activities may include widening previously controlled river channels, reestablishing canals, and designing other large-scale water retention areas. Projects may also reestablish coastal barriers and riverbanks with ecological solutions like shellfish reefs, native plantings, and living shorelines that reduce erosion and buffer flood effects like waves, inundation, and tides.

As these technologies become more widely used, the potential benefits and consequences to historic properties will need to be evaluated.



(a) *Brett Duke, NOLA.com* | The Times-Picayune, *1/27/2018.* The Times-Picayune/The Advocate



(b) *Photo: Avery Island Archives*

[118] Avery Island, LA, listed in the National Register of Historic Places and the historic home of Tabasco brand pepper sauce, has engaged in a program of reclaiming marshlands largely lost to manmade canal systems, erosion, and subsidence. By "canal plugging," using marsh vegetation like cordgrass, the Island has been able to protect and reestablish marsh lands and create a more sustainable and protected shoreline.



(a) *Map: Union County, PA, GIS Department*



[120] If a property is demolished, carefully salvaging historic materials can help other historic properties undergoing rehabilitation and give a 'second life' to these otherwise lost materials. *Photo: Jenifer Eggleston/NPS*



(b) *Photo: Pennsylvania State Historic Preservation Office, September 26, 2018.*

[119] Often "buyout zones" are identified in a community to purchase and remove properties to eliminate continued risk of flooding. (a) One such example is in Lewisburg, PA, where repetitive flooding events resulted in the creation of a "buyout zone" to demolish repeatedly damaged properties along a tributary to the West Branch Susquehanna River. (b) The use of the land after removal is restricted to permanent open space.

DEMOLITION

In this section demolition refers to the complete removal of a historic building and any related structures in order to clear a historic site within an established flood risk area. It is important to understand that **demolition is not a treatment that meets the Standards for Rehabilitation (or any of the Standards for the Treatment of Historic Properties.)**

This action may be incentivized where property buyouts have been identified as part of the community mitigation plan. In these and possibly other situations, a government agency may purchase a property and demolish the structure to eliminate continued property risk and allow for open space. In other cases, private property owners may choose to demolish an existing historic building in order to eliminate their flood risk, allowing them to rebuild in a more flood-resilient method or relocate.

The Standards were created to support the preservation of historic buildings. Demolition is never a recommended treatment. However, in making land-use and planning decisions for a community or neighborhood, there may be situations when it is necessary to identify sacrificial historic sites or structures. Demolition could be chosen to remove buildings most at risk, in order to provide space needed to undertake adaptive measures to protect other, more important historic buildings, or to allow for new structures designed to withstand water damage in future flood events. Such a decision should be made after research of the historic property or district has been completed, in order to fully understand the significance of the building(s) that would be lost and identify the risk reduction that would result.

Preservations Considerations

- Evaluating and considering all feasible alternatives before deciding to demolish any historic structure, such as adapting the property to flood risks, donating or selling the building, or moving it out of the established flood risk area.
- Documenting the building in photographs and/or graphics or 3-D scans prior to demolition.
- Ensuring that archeological resources are identified and protected prior to allowing heavy equipment into the area.
- Protecting neighboring properties from damage during demolition.
- Salvaging historic materials prior to demolition for reuse.



(a) *Photo: Sean Clifford/NPS*



(b) *Photo: Sean Clifford/NPS*

[121] This storm-battered historic cottage on the Gulf Coast displayed a clear statement to not demolish the building post-Hurricane Katrina. Many properties are lost to demolition after damaging storm and flooding events. Adapting these buildings to be more resilient to flood risks will help preserve and protect them from such loss.

CASE STUDY 1: DRY FLOODPROOFING A WISCONSIN MAIN STREET BUILDING

DRIVER OPERA HOUSE, DARLINGTON, WISCONSIN



Figure 1: This 1993 flood was one of several events that led to the listing of the Main Street Historic District in the National Register. *Photo: Lafayette County Historical Society*

Darlington is a small town in Wisconsin with a population around 2,400 people located in the southwestern area of the state. The town developed on the banks of the Pecatonica River and has flooded frequently throughout its history.

A series of devastating floods in the early 1990s instigated several flood mitigation projects. These efforts led to recognition of the importance of the town's history by completing a nomination of the Main Street Historic District for listing in the National Register of Historic Places. The district was listed in 1994 and includes the Driver Opera House as "one of the most unusual buildings in Darlington."

The Driver Opera House was constructed in 1883 of Milwaukee Cream City brick with polychrome brick accents. It was designed with ground-floor commercial spaces and a multi-functional assembly space on the upper floor. Plays, concerts, dances, and other entertainment took place in the building until the 1950s.

A community organization was formed in 2007 to raise funds to operate and renovate the building. The first phase of the rehabilitation project was to protect the property from future flooding by dry floodproofing the building, and the second phase will focus on rehabilitating the upper-floor assembly space which retains a historic stage and various architectural features.

The dry floodproofing project included several elements to adequately strengthen and prepare the structure for future flooding. The crawlspace was filled and fitted with a drainage system that relieves some of the external pressures on foundation walls and redirects water that seeps through doors and floodgates. Utilities were relocated to a secondary space above the established flood risk level.

Existing masonry walls were repaired and reinforced from the interior by the addition of a new concrete slab and knee walls (shown in green in Figure 2.) The 18-inch slab not only provides additional strength but also acts as ballast and works with anchor ties to prevent the building from floating off its foundation.

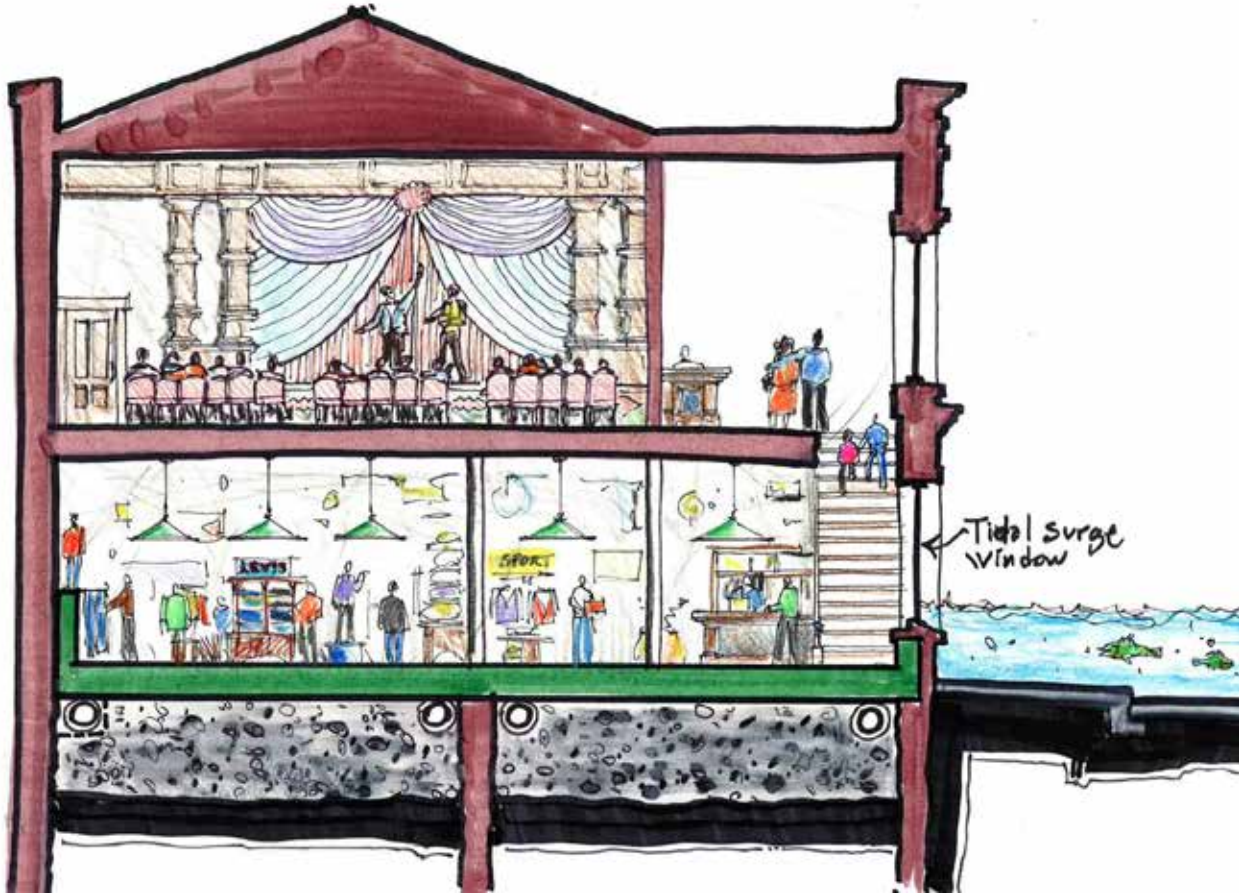


Figure 2: Concept drawing showing proposed alterations to the Driver Opera House for dry floodproofing. Ultimately the storefronts were protected by a two-stage barrier, as shown in Figure 4. *Graphic: KONTEXT architects llc*



Figure 3: The historic storefronts and brick bulkhead were extant before floodproofing work began on the Driver Opera House. *Photo: KONTEXT architects llc*

Above grade, the storefronts were largely reconstructed to repair and improve the historic design to be stronger and more flood resilient. The new waterproof barrier consists of a two-part system with a lower level of protection that aligns with the historic storefront sill, and a taller, code-compliant interior barrier is inset from the storefront by approximately 18 inches (see Figure 4). The shorter concrete knee wall provides stronger backup for flood-related impacts to the historic brick storefront bulkhead. Existing steel columns are anchored to the new concrete foundation and the second-floor structure. With the exception of the glass, the storefront framing and features are also anchored and engineered to resist flood-born debris impacts and hydrostatic forces. All of the materials to the exterior of the tallest flood barrier are waterproof and decay resistant.

The dry floodproofing measures were completed before Darlington flooded again in March 2019, an event described by local media as the worst flood since 1993. The architects of the project sought information about how the building performed.

"We are delighted to report that the Driver Opera House came through the floods with flying colors! The river reached 4" above the door thresholds on Main Street, and 5" above the door thresholds on Ann Street. All floodproofing systems worked exactly as designed – the floodgates seeped some water as expected, the trench drains inside the doors caught all of it, and the sump pump immediately sent it back out. No other water, and no messes to clean up – for the first time in living memory." – Board of the Driver Opera House Center for the Arts

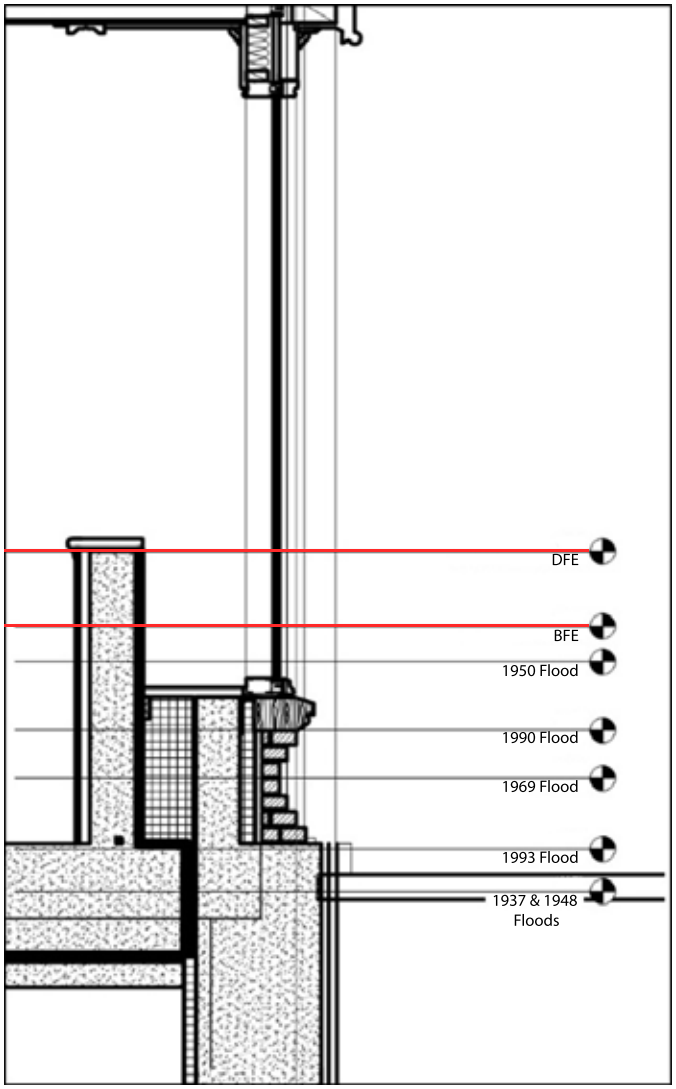


Figure 4: Section graphic of two-stage barrier at storefronts. Labels (from top to bottom) show the design flood elevation (DFE), base flood elevation (BFE), and various past flood events. *Drawing: KONTEXT architects llc*



Figure 5: Door jambs were designed with integral anchors for attaching removable floodgates. The anchors are visible but painted to blend in. *Photo: Heidi Brenum*



Figure 6: Exterior of the building after the dry floodproofing project is complete. The exterior steel storefront framing is a historic feature, painted green above the storefront and cream below after rehabilitation. *Photo: Dave Kettering/Telegraph Herald*



Figure 7: Floodproofing measures kept the water out of the Driver Opera House during a 2019 flood. *Photo: Brian Mesmer*

CASE STUDY 2: WET FLOODPROOFING A NEW JERSEY COTTAGE

METHODIST CAMP COTTAGE, OCEAN CITY, NEW JERSEY



Figure 1: View of the cottage from the street prior to Hurricane Sandy in 2012. No significant, visible exterior alterations were undertaken as part of the project to wet floodproof the house as part of the storm recovery. *Photo: Mary Delaney Krugman, JD, MSHP*

This cottage is one of twenty-two original "wooden tents" constructed as part of an 1885 Methodist camp meeting site. In the first decade of the twentieth century, these structures were sold and relocated to new sites including this cottage that was moved to its present location around 1905.

Wet floodproofing is generally most suitable for buildings or areas of buildings that are not occupied. Under some circumstances, property owners may decide that this strategy works well for an occupied structure such as this cottage that serves as a second home in Ocean City, NJ.

Mary Delaney Krugman, a professional historic preservation consultant, purchased the property in 2002 and began undertaking small projects to remove later alterations; uncover historic features and finishes; and address some flood resiliency needs. When Hurricane Sandy hit Ocean City in 2012, the deteriorated dining room floor had been replaced with a mahogany floor designed specifically to withstand flooding. A new addition had been constructed at the rear of the house and was elevated four feet above the main first-floor level to comply with floodplain requirements for new construction. The new addition contains all of the appliances and building systems for the house. These flood-resilient measures performed well during the storm that inundated the main level of the cottage with eighteen inches of flood water. The historic living and dining rooms that had neither been fully renovated nor elevated sustained considerable damage.

In the aftermath of Hurricane Sandy, layers of wall finishes were removed to allow the building to dry out and prevent mold growth. Most of the layers were non-historic later alterations susceptible to water absorption and mold growth. Very little material was salvageable.

Krugman had previously made the decision that elevating the historic cottage would not be the appropriate solution for the property. The relationship of the cottage to the landscape is a character-defining feature of the "wooden tent" that was important to preserve. Because she did not want to experience a similar post-flood clean-up and repair process in the future, Krugman decided to apply a wet floodproofing approach to her renovation and repairs.

The living room floor was structurally insufficient, and the entire house lacked anchoring between the frame structure and the foundation. A concrete structural slab was constructed under the living room. Hurricane ties were added to secure the frame house to the foundation, and the new living room floor was constructed to match the dining room floor that successfully survived Hurricane Sandy. The floor includes marine-grade materials and a gap between the subfloor and finish floor to allow air circulation and drying after a flood.

Walls were finished with flood-damage resistant cement wall board and closed cell insulation panels. A space was provided on the exterior wall for air circulation within the wall cavities. The baseboard and crown molding included slots and removable trim pieces to open the walls at the top and bottom, allowing air to circulate so as to dry out the wall cavities post-flood. The slots are filled with an insulating foam strip behind removable trim pieces. The foam insulation is removed immediately after a flood event.



Figure 2: In-progress repairs after Hurricane Sandy. Walls are open to the interior for initial drying. A new concrete structural slab has been topped with treated wood sleepers in preparation for a new flood-damage resistant mahogany floor. *Photo: Mary Delaney Krugman, JD, MSHP*

Krugman considered her furniture choices as she completed the project. Most contents can be relocated to the second story or elevated rear addition before a predicted flood event. However, large pieces of furniture like sofas are not easily relocated. To solve this problem, Krugman purchased lighter-weight furniture and devised a block-and-tackle system attached to hooks in the ceiling that allows the living-room sofas to be lifted above an inundation event.

All of these changes result in a property that maintains the historic character and features of interior spaces and can perform well during the next flood. Clean-up will be necessary, but there should be relatively few significant repairs required before the home is functional again.



Figure 4: Crown molding covers an opening at the top of walls to allow air to circulate and dry wall cavities after a flood, seen here before the sacrificial insulating foam strip has been applied. *Photo: Mary Delaney Krugman, JD, MSHP*



Figure 3: Instead of solid wall material, an open lattice was installed under the stair to vent an otherwise inaccessible space. *Photo: Mary Delaney Krugman, JD, MSHP*



Figure 5: Mahogany wood floor and baseboard with a gap at the base for future venting. Foam insulation strip fills the gap and will be covered with removable trim. *Photo: Mary Delaney Krugman, JD, MSHP*



Figure 6: The living room before Hurricane Sandy included non-historic wall and floor finishes. Windows and doors were also non-historic and made of materials that absorbed floodwater, warped, and/or could not easily be cleaned. *Photo: Mary Delaney Krugman, JD, MSHP*



Figure 7: After repairs and wet floodproofing measures have been implemented, the new floor and wall surfaces are flood-damage resistant. The front door and windows were also replaced with more compatible designs using flood-damage resistant materials *Photo: Mary Delaney Krugman, JD, MSHP*



Figure 8: A pulley system lifts heavy or bulky furniture above predicted flood waters. All other contents can be moved to upper levels of the house. *Photo: Mary Delaney Krugman, JD, MSHP*

CASE STUDY 3: ELEVATING A HOUSE ON THE MISSISSIPPI GULF COAST

HONOR-ATTAYA COTTAGE, OCEAN SPRINGS, MISSISSIPPI

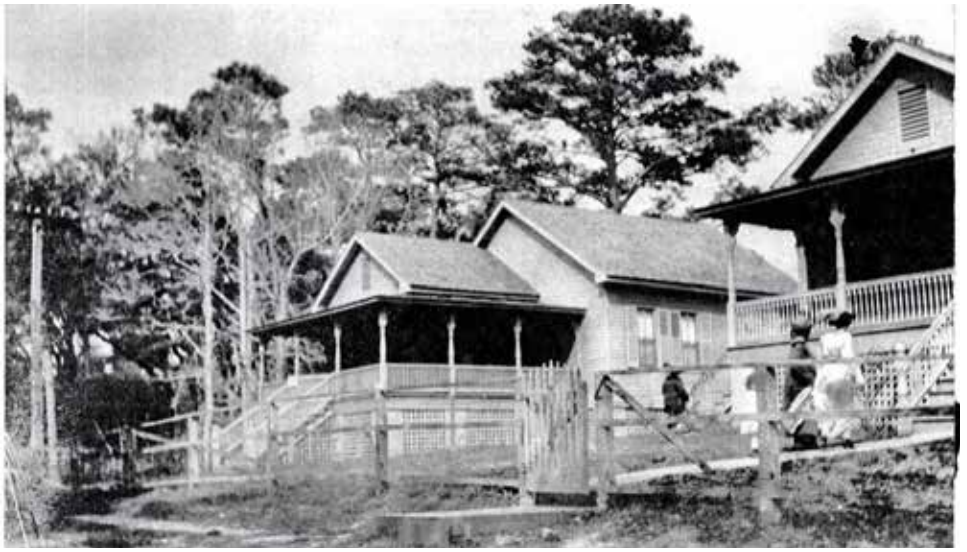


Figure 1: A Queen Anne house (center) on its original site facing Biloxi Bay before 1918. *Photo: Robert and Willene Dunnaway Friar/Courtesy of Ocean Springs Archives*

Elevating a building is one of the most common choices for flood adaptation, particularly for single-family residences in flood-prone areas. In coastal regions subject to hurricanes and tropical storms, elevating buildings is often a traditional method to adapt them to withstand such events.

This one-story Queen Anne-style cottage (See Figure 1) was constructed circa 1890 on a lot facing Biloxi Bay in Ocean Springs, Mississippi. With little natural protection from hurricanes, the original builders constructed the house and its neighbor on tall, open-pier foundations with lattice screening between the piers. The houses were also sited on the top of a small rise in an attempt to keep the interiors above any potential storm surge. Constructing houses on such tall foundations was historically—and remains—common practice in the Gulf Coast region. By 1918 both houses had been moved to make way for the construction of a larger house on the beach-front lot. The Queen Anne house was relocated a short distance to a new, and slightly higher, site on the same block, approximately 500 feet farther from the bay. Comparing photographs (See Figures 1 and 2), the foundation constructed at the new site appears to have been shorter in height than the original.

In the 1980s the house was listed as a contributing resource within the Old Ocean Springs Historic District. It was

severely damaged in 2005 by Hurricane Katrina which caused massive damage to many properties along the Gulf Coast. The storm completely destroyed and washed away the L-shaped front porch, part of the roof was stripped away, and the pier foundation was swept out from under the house. When the storm surge receded, the house was left sitting directly on the ground.

As part of the hurricane recovery efforts and to increase future storm resiliency, the owners made the decision to repair the house and elevate it more than its pre-Katrina height so that the first floor is above the established flood risk level. This approach followed the historic traditions of both the house and the local community practice in response to flooding. Every effort was made to match the historic details of the foundation by using reinforced, square-brick piers with painted lattic screening between the piers and building up the ground level around the piers. The stairs access the porch in the historic location, but the new extended run necessitated by the increase in height is turned at a 90-degree angle below the landing, allowing a surviving tree to remain in front of the house.



Figure 2: View from the street in 2001 before Hurricane Katrina. *Credit: Ray Bellande/Ocean Springs Archives*



Figure 3: Hurricane Katrina destroyed the wrap-around front porch and knocked the house off the pier foundation. This photo was taken after the site had been cleared and windows and doors were temporarily boarded. *Photo: Mississippi Department of Archives and History, Mississippi Historic Resources Inventory (HRI) Database. http://www.apps.mdah.ms.gov/Public*



Figure 4: This photo of the hurricane damage shows that part of the roof was stripped away, and debris littered the site around the house. *Photo: Mississippi Department of Archives and History, Mississippi Historic Resources Inventory (HRI) Database. http://www.apps.mdah.ms.gov/Public*



Figure 5: A taller foundation was constructed to elevate the house above the established flood risk level. While the house is higher than it was historically, the change is still in keeping with the historic character of the house, which had been on a tall foundation historically. The change is also consistent with historic regional traditions of adapting buildings to flood events. Additionally, the details of the foundation, with the brick piers and painted lattice, matches features of the historic design. The stairs access the porch in the historic location, but the extended run required by the taller foundation is turned 90 degrees below the landing to allow a surviving tree to remain in front of the house. A small retaining wall behind the tree holds fill that was added around the house to mask some of the change in height. *Photo: Mississippi Department of Archives and History, Mississippi Historic Resources Inventory (HRI) Database. http://www.apps.mdah.ms.gov/Public*

CASE STUDY 4: COMBINED FLOOD ADAPTATIONS TO PROTECT A RHODE ISLAND LIVERY

LANPHEAR'S STABLE, WATCH HILL, RHODE ISLAND



Figure 1: Historic view of Lanphear's Stable. *Photo: Courtesy of The Watch Hill Preservation Society*



Figure 2: Aerial view showing the proximity of the bay to the historic livery, marked by the arrow. *Photo: Mott & Chace Sotheby's International Realty*

The oldest part of Lanphear's Stable, also known as Holdredge's Garage, was constructed circa 1885 in the village of Watch Hill, RI. The building housed a livery that catered to the needs of summer travelers visiting local hotels and resorts. By 1910 the building was enlarged to include additional stable and barn space, as well as an apartment for the owner and boarding house rooms for chauffeurs and groomsmen on upper levels. It is a contributing building within the Watch Hill Historic District listed in the National Register of Historic Places.

The former livery is sited on low ground in close proximity to Watch Hill Cove, and flooding is a significant concern. A rehabilitation project began in 2014 to address the flood risks and adapt the building into a mixed-use retail, office, and residential property. The established flood risk level for this property at the time of the project was approximately eight to nine feet above the existing grade.

A significant character-defining feature of the livery is the relationship between the building and the site. While the project team determined that elevating the building completely out of the flood risk was possible, it would alter that important relationship.

Instead, the building was lifted two feet above grade to provide some measure of flood protection while maintaining the historic character of the property and easy pedestrian access to the new retail spaces on the lowest level.

Elevating this 7,000-square-foot building was complicated, even though the frame structure is relatively lightweight and easy to separate from the existing stone foundation. Existing interior and exterior finishes were removed prior to work beginning. Historic materials were marked and stored for future reinstallation. With the structural components exposed, the building was stabilized and divided into five separate sections. Each section was lifted independently to a temporary height of eight feet above the ground.

This provided access underneath the building to construct a new foundation of helical piers supporting a reinforced concrete slab with spread footings.



Figure 3: The structure was lifted in sections several feet in the air to provide space and access for foundation work. *Photo: GNCB Consulting Engineers*

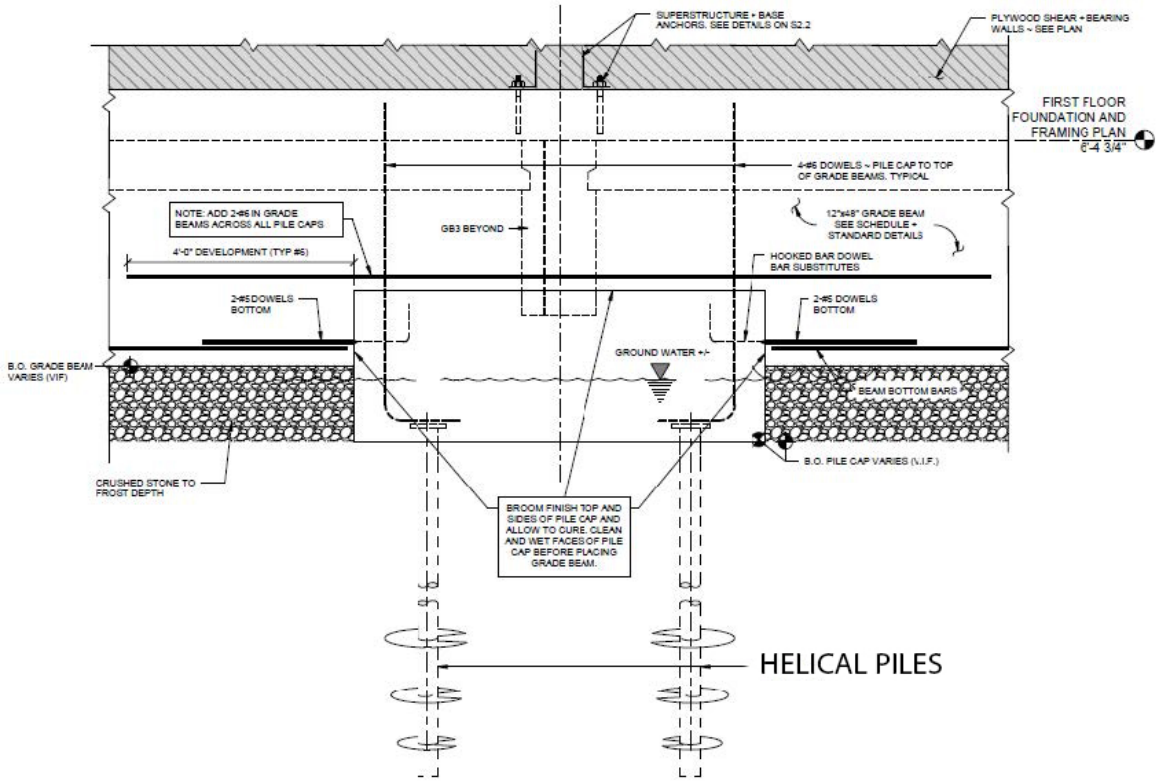


Figure 4: Cross section of the new foundation showing helical piers below spread footings and a reinforced concrete slab. *Drawing: GNCB Consulting Engineers*

Since elevating the building did not eliminate the flood risk to the first level of the building, the lowest level was wet floodproofed. This treatment included strengthening the ground-floor structural frame, installing engineered flood vents, and using flood-damage resistant materials at the floors and walls of interior spaces. The condition of the building before the project began required a substantial amount of replacement materials for deteriorated features and finishes. Almost all materials were replaced in kind with durable marine-grade wood.

Utilities and equipment were relocated to a new elevated mechanical room created in the back of the upper floor that required new exterior louvers for adequate ventilation.

By selecting a combination of flood adaptation treatments—elevating the building, wet floodproofing, and elevating utilities—the project team was able to preserve the historic character and features of Lanphear's Stable while making the building more resilient to future floods.



Figure 5: View of the building after the floodproofing and rehabilitation project was complete. The historic barn doors and many historic windows were preserved. Damaged or missing shingle siding was replaced in kind. The foundation is now two feet taller than it was at the start of the project. Wet floodproofing of the first floor provides additional resiliency and protection for floods that exceed the new elevation height. *Photo: Pariseault Builders*

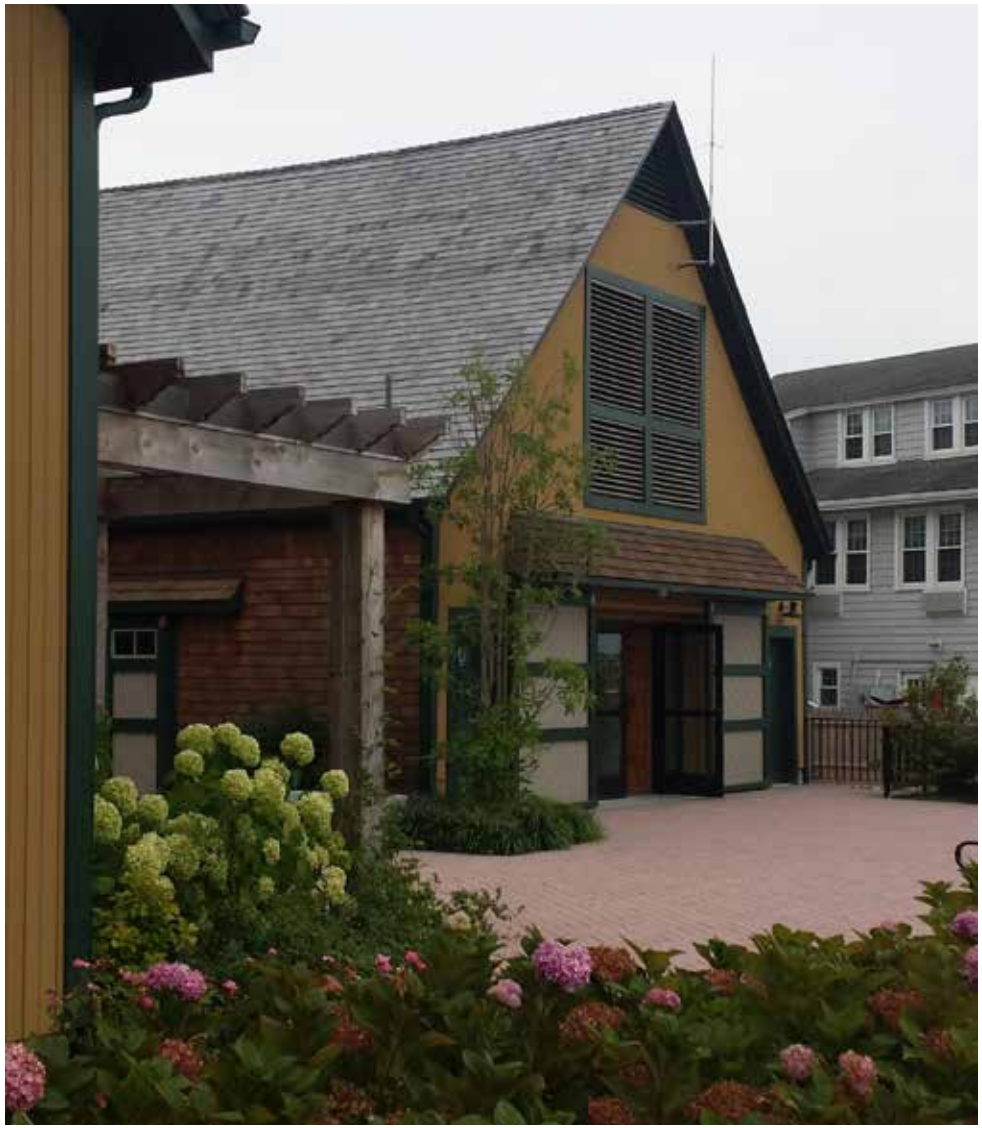


Figure 6: The mechanical room was relocated to the upper floor at the back of the building, discernible in this photo by the louvered vents. *Photo: Jennifer Wellock/NPS*



Figure 7: As part of wet floodproofing the building, engineered vents near the bottom of exterior walls are designed to allow water to flow in and out of the building during a flood. This allows water pressure to equalize on both sides of the wall and reduce stress to the structural system. *Photo: Jennifer Wellock/NPS*





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