



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, July 13, 2021, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at https://www.stpete.org/connect_with_us/stpete_tv.php.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.



Case No.:	21-90200066
Address:	2135 3 rd Avenue North
Legal Description:	BRONX BLK 9, LOT 13
Parcel ID No.:	24-31-16-11808-009-0130
Date of Construction:	1923
Local Landmark:	Kenwood Section – Southeast Kenwood Local Historic District (18-90300001)– Contributing Property
Owners:	Todd J. Bowman and Melissa A. Zepeda

Request: Review of a Certificate of Appropriateness for the demolition and reconstruction of a front porch at 2135 3rd Ave. N., a contributing resource to a local historic district

Zoning: Neighborhood Traditional-2 (NT-2)

Historical Context and Significance

The Craftsman-style single family residence and detached garage at 2135 3rd Avenue North was constructed in 1923 as a five-room bungalow with detached garage. The front porch was enclosed in 1935 and has undergone several renovations over the years. The property was designated as a contributing resource to both the Kenwood Section – Southeast Kenwood Local Historic District (HPC 18-90300001) and the Kenwood National Register Historic District. Because of its location within the Southeast Kenwood Local Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City’s COA Matrix, demolition and construction of a porch require review by the Community Planning and Preservation Commission (CPPC).

Project Description and Review

Project Description

The COA application (Appendix A) mainly proposes the partial demolition of the front porch, due to deterioration caused by a large tree, and its reconstruction.

The project includes the following:

- Demolition of walls, floor, and columns of the front porch;
- Reconstruction of front porch using CMU with a brick veneer and framed boxed column;
- Replacing vinyl siding with wood siding on front facade; and
- New landing and ramp on west side of house.

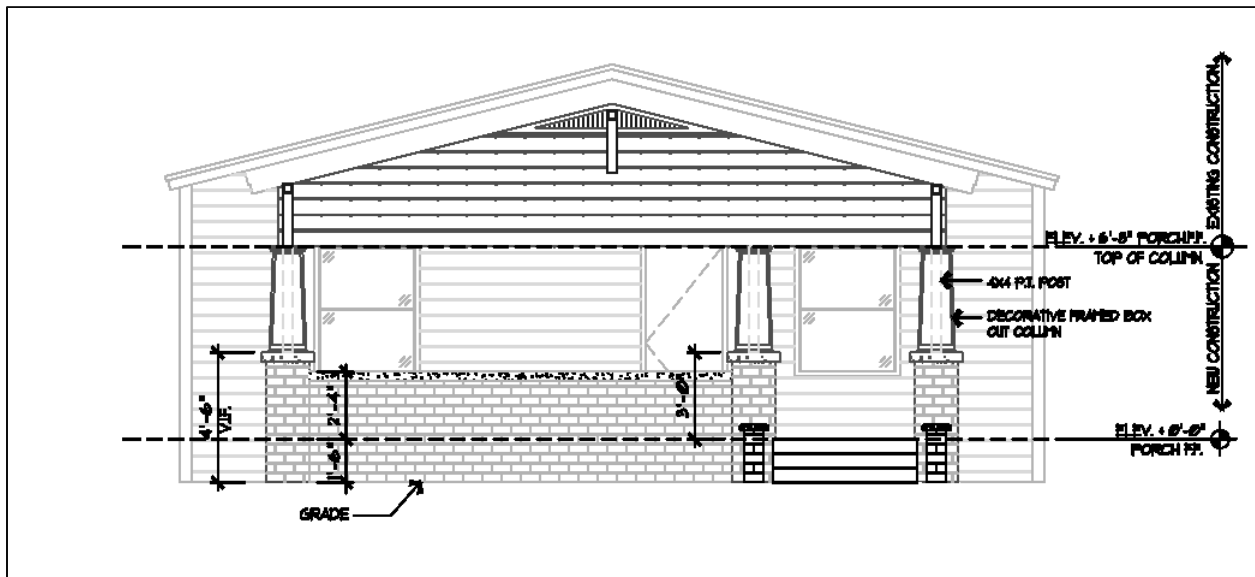


Figure 1: Proposed front façade elevation.

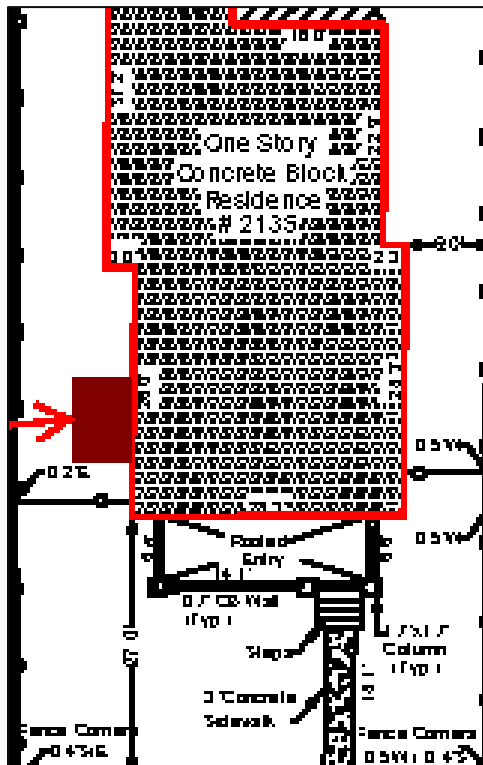


Figure 2: The red square indicates proposed landing and ramp location on west side of property. Ramp and landing will be located behind existing fence.



Figure 3: 2019 Google Streetview showing the large oak's impact on the front porch. Cracking is apparent in central column. Right column and front steps have shifted.

General Criteria for Granting Certificates of Appropriateness and Staff Findings

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

Consistent The proposed project will remove a historic portion of the contributing resource, but it appears this is necessary due to damage caused by a large tree. The proposed porch won't be an exact replica of the extant historic porch, but the proposed porch will contain traditional characteristics to the local historic district.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

Consistent The porch reconstruction will not change the footprint of the existing porch and will have little impact on other structures in the district.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

Consistent The proposed design will alter the front porch, including the removal of historic materials, but this removal seems necessary due to the damage to the front porch.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.*

Not applicable There is no indication that denial of a COA would substantially adversely affect the property owner's use of the subject property.

5. *Whether the plans may be reasonably carried out by the applicant.*

Consistent The proposed project appears to be appropriate under this criterion.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

Not applicable The house is a contributing resource to the Southeast Kenwood Local Historic District.

Additional Guidelines for Alterations

1. *A local landmark should 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.*

Consistent The proposed property appears to meet this criterion as it remains in use as a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

Consistent The proposal does include the removal of historic material. Unfortunately, this appears unavoidable due to damage caused by the large tree. The roof structure of the porch will be retained.

3. *Each property shall 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 architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

Consistent The proposed porch reconstruction is slightly different than the existing porch. Currently, the columns are brick that have been stuccoed over. Staff does not know if the stucco is original. The proposed porch will retain the same design, but will use CMU with brick veneer instead. Both brick veneer and stucco are traditional materials used for porches in this district.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

Consistent The vinyl siding that is proposed to be removed has not acquired historic significance. A return to wood siding will be more appropriate.

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

Inconsistent Unfortunately, the proposal does intend to remove the walls and columns of the historic front porch, but this appears to be unavoidable due to the porch's current condition. The proposed construction will not utilize the same craftsmanship or construction techniques of the current porch.

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 the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Consistent The application shows photographic evidence that the porch has been damaged from an adjacent tree and its roots. This was independently verified by historic preservation staff during a recent site visit. The deterioration, such as the wall separation and significant cracking and leaning of the columns, shows the need for repair and replacement.

The proposed porch will generally match the visual qualities of the extant porch. The extant porch is made of brick, but has been stuccoed over. It is unclear if the current stucco application is original or not. The proposed porch will have a brick veneer instead of stucco. The district is comprised of front porches with applied stucco and brick veneer, so the proposed design is compatible with the local historic district.

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.*

Not applicable No indication that harsh treatment will be used has been given.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable This property is not located in an archaeological area.

Summary of Findings, Certificate of Appropriateness Review

Staff evaluation yields a finding of the following criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria satisfied.
- Additional Guidelines for Alteration: 5 of 6 relevant criteria satisfied.

Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve** the Certificate of Appropriateness request for the alteration of the property at 2135 3rd Avenue North, a contributing property to the Southeast Kenwood Local Historic District, with the following conditions:

1. New siding will be wood lap siding with traditional dimensions and exposure.
2. A historic preservation final inspection will be required.
3. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
4. This approval will be valid for 24 months from the date of this hearing, with an expiration date of July 13, 2023.

Appendix A:

Application No. 21-90200066



CERTIFICATE OF APPROPRIATENESS

APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

GENERAL INFORMATION

2135 3rd Avenue North, Saint Petersburg, FL 33713	24-31-16-11808-009-0130
Property Address	Parcel Identification No.
Historic Kenwood, Southeast Central Local Historic District	
Historic District / Landmark Name	Corresponding Permit Nos.
Bowman, Todd J and Zepeda, Melissa A	941-321-5557 / 404-725-5242
Owner's Name	Property Owner's Daytime Phone No.
2135 3rd Avenue North, Saint Petersburg, FL 33710	tjbowman77@yahoo.com / iammeatlessru@yahoo.com
Owner's Address, City, State, Zip Code	Owner's Email
Authorized Representative (Name & Title), if applicable	Representative's Daytime Phone No.
Representative's Address, City, State, Zip Code	Representative's Email

APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Addition	<input type="checkbox"/>	Window Replacement
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Door Replacement
<input type="checkbox"/>	Demolition	<input type="checkbox"/>	Roof Replacement
<input type="checkbox"/>	Relocation	<input type="checkbox"/>	Mechanical (e.g. solar)
<input checked="" type="checkbox"/>	Other: Demolition and reconstruction of front porch	<input type="checkbox"/>	Repair Only
		<input checked="" type="checkbox"/>	In-Kind Replacement
		<input type="checkbox"/>	New Installation
		<input checked="" type="checkbox"/>	Other: replacement of front porch, replacement of front vinyl siding
			<small>with historic wood, addition of small landing and ramp on side of house outside of french doors</small>

AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:**
- 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
 - 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner: Todd Bowman Date: May 10, 2021

Signature of Representative: _____ Date: _____



CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists Laura Duvekot (Laura.Duvekot@stpete.org) or Kelly Perkins (Kelly.Perkins@stpete.org).

PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

Building or Site Feature	Photo No.	Proposed Work
Porch	1-9	Proposing to remove and reconstruct the front porch of the house due to extensive damage caused by the roots of an oak tree planted adjacent to the porch prior to our purchase. The foundation of the porch and front stairs have been uplifted and multiple cracks have formed. Only the columns, walls, and base will be removed and rebuilt. The ceiling and roof will remain. It is our intention to rebuild the porch, in keeping with the historical nature of the existing porch. Additional details provided in the attached narrative
Front Siding	10	Proposing to replace the vinyl siding with wood on the front of the house only. Vinyl siding to remain on other 3 sides of the house.
Side Entrance	11	The right side of our house has french doors and then a dropoff to the ground. No landing, stairs, or way to use those doors was ever constructed. We are proposing to build a small landing with a ramp outside that door as a way for our pets to more easily enter and exit the house as they get older. This will be behind our fence and not visible from the street.

FROM THE DESK OF
TODD J BOWMAN AND MELISSA A ZEPEDA, ESQ.

May 5, 2021

Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of Saint Petersburg
Municipal Services Center
One Fourth Street North, 8th Floor
Saint Petersburg, FL 33701

*Re: Application for Certificate of Appropriateness – Additional Written Description/Narrative
Property: 2135 3rd Avenue N, Saint Petersburg, Florida*

To whom it may concern:

The following is provided to supplement our application for a Certificate of Appropriateness for proposed repairs of our craftsman-style home located on the property referenced above.

We purchased our home in February 2018. At the time of our purchase, a laurel oak tree that had been planted adjacent to the east wall of the front porch was starting to cause damage to the porch. As depicted in the pictures included with our application, the roots of the tree have now uplifted the front stairs causing them to be off-balanced and caused large and increasingly expanding cracks along the entire porch wall. Additional damage has started to appear in other sections of the porch. Although the tree was recently removed, the damage that has been done to the porch and stairs necessitates that the porch be renovated.

It is our intention to maintain the historic nature and characteristics of the porch. Although some minor changes are proposed, the replacement porch will keep the same footprint, dimensions, and elevation as the existing porch. The ceiling and roof of the porch will remain – only the columns and base of the porch will be replaced, which is what has been damaged by the ill-placed tree. Further, while we have not yet chosen the tile for the floor, we have been researching patterns that would be common in the 1920s. We purchased our house specifically because we loved the historic nature of the home and neighborhood and we have every desire to keep all repairs in line with the historical theme of the neighborhood.

The changes which we have proposed are still in keeping with the craftsman style of the original house. First, the existing square stucco columns will have brick bases and tapered squared wood columns. We will also use brick for the wall. As the photos of the damage to the porch which are included with our application will disclose, the existing stucco has broken away to disclose brick underneath. Therefore, since the original brick was covered with the stucco cap, rebuilding the porch with brick does restore it to its historical condition.

Second, we are proposing to replace the vinyl siding on the front wall of the house with wood. It is our understanding that the outer walls of these historic craftsman-style homes were originally wood, and the vinyl siding was added later. Please note that the plans we have submitted do not show the wood replacing the vinyl siding because it was a suggestion from our contractor after the plans were completed.

FROM THE DESK OF
TODD J BOWMAN AND MELISSA A ZEPEDA, ESQ.

Our contractor advised that restoring the front outer wood to the wood paneling would restore a historic characteristic of the home, which was in keeping with what we wanted to accomplish.

Finally, there is one further renovation we would like to make to side of our house which cannot be viewed from the street due to fencing. As our pets get older, climbing stairs to get in and out of the house will get difficult. The west side of our house has a set of French doors leading off the master bedroom, but there is no landing or stairs from those doors – there is just a 2 foot drop to the ground. Our contractor has proposed building a small landing and a ramp from those doors to enable our pets to safely get down to the side yard. The new landing and ramp would be concealed behind the fence and gate on that side of the house. Again, this is not depicted on the plans as it was an idea that came up after the plans being finalized.

For your reference, the enclosed photos numbered one (1) through seven (7) depict the damage done by the oak tree to the porch; photos numbered two (2) and eight (8) through nine (9) depict the brick structure of the porch beneath the stucco cap; photo ten (10) depicts the vinyl siding to be replaced; and photo eleven (11) depicts the side of the house where we are proposing adding the landing and ramp outside the French doors.

We greatly appreciate the Historic Preservation Division's consideration of our application for a certificate of appropriateness and hope you will agree that the porch reconstruction is necessary for the safety and the stability of the house. We also hope you agree that our plans will retain the historic nature and characteristics of our craftsman-style home. Should you have any questions or need additional information or photographs, please do not hesitate to contact us.

Thank you.

Sincerely,

Todd Bowman & Melissa Zepeda

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

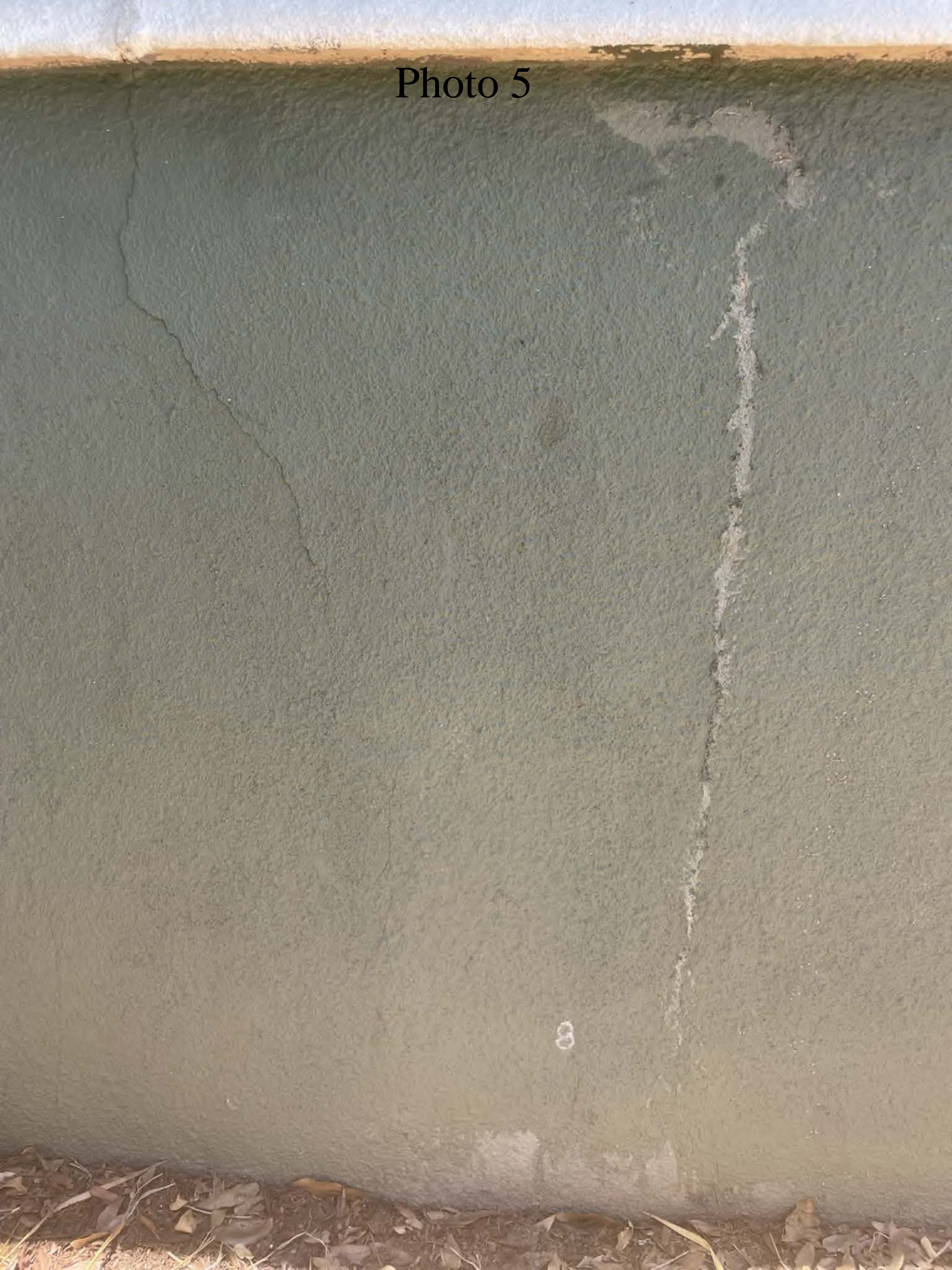


Photo 6



Photo 7



Photo 8



Photo 9

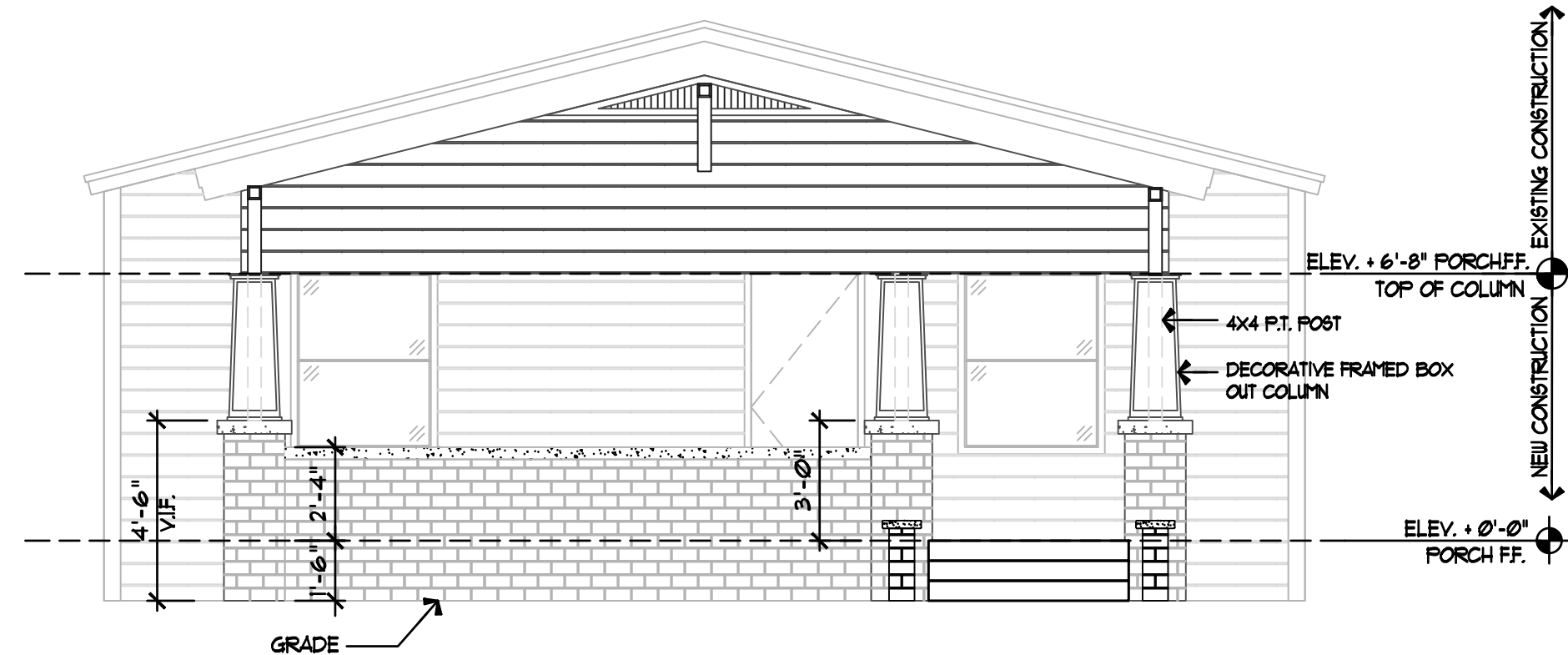


Photo 10

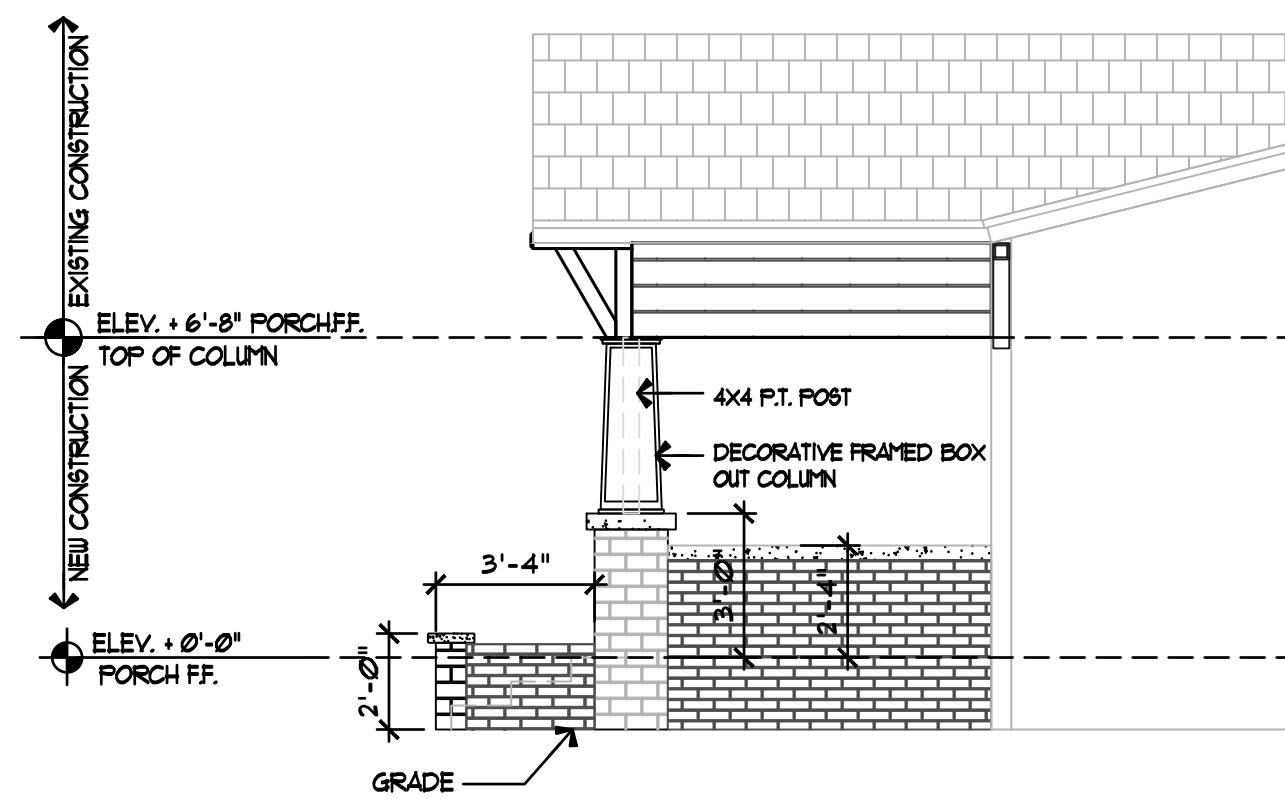


Photo 11

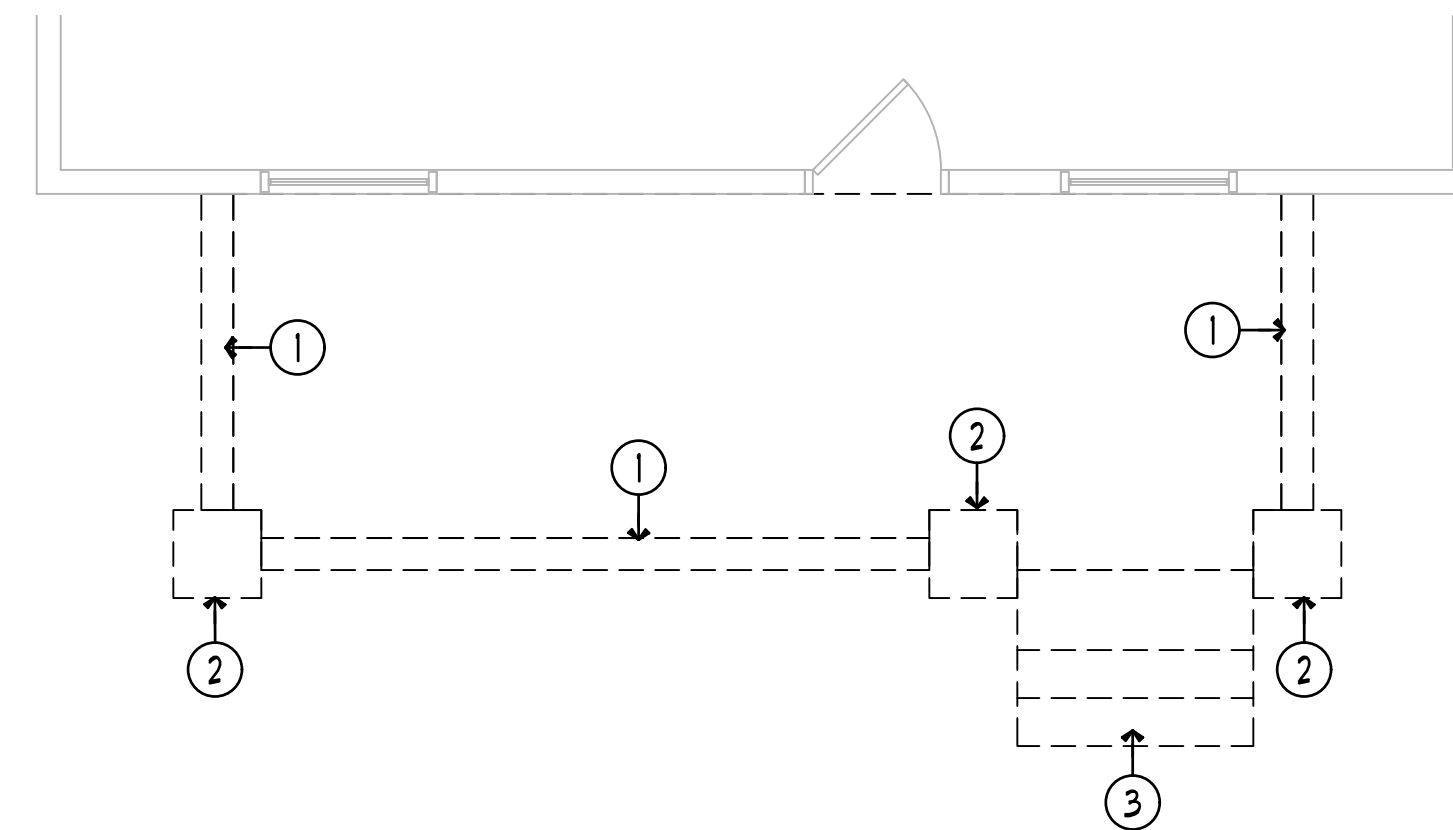




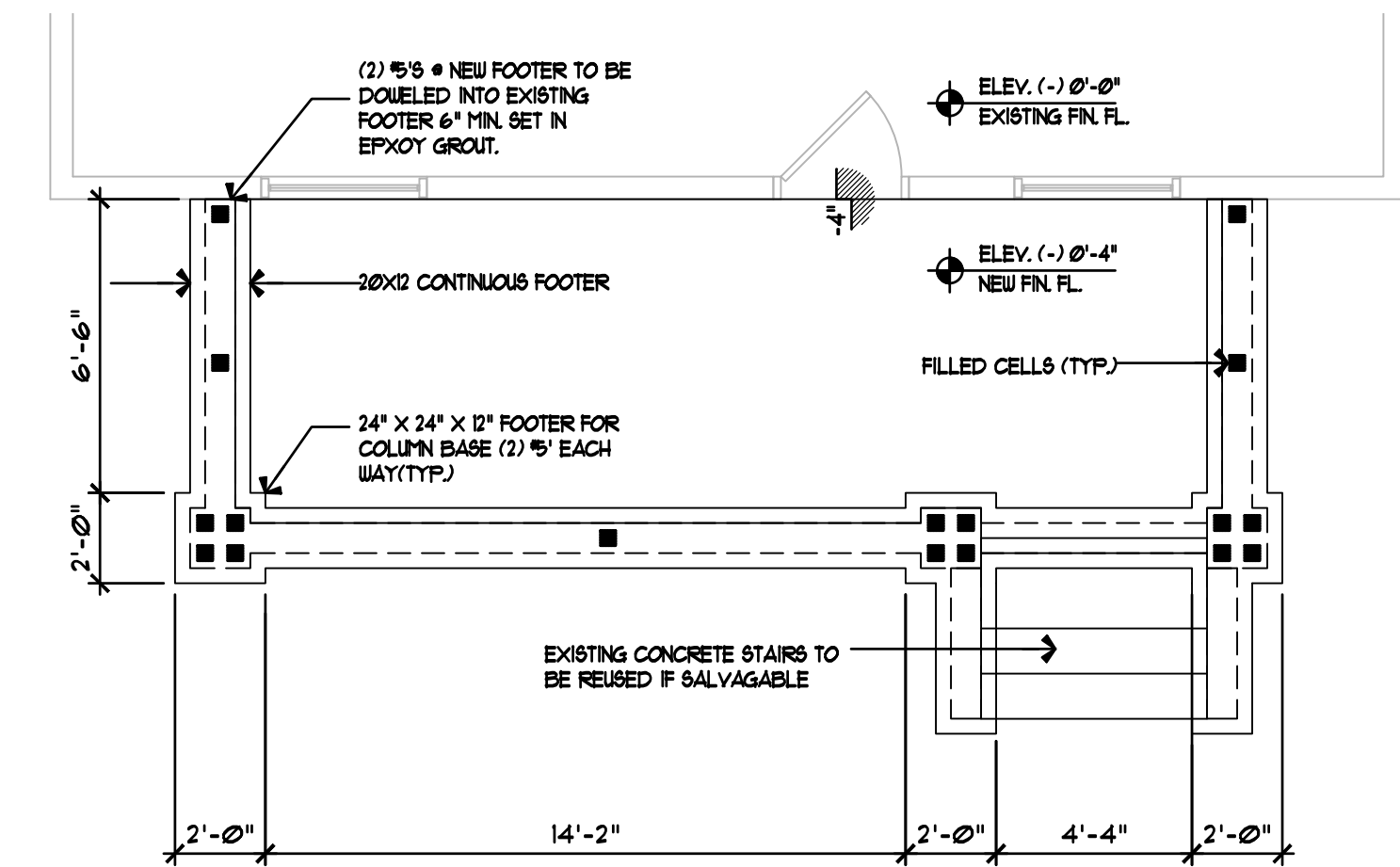
4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



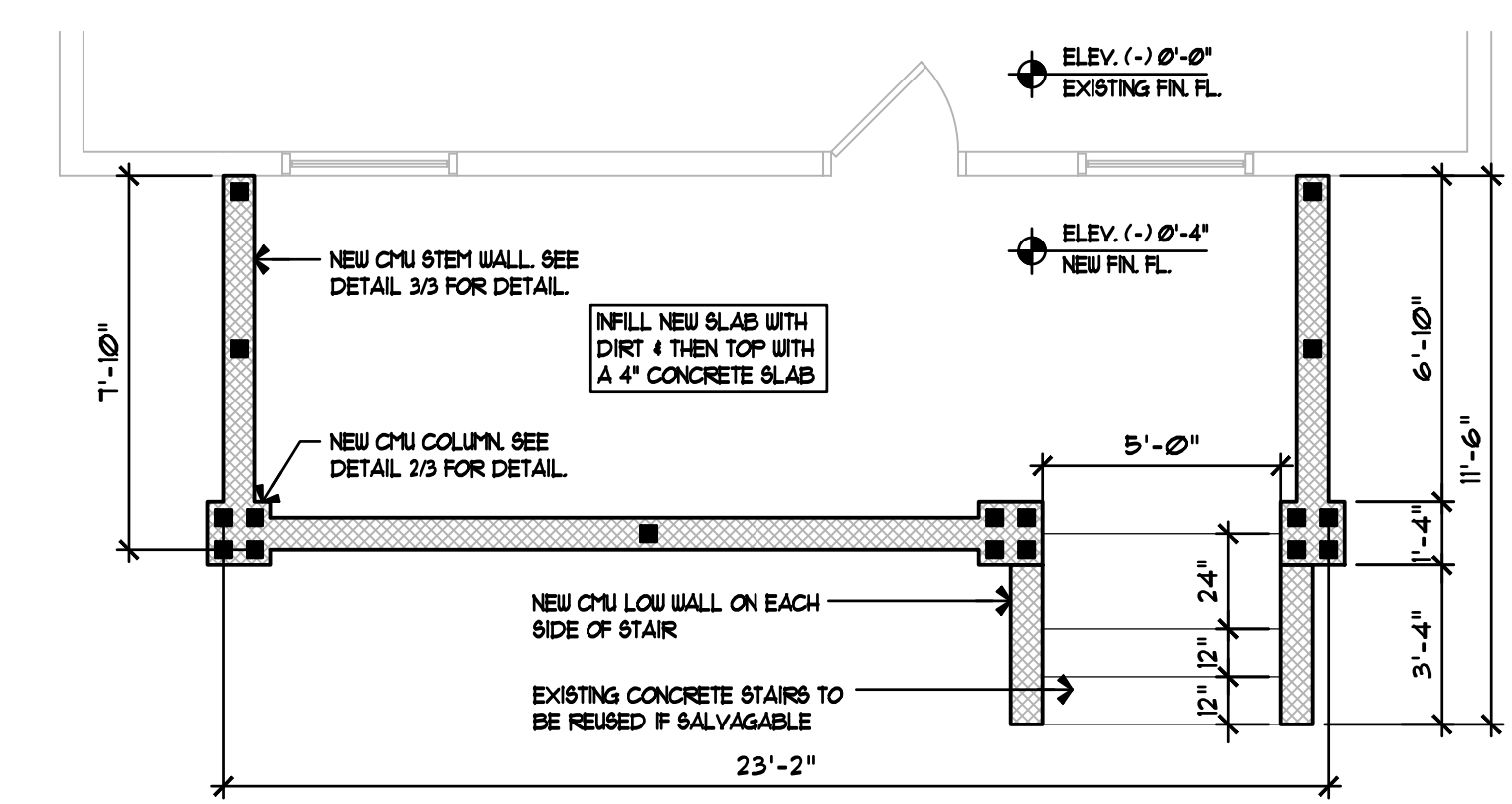
5 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

1. IN COMPANY WITH THE OWNER, VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
11. CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
12. MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN ALSO TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE.
2. SHUT OFF, CAP, AND OTHERWISE PROTECT EXISTING PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAVING JURISDICTION.
3. COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED, LEAVING SURFACES CLEAN, SOLID, AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE.
4. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
5. DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
6. ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.
7. THE DEMOLITION WORK IS NOT LIMITED TO DEMOLITION ITEMS LISTED OR SPECIFICALLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS, BUT SHALL INCLUDE THOSE ITEMS NECESSARY FOR A FINISHED AND COMPLETE PROJECT.
8. GENERAL CONTRACTOR SHALL INCLUDE ALL INTERIOR AND EXTERIOR PATCHING, PREPARING AND PAINTING TO PROVIDE A PROFESSIONAL AND COMPLETELY FINISHED PROJECT.

- 1 REMOVE EXISTING WALL
 - 2 REMOVE EXISTING COLUMN
 - 3 REMOVE EXISTING STAIRS
- NOTE: OWNER WANTS TO SALVAGE CONCRETE STAIRS IF POSSIBLE.

THESE DOCUMENTS, DESIGNS, NOTES, DETAILS AND SPECIFICATIONS AND CONCEPTS ARE THE SOLE PROPERTY OF FRAZE DESIGN, INC. AND SHALL NOT BE REPRODUCED, RE-USED OR COPIED FOR OTHER PROJECTS, IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF FRANK FRAZE, ARCHITECT, AIA.

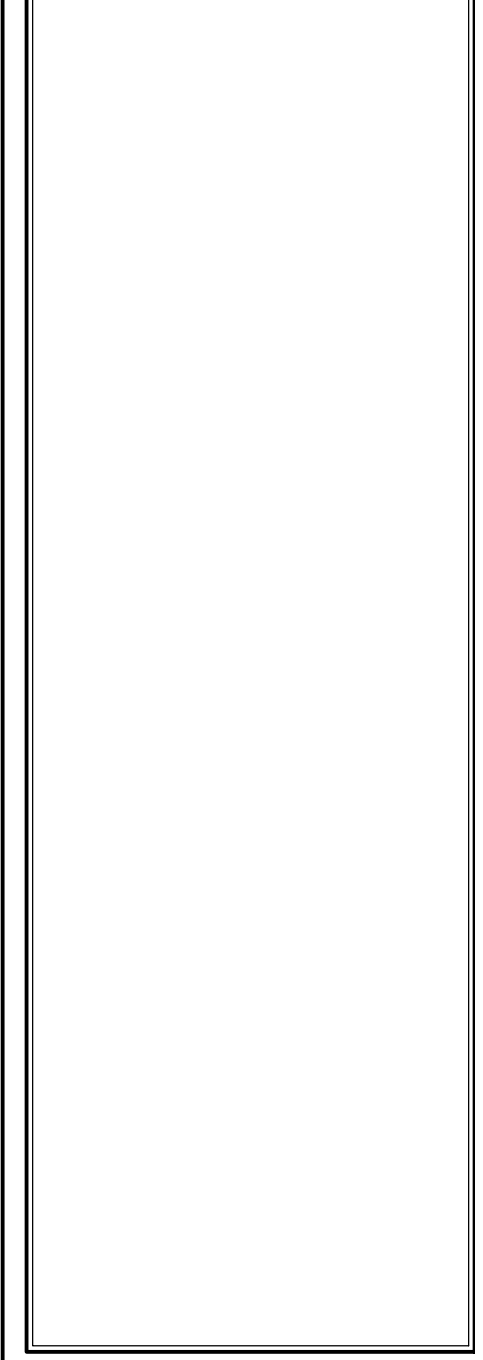
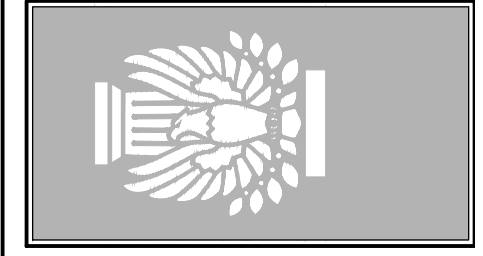
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THESE DRAWINGS & DESIGN ARE VALID FOR 12 MONTHS FROM DATE OF BEING SEALED.

TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 6TH EDITION 2011 FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY STANDARDS.

ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ISSUE	DATE	BY:
REVIEW	11/23/20	MK
PERMIT	11/23/20	MK
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FRANKE design

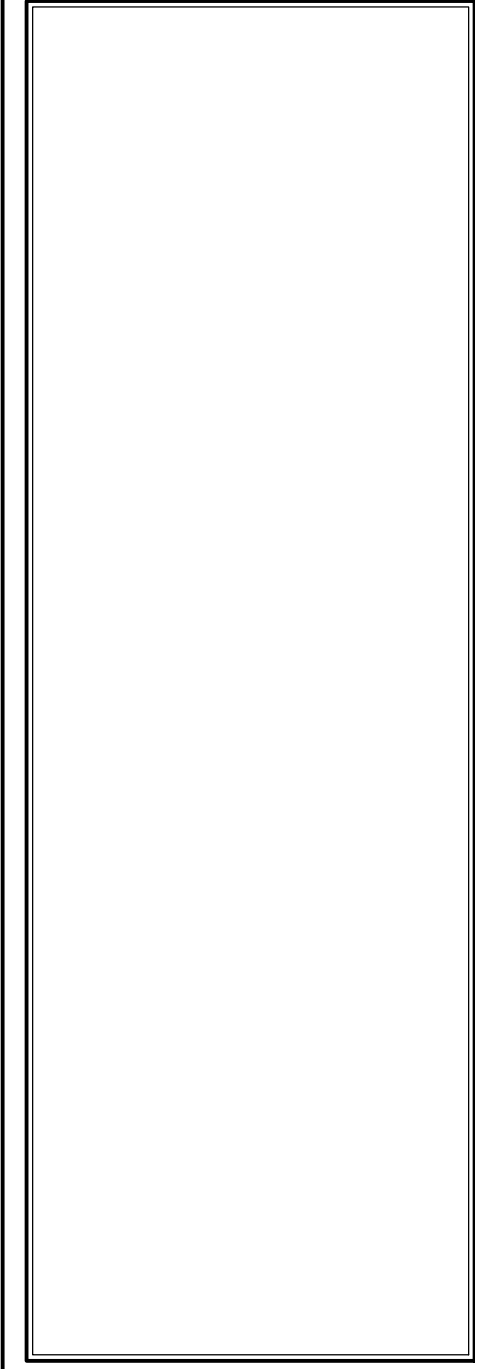
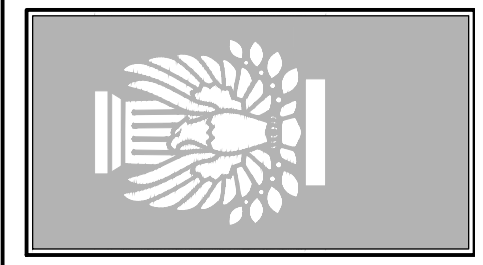
ST. PETERSBURG, FLORIDA 33712
1750 CENTRAL AVENUE
PHONE: 727/528-3608 FAX: 727/528-3609

STUDIO: 727/528-3607

SHEET TITLE
DEMOLITION & RENOVATION PLAN
SHEET NUMBER

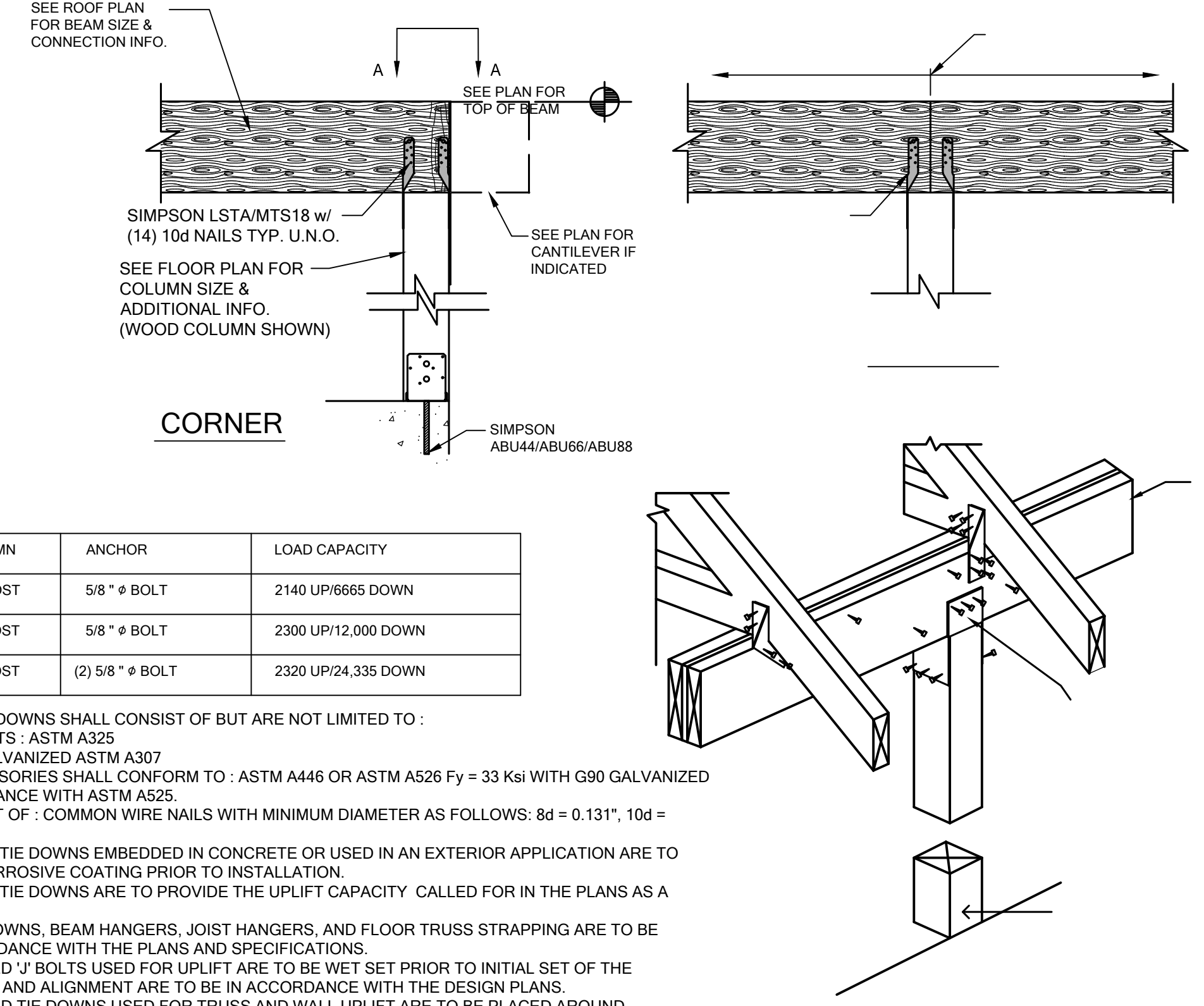
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ISSUE	DATE	BY:
REVIEW	11/23/20	TK
PERMIT	11/23/20	TK
REV.		
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FRANK FRAZEE design
 ST. PETERSBURG, FLORIDA 33712
 1750 CENTRAL AVENUE
 PHONE: 727/528-3608
 FAX: 727/528-3609
 STUDIO: 727/528-3607

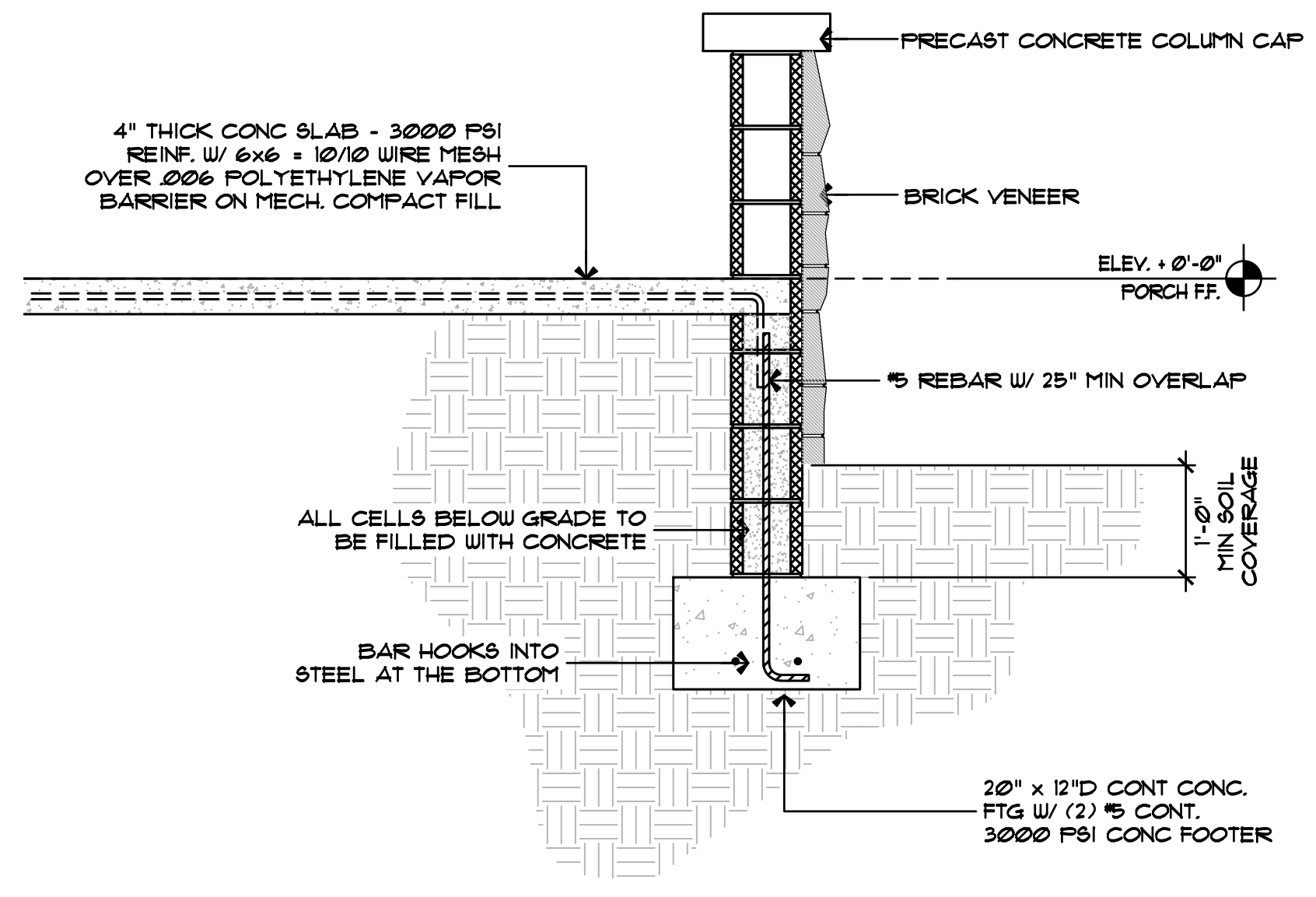
COMMON POST TO BEAM ATTACHMENT DETAILS



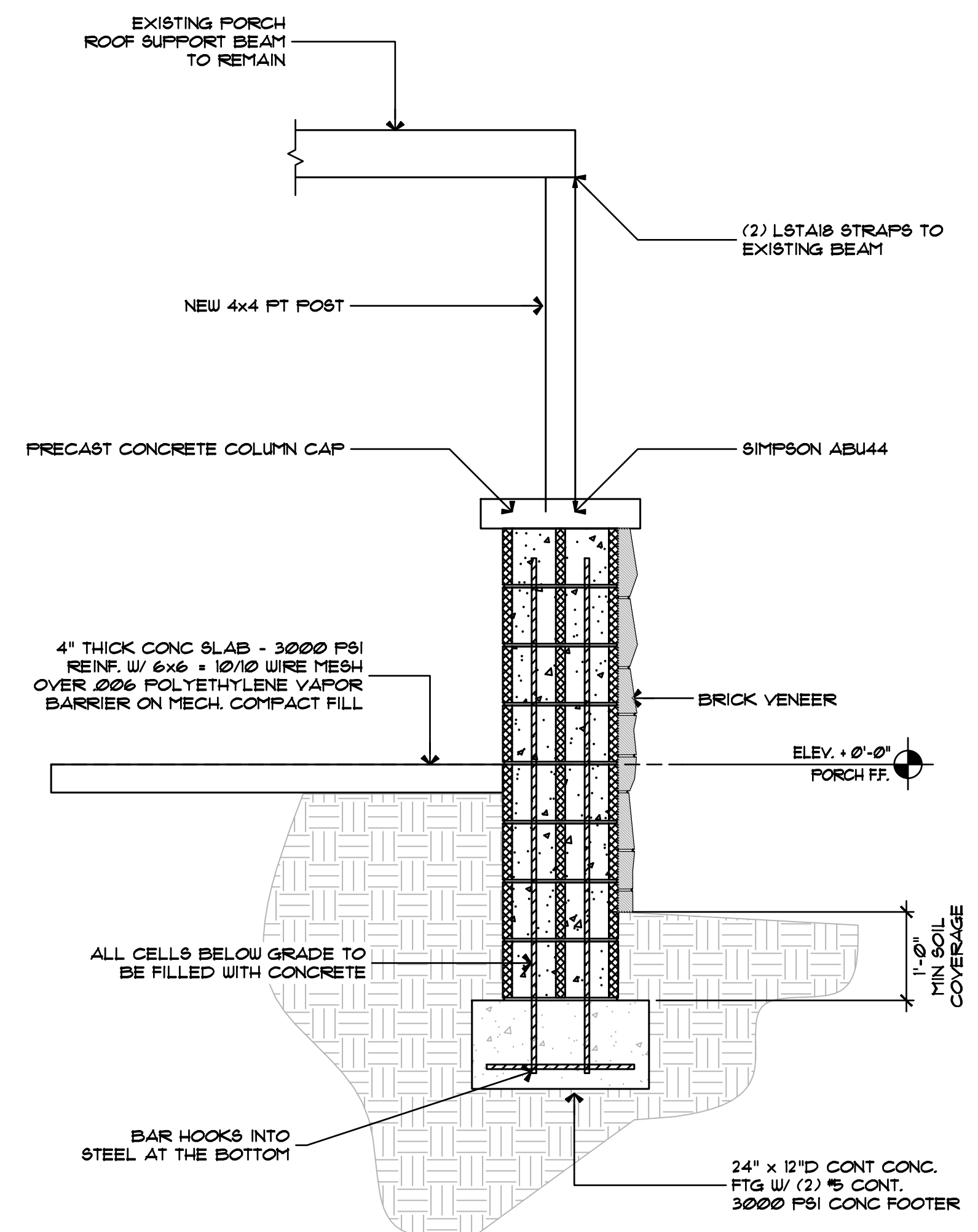
MODEL	COLUMN	ANCHOR	LOAD CAPACITY
ABU44	4x4 POST	5/8" ϕ BOLT	2140 UP/6665 DOWN
ABU66	6x6 POST	5/8" ϕ BOLT	2300 UP/12,000 DOWN
ABU88	8x8 POST	(2) 5/8" ϕ BOLT	2320 UP/24,335 DOWN

FASTENERS AND TIE DOWNS SHALL CONSIST OF BUT ARE NOT LIMITED TO:
 HIGH STRENGTH BOLTS - ASTM A325
 MACHINE BOLTS - GALVANIZED ASTM A307
 SHEET METAL ACCESSORIES SHALL CONFORM TO: ASTM A446 OR ASTM A526 Fy = 33 Ksi WITH G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A525.
 NAILS SHALL CONSIST OF: COMMON WIRE NAILS WITH MINIMUM DIAMETER AS FOLLOWS: 8d = 0.131", 10d = 0.148", 16d = 0.162".
 ALL FASTENERS AND TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANTI-CORROSIVE COATING PRIOR TO INSTALLATION.
 ALL FASTENERS AND TIE DOWNS ARE TO PROVIDE THE UPLIFT CAPACITY CALLED FOR IN THE PLANS AS A MINIMUM.
 ALL FASTENER TIE DOWNS, BEAM HANGERS, JOIST HANGERS, AND FLOOR TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 CONCRETE EMBEDDED TIE BOLTS USED FOR UPLIFT ARE TO BE WET SET PRIOR TO INITIAL SET OF THE CONCRETE. SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS.
 CONCRETE EMBEDDED TIE DOWNS USED FOR TRUSS AND WALL UPLIFT ARE TO BE PLACED AROUND EMBEDDED REINFORCING PRIOR TO PLACING GROUT.

1 POST TO BEAM DETAIL
SCALE: NTS



3 NEW STEM WALL & FOOTER DETAIL
SCALE: 3/4" = 1'-0"



2 NEW COLUMN DETAIL
SCALE: 3/4" = 1'-0"

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ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SHEET TITLE
SECTIONS & DETAILS

SHEET NUMBER

Page 1 of 2 in order 108285
File number: 1782018-01261

Completed: 2/19/2018
Surveyed: 2/16/2018

Client: SUNBELT TITLE AGENCY - NEW TAMPA
Lender: FIRST HOME BANK
Buyer: MELISSA A. ZEPEDA TODD J. BOWMAN
Seller: JENIECE L. CARTER HENSON

Premises: 2135 3RD AVENUE , SAINT PETERSBURG, FLORIDA 33713 PINELLAS



CERTIFIED TO: SUNBELT TITLE AGENCY, FIRST HOME BANK, MELISSA A. ZEPEDA TODD J. BOWMAN , TITLE RESOURCES GUARANTY COMPANY

LEGAL DESCRIPTION: LOT 13, BLOCK 9, PLAT OF THE - BRONX ADDITION TO THE CITY OF ST PETERSBURG FLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TRUeline TECHNOLOGIES LLC: THE FOLLOWING PRODUCT HAS BEEN COMPLETED BY THE STATE LICENSED LAND SURVEYING FIRM AS INDICATED ON THE FOLLOWING PAGE. TRUeline TECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVING OF THE PRODUCT, AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES NO WARRANTIES AS TO THE ACCURACY OF SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST AUTHENTICATION CODE WITHIN ITS SIGNATURE FILE. A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT ON FILE AT THE PERFORMING SURVEYORS OFFICE.

PRINTING PROCEDURES: BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRINT SETTINGS BE CORRECT IN ORDER TO DEPICT AN ACCURATE REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING THE PRODUCT IN ADOBE READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER. UNDER PRINT RANGE - SELECT ALL. UNDER PAGE HANDLING, SELECT NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. CLICK PRINT.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

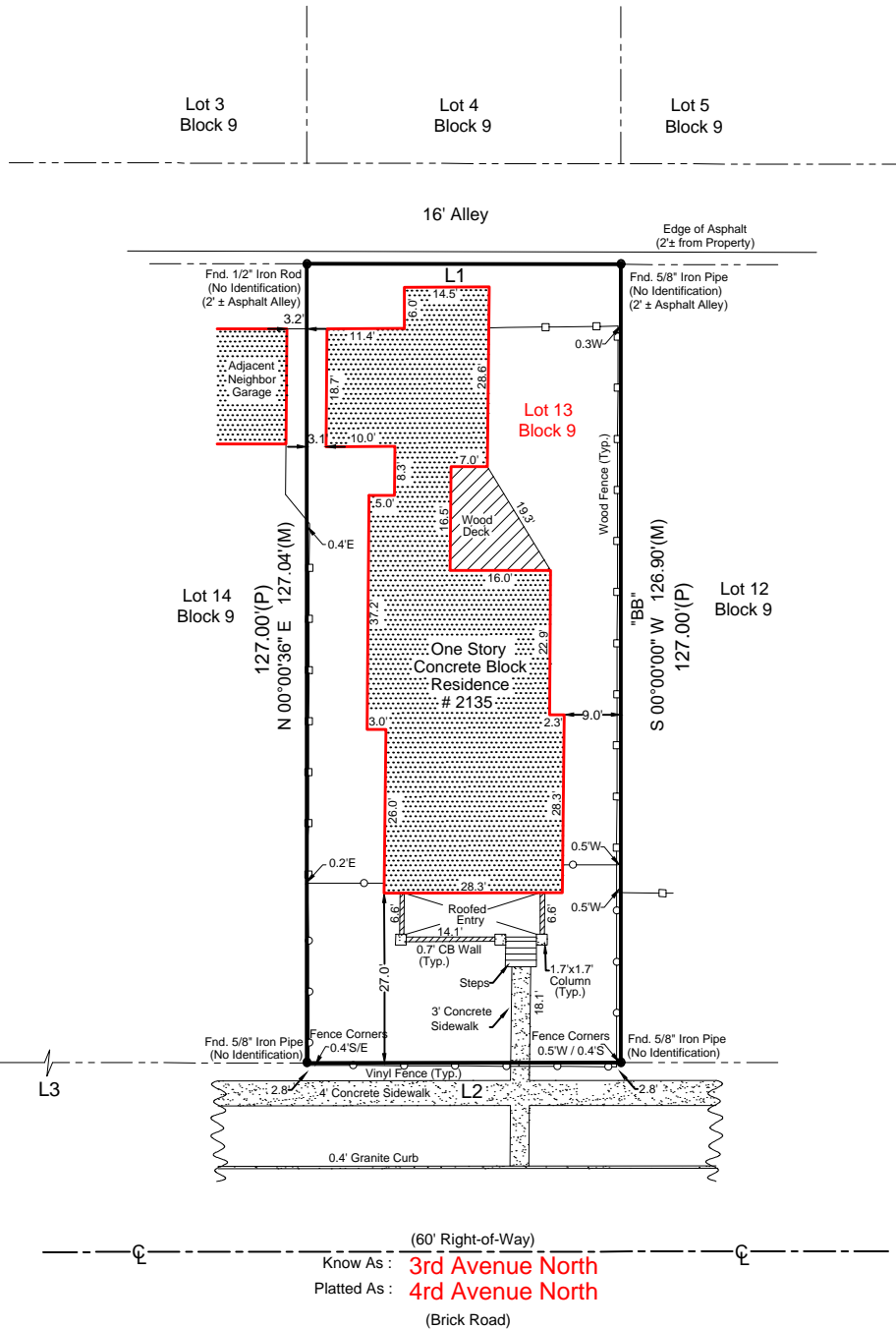
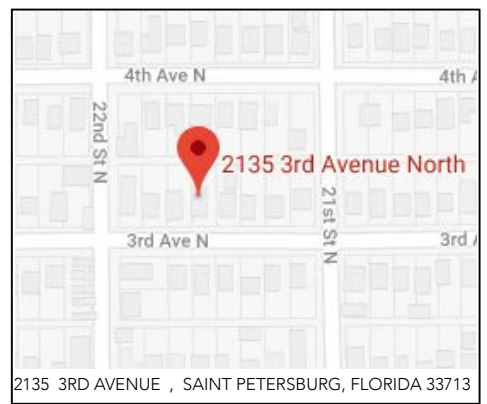
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FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GO THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF ST. PETERSBURG, COMMUNITY NUMBER 125148, DATED 9/3/2003.

Page 2 of 2

This survey is not full and complete without the attached survey report, Page 1 of 2.

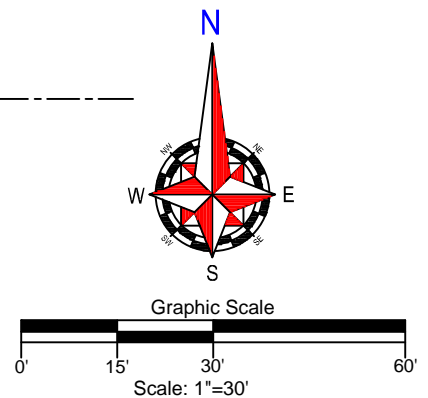


Assumed Bearings

L1
50.00'(P)
S 89°53'55" E 49.96'(M)

L2
50.00'(P)
N 89°56'50" W 49.98'(M)

L3
148.70'(P)
N 89°52'59" W 148.77'(M)



Field Date: 2/16/2018 Date Completed: 2/19/2018

Drawn By: G.S. File Number: JS-44439

Legend	
C	- Calculated
☉	- Centrifuge
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
□	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
—○—	- Chain Link Fence

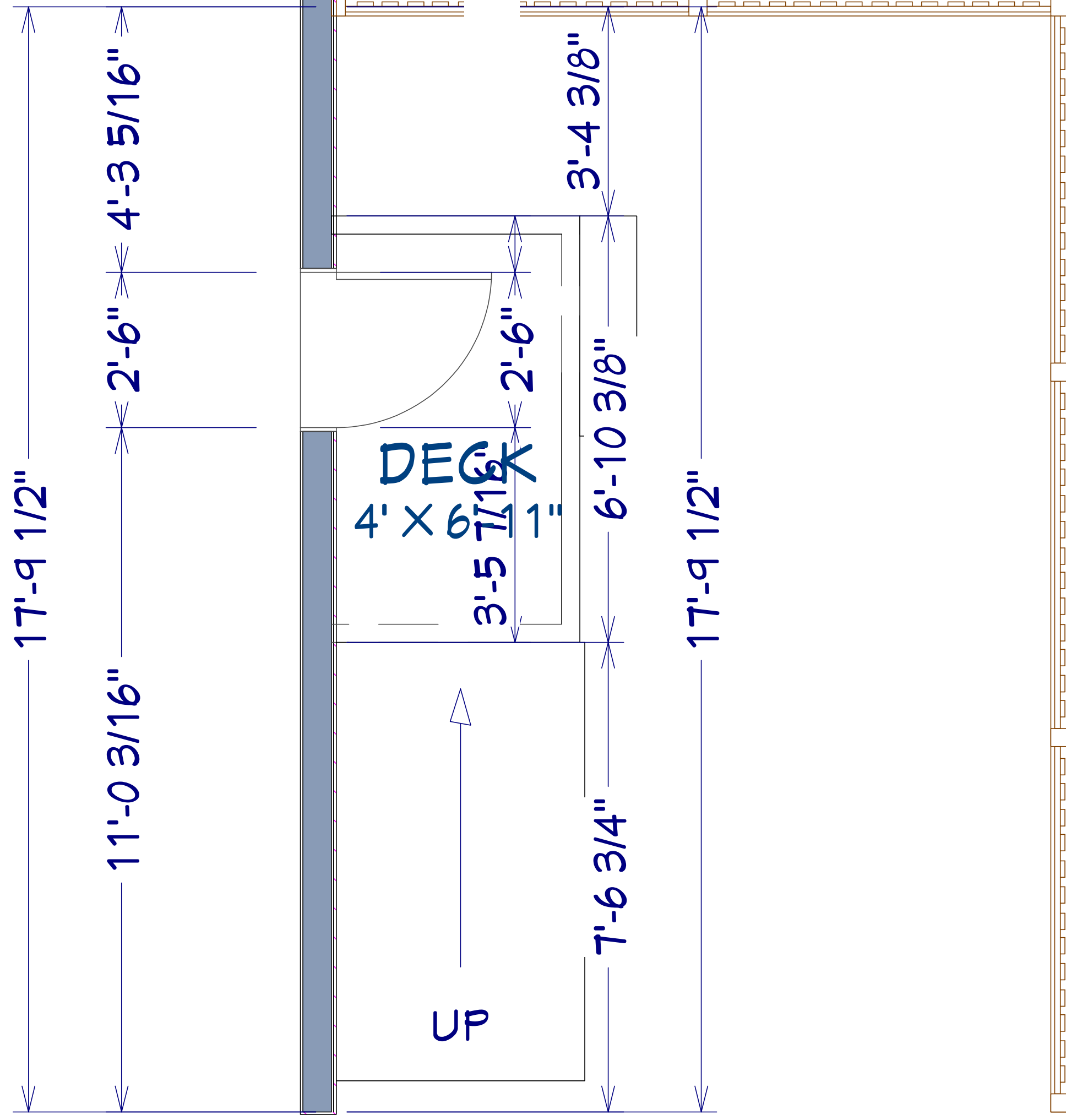
-Notes-

- >Survey is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have **NOT** been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basls shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are **NOT** to be used to reconstruct Property Lines.
- >Fence Ownership is **NOT** determined.
- >Roof Overhangs, Underground Utilities and/or Footers have **NOT** been located **UNLESS** otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and **MUST** be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- >Flood Zone Determination Shown Heron is Given as a Courtesy, and Is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information **NEITHER** known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume **NO** Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 6J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, P.S.M. 6637, LB 7623
 This Survey is intended **ONLY** for the use of Said Certified Parties.
 This Survey **NOT** VALID **UNLESS** Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
 1301 S. International Parkway Suite 2001
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165



BOUNDARY SURVEY

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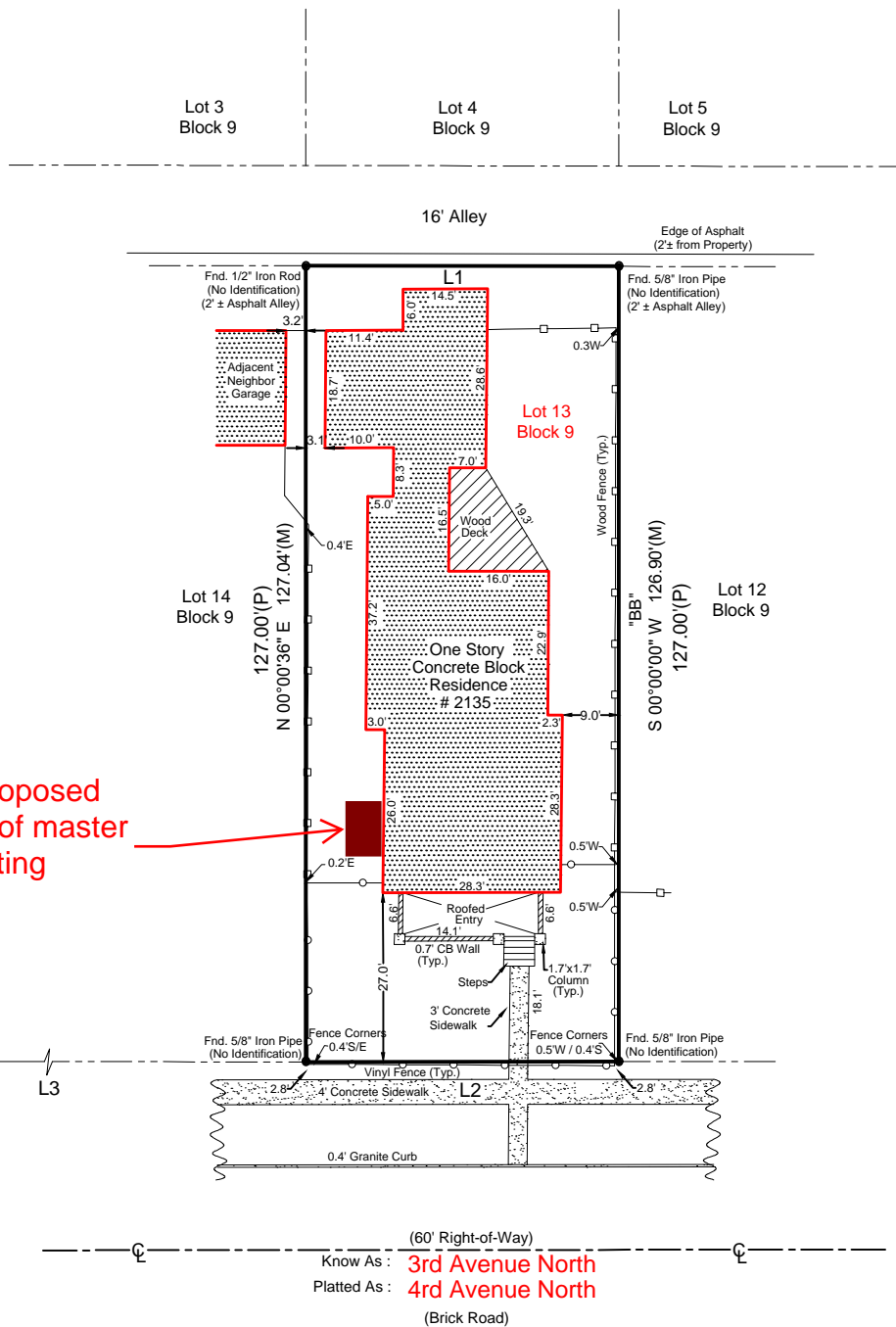
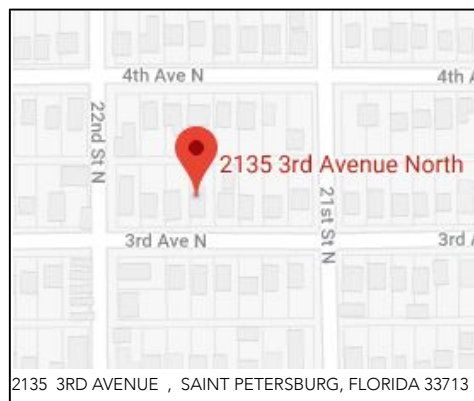
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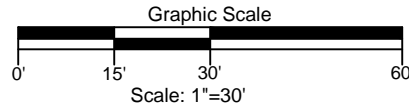
Location of proposed ramp outside of master bedroom existing french doors

Assumed Bearings

L1
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S 89°53'55" E 49.96'(M)

L2
50.00'(P)
N 89°56'50" W 49.98'(M)

L3
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Field Date: 2/16/2018 Date Completed: 2/19/2018

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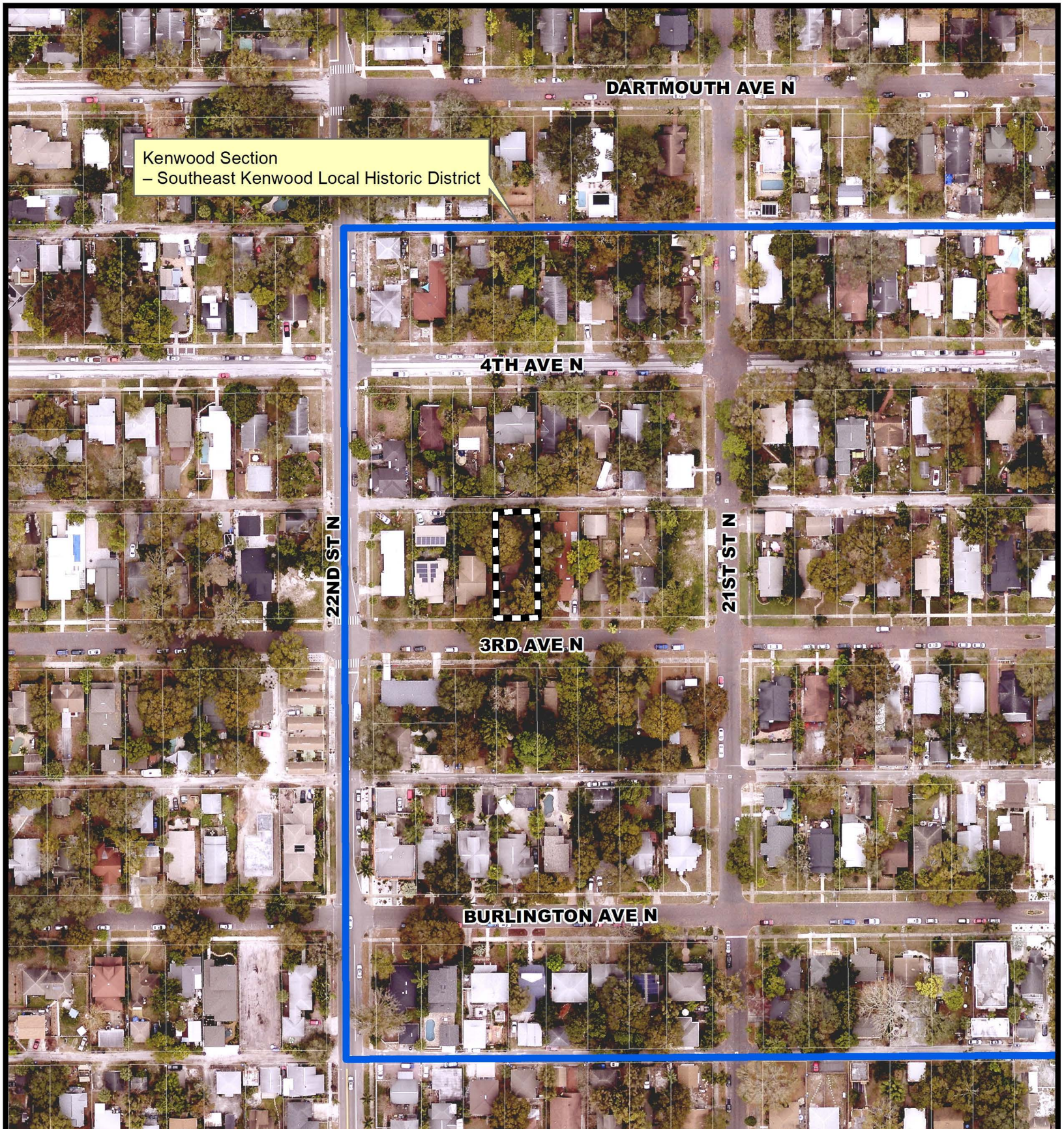
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 Office-407.678.3366 Fax-407.320.8165

Appendix B:

Maps of Subject Property



Kenwood Section
- Southeast Kenwood Local Historic District

DARTMOUTH AVE N

4TH AVE N

22ND ST N

21ST ST N

3RD AVE N

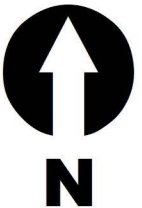
BURLINGTON AVE N

Community Planning and Preservation Commission

2135 3rd Ave N

**AREA TO BE APPROVED,
SHOWN IN** 

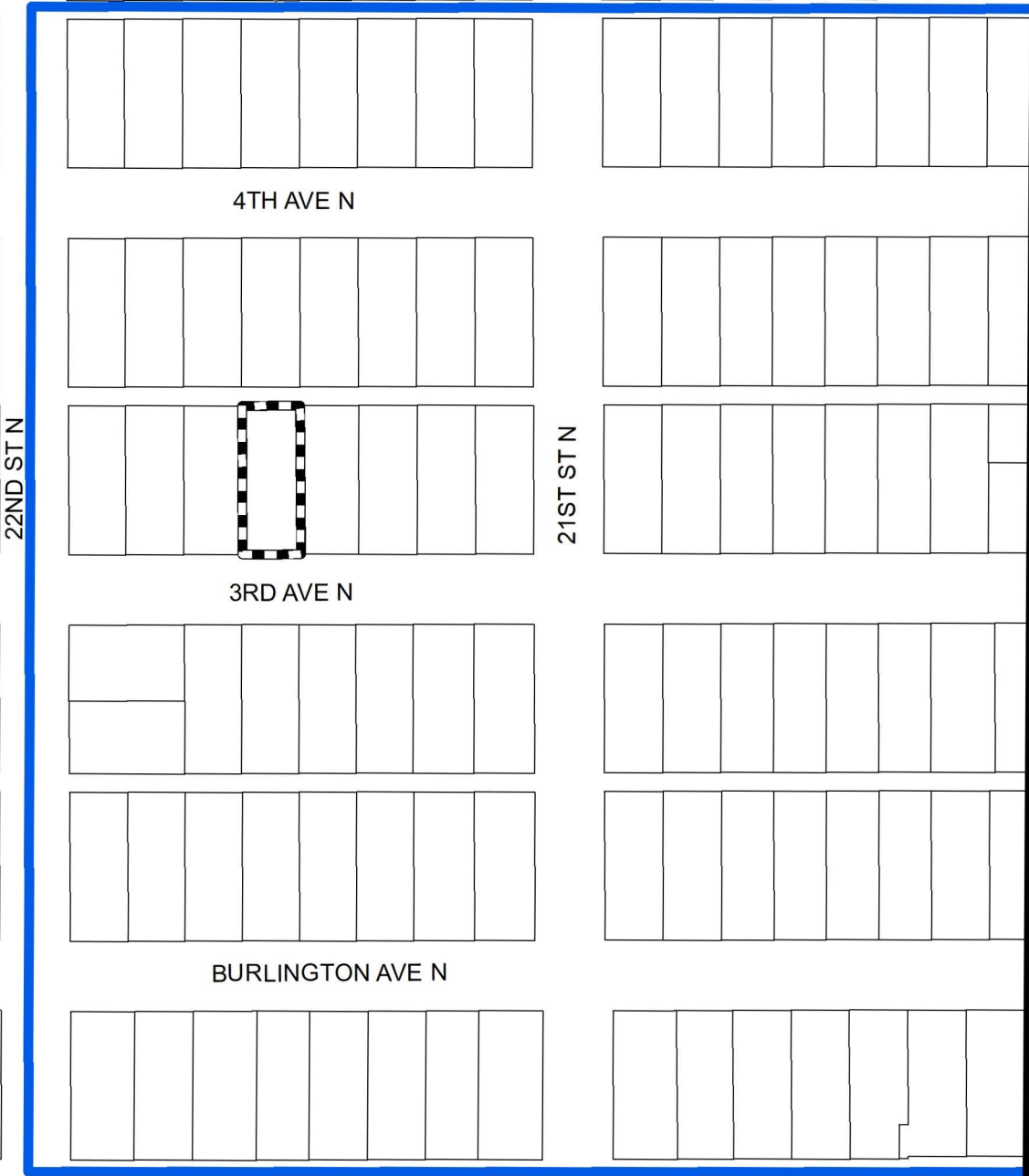
**CASE NUMBER
21-90200066**



**SCALE:
1" = 170'**

DARTMOUTH AVE N

Kenwood Section
- Southeast Kenwood Local Historic District



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