



CITY OF ST. PETERSBURG, FLORIDA
PLANNING & ECONOMIC DEVELOPMENT
DEPARTMENT, URBAN PLANNING & HISTORIC
PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) REQUEST

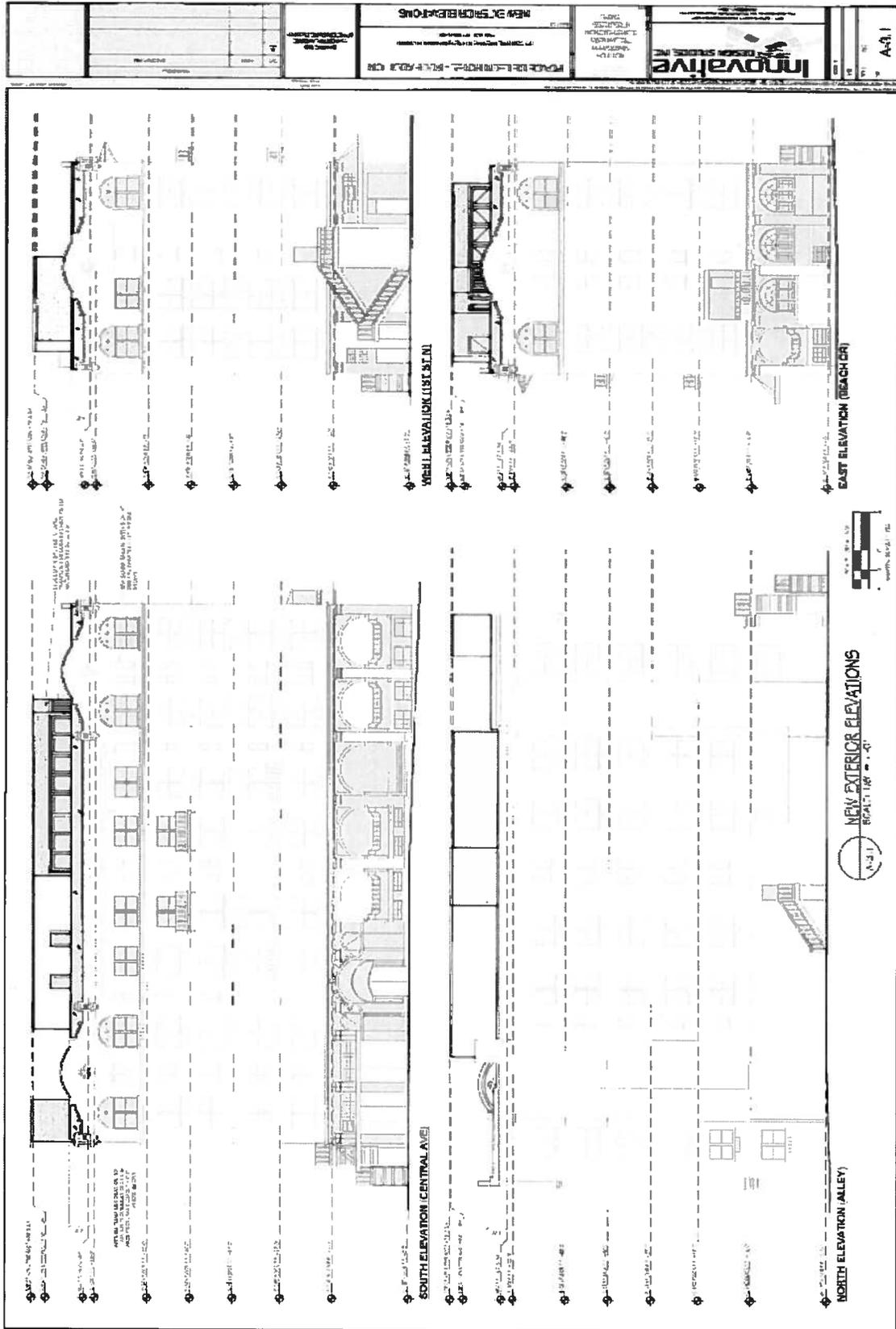
For Public Hearing and Executive Action on July 11, 2017 beginning at 2:00 P.M.,
Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development records, Lisa Wannemacher 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.: | 16-90200056 |
| Address: | 95 Central Avenue |
| Legal Description: | REV MAP OF ST PETERSBURG BLK E, LOT 1 |
| Parcel ID No.: | 19-31-17-74466-101-0010 |
| Local Landmark | Ponce de Leon Hotel (HPC-97-04) |
| Owner(s): | Bakrac Inc./Savni Bakrac |
| Request: | Approval of: 1) Certificate of Appropriateness for the construction of a Rooftop Spa Deck and Lounge; 2) Variances for: a) building setbacks along streets (east, west, south elevations, including the 60 degree triangle from Beach Drive; b) distance between buildings (north elevation) |



Oblique view of southwest corner of the Ponce de Leon Hotel looking northeasterly. Photo by Staff 2017.



Elevation views of proposed rooftop addition; also see Appendices E and G for 11" x 17" versions.
Plan drawing submitted by Architect for Applicant, 2016.

DETAILED PROJECT OVERVIEW

The Ponce de Leon Hotel is a local historic landmark building consisting of six-floors, and is currently used for overnight guest lodging, restaurant, bar and sidewalk café types of uses. The historic building was originally constructed in 1922. The historic designation was initiated by the current owner/applicant (applicant) in 1997 who is now proposing to rehabilitate certain elements of the building, including adding a new roof and rooftop addition referred to as a “rooftop spa deck and lounge” for exclusive use by the hotel’s guests. The applicant has indicated that food service will be limited, and that no full-service bar or kitchen are proposed.

Rehabilitation of various non-roof structural elements is required, including, but not limited to, adding and modifying existing stair and elevator systems, adding first floor exterior door and ingress/egress systems, and other interior/exterior improvements. As such, exterior alterations to the building are fairly limited to the roof area, with only minor, or de minimus effects occurring to any of the exterior elevations. Interior alterations are identified, but not included as part of this COA. Some restoration of historic architectural elements is also proposed.

In essence, the primary focus of this proposal is weighted toward the physical effects to the rooftop, which would result in a new tied-in flat roof system with code-compliant roof joists supporting a built-up design above the existing roof, which would remain, though some modification to ensure its structural integrity is required. The new roof system is essentially located behind a historically significant Mission-shaped parapet. The parapet, with its distinctive coping outline (capped with sheet metal) is one of the key character-defining features of the building, though original tourelle features (small, corbelled, turret-like adornments) along the parapet have been removed, which the applicant proposes to restore as part of this project. The existing rooftop is currently non-functional for human activities or occupancy, and includes two existing superstructures that will be affected—a stairwell shaft extension (west side), and an elevator shaft (mid-roof).

The proposed new rooftop structures, including enlarging the two existing shaft enclosures would amount to approximately 1,233 square feet of the roof’s approximate 5,126 square feet. This equates to approximately 24% of the available roof floor area; the existing shaft enclosures consume approximately 100 square feet of roof space. Approximately 1,820 square feet of the roof area would be utilized for actual outdoor terrace and walking surfaces oriented toward the waterfront park area, with the remainder of the roof surface designed for water runoff and mechanical equipment. The list below includes an abbreviated scope of the proposed undertaking requiring COA review (all dimensions are approximate).

- Construct a new, tied-in roof system above the existing roof.
- Replace the existing 6’ x 8’ west side stairwell enclosed shaft superstructure with a 17’ x 8’ enclosed stairwell structure.
- Replace the existing 7’6” x 7’ mid-section elevator enclosed shaft with a 7’6” x 8’ enclosed elevator structure.
- Construct a new 12’ x 10’6” enclosed stairwell at the mid-section.
- Construct a new 17’6” x 25’6” enclosed, two-room bathroom/prep area structure.
- Construct a new 31’9” x 17’ enclosed seating area with folding glass panel door systems.
- Construct a 1,820 square-foot rooftop outdoor terrace deck with finished floor for leisure and lounging activities.
- Add/construct appropriate life-safety features such as first-floor access points and escape devices.
- Restore the tourelles that were previously removed.

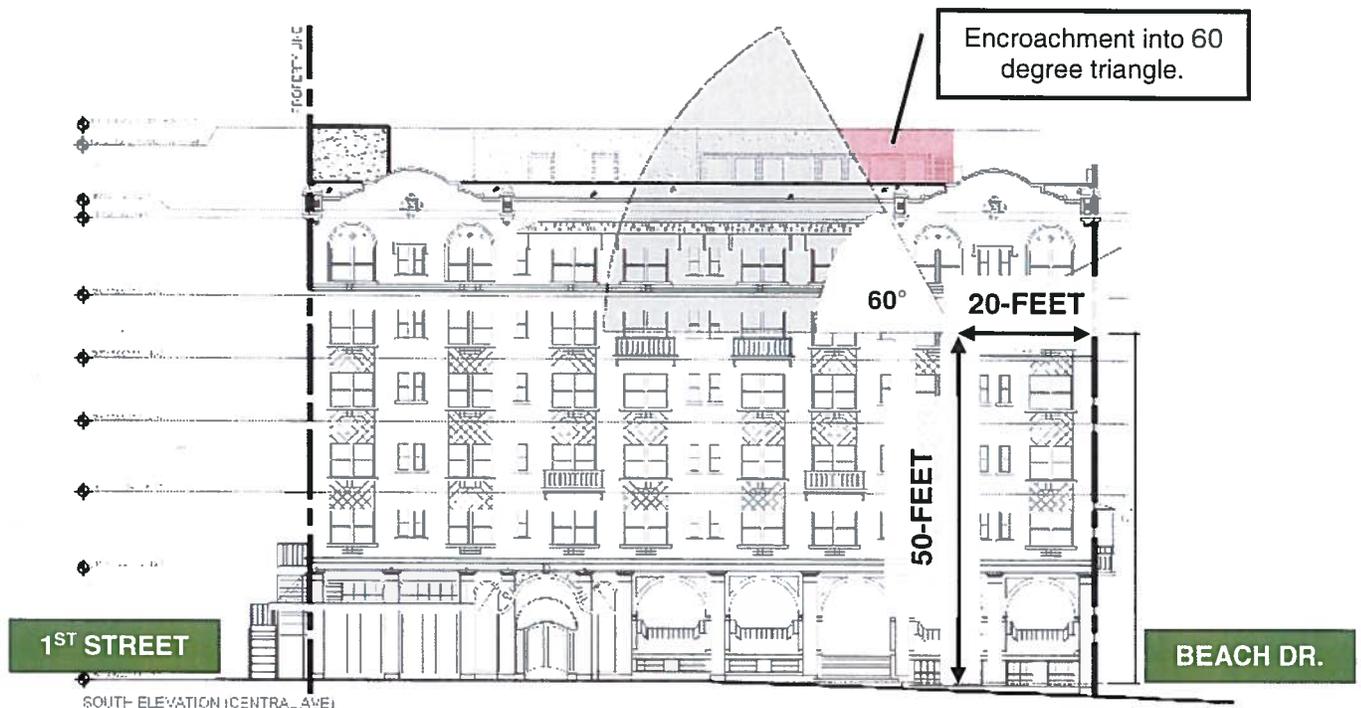
The largest added superstructures will be located toward the north roof parapet edge and set back approximately 20'3" from the south parapet outer edge. Setbacks for the new primary structure from the west and east parapet edges are proposed at 23'8" and 25'8.5", respectively. The existing stairwell enclosure at the west elevation will be replaced with a larger structure and continue to have a one-foot setback along the parapet edge. A transparent glass railing system that extends from 42" to 48" in height will be added to run just inward of, and parallel to the existing parapets as a life-safety requirement. In addition, and according to the plan drawings, it must be noted that the new, structurally engineered roof would result in a raised roof height of approximately 1'4".

Variances to the Land Development Regulations are requested that include: 1) building setbacks; and 2) a reduction of the distance between buildings requirement when situated above 50 feet.

VARIANCE REVIEW (prepared by Development Review Services)

1. Setback along streets, excluding alleys

Required: 60 degree triangle above 50 feet
Variance: Encroachment into the 60 degree triangle



The 60 degree triangle is required for portions of the building above 50 feet that are located along Beach Drive Northeast. The seventh floor building addition encroaches into the required 60 degree triangle. The existing fifth and sixth floors already encroach into the required 60 degree triangle. The encroachment is for only a portion of the new addition. The volume of the proposed encroachment is approximately 3,903 cubic feet. A diagram illustrating this encroachment is attached to the report. The 60 degree triangle setback in the Code is to prevent large building towers from being built right up to Beach Drive. This is to maintain the feeling of openness along Beach Drive and the waterfront park system.

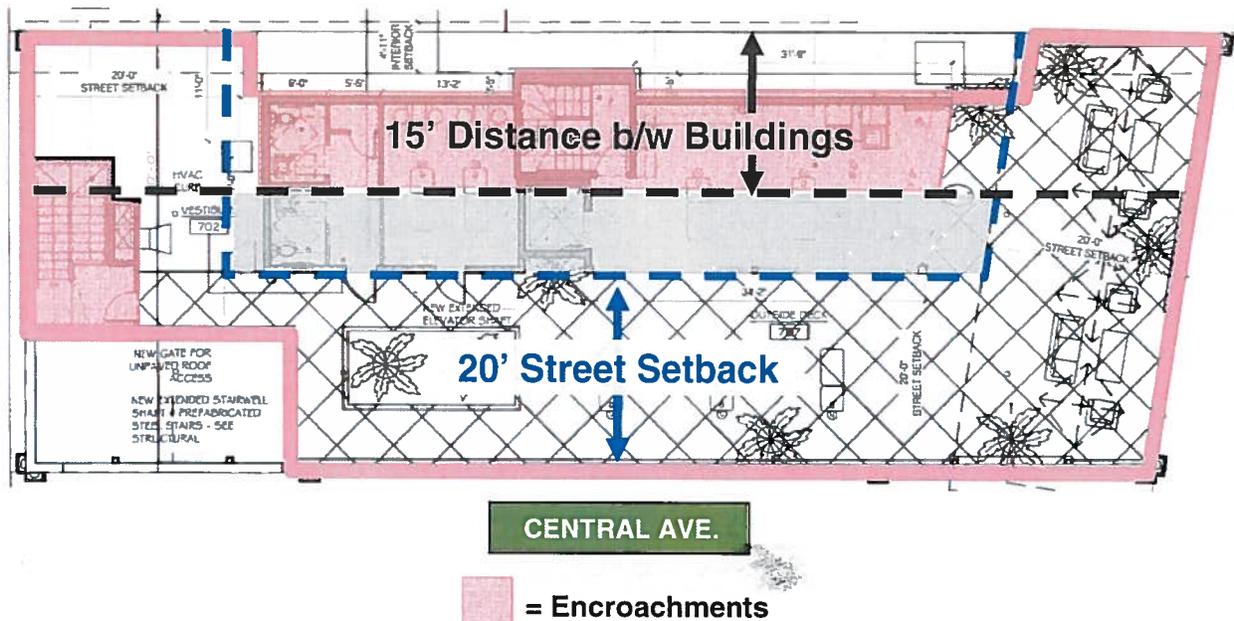
The proposed seventh floor addition will be set back 20 feet from the front plane of the existing building along Beach Drive. Having the additional setback of 20 feet will minimize the encroachment from street level and will give the perception that there is not an encroachment into the required 60 degree triangle. The encroachment is to allow for one additional floor to be built.

2a. Setbacks along streets above 50 feet

Required: 20 feet
Proposed: 0 feet
Variance: 20 feet

2b. Distance between Buildings above 50 feet

Required: 15 feet
Proposed: 0 feet
Variance: 15 feet



Code requires buildings to be set back 20 feet from the street and 15 feet from interior property lines for portions of the building above 50 feet. Part of the proposed west stairwell enclosure and the required glass railing will encroach into the required 20 foot setback by 20 feet on the south and west sides of the property, while the glass railing will encroach into the setback on the east side. On the north side, part of the stairwell enclosure at the west elevation, and most of the proposed rooftop building enclosure would encroach into the 15 foot distance separation between buildings. It is important to note the existing historic building already encroaches into current setbacks due to its height to the existing roof of 66 feet. The new height of the building will be 79.75 feet to the top of the proposed roof structure.

The encroachments into the setbacks are for a glass railing and stair tower. The encroachment into the distance between buildings is for two stair towers elevator, bathroom, storage room and indoor/outdoor lounge area. The glass railing will be four foot tall and is placed at the edge of the building along the south, east and a portion of the north sides of the building. Since the railing is glass it will minimize the appearance of an encroachment when compared to an opaque building material. Further, the existing Mission style parapets along the south and east facades are taller than the proposed glass railing, thus minimizing the encroachment into the

setbacks. The proposed stair tower along the west side of the building will be approximately 14.1 feet from the south property line and will be located right on the west property line. The height of the existing building and the proposed setback along the south sides will minimize the encroachments along Central Avenue. The existing parapet along the west side of the building will help mitigate the encroachment along 1st Street North. The proposed additions encroach 11 feet in the distance between buildings along the north side of the building. The encroachment along the north side of the building is mitigated by an existing hotel that also encroaches into the setbacks.

In addition to the standards of review (LDRs 16.70.040.1.6) for a zoning and planning decision generally, the decision for granting of a variance shall be guided by the following factors:

1. Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:

- a. *Redevelopment*. If the site involves the redevelopment or utilization of an existing developed or partially developed site;

This is a utilization of an existing developed site.

- b. *Substandard lot*. If the site involves the utilization of an existing legal nonconforming lot which is smaller in width, length or area from the minimum lot requirements of the district;

NA

- c. *Preservation district*. If the site contains a designated preservation district;

NA

- d. *Historic resources*. If the site contains historical significance;

The building is a locally designated historic structure. The expansion will allow the continued economically viable operation of a historic structure.

- e. *Significant vegetation or natural features*. If the site contains significant vegetation or other natural features;

NA

- f. *Neighborhood character*. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

The existing hotel to the north and the existing residential tower property to the south both encroach into the required setbacks. The existing residential tower is significantly taller than the subject building.

- g. *Public facilities*. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals;

NA

2. The special conditions existing are not the result of the actions of the applicant;

The existing building was constructed prior to the current development standards that now require additional building setbacks as the building rises and for distance between buildings.

3. Owing to the special conditions, a literal enforcement of this chapter would result in unnecessary hardship;

The applicant would not be able to provide additional amenities to its customers. The existing hotel north of the subject property provides a roof top pool and outdoor terrace. The existing residential tower south of the subject property also provides a roof top pool and outdoor terrace.

4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;

The applicant would not be able to provide additional amenities to its customers. The existing hotel north of the subject property provides a roof top pool and outdoor terrace. The existing residential tower south of the subject property also provides a roof top pool and outdoor terrace. Both the hotel and residential tower do not meet the required setbacks, but enjoy the ability to have amenities that the applicant is seeking.

5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;

The additions have been designed to minimize impacts to the abutting rights-of-way and surrounding properties.

6. The granting of the variance will be in harmony with the general purpose and intent of this chapter;

The expansion will allow the continued operation of a historic structure.

7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and

The neighboring buildings do not meet the required setbacks and the residential tower to the south is significantly taller than the existing building. The proposed addition will result in a visually more attractive roof than currently exists, which may be considered an improvement for adjacent residential units that are located above the subject rooftop.

8. The reasons set forth in the application justify the granting of a variance;

The applicant provided a narrative justifying the variance.

9. No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.

N/A

History and Significance

Historical Context

The Ponce de Leon Hotel was designated as a local historic landmark and placed in the St. Petersburg Register of Historic Places in 1997 under HPC-97-04. It is significant under three criteria, including: 1) its value as a significant reminder of the cultural heritage of the City; 2) its design by George Feltham, noted as a master architect who has influenced an array of 1920s buildings in the City; and 3) its distinctive architectural Mission styling and Mediterranean flair. It

was the first mid-rise hotel to have a waterfront location, and represented one of the important changes from a pioneer community to successful and prospering land development boom town for affluent out-of-state visitors.

Architectural Significance and Description

George Feltham, who also designed the Sunset Hotel at the western end of Central Avenue, used references from various architectural styles in designing the Ponce de Leon Hotel. The large shaped parapets still extant today, were complemented by a series of tourelles that are no longer extant and possibly incorporated from other architectural styles and to mimic the belfry motif common to some higher style Mission architecture. The existing flat roof is supported by six stories with a steel frame clad in smooth stucco veneer. The frontal façade occurs along its south elevation, with separate business operations occurring at the southwest and southeast corners. The north elevation is virtually unexposed and faces a private alley that is not open to the general public.

The building's character defining features are its shaped parapet and coping, its rectangular mass accompanied by its Mission styling and decorative treatment, window pattern, and its full first floor ensemble of arched openings, loggia, and classical structural references

The roof parapet, which includes two shaped extensions along the south elevation, and at the center of both the west and east elevations is expressively bold. Except for the missing tourelles, much of the roofline remains from its original appearance. Decorative elements of tile inlays and *Artstone* motifs are still extant; in fact, much of the ornamental detailing was made from Artstone precast material by the company that was formed in 1914. The centered roof hood above the main facade's sixth floor supported by decorative brackets still covers the four paired window sets, though it originally revealed green roof tiles. Occasional window labels also made by Artstone appear. The sixth floor is smartly separated from the fifth by an Artstone cornice feature. While the second through fifth floors are reminiscent of the Mission style's minimalistic features, with large paired window sets throughout that alternate with smaller single and paired sets, the first floor is exquisitely configured with deep penetrations that include a partial wrap of wide arched openings leading to a loggia. Brick surface treatment here creates another expressive texturing, complemented by smooth concrete coping above low walls that define and emphasize the open terrace of the loggia. The brick patterns reveal the feeling of vertical column pilasters that terminate into squared capitals seemingly supporting the upper floors. At the building's corners, the brick is articulated with unusual offsets that provide textural detailing to what would otherwise appear as a simple, unarticulated vertical plane edge. Fixed transoms are still relevant at the southwest elevation, all occurring below a lower cornice that runs the entire length between the first and second floors along the west, south, and east elevations. Wide, open steps lead onto and inward of the loggia, seeming to disappear into a void. The east elevation includes an original below-ground floor entered by a related stair system below the pedestrian sidewalk, while the frontal elevation reveals a similar feature added later. The north elevation is utilitarian and fairly unremarkable.

Previous Alterations

Previous alterations have been made to the building since its original 1922 construction; however, its basic design, form, and fenestration pattern is nearly unchanged. The now missing tourelles of the façade are evident in the photograph at left, below.



Photo of the Ponce de Leon façade at left in 1920s, source unknown, and at right by Staff, 2017.

The frontal main entry east canopy (Ceviche Restaurant) was likely added in 1940. Perhaps the first extensive alterations occurred beginning in 1950 and the ensuing decade. The tourelles were also removed by the 1950s. Many of the first-floor windows were replaced in 1956. By the end of 1960, the basement was converted into a lounge, though the frontal entry to the basement area was not added until 1974. All of the windows above the first floor have been replaced with two later designs; the original double hung 6/1 wood sashes were replaced in 1965 and 1972 with aluminum single-hung sets, and again after 1997 with the present configuration of vinyl clad sashes. The historic designation report suggests that the main entry step system was replaced and the loggia enclosed with window sets (now removed). The main hotel entry was changed to the west of the original entry (Ceviche), and a canopy added to the new, which was modified in 1997. The roof parapet coping is now mostly covered with a metal cap. The interior spaces have been extensively altered over time. Some of the first floor transoms were removed in 1973 and replaced with drywall and vents, though others appear to remain. The basic first floor openings still remain in the historic configuration, though the new hotel entry converted the previous storefront by extending a non-historic enclosure outward. The four pilasters here appear to have been overlaid with a smooth stucco, hiding the brick that likely remains beneath. The original balustrades and support brackets accompanying the few balconies were replaced during an unknown period. The exterior column lanterns are no longer extant, and later lamps are now found on the interior loggia wall. The former southeast corner sign is missing.

After 1997, AC units were added below each room's window set, and the steel fire escapes restored at the west and north elevations. Metal railings and a gate were added to the loggia half-walls and the arched frontal entry, respectively. The original main entry double door set was replaced. A privacy wall of brick was constructed to shield the east basement entrance, and the lower window sets to the right of it have been removed. A polychrome checkerboard tile motif has been painted below each window set, as well. The below-ground floor windows appear to be historically matched and most are in place, but there is no documentation as to their originality. At the east elevation, which is angled to align with the property line, the second archway to the right reveals a later glazed enclosure that attempts to match the historic wood casement sets. Two lower (basement) window sets at the far right have been closed with brick. A newer restaurant sign appears at the southeast corner. The west elevation also reveals alterations including an altered balcony design to accommodate the 1997 fire escape. The two middle window sets have been bricked in, and the north set has been inappropriately replaced with glass block. Several adornments including signage and awnings appear as later additions. The southwest corner storefront glazing was altered to its present folding door configuration. Varying paint palettes have been applied to the building over the course of its history.

It must be noted that tall buildings are being, or have been constructed in near proximity to the Ponce de Leon Hotel building, which is six floors (est.). This includes “The One St. Petersburg” development directly to the west proposed to be the tallest building in St. Petersburg at 41 floors (est.), Bayfront Tower to the south at 28 floors (est.), and the Florencia Condominium, one parcel removed to the north at 21 floors (est.). The Hampton Inn and Suites, immediately to the north is a four-floor building with an open second-floor swimming pool deck. It is important to note that The One St. Petersburg development will have an open, 41,000 square-foot rooftop “resort deck” at its 8th floor. Also, the South Core Parking garage located diagonally to the southwest exposes an open rooftop parking facility at its eighth floor, which takes up the entire City block.

REVIEW OF CERTIFICATE OF APPROPRIATENESS

The evaluation of new construction as part of the COA process is important in terms of ensuring compatibility with the historic character of local historic landmark buildings as it relates to design, scale, size, mass, and orientation, relating in part to its appearance and architectural styling. In approving or denying COA applications for new construction, the CPPC shall consider the *Request for New Construction Assessment* criteria below as part of their decision-making process. These criteria are based on the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, as well as, recognized standards of urban design, cultural landscape, and historic preservation review. The guidance provided by U.S. Secretary of the Interior is intended to assist reviewers and decision-makers in considering how additions can be made compatible with local approved historic buildings, in part according to the guidelines listed below.

- *The new addition should be limited in both size and scale to the historic building and should not radically change or affect its appearance.*
- *A new addition may be contemporary but should reference the historic building without duplicating it, and should not destroy historic materials or features, or relationships on the site, and should be distinguished from the historic building.*
- *The construction materials and the color values of the new addition should be compatible with the historic building materials.*
- *When practicable, a new addition should be set back and located away from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.*

Request for New Construction Assessment

General Criteria for Granting Certificates of Appropriateness

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

For a proper evaluation of overall effects, it is important to assess the size and scale of the proposed rooftop spa deck and lounge addition, its impact to historic materials, and how inconspicuous or not the proposed addition is in relation to the appearance of the historic building, all according to the guidance offered by the LDRs and the U.S. Secretary of the Interior’s Standards, and COA precedents where the undertaking may have been similar.

First, the size and scale of the proposed rooftop addition vertical structures encompass approximately 24%, or one-quarter of the existing floor area of the roof. The largest structure, which is the new enclosure, is set back from the south, west, and east elevations (notwithstanding the sixty-degree triangle setback), while the proposed west stairwell

superstructure located along the parapet with a one-foot setback and requires a variance due to its larger replacement size. It must be noted that a portion of this latter structure is located behind the existing parapet.

The submitted designs of these new structures are fairly simplistic and begin to achieve compatibility with the historic building through this simplicity, given certain refinements as recommended. Compatibility in this case can be considered by the basic flat rooflines and plain walls they offer, along with distinctive transparency that set a modern tone and distinction. In a referential manner, compatibility is also achieved in that the new structures resemble the plain geometry of the original rooftop structures, albeit under a larger footprint, and do not attempt to compete with the historic roofline and parapet profile, since they continue to occur behind or within them without overwhelming them. In addition, the addition appears more as an appurtenance to the main building. However, the above reference to compatibility is implied based on subtle refinements necessary to lessen any circumstantial effect due to the height and hardness of the vertical walls of the structures, in spite of mitigation that the proposed setbacks offer.

The new superstructures are to have a height of 12 feet to the top of their flat rooflines. Additions to taller buildings with less direct visibility than lower buildings is sometimes considered to be more compatible by virtue of it being less conspicuous, according to *Preservation Brief 14: New Exterior Additions to Historic Buildings*.

One item of concern is that even though the new structures are considered to be one story, the intended 12-foot height at certain wall planes without meaningful articulation appears to overwhelm the roof area. This may be caused in part by the requirement to raise the existing structure, which in turn, increases the height appearance of the new structures above the historic parapet. Lowering the height of the primary rooftop addition may provide better compatibility; however, this type of proportional relationship was not essential to a previous and similar approval, which not only added an additional non-historic floor, but also established an approved rooftop height for accessory structures at approximately 23 feet, and a mechanical structural element at 16 feet in height. This previous approval for an unrelated property in 2011 appears to have been softened through articulated wall plane surface materials, which would also benefit the proposed undertaking (Condition 1).

Second, impacts to highly exposed historic materials are minimal, since only the roof and secondary entries are mainly affected, and no significant character-defining features would be altered or removed. The existing roof is mostly unadorned and serves only its present purpose as a structural roof consisting of tar and gravel materials, and superstructures that enclose existing stair and elevator systems.

Much of the existing roof structure is to be preserved in place, with the new roof constructed over it. What appears to have been a historic rear (north) egress is proposed to be restored to align with an existing historic stair system; the owner/applicant is required to obtain authorization from the adjoining property owner to construct a stair system for such egress, or design an approvable alternate means of egress. As another manner of restoration, the historically applied tourelles that were removed earlier, are proposed to be replaced based on proper documentary evidence (Condition 2).

The façade is not otherwise affected in an adverse manner. It must be reiterated that no significant alterations to the exterior vertical elevations of the building, except for a single door and steel stair system at the north elevation, are proposed.

Third, regarding the location, or inconspicuousness of the proposed rooftop addition, the structures are approximately 70 feet above pedestrian levels and set back from the frontal façade. Basic line of sight trajectories prevent direct views in most cases from proximate pedestrian vantage points. Other than the parapet system, the existing roof provides no contributing element to the building's visual quality or its historic significance, and the partially concealed rooftop additions would appear smaller than they really are.

This locational factor creates a circumstance of inconspicuousness and use of the least visible area of the building from pedestrian levels that, of course changes as one moves upward from the sidewalk. Meaningful articulation of, and adding architectural details to certain wall planes would enhance compatibility, while also ensuring differentiation (Conditions 1, 4).

It must be noted that the proposed structures in this case may appropriately appear modern in character and form. In this way, the new is distinguished from the old, and historic integrity remains without contrivance and architectural strain.

It must also be noted that certain tall buildings occurring in the Downtown area, do have direct visual perspectives of the Ponce de Leon rooftop. However, most of the roof is unavailable and not generally visible to the broader public, though tall buildings are creating certain viewshed capabilities from residential occupancies that are becoming more defined and exposed as the City skyline expands upward. However, most of the added new structures would not be visible from the ground level by pedestrians walking around the south, east or west elevations, while the north elevation is privately owned and maintained and not generally accessible. A simple line of sight analysis completed by Staff reveals that these pedestrians would not begin to see the newly added structures until at least 85 feet from the northeast corner, 130 feet from the southwest corner, and perhaps up to 180 feet from the southeast corner. This is mainly due to the height of the building, the setbacks offered, and the single story height proposed in the construction drawings (Appendix F, Line of Site Analysis).

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

The overall effect from the proposed rooftop addition is minimal from the ground level. The proposed vertical walls are technically most visible from the north elevation where a reduced setback is proposed, though this elevation is adjacent to what is a less-than accessible private alley. In 2011, a similar project was approved within the same zoning district (DC-3) where it was determined that the overall integrity and characteristic features of the historic building would remain after the effects were completed. That project was more intensely constructed with a taller superstructure, and a large addition along its south elevation. While this does set a certain precedent for reviewing the outcome of effects to historic properties for the case, herein, it is reasonable to suggest that each case is different, and bears its own particular circumstances. Nevertheless, the facts lead the reviewer here to determine that the primary visual aesthetic of the Ponce de Leon Hotel building would also remain relatively unaffected after the proposed addition is completed.

Now, in contrast, a question arises as to how the proposed rooftop addition affects those who have direct visibility to the rooftop such as neighboring buildings that are taller. One argument reasons that the basic unsightliness of an aged roof structure is less desirable than one that is improved. For example, the existing Ponce de Leon roof has not been recently altered and is in need of improvement in and of itself. The interior surface planes of the parapet walls are roughly composed and stabilized and contain bracing, and the existing

superstructures both reveal a deferred deterioration. The tar and gravel composition of the roof surface is fairly clean except for the gritty, industrial feel it may reveal to certain observers. The neighboring Hampton Inn rooftop, which is newer, reveals a similar roof, but one that is comparatively spartan in how it looks (see photo in Appendix C).

However, the addition of a modern superstructure placed upon a historic rooftop may be timely in this case because of the needed repairs, and considering how it may advance historic preservation of the underlying building through the merits of its own economics and supportive use and rehabilitation of such an important structural element such as the roof. Arguably, some observers of the rooftop at present may argue that a bland roof with no coordinated human activity is preferable; however, the latter (noise, lights, glare, etc.) must be balanced with the more tangible physical (structural, decorative) improvements and the opportunity for meaningful restoration of missing or damaged historic features.

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

Historic records indicate that the building has maintained much of its original form and materials, most of which would likely be recognized today from its original composition. With the proposed rooftop addition, little, if any of the character-defining features of the historic building will be directly affected. In fact, most observers at ground level would not know that the proposed addition was added, though those able to view from above would have that discretion. This is mainly due to it affecting the rooftop surface and what may or may not be an exposed height aesthetic. No windows, doors, balconies or other architectural features along the building's elevation walls are to be significantly altered or removed.

The proposed addition is required to be appropriately designed in relation to the historic architecture of the overall Ponce de Leon Hotel building, while also differentiated from it. Surface materials of stucco and certain modern materials produce this type of compatibility but they should not duly mimic historic elements. Modern materials and fenestration patterns can reference the openings and modelling of the historic hotel, but again should not attempt to replicate its elements.

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

There is no evidence presented to indicate that denial of this COA and variance requests will deprive the owner of reasonable beneficial use of the property, though it must be clarified that the proposed use is permitted in the DC-3 zoning district given compliance with certain standards of the City Code. Because variances are required, the owner indicates that the hardship is based on factors related to the narrowness of what is a historic lot of record and the resulting narrowness of the existing building, which was developed under a much earlier development code.

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

The proposed plans for a rooftop addition is reasonably designed, and there does not appear to be any major obstacles at this time for preventing it being carried out by the applicant.

- 6. Certificates of Appropriateness for non-contributing structures 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 the negative impacts.***

Not applicable.

Additional Guidelines for New Construction

- 1. The height of the proposed building shall be visually compatible with contributing resources in the district.***

The height of the proposed rooftop addition from the floor of the proposed new roof is 12 feet; the new structure would equate to what would be a partial seventh floor, but without an entirely developed floor that takes up the building's underlying footprint. At 12 feet, it would not be an uncommon spatial height for a typical building floor, which may be found even taller in the most intensely developed areas of the City. The overall height of the existing building is approximately 73 feet to the top of the shaped parapet; the proposed addition height would extend this overall height to approximately just over 79 feet. With the increase in height of the underlying floor structure, the net height increase would go from an existing stairwell roof height of 72 feet to a new addition roof height of approximately 79'6" feet, or approximately 7'6".

A previous similar approval authorized a rooftop addition height that was up to 23 feet on a historic building with only three lower floors. Even at 12 feet, the height of the proposed rooftop structure would not be easily visible from the ground level until pedestrians venture away from the Ponce de Leon footprint for a measurable distance. Also, see discussions above and the Line of Sight Analysis in Appendix F.

- 2. The relationship of the width to height of the frontal elevation shall be visually compatible with contributing resources in the district.***

The proposed rooftop addition will be located on top of the existing building in a reasonable proportion and will have no apparent or dedicated façade, per se. The south- and east-facing vertical walls will be generously glazed, allowing transparency that reduces any effect of a solid, bulky wall mass at those ends. As proposed, the rooftop does not adversely affect the vertical or horizontal character of the historic building. The setback of the rooftop structure is generously applied from its south elevation, which is its longest, mostly visible elevation. The stairwell structure at the west elevation replaces one that is historic and is similar in character, albeit proposed to be doubled in length, yet partially hidden by the adjoining, tall shaped parapet form. While fairly visible to the standard pedestrian at ground level, this west side structure, currently with a footprint of 52 square feet, and more than doubled as proposed to 124 square feet, would not create a totally new applied mass that is far different from what was original.

- 3. The relationship of width of the windows to height of windows in a building shall be visually compatible with contributing resources in the district.***

The windows in the proposed rooftop addition accommodate the east half only. These are actually folding doors that are more akin to a low, wrapped ribbon glass wall in that the entire east elevation and more than half of the south elevation reveal this type of generous glazing and transparency, with the doors proposed to be designed to create a wall-less vertical feature, or overhang when applied. This system appears to be foldable to allow the internal lounging area to open to the atmosphere, yet protected for shade, rainfall and other

inclement weather. This configuration is modern and differentiated, yet open and transparent, and reduces the appearance of large blank walls and structural elements, while enhancing function.

The west and north elevations do not carry any proposed windows, which would be appropriate for the comfort station space at the west extent. It is acknowledged that additional design articulation would benefit the structure approaching its west extent to avoid blank, lifeless wall planes (Conditions 1, 4).

- 4. *The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front façade of a building shall be visually compatible with contributing resources in the district.***

The proposed rooftop addition, as it relates to the frontal façade, would result in minimal, and less conspicuous visibility from pedestrian levels, with no apparent visibility from visitors within the existing hotel habitable areas. Regarding available views from upper levels of surrounding buildings and vantage points, the proposed orchestration of glass walls creates a transparency effect that references existing historic window patterns. When opened in full, the glass walls are folded like an accordion and stacked to one side, increasing and alternating void volumes as an interactive design fluctuation. However, the proposed door entries on the frontal elevation west half may appear somewhat misplaced and out-of-sync with historic pattern of openings and should be redesigned (Condition 3). In addition, subtle design elements may benefit the reference to historic details such as the existing tile inlays, window surrounds, and wall coursework (Conditions 1, 4).

- 5. *The relationship of buildings to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.***

The property is located in the DC-3 business district where commercial buildings historically occupied the entire parcel with little open space between them. The footprint of the proposed building and the lack of open space between it and other buildings is consistent with this pattern, though newer buildings are better suited to incorporate open space amenities such as seating areas and plazas pursuant to current code requirements. The proposed rooftop addition appears to serve as a form of open space in that it allows access to the outdoors and its available views and vistas of the downtown and waterfront, whereas, other forms of open space at the ground level in relation to this building are not likely to be developed. In fact, historic buildings often have little opportunity for creating new open space amenities without considering the rooftop, which is a commonly accepted redevelopment trend in urban areas that has become a sustainable, best management practice.

- 6. *The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible with contributing resources in the district.***

Not applicable. There are no porch projections directly related to sidewalks for the proposed rooftop addition. The existing open terrace and other entry points are to remain unchanged as proposed.

- 7. *The relationship of the materials, texture, and color of the façade of a building shall be visually compatible with the predominant materials used in contributing resources in the district.***

The rooftop addition is proposed to feature stucco surface planes that complement the historic building exterior—these stucco planes may match or be differentiated in their

textural applications since differentiation is still achieved through the proposed structures' overall modern design. While differentiation between the rooftop elevations and the historic building are required, additional articulation and detailing is recommended to establish a historic referential (Conditions 1, 4). The windows materials will change from wood to metal in order to accommodate current building codes.

8. *The roof shape of a building shall be visually compatible with contributing resources in the district.*

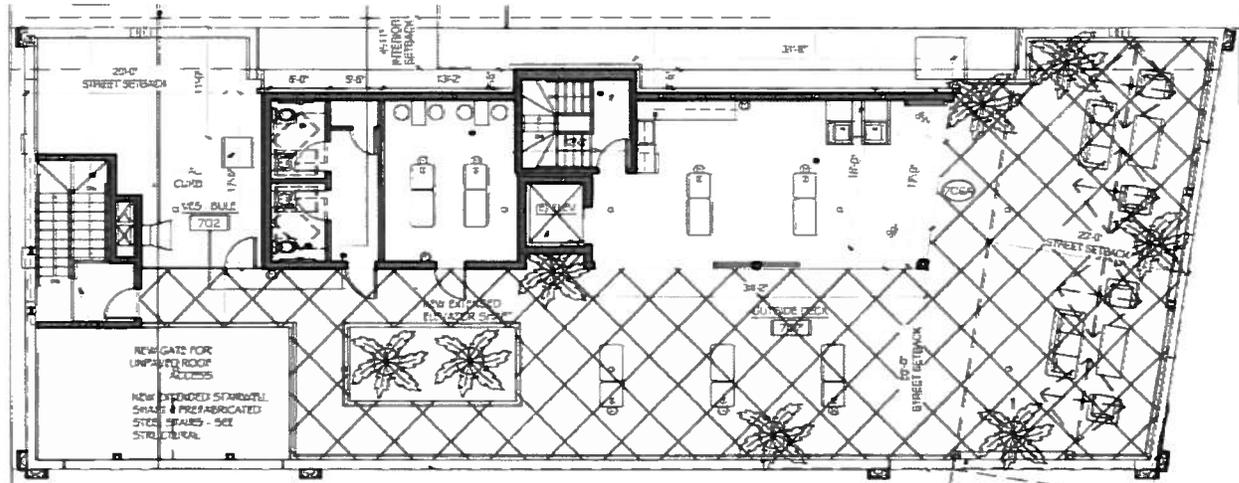
The existing building features a flat roof in technical terms, but that is more visually defined according to its highly visible shaped parapet that provides a high stylistic character suitable to a Spanish Mission architecture. The proposed flat roof is appropriate and is compatible with this style of architecture and roof form, and is certainly preferred since there should be no competing architectural elements with regard to the existing curvature found at the parapet. Instead, historic detail references are appropriate, given that the rooftop structures will have only limited visibility from ground level within near proximity of the hotel sidewalks.

9. *Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building with contributing resources in the district.*

The applicant may add portable landscaping as decoration. The applicant is required to install a 42-inch high protective railing around the perimeter of the roof due to public access. This proposed rail system would be similar to that found under a similar approval at the Birchwood/Canopy project, which also is designed with a system of clear, transparent panels made of safety glass.

10. *The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.*

The proposed rooftop structure, as shown in the graphic below, is a basic enclosure that relates to a useable outdoor amenity in the form of a rooftop overlook and lounging area, with a focus on outdoor spa-related activities. The effect of transforming an unsightly roof structure into a designed open space has aesthetic merit and leans toward improved preservation of the historic building and the trend for contemporary building developments that favor rooftop amenities as both functional areas that have certain sustainability aspects such as reducing urban temperatures, adding to the green canopy, and reducing pollutive runoff. Early examples of this type of amenity have precedence in St. Petersburg when considering the Snell Arcade with its third-floor open terrace used historically as a nightclub venue, and the Vinoy Hotel with its second floor open terrace at the frontal façade. The historic YMCA also featured what could be considered useable rooftop terraces as outdoor amenities and gathering areas. These types of open terraces also align with the Spanish architectural heritage of enclosed courtyards that were often attached to primary buildings.



Improved preservation is also enhanced in that the existing roof is in need of repair and will require replacement or extensive repairs in the near future. Several leaks and structural deterioration issues present a threat to not only the roof structure, but also to the parapet and at least to the upper floor of the hotel. The conversion of historic building rooftops into useable spaces is a common renovation strategy that has been previously approved in St. Petersburg (e.g., the Birchwood/Canopy project, 2011).

Because the additions to the Ponce de Leon Hotel roof are set back from the front and side elevations, the size and mass of the additions, are less noticeable. This includes only a limited visual appearance from Beach Drive, which is actually a side elevation of the hotel, though facing an important waterfront amenity of the City. The hotel's actual frontal façade occurs at the south elevation, which again, will reveal only limited views of the proposed rooftop addition due to proposed setbacks that limit affordable views at least from street pedestrian levels. At least some of the proposed structure will not be visible from certain angles due to the oversized parapet wall that would otherwise create an opaque blockage. Various views, some in their entirety will be available from taller buildings that have line of sight capabilities to the Ponce de Leon's roof, though this would be an improved rooftop structure versus a deteriorating roof.

- 11. A building shall be visually compatible with contributing resources in the district in its directional character, whether this be vertical character, horizontal character or non-directional character.**

The proposed addition is horizontal and low in comparison to other examples that have been previously approved. As proposed, the structure follows the linear form of the existing roof from east to west, while narrower in its north to south configuration. Unlike other rooftop additions, the proposed addition would not be as dominating with minor design revisions and references, and would comparatively provide only a subtle architectural addition. With or without the proposed rooftop addition, it is not difficult to make a determination that the Ponce de Leon Hotel building overall reveals a very evident diminutive relationship to nearly every other buildings occurring around it.

- 12. New construction shall not destroy historic materials that characterize the property. The new construction should 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;**

The proposed rooftop addition is setback from the front façade and side elevations enough to be relatively inconspicuous. Its flat roofline and relative smaller stature and size as a simple rooftop addition will be subordinate to the overall building and would not appear to adversely affect the character-defining parapets. The outdoor deck area surface would not be visible from ground level, though adornments such as decorative plants may be evident from a variety of vantage points. The streamlined character of the proposed rooftop addition would be easily differentiated from the historic elements of the historic hotel building. The existing roof is currently failing and in need of remediation, however, the addition of a new structural floor would be placed above the existing roof floor. Subsequently, the basic structure of the historic roof is to remain encased, including its primary structural elements.

It must be noted that the significant character defining elements of the hotel are not affected. These include primarily its distinctive roofline that appears as a higher style Mission configuration and the overall character of its elevations and existing fenestration pattern. In fact, the applicant proposes to restore the now-missing tourelles that were originally installed, and later removed.

The proposed rooftop addition to the Ponce de Leon Hotel will also be rehabilitated in a manner consistent with the historic character of other historically designated buildings in the Downtown St. Petersburg area. The proposed work will rehabilitate and enhance the use of a historic landmark hotel, which currently requires extensive structural repairs, including continued stabilization of the existing parapet wall surround.

It is important to note that with the setback of the proposed structures, the massing, size, and scale of the historic building will remain identifiable even with added structures. Although the rear elevation requires variances for setbacks and distances from buildings, its location is not easily discernible to the general public, and instead appears along a private alley utility area with no public access. Historically, a two-story building adjoined the subject property along the north property line at its east half, while occurring within a few feet of its west half.

While the proposed building is conditioned herein to refer to the character of the existing local landmark building, its overall design, materials, method of construction, and approval conditions will cause it to be further differentiated from the local landmark through appropriate treatments that create strategic offsets, texture differences, and referential, but not duplicated voids, openings, and coursework detailing.

13. 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.

Removal of the proposed addition after its construction would likely not create any noticeable effect to the building because of its high elevation and mostly non-discernible presence from ground level vantage points. The proposed stairwell would be changed permanently and would not be considered reversible; however, this type of change presents an improved life safety function, and the proposed expansion of the very basic form of the stairwells are very similar to the materials and forms they are proposed to replace.

RECOMMENDATION

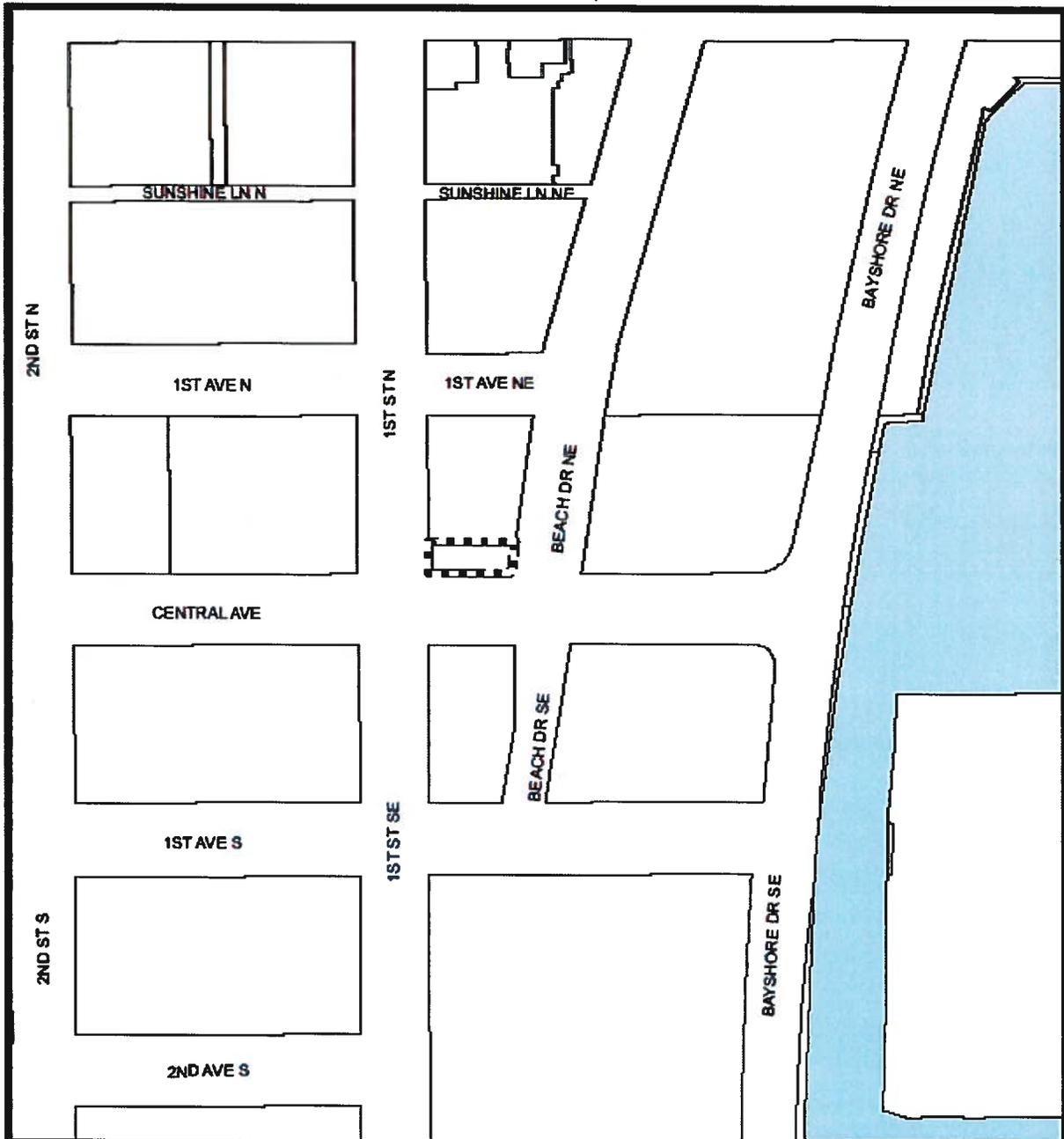
COA 16-90200056: City staff recommends that the Community Planning and Preservation Commission **Approve with Conditions** the Certificate of Appropriateness request for the construction of the proposed rooftop spa deck and lounge located at 95 Central Avenue, subject to the following Approval Conditions:

1. Additional wall articulation in the form of offsets, wall texturing, and/or coursework shall be incorporated into the vertical walls of the south and west elevations of all new rooftop buildings/structures, subject to Staff approval.
2. The tourelles shall be restored according to their originally designed specifications.
3. The two entries at the south elevation of the proposed primary rooftop structure shall be redesigned and approved by Staff for improved compatibility with the historical openings.
4. Minor tile inlays, in reference to the historic elevation detailing shall be added along the exposed elevations of the proposed primary rooftop structure elevations as approved by Staff.
5. If the north door and stair system for required access cannot be constructed, then a Staff review and approval shall be required if such egress is designed for, and affects the south, west, or north elevation.

Conditions 6-8 pertain to the Variance request:

6. The applicant shall demonstrate that any outdoor speakers will comply with the City's noise ordinance. An acoustical consultant shall prepare a noise analysis and mitigation plan for our review and approval. Items to consider in the design will include the orientation of any outdoor speakers in relationship to existing buildings, and maximum dBA and dBC volumes that will avoid creating a noise disturbance.
7. Live outdoor performances on the outdoor roof patio are prohibited.
8. The plans submitted for permitting shall comply with Section 16.40.070 Lighting.
9. All other codes, regulations, and standards, as applicable, apply. Any revisions pursuant to this Staff Report and these Approval Conditions, or architectural details not mutually agreed upon pursuant to these Approval Conditions, shall require a follow-up public hearing by the CPPC for review and approval.

Appendix A Locator Maps



Community Planning and Preservation Commission

95 Central Avenue

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
16-90200056**



N
SCALE:
1" = 200'



Community Planning and Preservation Commission

95 Central Avenue

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
16-90200056**



N
SCALE:
1" = 200'

Appendix B

Public Input

The following public input has been received by the Urban Planning and Historic Preservation Office as of July 5, 2017:

1. One Registered Opponent has been submitted by Daniel Hoekenga.
2. A petition with approximately 50 signatures from residents of the Bayfront Tower Condominiums has been submitted.

(document follows as attached without page numbering)

Notice of Opposition to File Number COA #16-9020005

PROPERTY ADDRESS 95 Central Ave

St Petersburg, Fl 33701

(Ponce de Leon Hotel, HPO #97-04)

Legal Description REV MAP of ST PETERSBURG BLK E, LOT 1

Applicant Savni Bakrac ,owner, Bill foster, agent



To the CITY OF ST PETERSBURG Community Planning and Preservation Commission and other interested Agencies/Agents of the City of St Petersburg, FL

Notice of Opposition to Request for Approval of Rooftop Lounge and Related Variances

I am a concerned property owner within the 200 feet of the Ponce de Leon Hotel. I reside at Bayfront Towers. I and numerous other residents of Bayfront Towers (see attached petitions signed by such residents) oppose the petition seeking the granting of permission for construction and use changes for the Ponce de Leon Hotel across Central from our residences.

Residents of Bayfront Towers, including the undersigned, are concerned that if permitted the "lounge" requested will be a Bar and Out Door entertainment and dining venue with excessive noise and light pollution that will negatively impact the quality of our lives and diminish our property values. This concern is most intense among those residents that live on North and East sides of Bayfront Towers but is shared by residents in all parts of Bayfront Towers.

Further, I oppose the request because I am informed and believe that the Applicant does not own the property as I believe is required, under existing Florida law, to allow/provide egress from such roof top use nor does he even hold a "perpetual easement" from the owners of the land. I am aware that such lack of a "perpetual easement" was noted in Application NBR 16-12001091 on 2/10/2017 as basis for not approving the application for roof top construction at that time for this same property.

Accordingly, this opponent of the present Request prays that it will be denied for the above stated reasons and such others as the CPPC may determine apply.

Sincerely

Daniel Hoekenga

1 Beach Dr SE

St Petersburg, FL

33701

A handwritten signature in black ink that reads "Daniel Hoekenga". The signature is written in a cursive style with a large, sweeping "D" and "H".

A handwritten signature in blue ink that reads "Daniel Hoekenga". The signature is written in a cursive style, similar to the one above but in blue ink.

CITY OF ST. PETERSBURG
 JUN 28 2017
 BAYFRONT TOWER CONDO DEVELOPMENT

BAYFRONT TOWER CONDO PETITION OPPOSING PONCE ROOFTOP BAR/RESTAURANT

APRIL 2017

We, the undersigned Bayfront Tower Condo owners, by signing below, wish to advise the City Community Planning and Preservation Commission (CPPC) that we object to the proposed rooftop bar/restaurant atop the Ponce De Leon Hotel, directly across from our homes, for quality of life issues.

Among these are the obvious: excessive noise from music/bands, and patrons, until 3 a.m., directly across from our bedrooms and balconies; and light shining directly into our homes into the early hours of the morning.

We also have secondary concerns about the number of people proposed for the roof, egress in case of an emergency; current concerns about outside/sidewalk blocking of garbage storage/ disposal, smell and unsightliness; and other technical concerns.

But mostly our concerns are regarding the ability to continue to enjoy the homes which are directly across from and adjacent to the hotel. We believe we are good downtown neighbors. In addition to the Ponce, we have always enjoyed a good relationship with the Ceviche restaurant, and the bar downstairs below us, Corrigans.

But we expect at the same time some respect for the fact that this is also our home. Thank you for your consideration of us in this matter.

| Name Signature | Print name | Unit# | Date |
|----------------|----------------------|-------|-----------|
| | Daniel Hoekenga 2005 | | 4/21/17 |
| | RICHARD GELYM | 802 | 4/21/2017 |
| | W.R. JOHNSTON | 2518 | 4/21/17 |
| | R.J. SALAMONE | 2603 | 4/21/17 |
| | S.H. RUSH | 1908 | 21 APR 17 |
| | S. WEEMS | 1902 | 4/21/17 |
| | ROBERT C. HOWARD | 2614 | 4/21/17 |
| | PETER PELTMAN | 1805 | 4/21/2017 |
| | HANS RUDEBERG | 1104 | 4/21/2017 |
| | R.O. SULLIVAN | 1409 | 4/21/17 |
| | Robert Sattin | 2506 | 4/21/17 |



BAYFRONT TOWER CONDO PETITION OPPOSING PONCE ROOFTOP BAR/RESTAURANT

APRIL 2017

We, the undersigned Bayfront Tower Condo owners, by signing below, wish to advise the City Community Planning and Preservation Commission (CPPC) that we object to the proposed rooftop bar/restaurant atop the Ponce De Leon Hotel, directly across from our homes, for quality of life issues.

Among these are the obvious: excessive noise from music/bands, and patrons, until 3 a.m., directly across from our bedrooms and balconies; and light shining directly into our homes into the early hours of the morning.

We also have secondary concerns about the number of people proposed for the roof, egress in case of an emergency; current concerns about outside/sidewalk blocking of garbage storage/ disposal, smell and unsightliness; and other technical concerns.

But mostly our concerns are regarding the ability to continue to enjoy the homes which are directly across from and adjacent to the hotel. We believe we are good downtown neighbors. In addition to the Ponce, we have always enjoyed a good relationship with the Ceviche restaurant, and the bar downstairs below us, Corrigan's.

But we expect at the same time some respect for the fact that this is also our home. Thank you for your consideration of us in this matter.

| Name-Signature | Print name | Unit# | Date |
|-------------------|---------------|-------|---------|
| 1. JANE JENNER | Jane Jenner | 1114 | 4/19/17 |
| 2. Agnes Dacey | Agnes Dacey | 1101 | 4/19/17 |
| 3. Rob Klein | Rob Klein | 1103 | 4/19/17 |
| 4. Doris Jenkins | DORIS JENKINS | 1105 | 2/19/17 |
| 5. Howard Wolf | Howard Wolf | 1112 | 4-19-17 |
| 6. James E. Hager | JAMES HAGER | 1108 | 4-19-17 |
| 7. Beth Cooke | Beth Cooke | 1110 | 4/19/17 |
| 8. Herb Anderson | Herb Anderson | 1104 | 4/19/17 |
| 9. Fran Mitchell | Fran Mitchell | 1109 | 4/30/17 |

BAYFRONT TOWER CONDO PETITION OPPOSING PONCE ROOFTOP BAR/RESTAURANT CORRBURG

APRIL 2017

JUN 28 2017
 PLANNING & ECONOMIC DEVELOPMENT

We, the undersigned Bayfront Tower Condo owners, by signing below, wish to advise the City Community Planning and Preservation Commission (CPPC) that we object to the proposed rooftop bar/restaurant atop the Ponce De Leon Hotel, directly across from our homes, for quality of life issues.

Among these are the obvious: excessive noise from music/bands, and patrons, until 3 a.m., directly across from our bedrooms and balconies; and light shining directly into our homes into the early hours of the morning.

We also have secondary concerns about the number of people proposed for the roof, egress in case of an emergency; current concerns about outside/sidewalk blocking of garbage storage/ disposal, smell and unsightliness; and other technical concerns.

But mostly our concerns are regarding the ability to continue to enjoy the homes which are directly across from and adjacent to the hotel. We believe we are good downtown neighbors. In addition to the Ponce, we have always enjoyed a good relationship with the Ceviche restaurant, and the bar downstairs below us, Corrigans.

But we expect at the same time some respect for the fact that this is also our home. Thank you for your consideration of us in this matter.

| Name-Signature | Print name | Unit# | Date |
|--------------------------|-------------------|--------|---------|
| <i>Diana Safegh</i> | DIANA SAFEGH | 1804 | 4/13/17 |
| <i>D Loper</i> | DAVID LOPER | 1805 | 4/19/17 |
| <i>Joan M Lopez</i> | JOAN M. LOPEZ | 1805 | 4/19/17 |
| <i>Hellen Duggers</i> | Hellen DRIGGERS | 1811 | 4/19/17 |
| <i>James Andrest</i> | JAMES ANDREST | 1814 | 4/19/17 |
| <i>Beverly Cohen</i> | Beverly COHEN | 1806 | 4/19/17 |
| <i>Modelaine Goldsby</i> | MODELAINE GOLDSBY | 1802-3 | 4/19/17 |
| <i>Lee Andrest</i> | Lee ANDREST | 1814 | 2-19-17 |

BAYFRONT TOWER CONDO PETITION OPPOSING PONCE ROOFTOP BAR/RESTAURANT

APRIL 2017



We, the undersigned Bayfront Tower Condo owners, by signing below, wish to advise the City Community Planning and Preservation Commission (CPPC) that we object to the proposed rooftop bar/restaurant atop the Ponce De Leon Hotel, directly across from our homes, for quality of life issues.

Among these are the obvious: excessive noise from music/bands, and patrons, until 3 a.m., directly across from our bedrooms and balconies; and light shining directly into our homes into the early hours of the morning.

We also have secondary concerns about the number of people proposed for the roof, egress in case of an emergency; current concerns about outside/sidewalk blocking of garbage storage/ disposal, smell and unsightliness; and other technical concerns.

But mostly our concerns are regarding the ability to continue to enjoy the homes which are directly across from and adjacent to the hotel. We believe we are good downtown neighbors. In addition to the Ponce, we have always enjoyed a good relationship with the Ceviche restaurant, and the bar downstairs below us, Corrigans.

But we expect at the same time some respect for the fact that this is also our home. Thank you for your consideration of us in this matter.

| Name-Signature | Print name | Unit# | Date |
|--------------------------|------------------|------------------|---------|
| Judith DAVIS | JUDITH DAVIS | <u>2311</u> | 4/14/17 |
| Connie Whitehead | Connie Whitehead | <u>2310</u> | 4/14/17 |
| St Davis | G. SAMUEL DAVIS | 2311 | 4-14-17 |
| Carolina A. Holtz | CAROLINA HOLTZ | <u>2303-2304</u> | 4-14-17 |
| Michael Holtz | Michael Holtz | 2303-2304 | 4/14/17 |
| G. Flattery | George Flattery | <u>2305</u> | 4/14/17 |
| P. Flattery | Lucy Flattery | 2305 | |
| J. Holstrom | Gary Holstrom | 2302 | 4/14/17 |

BAYFRONT TOWER CONDO PETITION OPPOSING PONCE ROOFTOP BAR/RESTAURANT

APRIL 2017



We, the undersigned Bayfront Tower Condo owners, by signing below, wish to advise the City Community Planning and Preservation Commission (CPPC) that we object to the proposed rooftop bar/restaurant atop the Ponce De Leon Hotel, directly across from our homes, for quality of life issues.

Among these are the obvious: excessive noise from music/bands, and patrons, until 3 a.m., directly across from our bedrooms and balconies; and light shining directly into our homes into the early hours of the morning.

We also have secondary concerns about the number of people proposed for the roof, egress in case of an emergency; current concerns about outside/sidewalk blocking of garbage storage/ disposal, smell and unsightliness; and other technical concerns.

But mostly our concerns are regarding the ability to continue to enjoy the homes which are directly across from and adjacent to the hotel. We believe we are good downtown neighbors. In addition to the Ponce, we have always enjoyed a good relationship with the Ceviche restaurant, and the bar downstairs below us, Corrigans.

But we expect at the same time some respect for the fact that this is also our home. Thank you for your consideration of us in this matter.

| Name-Signature | Print name | Unit# | Date |
|-----------------------|--------------------|-------|-----------|
| Zene A. Hoult | ZENE A HOULT | 805 | 4-13-17 |
| Douglas P. Hanke | Douglas P. Hanke | 1605 | " |
| Brenda Hanke | BRENDA HANKE | 1605 | " |
| Kris Daugherty | KRIS DAUGHERTY | 1809 | 4-13-17 |
| Christina Langlois | Christina Langlois | 1012 | 4-17-17 |
| Rich & Judy Brown | Rich & LINDA BROWN | 1702 | 4-17-17 |
| Rosalind (Roni) Flynn | ROSALIND FLYNN | 2612 | 4/14/17 |
| Eleanor Fuchs | Eleanor Fuchs | 1405 | 4-20-2017 |
| Marcia Torpey | MARCIA TORPEY | 2511 | 4-19-17 |
| Pamela Pruitt | Pamela Pruitt | 2707 | 4-19-17 |

BAYFRONT TOWER CONDO PETITION OPPOSING PONCE ROOFTOP BAR/RESTAURANT

APRIL 2017

CITY OF ST. PETERSBURG
JUN 28 2017
PLANNING & ECONOMIC DEVELOPMENT

We, the undersigned Bayfront Tower Condo owners, by signing below, wish to advise the City Community Planning and Preservation Commission (CPPC) that we object to the proposed rooftop bar/restaurant atop the Ponce De Leon Hotel, directly across from our homes, for quality of life issues.

Among these are the obvious: excessive noise from music/bands, and patrons, until 3 a.m., directly across from our bedrooms and balconies; and light shining directly into our homes into the early hours of the morning.

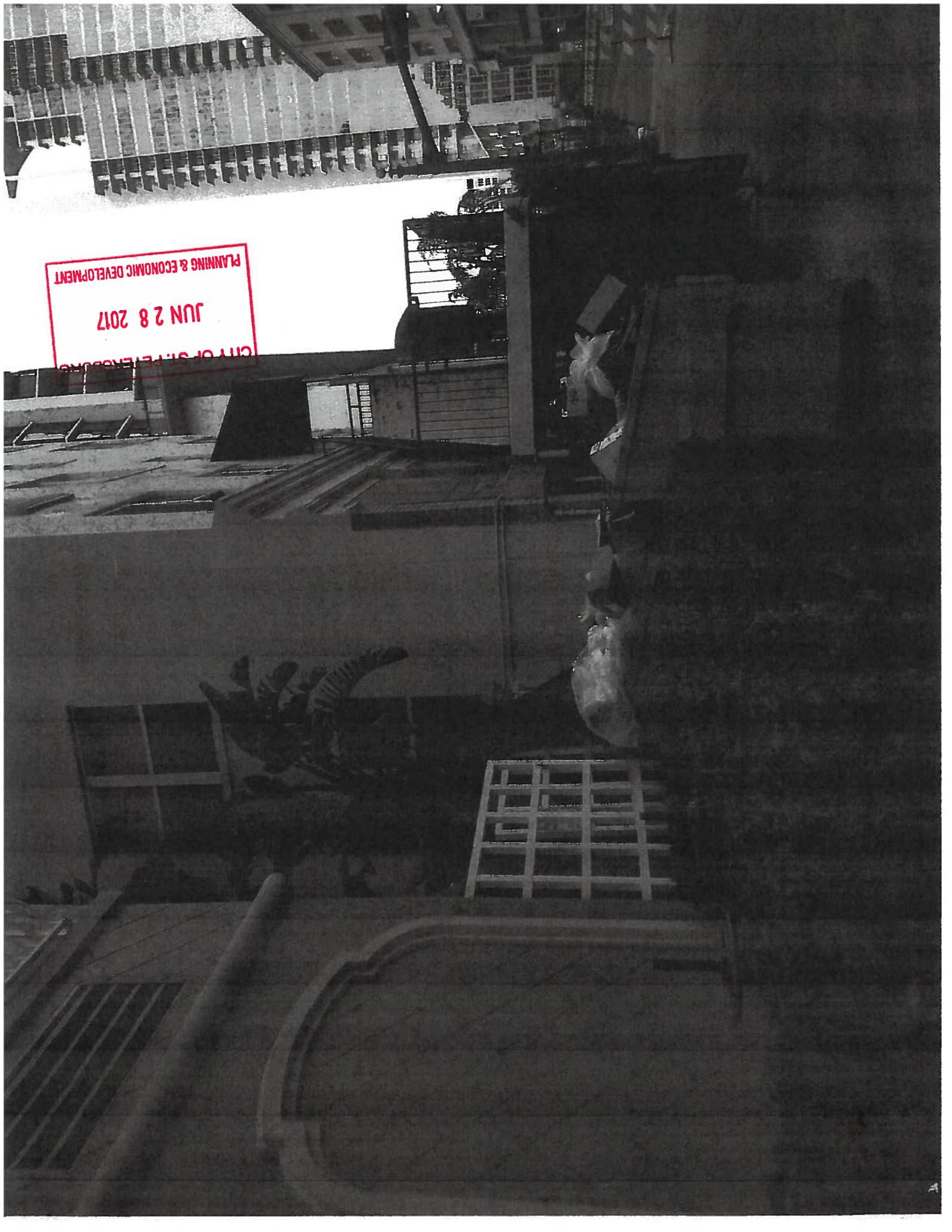
We also have secondary concerns about the number of people proposed for the roof, egress in case of an emergency; current concerns about outside/sidewalk blocking of garbage storage/ disposal, smell and unsightliness; and other technical concerns.

But mostly our concerns are regarding the ability to continue to enjoy the homes which are directly across from and adjacent to the hotel. We believe we are good downtown neighbors. In addition to the Ponce, we have always enjoyed a good relationship with the Ceviche restaurant, and the bar downstairs below us, Corrigans.

But we expect at the same time some respect for the fact that this is also our home. Thank you for your consideration of us in this matter.

| Name-Signature | Print name | Unit# | Date |
|---------------------------|---------------------------|-----------------|--------------------|
| Robert Johnson | ROBERT JOHNSON | 2610 | 4/11/17 |
| Trevor O. Bedford | T.W. BEDFORD | 2610 | 4/14/17 |
| David Johnson-Green | David Johnson-Green | 2611 | 4/14/2017 |
| Isabel Howard | ISABEL HOWARD | 2614 | 4/15/17 |
| Delia Barchal | | 2607 | 4/15/17 |
| Miechra Escó | MIECHRA ESCO | 2605 | 4/17/17 |

CITY OF ST. LOUIS
JUN 28 2017
PLANNING & ECONOMIC DEVELOPMENT



DANGER
ELECTRICAL

CITY OF ST. PETERSBURG
JUN 28 2017
PLANNING & ECONOMIC DEVELOPMENT



Appendix C Photographs



Photo 1: Rooftop looking easterly-existing elevator building mid-photo. Photo by Staff, 2017.



Photo 2: Existing Mission-style parapet-rear-facing. Photo by Staff, 2017.



Photo 3: Existing elevator building foreground-stair building background. Photo by Staff, 2017.



Photo 4: Alleyway view from north side of rooftop. Photo by Staff, 2017.



Photo 5: Alleyway entry area at west elevation. Photo by Staff, 2017.



Photo 6: View looking westerly from approx. 375 feet away. Photo by Staff, 2017.



Photo 6: View looking westerly from approx. 125 feet away. Photo by Staff, 2017.



Photo 7: Ground level view upward to northeast corner. Photo by Staff, 2017.



Photo 8: Ground level view upward to southeast corner. Photo by Staff, 2017.



Photo 9: View from Yacht Club looking southwesterly. Photo by Staff, 2017.



Photo 10: View from Central Avenue looking easterly. Photo by Staff, 2017.



Photo 11: View of west elevation and alleyway entry area. Photo by Staff, 2017.



Photo 12: View of Birchwood/Canopy project looking northerly. Photo by Staff, 2017.



Photo 13: View of Birchwood/Canopy project looking westerly. Photo by Staff, 2017.

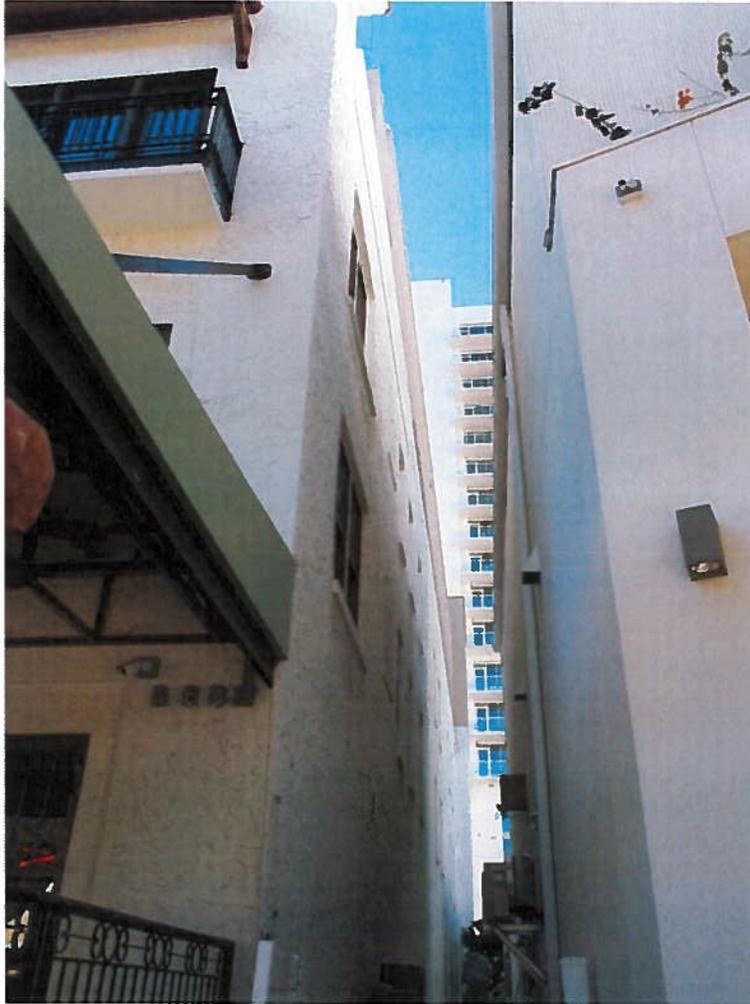


Photo 14: Ground-level view of Birchwood/Canopy project to northeast corner rooftop. Photo by Staff, 2017.



Photo 15: View of Hampton Inn rooftop to the north. Photo by Staff, 2017.

Appendix D
COA Application

(document follows as attached without page numbering)

SAVINI NARRATE
RON - Arch.



st.petersburg
www.stpete.org

CERTIFICATE OF APPROPRIATENESS

Application No. 16-90200056

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Bakrac Inc.

Street Address: 95 Central Ave.
City, State, Zip: St. Petersburg FL 33701
Telephone No: 727 550 9300
Email Address: savnib@msn.com

NAME of AGENT or REPRESENTATIVE: Bill Foster

Street Address: 560 1 Ave. N
City, State, Zip: St. Pete. FL 33701
Telephone No: 727 822-2013
Email Address: fosfos@aol.com

PROPERTY INFORMATION: Ponce de Leon Hotel

Street Address: 95 Central Ave.
Parcel ID or Tract Number: 19/31/17/74466/101/0010
General Location: NS corner of Central Ave and First street N.

Designation Number:

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

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 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 / Agent:

Date:

12/23/16



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay (City Code Section 16.30.070). These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available on-line at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: 95 Central Ave. COA Case No: 16-9020057

- | Type of Request | Proposed Use |
|--|---|
| <input checked="" type="checkbox"/> Alteration of building/structure | <input type="checkbox"/> Single-family residence |
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Multi-family residence |
| <input type="checkbox"/> Relocation | <input checked="" type="checkbox"/> Restaurant ? |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hotel/Motel |
| <input type="checkbox"/> Alteration of archaeological site | <input type="checkbox"/> Office |
| <input type="checkbox"/> Site Work | <input type="checkbox"/> Commercial |
| | <input checked="" type="checkbox"/> Other <u>bar - seating area</u> |

Estimated Cost of Work: 200,000 \$

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System

2. Roof and Roofing System

Additional roof support as per drawings. Build up 3000sf of new roof with pavers.



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3. Windows

4. Doors

5. Exterior siding

6. Decorative elements

7. Porches, Carriage Porch, Patio, Carport, and Steps

8. Painting and/or Finishes

Painting additional walls(bathroom and elevator shafts.

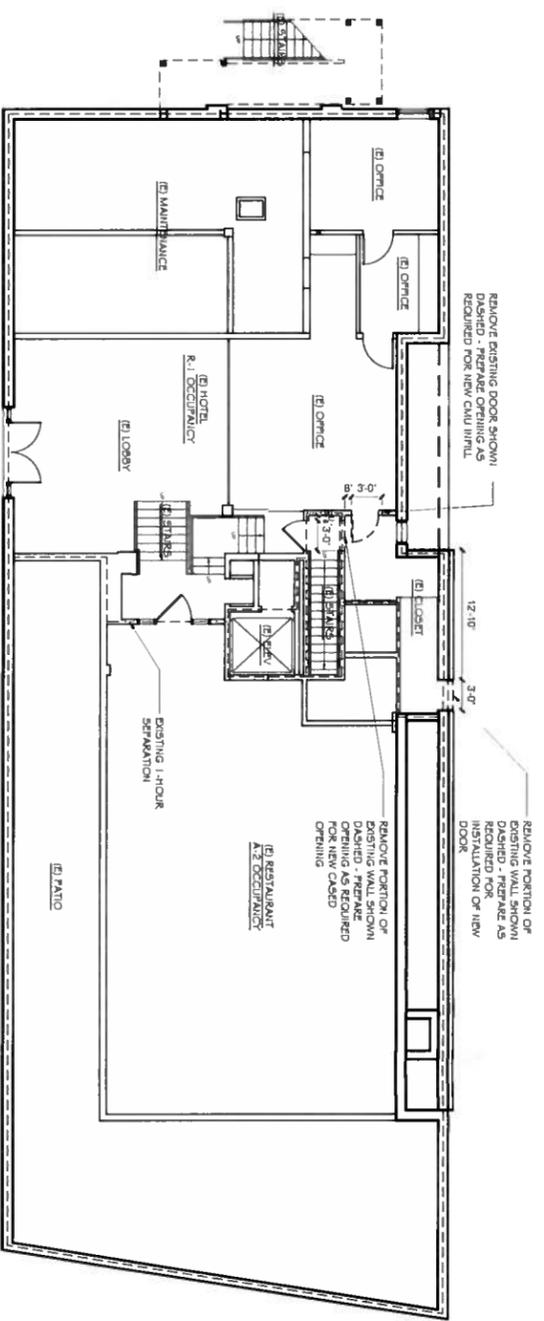
9. Outbuildings

10. Landscaping, Parking, Sidewalk, Garden features

11. Other

Appendix E
Original Plans and Drawings

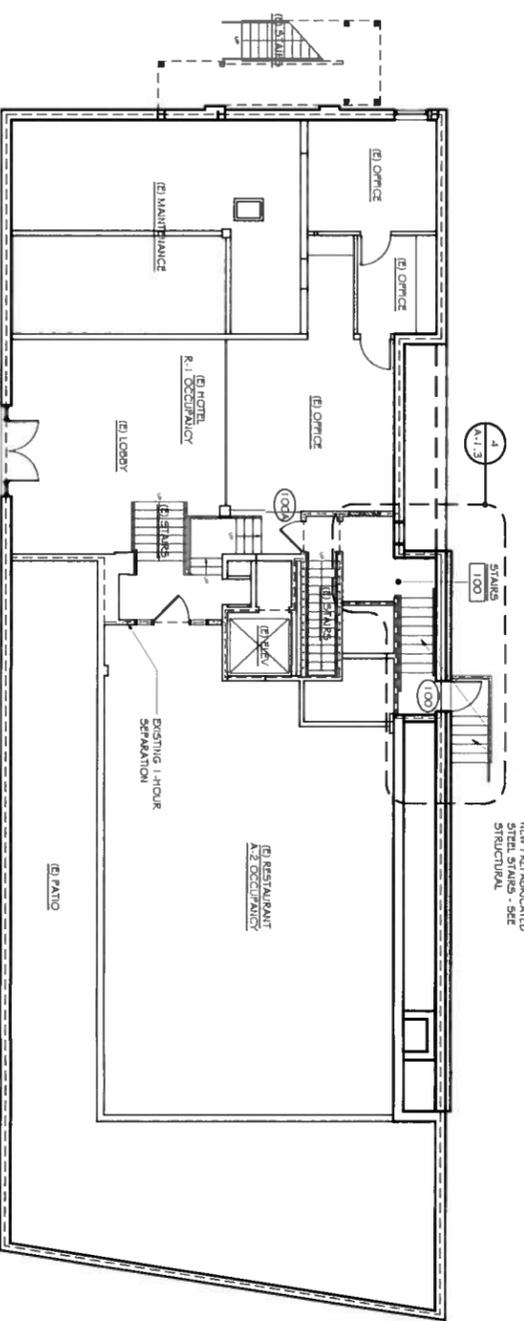
(applicable graphics follow as attached without page numbering)



1
A-1.0

DEMOLITION FIRST FLOOR PLAN

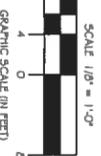
SCALE: 1/8" = 1'-0"
NORTH



2
A-1.0

NEW FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
NORTH



GENERAL NOTES:

1. STENCIL ALL FIRE RATED WALLS ABOVE CEILING WITH RED PAINT IE: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR USE STICKERS. LABELS TO BE 1.5'-0" O.C. MAX W/ 4" HIGH LETTERS & 1/2" STROKE MINIMUM DIMENSIONING IS TAKEN TO THE FACE OF GMB FINISH ON METAL STUD. NOMINAL SIZE IS 5" (3 5/8" STUD PLUS 2 LAYERS OF 5/8" GMB). EXTERIOR WALLS HAVE 1 5/8" METAL STUD, 3/8" OFF FACE OF MASONRY. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH STRUCTURAL DRAWINGS BEFORE LAYING OUT PHYSICAL BUILDING IN FIELD. CONTACT ARCHITECT WITH ANY DISCREPANCIES OR QUESTIONS AS TO CRITICAL DIMENSIONS.
2. A) OUTLET BOXES INSTALLED IN RATED WALLS SHALL NOT EXCEED 16 SQUARE INCHES UNLESS ENCLOSED BY A 5-SIDED BOX
3. B) THE AGGREGATE AREA OF ALL BOXES IN A RATED WALL AND NOT ENCLOSED BY A 5-SIDED BOX SHALL NOT EXCEED 100 SQUARE INCHES IN 100 SQUARE FEET OF WALL AS MEASURED FROM FLOOR TO STRUCTURAL DECK OR RATED MEMBRANE.
4. C) OUTLET BOXES WITH OPENINGS ON OPPOSITE FACES OF RATED WALLS SHALL HAVE A HORIZONTAL SEPARATION OF 24" MINIMUM UNLESS ENCLOSED BY A 5-SIDED BOX.
5. REFER TO DRAWING A-5-1 FOR ACTUAL UL DESIGN ASSEMBLIES.

ACCESSIBILITY NOTES:

1. NO ABRUPT CHANGES IN ELEVATION ALONG PATH OF TRAVEL SHALL BE ALLOWED.
2. SLOPES SHALL NOT EXCEED 1:20 UNLESS A RAMP IS PROVIDED.
3. RAMPS SHALL NOT EXCEED 1:12 SLOPE
4. CROSS SLOPES SHALL NOT EXCEED 2%
5. MAX 1/4" VERTICAL 1/4" BEVELED EDGE (TOTAL 1/2") THRESHOLD HEIGHT.

SYMBOL REFERENCES

- SPACE NUMBERS
- DOOR NUMBERS
- ◇ WINDOW TYPES
- EQUIPMENT NOTES
- △ BUILDING SECTIONS
- ◇ INTERIOR OR EXTERIOR ELEVATIONS
- △ REVISIONS MADE TO THIS SHEET
- ⊠ FIRE EXTINGUISHER

DEMOLITION NOTES:

1. DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALL) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENTS ARE TO BE REMOVED NOTIFY ARCHITECT IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONCEALED OR UNKNOWN CONDITIONS.
3. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
4. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 6" BELOW FINISH FLOOR OR 6" ABOVE FINISH CEILING.
5. SAW CUT EXISTING SLAB FOR NEW PLUMBING AND ELECTRICAL ROUGH-INS AS REQUIRED FOR NEW CONSTRUCTION. USE WET SAW FOR CUTTING. SAW CUT WIDTHS AS REQUIRED. COORDINATE AND VERIFY LOCATIONS WITH MEP DRAWINGS. FLOOR SLAB CUT WIDTHS TO BE MINIMUM NECESSARY TO ACCESS UNDER SLAB CONSTRUCTION.

WALL LEGEND

- EXISTING WALL TO REMAIN - PROTECT FROM DAMAGE
 - EXTERIOR 6" CASU INFILL WALL
 - EXTERIOR 6" 16 GAUGE METAL STUD WALL WITH R19 BATT INSULATION, 1 LAYER 5/8" TYPE 'X' Gypsum BOARD OVER 1/2" FIBERGLASS INSULATION, 3/8" Gypsum BOARD OVER 1/2" FIBERGLASS INSULATION WITH OVER BUILDING PAPER OVER TYVEK ON EXTERIOR SIDE
 - INTERIOR 3 1/2" METAL STUD WALL WITH SOUND INSULATION, 1 LAYER 5/8" TYPE 'X' Gypsum BOARD FINISH ON EACH SIDE. NOTE: USE DURA-ROCK IN WET AREAS
- INDICATES NEW OR EXISTING FIRE RATED WALL PER U.L. DETAILS U301, U302, U418, U419 OR U905
- NOTE: ALL WALL DIMENSIONS ARE TO FACE OF FINISH (F.O.F.)

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| Δ | | |

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED BY ACCORDANCE WITH CHAPTERS 630 AND 633, LAWS OF FLORIDA, PROFESSIONAL STATEMENT TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM.

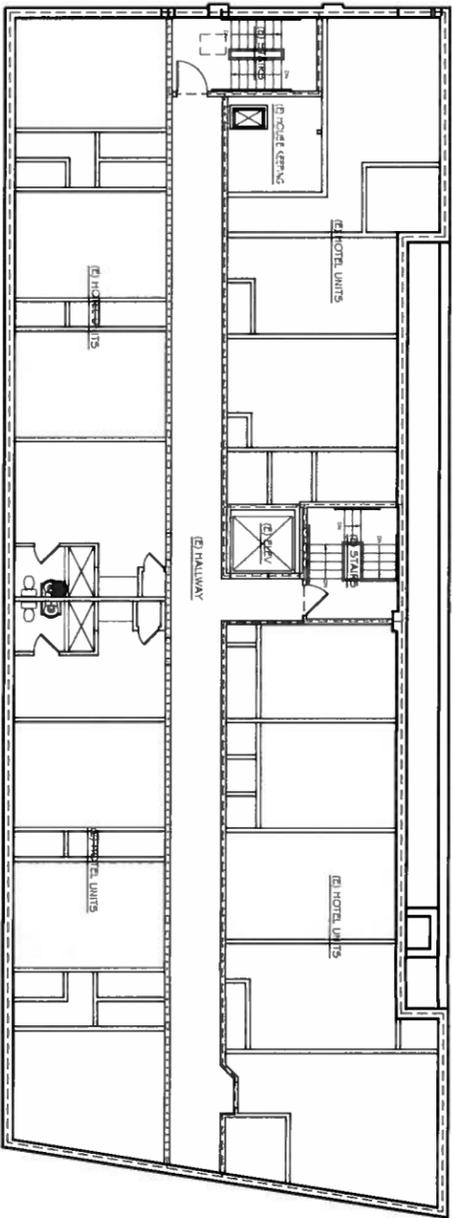
BAKRAC INC
85 CENTRAL AVENUE
ST PETERSBURG, FL 33701

PONCE DE LEON HOTEL - ROOF ADDITION
85 CENTRAL AVENUE, ST PETERSBURG, FL 33701
DEMOLITION & NEW FIRST FLOOR PLANS

NOT FOR CONSTRUCTION
PRELIMINARY
CONSTRUCTION
PROGRESS
DATE:

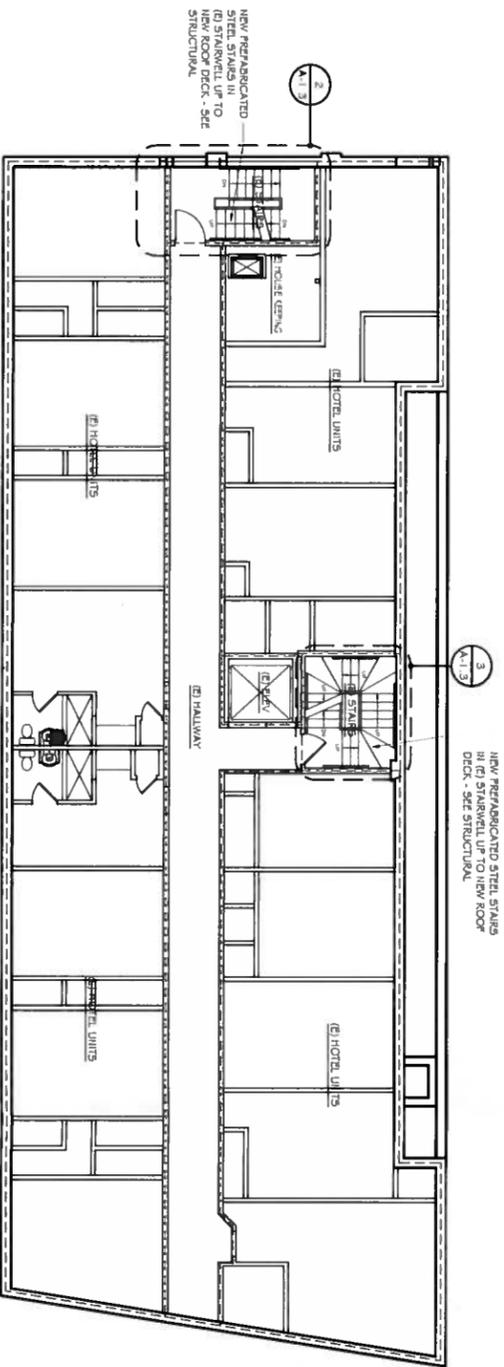
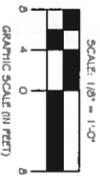
Innovative DESIGN STUDIOS, INC.
TEL: 727 432-1455 FAX: 888-854-5303
P.O. BOX 48458 ST. PETERSBURG, FLORIDA 33743
WWW.I2SFL.COM

SHEET
SCALE NOTED
DATE 16.12.15
A-1.0



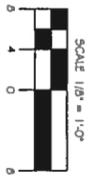
1
A-1.1

DEMOLITION SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



2
A-1.1

NEW SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

- STENCIL ALL FIRE RATED WALLS ABOVE CEILING WITH RED PAINT (E: FIRE) AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS OR USE STICKERS. LABELS TO BE ON GWB OR CMU - WHICHEVER PROVIDES FIRE RATING. LABELS TO BE 1.5'-0" O.C. MAX W/ 4" HIGH LETTERS & 1/2" STROKE MINIMUM DIMENSIONING IS TAKEN TO THE FACE OF GWB FINISH ON METAL STUD. NOMINAL SIZE IS 5" (3 5/8" STUD PLUS 2 LAYERS OF 5/8" GWB).
- EXTERIOR WALLS HAVE 1 5/8" METAL STUD, 3/8" OFF FACE OF MASONRY. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH STRUCTURAL DRAWINGS BEFORE LAYING OUT PHYSICAL BUILDING IN FIELD. CONTACT ARCHITECT WITH ANY DISCREPANCIES OR QUESTIONS AS TO CRITICAL DIMENSIONS.
- OUTLET BOXES INSTALLED IN RATED WALLS SHALL NOT EXCEED 16 SQUARE INCHES UNLESS ENCLOSED BY A 5-SIDED BOX.
- THE AGGREGATE AREA OF ALL BOXES IN A RATED WALL AND NOT ENCLOSED BY A 5-SIDED BOX SHALL NOT EXCEED 100 SQUARE INCHES IN 100 SQUARE FEET OF WALL AS MEASURED FROM FLOOR TO STRUCTURAL DECK OR RATED MEMBRANE.
- OUTLET BOXES WITH OPENINGS ON OPPOSITE FACES OF RATED WALLS SHALL HAVE A HORIZONTAL SEPARATION OF 24" MINIMUM UNLESS ENCLOSED BY A 5-SIDED BOX.
- REFER TO DRAWING A-5-1 FOR ACTUAL UL DESIGN ASSEMBLIES.

ACCESSIBILITY NOTES:

- NO ABRUPT CHANGES IN ELEVATION ALONG PATH OF TRAVEL SHALL BE ALLOWED.
- SLOPES SHALL NOT EXCEED 1:20 UNLESS A RAMP IS PROVIDED.
- RAMPS SHALL NOT EXCEED 1:12 SLOPE
- CROSS SLOPES SHALL NOT EXCEED 2%
- MAX 1/4" VERTICAL 1/4" BEVELED EDGE (TOTAL 1/2") THRESHOLD HEIGHT.

SYMBOL REFERENCES

- SPACE NUMBERS
- DOOR NUMBERS
- ◇ WINDOW TYPES
- EQUIPMENT NOTES
- △ BUILDING SECTIONS
- ◇ INTERIOR OR EXTERIOR ELEVATIONS
- △ REVISIONS MADE TO THIS SHEET
- ⊠ FIRE EXTINGUISHER

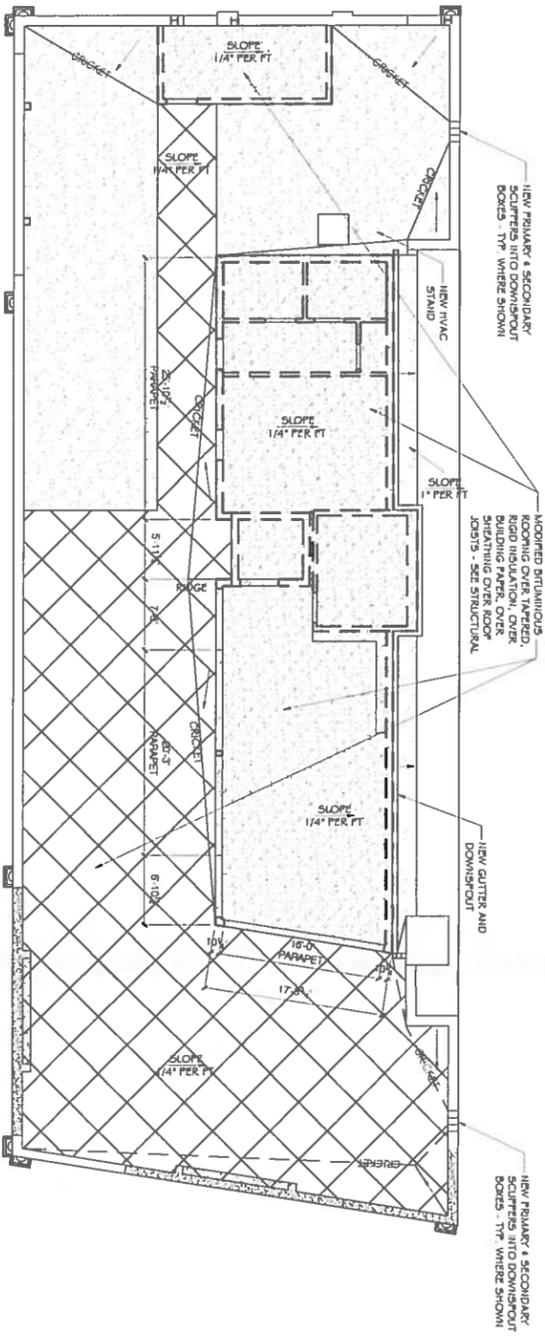
DEMOLITION NOTES:

- DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALL) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENTS ARE DISCOVERED NOTIFY ARCHITECT IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONCEALED OR UNKNOWN CONDITIONS.
- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
- WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 6" BELOW FINISH FLOOR OR 6" ABOVE FINISH CEILING.
- SAW CUT EXISTING SLAB FOR NEW PLUMBING AND ELECTRICAL ROUGH-INS AS REQUIRED FOR NEW CONSTRUCTION. USE WET SAW FOR CUTTING. SAW CUT WIDTHS AS REQUIRED. COORDINATE AND VERIFY LOCATIONS WITH MEP DRAWINGS. FLOOR SLAB CUT WIDTHS TO BE MINIMUM NECESSARY TO ACCESS UNDER SLAB CONSTRUCTION.

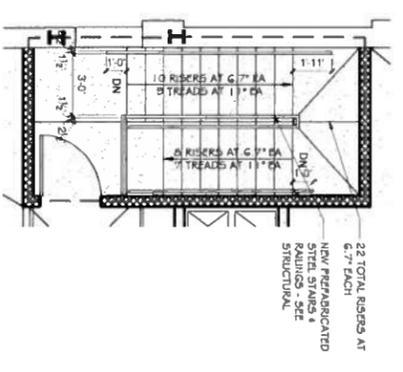
WALL LEGEND

- EXISTING WALL TO REMAIN - PROTECT FROM DAMAGE
- EXTERIOR 6" CMU INFILL WALL
- EXTERIOR 6" 16 GAUGE METAL STUD WALL WITH R19 BATT INSULATION, 1 LAYER 5/8" TYPE X GYPSUM BOARD OVER WITH OVER BUILDING PAPER OVER TYPE ON EXTERIOR SIDE
- INTERIOR 3-1/2" METAL STUD WALL WITH SOUND INSULATION, 1 LAYER 5/8" TYPE X GYPSUM BOARD FINISH ON EACH SIDE. NOTE: USE DURA-ROCK IN WET AREAS
- INDICATES NEW OR EXISTING FIRE RATED WALL PER U.L. DETAILS US01, US02, U410, U419 OR US95

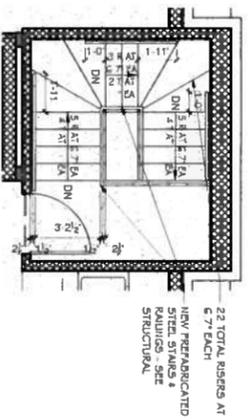
NOTE: ALL WALL DIMENSIONS ARE TO FACE OF FINISH (F.O.F.)



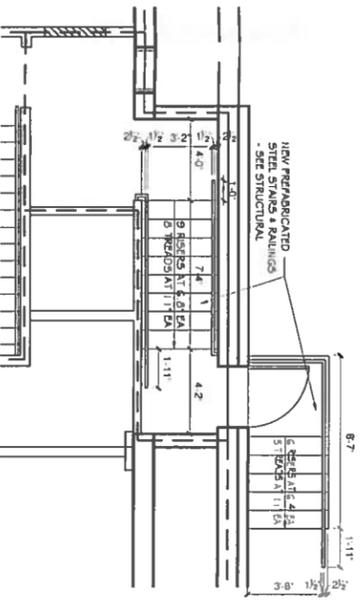
1 NEW UPPER & LOWER ROOF PLAN
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE (IN FEET)



2 ENLARGED STAIRS #700
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE (IN FEET)



3 ENLARGED STAIRS #705
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE (IN FEET)



3 ENLARGED STAIR #100
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE (IN FEET)

CLEARANCES:

- STAIRS SHALL BE INSTALLED WITH A CLEARANCE OF 6'-8" ABOVE THE FINISHED FLOOR AND 7'-0" ABOVE THE FINISHED CEILING.
- ROOF SHEATHING SHALL BE 1/2" THICK PLYWOOD OR OSB.
- ROOF INSULATION SHALL BE 2" THICK POLYSTYRENE FOAM BOARD.
- ROOF FINISH SHALL BE 1/2" THICK CONCRETE OR 1" THICK GYPSUM BOARD.
- ROOF DRAINAGE SHALL BE TO THE EXTERIOR THROUGH ROOF DRAINAGE DEVICES.
- ROOF DRAINAGE DEVICES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18" ABOVE THE FINISHED FLOOR.
- ROOF DRAINAGE DEVICES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18" ABOVE THE FINISHED FLOOR.
- ROOF DRAINAGE DEVICES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18" ABOVE THE FINISHED FLOOR.
- ROOF DRAINAGE DEVICES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18" ABOVE THE FINISHED FLOOR.
- ROOF DRAINAGE DEVICES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18" ABOVE THE FINISHED FLOOR.

SYMBOL REFERENCES

- SPACE NUMBERS
- DOOR NUMBERS
- ◊ WINDOW TYPES
- EQUIPMENT NOTES
- △ BUILDING SECTIONS
- ◊ INTERIOR OR EXTERIOR ELEVATIONS
- △ REVISIONS MADE TO THIS SHEET
- ⊠ FIRE EXTINGUISHER

DEMOLITION NOTES:

- DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALL) OR OTHER STRUCTURAL ELEMENTS, UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY ARCHITECT IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONCEALED OR UNKNOWN CONDITIONS.
- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
- WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 2" BELOW FINISH FLOOR OR 6" ABOVE FINISH CEILING.
- SAW CUT EXISTING SLAB FOR NEW PLUMBING AND ELECTRICAL ROUGH-INS AS REQUIRED FOR NEW CONSTRUCTION. USE WET SAW FOR CUTTING. SAW CUT WIDTHS AS REQUIRED. COORDINATE AND VERIFY LOCATIONS WITH MEP DRAWINGS. FLOOR SLAB CUT WIDTHS TO BE MINIMUM NECESSARY TO ACCESS UNDER SLAB CONSTRUCTION.

ROOF NOTES:

- ROOF SHEATHING TO BE 1/2" STRUCTURAL I PLYWOOD.
- VERIFY SHEATHING TYPE AND THICKNESS WITH ROOF MATERIAL MANUFACTURERS REQUIREMENTS FOR WIND LOADING RESISTANT ATTACHMENT PRIOR TO BIDDING.
- ALL CONNECTORS AND FASTENERS THROUGH OR ADJACENT TO ACO PRESERVATIVE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL OR SPECIFICALLY APPROVED FOR SUCH USAGE BY THE MANUFACTURER.
- ALL WOOD SUBJECT TO MOISTURE EXPOSURE OR ADJACENT TO TO CONCRETE OR MASONRY SHALL BE OF AN APPROVED NAT. URALLY DURABLE SPECIES OR PRESERVATIVE TREATED APPRO. PARALLEL TO ITS INTENDED USE.
- THE ARCHITECT HAS PROVIDED A DESIGN TO GET THE ROOF DRAINAGE TO THE GROUND EITHER BY GUTTERS & DOWNSPOUTS, BY NATURAL SHEET FLOW OFF OF THE ROOF, OR BY A COMBINATION OF BOTH. IT IS THE RESPONSIBILITY OF THE CIVIL ENGINEER TO DESIGN ALL SITE DRAINAGE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THIS ISSUE.

| REVISIONS | | |
|-----------|------|-------------|
| NO | DATE | DESCRIPTION |
| Δ | | |

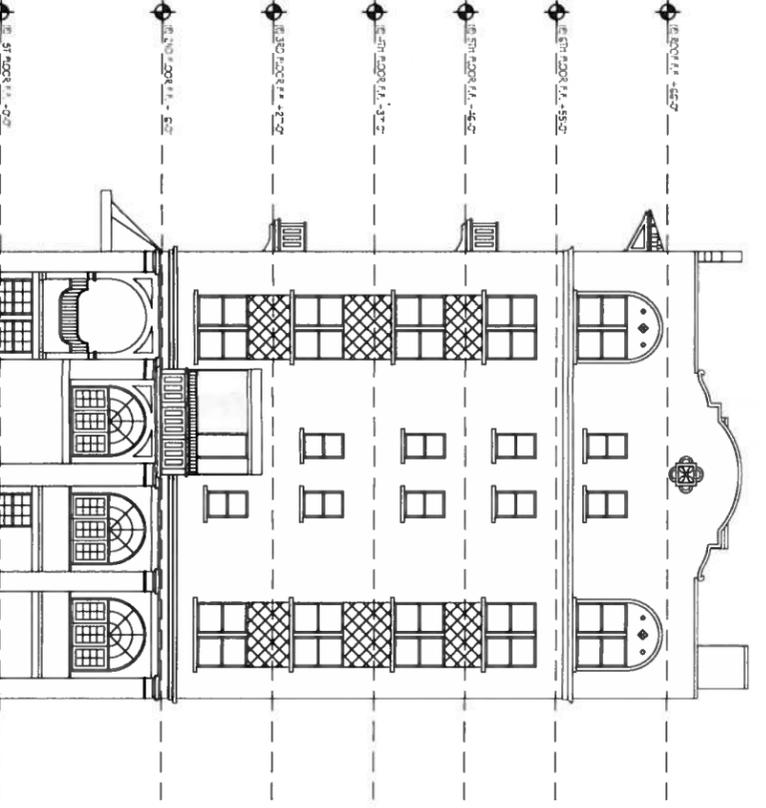
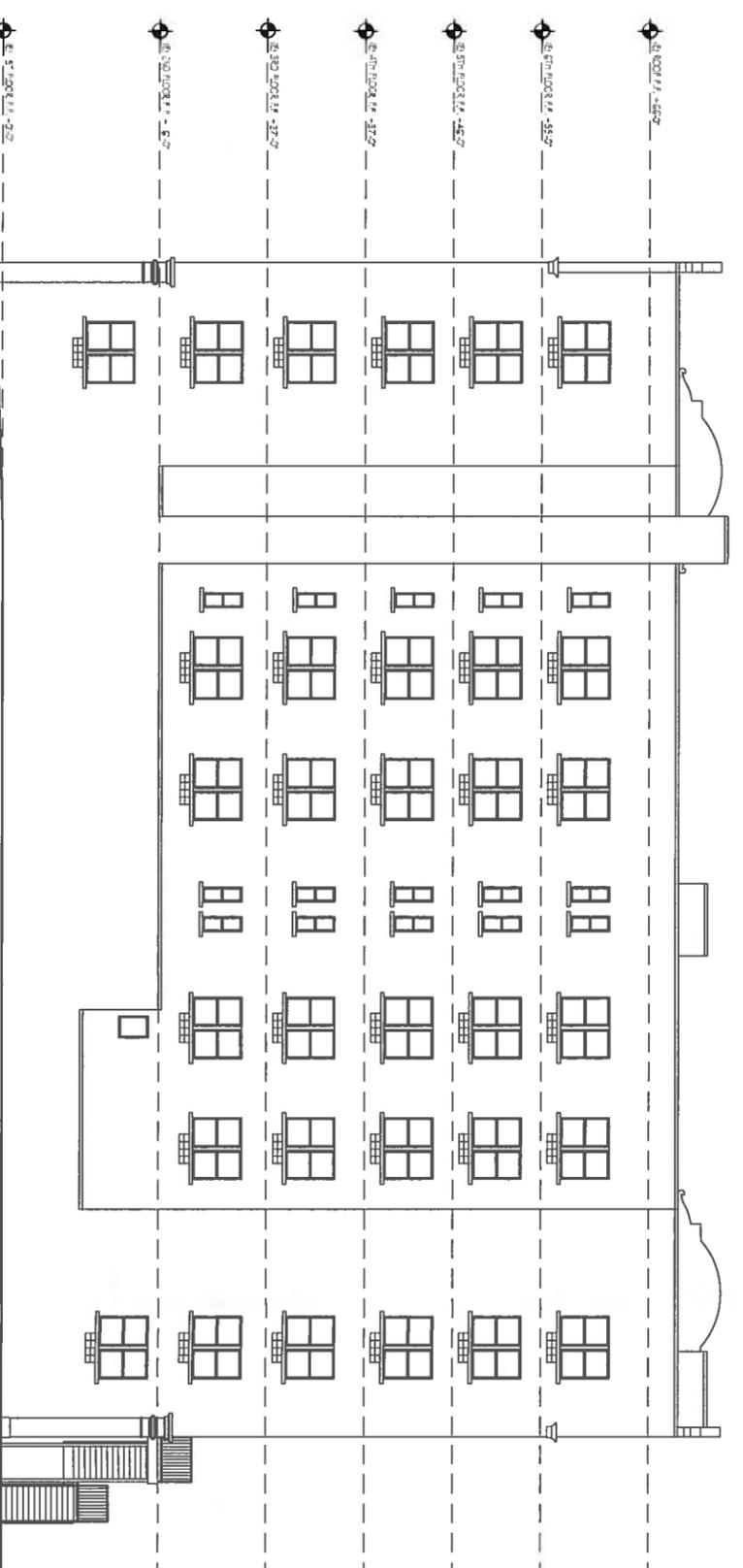
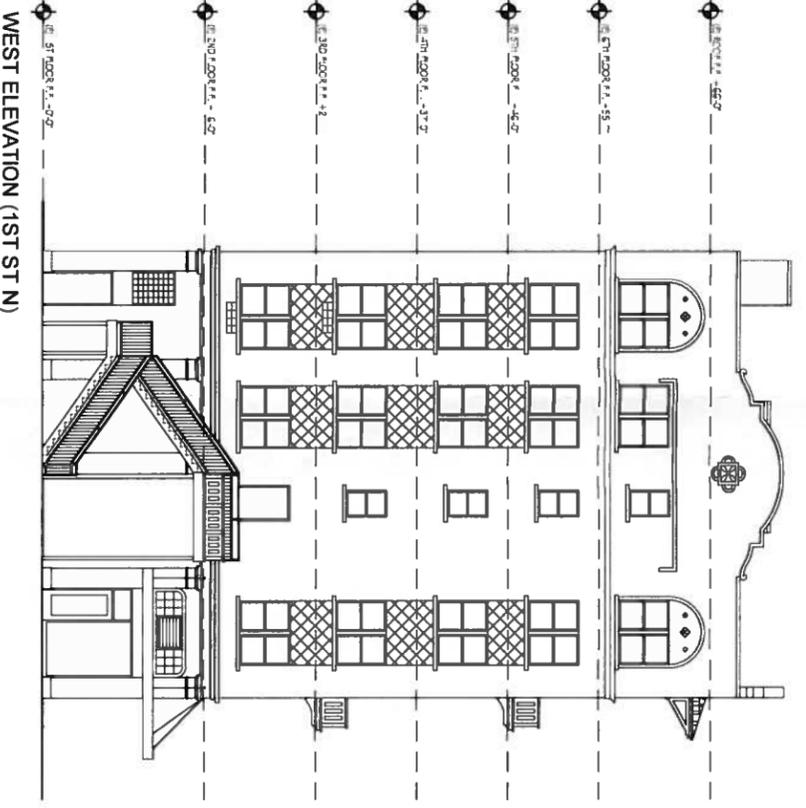
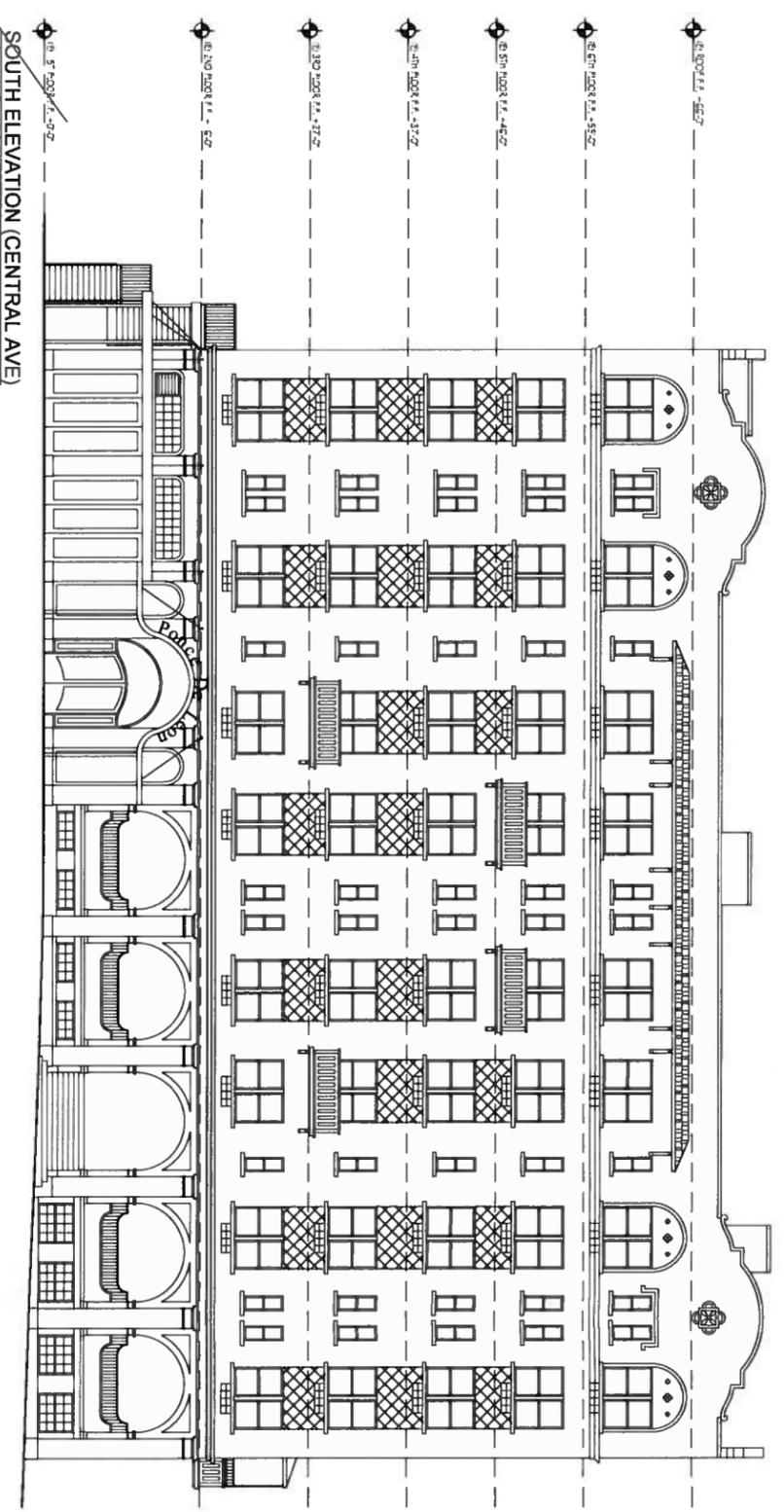
BAKRAC INC
85 CENTRAL AVENUE
ST PETERSBURG, FL 33701

PONCE DE LEON HOTEL - ROOF ADDITION
85 CENTRAL AVENUE, ST PETERSBURG, FL 33701
NEW UPPER & LOWER ROOF PLAN

NOT FOR
MM/DD/YYYY
PRELIMINARY
CONSTRUCTION
PROGRESS
DATE:

Innovative
DESIGN STUDIOS, INC.
TEL: 727-432-1155 FAX: 888-854-5303
P.O. BOX 48455 ST. PETERSBURG, FLORIDA 33743
WWW.IDSFL.COM

DATE: 10-21-15
SCALE: A-1.3
SHEET



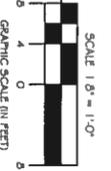
NORTH ELEVATION (ALLEY)

SOUTH ELEVATION (CENTRAL AVE)

WEST ELEVATION (1ST ST N)

EAST ELEVATION (BEACH DR)

1
A-3.0
EXISTING EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

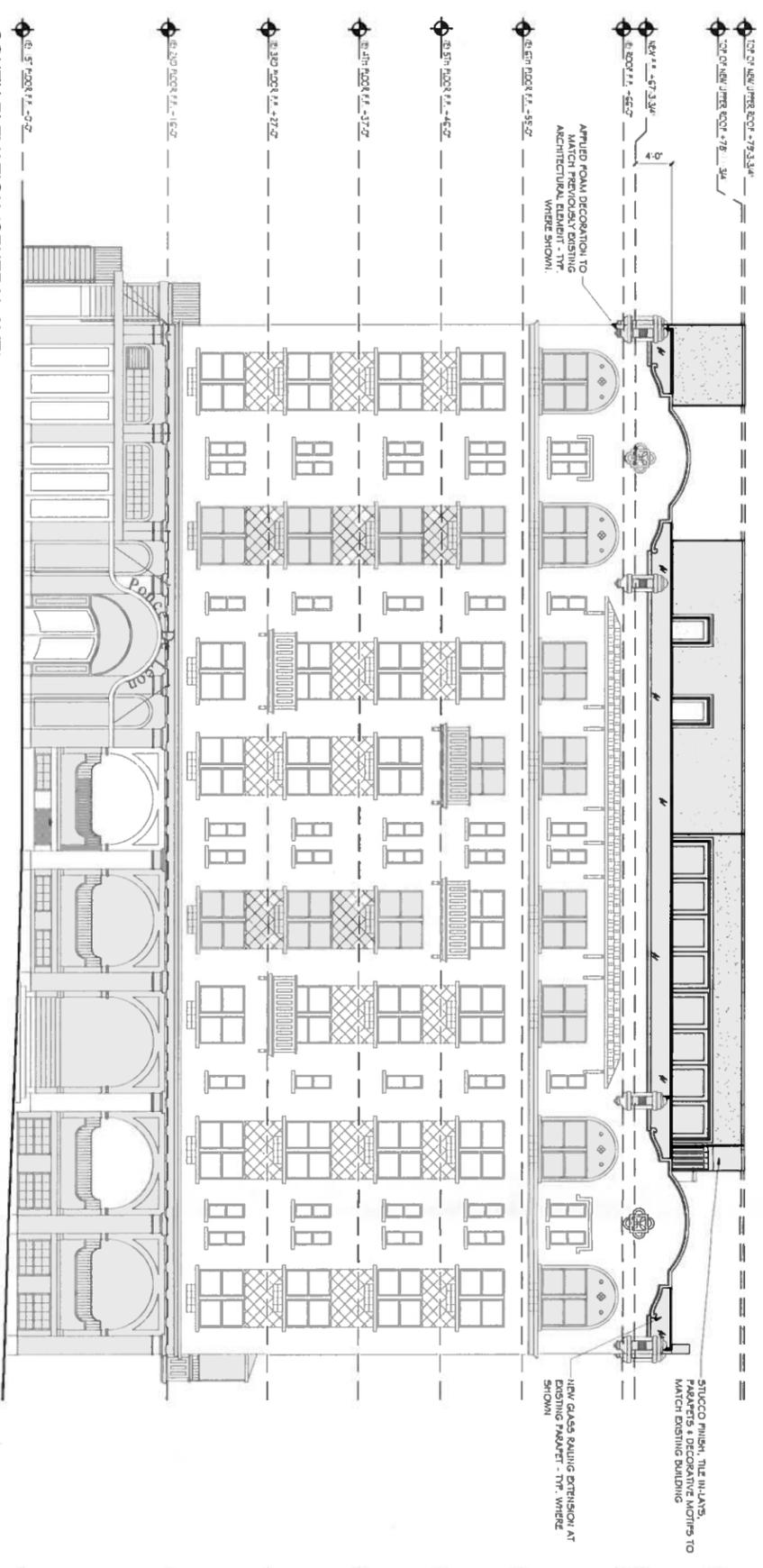
BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH PROFESSIONAL STATEMENT TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS.

603 AND 633 LAWS OF FLORIDA APPLICABLE MINIMUM

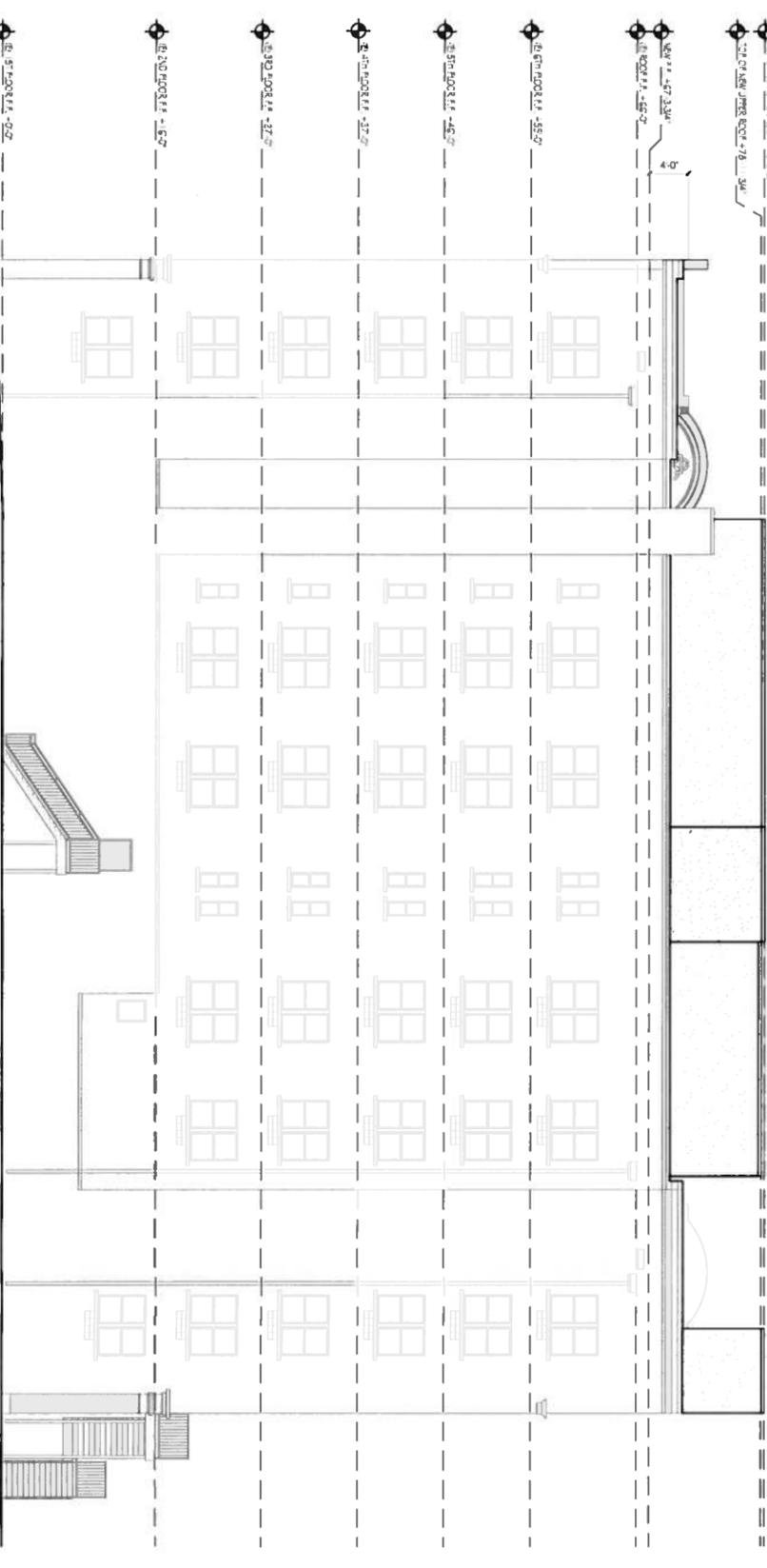
| REVISIONS | | |
|-----------|------|-------------|
| NO | DATE | DESCRIPTION |
| Δ | | |

| | | | |
|---|---|---|--|
| <p>Innovative DESIGN STUDIOS, INC.</p> <p>TEL: 727-432-1455 FAX: 888-854-5303 P.O. BOX 484152 ST. PETERSBURG, FLORIDA 33743 WWW.IDSF.COM</p> | <p>RONALD E. JARVIS/DRPH REGISTERED ARCHITECT FLORIDA #993107</p> <p>NOT FOR MM/DD/YYYY PRELIMINARY CONSTRUCTION PROGRESS DATE:</p> | <p>PONCE DE LEON HOTEL - ROOF ADDITION</p> <p>85 CENTRAL AVENUE, ST PETERSBURG, FL 33701 P/N# 19-31 17-74005-101-0210</p> <p>DWG TITLE EXISTING EXTERIOR ELEVATIONS</p> | <p>BAKRAC INC 85 CENTRAL AVENUE ST PETERSBURG, FL 33701</p> |
|---|---|---|--|

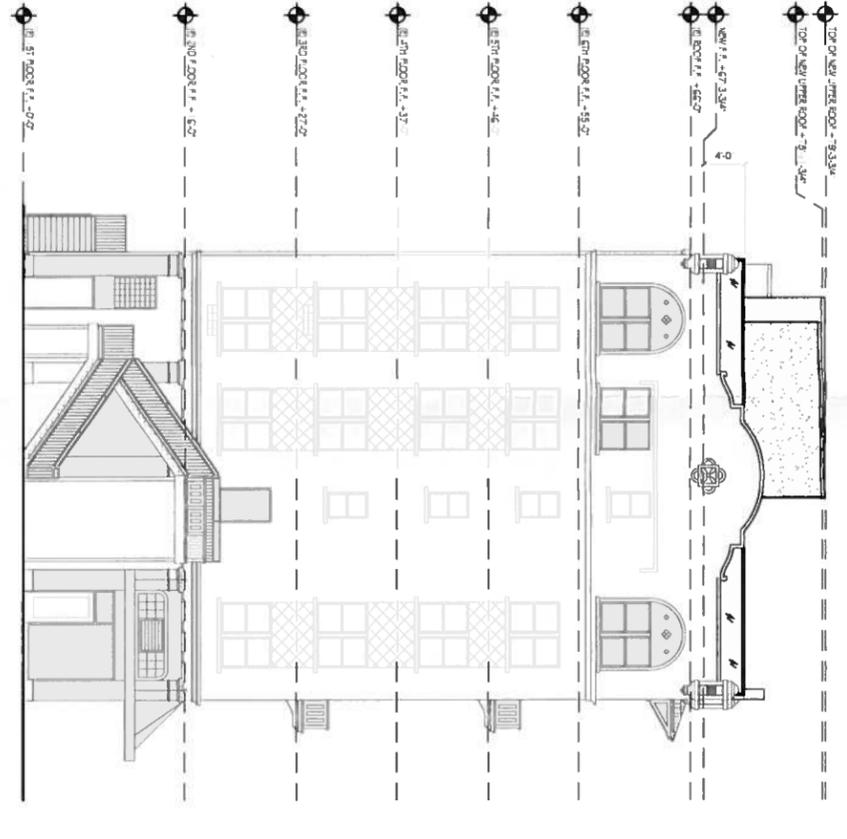
| | |
|---|---|
| <p>DATE: 18.12.15</p> <p>SCALE: NOTED</p> <p>SHEET: A-3.0</p> | <p>PROJECT: PNL</p> <p>DATE: 18.12.15</p> <p>SCALE: NOTED</p> <p>SHEET: A-3.0</p> |
|---|---|



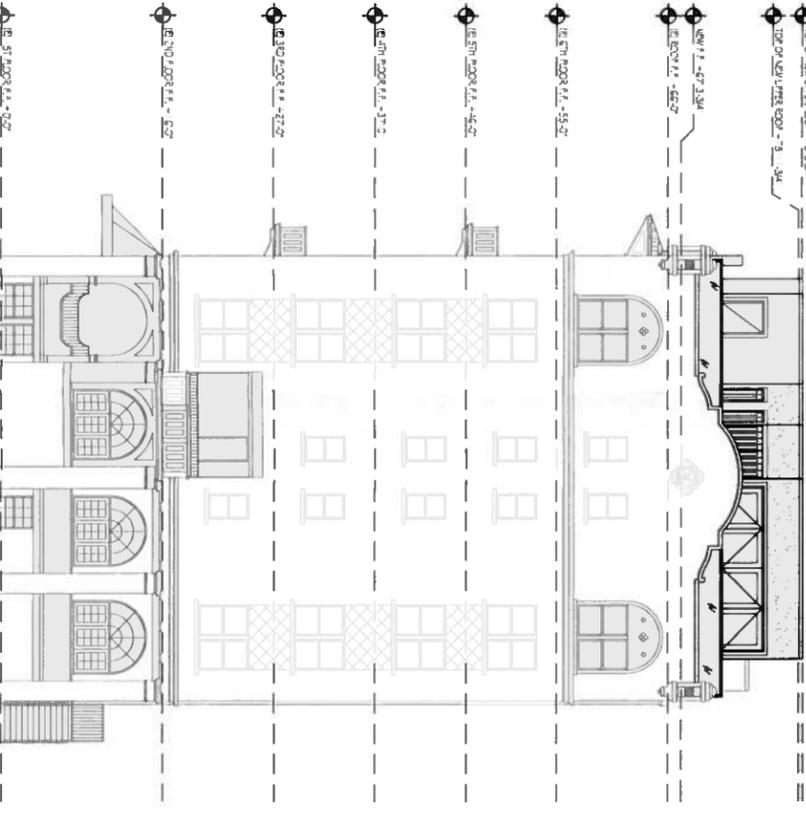
SOUTH ELEVATION (CENTRAL AVE)



NORTH ELEVATION (ALLEY)



WEST ELEVATION (1ST ST N)



EAST ELEVATION (BEACH DR)

NEW EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

Innovative DESIGN STUDIOS, INC.
TEL: 727-432-1455 FAX: 888-856-5203
P.O. BOX 48452 ST. PETERSBURG, FLORIDA 33742 WWW.IDSF.COM

RONALD E. JAMESON/SA
REGISTERED ARCHITECT
FLORIDA #89107

NOT FOR
MM/DD/YYYY
PRELIMINARY
CONSTRUCTION
PROGRESS
DATE:

PROJECT TITLE
PONCE DE LEON HOTEL - ROOF ADDITION
85 CENTRAL AVENUE, ST PETERSBURG, FL 33701
P/NP 19-31 17 74485-101-0210

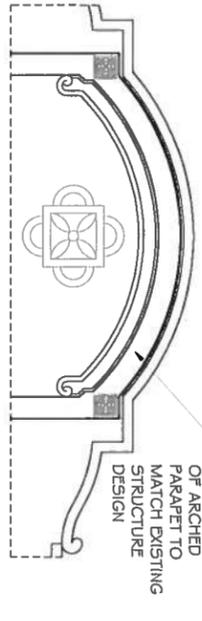
DATE: 16.12.15
SCALE: NOTED
SHEET: A-3.1

| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| Δ | | |

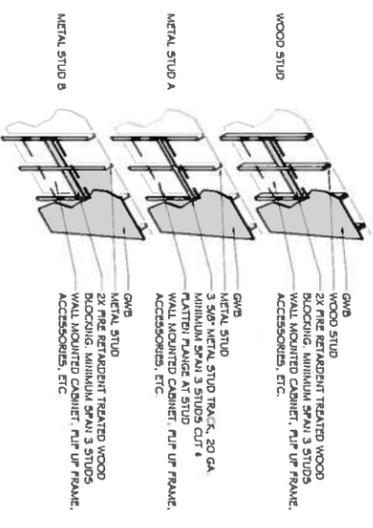
BAKRAC INC
85 CENTRAL AVENUE
ST PETERSBURG, FL 33701

FINISH SCHEDULE LEGEND & NOTES

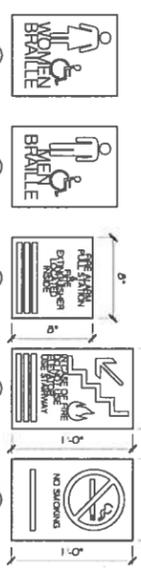
| | | | |
|------|-------------------------|------------|--------------------------------------|
| ACT | ACoustical ceiling tile | PAINT | 1. TOP COAT ON ALL WALLS AND CEILING |
| BRFR | BRICK FACED BRICK | PAINT BASE | 2. PRIMER ON ALL WALLS AND CEILING |
| CCVE | CONCRETE | SEALER | 3. SEALER ON ALL WALLS AND CEILING |
| CT | CERAMIC TILE | STUCCO | 4. STUCCO ON ALL WALLS AND CEILING |
| GP | GRIP | WOOD | 5. FINISH ALL FLOORING WITH GRIP |
| GP | GRIP | WOOD | 6. FINISH ALL FLOORING WITH GRIP |
| GP | GRIP | WOOD | 7. FINISH ALL FLOORING WITH GRIP |
| GP | GRIP | WOOD | 8. FINISH ALL FLOORING WITH GRIP |
| GP | GRIP | WOOD | 9. FINISH ALL FLOORING WITH GRIP |
| GP | GRIP | WOOD | 10. FINISH ALL FLOORING WITH GRIP |



4 TYPICAL
ARCHED PARAPET DESIGN
SCALE: 3/8" = 1'-0"



5 TYPICAL
WALL BLOCKING
SCALE: 1/8" = 1'-0"



6 TYPICAL
SIGNAGE
SCALE: 1/8" = 1'-0"

- NOTES:
1. SIGNAGE TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) 2010.
 2. SIGNAGE TO BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 3. MOUNTING HEIGHT SHALL BE 6'-0" A.F.F. TO THE CENTERLINE OF THE SIGN.

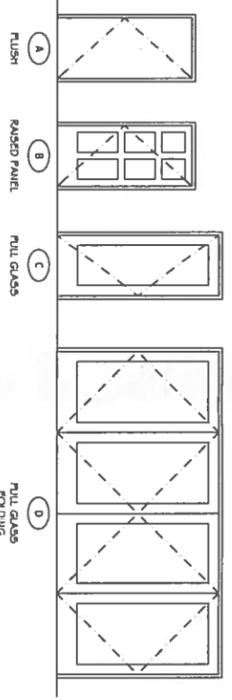
ROOM FINISH SCHEDULE

| ROOM NAME | CLG HGT | FLOOR | | BASE | | NORTH WALL | | EAST WALL | | SOUTH WALL | | WEST WALL | | CEILING | | REMARKS / NOTES |
|------------|---------|-------|--------|--------|--------|------------|--------|-----------|--------|------------|--------|-----------|--------|---------|--------|-----------------|
| | | MATL | FINISH | MATL | FINISH | MATL | FINISH | MATL | FINISH | MATL | FINISH | MATL | FINISH | MATL | FINISH | |
| 100 STAIRS | 10'-0" | STL | BR/WFR | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | |

ROOF LEVEL

| ROOM NAME | CLG HGT | FLOOR | | BASE | | NORTH WALL | | EAST WALL | | SOUTH WALL | | WEST WALL | | CEILING | | REMARKS / NOTES |
|---------------------|---------|-------|--------|--------|--------|------------|--------|-----------|--------|------------|--------|-----------|--------|---------|--------|-----------------|
| | | MATL | FINISH | MATL | FINISH | MATL | FINISH | MATL | FINISH | MATL | FINISH | MATL | FINISH | MATL | FINISH | |
| 700 STAIRS | 10'-0" | STL | BR/WFR | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | |
| 701 PREP | 10'-0" | SC | CT | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | |
| 702 VESTIBULE | 10'-0" | SC | CT | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | |
| 703 ADA BATH | 10'-0" | SC | CT | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | |
| 704 ADA BATH | 10'-0" | SC | CT | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | |
| 705 STAIRS | 10'-0" | STL | BR/WFR | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | BR/WFR | PNT | |
| 706 INSIDE SEATING | 10'-0" | SC | CT | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | |
| 707 OUTSIDE SEATING | 10'-0" | SC | CT | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | CT | GP | |

DOOR TYPES

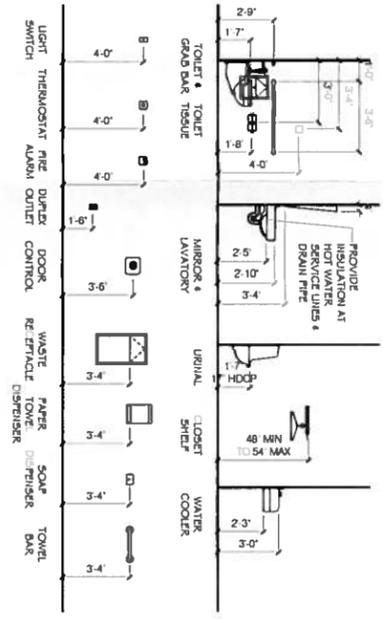


DOOR SCHEDULE

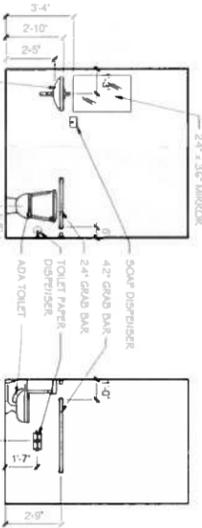
| MARK | DOOR SIZE | DOOR TYPE | FRAME | | DETAILS | | | | HARDWARE | SIGNAGE | LABEL | REMARKS / NOTES |
|------|-------------------------|-----------|-------|---------|---------|---------|---------|---------|----------|---------|-------|--------------------------------------|
| | | | MATL | FINISH | SILL | JAMB | JAMB | HEAD | | | | |
| 100 | 3'-0" x 6'-8" x 1'-3/8" | A | HM | BR/WFR | SEE NOA | SEE NOA | SEE NOA | SEE NOA | 1 | 4 | | 30-MINUTE FIRE RATED DOOR & HARDWARE |
| 100A | 3'-0" x 6'-8" x 1'-3/8" | A | HM | BR/WFR | SEE NOA | SEE NOA | SEE NOA | SEE NOA | 3 | | | 30-MINUTE FIRE RATED DOOR & HARDWARE |
| 700 | 3'-0" x 6'-8" x 1'-3/8" | A | HM | PNT | SEE NOA | SEE NOA | SEE NOA | SEE NOA | 4 | | | 30-MINUTE FIRE RATED DOOR & HARDWARE |
| 701 | 3'-0" x 7'-0" x 1'-3/4" | A | HM | PRE-FIN | SEE NOA | SEE NOA | SEE NOA | SEE NOA | 2 | | | |
| 702 | 3'-0" x 7'-0" x 1'-3/4" | A | HM | PRE-FIN | SEE NOA | SEE NOA | SEE NOA | SEE NOA | | | | |
| 703 | 3'-0" x 6'-8" | B | WD | BR/WFR | | | | | 5 | 1 | | |
| 704 | 3'-0" x 6'-8" | B | WD | BR/WFR | | | | | 6 | 2 | | |
| 705 | 3'-0" x 7'-0" x 1'-3/4" | A | HM | BR/WFR | SEE NOA | SEE NOA | SEE NOA | SEE NOA | 6 | | | 30-MINUTE FIRE RATED DOOR & HARDWARE |
| 706A | 16'-0" x 8'-0" | D | | AL | SEE NOA | SEE NOA | SEE NOA | SEE NOA | 5 | | | ALL HARDWARE BY MANUFACTURER |
| 706B | 16'-0" x 8'-0" | D | | AL | SEE NOA | SEE NOA | SEE NOA | SEE NOA | 5 | | | ALL HARDWARE BY MANUFACTURER |
| 706C | 16'-0" x 8'-0" | D | | AL | SEE NOA | SEE NOA | SEE NOA | SEE NOA | 5 | | | ALL HARDWARE BY MANUFACTURER |

HARDWARE SCHEDULE

| QTY | DESCRIPTION | CATALOG NUMBER | FINISH | MANUFACTURER | QTY | DESCRIPTION | CATALOG NUMBER | FINISH | MANUFACTURER | QTY | DESCRIPTION | CATALOG NUMBER | FINISH | MANUFACTURER | QTY | DESCRIPTION | CATALOG NUMBER | FINISH | MANUFACTURER | |
|-----|-------------|----------------|--------|--------------|-----|-------------|----------------|--------|--------------|-----|-------------|----------------|--------|--------------|-----|-------------|----------------|--------|--------------|-----|
| | | | | | | | | | | | | | | | | | | | | 37A |



1 TYPICAL
ADA MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"

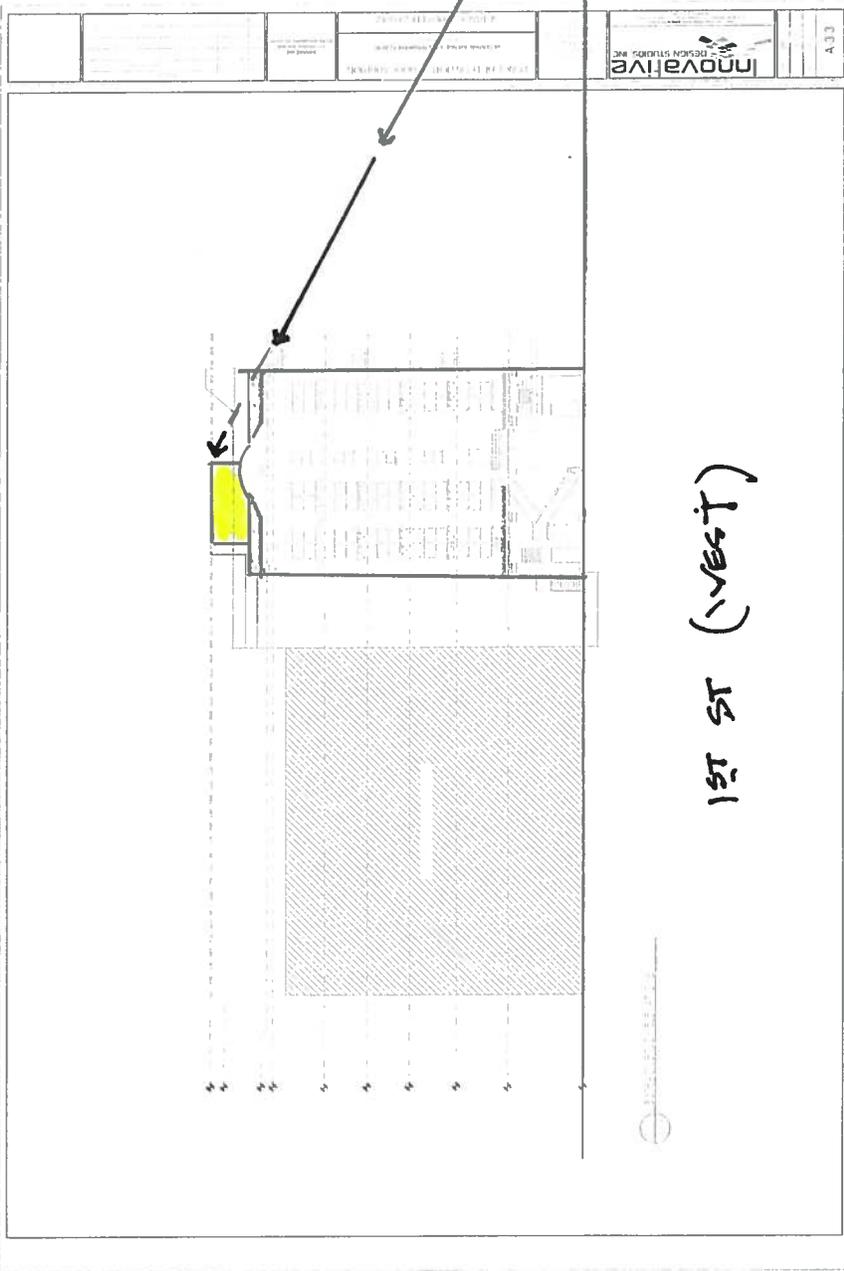


2 TYPICAL
RESTROOM INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

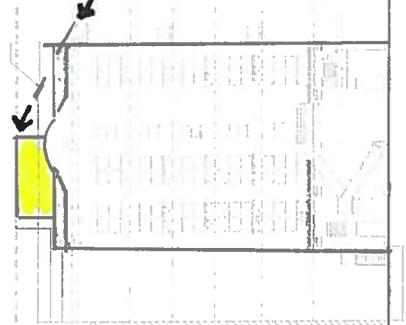
- NOTES:
1. THIS INTERIOR AND EXTERIOR TO BE GRAB BARS, WASTES, AND INDIVIDUAL.
 2. ALL HARDWARE TO BE ADA COMPLIANT WITH 2010 ADA AGC.
 3. INTERIOR CLOSING SHALL BE 20" MIN. CLEARANCE TO THE CENTERLINE OF THE DOOR.
 4. ALL QUANTITIES ARE PER DOOR.
 5. FIRE RATED DOORS AND DOORS WITH CLOSERS REQUIRE 5881 FINISHES.

Appendix F
Line of Sight Analysis

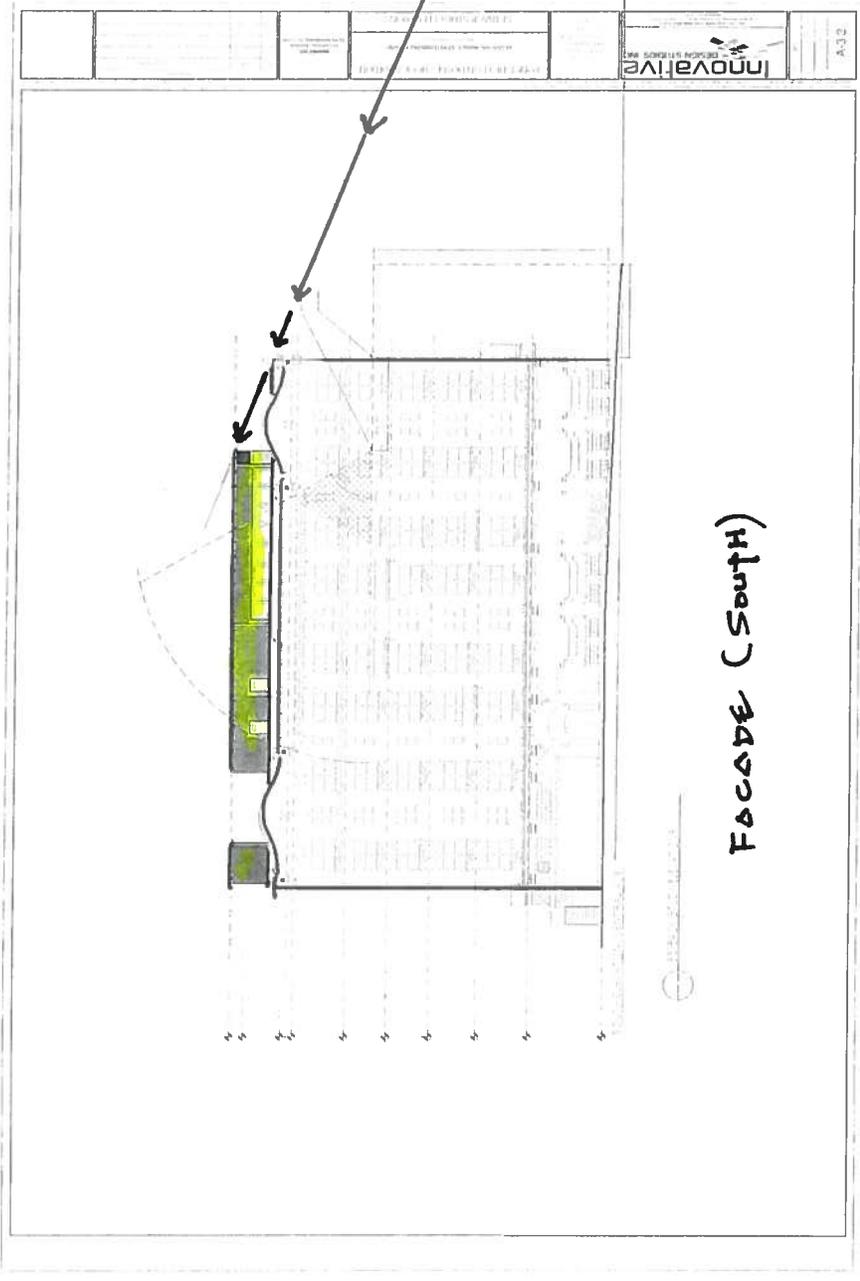
(applicable graphics follow as attached without page numbering)



± 130'



1st ST (west)



FACADE (South)

±180'

69

67

Innovative

A32

Appendix G

Revised Roof Plan, Variance Application/Narrative, & Variance Graphics

(applicable graphics follow as attached without page numbering)

HAMPTON INN & SUITES
EXISTING ADJACENT BUILDING

STEP BACK 60' - ALL
CONDITIONS 50 FT. TO
300 FT. HIGH

STAIRS
700

ADA BATH
704

ADA BATH
703

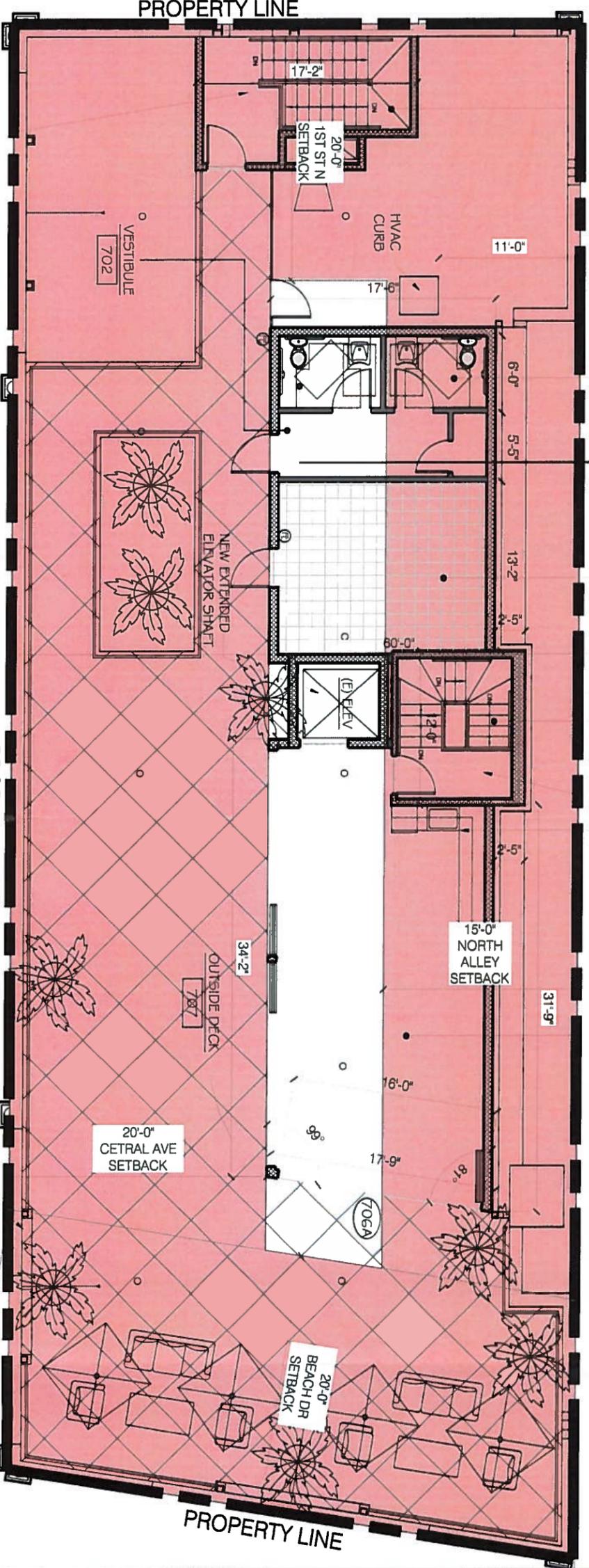
TABLE / CHAIR
STORAGE
701

STAIRS
705

LOUNGE
AREA
706

PROPERTY LINE

NEW EXTENDED STAIRWELL SHAFT &
PREFABRICATED STEEL STAIRS - SEE STRUCTURAL
NEW UPPER & LOWER CABINETRY,
SINK & UNDER COUNTER
REFRIGERATOR



NEW EXTENDED STAIRWELL
SHAFT & PREFABRICATED
STEEL STAIRS - SEE
STRUCTURAL

NEW GLASS RAILING EXTENSION AT
EXISTING PARAPET TO PROVIDE 42'
HIGH MINIMUM GUARDRAIL - TYP.
WHERE SHOWN (NOTE 48" HIGH
SHOWN ON ELEVATIONS TO MATCH
(E) DECORATIVE PARAPETS)

DECORATIVE BACK OF ARCHED
PARAPET TYPICAL WHERE IT
OCCURS ON THE OCCUPIABLE SIDE.

NOTE: ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH AND NOTIFIED
OF THE SIGNIFICANCE OF THE HISTORIC BUILDING AFFECTED TO ENSURE
ITS PROTECTION BEFORE, DURING AND, IF APPLICABLE, AFTER
CONSTRUCTION. SUCH NOTICE SHALL AT MINIMUM INCLUDE
ACKNOWLEDGEMENT BY EACH SUBCONTRACTOR THAT HE/SHE HAS BEEN
FURNISHED WITH, AND IS FAMILIAR WITH THE U.S. SECRETARY OF THE
INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
AS THEY PERTAIN TO THE SUBJECT PROPERTY.

1
A-1.1
NEW ROOF PLAN
SCALE: 1/8" = 1'-0"

| <p>TEL: 727.432.7455 FAX: 888-854-5303 P.O. BOX 48958 ST. PETERSBURG, FLORIDA 33743 WWW.IDSPL.COM</p> | <p>PRELIMINARY NOT FOR CONSTRUCTION PROGRESS DATE: 05/18/2017</p> | <p>PONCE DE LEON HOTEL - ROOF ADDITION 95 CENTRAL AVENUE, ST PETERSBURG, FL 33701 P.O. # 19-31 17-74488 101 0210</p> | <p>BAKRAC INC 95 CENTRAL AVENUE ST PETERSBURG, FL 33701</p> | <table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO | DATE | DESCRIPTION | | | | | | | | | |
|---|---|---|--|---|----|------|-------------|--|--|--|--|--|--|--|--|--|
| | NO | DATE | DESCRIPTION | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| <p>A-1.1</p> | <p>NEW ROOF PLANS</p> | <p>CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CORRECTIVE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT BY WRITTEN PRIOR TO PROCEEDING OR CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.</p> | <p>MULTIPLE COPIES AND THE APPLICABLE MINIMUM BARRY STANDARDS FOR (S) 13 FRAMES BY ALL JURISDICTIONS WITH 14-18 FOR ROOF PANELS. A COPY OF S13 SHOULD BE PROVIDED TO THE ARCHITECT AND THE ARCHITECT'S KNOWLEDGE. ENCLOSED PLANS AND SPECIFICATIONS SHALL BE THE BASIS FOR THE CONTRACT.</p> | | | | | | | | | | | | | |



st.petersburg
www.stpete.org

VARIANCE

Application No. ¹⁶⁻ CPA 9020056

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

| GENERAL INFORMATION | |
|--|-------------------------------|
| NAME of APPLICANT (Property Owner): Bakraclnc | |
| Street Address: 95 Central Ave. | |
| City, State, Zip: St. Petersburg FL 33701 | |
| Telephone No: 727 550 9300 | Email Address: savnib@msn.com |
| NAME of AGENT or REPRESENTATIVE: Bill Foster | |
| Street Address: 540 1 st Ave. N. | |
| City, State, Zip: st. Petersburg FL 33701 | |
| Telephone No: 727 822 2013 | Email Address: fosfos@aol.com |
| PROPERTY INFORMATION: The Ponce De Leon Hotel | |
| Street Address or General Location: 95 Central Ave, St. Petersburg, FL 33701 | |
| Parcel ID#(s): 19-31-17-74466-101-0010 | |
| DESCRIPTION OF REQUEST: Variances for setbacks | |
| PRE-APPLICATION DATE: | PLANNER: |

FEE SCHEDULE

| | | | |
|--|----------|--------------------------|----------|
| 1 & 2 Unit, Residential – 1 st Variance | \$300.00 | Each Additional Variance | \$100.00 |
| 3 or more Units & Non-Residential -- | | After-the-Fact | \$500.00 |
| 1 st Variance | \$300.00 | Docks | \$400.00 |
| | | Flood Elevation | \$300.00 |

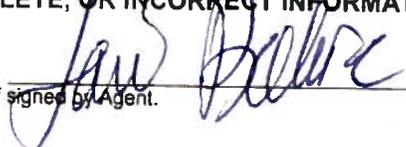
Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner / Agent*:  Date: 6/21/17

*Affidavit to Authorize Agent required, if signed by Agent.



**CITY OF ST. PETERSBURG
PLANNING & ECONOMIC DEVELOPMENT DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT**

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Bakrac Inc

This property constitutes the property for which the following request is made

Property Address: 95 Central Ave, St. Petersburg, FL 33701

Parcel ID No.: 19-31-17-74466-101-0010

Request:

Authorizing Agent

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Bill Foster

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): *Savni Bakrac*

SAVNI BAKRAC
Printed Name

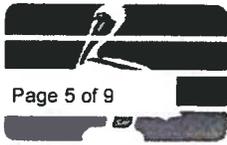
Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: _____

Date: _____

Commission Expiration (Stamp or date): _____



VARIANCE

NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

| APPLICANT NARRATIVE | |
|---|---------------------------|
| Street Address: 95 Central Ave, St. Petersburg, FL | Case No.: COA 16-90200056 |
| <p>Detailed Description of Project and Request:</p> <p>The existing historic building requires extensive work to replace the roof and strengthen parapets. Also the existing access stair to the roof is a ships ladder. We will replace the existing roof, strengthen the roof deck and parapets, enhance the exterior of the building by replacing missing historic ornamentation, provide safer access to the roof and</p> | |
| <p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</p> <p>This is a historic structure and the elevator penthouse and stairs were existing before the setback requirements were in place. They are now in the setback. In order to access the roof the existing stairs and elevator shafts need to be extended 1 floor. Therefore any design would require a variance. The size and shape of the property along with the setback requirements means that the only buildable area is a 9' wide strip down the middle of the building. This area of allowed construction is too narrow to be practical and also does not allow access to the existing stair and elevator located in the new setbacks.</p> | |
| <p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.</p> <p>The Canopy located at 340 Beach Drive NE involved a similar conversion of a historic structure to add a roof top bar. Although we will not have a bar the roof top structure will be similar in appearance.</p> | |
| <p>3. How is the requested variance not the result of actions of the applicant?</p> <p>The setback requirements were created after the building was constructed and put the existing building into non-compliance. The existing building with no new alterations does not meet the current requirements.</p> | |



VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

| APPLICANT NARRATIVE |
|--|
| <p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>The proposed roof top additions are very minimal and will not be visible from the ground. The east stair tower that will be extended will be visible but the difference is very minimal and is already in the setback. We will be adding decorative features on the corners of the building to replicate the missing historic ornamentation. We will also be adding some various colored tiles on the facades as recommended by Larry Frey. The existing tar & gravel roof will be replaced with an white cool roof to help lower ambient temperatures. The back sides of large existing unsightly parapets will be structurally reinforced and painted. Finally there will be lots of landscape & planters. The roof will be much more attractive to the neighbors in high rises.</p> |
| <p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>There is no alternative because of the location of the existing stairs and elevators. Without the variances no work can be permitted.</p> |
| <p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>We will be adding decorative features on the corners of the building to replicate the missing historic ornamentation. We will also be adding some various colored tiles on the facades as recommended by Larry Frey. The existing tar & gravel roof will be replaced with an white cool roof to help lower ambient temperatures. The back sides of large existing parapets will be structurally reinforced and painted. Finally there will lots of plants in planters. The roof will be much more attractive to the neighbors in high rises.</p> |



VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

| NEIGHBORHOOD WORKSHEET | |
|--|----------------------------------|
| Street Address: 95 Central Ave, St. Petersburg, FL | Case No.: COA#16-90200056 |
| Description of Request: | |
| The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary): | |
| 1. Affected Property Address: 80 Beach Dr NE | |
| Owner Name (print): Hampton Inn & Suites St. Petersburg/Downtown, FLORENCIA PARK LLC | |
| Owner Signature: | |
| 2. Affected Property Address: | |
| Owner Name (print): | |
| Owner Signature: | |
| 3. Affected Property Address: | |
| Owner Name (print): | |
| Owner Signature: | |
| 4. Affected Property Address: | |
| Owner Name (print): | |
| Owner Signature: | |
| 5. Affected Property Address: | |
| Owner Name (print): | |
| Owner Signature: | |
| 6. Affected Property Address: | |
| Owner Name (print): | |
| Owner Signature: | |
| 7. Affected Property Address: | |
| Owner Name (print): | |
| Owner Signature: | |
| 8. Affected Property Address: | |
| Owner Name (print): | |
| Owner Signature: | |



PUBLIC PARTICIPATION REPORT

Application No. COA 16-90200056

In accordance with LDR Section 16.70.040.1.F. "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process. "

APPLICANT REPORT

Street Address:

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal
July 11, 2017 at 2 00 pm. City concel Chambers St. Petersburg

(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications

coa# 16-90200056, mail on June 16, 2017, US Postal Services ,certifict receipt for 300 owners of propertys located 200 property.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

95 Central Ave St Petersburg

2. Summary of concerns, issues, and problems expressed during the process

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

- Check one: Proposal supported
 Do not support the Proposal
 Unable to comment on the Proposal at this time
 Other comment(s):

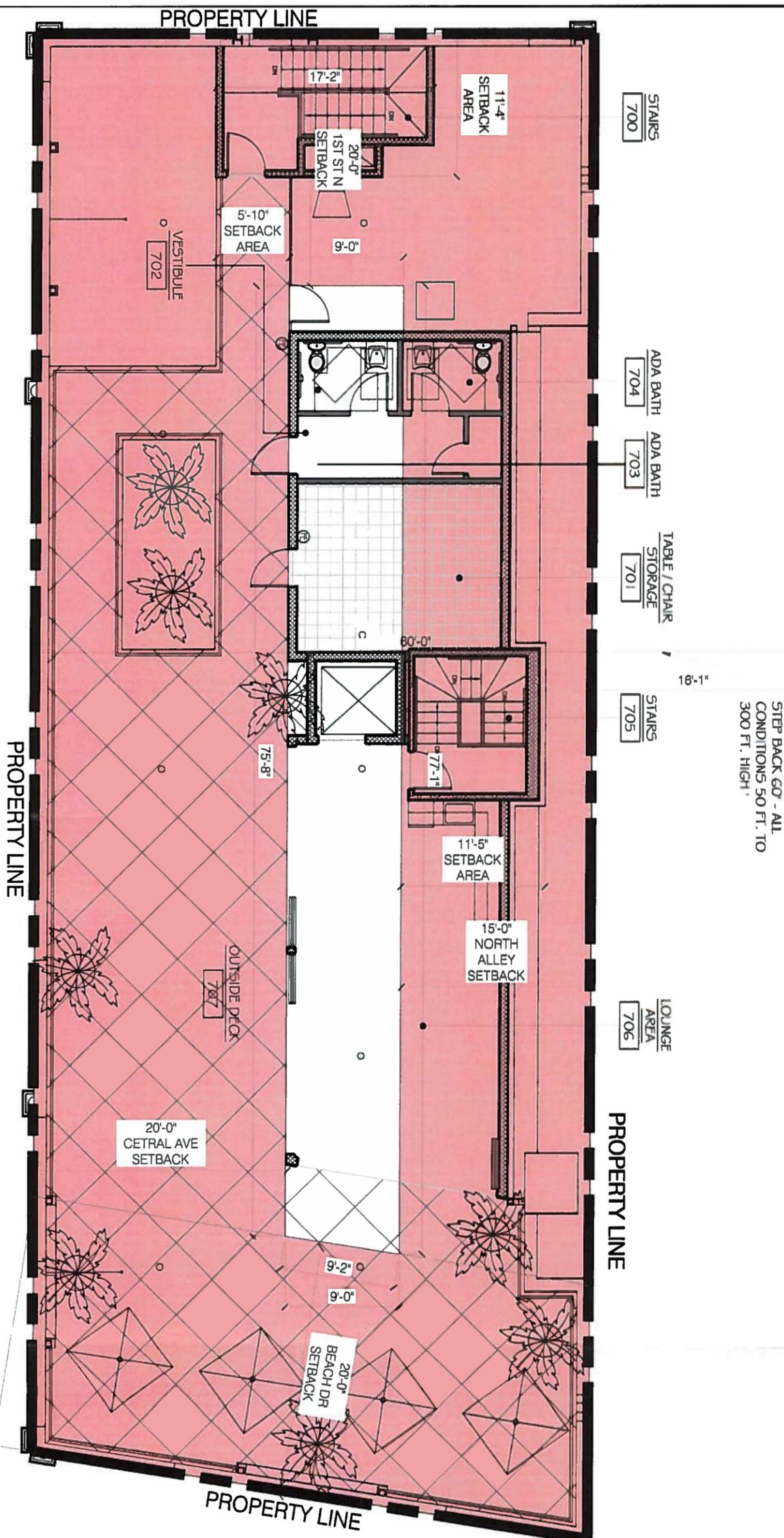
Association Name

President or Vice-President Signature

If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification:

HAMPTON INN & SUITES
EXISTING ADJACENT BUILDING

STEP BACK 60' - ALL
CONDITIONS 50 FT. TO
300 FT. HIGH



NOTE: ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH AND NOTIFIED OF THE SIGNIFICANCE OF THE HISTORIC BUILDING AFFECTED TO ENSURE ITS PROTECTION BEFORE, DURING AND, IF APPLICABLE, AFTER CONSTRUCTION. SUCH NOTICE SHALL AT MINIMUM INCLUDE ACKNOWLEDGEMENT BY EACH SUBCONTRACTOR THAT HE/SHE HAS BEEN FURNISHED WITH, AND IS FAMILIAR WITH THE U.S. SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES AS THEY PERTAIN TO THE SUBJECT PROPERTY.

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



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR COMMENCING CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

IN THESE PLANS AND THE APPLICATION THEREOF THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE ADJACENT BUILDING WITH THE APPLICABLE LOCAL PROFESSIONAL STANDARDS TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. ENCLOSED PLANS AND SPECIFICATIONS SHALL BE USED IN CONJUNCTION WITH THESE PLANS.

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

Innovative
DESIGN STUDIOS, INC.

TEL: 787-433-1495 FAX: 888-884-9303
P.O. BOX 46452 ST. PETERSBURG, FLORIDA 33743
WWW.IDSFL.COM

PRELIMINARY
NOT FOR
CONSTRUCTION
PROGRESS
DATE:
05/18/2017

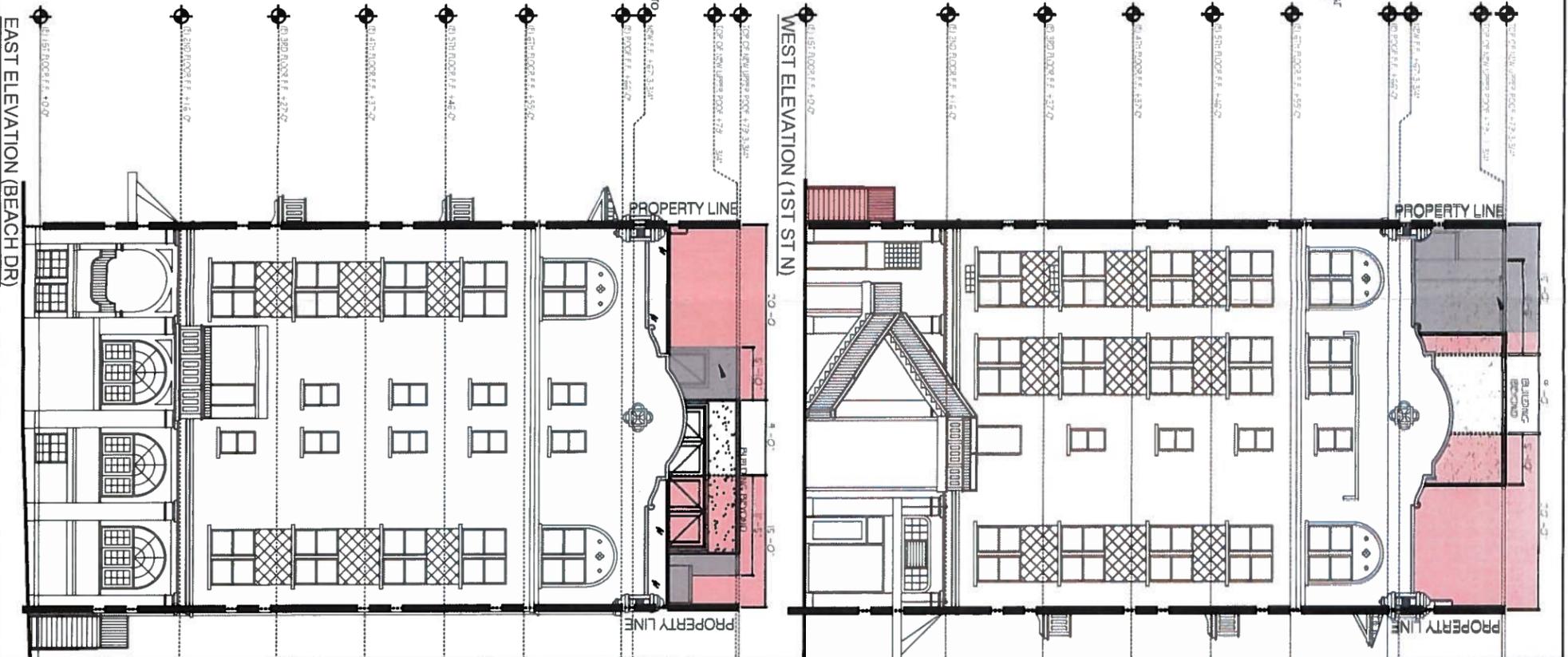
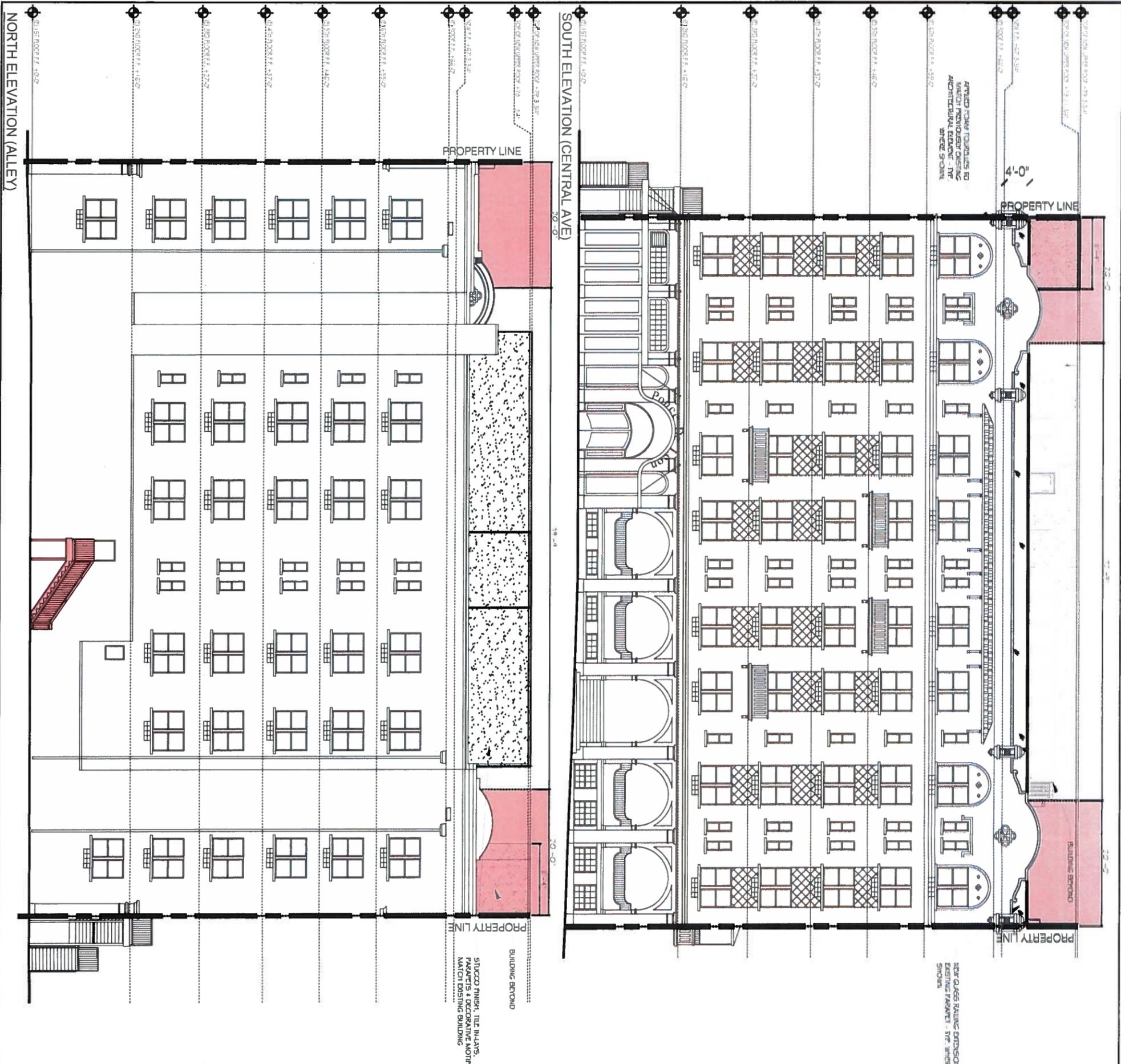
PONCE DE LEON HOTEL - ROOF ADDITION

95 CENTRAL AVENUE, ST PETERSBURG, FL 33701
PDA # 19 01 17 74489 101 0010

SETBACK PLAN

BAKRAC INC
95 CENTRAL AVENUE
ST PETERSBURG, FL 33701

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

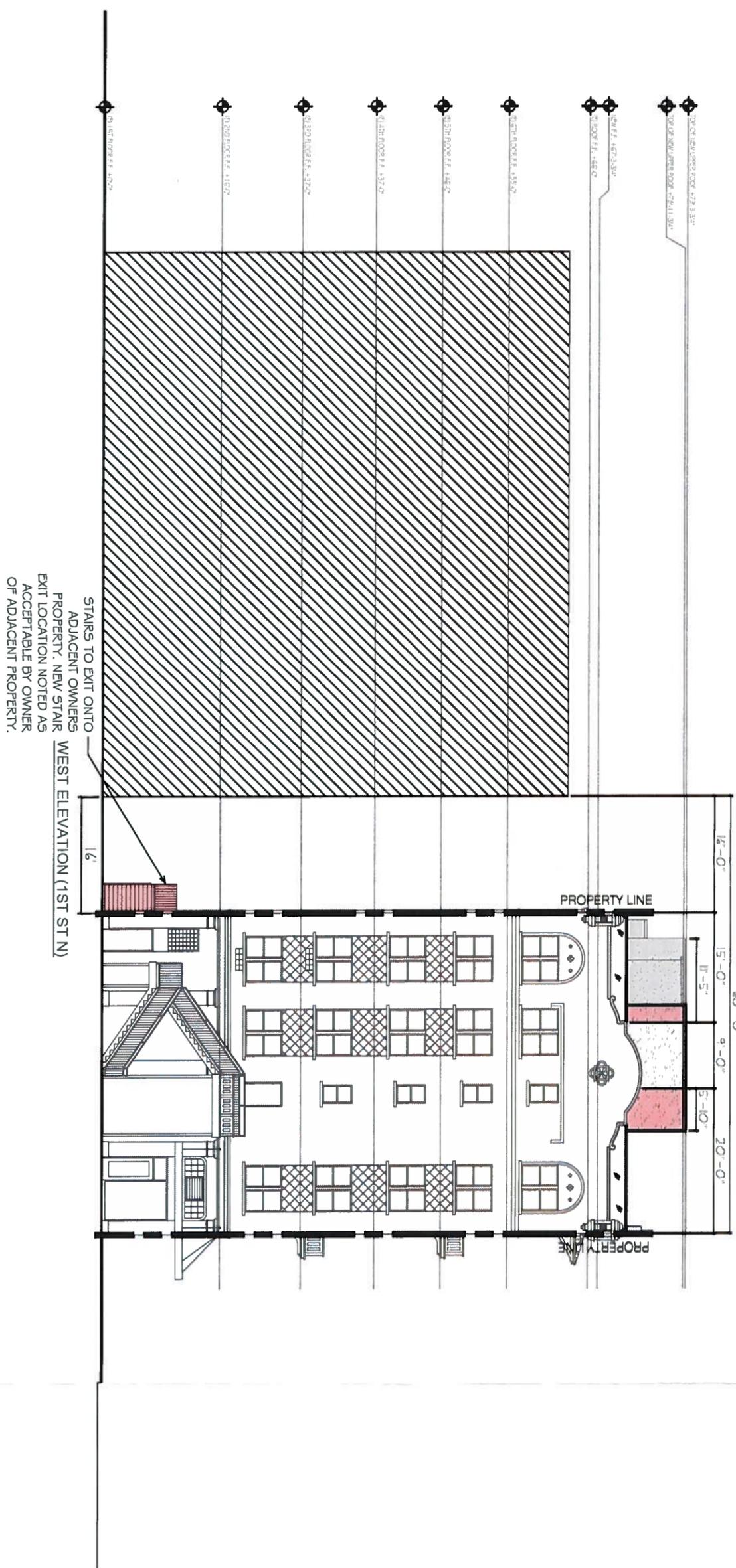
BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 609 AND 608, LAWS OF FLORIDA SHALL BE OBSERVED AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 609 AND 608, LAWS OF FLORIDA SHALL BE OBSERVED AND THE APPLICABLE MINIMUM PROFESSIONAL STATEMENT TO THE REST OF THE ARCHITECT'S KNOWLEDGE. ENCLOSED PLANS AND SPECIFICATIONS SHALL BE THE AUTHORITY FOR THE CONTRACTOR.

| <p>Innovative DESIGN STUDIOS, INC.</p> <p>TEL: 727.432.1488 FAX: 888-854-8303 P.O. BOX 46458 ST. PETERSBURG, FLORIDA 33743 WWW.IDSPFL.COM</p> | <p>PRELIMINARY NOT FOR CONSTRUCTION PROGRESS</p> <p>DATE: 05/18/2017</p> | <p>PONCE DE LEON HOTEL - ROOF ADDITION</p> <p>95 CENTRAL AVENUE, ST PETERSBURG, FL 33701 PIN# 10-01-17-74488-101-0010</p> <p>DWG TITLE EXISTING EXTERIOR ELEVATIONS</p> | <p>BAKRAK INC 96 CENTRAL AVENUE ST PETERSBURG, FL 33701</p> | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | DATE | DESCRIPTION | | | | | | | | | |
|--|--|---|---|---|------|-------------|-------------|--|--|--|--|--|--|--|--|--|
| | | | | NO. | DATE | DESCRIPTION | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| <p>OWNER: STP</p> <p>DATE: 10/12/15</p> <p>SCALE: NOTED</p> <p>SHEET: </p> | <p>DESIGNED BY: STP</p> <p>DATE: 10/12/15</p> <p>SCALE: NOTED</p> <p>SHEET: </p> | <p>CONTRACTOR: </p> <p>DATE: </p> <p>SCALE: </p> <p>SHEET: </p> | <p> </p> | | | | | | | | | | | | | |

APPROVED FOR CONSTRUCTION TO ARCHITECTURAL RECORDING - 1/17/17

APPROVED FOR CONSTRUCTION TO ARCHITECTURAL RECORDING - 1/17/17

1
A.3.3
SETBACK STUDY ELEVATIONS
SCALE: 1/16" = 1'-0"



NOTE: ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH AND NOTIFIED OF THE SIGNIFICANCE OF THE HISTORIC BUILDING AFFECTED TO ENSURE ITS PROTECTION BEFORE, DURING AND, IF APPLICABLE, AFTER CONSTRUCTION. SUCH NOTICE SHALL AT MINIMUM INCLUDE ACKNOWLEDGEMENT BY EACH SUBCONTRACTOR THAT HE/SHE HAS BEEN FURNISHED WITH, AND IS FAMILIAR WITH THE U.S. SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES AS THEY PERTAIN TO THE SUBJECT PROPERTY.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS ARE DETERMINED IN ACCORDANCE WITH CHAPTER 905, ANSIS, LATEST EDITION, PROFESSIONAL STATEMENT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS.

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| | | | |
|--|---|---|---|
| <p>TEL: 727.432.1155 FAX: 888.654.8303 P.O. BOX 48452 ST. PETERSBURG, FLORIDA 33743 WWW.IDSF.COM</p> | <p>PRELIMINARY NOT FOR CONSTRUCTION PROGRESS DATE: 05/18/2017</p> | <p>PONCE DE LEON HOTEL - ROOF ADDITION</p> <p>95 CENTRAL AVENUE, ST PETERSBURG, FL 33701 PIN# 19-01-17-74488-101-0010</p> <p>DWG TITLE SETBACK STUDY ELEVATIONS</p> | <p>BAKRAC INC 95 CENTRAL AVENUE ST PETERSBURG, FL 33701</p> <p>CLIENT</p> |
|--|---|---|---|



st.petersburg
www.stpete.org

CITY OF ST. PETERSBURG, FLORIDA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
URBAN PLANNING & HISTORIC PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING & PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS REQUEST

For **Public Hearing** and **Executive Action** on July 11, 2017 beginning at 2:00 P.M.,
Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, no CPPC member 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.: | 17-90200023 |
| Address: | 888 Roser Park Drive South (address pending) |
| Legal Description: | ROSER PARK 3RD ADD (ROSER HISTORIC DIST) E 50FT OF N 89FT OF LOT 10 & W 10FT OF N 89FT OF LOT 9 TOGETHER WITH 10FT X 60 FT TRACT ADJ ON N |
| Parcel ID No.: | 30-31-17-77022-000-0100 |
| Local Landmark: | Roser Park Historic District, HPC-87-01 |
| Owner(s): | Judith Turner |
| Request: | Request for the approval of a Certificate of Appropriateness for the construction of a new 1,280 square-foot single-family dwelling |



Findings Summary

With certain exceptions and Conditions of Approval, as noted herein that would render a more appropriate building, the effects of the proposed building upon the District appear to be generally compatible in that: 1) no historic building is being altered; 2) the proposed Craftsman architectural styling is generally appropriate; 3) the size and scale of the proposed building have similarities with past precedents; 4) the roofline is generally appropriate; and 5) the original, historic orientation of the subject property parcel is restored.

The effects of the building, as proposed, the District appear to be generally incompatible in that: 1) the proposed metal roof cladding is not sufficiently documented historically in the District; 2) the proposed window patterns along the east, west, and south elevations are inappropriate; 3) insufficient information has been submitted to allow evaluation of landscape preservation and wall composition; 3) certain fenestration patterns are too minimal; and 5) the proposed carport design is not found historically in the District.

History and Significance

The Roser Park Historic District (the "District") was designated as the City's first local historic district in 1987. According to the original local designation report, its historic period of significance ranges from 1910-1926, and originally included 68 properties. As of July 2017, the District contains 48 contributing dwellings and nine non-contributing parcels, three of which are vacant, including the subject parcel. The boundary takes in dwellings that are approximately one block to either side of the creek, with some extending further where roads meet Roser Park Drive, as reported in the 1987 Staff designation report. Roser Park was also included in the National Register of Historic Places in 1998, albeit with a period of significance spanning from 1914-1947 as part of a modification by the State Historic Preservation Office (SHPO), and to which a much larger boundary was delineated. The meandering and recognizable park area and creek are included as a contributing resource under each nomination to include buildings, structures, sites and objects that are part of the unique landscape.

The boundary of the local historic district consists of no less than nine separately platted subdivisions recorded between 1910 and 1916. Charles M. Roser, a wealthy Northern entrepreneur, began accumulating and subdividing the land adjacent to the Booker Creek banks in 1911, with his first official plat recorded in 1913. However, the first recognition through platting of the parkland that makes up the creek's rising contours was recorded a few months earlier by Frank Wood who subdivided Woodbrook Place at the extreme northwest section west of 8th Street South, just north of 7th Avenue South. Both designation reports suggest cooperation between Roser and Wood, regarding subdivision design and preservation of the park open space; however, it is likely Roser was simply following the land contours and the available street grid that best served his own infrastructure plans. It has been suggested that Roser financed and coordinated most of the infrastructure development that characterizes the neighborhoods along the creek and its bluffs, and this may have prompted adjacent land developers to work closely with him. The bulk of Roser's platting efforts included the adjoining creek areas mostly recognized today as the Roser Park park area; Woodbrook Park is the recognized name at the northwest section.

While there is a fair diversity of architectural styles occurring within the overall historic district, the Craftsman style is well represented, as well as, various forms of the Prairie style. Craftsman stylistic tendencies favor wood clapboard siding, lower-pitched gable roofs, wide, exposed eaves and rafters, beams, and sometimes simple brackets intended to suggest roof or beam support. The orientation of buildings with this style, along with the other styles appear compatible within

the neighborhood contexts for how the rugged contours required their placement and orientation, and in how the vegetation has matured in relation to the building elements, which do not appear overly exposed, while revealing various details and forms that allow individual interpretation of historicity and community. In this way, the overall character along and within close proximity to the creek area may be considered to be united, and that a purposeful long-standing schedule of preservation, vegetation plantings, and the addition of small and large-scale landscape features complements such unity.

The primary natural feature of the landscape here is Booker Creek that runs through deep, hilly contours that at one time were considered too steep, swampy and overgrown for residential community development and human habitation. As a primary drainage conduit for the burgeoning City, the challenges that Roser faced for enhancing this unusual topographical feature were enormous given the early dates and logistical issues involved, and are significant themselves from a community development standpoint. Roser's unique vision, having been born in Ohio where innovative land development was already evident in nearby urban areas such as Chicago, Wisconsin, Detroit, and Cleveland, allowed him to redesign the uneven and nearly undevelopable lands around the creek with mostly replanted vegetation, Hex block sidewalks and walkways, concrete step systems, bridges, arbors, rusticated creek retaining walls, brick streets, and other detail-oriented and park-like amenities. He thusly created a highly usable outdoor open space that was intrinsically tied to the surrounding neighborhood where some of the early influential residents in the City would purchase homes and reside.

Roser took advantage of heavy, influential advertising to get his message out that Roser Park was a residential Eden like no other. In March 1915, a local newspaper article reported that Roser Park had no comparison "*in artistic grandeur*" and that it was "*held by many to be the most beautiful restricted residential section in the world.*"¹ Roser had a penchant for naming the dwellings he constructed for sale. While his pride and joy was referred to as the "Colonial House," other names referenced the architecture or the landscape and included the "Swiss Chalet," the "Model Bungalow," the "Park View House," the "Hillside House," and the "Home Beautiful." Frank Wood, who had already started to develop the northernmost section of the District, had named his own residence "Brookside."

Roser Park today remains as a unique landscape in St. Petersburg with its meandering creek, unusual hilly terrain, and the placement of its lots and houses that together create a distinctive historically significant cultural landscape when compared to others in the City. The parkland has been promoted and jointly maintained by its local residents over multiple decades through various forms of proactive involvement including locally developed neighborhood plans and programming and public artwork. Historic streetlights were retrofitted into the setting, and an outdoor walking museum with decorative information kiosks was established during the 1990s through the neighborhood association's completion of the Historic Roser Park Neighborhood Plan (updated 2013). This continual activity represents active involvement in maintaining and improving the park area, which also calls for changes in programming and future planning for its use that are consistent with its historic past.

A Cultural Landscape

While it is not entirely accurate to suggest that the overall historic district represents a technical description or definition of a designed individual cultural landscape per recognized professional standards, all or part of it does represent one that is academically understood due to its organic growth and formulation over time as a neighborhood linked to the open space along the creek;

¹ St. Petersburg Daily Times, March 13, 1915.

the overall local boundary includes those sections that were developed by Roser, along with small extended areas at its east and west limits that formed seamless continuations. The parkland and its adjacent amenities by themselves do represent a designed cultural landscape pursuant to the U.S. National Park Service standard, since Roser was instrumental in shaping and crafting it from a more natural state to one that included vegetation prescriptions, landscape features, and focal points, and reflective experiential mechanisms. Therefore, the District's boundary does entertain significance in its own right as a definable area that has remained fairly unaltered from its historic design, while also undergoing cultural weathering over time, as influenced by both natural and cultural agency. That is, it has evolved and changed over time according to the imprints left by those who have used it, managed it, and owned it during consecutive generations, rather than having remained in a whole preserved condition from its original forms during Roser's influence.

Background of the Subject Property

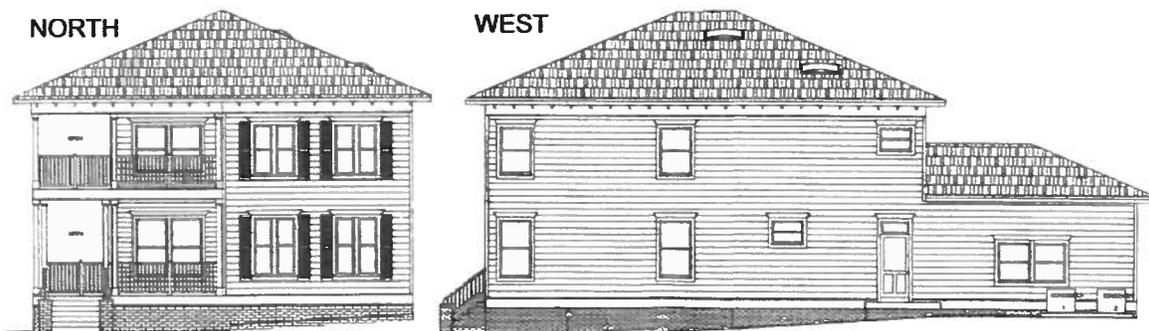
The subject property is a vacant, non-contributing parcel located at the peripheral edge of the District. The subject property, also referred to as Lot 10, which the subject property was part of, has been continually vacant at its north one-third or so from the time Roser Park was originally platted. The south two thirds contained two separate dwellings. One was also a Craftsman dwelling facing Dr. Martin Luther King, Jr. Street South (ML King Jr. Street) that was demolished in 2001, which was not the original intended orientation to how it occurs today facing Roser Park Drive—the proposed dwelling would restore this orientation. The dwelling at the extreme south one quarter of what was also originally part of Lot 10 (originally 60' x 134'), and also facing ML King Jr. Street, appeared to be developed by 1923 and is a contributing Craftsman dwelling to the District today. Oddly, the earlier Sanborn Maps dating back to 1923 delineate Lot 10 as consisting of three parcels oriented toward ML King Jr. Street, which may indicate that Roser or a later owner of the parcels here authorized a reorientation to what was then 9th Street South. Some references suggest a change of these parcels to an east/west orientation during the 1930s. However, this unsubstantiated suggestion does not correspond with the two (one now demolished) Craftsman dwellings that had already been constructed there during the early 1920s.

The Applicant proposes a frontal orientation along Roser Park Drive South, which appears to be the original orientation of the subject property. Its east to west orientation appeared on a variety of maps that seemed to appear just after Roser likely began to cease or diminish his involvement around 1921. The subject parcel (60' x 99') has been reduced by about 10 feet along its west boundary by road widening of 9th Street South (now Dr. Martin Luther King, Jr. Street South) and the construction of a turn lane onto the 8th Street South Connector. An additional 10 feet was added to the subject property's north boundary by the City, which caused the historic marker to now occur within the boundary of the subject parcel. The existing decorative street light that is in front of the parcel here appears to still be just outside of the subject parcel by a couple of feet and is within the public right-of-way. The most recent parcel configuration occurred in 2004 as part of a Lot Line Adjustment (EDC-04-11000001) that was approved by the City and according to supporting documents, was supported at the time by the Roser Park Neighborhood Association. This adjustment altered both Lots 9 and 10, and excluded the Craftsman dwelling at the extreme south end (720 ML King Jr. Street), resulting in the creation of two parcels out of the original Lot 10, with the latter being the only contributing property of the three to the District as a result.

The one-story, single family dwelling formerly located on what would now be the south half of Lot 10 (the subject property) was demolished in 2001. In 1983, after the 8th Street Connector was constructed, the owner of Lots 9 and 10 requested a zone change from residential to commercial due to the new roadway forming a barrier between them and rendering the parcels to be more closely associated with the nearby commercial uses. In addition, the east 10 feet of Lot 10 was then serving as part of the turning lane for what was 9th Street South, which created increased

traffic hazards for gaining access to Lots 9 and 10. The rezoning was denied by the Planning Commission and the property remains zoned for residential uses. While the roadway created a horizontal and visual disconnect from the larger neighborhood, a secondary linkage is afforded via Roser Park Drive and the open space facing the creek, and the “edge” created by the terminus of the three existing parcels at ML King Jr. Street.

The two-story single family dwelling immediately to the east was approved in 2005 under COA-05-26 referencing the “*Vernacular styling found in the historic district*”; however, the style as it appears today tends to reference a contemporary Colonial Revival appearance (see graphic below). Regarding the subject property, a condition of the 2004 Lot Line Adjustment as supported by the Roser Park Neighborhood Association required that the dwelling on the westernmost parcel “*have detailed and articulated ‘dual front’ facades facing both street frontages.*” The emphasis by City Staff at the time was for providing architectural interest from ML King Jr. Street, since the parcel is a corner lot facing two streets. Staff suggested adding architectural features such as a fireplace, a wrapped covered porch, organized fenestration, and changes in the roof line. The parcel was sold and plans brought forward in 2005 under COA-05-04, which were never completed.² Another set of plans in 2010 specifying a dwelling at over 3,100 square feet was submitted to Staff for discussion, but again was not processed to any final approval.



The above dwelling plan was built immediately east and reveals a Colonial influence. Graphic from COA-05-26 file, 2005.

PROJECT OVERVIEW

The property owner is requesting a Certificate of Appropriateness (COA) for the construction of a new single family dwelling. The Land Development Regulations (LDRs) require that any alterations to the building(s) or site, including new construction, be reviewed and considered under the COA public hearing process.

The proposed design plans suggest a 1,280 square-foot, one-story dwelling inspired by Craftsman architectural forms and styling revealing an asymmetrical massing fronting an overall offset rectangular footprint. The main body of the house structure is proposed to be formed by four recycled shipping containers staged in two rows, whereas two of each are placed in line as a single unit and then joined with the remaining two in a staggered manner to create front and rear offsets under roof. This alternative structural framing would occur below what is basically a low-pitched front/rear gabled roof clad in 5V-crimped metal panels. A large recessed porch at the frontal façade is characterized by a pair of bold square support posts. From the east side elevation, both support posts are evident establishing a division between the porch recess and what appears to be an attached planter extending to the front for the full length of the recess. Low

² Memorandum from Kim Hinder to Bob Jeffrey dated May 2, 2006 (see Appendix E).

walls at the front continue this pattern forming a continuous porch surround on either side of the steps. These walls, and the cheek walls are proposed to be capped with wood over concrete. The rear elevation duplicates the frontal recess as a carport, also with a pair of bold support posts, but with only a single gable present. Generously wide eaves are present at each elevation.

Window sets at the frontal elevations are generously applied with two, three sash sets at the right extension referencing typical Craftsman 3/1 light configurations that continue in two single sashes to the left of an eight-panel entry door. An additional attached planter extends to the right of the primary elevation. The rear (south) elevation reveals no windows, and only a single four-panel entry door and two matching support posts and is otherwise unremarkable. The side elevations are limited with regard to glazing and transparency, revealing only a single 3/1 sash in total, and a combination of small upper windows sets and a single sliding glass door entry—all of which are atypical of Craftsman styling. Another attached planter occurs at right, or west side elevation. The proposed window sashes appear to be slightly recessed in their openings, as is the sliding glass door system.

An existing driveway curb cut to the subject property appears to have served the now demolished dwelling and is not proposed for access as part of this current proposal. Instead, a new driveway cut is proposed beginning 10 feet to the south to align with the proposed carport design.

Pursuant to the submitted plans, the dimensional characteristics of the proposed dwelling are small, representing a lower square footage than typically found in the District overall, as follows:

- Per the submitted plans, the height of the beginning roofline from the first floor is measured at just over 9', with a roof peak calculated at just under 15'. The subject parcel is not located within a Special Flood Hazard Area, and is therefore not subject to minimum building elevation requirements.
- The frontal (north) elevation faces Roser Park Drive South and measures approximately 32'4" in width, extending to approximately 37' when adding the extend roof eaves. It would lead to the porch with four-risers leading to the stoop. The porch is nearly square with a 16' x 16' area open to two sides with the two heavy columns separating the porch from an attached planter that runs the entire depth of the porch from front to back.
- The left side elevation (east) has a length of approximately 56'4" extending to approximately 60 feet when adding the roof eaves. This elevation reveals a horizontal character with a large recessed porch oriented toward the front. This elevation faces an existing non-contributing property.
- The right side (west) elevation has a reverse length of approximately 56'4" revealing a recessed carport formed by the container offset, and an attached planter box at mid-section. The carport is open on two sides and reveals a single matching support column. Vehicular access is proposed from this elevation as a new curb cut from ML King Jr. Street.
- The rear (south) elevation has a reverse width of 32'4". There is a single rear gable end that is extended at its upper extent from eave-to-eave. The carport recess along this elevation is at left and unobstructed, but is not proposed to be vehicle-accessible from this direction.

REVIEW OF CERTIFICATE OF APPROPRIATENESS REQUEST

The evaluation of new construction as part of the COA process is important in terms of ensuring compatibility with the historic neighborhood character of the Roser Park Historic District as it relates to design, scale, size, mass, and orientation, relating in part to its appearance and architectural styling. In approving or denying COA applications for new construction, the CPPC shall consider the *Request for New Construction Assessment* criteria below as part of their

decision-making process. These criteria are based on the *St. Petersburg Design Guidelines for Historic Properties* and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as, recognized review standards for urban design, cultural landscapes, and historic preservation.

Request for New Construction Assessment

General Criteria for Granting Certificates of Appropriateness

In approving or denying COA applications for alterations and new construction, the CPPC shall evaluate the following:

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

The various elements of ***aesthetic character*** are evaluated in this section. There are several *special circumstance* effects that are possible in addition to the aesthetic character of the proposed building itself that are evaluated in separate sections of this report. These include, but are not limited to possible impacts to the historic district portal, parcel access, provision of sidewalks, fencing, existing trees, street frontage, near-site historic marker, and archaeology.

Aesthetic character

Effects pertinent to the aesthetic character of the proposed dwelling are relevant to the primary character-defining elements as they pertain to the period of significance (1910-1926) for the District, such as: 1) architectural styling, roof form, and dimensional characteristics and layout/orientation that are compatible with the various architectural styles found in the District, and as previously occurring on or near the subject property; 2) windows, doors, and other openings (part of fenestration) that reference those found in the District primarily as double sashes in various configurations and typical generous transparency programs; and 3) frontal porches open to the public sidewalk.

1) The architectural styling proposed for the dwelling references a streamlined, contemporary Craftsman architecture, which is generally appropriate for the District. It actually would replace the now demolished one-story dwelling which was sited at the south half of the subject parcel. The now demolished contributing building, also constructed ca. 1922, revealed a side gabled roof, but included a large front-gabled dormer. The proposed dwelling features a rear carport, which is fairly atypical as a historic feature for the Craftsman dwellings in Roser Park, though at least three are found with similar references to bold support posts. At least one port cochere element and some second story roof overhangs also occur in the District on some contributing properties. While the now demolished building also gained access from this direction, there was no effect of an open carport built into the dwelling. This more modern convenience tends to add a new design feature not historically accurate given the period of significance to 1921, a time before the widespread popularity of the automobile storage as an attached part of the primary dwelling. Typically, larger, more affluent dwellings would have incorporated a carport type of structure into the design. In this case though, the proposed carport feature would benefit the District by incorporating an additional post at its left extent due to the high visibility of the elevation from ML King Jr. Street, where an open carport would be highly visible, especially with access gained directly from it leading from the street (***Condition 1***). This additional post would also address a previous consideration for added fenestration and detailing along the west elevation.

Directly related to architectural styling, and perhaps what is most interesting about the proposed dwelling is that it is to be made of four recycled shipping containers that would form

a structural frame; these former cargo containers, or inter-modal building units (ISBU), are prepped and cut for certain openings before delivery to the site. This type of construction has been trending on a global scale, and has been somewhat popular since at least the 1960s, though few examples occur in St. Petersburg today. The photo below shows a completed container home completed in 2010 near 15th Avenue South.



Photo above reveals a completed ISBU home in South St. Petersburg. Source: Google Maps, 2017.

The wide reach of container reuse as highly touted planned projects has often allowed it to be referred to as a form of “container urbanism,” which began in tandem with national environmental and preservation efforts to address sustainability and recycling measures. While many ISBU habitable constructs readily expose their structural forms and incorporate their exterior surfaces as part of an aesthetic textural design, such would not be the case for the proposed building. The shipping container structural frame would not be visible or readily apparent to the casual observer since it would be hidden beneath various types of cladding. There are mixed views regarding the use of shipping containers for building construction in historic districts. Some communities readily accept them as contemporary methods for architectural expression, especially when they reference historic trends and patterns in their community such as analogies to cast-iron building materials found historically, or historic railroad events and circumstances. Other communities tend to reject them as inappropriate given precise contexts of construction methods and materials that simply do not share common ground between what is historic and what is clearly too far outside of a required contextual parameter. For Roser Park it seems that any notion of a small residence constructed of shipping containers may not have been accepted by Charles Roser, unless the building revealed some particular form of “grandeur” as he liked to describe.

The proposed gable roof form is typical of the District and strongly references the contributing Craftsman dwelling to its immediate south constructed ca. 1922, as well as, others in the District. With a peak roof height of just under 15 feet, the proposed dwelling’s height and composition on the parcel does not appear to overwhelm the historic pattern of either street along which its two elevations front. The frontal elevation reveals a triple gable effect at successive height levels that separately form an upper gable for the house body at its main body section, a second protruding gable over a recessed frontal entry area, porch and house extension, and an extended gable to the right, which appears to be designed to create an extended eave. Metal panels, a material no longer, if ever common to the District, are proposed as roof cladding and are not currently found in the District, and alternate materials common to the District today such as composition shingles are preferred (**Condition 2**).

The dimensional footprint of the proposed dwelling is rather diminutive at a size of 1,280 square feet, which would be considered small for the District overall, and the second smallest in the

District fronting Roser Park Drive. While atypical for Roser Park, small Craftsman bungalows of 1,280 square feet or less, however, are not uncommon elsewhere in St. Petersburg, and the size is not inappropriate for the District. The Craftsman dwelling immediately to the south is approximately 1,410 square feet. One dwelling at the extreme east extent is approximately 1,000 square feet. While it would have the sixth smallest square-footage overall in the District, it would have the smallest actual square-footage of any extant dwelling in any of Roser's original platted subdivision lots today. In fact, on those lots facing Roser Park Drive, Roser was proud to advertise the large character of the residences he was constructing for sale there. However, he also sold the fact that "smaller" dwellings were also available at more affordable pricing in order to reflect a diversity of dwellings that inherently had to fit the unusual contours of the land. These smaller residences were mostly further away from the park area and further east. The fact that two small dwellings were constructed on Lot 10 previously provides a level of historic contextual appropriateness since both of the dwellings were determined to be contributing at the time of designation.

The layout/orientation of the proposed building is fairly centered on the underlying parcel, and it appears to be reasonably placed, though the frontal elevation of the primary building wall appears to encroach into the front yard setback by five feet. This must be corrected by moving it to the rear to avoid the need for a Variance (**Condition 3**). Though Roser had suggested a common setback for properties as part of his development vision, the uneven terrain along the creek lots did not allow dwellings to be oriented or constructed in a consistent manner. Their ability to capture views and take advantage of hillside aesthetic effects based on individuality of each parcel became the standards rather than precise measured distances. This is why some buildings appear to have no setbacks, while others have deeper measurements to vertical walls. It is acknowledged that the proposed dwelling would not align with the existing 1920 Craftsman immediately to its south. Since the elevations are different, i.e., front versus side, no compulsion is evident to require this.

2) The proposed window configuration is a mixed proposition—all are proposed to be of a vinyl or metal clad material, which is acceptable given the allowances found in the LDRs. Those occurring at the frontal elevation appear to be appropriate with a 3/1, double sash form, with those most visible in a paired triple sash configuration. However, the remaining elevations do not appear to meet historic window patterns in the District, nor do they appear to meet the requirements of the City Code. For these elevations, slider windows are proposed that appear too modern for a District portal building, given its visibility along ML King Jr. Street. A mix of paired and single 3/1 windows should be added to all of these remaining elevations. The proposed design does not appear to include window trim or sills and these should perhaps be added to the design for a proper reference. The omitting of window trim entirely, seems to lessen the quality of the proposed building in relation to its high visibility at a primary portal into the District. Lacking trim and perhaps some reference brackets would not allow sufficient reference to what lies beyond. All windows are required by City Code to be recessed enough to allow a minimum three-inch reveal. Some flexibility may be afforded to the east and south elevations regarding number of windows, though each should have composites of divided double-sashes (**Conditions 4, 10**). The proposed door sets appear to be acceptable and reveal an appropriate contemporary Craftsman expression. If additional windows are provided as required, the proposed sliding glass door could remain at the east elevation, though it should better relate to the outside space according to Craftsman style design tenets.

3) The proposed frontal porch exceeds the minimum 48-square foot requirement in that it reveals a generous size of 240 square feet, which is appropriate for the District. Its orientation is not readily accessible to a general public view because of it facing Roser Park Drive and the

open space park area, though this is likely the original intended orientation. The proposed weatherboard cladding of the porch step cheeks and perhaps the planters appears out of place and too streamlined in that they do not offer sufficient differentiation for the applied cladding. Historically, Craftsman porches were either open configurations with railings, or enclosed but made of different materials such as wood versus brick or concrete. The application of horizontal cladding often occurred as an alteration to a historic building, such as part of an enclosure or replacement siding (**Condition 5**).

The proposed support posts at the front porch and rear carport are generally appropriate for the intended Craftsman referencing if direct replication is to be avoided, though an additional post should be inserted at the rear carport. However, similar to the porch enclosures and planters, the weatherboard wrapping at their bases appears to be a bit inappropriate for the architectural style which tended to reveal them distinctly separate from the elevation cladding. In this case, it is strongly recommended that an alternate cladding emphasize the post bases where they meet the horizontal boards of the overall siding. This would also add some needed fenestration as defined by the City Code (**Condition 6**).

There is no public sidewalk directly in front of the dwelling, which is further challenged by a steep contour that requires grade accommodation. However, several contributing properties reveal step systems that terminate at the curb directly in front. Therefore, as was done to the property immediately to the east, and to avoid an inappropriate orientation to the west, an accessible sidewalk and step system should be constructed from the porch to Roser Park Drive. This should include a plan to preserve the existing historic marker and street light (**Condition 7**).

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

The Applicant proposes a new dwelling unit to be constructed on a long-standing vacant parcel of land at the northwest edge of the District. This part of the District serves as one of its visual entry points in spite of alterations and demolitions due to the 8th Street Connector Bridge where several contributing dwellings were removed and the District improperly divided. However, the continued relationship of the District via Roser Park Drive is important, and that the subject property be able to appropriately reference the historic character of the District as the first visual reference available. As referenced throughout this report, and as part of the Conditions of Approval, certain modifications to the proposed plan and design of the dwelling would therefore render a more compatible building.

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

The proposed dwelling is required to be appropriate within the context of the historic integrity and significance of the District. As such, the proposed construction will have tangible and intangible effects based on architectural style, design, arrangement, texture, materials and color, as evaluated in this section, and elsewhere in this report. While the new dwelling will be a non-contributing resource if approved, its location and prominence as a visual reference to the actual integrity of the larger District requires a design that is architecturally compatible with nearby contributing historic buildings, given the above context. It should also be compatible with others that set the architectural precedents for the period of significance dating from 1910-1926. While exact copying of these historic precedents is rarely expected due to changed

contemporary standards, and sometimes difficult when considering the number of varied adaptations to date, contemporary methods and applications for achieving a harmonious and compatible architecture is quite possible and can add to the character of the District as a product of its own time and as part of its evolving character and appeal. Contemporary expressions of architecture and detailing is appropriate when they do not obscure, dominate or replicate, or create complete different juxtapositions. As referenced throughout this report, and as part of the Conditions of Approval, certain modifications to the proposed plan and design of the dwelling would render a more compatible building.

It is acknowledged that some of the proposed materials are atypical of historic precedents. For example, the proposed dwelling siding would consist almost entirely of HardiePlank applied horizontally, which is not a historic material, but one that certainly references visually, the historic cladding in the District, while also following what was approved on the 2005 dwelling immediately to the east, and for other properties in the District. It is expected that wood windows are not proposed due to building code requirements, though window configurations should reference an appropriate historic shapes and configurations commonly found. The metal panels for the roof cladding are atypical for the District today since no others can be found. The collection of roofs today reveal composite shingles as the most common, followed by tile and slate, and built up flat roof compositions. However, metal may have been found on some roofs historically, though composition shingles appear to have been the most widely applied early on, as well.

A note regarding archaeological significance: The Booker Creek area is known to have been settled as early as the 1850s. In addition, its prehistoric past is also important as a tested archaeological area that may have hosted, or been an appurtenant resource to a Native American village or other type of gathering place. Designated archaeological sites have been identified within proximity of the Roser Park Historic District. It is known that one of the largest shell mounds in Pinellas County was at one time located on the banks of Booker Creek, which has been completely razed and developed upon. Roser made this shell mound one of his focal points in the community and had originally intended for it to be preserved as a landscape feature for residents.

The subject property is identified as having a Level 2 sensitivity for archaeological resources, and is partially located within Archaeological Site PI01218: Booker Creek 2. Level 2 areas retain a high probability for containing significant archaeological resources, though lack official site testing data and findings. It was determined as part of the 1987 Archaeological Survey of the City of St. Petersburg to be potentially eligible for local landmark status. This determination suggests that the site may contain information important to local or regional prehistory, though additional site testing would be necessary to render a sufficient determination of findings. It is also important to note that the subject property is considered to be highly disturbed as part of Roser's original subdivision and infrastructure development, and as part of subsequent development including the construction of a dwelling (now demolished) on the south half of the site. The north half of the subject property does not appear to have been previously fully developed, suggesting a fairly un-altered site at least since the time of its platting and site work by Roser. The question of actual disturbance of the subject property below ground is unknown. The City of St. Petersburg Archaeological Resources Management Plan suggests that applicants for permit applications for sites of potential eligibility are notified of the potential for archaeological findings, or that they be required to obtain a *Certificate to Dig* from the City, though a Letter of Acknowledgement to the owner of the subject property is required in this case (**Condition 8**).

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

There is no evidence submitted to date indicating that the denial of this COA will deprive the owner of reasonable beneficial use of the property.

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

The proposed plans mostly appear to be reasonably designed in comparison to the existing character of the District, and there is no evidence to conclude that they cannot be reasonably carried out by the Applicant.

6. *Certificates of Appropriateness for non-contributing structures 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 the negative impacts.*

Although the proposed dwelling may not directly alter a contributing building, the construction of a new single family dwelling along both Roser Park Drive and ML King Jr. Street, a highly traveled thoroughfare along the District's west boundary, will create certain effects related to experiencing the district and confronting it from outside of its boundary. Any visual introduction into a historic should be treated as an important component for enhancing its integrity and completeness. Therefore, as proposed, careful consideration should be given with regard to the proposed dwelling's architectural design at its west elevation, and its presentation as part of the historic landscape that makes the District distinctive from the other local historic districts in St. Petersburg. As referenced throughout this report, and as part of the Conditions of Approval, certain modifications to the proposed plan and design of the dwelling would therefore render a more compatible building.

Additional Guidelines for New Construction

1. *The height of the proposed building shall be visually compatible with contributing resources in the district.*

According to the plans submitted as part of the COA application (Appendix C), the height of the beginning roofline from ground level would be just over nine feet, with a peak roof from ground level at just under 15 feet. The existing newer dwelling to the east is a two-story building referencing a Colonial style, which is a type found in the District and compatible with the lower height of what is proposed. The existing contributing dwelling to the south is a similar design that shares a similarity of its gable form, and the proposed height does not appear to dominate or adversely affect its presence in the District.

Given the prominence of the subject property within the District and its side elevation along a widely traveled roadway, the proposed dwelling's side and rear yard setbacks appear to be appropriate, though the frontal setback appears to encroach by five feet, and must be corrected since no Variance is requested (**Condition 3**). This latter setback along Roser Park Drive is attenuated by the small elevated contour or bluff that defines dwelling orientation along this limited use roadway. The appearance of the frontal elevation in this manner above the typical view experience from the street level may actually cause it to feel taller and statelier than its proposed size and height suggest, which would be appropriate given the stature of the existing dwellings occurring there today.



The above graphic provides a comparative view of the relationship between immediate neighboring dwellings; the proposed dwelling is in the middle. Graphic at left from City File, COA 05-25; middle graphic by Applicant; Photo at right from GoogleMaps, 2017.

2. *The relationship of the width to height of the frontal elevation shall be visually compatible with contributing resources in the district.*

Please refer to Appendix F for a photographic review of existing contributing and non-contributing dwellings in the District. The proposed frontal (north) elevation faces Roser Park Drive and measures 32'4" in feet in width, not including roof eaves. The dwelling front appears well-balanced. This is supported when comparing the proposed elevation to that of the contributing building to the south which also has a 32-foot frontal width and similar elevation and height structure (see Graphic above).

The proposed support posts, or columns, are atypical of historic Craftsman styling in that they are entirely squared from ground level to upper terminus, and one is in front of the other rather than framing the entry or extending horizontally across the façade. Most Craftsman posts reveal a tapered shape. The front structural post appears to the left of the four-riser step system, which reveals low cheek walls, which admittedly references the stylistic occurrence without copying. For added craftsmanship and a more balanced height perspective, an additional support post should be added to the carport entry (**Condition 6**).

3. *The relationship of width of the windows to height of windows in a building shall be visually compatible with contributing resources in the district.*

Historically, windows in the District have been designed for vertical orientation, thus being taller than they are wide, and often occurring as pairs or ribbons of individual sashes. Recent constructions have installed both appropriately matched vertical window systems that are compatible with Craftsman and Prairie arrangements found in the District. The proposed frontal elevation includes an appropriate window configuration of single runs of upper and lower sashes in typical historic patterns. However, only one of these appropriate windows occurs on the remaining elevations in total (except for the frontal porch east wall). The west elevation, which is exposed to a busy roadway, proposes a single appropriate Craftsman type window, along with a small band of upper square sliders. Appropriate windows that match the frontal elevation must be added here. A planter box is also proposed at the base at mid-elevation, but appears out of place and somewhat as a strained architectural fixture as a fenestration treatment and should be redesigned (**Condition 9**). The same concern is evident at the east elevation which reveals no appropriate window set. Here, a double sliding glass door and single band of upper slider windows provide the only glazing for the primary elevation wall. It is acknowledged that a historical appropriate window set is provided along the east elevation of the recessed porch; however, additional windows must be provided as a compliment to the neighboring residence to the east. The entire rear elevation reveals no windows, and the only

glazing occurs on the entry door. Also as a compliment to the neighboring property, which is a contributing building, additional windows are required, along with enhanced treatment of the post bases (**Conditions 4, 5**).

4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front façade of a building shall be visually compatible with contributing resources in the district.

The relationship between solids and voids of the proposed dwelling falls to precedents occurring in the District, as well as, to historic configurations of the Craftsman architectural style involved. In addition, the LDRs require a minimum of 30% fenestration for the front and west (street side) elevations, and 20% for the rear and interior side (east) elevations. It is also unclear if the window glass transparency minimum of two-thirds is met, since the Applicant has not provided the required calculations to evaluate this standard (**Condition 10**). It must be noted that the Craftsman style of architecture promotes an abundance of windows, bold entry doors, applied trim, and exposed structural forms that provide ornamentation through their own merit without being overly elaborate through the additional of add-on detailing and fixtures. The textures and perceived depth of open girders and beams, as well as, exposed materials created solid planes that were punctuated by inherent voids of the spatial array of the form and structure

The overall elevation of the proposed dwelling is to be clad with horizontally applied weatherboard known as HardiePlank, a fibrous cement material that mimics natural wood. The overlapping boards would continue along the porch walls and posts, as well as, the front entry stair cheeks. The same type of siding was approved for the previously referenced dwelling immediately to the east. Differentiation of colors between window and corner trim, fascia, and exposed support posts provide a meaningful textural effect. However, other than the entry door surrounds and corners, there does not appear to be any trim package proposed for the dwelling. Corner trim verticals appear as fairly unremarkable, and most windows appear to lack any trim, while the frontal and rear doors appear to reveal modest trim surrounds. In addition to limited redesign of the support posts and continuous HardiePlank siding, at least some trim and/or other referential details such as roof brackets may be benefit the overall compatibility (**Conditions 5, 6, 10**).

Deeper recesses accounting for the frontal porch and rear carport create pleasing voids, which are especially important at the frontal elevation to avoid monotony and large, blank, surface planes that become too conspicuous for certain historic districts. Primary wall planes at the side and rear elevations of the proposed dwelling tend to run overly large with no meaningful or effective texturing other than horizontal flow from the weatherboard edges. These areas require additional windows for a more appropriate historic reference, whereas offsets or bump-outs may not be necessary (**Conditions 4, 10**).

5. The relationship of buildings to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.

In the District boundary, there is no rigid setback pattern, though Charles Roser did reference in his advertisements that common setbacks were required. Historically, buildings in the District were sited closer to their frontal property lines to allow for garages in the rear. A variety of frontal setbacks occur, though staggered setback conditions along these frontal areas seem more prevalent. The proposed dwelling reveals side and rear setbacks that appear to conform to required setbacks for the NT-2 District. However, at the frontal elevation, the proposed dwelling elevations appears to encroach by five feet, suggesting that a Variance may be

required (**Condition 3**), or the building be moved toward the rear. The proposed dwelling is approximately 19'2" east of the public Hex block sidewalk located along ML King Jr. Street. There would be an offset of setbacks between the frontal elevation of the proposed dwelling at 20 feet and the dwelling to the east which is at approximately 28 feet, though this relationship is complicated and not easily discernible due to land contours. Also, a more obvious setback offset would be evident at the west street elevation of the proposed at 19'2" from the Hex block sidewalk and the dwelling to the south which is only approximately seven feet from the sidewalk. Granite curbing adjoins the subject property along both streets. In addition, a historic marker is located within the subject parcel's front boundary. Thusly, it is important to note that the existing Hex block sidewalk, the granite curbing, and the historic marker must all be preserved (**Conditions 7, 11**).

6. *The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible with contributing resources in the district.*

Most dwellings in the District reveal porch-post-sidewalk configurations reminiscent of earlier Craftsman and Prairie architectural styling. While some have been enclosed as habitable space, their original material differentiations are still widely evident and readable. The proposed dwelling reveals a recessed porch produced by the offset of the recycled ISBUs. Recessed porches beneath over-roofing is not uncommon for historic districts, but typically reveal an articulated space that adjoins the main building versus being simply recessed into it. Squared posts are typical of Prairie designs, and are found on Craftsman styles, but are not as common except when they separate material forms at some point whereas, for example, the lower part would be masonry and the upper wood; this type of differentiation is still evident in the District today.

A four-riser step system with side cheek walls creates another common architectural feature relative to the frontal elevation. However, similar to the approved dwelling to the east, there is no public sidewalk along the north elevation (Roser Park Drive) to convey a pedestrian path leading to or from the proposed dwelling and its historic orientation; instead, a sidewalk connection for the subject property, based on its orientation, would have to meander ninety degrees to the west in order to connect to the only public sidewalk that does exist along ML King Jr. Street. However, any connection to the latter street would have to be subordinate to one that must connect to Roser Park Drive. The house to the east, which also lacks any direct connection to a public sidewalk, reveals a walkway with terraced steps that lead directly to Roser Park Drive, which causes it to be steep as it travels down the bluff that occurs along here. The provision of a sidewalk directly in front of certain dwellings was not feasible due to the steepness of the terrain. Several contributing properties reveal entry-oriented walkways and step systems that terminate at Roser Park Drive, rather than directly to any sidewalk. Historically, this was to allow access to the park area across Roser Park Drive and to provide a referential orientation to the acclaimed park open space. The proposed design plans do not indicate any access walkway to or from the frontal entry, though this is required to ensure that the integrity of the District's orientation to the north is maintained. Also, because of the importance of the landscape vegetation and small-scale features, a landscape plan must also be evaluated for historic appropriateness (**Condition 7**).

7. *The relationship of the materials, texture, and color of the façade of a building shall be visually compatible with the predominant materials used in contributing resources in the district.*

The most visible materials of the proposed dwelling include a HardiePlank siding that runs in a horizontal manner, similar to historic precedents. Though this material is not made entirely

of natural wood, its use has been approved in the District previously. Some trim is proposed around the entry door, but additional detail trim should also be provided as referenced elsewhere in this report. Coloration of the proposed dwelling, though not typically evaluated under City Code, would help to create a more compatible building where details are differentiated from the primary surface planes of each elevation wall. The proposed roof materials of metal may not be appropriate; see section 1, under General Criteria, above, and section 8 and Condition 2, following. An undefined decorative skirting is proposed to cover the foundation, which requires additional evaluation (**Condition 10**). Also, see section 3, under General Criteria, above.

8. *The roof shape of a building shall be visually compatible with contributing resources in the district.*

The proposed front-gabled roof with its triple set and low-pitch are generally compatible with the overall scheme of roof types in the District, and especially with Craftsman architectural styling. The wide eaves proposed are also referential, but do not display any exposed material such as rafters or roof decking, which is appropriate in order to limit direct replication, though some limited craftsmanship is advisable.

The proposed metal roof cladding is not found in the District, though some limited examples of metal may have been applied sparingly historically; however, there is insufficient information to determine a positive finding of occurrence in the District. Since no extant materials are found, except for properties located just outside of the District boundary, a question arises as to the appropriateness of metal panel roofs on dwellings today in the District, given the lack of documentation for their historic applications. The roof is proposed to be clad in 5V-crimped metal panels which appear out of place for what occurs in the District today, though similar examples are found just outside of the District along 10th Avenue South based on research provided by the Applicant. Based on Sanborn Map references, two original dwellings in the District revealed wood shingles, while at least five were made of a non-combustible shingle material that likely included metal. It is likely, that if metal roofing was used during Charles Roser's active involvement, such a roof would be similar to that found just south of District, on which light gauge decorative tin was likely applied in abbreviated panels. Thusly, the 5V-crimped panels are not advisable, and instead, a composite shingle roof would be appropriate (**Condition 2**).

9. *Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building with contributing resources in the district.*

The proposed dwelling does not provide specifications for landscape features. There are several mature trees on the site which should be preserved in order to maintain the lush vegetation that Roser Park is recognized for. Also, the subject property's proximity to the open space along the parkland that borders Booker Creek could be adversely affected by clearcutting of any lot that borders it, significantly affecting its tree canopy and the visual and natural experience and feeling derived from its present condition. Therefore, existing vegetation must be preserved in order to retain the natural aesthetic of the District, and a proper landscape plan submitted as part of a future Staff review for this COA (**Condition 7**).

The Applicant does not propose a perimeter fence though it is important that vinyl fencing not be installed as was done on the neighboring properties. Vinyl, or PVC fencing is not composed of a material readily approved for historic districts in St. Petersburg. Any fencing should be low-

height and as transparent as possible. Given the highly visible location of the subject property as a portal site into the historic district, all proposed appurtenances, including fencing, as referenced in the COA Approval Matrix, must be reviewed by Staff prior to installation (*Condition 7*).

10. The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.

Size: The proposed dwelling is specified for one story at 1,280 square feet habitable area. Its perceived shape is rectangular being deeper than it is wide when facing the frontal elevation. It would have a below average size, but is similar to historic houses nearby, and elsewhere in the District. The proposed dwelling is not a conventional construct and its size and height are basically determined by the proposed underlying structure, which would be composed of recycled shipping containers. This uncommon type of framing would not be easily discernible with a finished dwelling, and it would appear more akin to a standard construction. These four containers would be attached and placed onto a concrete slab and constructed in modular fashion, with typical roof framing occurring above. Smaller or larger, single and multiple story dwellings are possible using this type of technology. Also, General Criterion 1, above.

Massing: In architecture, mass or massing deals with the arrangement of built forms related to scale, bulk, and proportions of width to height to length. These issues can be considered to reflect a building's visual posture and stability, and how visually appropriate it is comparatively with other extant building examples in the District. Sometimes these notions are considered to inform a viewer as to how intelligible the overall mass of a building is, i.e., does it look too tall or too big, or is it easy to understand why it was constructed in a certain way. Coordination of large structures can achieve compatibility, not only with the size of the parcel, but also in terms of prominence in the District through a building's vertical wall articulation, fenestration, architectural ornamentation, and certain horizontal treatments including roof design. Orientation of a building on a lot also plays a role in what might be considered successful massing of a building.

Overall, the proposed dwelling is small, and can be considered uncommon for those buildings with frontage along Roser Park Drive. The front and rear massing are similar in that they are each punctured with significant recesses that create depth beneath gable planes. The effect produced is one of asymmetry since voids are created through offsets of the underlying frame schema. These offsets create a more contemporary, yet pleasing void design program that is complemented further by projecting gable forms similar to typical Craftsman dwellings. This type of frontal massing is made more complex by the inclusion of these staggered gable forms that add feelings of depth. The robust support posts enhance depth as they appear in front of void space. There is a verticality to the frontal mass derived from its gabled roof and the support posts.

Fenestration along the frontal elevation is satisfactory but limited in referencing the Craftsman style, but appears to fall short for the three remaining elevations where an inappropriate transparency program is evident and large wall planes dominate. This type of program does not serve the more available transparency found on the Craftsman styling where window and limited trim packages are readily found historically. A further evaluation of adding bracket detail references is recommended, as referenced elsewhere in this report.

The right (west) elevation is fully exposed to ML King Jr. Street and is immediately viewable from the only public sidewalk available to the proposed dwelling. This elevation has a strong horizontal flow that is kept in low profile by the low-pitched roof planes that step down to the left. Only a single Craftsman style window is proposed, while two sets of small, upper slider windows appear midway along the elevation. An attached planter occurs beneath these latter window sets and the carport creates a strong recessed void at its right extent that references the recessed frontal porch. In this case, the driveway reaches into the carport, which does not appear to be an appropriate form for the District, given its period of significance from 1910-1926 where carports, per se, were not yet popularized, especially for a smaller dwelling. However, a stand-alone support post is an added feature that references historic craftsmanship without direct copying; an additional support post is recommended here because of the exposure of the elevation to the public view. A further evaluation of addressing these treatments is recommended, as referenced elsewhere in this report.

In a reverse manner, the left (east) elevation is similar to the west but would face an existing, non-contributing dwelling developed in the Colonial Revival styling. There is a definite horizontal flow to this elevation, as well. The deep recess of the frontal porch creates a depth offset of the wall planes, which is genuinely positive. Part of this depth reveals a paired Craftsman style window set that is located within the frontal porch area. However, the lengthy surface plane created by the elevation wall is punctured by only a single upper slider window set and far left sliding glass door system. This type of transparency is not typically appropriate for Craftsman dwellings, nor to the District as a referential statement. The frontal porch planter is incorporated into the design, and does create an interesting feature that perhaps references historic Craftsman features of porch surround walls. Two stand-alone support posts are added features that reference historic craftsmanship without direct copying, provide segmentation of bays and space where they support the frontal porch. A further evaluation of addressing these treatments is recommended, as referenced elsewhere in this report.

The rear (south) elevation is fairly non-descript and faces a contributing dwelling separated by an inappropriate white vinyl fence. There are no windows along this elevation, and a single four-panel entry door occurs as access for the carport. A portion of this elevation is viewable from the public right-of-way and requires an appropriate array of windows to soften its large blank planes. Again, the presence of a carport, though adding a sense of depth, does not appear to be a common design component found in the District historically, and may benefit from an additional post. A further evaluation of addressing these treatments is recommended, as referenced elsewhere in this report.

Windows: Historically, windows in the District were largely comprised of double sash sets occurring individually and in groups across each elevation. The Applicant proposes a mixed window treatment scheme that has both positive and adverse implications. The frontal window array is well designed, immediately capturing a strong historic reference to Craftsman dwellings found in the District. The remaining elevations reveal a lack of required transparency, especially along the west elevation that has the highest exposure to the public view (see Additional Guidelines 3, above, regarding "*The relationship of width of the windows...*"). The Applicant has not indicated that window sills will be included. A further evaluation of addressing these treatments is recommended, as referenced elsewhere in this report.

Door openings, porches, and balconies: Overall, the number of proposed doors are typical compared to historic precedents. A single front and rear entrance can be attributed to most of the smaller Craftsman buildings found in the District and Citywide. The proposed sliding glass door is not a common feature, though it occurs along an interior elevation in this case. It is

recommended that a double door system be specified here. The frontal porch is generous in its depth and overall size, but its enclosure cladding and post relationships appear to be uncommon. However, the built-in planter feature that forms this enclosure at the front porch tends to add a reference to historic porch wall and coping configurations, and in this manner, appears to be an appropriate design adaptation. The west wall planter does not appear to be appropriate and may better serve the Craftsmanship character at another wall junction. The rear carport, though appearing inappropriate for Craftsman styling as proposed, would otherwise provide an opportunity for a rear porch, but its modern function simply does not seem to blend well within the neighborhood, especially given its being a highly exposed element of the dwelling. There are no balconies or gable adornments such as vents present. A further evaluation of addressing these treatments is recommended, as referenced elsewhere in this report.

11. A building shall be visually compatible with contributing resources in the district in its directional character, whether this be vertical character, horizontal character or non-directional character.

The composition of the proposed dwelling could have a fairly compatible presence in the District if certain design refinements are made. The City local historic designation report identified dwellings constructed along the park open space areas as being larger in scale, which suggests a more prominent expression; this prominence can be afforded by the slight bluff upon which any future building would be constructed here. The frontal porch support posts would contribute to this stronger vertical expression. Also, the location of the parcel along ML King Jr. Street provides one of the few external vantage points from outside of the District with regard to its historic built character, and this elevation would create more of a horizontal appearance versus one that vertical, which may be suitable given the lower stature of the contributing property to the south. The dwelling's orientation is directly guided by the underlying parcel, which has been restored to its original layout facing Roser Park Drive.

As referenced elsewhere in this report, the parcel was somehow developed during the 1920s with two dwellings and a vacant portion facing west to create the appearance of a three parcel configuration. This had become historic in its own right according to the 1987 designation report for its architecture, but not necessarily for its layout. The existing parcel orientation along its historic axis, and the proposed dwelling facing north represents an appropriate and restorative plan that benefits the District overall, while infilling a long-vacant site. The north/south orientation then, would be appropriate in this case, even though it was never part of the built historical development fabric or pattern.

12. New construction shall not destroy historic materials that characterize the property. The new construction should 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;

The proposed dwelling is a new construction on a vacant parcel and no existing historic materials exist or would be destroyed. The proposed design features a modernized expression of a Craftsman dwelling that is generally compatible with contributing buildings in the District. Certain treatments and architectural orchestrations such as gabled roof forms, stylistic windows, and generous open porch recesses provide strong historic references while also maintaining sufficient differentiation between what is historic and what is new in the District. A further evaluation for providing design refinements is recommended, as referenced elsewhere in this report.

The massing and scale of the proposed dwelling is explained in Additional Guidelines 10, above. The dwelling as it appears on the parcel is unremarkable except that it is placed upon a small bluff that most properties having frontage along Roser Park Drive also exhibit. These properties were historically larger and more dominant because of the available views and their visibility to the general public visiting the large open space areas. The proposed dwelling would be built upon a non-contributing parcel that would then as remain non-contributing in the District.

13. 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.

The subject property is a vacant parcel never fully built upon according to historic development patterns, though it was over-developed with two residences on an apparent single parcel. A return to a vacant parcel would not necessarily diminish the essential form and integrity of the surrounding environment, though vacant, unused or unattended lots are not preferred in established neighborhoods. The construction of the 8th Street Connector Bridge in 1980 certainly adversely affected the subject parcel and destroyed several historic houses, while creating a distinct isolated island at one of the District's portals. Yet, the continuation of Roser Park Drive as a throughway provides an inescapable feeling that it still belongs and is a critical part of it.

STAFF RECOMMENDATION

COA 17-90200023: Based on a determination of general consistency with Chapter 16, City Code of Ordinances, Staff recommends that the Community Planning and Preservation Commission **Approve with Conditions** the Certificate of Appropriateness request for the construction of a single family residence located at 888 Roser Park Drive South.

Required Conditions of Approval:

- 1. An additional carport support post shall be designed at the west elevation, subject to approval by Staff.*
- 2. The roof cladding shall be changed to an appropriate composition material, or researched and documented metal material, subject to approval by Staff.*
- 3. The building shall be sited to avoid the need for a setback Variance. Any Variance requirement determined in the future shall require a separate approval.*
- 4. The Applicant shall submit a wall composition calculation sheet to Staff as part of this COA approval. Additional, appropriate windows shall be added to the east, west, and south elevations, and require appropriate depth, subject to approval by Staff.*
- 5. The proposed HardiePlank siding at the porch planter surrounds, step cheek walls, and support posts shall be redesigned to better reference historic precedents, subject to approval by Staff.*
- 6. A matching support post shall be added to the carport at the west elevation, subject to approval by Staff.*

7. *A landscape plan shall be submitted as part of this COA, subject to approval by Staff, and include at minimum, vegetation to be removed, preserved, and planted, sidewalk from the frontal entry to Roser Park Drive, elimination of existing drive concrete, fencing, and a narrative for how the historic marker and street light will be preserved.*
8. *The Applicant shall acknowledge the archaeological potential of the subject parcel through the receipt of a notification letter from the City Historic Preservation Staff prior to ground disturbance.*
9. *The west planter shall be evaluated for redesign and/or relocation, subject to approval by Staff.*
10. *An enhanced fenestration package shall be submitted to include at minimum added trim, window sills, foundation skirting design, and other decorative detailing, subject to approval by Staff.*
11. *The Applicant shall provide a Narrative proposing how the existing Hex block and Granite Curbing will be preserved, subject to approval by Staff.*
12. *Any design changes not included as part of this COA review and approval, shall require the approval of the CPPC, except for minor changes as deemed appropriate by Staff.*

APPENDIX A Aerial Map & Parcel Map



Community Planning and Preservation Commission

888 Roser Park Dr S

AREA TO BE APPROVED,

SHOWN IN

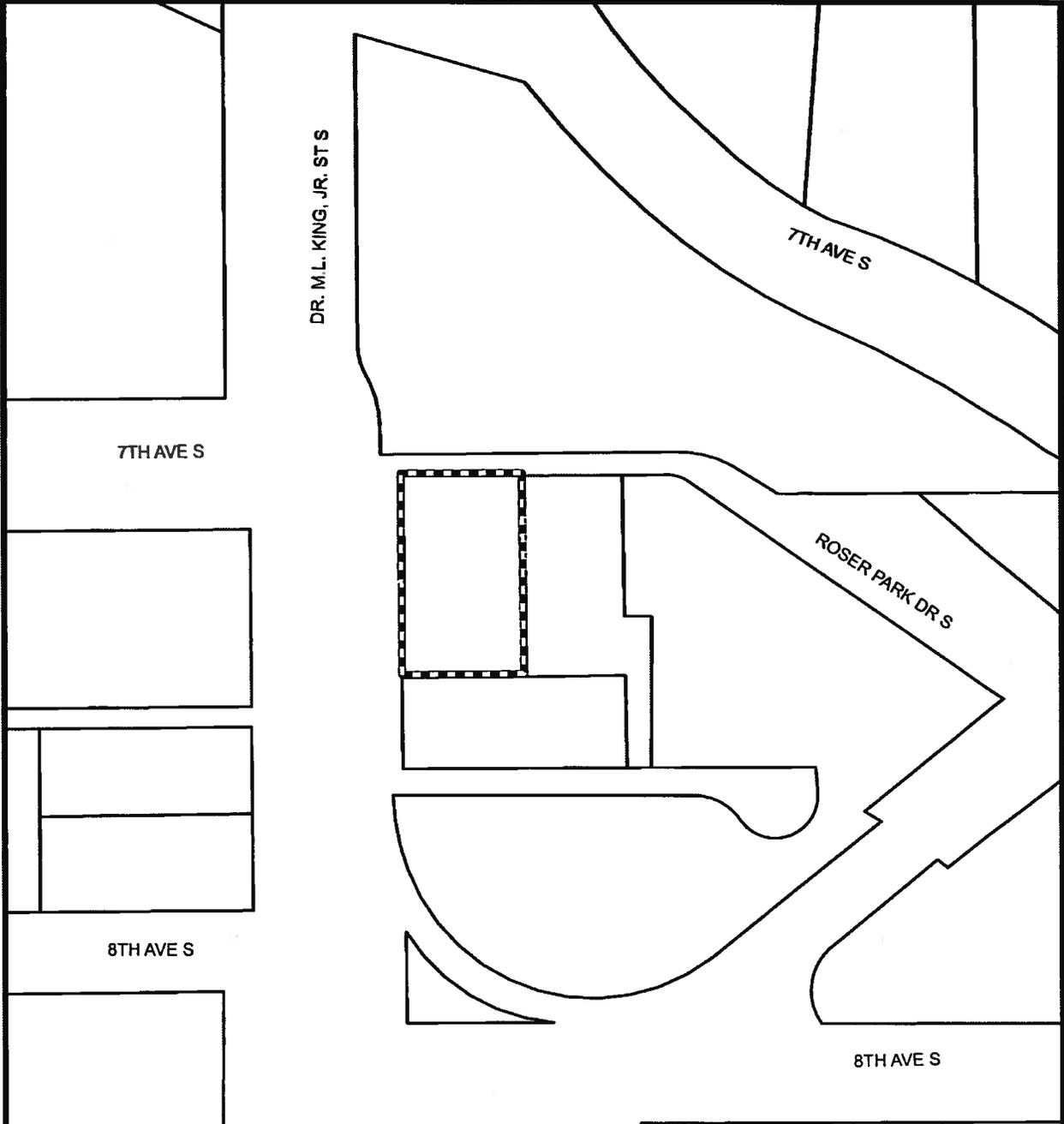


CASE NUMBER

17-90200023

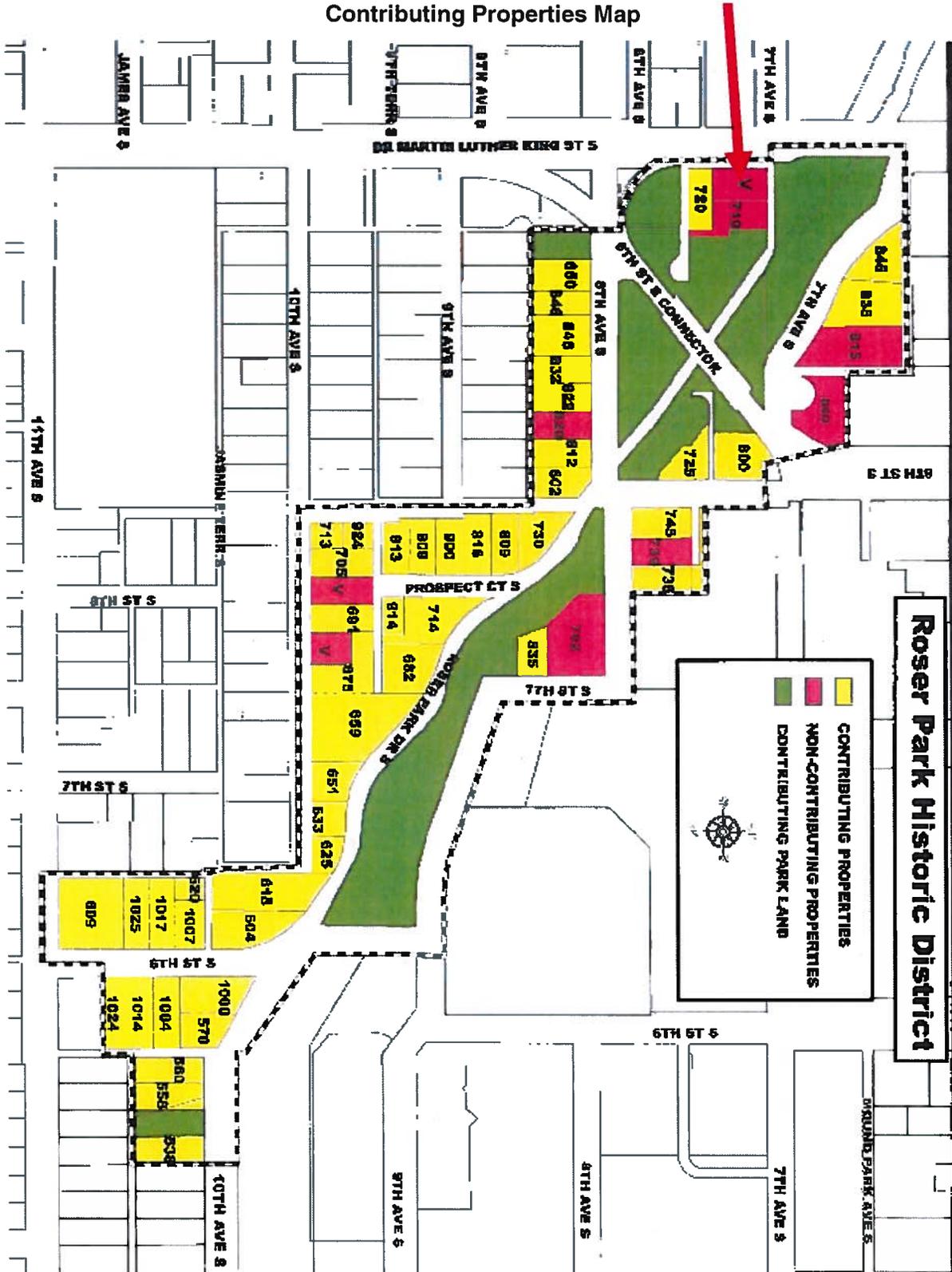


N
SCALE:
1" = 70'

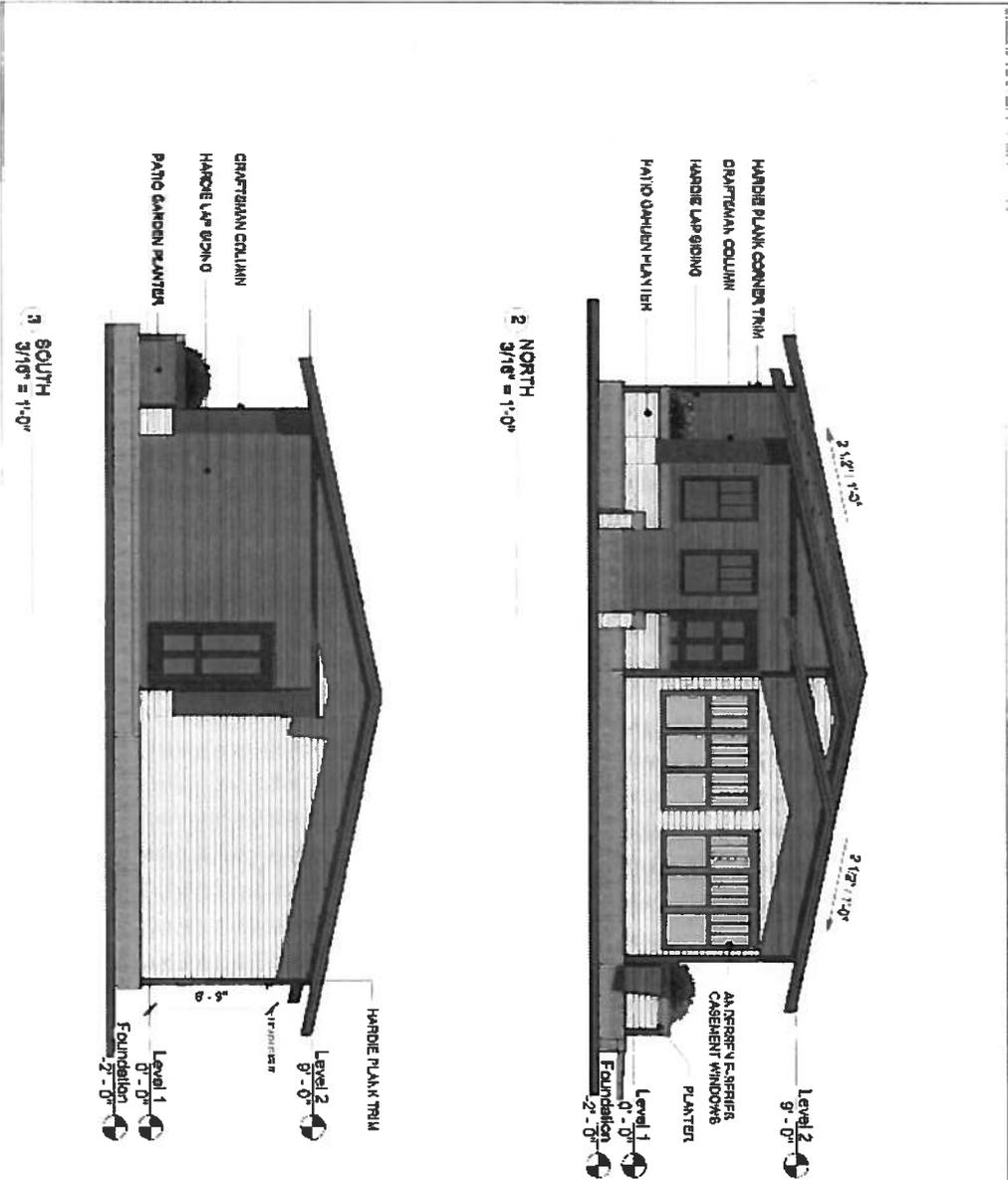


| | | |
|--|------------------------------------|---|
| Community Planning and Preservation Commission | |  N SCALE: 1" = 70' |
| 888 Roser Park Dr S | | |
| AREA TO BE APPROVED, SHOWN IN  | CASE NUMBER 17-90200023 | |

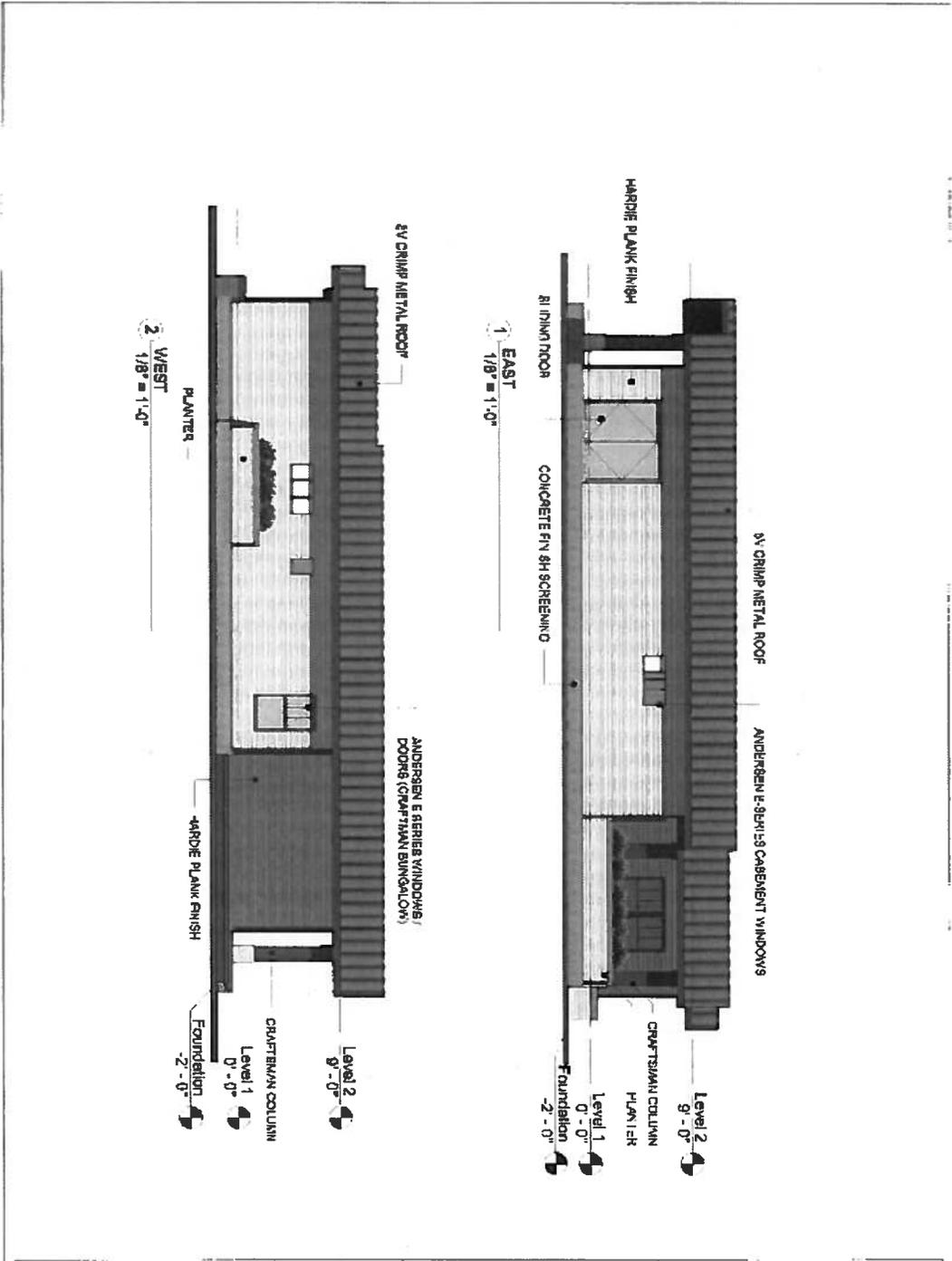
APPENDIX B Contributing Properties Map



APPENDIX C
COA Plans and Elevations

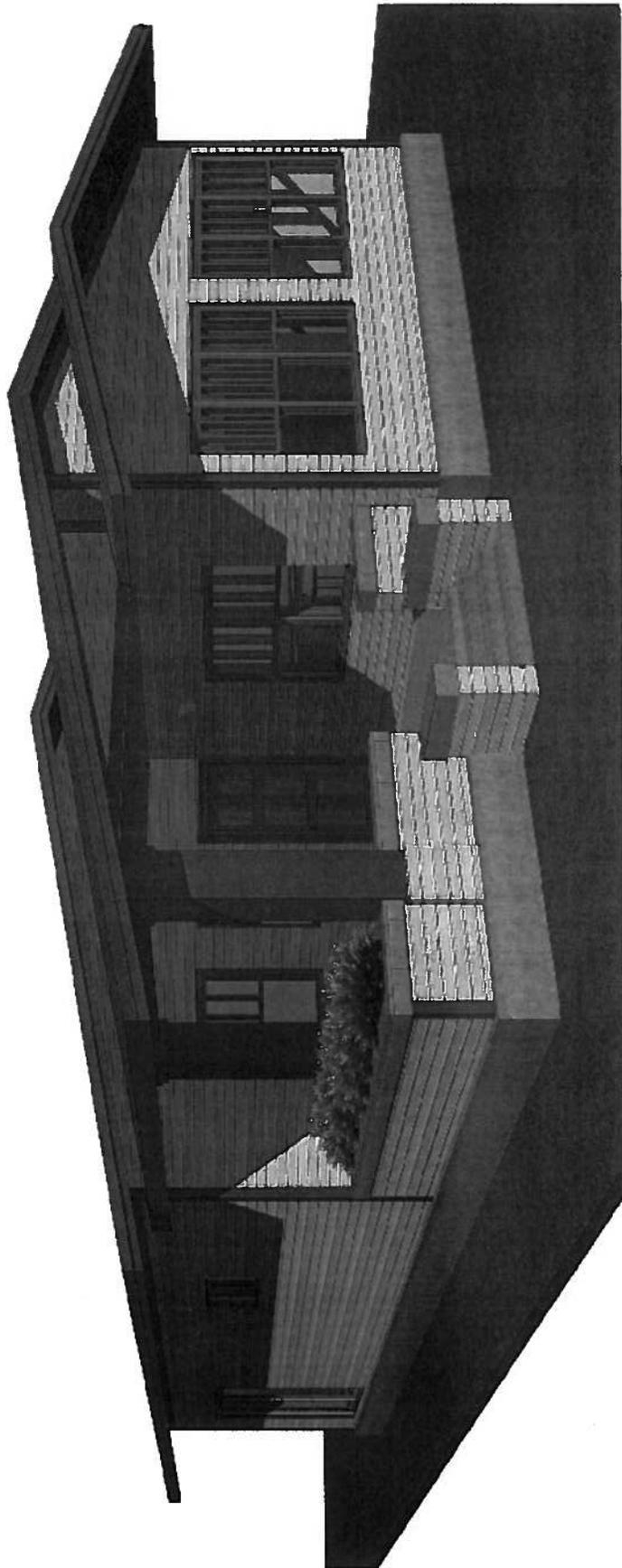


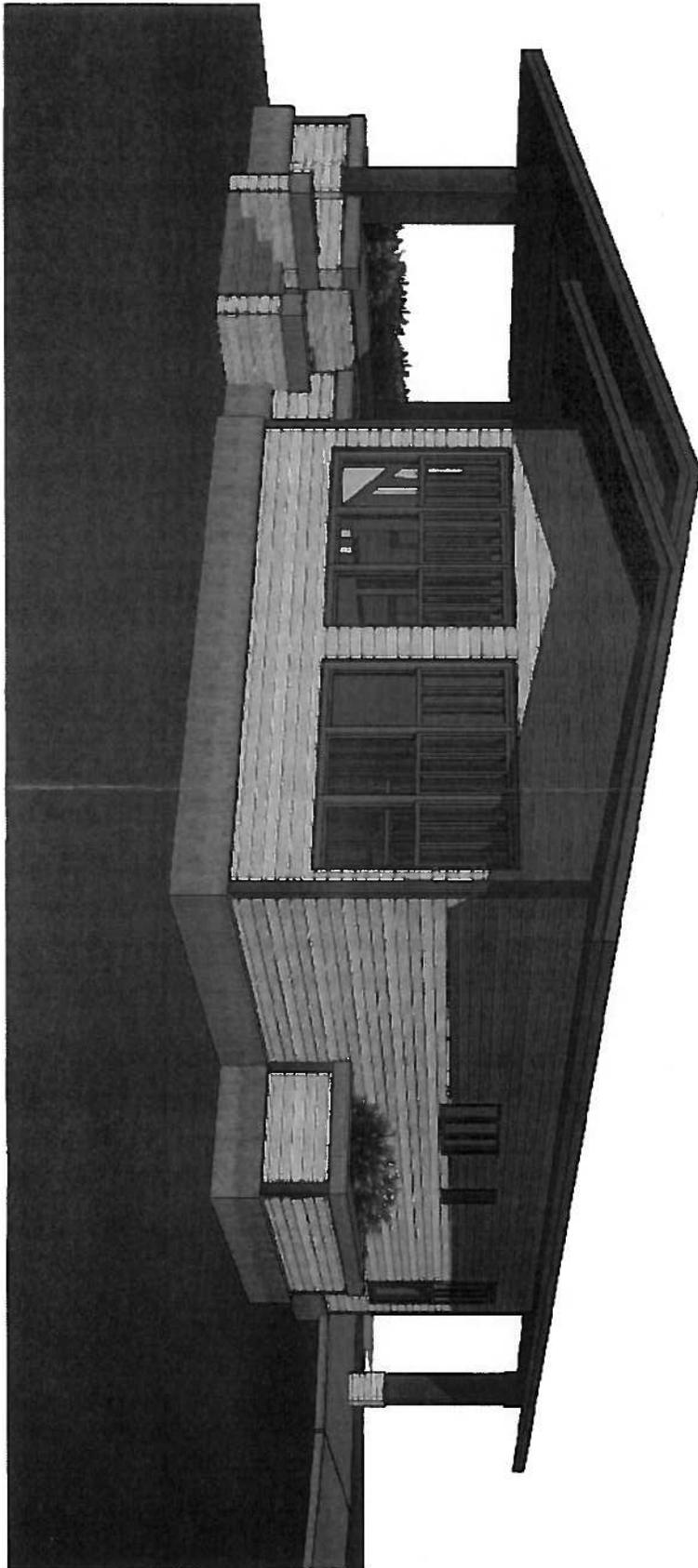
| | | | | |
|----------------|---------------|--|--|---|
| Project number | 2017.116 | NEW RESIDENCE North/ South | JUDITH TURNER 66 ROSE PARK DRIVE S ST PETERSBURG FL | idesign architecture Interiors eco/energy 4809 W Knollwood Street Tampa, FL 33634 813-607-4001 |
| Date | 6/1/17 | | | |
| Drawn by | DMCD | | | |
| Checked by | RCOX | | | |
| A103 | | | | CORP NO. AA28002411 |
| Scale | 3/16" = 1'-0" | | | |

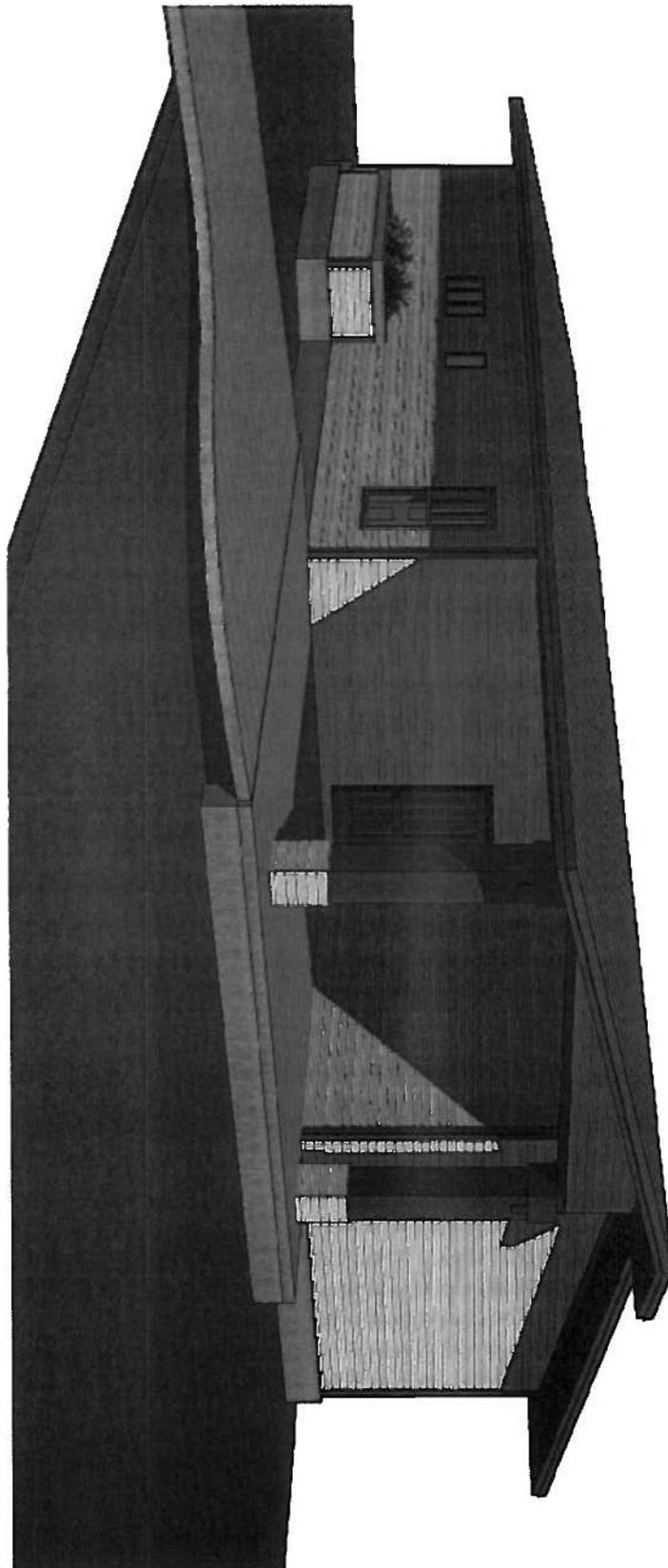


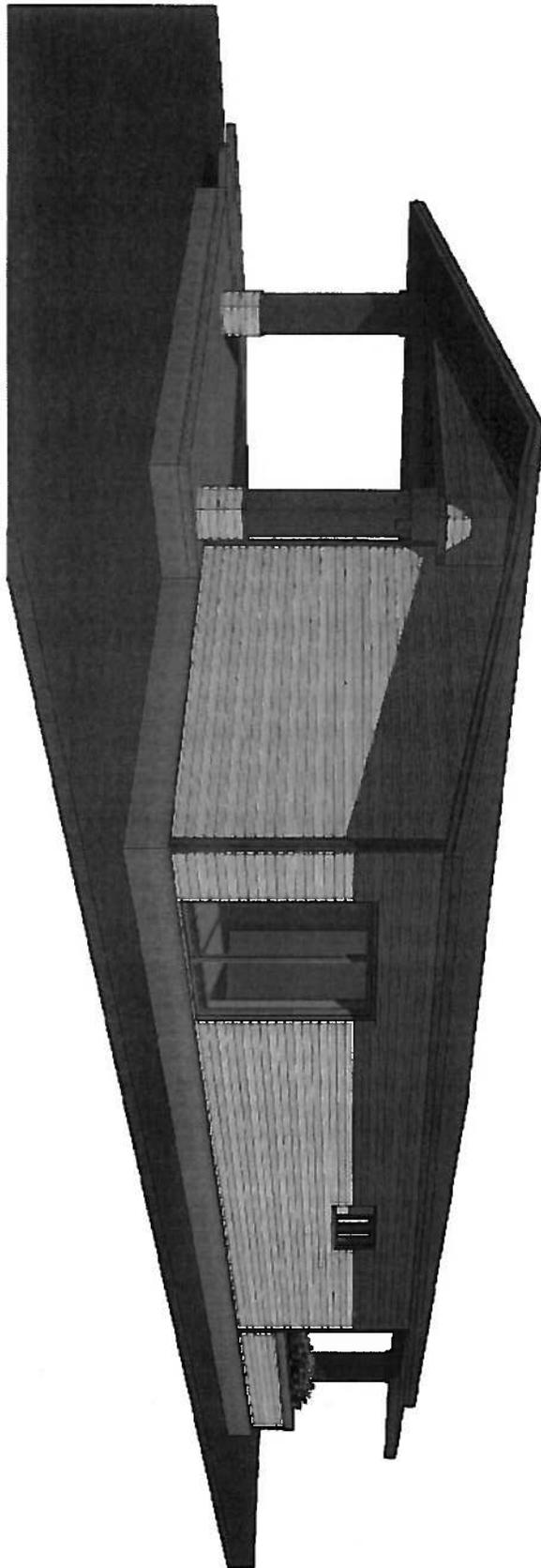
| | | | | |
|----------------|--------------|----------------------|--|--|
| Project Number | 2017.116 | NEW RESIDENCE | JUDITH TURNER | idesign architecture interiors eco/energy |
| Date | 6/1/17 | | | |
| Drawn by | DCMD | | | |
| Checked by | RCOX | | | |
| A102 | | East / West | 489 ROSER PARK DRIVE S ST. PETERSBURG, FL | 4909 W Knollwood Street Tampa, FL 33634 813-607-4001 |
| Scale | 1/8" = 1'-0" | | | CORP NO. AA26002411 |

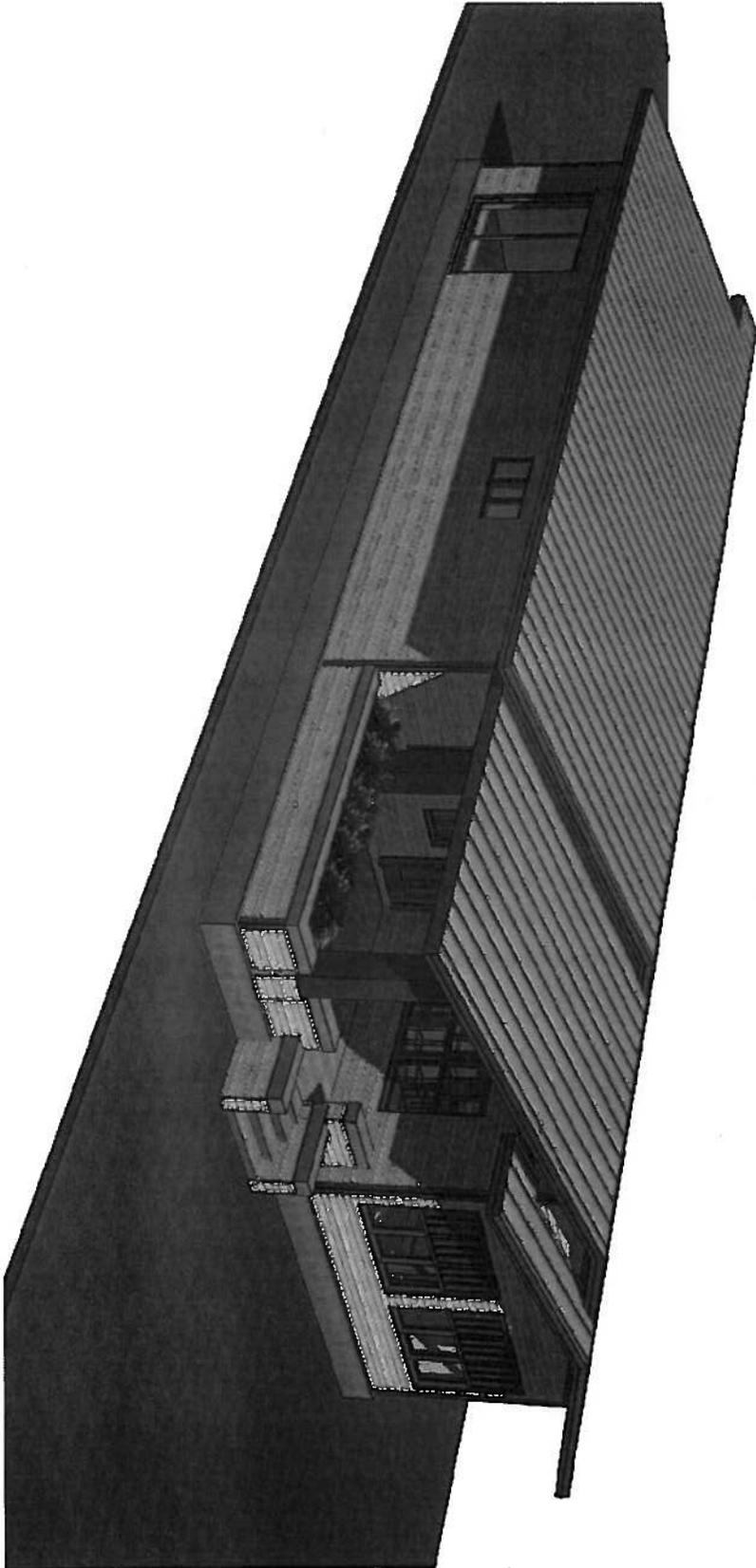
17-90200023-26.dwg

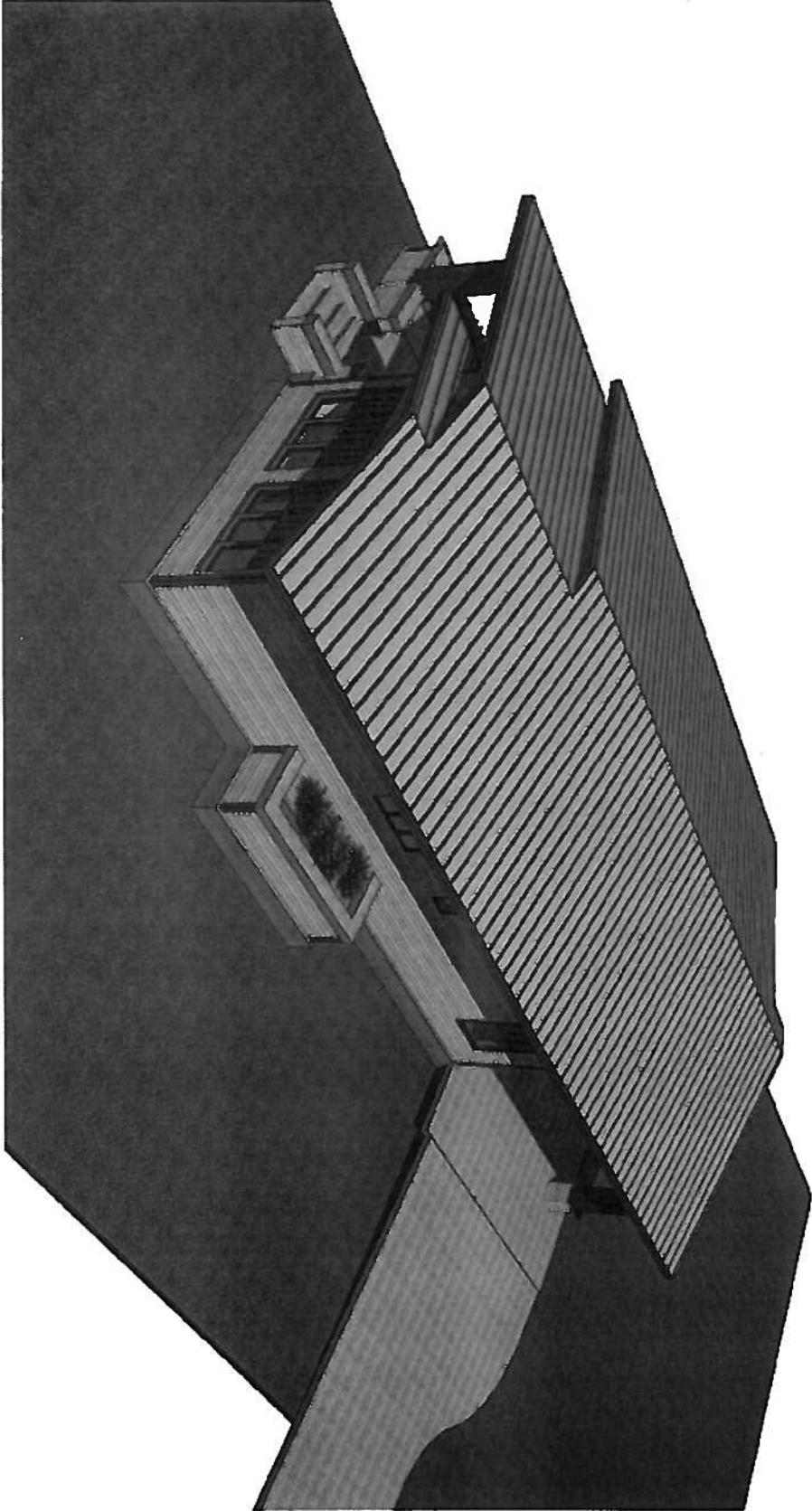


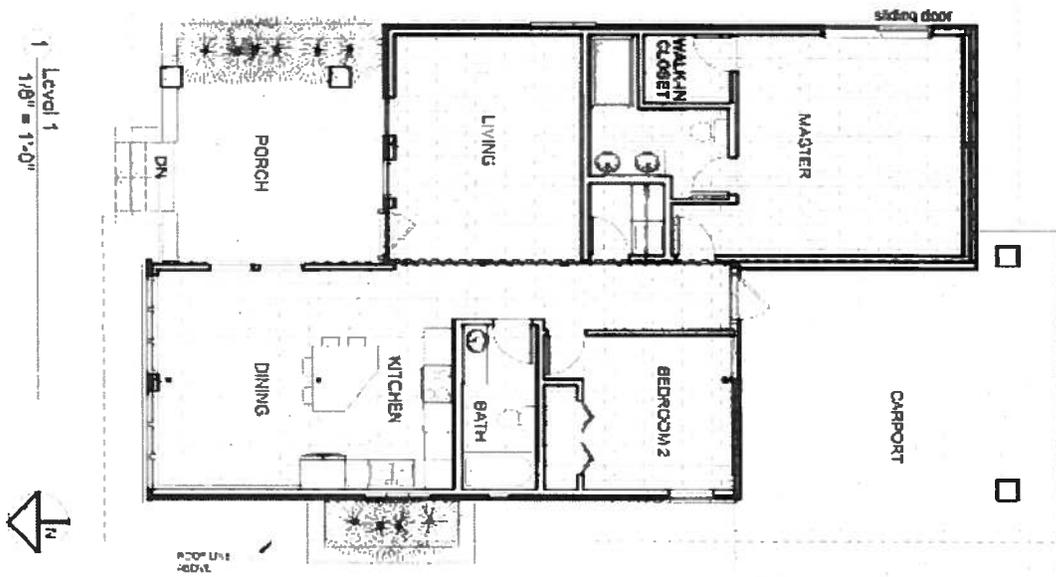












| | | | |
|--|---|--|---|
| Project number 2017.116 Date 6/1/17 Drawn by Author Checked by Checker <h1 style="text-align: center;">A101</h1> Scale 1/8" = 1'-0" | FLOOR PLAN NEW RESIDENCE | JUDITH TURNER 888 ROSER PARK DRIVE S ST PETERSBURG FL | idesign architecture interiors eco/energy 4909 W Knollwood Street Tampa, FL 33634 813-607-4001 |
|--|---|--|---|

CORP NC. AA26002411

**APPENDIX D
COA Application**



**CERTIFICATE OF
APPROPRIATENESS**

Application No. 17-9020023

All applications are to be filed out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): ec3th "Lime"
Street Address: 47 87th Ave N
City, State, Zip: St Petersburg FL 33702
Telephone No.: 727-4-38121
Email Address: ec3group2@gmail.com

NAME of AGENT or REPRESENTATIVE: Robert Cox
Street Address: 4809 W Kennelwood St
City, State, Zip: Tampa FL 33624
Telephone No.: 813-637-4001
Email Address: rocox@universityofnorthflorida.com

PROPERTY INFORMATION:
Street Address: 888 Howe Park Dr S
Parcel ID or Tract Number: 30-31-17-73022-000-0100
General Location: D- Marie Luther King Jr Street and Rose Park Drive 28' corner

Designation Number: HPC 87-01

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

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 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 / Agent: [Signature] **Date:** May 26, 2017



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay (City Code Section 15.30.070). These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available online at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: 689 Razor Park Dr S

COA Case No: 17-90200023

- | Type of Request | Proposed Use |
|--|--|
| <input type="checkbox"/> Alteration of building/structure | <input type="checkbox"/> Single-family residence |
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Multi-family residence |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Restaurant |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hotel/Motel |
| <input type="checkbox"/> Alteration of archaeological site | <input type="checkbox"/> Office |
| <input type="checkbox"/> Site Work | <input type="checkbox"/> Commercial |
| | <input type="checkbox"/> Other |

Estimated Cost of Work: _____

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System

Steel and Frame New Construction

2. Roof and Roofing System

SIPS Roof with 5V Metal Gump Panel Roofing



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3 Windows

Craftsman Style 3 Pane Upper Single Hung
Federal Bugaboo Style - 4 Sashes

4 Doors

Craftsman Style Door w/ detailed panel light

5 Exterior siding

Hardie Lap Siding

6 Decorative elements

Flanges in textured acrylic finish system in Hardie Lap Siding w/
wood cap Trim of brick texture in concrete

7 Porches, Carriage Porch, Patio, Garport, and Steps

Railings of weds in brick texture w/ craftsman style columns

8 Painting and/or Finishes

Painted Hardie Lap Siding

9 Outbuildings

nil

10 Landscaping, Parking, Sidewalk, Garden features

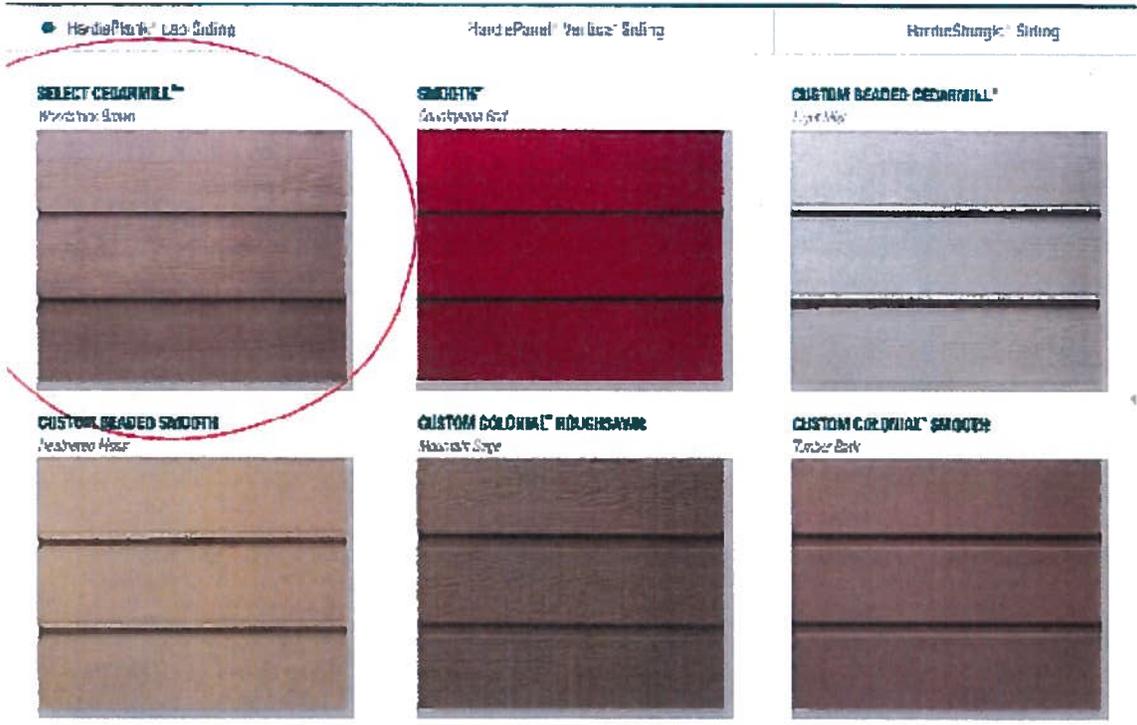
Concrete driveway and porch steps
Flange of porch and corner side wall
Existing trees to be maintained as possible

11. Other









© 2017 Hardy Industries, Inc. All rights reserved. Hardy Industries, Inc. is a registered trademark of Hardy Industries, Inc.

APPENDIX E
Staff Memorandum (Prior COA)



MEMORANDUM

To: Bob Jeffrey, Assistant Director

From: Kim Hinder, Planner III

Date: May 2, 2006

Subject: COA 05-26 – 875 Roser Park Drive

Attached please find the correspondence related to COA 05-26 for 875 Roser Park Drive. The original owner, Nick Pavonetti, received approval of a Lot Line Adjustment in May 2004 and approval of a COA (COA 05-04) for the adjacent property in May 2005. Part of the lot line adjustment noted that a COA was required and that “UDHP Staff recommends that the house to be constructed on the westernmost lot have detailed and articulated ‘dual front’ facades facing both street frontages,” an idea that was supported by the neighborhood association. Pavonetti also submitted an application (COA 05-05) and plans for a residence on the subject parcel. Jason Vogt purchased the property in June 2005, but elected to not use the plans already prepared for the parcel.

Although the first meeting with Terrill Brown was scheduled for June 2, I believe he did not show. He subsequently brought in complete plans for a Ranch style residence on July 7 and met with both Rick and me. We indicated that 1) the Ranch style was not appropriate for the district, that 2) he should submit elevations and a site plan, not full construction drawings, and 3) provided him with several examples of styles more appropriate for the neighborhood to use as a basis for his design. As early as July 13, Rick Dunn responded in an e-mail to Jason Vogt that “we are looking for a west elevation that provides architectural interest looking from ML King Jr. St. Corner lots offer an opportunity to physically address two public streets. You can accomplish that a variety of ways. The fireplace was just a suggestion. We will look for fenestration that is organized, changes in roof lines, wrapping the corner with the covered porch feature, etc....”

Terrill Brown submitted complete plans for a new Bungalow on September 21. I subsequently met with him October 10 regarding comments on the plans and again with both Terrill Brown and Jason Vogt October 13 and December 29. At each meeting they repeatedly remarked that they were upset that they were never told about the dual front façade requirement.

They never submitted a COA application, but only an NDR Building Setback Relaxation Application which did not have the correct measurements necessary to evaluate the proposed setbacks. They did not provide a revised site plan or survey showing the correct measurements. Revised plans were never submitted. I have the original plans on file in my office.

APPENDIX F
Photos of Select Properties in the Roser Park Historic District
(All photos by Staff, 2017)

Adjacent Dwellings

Photo 1: 720 Dr. Martin Luther King, Jr. Street (south abutting); Craftsman style



Photo 2: 876 Roser Park Drive (east abutting); Colonial type



Photo 3: View of Dr. Martin Luther King, Jr. Street from NW corner of subject property



Craftsman Dwellings Along Roser Park Drive (unless otherwise noted)

Photo 4:



Photo 5:



Photo 6:



Photo 7:



Photo 8:



Photo 9: Craftsman (Left) and Vernacular/Craftsman (Right)



Other Dwellings in the District

Photo 10:



Photo 11:



Photo 12:



Photo 13: Prairie style



Miscellaneous

Photo 13: Hex block sidewalk along west boundary of subject property



Photo 14: Historic Roser Park marker at NW corner of subject property



APPENDIX G

Public Comment

Number of public comments: Pursuant to the public notice shown below, no comments have been received as of July 3, 2017.



June 14, 2017

NOTICE- PUBLIC HEARING DATE!

File Number: COA #17-90200023

Property Address: 888 Roser Park Drive S (Roser Park Historic District, HPC-87-01)

Legal Description: ROSER PARK SED ADD (ROSER HISTORIC DIST) E 50FT OF N 89FT OF LOT 10 & W 10FT OF N 89FT OF LOT 9 TOGETHER WITH 10FT X 63 FT TRACT ADJONK (Parcel ID: 30-31-17-77022-300-0100)

Applicant: Judith Turner, owner/applicant

Request: Approval of new construction of a one-story, single family dwelling

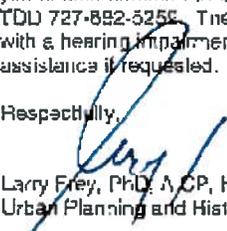
TO WHOM IT MAY CONCERN:

The subject property is a non-contributing property to the local Roser Park Historic District listed in the St. Petersburg Register of Historic Places; therefore any exterior alterations, new construction, or site work is subject to Certificate of Appropriateness (COA) approval. The St. Petersburg City Code requires that anyone owning property within 200 feet of the subject property be notified of this COA application. Records indicate that your property is within 200 feet of the subject property, or you may have an interest in the proposed activity.

A public hearing before the City's Community Planning and Preservation Commission (CPPC) to consider this request is scheduled to be held at 2:00 p.m., or as soon thereafter as may be heard, on **Tuesday, July 11, 2017** in the City Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida. One week prior to the advertised public hearing, you may obtain a copy of the meeting agenda and City Staff report online at http://www.stpete.org/boards_and_committees/agendas.php. To review the application in person, or to remit comments and recommendations, please contact Dr. Larry Frey at (727) 892-5470, Larry.Frey@stpete.org, or visit the 8th Floor of the Municipal Services Center (appointment preferred) at One Fourth Street North, St. Petersburg, Florida before July 11, 2017. Please refer to City File [COA #17-90200023](#).

The City, in compliance with the Americans with Disabilities Act of 1990 (ADA), provides reasonable accommodations for all official City proceedings. If you wish to request an accommodation under the ADA, you should contact the City Clerk not less than 24 hours prior to the meeting by calling 727-899-7448 or TDD 727-892-5255. The City cannot guarantee the availability of persons capable of assisting individuals with a hearing impairment, or who are unfamiliar with the English language but will attempt to provide such assistance if requested.

Respectfully,


Larry Frey, PhD, AICP, Historic Preservationist II
Urban Planning and Historic Preservation

cc: Carak Kilborn, Manager, Urban Planning and Historic Preservation Division