

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
~~MONDAY, November 12th, 2018~~
Community Center/City Hall – 1 Bay Avenue
AGENDA
Monday, November 19th, 2019

Joint Workshop – 5p.m.
Historic Guidelines

Regular Meeting – 6p.m.

- 1) Approval of October 8th, 2018 Regular Meeting Minutes.
- 2) Review, Discussion and Decision for Renovation/Addition of the Bookstore (**Historic District**) @ 67
Commerce Street, Block D1, Lot(s) 13 & 14, For – William Zingarelli, Contractor – Warren Emo

Other Items for Discussion:

- 3) Review and Discuss a Policy Revision of the 10 day review period.

PAGE BREAK

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, October 8th, 2018
Community Center/City Hall – 1 Bay Avenue
AGENDA MINUTES

Present: Geoff Hewell, Chairperson. Uta Hardy, Jim Bachrach, Joe Taylor. Rebecca Jetton. Pat Floyd, City Attorney.
Dennis Winterringer. Cortni Bankston, Permitting and Development Coordinator.

Joint Workshop – 5p.m.

Historic Guidelines – Discussion held by Rebecca Jetton.

Regular Meeting – 6p.m.

- 1) Approval of September 17th, 2018 Regular Meeting Minutes. **Motion to approve: Jim Bachrach. 2nd: Joe Taylor. All in favor 4 to 0 – Motion Carried.**
- 2) Review, Discussion and Decision for Roof line extension on existing accessory structure (**Historic District**) @ 130 Coach Wagoner Blvd, Block 92, Lot(s) 3 through 5, For – John Kannuck, Contractor – Ower/Self. **Motion to Table: Jim Bachrach. 2nd: Uta Hardy. 4 to 0. Motion carried.**
- 3) Review, Discussion and Decision for New Construction of Pool and 6 foot privacy fence (**Historic District**) @ 193 6th Street, Block(s) 180, Lot(s) 9 and 10, For – Paul and Mollie Hill, Contractor – Cox Pools. **Attorney Pat Floyd discussed corner lots and accessory structures. Motion to approve with 4 foot fencing: Jim Bachrach. 2nd: Joe Taylor. 4 to 0. Motion Carried.**
- 4) Review, Discussion and Decision for 6 foot privacy fence (**Historic District**) @ 166 Avenue B, Block(s) 54, Lot(s) 9 and 10, For – Beall Lahurd, Contractor – Erin Rodriguez Construction. **Motion to approve 4 foot fencing along 14th Street and 6 foot fence between house & accessory: Jim Bachrach. 2nd: Joe Taylor. 3 to 1. Motion Carried.**
- 5) Review, Discussion and Decision for Renovation (**Historic District**) @ 12 6th Street, Block(s) 26, Lot(s) 3 and 42' of lot 2, For – Bob & Carlene Dobbie, Contractor – Tim Poloronis. **Motion to approve: Jim Bachrach. 2nd: Joe Taylor. 4 to 0. Motion Carried.**
- 6) Review, Discussion and Decision for Porch Addition @ 252 Highway 98, Block(s) 255 x 112 Neels Addition, For – Marc Wisniewski & Cindy Lamons, Contractor – Builders by the Sea. **Motion to approve: Jim Bachrach. 2nd: Joe Taylor. 4 to 0. Motion Carried.**

Motion to Adjourn: Joe Taylor. 2nd: Jim Bachrach. Motion Carried.

PAGE BREAK



25 October 2018

Ms. Cortni Bankston

Permitting and Development Coordinator
City of Apalachicola
Attn: Building Department
192 Coach Wagner Blvd.
Apalachicola, Florida 32320

Reference: **PERMIT APPLICATION REVIEW RESPONSE FOR
ZINGARELLI BOOKSTORE RENOVATION**
EMO Project Number: E117.16.015.01 / File 160
Sent via Email to: cortnibankston@cityofapalachicola.com

Dear Ms. Bankston,

EMO/ ARCHITECTS, INC. (EMO) acknowledges the receipt of the City of Apalachicola (COA) Permit Application Review Comment Memorandum dated 4 October 2018, on 4 October 2018; a copy of which is attached for ready reference. The Applicant's Response to the Memorandum consists of three (3) written pages in PDF format as follows:

COA Comment No. 01: Floodplain Management

This parcel is located in an AE12 zone with an estimated topographic elevation of between 4-6'. An elevation certificate will be required to determine actual elevation and how much floodproofing will be required for the new construction on the first floor of the existing building. Proposed plans appear to include new development on grade. Floodplain management ordinance 2013-02 and Florida Building Code requires commercial development to be floodproofed or elevated in accordance with FEMA regulations. Proposed plans do not show any floodproofing and/or elevation. What is the plan for that?

Additionally, the proposed plans appear to show substantial improvement to a structure that is nonconforming because of flood elevation requirements. Two separate provisions apply.

- A. Ordinance 2017-05 Section IV(C)2.a and Ordinance 2013-02 Floodplain Management Ordinance. Under ordinance 2017-05, the proposed activity represents expansion of a (probable) historic structure which is allowed provided that "the expansion meets all requirements of the code." The potential challenge to code consistently involves lot coverage standards. With regard to lot coverage, please note, pervious pavement does not represent open space. In order to be considered open space, 20% of the parcel would need to be either natural grass or uncompacted gravel. The City does not currently have a standard for calculating the pervious percentage for permeable paving.
- B. The second provision that applies is the Floodplain Management Ordinance and supporting sections of the Florida Building Code sections on floodplain management regulations. According to the FEMA requirements, substantial improvements to a pre-firm nonconforming structure may not exceed 50% of the value of the structure. However, it is possible to find relief from that provision through the

documentation of the structure as a historic structure. Ordinance 2013-02 (as do FEMA requirements) provide for its historic character. You would need to provide the following documentation to use this clause: Documentation confirming the structures historic designation (easily found through the master site file) and evidence from an historic preservation expert that the proposed development would not preclude the building's continued designation as a historic structure.

ARCHITECT RESPONSE:

Please refer to Sheet AS101 dated 24 October 2018 delineating the extent of FEMA Wet Flood Proofing proposed for the new construction addition on the first floor. Also, refer to Sheets A201 and A203, both dated 24 October 2018, for the corresponding elevations delineating the FEMA "AE" Zone. In reference to COA Comment No. 01: Floodplain Management 1B: The documentation confirming the structures historic designation was accessed and its corresponding Florida Master Site Identification number reads as follows: 8FR00173. The Florida Master Site File Identification number as well as supporting evidence is attached for ready reference. It is the opinion of EMO/ARCHITECTS, INC, as the historic preservation Architect of Record, that the proposed renovations and addition should not preclude the buildings continued designation as a historic structure.

COA Comment No. 02: Lot Coverage

As referenced above, plans appear to exceed 80% lot coverage requirements.

ARCHITECT RESPONSE:

Please refer to the Lot Coverage Calculations on Sheet AS101, dated 24 October 2018, which delineates that 2,605 SQ.FT or (54%) of the lot is covered by the existing and proposed new structure while 2,195 SQ.FT or (46%) is delineated as open area, totaling 4,800 SQ.FT or the (Total Property Area). The open space, 2,195 SQ.FT or (46%), is delineated by a hatch pattern and labeled on the plan with a legend for reference. The code states that "In order to be considered open space, 20% of the parcel would need to be either natural grass or uncompacted gravel." The open space referenced on Sheet AS101 is proposed to be uncompacted gravel where labeled or grass sod.

COA Comment No. 03: Height

Please confirm that the height of the proposed renovation will not exceed 35' from either natural grade or crown of the road. Sheet A203 appears to begin the count from the existing finished floor.

ARCHITECT RESPONSE:

Please refer to the Existing Conditions Survey, Sheet EC101 dated 24 October 2018, which documents the existing crown of the street elevation is certified to be +/- 9.69'. The Architectural Elevations on Sheets A201, A202 and A203, all dated 24 October 2018, define the "Grade, Existing" elevation as +/- 9.69' which is utilized as the basis for establishing the proposed maximum building height of 35'-0", which is in compliance with the Permissible Building Height.

COA Comment No. 04: Stormwater

It is presumed that this project is exempt from the DEP/WMD stormwater permitting? If so, please confirm how stormwater will be managed onsite? gutters? Rain barrel?

ARCHITECT RESPONSE:

It is proposed that the new construction will include gutters and downspouts routed to a grass swale. Please refer to Sheets AS101 and A203, both dated 24 October 2018, for the area delineated for stormwater management as well the delineation of the proposed downspout and corresponding gutter placement.

COA Comment No. 05: Parking

Plans appear to show parking partially underneath a screened porch and not beneath heated and cooled space. Is that accurate?

ARCHITECT RESPONSE:

The parking plan on Sheet AS101, dated 24 October 2018, delineates that the total parking spaces provided for the proposed addition will be partially underneath a screened porch that is not heated nor cooled.

In addition to the review comments addressed above, please find attached hereto the following documents:

- Item 1:** One (1) original City of Apalachicola Application for Certificate of Appropriateness dated 17 September 2018.
- Item 2:** One (1) original City of Apalachicola Building Permit Application dated 17 September 2018.
- Item 3:** Two (2) 11" x 17" color print sets of the Certificate of Appropriateness drawings, dated 24 October 2018.
- Item 4:** Florida Master Site File: 8FR00173

We are respectfully requesting that this Application for Certificate of Appropriateness be placed on the 12th of November, 2018 City of Apalachicola Planning & Zoning Board Agenda for consideration and action.

It is our understanding there is no Application Fee required for the Certificate of Appropriateness at the time of Submission.

If a fee is required, please let us know so that it will not delay the Application process.

City of Apalachicola
25 October 2018
E117.160.15.01 / File 160
Page 4 of 4



If you have any questions regarding this project please contact our office.

Sincerely,
EMO/ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read "Warren A. Emo", is written over a circular stamp. The stamp contains the text "EMO/ARCHITECTS, INC." and a small graphic element.

Warren A. Emo, AIA, NCARB
President

Enclosures

cc: Cynthia Clark cclark@cityofapalachicola.com (w/copies of enclosures)

cc: Dr. and Mrs. Williams J. Zingarelli (w/copies of enclosures) via email: <William.Zingarelli@va.gov>

CITY OF APALACHICOLA

1 Avenue E • Apalachicola, Florida 32320 • 850-653-9319 • Fax 850-653-2205
www.cityofapalachicola.com

Mayor
Van W. Johnson, Sr.

Permit Application Review/C. Clark
October 4, 2018

Commissioners
Brenda Ash
John M. Bartley, Sr.
James L. Elliott
Anita Grove

Project: Zingarelli commercial project
Address: 67 Commerce Street
Parcel Description: Block D1, Lots 13 & 14
Zoning: C-1
Flood Zone: AE13
Lot Coverage: undetermined
Setbacks: consistent

City Administrator
Lee H. Mathes, MMC

Overall review findings:

This represents a new plan for this building site. New permit application(s) are required, including Floodplain Management permit. Are there plans to modify the 2nd story of the existing building? There is not sufficient documentation to conduct a thorough review but preliminary review issues are noted below.

City Clerk
Deborah Guillotte, CMC

City Attorney
J. Patrick Floyd

1. Floodplain Management. This parcel is located in an AE12 zone with an estimated topographic elevation of between 4-6'. An elevation certificate will be required to determine actual elevation and how much floodproofing will be required for the new construction on first floor of existing building. Proposed plans appear to include new development on grade. Floodplain management ordinance 2013-02 and Florida Building Code requires commercial development to be floodproofed or elevated in accordance with FEMA regulations. Proposed plans do not show any floodproofing and/or elevation. What is the plan for that?

Additionally, the proposed plans appear to show substantial improvement to a structure that is nonconforming because of flood elevation requirements. Two separate provisions apply.

A. Ordinance 2017-05 Section IV(C)2.a. and Ordinance 2013-02 Floodplain Management Ordinance. Under ordinance 2017-05, the proposed activity represents expansion of a (probable) historic structure which is allowed provided that "the expansion meets all requirements of the code." The potential challenge to code consistency involves lot coverage standards. With regard to lot coverage, please note, pervious pavement does not represent open space. In order to be considered open space, 20% of the parcel would need to be either natural grass or uncompacted gravel. The City does not currently have a standard for calculating the pervious percentage for permeable paving.

B. The second provision that applies is the Floodplain Management Ordinance and supporting sections of the Florida Building Code sections on floodplain management regulations. According to the FEMA requirements, substantial improvements to a pre-fire nonconforming structure may not exceed 50% of the value of the structure. However, it is possible to find relief from that provision through the documentation of the structure as a historic structure. Ordinance 2013-02 (as do FEMA requirements) provide for limited relief from the substantial improvement clause through an administrative variance (not BOA board). However, the improvement must not preclude the structure's continued designation as a historic structure and must be the minimum necessary to preserve its historic character. You would need to provide the following documentation to use this clause: Documentation confirming the structure's historic designation (easily found through the master site file) and evidence from an historic preservation expert that the proposed development would not preclude the building's continued designation as a historic structure.

2. **Lot Coverage.** As referenced above, plans appear to exceed 80% lot coverage requirements.

3. **Height.** Please confirm that the height of the proposed renovation will not exceed 35' from either natural grade or crown of the road. Sheet A203 appears to begin the count from existing finished floor?

3. **Stormwater.** It is presumed that this project is exempt from DEP/WMD stormwater permitting? If so, pls confirm how stormwater will be managed onsite? Gutters? Rainbarrel?

4. **Parking.** Plans appear to show parking partly underneath a screened porch and not beneath heated and cooled space. Is that accurate?

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Dr. and Mrs. William J. Zingarelli State License CGC10787
Address 10324 S.W. 48th Place City License 17-017 County License 2018 50002
City Gainesville State FL Zip 32608 Email Address wemo@emocompanies.com
Phone (352) 378-1400 Phone (850) 222-8000

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition
- Fence
- Repair (extensive)
- Variance
- Other: _____

PROPERTY INFORMATION:

Street Address: 67 Commerce Street City & State Apalachicola, Florida Zip 32320

Historic District Non-Historic District Zoning District Commercial Downtown C1

Parcel #: 01-095-08W-8330-00D1-0130 Block(s) D-1 Lot(s) 13 and 14

FEMA Flood Zone/Panel #: AE/12037C0526F
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property: _____
Front: _____ Rear: _____ Side: _____ Lot Coverage: _____
Water Available: _____ Sewer Available: _____ Taps Paid _____
This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.
Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official connected to handle the City of Apalachicola Building Permits, LDC.

Curtis Bankston
Permitting and Development Coordinator
(850) 653-1522 ext 2050 Phone
(850) 653-3023 Cell
c.bankston@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).
 Renovation of existing commercial ground level and residence level above. Addition planned to effect the Northeast (rear) of the existing structure and the Southeast facade (side) perpendicular to Commerce Street. The addition proposes a linear porch at the second level and a ground level and second level addition to the rear of the existing structure. The addition also proposes site fencing that will border the perimeter of the lot enclosing on site pervious parking behind a vehicle gate. The architectural details and features of the existing historical building will incorporated into the new addition.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	TBD		
	TBD		
Doors	TBD		
	TBD		
Windows	TBD		
	TBD		
Roofing	TBD		
	TBD		
Trim	TBD		
	TBD		
Foundation	TBD		
	TBD		
Shutters	TBD		
	TBD		
Porch/Deck	TBD		
	TBD		
Fencing	TBD		
	TBD		
Driveways/Sidewalks	TBD		
	TBD		
Other	TBD		
	TBD		

CERTIFICATION

I, the Signer below, certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. Further, I and I hereby certify that I and I have complied with all of the applicable regulatory codes and provisions and have read and understand the same.

1. I We hereby certify to the City that the above supplied property address, parcel number, and land description accurately state the true and proper information of the parcel and the location.
2. I We understand and affirm the City of Apalaheo and the Planning and Community and Economic Development Office is not to be responsible for the property in question during regular business hours in other local practice which will be placed on the person's lot.
3. I We understand that the City's review process will not commence until the application is deemed complete by staff and requires approximately 10 days to process. I further understand that an incomplete application submitted may cause the application to be delayed in the review period deadline may.
4. I We understand that the Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the scheduled Planning and Zoning Board Meeting.
5. I We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalaheo Community and Economic Development Office.
6. I We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before construction on these changes. There will be no change for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be processed within thirty days after the decision of the PZB, otherwise the decision of the PZB will be final.
8. I We understand that a Certificate of Appropriateness is valid for one year from issuance. They are renewable for six months with no cause and for an additional six months upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation if needed.
9. I We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet or exceed all laws and regulations concerning construction in this jurisdiction.
10. I We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I We understand that there will be no issuance of a COA without the prospective owner obtaining a Homeowner's Association approval in required prior to the PZB Meeting and before the beginning of any work and in no way authorizes work that is in violation of any association rules or covenants.

17 September 2018
DATE

Amy S. Zingarelli
William J. Zingarelli
SIGNATURE OF APPLICANT
Dr. William J. Zingarelli

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: DR. and MRS. WILLIAM J. ZINGARELLI

ADDRESS: 10324 S.W. 48TH PLACE

CITY, STATE & ZIP CODE: GAINESVILLE, FL 32608 PHONE: (352) 378.1400

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): SAME

ADDRESS: N/A

CITY, STATE & ZIP CODE: N/A PHONE # N/A

CONTRACTOR'S NAME: EMO

ADDRESS: 1126 THOMASVILLE ROAD

CITY, STATE & ZIP CODE: TALLAHASSEE, FL 32303 PHONE: (850) 222.8001

STATE LICENSE NUMBER: CCC 010787 COMPETENCY CARD # 17-017

ADDRESS OF PROJECT: 67 COMMERCE ST. APALACHICOLA, FL 32303

PROPOSED USE OF SITE: COMMERCIAL (FIRST FLOOR) / RESIDENTIAL (SECOND FLOOR)

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES
 NO

PROPERTY PARCEL ID # 01-095-00W-8330-00D1-0130

LEGAL DESCRIPTION OF PROPERTY: BLOCK D-1 / LOTS 13 and 14

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: N/A

ADDRESS: N/A CITY, STATE & ZIP: N/A

ARCHITECT'S/ENGINEER'S NAME: EMO/ARCHITECTS, INC

ADDRESS: 1126 THOMASVILLE RD TALLAHASSEE, FL 32303

MORTGAGE LENDER'S NAME: N/A

ADDRESS: N/A CITY, STATE & ZIP: N/A

WATER SYSTEM PROVIDER: CITY SEWER SYSTEM PROVIDER: CITY

PRIVATE WATER WELL: N/A SEPTIC TANK PERMIT NUMBER: N/A

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

Single Family ___ Townhouse Commercial ___ Industrial
 ___ Duplex ___ Swimming Pool ___ Storage ___ Sign
 ___ Multi-Family ___ Demolition ___ Other
 Addition, Alteration or Renovation to building.

Distance from property lines: Front 0' Rear 0' L. Side VARIES
 R. Side VARIES
 Cost of Construction \$ TBD Square Footage EXIST 2070 SF/NEW 2,013 SF H/C
 BPI AE (EL 13) Flood Zone AE (EL 13) Lowest Floor Elevation 10.02'
 Area Heated EXIST 2070 SF/NEW 2,013 SF Stories 2 + LOFT # Of Units 1 COMMERCIAL / 1 RESIDENTIAL
 Type of Roof METAL Type of Walls WOOD Type of Floor WOOD
 Extreme Dimensions of: Length EXIST 50.43' / NEW 26.70' Height 35' Width EXIST 20.59' / NEW 12.0'

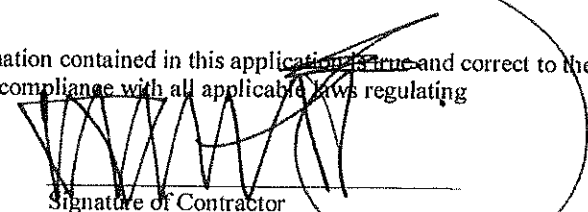
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

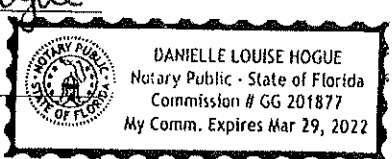
 Signature of Owner or Agent
 Date: _____

 Notary as to Owner or Agent
 My Commission expires: _____



 Signature of Contractor
 Date: 17 SEPTEMBER 2018
Danielle Louise Hogue
 Notary as to Contractor

My Commission expires: _____



APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

October 25, 2018

Michael Pollock
Architect
EMO Architects, Inc.
1126 Thomasville Rd, Tallahassee, FL 32303
850-222-8000



In response to your inquiry of October 25th, 2018; the Florida Master Site File lists the following state assigned site ID number for the historical structure recorded at **67 Commerce Street** in Apalachicola, Franklin County, Florida:

8FR00173

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, State and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Kelly Ledford
Archaeological Data Analyst
Florida Master Site File
Kelly.Ledford@dos.myflorida.com

Legend

- ★ OE Cone Building
- FloridaStructures
- FloridaSites
- HistoricalBridges
- HistoricalCemeteries
- ResourceGroups
- NationalRegister



0 0.0125 0.025 0.05 Miles



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, OpenStreetMap contributors, and the GIS User Community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
 1009 ==

Site Name Cone, O.E., Barber Shop 830 == Site No. 8Fr173
 Address of Site: Commerce Street 905 ==
 Instruction for locating second building from corner on west side
(Lot 13) between Avenue D and Penton 813 ==
 Location: Original City D-1 10 thru 14 inc. 868 ==
subdivision name block no. lot no.
 County: Franklin 808 ==
 Owner of Site: Name: Zingarelli, G.A.
 Address: Box 277 902 ==
Apalachicola, FL 32320 832 ==
 Type of Ownership Private 848 == Recording Date 8207
 Recorder:
 Name & Title: _____
 Address: _____ 818 ==

Condition of Site: Integrity of Site: Original Use commercial 838 ==
 Check One Check One or More
 Excellent 863 == Altered 858 ==
 Good 863 == Unaltered 858 ==
 Fair 863 == Original Site 858 ==
 Deteriorated 863 == Restored () (Date:) 858 ==
 Moved () (Date:) 858 ==

Present Use vacant 850 ==
 Dates: Beginning 1900 844 ==
 Culture/Phase 840 ==
 Period 845 ==

NR Classification Category: building 916 ==

Threats to Site:

Check One or More
 Zoning () 878 == Transportation () 878 ==
 Development () 878 == Fill () 878 ==
 Deterioration () 878 == Dredge () 878 ==
 Borrowing () 878 ==
 Other (See Remarks Below): 878 ==

Areas of Significance: architecture 910 ==

Significance: May have been simple frame building altered to Renaissance Revival style. Good detailing.

911 ==

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

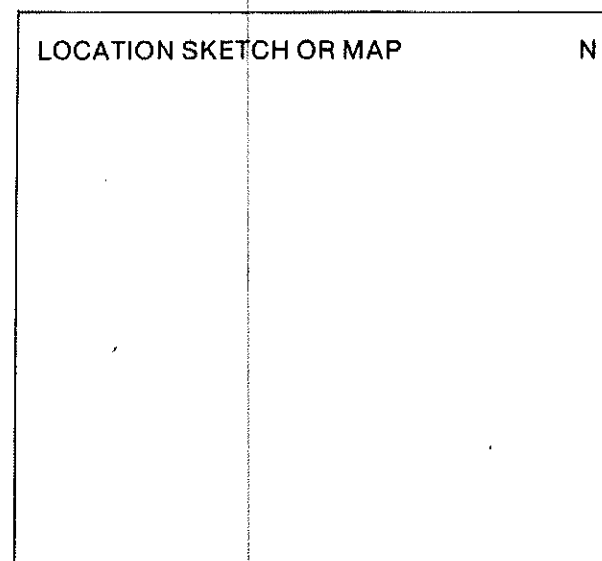
ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Renaissance Revival 964 = =
 PLAN TYPE rectangular 966 = =
 EXTERIOR FABRIC(S) wood, flush siding with brackets 854 = =
 STRUCTURAL SYSTEM(S) frame 856 = =
 PORCHES ----

_____ 942 = =
 FOUNDATION: piers, brick 942 = =
 ROOF TYPE: gable, with parapet 942 = =
 SECONDARY ROOF STRUCTURE(S): shed (awning) 942 = =
 CHIMNEY LOCATION: ---- 942 = =
 WINDOW TYPE: DHS 2/2, 6/6 942 = =
 CHIMNEY: ---- 882 = =
 ROOF SURFACING: metal, corrugated 882 = =
 ORNAMENT EXTERIOR: wood, balustrade 882 = =
 NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 2 950 = =
 NO. OF DORMERS 0 954 = =

Map Reference (incl. scale & date) _____ 809 = =

Latitude and Longitude: _____ 800 = =

Site Size (Approx. Acreage of Property): _____ 833 = =



Township	Range	Section
09S	07W	6

UTM Coordinates: _____ 812 = =
 _____ 890 = =
 Zone Easting Northing

Photographic Records Numbers 75N0269HPS (1,44); 80N0124HPS (6,7) 860 = =

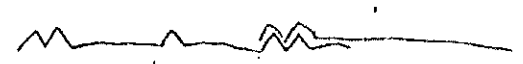
Contact Print

APALACHICOLA ARCHITECTURAL SURVEY

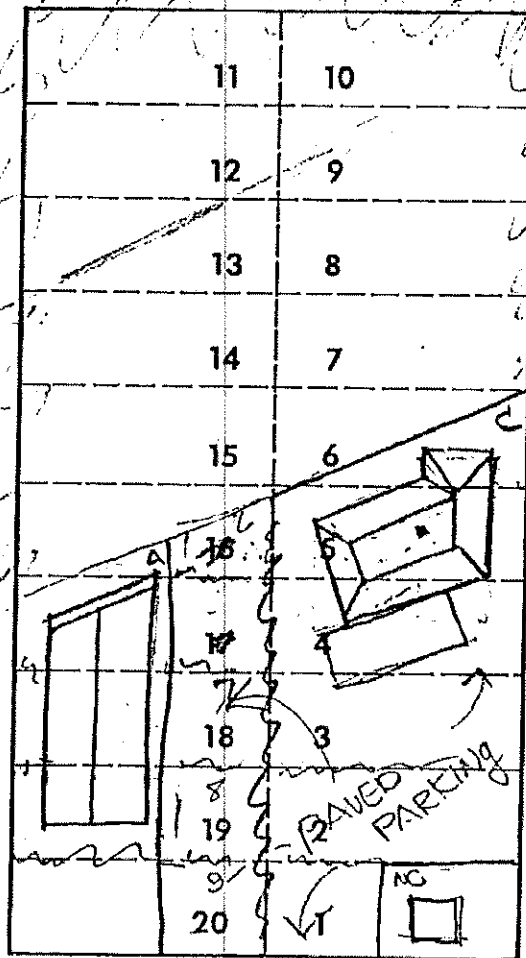
BLOCK NUMBER D², D¹

SCALE: 1" = 60'

FR 173

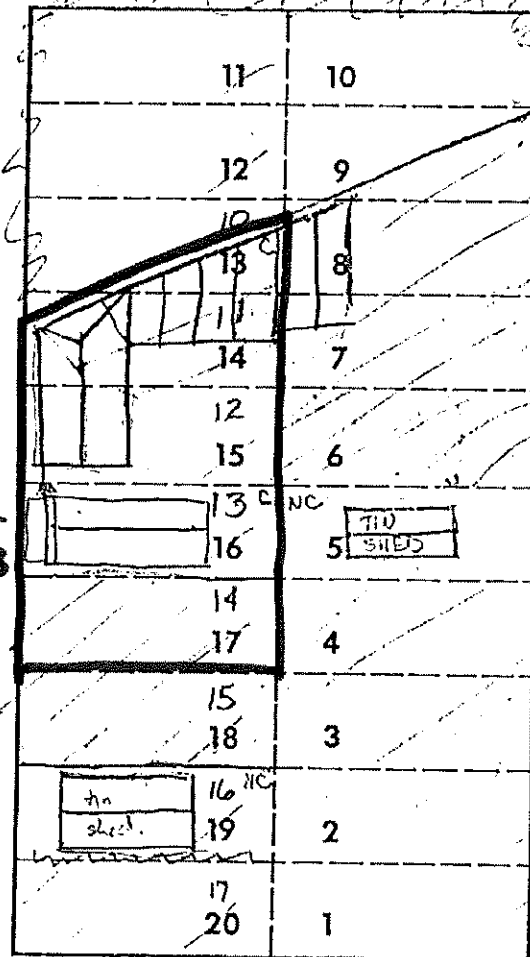


Market



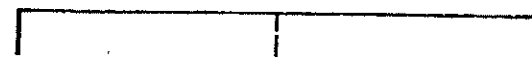
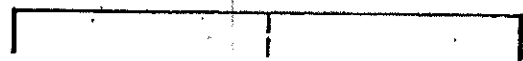
Arc D

Commerce
86
173



at corner

Pendon Street



FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No.	8Fr 173	1009==
Site Name	Cone, O. E. Barber Shop	830==
Other Name(s) for Site		930==
Other Nos. for Site		906==
NR Classification Category:	Building	916==
County	Franklin	808==
Instructions for locating site (or address)	Commerce Street Apalachicola, Florida	
		813==
Owner of Site: Name	G. A. Zingarelli	902==
Address	Box 277, Apalachicola, Florida	903==
Occupant, Tenant, or Manager: Name		904==
Address		905==
Reporter (or local contact): Name		816==
Address		817==
Recorder: Name & Title	Phillip A. WErndli, Historical Sites Specialist	818==
Address	DAHRM, The Capitol, Tallahassee, Florida	819==
Survey Date	Feb-June 1975	820==
Type Ownership	Private	848==
Inventory Status		914==
Previous Survey(s), Excavation(s) or Collection(s): (enter title of survey; date; whether federal, state, county or local; location of survey report(s); and material collected).		
		839==
Recording Station		804==
Specimens (Inventory Numbers)		870==
Specimens (Present Repository of Materials)		880==
Date of Visit to Site	828==	Recording Date 832==
Photographic Record Numbers	75-N-02-69	
		860==

Location of Site (Specific):

Map Reference (incl. scale & date) USGS, Apalachicola, Quad, 1943, 7.5, 1:24,000 809==

				Block	Lot	
Township	Range	Section	¼ Sec.	1/4 Sec.	1/4 Sec.	
				D1	13	812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							
LATITUDE				LONGITUDE			
Point	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
OR							
LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
	29 °	43 '	37 "	84 °	58 '	51 "	800==

UTM Coordinates:

Zone Easting Northing

890==

Description of Site:

Original Use(s) of Site Residential 838==

Site Size (approx. acreage of property) Less than one 833==

Condition of Site:				Integrity of Site:			
Check one				Check one or more			
<input type="checkbox"/> Excellent	863==	<input type="checkbox"/> Deteriorated	863==	<input type="checkbox"/> Altered	858==	<input type="checkbox"/> Restored () Date:	() 858==
<input type="checkbox"/> Good	863==	<input type="checkbox"/> Ruins	863==	<input checked="" type="checkbox"/> Unaltered	858==	<input type="checkbox"/> Moved () Date:	() 858==
<input checked="" type="checkbox"/> Fair	863==	<input type="checkbox"/> Unexposed	863==	<input type="checkbox"/> Destroyed	858==	<input checked="" type="checkbox"/> Original Site	858==

Condition of Site (Remarks): _____

863==

Threats to Site: _____

878==

HISTORIC SITE DATA SUPPLEMENT

Present Use (check one or more as appropriate)

<input type="checkbox"/> Agricultural 850==	<input type="checkbox"/> Government 850==	<input type="checkbox"/> Park 850==	<input type="checkbox"/> Transportation 850==
<input type="checkbox"/> Commercial 850==	<input type="checkbox"/> Industrial 850==	<input type="checkbox"/> Private Residence 850==	Other (Specify):
<input type="checkbox"/> Educational 850==	<input type="checkbox"/> Military 850==	<input type="checkbox"/> Religious 850==	<input checked="" type="checkbox"/> Vacant 850==
<input type="checkbox"/> Entertainment 850==	<input type="checkbox"/> Museum 850==	<input type="checkbox"/> Scientific 850==	<input type="checkbox"/> 850==

Period (check one or more as appropriate)

<input type="checkbox"/> Pre-Columbian 842==	<input type="checkbox"/> 16th Century 842==	<input type="checkbox"/> 18th Century 842==	<input checked="" type="checkbox"/> 20th Century 842==
<input type="checkbox"/> 15th Century 842==	<input type="checkbox"/> 17th Century 842==	<input type="checkbox"/> 19th Century 842==	

Specific Dates: Beginning 844== Ending 846==

Areas of Significance (check one or more as appropriate)

<input type="checkbox"/> Aboriginal Prehistoric 910==	<input type="checkbox"/> Education 910==	<input type="checkbox"/> Political 910==	<input type="checkbox"/> Urban Planning 910==
<input type="checkbox"/> Aboriginal Historic 910==	<input type="checkbox"/> Engineering 910==	<input type="checkbox"/> Religion/Philosophy 910==	Other (Specify):
<input type="checkbox"/> Agriculture 910==	<input type="checkbox"/> Industry 910==	<input type="checkbox"/> Science 910==	<input type="checkbox"/> 910==
<input checked="" type="checkbox"/> Architecture 910==	<input type="checkbox"/> Invention 910==	<input type="checkbox"/> Sculpture 910==	<input type="checkbox"/> 910==
<input type="checkbox"/> Art 910==	<input type="checkbox"/> Landscape Architecture 910==	<input type="checkbox"/> Social/Humanitarian 910==	<input type="checkbox"/> 910==
<input checked="" type="checkbox"/> Commerce 910==	<input type="checkbox"/> Literature 910==	<input type="checkbox"/> Theater 910==	<input type="checkbox"/> 910==
<input type="checkbox"/> Communications 910==	<input type="checkbox"/> Military 910==	<input type="checkbox"/> Transportation 910==	
<input type="checkbox"/> Conservation 910==	<input type="checkbox"/> Music 910==		

Thematic Classification:

<input type="checkbox"/> Aboriginal 912==	<input type="checkbox"/> Military 912==	Other (Specify):
<input type="checkbox"/> Architectural 912==	<input type="checkbox"/> Political 912==	<input type="checkbox"/> 912==
<input type="checkbox"/> The Arts 912==	<input type="checkbox"/> Society 912==	<input type="checkbox"/> 912==
<input type="checkbox"/> Exploration & Settlement 912==	<input type="checkbox"/> Science & Technology 912==	<input type="checkbox"/> 912==

Statement of Significance (use continuation sheet if necessary)

The Cone Barber Shop is one of the few significant wood frame commercial structures remaining in Apalachicola. This early twentieth century building is unique in that a decorative parapet gives the street facade character on an otherwise simple structure. In addition, the structure was connected with one of the few black merchants in the town.

The present building was constructed in July 1900 after an extensive fire destroyed the commercial area. The site had been O. E. Cone's place of business where he operated a laundry, barber shop, and wood yard. (Apalachicola Times, 7-7-1900). These ventures were continued in the new building as indicated by the Sanborn Insurance Maps.

It is significant that Cone, a black man, owned and operated his business in the white commercial area.

911==

Remarks & Recommendations:

835==

Major Bibliographic References:

Apalachicola Times, July 7, 1900.

Sanborn Map and Publishing Company. Apalachicola, 1903. New York: Sanborn Map & Publishing Company, 1903. In Gainesville, Florida: University of Florida, Library East, Map Room.

920==

ARCHITECT-BUILDER _____

STYLE AND/OR PERIOD FR 173

NUMBER OF STORIES two FOUNDATION brick piers

STRUCTURAL SYSTEM wood frame

EXTERIOR FABRIC drop and flush siding

ROOF TYPE, COVERING MATERIALS, STRUCTURAL ELEMENT gable roof with 5-V crimped metal sheets

SECONDARY ROOF STRUCTURES decorative parapet on main elevation; note the bracketed cornice and turned balustrade

CHIMNEYS one brick flue on SE slope

MAIN ENTRANCE double one light cross panel doors recessed between large display windows

SUBSIDIARY ENTRANCES single one light cross panel door to the N of the main entrance for access to the second story

WINDOW TYPE AND PLACEMENT 2/2 and 6/2 double hung sash, regular fenestration; large two light display windows on first story, main elevation

WINDOW SURROUNDS AND DECORATION plain surrounds

PORCHES, VERANDAS, GALLERIES AND BALCONIES shed roof canopy projects over first story of main elevation, supported by wood braces

EXTERIOR ORNAMENT AND COLOR weathered yellow; the parapet dominates the main facade

INTERIOR COMMENTS walls are of flush horizontal boards

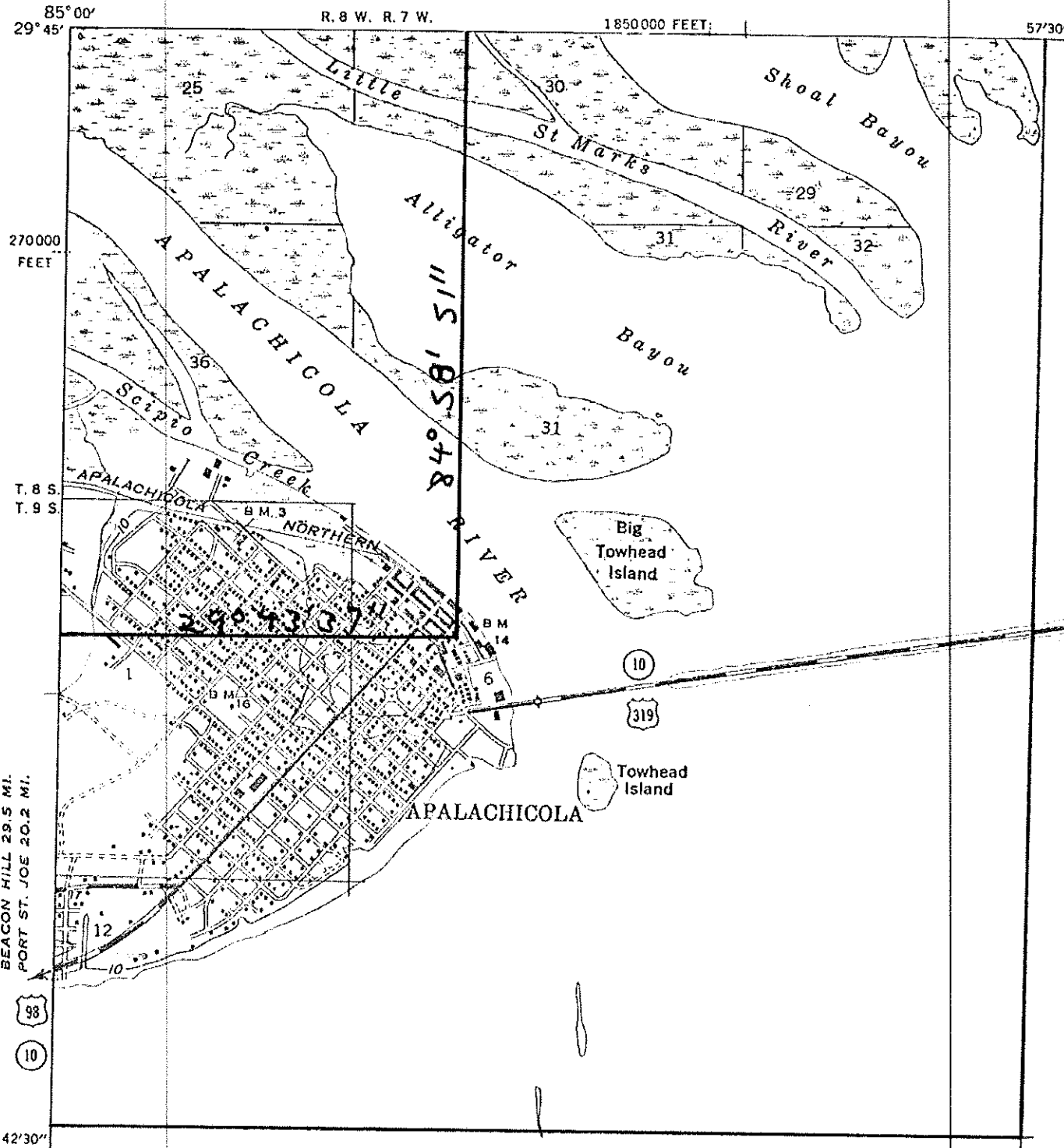
ALTERATIONS _____

OUTBUILDINGS _____

RELATION OF STRUCTURE TO SITE AND SURROUNDINGS vacant lot to the SE and a large frame structure to the NW

FR173

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Cone Barber Shop

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. FL 173 1009==

Site Name O.E. Cone, Barber Shop 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site Building 838==

County _____ 808==

Instructions for locating site (or address) Block D1 Lot 13 Commerce St.

_____ 813==

Owner of Site: Name G.A. Zingaralli 902==

Address Box 277 903==

Occupant, Tenant, or Manager:
Name _____ 904==

Address _____ 905==

Reporter (or local contact):
Name _____ 816==

Address _____ 817==

Recorder:
Name & Title _____ 818==

Address _____ 819==

Survey Date Fb-Jn 1975 820== Type Ownership Private 848==

Inventory Status _____ 914==

Previous Survey(s), Excavation(s) or Collection(s): (enter title of survey; date; whether federal, state, county or local; location of survey report(s); and material collected).

19 - SW plan

20 - S plan

839==

Photographic Record Numbers ~~75~~ 75-N-02-69

860==

Location of Site (Specific):

Map Reference (incl. scale) _____ date) _____

809==

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.

812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							
LATITUDE				LONGITUDE			
Point	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES	
29° 43' 37" "	84° 58' 51" "

884==

Global Reference Code _____

Description of Site:

Type Classification Building

==

Site Size (approx. acreage of property) _____

833==

Present Condition of Site:		
Check one	Check one	Check one if appropriate
<input type="checkbox"/> Altered 863==	<input type="checkbox"/> Excellent 863==	<input type="checkbox"/> Moved 863==
<input checked="" type="checkbox"/> Unaltered 863==	<input type="checkbox"/> Good 863==	<input checked="" type="checkbox"/> Original Site 863==
<input type="checkbox"/> Destroyed 863==	<input checked="" type="checkbox"/> Fair 863==	<input type="checkbox"/> Ruins 863==
	<input type="checkbox"/> Unexposed 863==	

Present & Original Physical Appearance (use continuation sheet if necessary)

862==

O. F. Cone

FR 143

burned in 1900 fire

laundry, barber shop + wood yard

App. Co. 7 inn 7/7/1900

Cone, colored, to erect a 2 story
frame bldg. 20 x 50 on Commerce st.

~~also~~

lts. 13, 14, 15 annexed to Cone.



CERTIFICATE OF APPROPRIATENESS APPLICATION

for

ZINGARELLI BOOKSTORE RENOVATIONS

**67 COMMERCE STREET
APALACHICOLA, FL 32320**



24 OCTOBER 2018

DRAWING INDEX

GENERAL	
G001	COVER SHEET
ARCHITECTURAL	
EC01	EXISTING CONDITIONS SURVEY
EC02	EXISTING BUILDING ELEVATION AND PHOTOGRAPHS
EC03	EXISTING SIDE ELEVATION
AS101	ARCHITECTURAL SITE PLAN
A201	ARCHITECTURAL FRONT ELEVATION
A202	ILLUSTRATIVE ARCHITECTURAL FRONT ELEVATION
A203	ARCHITECTURAL SIDE ELEVATION

EMO
ARCHITECTS, INC.
1126 Thomasville Road
Tallahassee, Florida 32303-6272
Telephone: 850-222-8000
www.EMOCompanies.com

CERTIFICATE OF APPROPRIATENESS APPLICATION
of
ZINGARELLI BOOKSTORE RENOVATIONS
67 COMMERCE STREET
APALACHICOLA, FL 32320

DESIGNED: W. A. EMO, AIA
DRAWN: M.A. POLLOCK
CHECKED: W. A. EMO, AIA
PROJ. NO. E117.16.015.D1

REV	DATE	DESCRIPTION

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AUTHORIZATION NUMBER: AAC001821

DRAWING PHASE
SCHEMATIC DESIGN

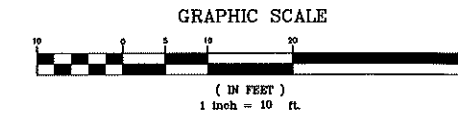
DRAWING TITLE
COVER SHEET

SET NO. **G001**

SHEET NO.
G001
24 OCTOBER 2018

PRELIMINARY
NOT FOR CONSTRUCTION

**PLAT OF BOUNDARY and TOPOGRAPHICAL SURVEY CERTIFIED TO:
BILL ZINGARELLI**



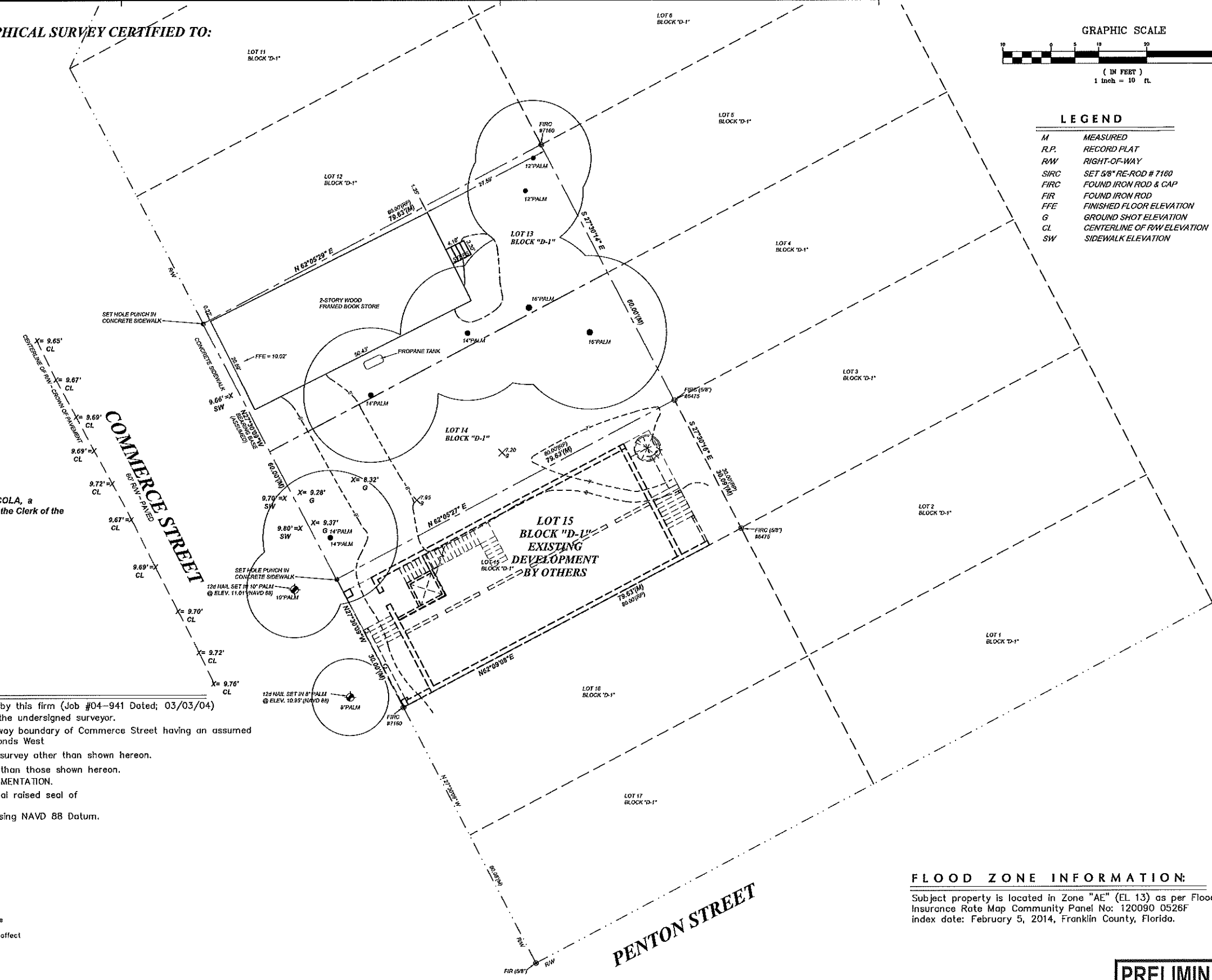
LEGEND

M	MEASURED
R.P.	RECORD PLAT
RAW	RIGHT-OF-WAY
SIRC	SET 5/8" RE-ROD # 7160
FIRC	FOUND IRON ROD & CAP
FIR	FOUND IRON ROD
FFE	FINISHED FLOOR ELEVATION
G	GROUND SHOT ELEVATION
CL	CENTERLINE OF RW ELEVATION
SW	SIDEWALK ELEVATION

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SEAL: FLORIDA ARCHITECT CORPORATION AUTHORIZATION NUMBER: A00001821

WARREN A. EMO, F.A.S., FLORIDA ARCHITECT LICENSE NUMBER: A00007995



LEGAL DESCRIPTION:
Lots 13 and 14, Block "D-1" of THE CITY OF APALACHICOLA, a subdivision as per map or plat in common use on file at the Clerk of the Circuit of Office in Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Previous survey performed by this firm (Job #04-941 Dated; 03/03/04) record plat, and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeastly right-of-way boundary of Commerce Street having an assumed bearing North 27 degrees 30 minutes 09 seconds West
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. Elevation shown hereon were established by using NAVD 88 Datum.

I hereby certify that this was performed under my responsible direction and supervision and the plot and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

REVISIONS:

NO.	DATE	DESCRIPTION
05/18/16		CHANGED LOT NO'S
06/28/16		CHANGED FINISH FLOOR ELEVATION TO 10.05
11/08/17		ADDED UPDATED SPOT SHOT ELEVATIONS (BB)

LEGEND

<ul style="list-style-type: none"> FIRC: FOUND IRON ROD & CAP SIRC: SET 5/8" RE-ROD # 7160 FIR: FOUND IRON ROD FFE: FINISHED FLOOR ELEVATION G: GROUND SHOT ELEVATION CL: CENTERLINE OF RW ELEVATION SW: SIDEWALK ELEVATION PT: POINT OF MONUMENTATION PC: POINT OF CORNER PCP: POINT OF COMMENCEMENT PCP: POINT OF COMMENCEMENT PCP: POINT OF COMMENCEMENT PCP: POINT OF COMMENCEMENT 	<ul style="list-style-type: none"> EM: EXISTING MONUMENT EM: EXISTING MONUMENT EM: EXISTING MONUMENT EM: EXISTING MONUMENT EM: EXISTING MONUMENT EM: EXISTING MONUMENT EM: EXISTING MONUMENT EM: EXISTING MONUMENT EM: EXISTING MONUMENT EM: EXISTING MONUMENT
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DATE: 02/02/16	FIELD BOOK: _____	DRAWING NAME: 16027.DWG	CLIENT: BILL ZINGARELLI
DATE OF LAST FIELD WORK: 11/08/17	COUNTY: FRANKLIN	DRAWN BY: MMD	

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
LB # 7160

FLOOD ZONE INFORMATION:
Subject property is located in Zone "AE" (EL 13) as per Flood Insurance Rate Map Community Panel No: 120090 0526F index date: February 5, 2014, Franklin County, Florida.

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED: W.A. EMO		
DRAWN: M.A. POLLOCK		
CHECKED: W.A. EMO		
PROJ. NO. E117.16.015.01		
REVISIONS		
REV	DATE	DESCRIPTION

DRAWING PHASE: SCHEMATIC DESIGN
DRAWING TITLE: EXISTING CONDITIONS SURVEY
SHEET NO. EC101
DATE: 24 OCTOBER 2018

EXISTING CONDITIONS SURVEY

SCALE: 1" = 10'-0"

Survey Revision Date: 1 Jan, 2017



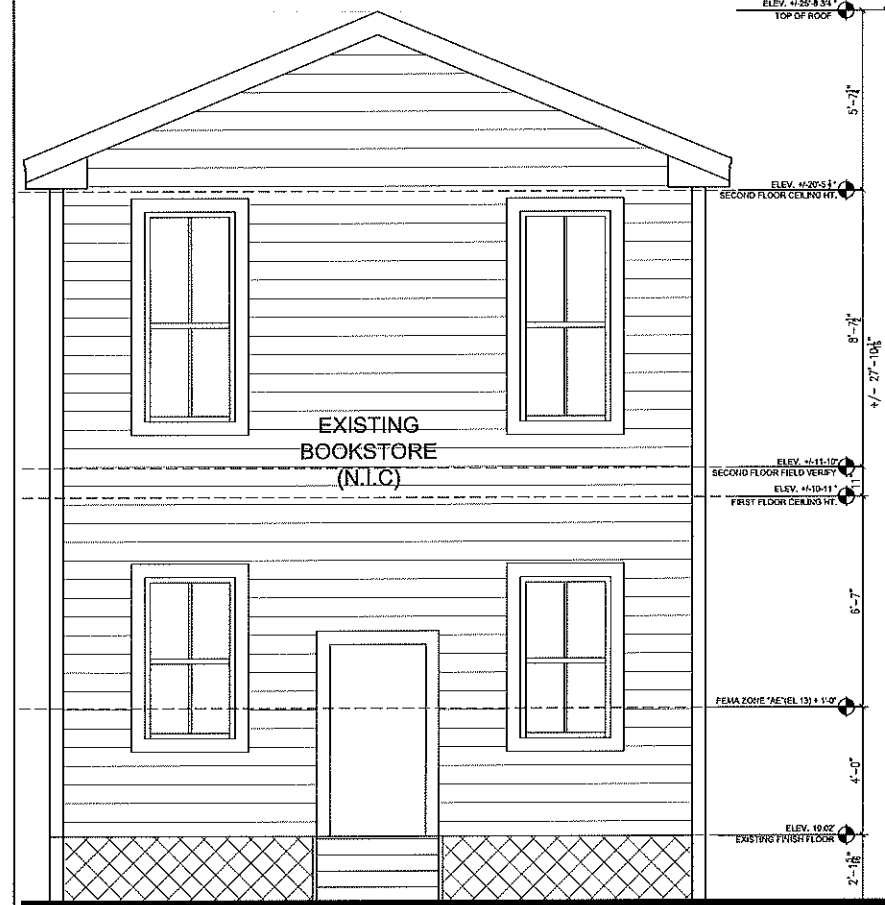
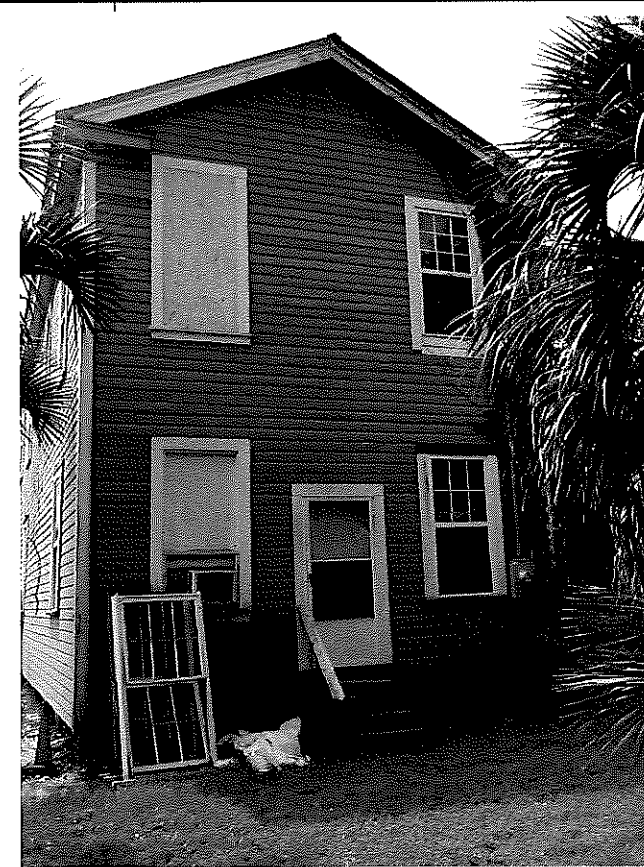
1 EXISTING PARAPET DETAIL



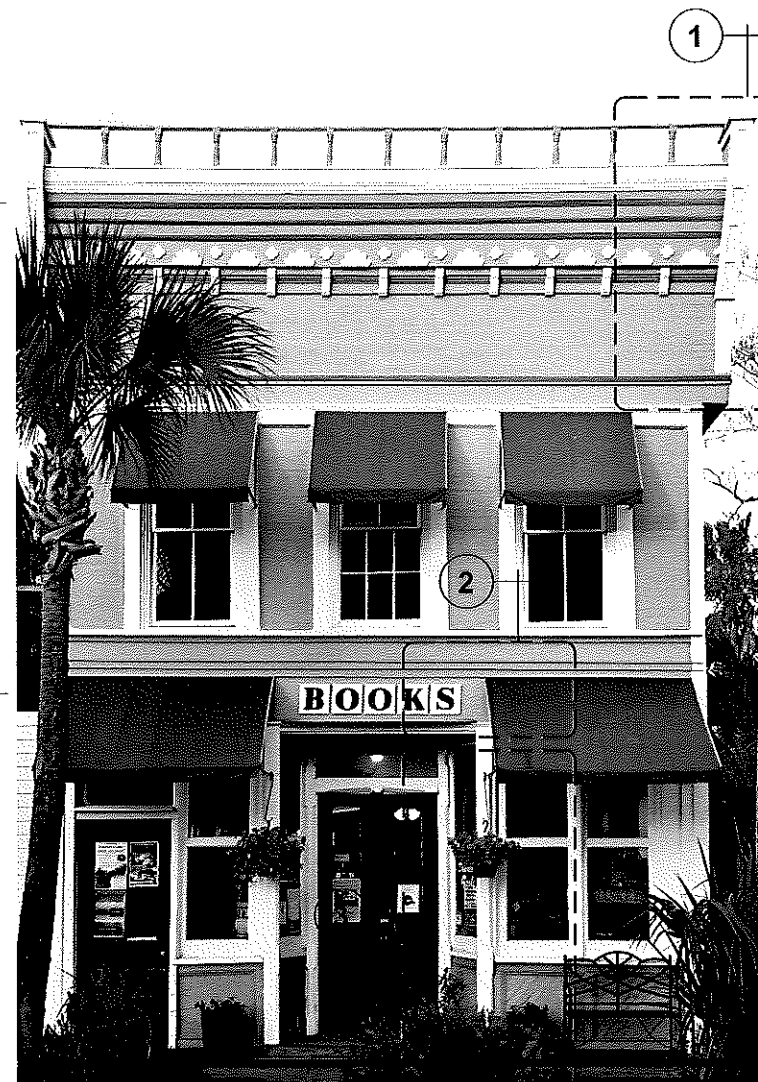
2 EXISTING HEADER DETAIL



3 EXISTING FRONT ENTRANCE



5 EXISTING REAR ELEVATION



4 EXISTING FRONT ELEVATION



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AUTHORIZATION NUMBER: AAC001821

WARREN A. EMO, P.A. FLORIDA ARCHITECT
LICENSE NUMBER: AR0007996

CERTIFICATE OF APPROPRIATENESS APPLICATION
for
ZINGARELLI BOOK STORE RENOVATION
67 COMMERCE STREET
APALACHICOLA, FL 32320

DESIGNED: W.A. EMO
DRAWN: M.A. POLLOCK
CHECKED: W.A. EMO
PROJ. NO. E117.16.015.01

REV	DATE	DESCRIPTION

DRAWING PHASE: SCHEMATIC DESIGN

DRAWING TITLE: EXISTING ARCHITECTURAL ELEVATION

SHEET NO. EC102

DATE: 24 OCTOBER 2018

Revised: 1 Jan. 2011

CERTIFICATE OF APPROPRIATENESS APPLICATION
for
ZINGARELLI BOOK STORE RENOVATION
67 COMMERCE STREET
APALACHICOLA, FL 32320

DESIGNED: W.A. EMO
DRAWN: M.A. POLLOCK
CHECKED: W.A. EMO
PROJ. NO. E117.16.015.01

REV	DATE	DESCRIPTION
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-

DRAWING PHASE
SCHEMATIC
DESIGN

DRAWING TITLE
EXISTING
ARCHITECTURAL
SIDE ELEVATION

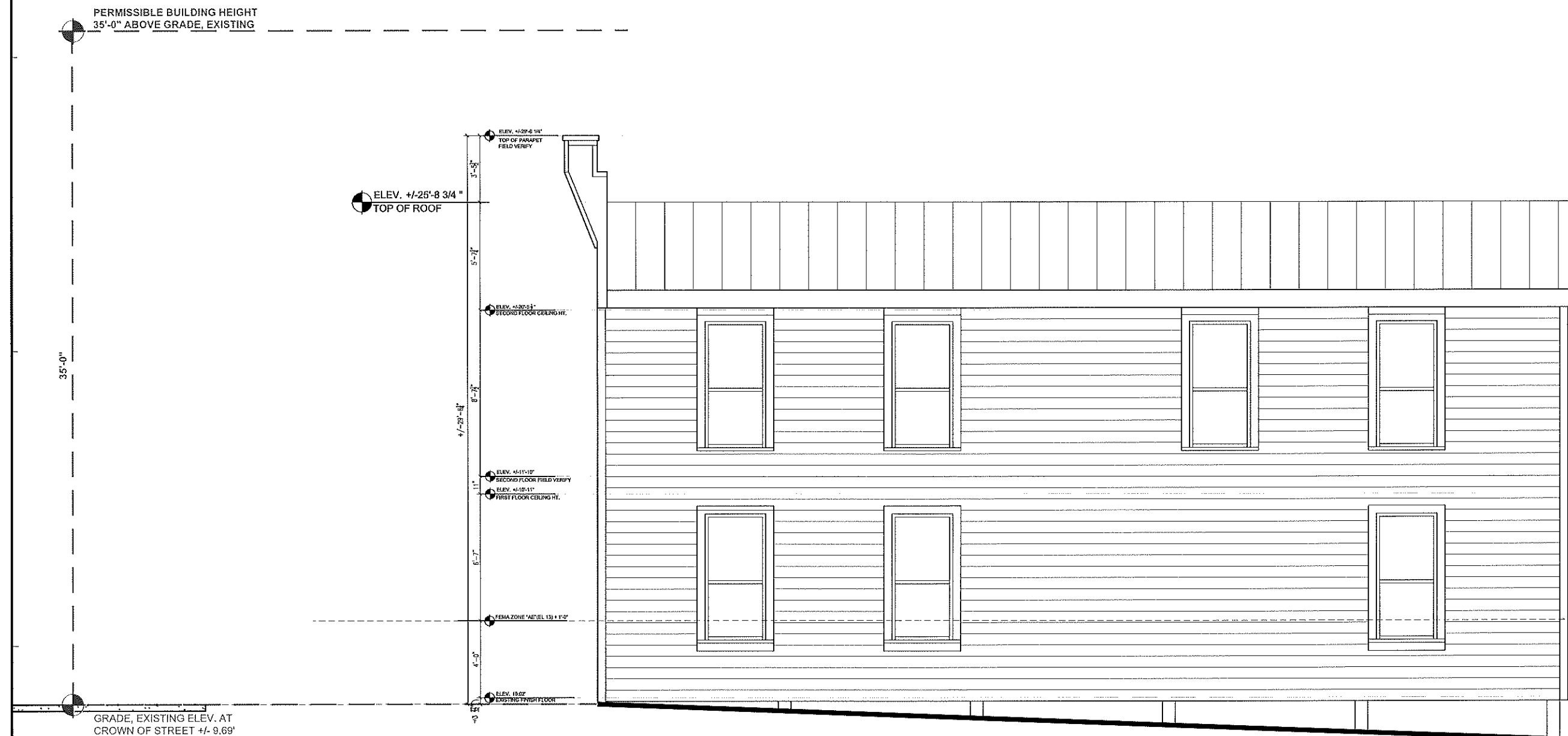
SHEET NO.
EC103

24 OCTOBER 2018

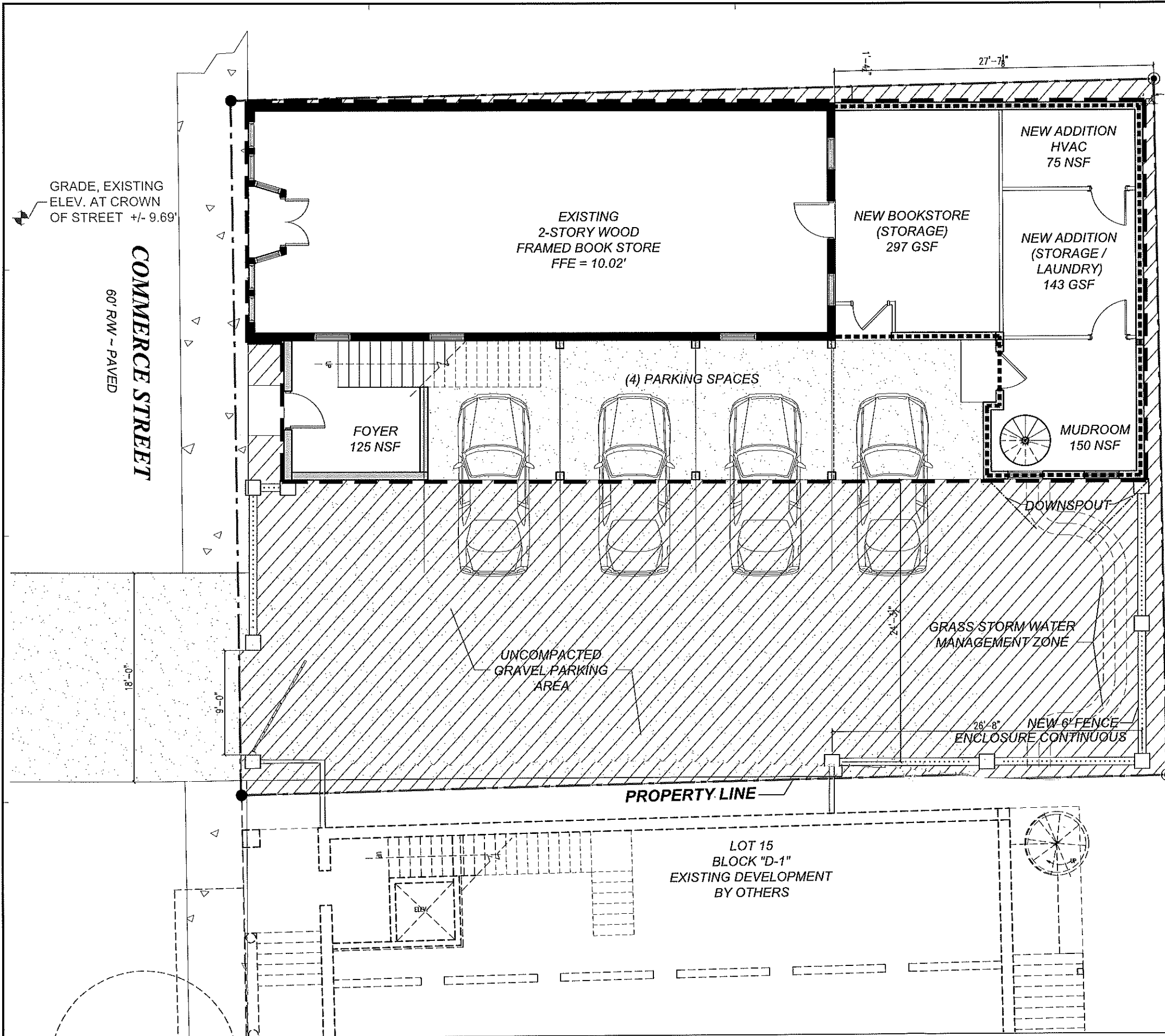
PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 3/8" = 1'-0"

NO RENOVATION PROPOSED FOR
THE NORTH SIDE ELEVATION



Revised: Revision Date: 1 Jan, 2011



DEVELOPMENT SUMMARY

BASED ON APALACHICOLA C-1 GENERAL COMMERCIAL DISTRICT DOWNTOWN

SITE SUMMARY:

LOT #13 ACRES 30X80(RP): 2,400 SQ. FT.
 LOT #14 ACRES 30X80(RP): 2,400 SQ. FT.
 GROSS LOT COVERAGE TOTAL: +/- 4,800 SF
 * COMMON OWNERSHIP

BUILDING SUMMARY

EXISTING BUILDING
 LEVEL ONE - EXISTING BOOK STORE 1,035 SF
 LEVEL TWO - FUTURE RENOVATED RESIDENTIAL 1,035 SF
 GROSS AREA TOTAL: 2,070 SF

PROPOSED BUILDING ADDITION
 LEVEL ONE - NEW ADDITION 691 SF
 LEVEL TWO - NEW ADDITION 872 SF
 LOFT/ BONUS ROOM - NEW ADDITION 450 SF
 TOTAL ADDITION (HEATED AND COOLED): 2,013 SF
 LEVEL ONE - FOYER (NON-CONDITIONED): 125 SF

SITE ZONING:

SITE ZONING: C-1 GENERAL COMMERCIAL DISTRICT DOWNTOWN
 SETBACK REQUIREMENTS (APALACHICOLA C1 ZONING)
 FRONT SETBACK: 0'
 SIDE SETBACK-INTERIOR LOT(BLDG): NONE
 SIDE SETBACK-CORNER LOT(BLDG): NONE
 REAR SETBACK (BLDG): 0'
 PERMISSIBLE BUILDING HEIGHT: 35'

LOT COVERAGE

	ACTUAL	% TOTAL
TOTAL LOT AREA 4,800 X 20% = 960 SF OPEN SPACE REQUIRED	2,695 SQ.FT.	54%
LOT COVERAGE	2,195 SQ.FT.	46%
OPEN SPACE	4,800 SQ.FT.	100%
TOTAL PROPERTY AREA	4,800 SQ.FT.	100%

PARKING

RESIDENTIAL:	1 SPACE
COMMERCIAL:	3 SPACES
TOTAL:	4 SPACES

- DELINEATES OPEN SPACE
- DELINEATES LOT COVERAGE
- DELINEATES FEMA WET FLOOD PROOFING FOR FIRST FLOOR BUILDING ACCESS AND STORAGE NEW CONSTRUCTION ADDITION AREAS . SEE BUILDING ELEVATIONS

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 www.emocompanies.com

DESIGNED BY: W.A. EMO
 DRAWN BY: M.A. POLLOCK
 CHECKED BY: W.A. EMO
 PROJ. NO. E117.16.015.01

REVISIONS		
REV	DATE	DESCRIPTION

DRAWING PHASE: SCHEMATIC DESIGN
 DRAWING TITLE: ARCHITECTURAL SITE PLAN
 SHEET NO. AS101
 24 OCTOBER 2018

CERTIFICATE OF APPROPRIATENESS APPLICATION
 for
ZINGARELLI BOOK STORE RENOVATION
 67 COMMERCE STREET
 APALACHICOLA, FL 32320

PERMISSIBLE BUILDING HEIGHT
35'-0" ABOVE GRADE, EXISTING

35'-0"

ELEV. +/-25'-8 3/4"
TOP OF ROOF

ELEV. +/-29'-6 1/4"
TOP OF PARAPET
FIELD VERIFY

ELEV. +/-20'-5 1/4"
SECOND FLOOR CEILING HT.

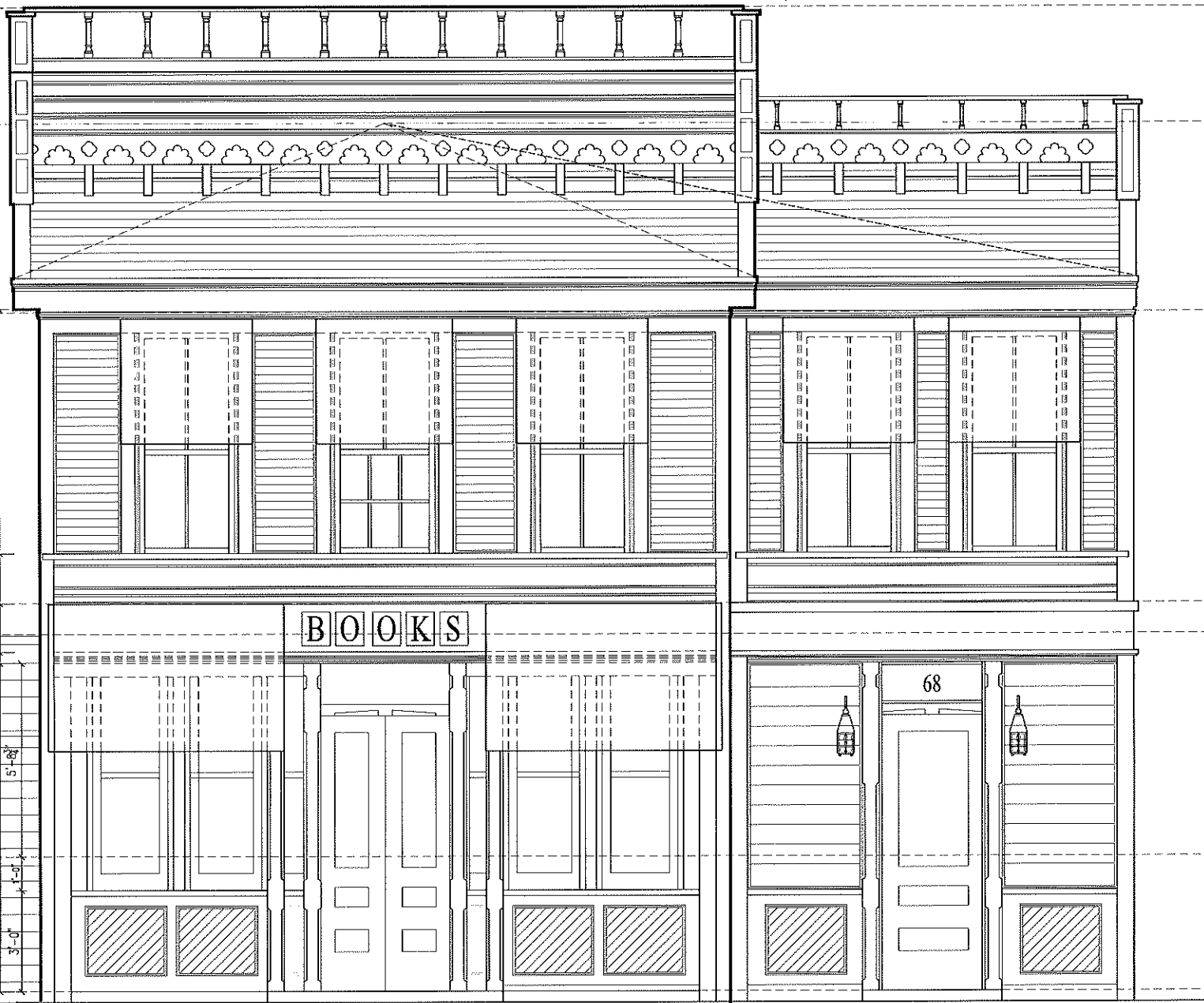
ELEV. +/-11'-10"
SECOND FLOOR FIELD VERIFY

ELEV. +/-10'-11"
FIRST FLOOR CEILING HT.

FEMA ZONE "AE"(EL. 13) + 1'-0"

ELEV. 10.02
EXISTING FINISH FLOOR

GRADE, EXISTING ELEV. AT
CROWN OF STREET +/- 9.69'



EXISTING BOOKSTORE

NEW ADDITION

EMO
ARCHITECTS, INC.
1126 Thomasville Road
Tallahassee, Florida 32303-6272
Telephone: 850-222-8000
www.emocompanies.com

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SEAL: FLORIDA ARCHITECT CORPORATION
AUTHORIZATION NUMBER: A0001821

MURREN A. EMO, AIA FLORIDA ARCHITECT
LICENSE NUMBER: A0007996

CERTIFICATE OF APPROPRIATENESS APPLICATION
for
ZINGARELLI BOOK STORE RENOVATION
67 COMMERCE STREET
APALACHICOLA, FL 32320

DESIGNED: W.A. EMO
DRAWN: M.A. POLLOCK
CHECKED: W.A. EMO
PROJ. NO. E117.16.015.01

REV	DATE	DESCRIPTION
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-

DRAWING PHASE
SCHEMATIC
DESIGN

DRAWING TITLE
ARCHITECTURAL
FRONT ELEVATION

SHEET NO.
A201

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 1/2" = 1'-0"

24 OCTOBER 2018

PERMISSIBLE BUILDING HEIGHT
35'-0" ABOVE GRADE, EXISTING

35'-0"

GRADE, EXISTING ELEV. AT
CROWN OF STREET +/- 9.69'

EXISTING BOOKSTORE

NEW ADDITION

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STATE OF FLORIDA ARCHITECT CONFIRMATION
AUTHORIZATION NUMBER: 160010121

ARTHUR A. EMO, AIA, FLORIDA ARCHITECT
LICENSE NUMBER: 160010121

CERTIFICATE OF APPROPRIATENESS APPLICATION
for
ZINGARELLI BOOK STORE RENOVATION
67 COMMERCE STREET
APALACHICOLA, FL 32320

DESIGNED: W.A. EMO
DRAWN: M.A. POLLOCK
CHECKED: W.A. EMO
PROJ. NO. E117.16.015.01

REVISIONS	
REV	DESCRIPTION

DRAWING PHASE
SCHEMATIC
DESIGN

DRAWING TITLE
ILLUSTRATIVE
ARCHITECTURAL
FRONT ELEVATION

SHEET NO.
A202

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 1/2" = 1'-0"

24 OCTOBER 2018

Revised: November 2018, 1 Jan. 2017

CERTIFICATE OF APPROPRIATENESS APPLICATION
 for
ZINGARELLI BOOK STORE RENOVATION
 67 COMMERCE STREET
 APALACHICOLA, FL 32320

DESIGNED: W.A. EMO
 DRAWN: W.A. POLLOCK
 CHECKED: W.A. EMO
 PROJ. NO. E117.16

REV	DATE	DESCRIPTION

DRAWING PHASE
 SCHEMATIC
 DESIGN

DRAWING TITLE
 ARCHITECTURAL
 SIDE ELEVATION

SHEET NO.
A203

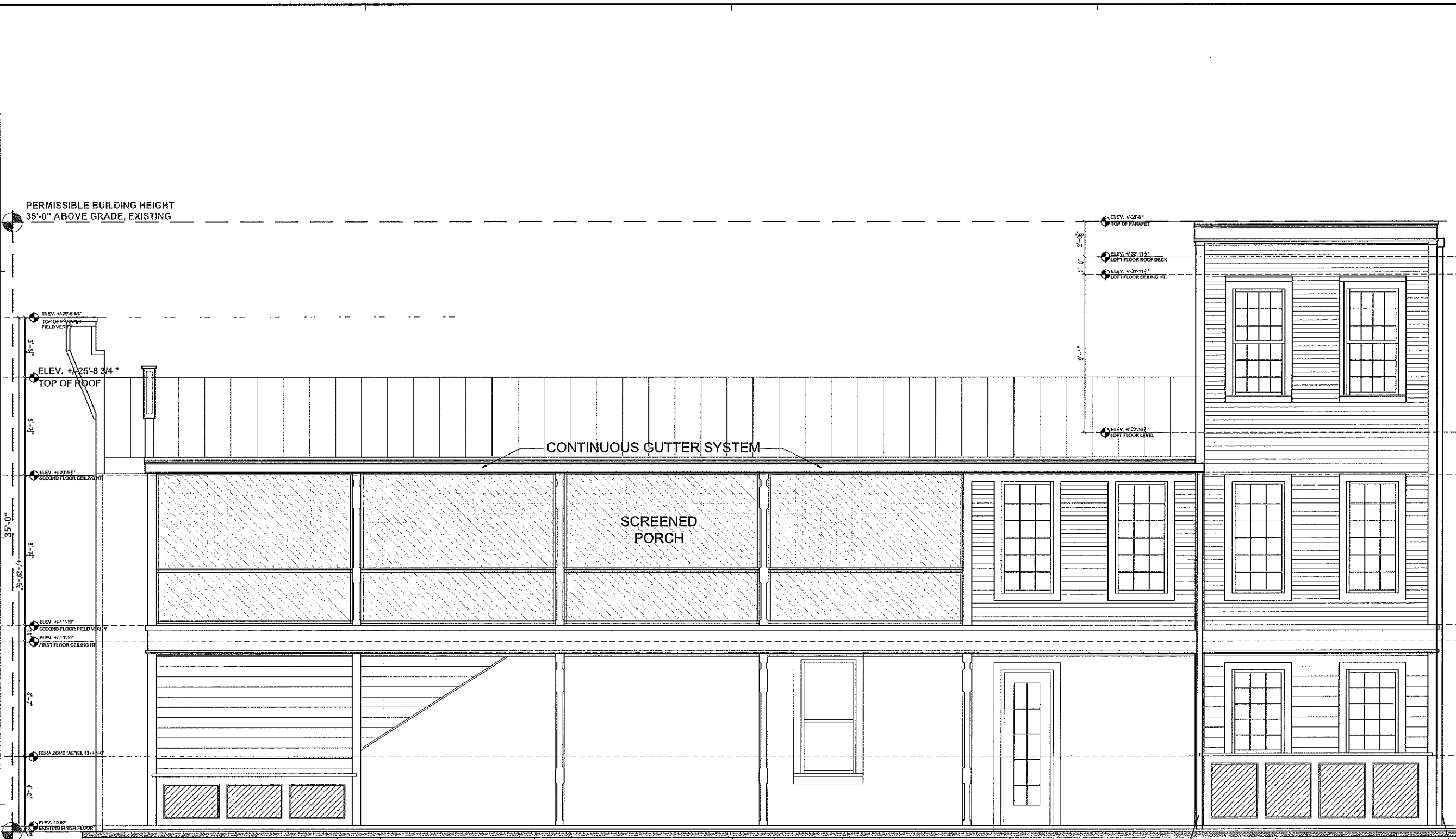
24 OCTOBER 2018

PERMISSIBLE BUILDING HEIGHT
 35'-0" ABOVE GRADE, EXISTING

ELEV. +0.00' FINISH FLOOR
 ELEV. +25'-8 3/4" TOP OF ROOF
 ELEV. +20'-5 1/2" SECOND FLOOR CEILING HT.
 ELEV. +11'-8" SECOND FLOOR FIELD VEIN
 ELEV. +10'-11" FIRST FLOOR CEILING HT.
 FEMA ZONE "A" ELEV. 13'-1 1/2"
 ELEV. 10.82' EXISTING FINISH FLOOR

GRADE, EXISTING ELEV. AT
 CROWN OF STREET +/- 9.69'

ELEV. +35'-0" TOP OF PARAPET
 ELEV. +32'-11 1/2" LOFT FLOOR ROOF DECK
 ELEV. +31'-11 1/2" LOFT FLOOR CEILING HT.
 ELEV. +22'-10 1/2" LOFT FLOOR LEVEL



CONTINUOUS GUTTER SYSTEM

SCREENED PORCH

DOWNSPOUT TO STORM WATER
 MANAGEMENT SWALE ZONE

PRELIMINARY
 NOT FOR CONSTRUCTION