HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, October 15, 2020
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

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1. **Changes to the Agenda -** Any agenda items to be added, moved, or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order. Consent items may be removed for discussion, changes, and/or anticipation of a non-unanimous vote and considered separately on the request of anyone on the Commission or by a majority vote of the City Commission upon request of an audience member.

2. **Audience Comments** - Comments shall be limited to 3 minutes per person

3. **Approval of Minutes**

   a. Historic Preservation Board 9/3/2020 Minutes

4. **Action Items**

   a. Pinellas County Gulf Beaches Museum and Cottage - Local Historic Designation (20052) The property owner is requesting a Local Historic Designation for the Pinellas County Gulf Beaches Museum and Cottage.

   b. Pinellas County Gulf Beaches Cottage - Certificate of Appropriateness and FEMA Variance (20053 & 20054) The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for the Pinellas County Gulf Beaches Cottage.

   c. SPB Shuffleboard Clubhouse - Certificate of Appropriateness and FEMA Variance (20068 & 20069) The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for the Pass-a-Grille Shuffleboard Court and Clubhouse.

5. **Items for Discussion**

   a. Hurley Park

6. **Adjournment - Next Meeting: 11/5/2020**

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this virtual meeting.
All agenda material is available for review at City Hall or
www.stpetebeach.org.

HISTORIC PRESERVATION BOARD – VIRTUAL MEETING

MINUTES

September 3, 2020 - 3:30 P.M.

PRESENT: Chris Marone, Chair
Sean Hurley, Vice Chair
Tia Hockensmith, Member
William Loughery, Member
Holly Young, Member

STAFF PRESENT: Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II
Mike Clarke, Public Works Director
Ginny Keeter-Bodkin, Deputy City Clerk

1. Changes to the Agenda - There were no changes to the agenda.

2. Audience Comments - There were no audience comments.

3. Approval of Minutes – 8/06/2020

Member Loughery moved to approve the minutes of the August 6, 2020 meeting as presented. The motion was seconded by Member Young and unanimously approved by a roll call vote.

4. Action Items – No action items this month.

5. Discussion Items

a. Update – Pass-a-Grille Piers, Docks, and Seawalls

Mr. Clarke provided updates with photos on the Merry Pier, the 11th Avenue Pier (condemned and complete rebuild to begin soon), and the 7th Avenue Pier. A design firm is working on concept plans for improvements to the seawall between 1st and 11th Avenues and grant funding is being pursued. The City Commission recently selected a plan for the replacement of the 1st Ave. Pier. Mr. Clarke answered board questions regarding updates to lightbulbs/light fixtures along Pass-a-Grille Way and at 9th and 10th Avenue Park.

b. Status – Historical Markers and Street Signs

A slide of the Commission approved street sign design was shown; a contractor should be selected as early as October and funding is in place for the project.

c. Status – Library Renovation

Ms. Rosetti showed recent photographs of the progress on the project. Mr. Clarke added comments. The parking lot is also being renovated.

d. City Properties

Ms. Rosetti showed slides of the pressbox in Hurley Park and began discussion of historic designation for the entire park, in addition the Warren Webster building. The July 2019 Hurley Park public meeting was discussed; the consultants on that renovation project need to be informed of any historic designation that might be considered. The Merry Pier may also be considered for historic designation in the future.

e. Grant Status – DonCeSar Place Historical Survey

Ms. Rosetti summarized the ranking of the grant projects submitted to Florida Historical Commission; this project was ranked 35th out of 58. There will be no definitive answers until the state budget is finalized.

f. General Redevelopment of Corey Avenue

Ms. Rosetti gave a brief history of the Corey Avenue area and showed photos of recent updates. Mr. Wright gave an update on the sewer moratorium (began in 2016) which affects businesses, but does allow minor improvements.

The 'Corey East' area was discussed. There has been discussion over the last 18 months with the seller of that property. An agreement may be underway for a residential mixed use development of 95 unit residential condos; the site is not fit for a hotel. Updates were given on the 'Corey West/Fisherman Park' area. There is currently an application for 10 boat slips on the water and a public/private partnership will be a discussion item at the next City Commission meeting.

The Merry Pier historic marker needs to be brought back to the attention of the City Manager.

6. Adjournment – Next meeting 10/01/2020

There being no further business, Chair Marone moved to adjourn the meeting and Member Loughery seconded. The meeting at was adjourned 4:50 PM.

These minutes will be considered for approval at the October 1, 2020 Historic Preservation Board meeting.

St. Pete Beach City Commission
Agenda Report

Issue Considered: Pinellas County Gulf Beaches Museum and Cottage - Local Historic Designation (20052)

Date: October 15, 2020

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: This property (Museum and Cottage) was designated as a Local Historic property in 1997 prior to the City becoming a Certified Local Government. Because the extent of the rehabilitation will exceed the substantial improvement value, a FEMA variance is being requested. As such, a COA with FEMA variance may only be requested for properties that have been locally designated by an approved Certified Local Government jurisdiction. St. Pete Beach became a Certified Local Government (CLG) in 2005, which was after this property was locally designated. Therefore, this property requires re-designation by the CLG.

Funding:

Requested Motion: Staff finds that this property merits consideration as a locally designated historic property.

Attachments:

1. 20052 113 10th Avenue LHD Staff Report
2. 20052 Supporting Docs

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

Local Historic Designation Request, Case Number 20052
Property Owner: Pinellas County
Meeting Date: October 1, 2020
Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owner is requesting a Local Historic Designation for the Pinellas County Gulf Beaches Museum and Cottage.
SUBJECT PROPERTY	113 - 115 10th Ave (Cottage - 113 10th Avenue & Museum 115 10th Ave) Morey Beach, Block 4, Lots 18 & 19 Parcel I.D. #19-32-16-58932-004-0180 & #19-32-16-58932-004-0190
LAND USE / ZONING	RLM-2 / PAG
YEAR BUILT	Circa 1917 - Museum building; Circa 1925 - Cottage
HISTORIC STATUS	Contributing structures in the Pass-a-Grille National Register Historic District, Florida Master Site File # 8PI00954. Previous locally landmarked prior to City becoming a Certified Local Government.
SURROUNDING AREA	North – Alley and Residential South – 10th Avenue / Pass-a-Grille Park East – Residential West – Alley and Residential

BACKGROUND and ANALYSIS

The Pinellas County Gulf Beaches Historical Museum and Cottage were constructed circa 1917 and 1925 respectively. The application for Local Historic Designation provides a very thorough report as to the physical description of the property, statement of significance, overview of existing conditions and the proposed rehabilitation, and bibliographic references.

Originally, the Museum building was built as the non-denominational Union Church of Pass-a-Grille. This was the first church constructed anywhere on Pinellas County's barrier islands. One of the people spearheading the effort to build this church was the Reverend Milan Bertrand Williams who was a nationally well-known evangelist from the Midwest and a winter resident of the recently incorporated municipality of Pass-a-Grille. Reverend Williams later became the Director of the St. Petersburg Historical Society. In addition, William Straub who was the Editor of the St. Petersburg Times is reported to have assisted in acquiring the property in 1915.

Architecturally, the Museum building is Gothic Revival in style. The bell cote and bell were added in 1937. Former army barracks that were used during WWII and located at the southern tip of Long Key were acquired by the Church and became a rear addition to the church in 1946. This doubled the size of the church. The congregation of the Union Church of Pass-a-Grille reorganized in 1941 under its current name, Pass-a-Grille Beach Community Church. The adjacent cottage was purchased by the congregation in the 1950's. Architecturally, the cottage is frame vernacular in style and was built in 1925.

In the 1950's, a new larger church building was built at 107 16th Avenue and the congregation moved out of its original church building in 1959. The Church sold the building to Joan Haley, a Washington D.C. retiree, for use as her private residence until her death in 1989. Ms. Haley left her property to Pinellas County in her will. A group of volunteers restored the building and opened the Gulf Beaches Historical Museum in 1993.

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

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

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

As noted earlier in this report, the Museum building at 115 10th Avenue is Gothic Revival in style. The bell cote and bell were added in 1937. Former army barracks that were used during WWII were acquired by the Church and became a rear addition in 1946. This doubled the size of the church.

The adjacent Cottage located at 113 10th Avenue is frame vernacular in style and was built in 1925.

Both buildings are contributory structures in the Pass-a-Grille National Register Historic District and were included in the 1987 and 2015 Historic Surveys. Additionally, both buildings are included in FMSF #8PI00954 and are archived in the Florida Master Site File repository in Tallahassee.

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

The Museum building located at 115 10th Avenue and the Cottage located at 113 10th Avenue meet Section 28.22(1) as follows:

- Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States;
- Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

The Gulf Beaches Museum at 115 10th Avenue continues to undergo general repairs and routine maintenance, including restoration of the large double-hung sash wood windows. None of this work required a Certificate of Appropriateness.

The Cottage at 113 10th Avenue needs major rehabilitation to return it to its use as a dwelling for the Resident Curator Program. For several years it has been used for storage of supplies and collections. Details of this proposed rehabilitation are outlined in the accompanying Certificate of Appropriateness application that was submitted with this Local Historic Designation request.

As previously noted, this property (Museum and Cottage) was designated as a Local Historic property in 1997 prior to the City becoming a Certified Local Government. Because the extent of the rehabilitation will exceed the substantial improvement value, a FEMA variance is being requested. As such, a COA with FEMA variance may only be requested for properties that have been locally designated by an approved Certified Local Government jurisdiction. St. Pete Beach became a Certified Local Government (CLG) in 2005, which was after this property was locally designated. Therefore, this property requires re-designation by the CLG.

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

The applicant stated in the COA application that this Cottage will remain a single-family dwelling and there will be no alterations to the exterior layout or design. Per the COA application, all exterior surfaces will remain which includes siding, roof, windows, foundation, and doors. Repairs to any exterior areas will be done with time correct materials and craftmanship.

The full extent of the work being proposed relates only to the Pinellas County Gulf Beaches Cottage, is primarily interior, and will exceed FEMA's substantial improvement (50%) rule. The applicant provided a list of the anticipated renovations which are as follows:

- New HVAC, plumbing, electrical;
- New sub-flooring and flooring;
- New insulation, drywall (floor and ceiling);
- New kitchen and bath;
- New locks and security;
- Repair or replace floor joist, foundation supports;
- Repair or replace windows and doors (windows will be refurbished);
- Repair or replace trim moldings;
- Repair or replace wall, supports and closets; and
- Repair or replace exterior shingles, paint, and screen on front porch.

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

A location map showing the relevant zoning / land use information is included in this designation report, along with an aerial photograph.

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

Staff recommends that the Pinellas County Gulf Beaches Museum and Cottage be recognized as a locally designated historic property because it is significant as the first church to be built on any Pinellas County barrier island; they typify Pass-a-Grille's early settlement/fishing village roots, the integrity of the buildings is intact with later additions such as the bell cote and bell along with the WWII army barracks addition having taken on their own historic significance because of the age of the additions and because they have blended well with the original Museum structure.

Persons of note are also associated with this property:

- The Reverend Milan Bertrand Williams who was a nationally well-known evangelist from the Midwest and a winter resident of the recently incorporated municipality of Pass-a-Grille was involved in initiating the effort to form a church in Pass-a-Grille. He later became the Director of the St. Petersburg Historical Society.
- William Straub who was the Editor of the St. Petersburg Times is reported to have assisted in acquiring the property in 1915.

Staff finds that the work being proposed in the Certificate of Appropriateness is primarily to repair and rehabilitate the Pinellas County Gulf Beaches Cottage in a manner that makes it safe and livable Most of the work will be to the interior such as rewiring the house, new plumbing, new kitchen and bath, new HVAC, new flooring and subflooring, plus other repair and replace items as noted in section "d." of this report. This effort will be in keeping with the Land Development Code which encourages preserving the integrity of historic properties.

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

The photographic record is attached to this designation report.

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

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

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

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

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

d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or

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

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

Staff analysis: Staff supports this application to locally designate 113 and 115 10th Avenue as a historic property. According to the Florida Master Site File on this property, the areas of significance include architecture, community planning and development, religion, and tourism. In addition, both buildings have been determined to be contributory buildings to the National Register Pass-a-Grille Historic District. Furthermore, this property was previously landmarked by the City on March 1, 1997 prior to the City becoming a Certified Local Government.

Staff finds that the buildings' architectural integrity has been preserved and maintained.

Staff further finds that these buildings located at 113 and 115 10th Avenue are representative of early Pass-a-Grille architecture, were associated with notable people such as the Reverend Milan Bertrand Williams who helped establish and lead the church and William Straub, editor of the St. Petersburg Times, who assisted in acquiring the property in 1915.

Staff also finds that this property merits consideration as a locally designated historic property.

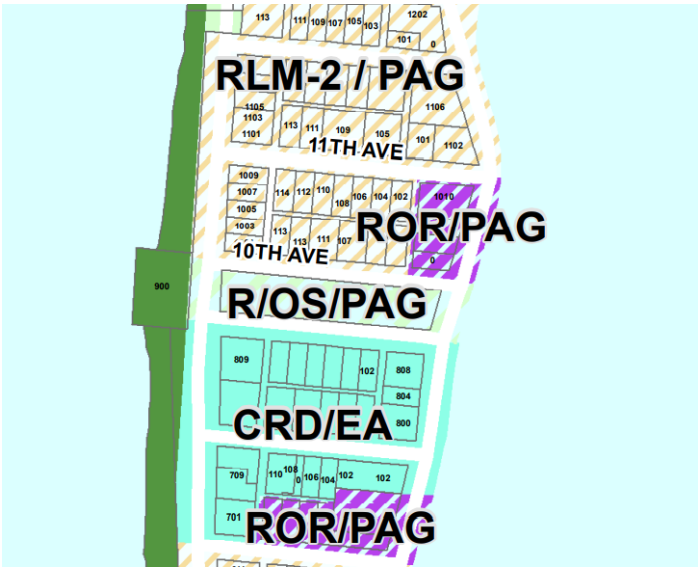
Bibliographic References:

Historical and Architectural Survey of Pass-a-Grille, Florida, June 1986, prepared for the City of St. Pete Beach by Gladys Cook, Principal, Historic Preservation Consultants, Inc., Sarasota, Florida.

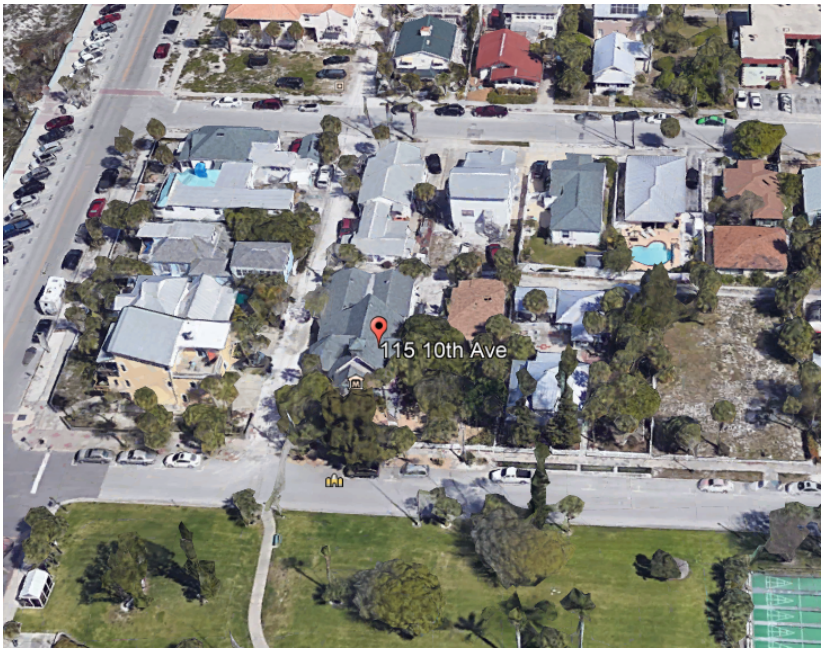
Florida Master Site File, Site Inventory Form, Record Number 8PI00954, dated 09/30/1987 prepared by consultant Gladys Cook and updated 01/16/2015 by consultants Geoffrey Henry and Ellen Rankin, TR Solutions, Lanham, Maryland.

St. Pete Beach *Application for Local Historic Designation*, September 2020, prepared by Pinellas County Parks and Conservation Resources, Largo, Florida.

Zoning Map



Aerial Photograph



St. Pete Beach
The Sunset Capital of Florida

Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Pinellas County
315 Court Street
Clearwater, FL 33756

Phone _____

Email Address _____

Agent or Representative Name & Address

Greggory Milam, Project Manager
Pinellas County Parks & Conservation Resources
12520 Ulmerton Road
Largo, FL 33774

Phone 727-582-2537

Email Address gmilam@myactv.net

Property Address, Legal Description, Parcel ID

Property Address: 113 10th Avenue (cottage) & 115 10th Avenue (museum)

Parcel ID: 19-32-16-58932-004-0190 (cottage) & 19-32-16-58932-004-0180 (museum)

Legal Description: Cottage = MOREY BEACH BLK 4, LOT 19 (HISTORIC PROPERTY) &
Museum = MOREY BEACH BLK 4, LOT 18 (HISTORIC PROPERTY)

Historic Name of Property (if applicable): Union Church of Pass-a-Grille; Pass-a-Grille Community Church

Florida Master Site File Number (if applicable): 8Pi00954 (both cottage & museum)

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

2015 - Geoffrey Henry/Ellen Rankin, TRC Solutions, Lanham, MD
1995 - Barbara Baker Smith, Historian, St Pete Beach, Fl
1986 - Gladys Cook, Historic Preservation Consultants, Inc, Bokeelia, FL

I (the undersigned) am the legal owner/legal representative of museum & cottage located at 113 & 115 10th Avenue and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: _____ Date: _____

TYPE OF REQUEST

X Individual historic building(2)

------ Individual archaeological site

____ Historic or archaeological district

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

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Boundary line encompasses all of Lot 18 & all of Lot 19, Block 4, Morey Beach Subdivision

9,400 square feet in (total for both lots)

FUNCTION OR USE

Historic Functions	Current Functions
113 10th Ave = single family dwelling	vacant (return to single family dwelling use)
115 10th Ave = church; barracks; dwelling	museum

DESCRIPTON

Architectural Classification	Materials
113 10th Ave = Vernacular	Frame (cottage)
115 10th Ave = Gothic Revival	Masonry, concrete block (former church)
115 10th Ave (rear) = Vernacular	Frame (former army barracks)

STATEMENT OF SIGNIFICANCE

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

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

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

- [x] Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- [ ] Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- [ ] Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- [ ] Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and
- [x] Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

- [ ] Represents a significant entity whose components may lack individual distinction; or
- [ ] Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- [ ] Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

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

- [ ] Has yielded or is likely to yield significant information relating to prehistory or history; or
- [ ] Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

Museum/former church building, 115 10th Ave = 1917-1957*

Former army barracks, 115 10th Ave (rear) = 1946-1957*

Cottage, 113 10th Ave = c.1925-1957*

* End date used for period of significance in the Pass-a-Grille National Register Historic District (Boundary Increase)

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

Church built, 1917; cottage built, circa 1925; bell cote & bell added to church, 1937; former army barracks moved to site as rear addition to church, 1946; church converted to use as single family dwelling, 1961-1989; museum opened, 1993.

3. Significant Persons

William Straub, Editor of the St Petersburg Times, assisted in acquiring property in 1915.

Milan Bertrand Williams, nationally-known evangelist, first pastor for the Union Church of Pass-a-Grille, and Director of the St Petersburg Historical Society.

4. Cultural Affiliation/Historic Period

Early to Mid 20th Century

5. Architect

Unknown

6. Builder

Unknown

Narrative Description

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

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

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

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

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

See attachments.

Major Bibliographic References

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

See attachment.

1. Physical Description

Gulf Beaches Historical Museum, 115 10th Avenue

The primary structure, built as the Union Church of Pass-a-Grille in 1917, has architectural features and details reflecting a modest interpretation of the Gothic Revival style as found throughout Florida on rural and small-town churches of the period. Specific features indicative of the style include the front-facing, steeply pitched gable roof with eaves that have a substantial overhand; the offset gable-roofed entrance porch with exposed trusswork; the large, hexagonal bay on the west side and small, square bay with projecting gable on the east side, positioned in a manner reminiscent of a church transept; a double-leaf front entrance door; paired windows on the façade; and the frame bell cote added in 1937. This original section of the building is constructed of rusticated concrete block, allegedly made of sand and shell excavated from the beach, on top of a stem wall. A red pigment can be seen in the mortar joints. Windows consist of large, 1/1 double-hung wood sashes.

The frame rear addition, a former army barracks relocated to this site in 1946, is topped by a parallel gable roof with eaves that have no overhang. Walls sit on masonry piers and are covered with wood, drop siding. Window openings are small and filled with single-light, 1/1 aluminum sashes. A double-leaf door serves as a rear entrance.

The Cottage, 113 10th Avenue

The accessory dwelling, associated with the former church building since its purchase by the congregation in the 1950s, is of frame construction and displays architectural feature and details of vernacular origin. The house sits on piers and has a shallow-pitched, pyramidal roof with eaves that have a moderate overhang. An open, full-width porch with screened panels and a shed roof is located on the front of the structure. An open, partial -width porch with shed roof sitting atop a poured concrete cistern is on the rear. Walls are clad with wood shingles. Windows consist of 1/1 double-hung wood sashes with two (2) aluminum sash replacement windows in a square bay located at the rear.

2. Significance Statement

History of the Property

In 1913, the Reverend Milan Bertrand Williams, a well-known evangelist from the Midwest and winter resident of the newly incorporated beachside municipality of Pass-a-Grille, was among a group that started holding Sunday services at homes and hotels throughout the community. The following year a board of trustees was formed creating the non-denominational Union Church of Pass-a-Grille. In 1916, the group purchased a lot in the Morey Beach Subdivision from Lydia Miles, widow of Captain Ransom Miles, for $500. By 1917, the first church ever constructed on the barrier islands of Pinellas County had been built with Reverend Williams as its first pastor. This is the primary building located on the property today.

During the tenure of the second pastor, J. W. Girard, the bell cote and church bell were added to the edifice in 1937 (see Figure 1 below) as a donation by Fred Clark of Indian Rocks in memory of

his mother. In 1941 the congregation reorganized under its current name, Pass-a-Grille Beach Community Church. A 1-story frame building, used as army barracks during WWII at the southern end of Long Key, was acquired by the congregation and moved to the property in 1946 more than doubling the church's size. A vote by members in 1949 aligned the church with a denomination for the first time joining the national network of Congregational Christian Churches. The adjacent cottage was purchased by the congregation in the 1950s.

A new, larger church building was built at 107 16th Avenue and the congregation moved out of the old building in 1959. Joan Haley, a retiree from Washington DC, purchased the church building in 1961 and used it as her private residence until her death in 1989. Leaving the property to Pinellas County in her will, a group of dedicated volunteers restored the building and opened the Gulf Beaches Historical Museum in 1993.

Local Designation Criteria

The criteria outlined in Sec. 28.22 of the City of St. Pete Beach Land Development Code state that a building is considered eligible for designation if it possesses integrity of location, design, setting and materials. Both the museum (former church) and adjacent cottage meet these criteria in the following manner:

- Both buildings stand where they were originally built, thereby retaining integrity of location;
- Both buildings are true to their original architectural design--changes to the church including construction of the bell cote in 1937 and the addition of the former army barracks to the rear in 1946 were made during the period of significance for the historic district and, therefore, have acquired architectural significance in their own right;
- The setting for the two buildings along 10th Avenue remains relatively unchanged since development occurred between 1895, when the plat for Morey Beach Subdivision was created, and 1925 when the cottage was allegedly built; and
- Materials used in the construction of the former church (rusticated concrete block with wood details and trim) and the adjacent cottage (wood frame construction with shingles on the exterior) remain intact for the most part.

In addition, the history associated with or architectural appearance of the building must meet at least one of six criteria detailed in the code. This property appears to meet four of the six local designation criteria explained as follows:

<u>Criterion a:</u> [The resource] *Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States*.

- The former church building is significant for its religious association as a place of early community worship and as the first church structure constructed on the barrier islands of Pinellas County. The property continues its important community function as a local history museum established in 1993 conveying to residents and visitors the story of the Pass-a-Grille Historic District and City of St. Pete Beach.

Criterion c: [The resource] *Is associated with the life of a person who has played a significant role in our local, state or national history.*

- The Reverend Milan Bertrand Williams was a nationally-known evangelist, was recognized in political circles in the State of Kansas and was recognized locally as both pastor for this church from its founding until his retirement in 1936, and as Director of the St Petersburg Historical Society.

Criterion d: [The resource] *Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction.*

- The former church building at 115 10th Avenue embodies characteristics of the Gothic Revival architectural style typical of rural and small-town churches of the period.
- The cottage at 113 10th Avenue embodies characteristics of modest vernacular winter resort dwellings found in Pass-a-Grille during the early 20th century as denoted by its scale, materials and architectural details.

Criterion f: [The resource] *Is listed on the National Register of Historic Places…as contributing to a listed historic district.*

- 115 10th Avenue (the former church building) is listed in the Florida Master Site File as a primary resource under 8-Pi-00954 with 113 10th Avenue (the cottage) included as a secondary resource under the same number.
- The former church building at 115 10th Avenue, the former army barracks moved to the site as an addition to the rear of the church, and the adjacent cottage at 113 10th Avenue are each listed as contributing resources in the original Pass-a-Grille National Register Historic District designated in 1989.
- The former church and adjacent cottage (errantly assigned an address of 115A 10th Avenue) are also listed as contributing resources in the to Pass-a-Grille National Register Historic District, Boundary Increase updated in 2003.

3. Existing Conditions & Proposed Rehabilitation

Gulf Beaches Museum, 115 10th Avenue

The former church building was subject to an extensive rehabilitation during the early 2000s. Since that time, the Gulf Beaches Historical Museum volunteer organization, in partnership with the Pinellas County Parks & Conservation Resources, has been responsible for repairs and routine maintenance. Recently, restoration of the large, double-hung sash wood windows has been a priority.

The Cottage, 113 10th Avenue

For several years, the accessory dwelling has been used as storage for supplies and collections. However, the County has committed to a major rehabilitation of the building to return it to use as a dwelling for the Resident Curator Program. Details of this rehabilitation project are outlined in the Certificate of Appropriateness application submitted concurrent with this designation request.

4. Photographs

Figure 1 – (l) Church building without bell cote, before 1937; (r) Church building with bell cote, after 1937

Figure 2 – View from the southwest of the Gulf Beaches Historical Museum (former church building), 115 10th Avenue

Figure 3 - View from the southeast of the Gulf Beaches Historical Museum (former church building), 115 10th Avenue

Figure 4 - Rear addition (former army barracks), 115 10th Avenue

Figure 5 – Front (south) and west side of the cottage, 113 10th Avenue

Figure 6 - East side of the cottage, 113 10th Avenue

Figure 7 - Rear (north side) of the cottage, 113 10th Avenue

Figure 8 - Cistern at rear of the cottage

5. Location Map

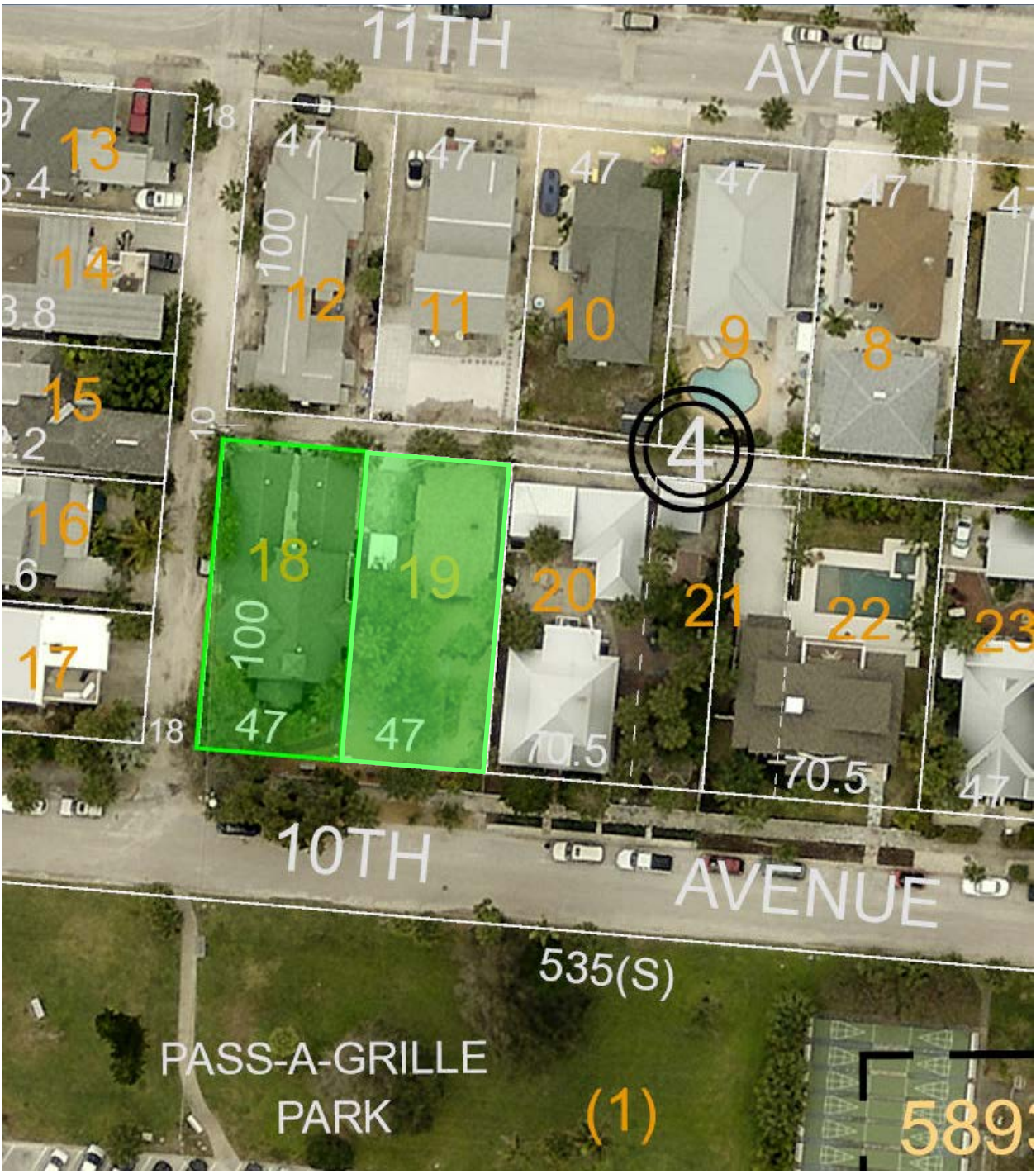


Figure 9 - Aerial view of subject property (highlighted), Pinellas County Property Appraiser

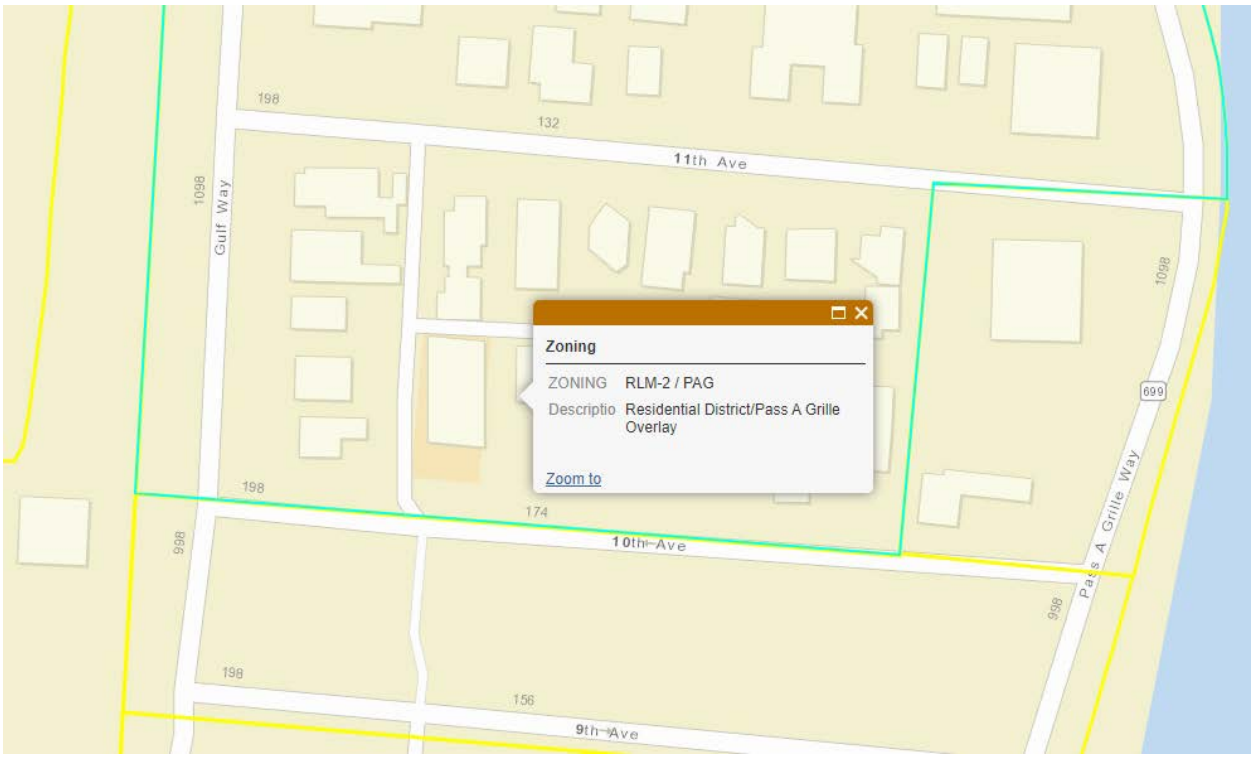


Figure 10 - Zoning Map for 113 & 115 10th Avenue

6. Bibliographic References

Cook, Gladys. *Pass-a-Grille National Register Historic District Nomination Form, Boundary Expansion*. Bokeelia: Historic Preservation Consultants, Inc., 1988.

Henry, Geoffrey and Ellen Rankin. *Pass-a-Grille Historic Resources Survey.* Historical Structure Form, 8PI00954. Tallahassee: Florida Master Site File, 2015

Hurley, Frank T. Jr. *Pass-a-Grille Vignettes: Times Past, Tales Remembered.* St Pete Beach: Friends of the Gulf Beaches Historical Museum, 1999.

Kennedy, Margaret and Doris Waltz. *Pass-a-Grille: A Patchwork Collection of Memories.* St. Pete Beach: Women's Fellowship of Pass-a-Grille Community Church, 1981.

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI00954
Field Date 1-5-2015
Form Date 1-16-2015
Recorder #

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

Site Name(s) (address if none) Community Church, Gulf Beaches Museum — Multiple Listing (DHR only)
Survey Project Name Pass-a-Grille Historic Resources Survey — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☒county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	113		10th	Avenue	

Cross Streets (nearest / between) Pass-a-Grille Way/Gulf Way
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 1981 — Plat or Other Map
City / Town (within 3 miles) St Pete Beach — In City Limits? ☒yes ☐no ☐unknown — County Pinellas
Township 32S — Range 16E — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☒NE — Irregular-name:
Tax Parcel # 19-32-16-58932-004-0190 — Landgrant
Subdivision Name MOREY BEACH — Block 4 — Lot 19
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Church/Temple/Synagogue — From (year): 1917 — To (year): 1959
Current Use Private Residence (House/Cottage/Cabin) — From (year): 1959 — To (year): 1989
Other Use Museum — From (year): 1993 — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: 1959; 1989 — Nature Converted House (1959), Museum (1989-93)
Additions: ☒yes ☐no ☐unknown Date: 1937, 1946 — Nature Steeple/Bell (1937); Barracks (1946)
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe PAG HD Overlay, Local Landmark

DESCRIPTION

Style Gothic Revival — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Concrete block 2. Drop siding 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Steeple 2.
Windows (types, materials, etc.) 1/1 double-hung wood sash windows

Distinguishing Architectural Features (exterior or interior ornaments) Kneebraces, exposed rafter tails, canted bay on west (side) elevation

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1-story, 3-bay wood-frame cottage clad with wood shingles and features an incised screened-in porch and 1/1 double-hung wood sash windows.

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

HISTORICAL STRUCTURE FORM

Site #8 PI00954

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) 2-leaf entrance set under a gable-roofed portico and accessed via steps and ADA ramp.

Porch Descriptions (types, locations, roof types, etc.) Central gable-roofed portico supported by rusticated concrete-block posts and features exposed rafter tails.

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

Narrative Description of Resource The building is rusticated block construction-made of sand and seashells-from beach, lime, and cement with red powdered paint used on grout between each block. A World War II army barracks from the end of Pass-a-Grille is attached to the back.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys) ☒library research ☐building permits ☒Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS) ☒historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (1989); Pass-A-Grille Historic District (Boundary Increase)NRHP Nomination(2003).

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The church and cottage are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District. The church is also a designated local landmark and is individually eligible under Criteria A & C.

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

1. Architecture 3. Religion 5. _____
2. Community planning & development 4. Tourism 6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions

Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet:

Excerpted from FMSF Record PI00954:

"Settled on the grounds of the first church of the local barrier islands, is the Gulf Beaches Historical Museum. The property was bought in 1916 from captain Ransom Miles's widow for $500. Built in 1917 of rusticated block the Pass-a-Grille Community Church was a staple of the growing island town throughout the years. But in 1959 its membership outgrew the small building and a new church was built on 16th Avenue in the Pass-a-Grille area of St. Pete Beach."

Bound for the wrecking ball, the property was saved by Joan Haley, a retiree from Washington, D.C. who had preserved her home in Georgetown. She loved the island and became involved immediately in the community. Her sense of preservation, love of antiques and the area, prompted her to sell her Bayfront property, purchase the old church in 1961 and after restoring the building for eight years made it her home. Upon her death in 1989 she left the church property to Pinellas County to be used as an island Museum. After updating, cleaning and refurbishing the new Museum opened to the public in March, 1993. A non-profit support organization was formed, volunteers were recruited, artifacts gathered and with hard work the Museum has grown, expanded to become a real island treasure. It is totally manned by volunteers." The steeple and bell were added in 1937 and the bell, which was donated by Fred Clark of Indian Rocks as a memorial to his mother, doubled as the town's fire bell. The building was enlarged by addition of former Army barracks moved from further south on the Point in 1946.

10th_113_PI00954_04

10th_113_PI00954_05

10th_113_PI00954_06

10th_113_PI00954_08

10th_113_PI00954_01

10th_113_PI00954_07

10th_113_PI00954_02

10th_113_PI00954_03

St. Pete Beach City Commission
Agenda Report

Issue Considered: Pinellas County Gulf Beaches Cottage - Certificate of Appropriateness and FEMA Variance (20053 & 20054)

Date: October 15, 2020

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: The full extent of the work being proposed relates primarily to the interior of the Gulf Beaches Cottage and will exceed FEMA's substantial improvement (50%) rule. The applicant provided a list of the anticipated rehabilitation activities which are as follows:

- New HVAC, plumbing, electrical;
- New sub-flooring and flooring;
- New insulation, drywall (floor and ceiling);
- New kitchen and bath;
- New locks and security;
- Repair or replace floor joist, foundation supports;
- Repair or replace windows and doors (windows will be refurbished);
- Repair or replace trim moldings;
- Repair or replace wall, supports and closets; and
- Repair or replace exterior shingles, paint, and screen on front porch.

The estimated cost of this rehabilitation is $136,000. According to the Pinellas County Property Appraiser the value allocated to the structure would allow improvements not to exceed $5,969 based on the 50% rule.

Funding:

Requested Motion: Staff recommends approval of the proposed Certificate of Appropriateness and FEMA variance from the floodplain management regulations.

Attachments: 1. 20053-20054 113 10th Avenue COA -FEMA Var

Staff Report

2. 20053 & 20054 Supporting Docs

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

Certificate of Appropriateness / Related FEMA Variance Case Number 20053 & 20054
Property Owner: Pinellas County
Meeting Date: October 1, 2020
Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for the Pinellas County Gulf Beaches Cottage.
SUBJECT PROPERTY	113 10th Ave Morey Beach, Block 4, Lots 19 Parcel I.D. #19-32-16-58932-004-0190
LAND USE / ZONING	RLM-2 / PAG
YEAR BUILT	Circa 1925 - Cottage
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District, Florida Master Site File # 8PI00954. Previously locally landmarked with 115 10th Avenue (Museum) prior to City becoming a Certified Local Government.
SURROUNDING AREA	North – Alley and Residential South – 10th Avenue / Pass-a-Grille Park East – Residential West – Pinellas County Gulf Beaches Museum

BACKGROUND and ANALYSIS

The Pinellas County Gulf Beaches Historical Museum and Cottage is a Pinellas County owned Museum complex located in the Pass-a-Grille National Register Historic District. With respect to this proposed Certificate of Appropriateness case, only the Cottage is being proposed for rehabilitation. No work is being proposed for the Museum at this time. The Cottage located at 113 10th Avenue was constructed circa 1925 and is a typical example of the type of frame vernacular structures being built in Pass-a-Grille during this time period.

The Pinellas County Gulf Beaches Cottage is historically a single-family residential structure. In the 1950's, the Cottage was purchased by the adjoining Church. However, the Church's growing congregation built a new Church building a few blocks away on 16th Avenue and ultimately relocated there in 1959.

The Church sold the buildings in 1961 to Joan Haley, a Washington D.C. retiree, for use as her private residence until her death in 1989. Ms. Haley left her property to Pinellas County in her will. Ultimately, Pinellas County turned this property into the Pinellas County Gulf Beaches Historical Museum and Cottage which opened in 1993. On March 1, 1997, this complex was granted a Local Historic Designation prior to the City becoming a Certified Local Government (CLG). Once St. Pete Beach became a Certified Local Government, the regulations were modified wherein in order to seek a variance to the FEMA substantial improvement (50%) rule, the property required Local Historic Designation "at the time the City was a Certified Local Government."

Therefore, even though 113 and 115 10th Avenue were previously designated as a local landmark, the City was not yet a Certified Local Government. The structures are also listed together on the Florida Master Site File (8PI00954). The re-designation of 113 and 115 10th Avenue as a Local Historic Designation is required prior to hearing this COA and FEMA Variance request. Historic Designation review by the Certified Local Government agent (Historic Preservation Board) will take place prior to the COA and FEMA Variance applications being heard.

This applicant is currently proposing to rehabilitate the Cottage at 113 10th Avenue in order to return it to its historic use as a single-family dwelling unit for their Resident Curator Program. Furthermore, the applicant stated in the COA application that no alterations to the exterior or layout are anticipated and that all exterior surfaces will remain including siding, roof, windows, foundation, and doors. For several years, the Cottage has been used for storage of supplies and collections. Repairs to any exterior areas will be done with time correct materials and craftmanship.

The full extent of the work being proposed relates primarily to the interior of the Gulf Beaches Cottage and will exceed FEMA's substantial improvement (50%) rule. The applicant provided a list of the anticipated rehabilitation activities which are as follows:

- New HVAC, plumbing, electrical;
- New sub-flooring and flooring;
- New insulation, drywall (floor and ceiling);
- New kitchen and bath;
- New locks and security;
- Repair or replace floor joist, foundation supports;
- Repair or replace windows and doors (windows will be refurbished);
- Repair or replace trim moldings;
- Repair or replace wall, supports and closets; and
- Repair or replace exterior shingles, paint, and screen on front porch.

The estimated cost of this rehabilitation is $136,000. According to the Pinellas County Property Appraiser the value allocated to the structure would allow improvements not to exceed $5,969 based on the 50% rule.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *The property was designed as a single-family dwelling and will continue to be utilized as such. There are no proposed alterations to the exterior layout or design. Most of the work being undertaken is within the interior of the Cottage.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *According to the application, all original exterior surfaces will remain which includes siding, roof, windows, foundation, and doors. Repairs to any exterior areas will be done with time correct materials and craftmanship.*

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. *Not applicable. The applicant will not be adding any historical features from other properties.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *Not applicable.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *According to the application, this will apply to the complete exterior of the house. No changes are planned.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *All original windows and frames will be refurbished to good working order. The exterior cladding will remain and the original wood shingle shakes with be repaired with the equivalent materials.*

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *According to the application, only the painting of the exterior siding and trim will be done.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *The applicant noted this was not applicable. However, should any archaeological resources be discovered, proper notification, preservation, and protection shall be undertaken.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials,

features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *No new additions are planned for this property.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *No new additions or adjacent construction are planned for this property.*

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

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *No additions are planned for the Cottage.*

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.** *No additions are planned for the Cottage.*

3. **Additions shall be attached to the rear and/or to the side of the original structure.** *No additions are planned for the Cottage.*

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** *The new HVAC will be installed and placed on the northeast corner of the structure (which is the back corner).*

.

LDC Sec. 28.16 – Variance from floodplain management regulations, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

1. **The variance will not preclude the structure's continued designation as a historic structure.** *The variance will not preclude the structure's continued designation as a historic structure. The work being undertaken is primarily to rehabilitate an existing single-family residential building primarily through interior upgrades and repairs. The structure's appearance and use will not change. The proposed rehabilitation work to the interior to ensure livability greatly exceeds the Property Appraiser's evaluation allowed by FEMA's 50% rule.*

2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *In this proposal, the overall exterior look and function of the house will not change. Complying with current FEMA requirements would significantly alter the applicant's ability to repair and update this property to meet safety and livability concerns. Therefore, the requested variance from the FEMA regulations will allow for the preservation of the historic character and design of the original structure.*

Recommendation: The proposed Certificate of Appropriateness and FEMA Variance are consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness and FEMA variance from the floodplain management regulations.

St. Pete Beach
The Sunset Capital of Florida

Certificate of Appropriateness

List of Required Submittals

Please note that only complete applications will be accepted and must include the following:

- ❑ Completed COA application form
- ❑ Payment of application fee
- ❑ Site plan or survey of the subject property
  - To scale on 8.5" x 11' paper
  - North arrow
- ❑ Elevation drawings – all sides
- ❑ Samples or a detailed brochure of new materials to be used
- ❑ Photographs of the subject property and structures in question

The following items are optional but strongly suggested:

- ❑ Floor plans
  - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
  - North arrow
  - Locations of all doorways, windows, and walls (interior and exterior)
  - Dimensions and area of each room

Please note that a Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.

St. Pete Beach
The Sunset Capital of Florida

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Owner: Pinellas County Real Estate
Adress: 113 10th Avenue, St. Pete Beach
Florida, 33706

Phone 727-582-2537

Email Address gmilam@pinellascounty.org

Agent or Representative Name & Address

Greg Milam , Pinellas County Parks &
Conservation Resources
12520 Ulmerton Rd Largo, Fl 33774

Phone 727-582-2537

Email Address gmilam@pinellascounty.org

Property Address, Legal Description, Parcel ID

Legal Description: Morey Beach Blk4, Lot 19

Property Adress: 113 10th Avenue, St. Pete Beach, Fl 33706

Parcel ID: 19-32-16-58932-004-0190

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

If yes, provide the case number(s) _____

TYPE OF REQUEST

------ Alteration of building/structure
------ New Construction
------ Addition
● Rehabilitation
------ Relocation
------ Demolition

PROPOSED USE

● Single-family residence
_____ Multi-family residence
_____ Office
_____ Commercial
_____ Hotel/Motel
_____ Restaurant
_____ Other _____

Estimated Cost of Work: $136,000.00

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

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

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

   The property will remain a single family deweling and there will be no alterations to the exterior layout or design.

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

   All original exterior surfaces will remain which includes siding, roof, windows, foundation, and doors. Repairs to any exterior areas will be done with time correct materials and craftmanship.

3. **Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

   N/A

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

   N/A

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

   This will apply to the complete exterior of the house. No changes are planned.

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

All orginal windows and frames will be refurbished to good working condition .

Exterior wall cladding will remain the orginal wood shingle shakes and will be repaired with the equivalent materials.

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Only painting of the exterior sideing and trim will be done

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

N/A

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

No additions are planned

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

N/A

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

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

   No additions are planned

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

   N/A

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

   N/A

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

   New HVAC will be installed and will be placed on the North East corner of the structure

   (back corner)

Please give an overview of the propose work on the following systems.
(Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

Exterior material/siding Exterior wall cladding is the orginal wood shingle shakes and will remain
Windows Orginal single pane wood windows will remain.
Doors Original wood dorrs will remain
Roofing asphalt shingles and needs no repair
Entrances/Porches One enclosed front porche which will remain with minor repairs

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.

Greg Milam — 06/26/2020

Applicant Signature — Date

St. Pete Beach
The Sunset Capital of Florida

Application for FEMA Variance

GENERAL INFORMATION:

Case Number _____

Property Owner Name/Address

Property Adress: 113 10th Avenue,

St. Pete Beach, Fl 33706

Property owner: Pinellas County Real Estate

Phone 727-582-2537

Email gmilam@pinellascounty.org

Agent or Representative Name/Address

Greg Milam

12520 Ulmerton Rd Largo, Fl 33774

Phone 727-582-2537

Email gmilam@pinellascounty.org

Property Address, Legal Description, Parcel ID:

Parcel ID: 19-32-16-58932-004-0190, Property Adress: 113 10th Avenue, St. Pete Beach, Fl 33706

Legal Description: Morey Beach Blk4, Lot 19

Current Zoning: RLM-2/PAG **Current Land Use:** residential **Lot Area:** 0.11

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

If yes, provide the case number(s) _____

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

The refurbishment of the Cottage is designed to support the Museum's Curator Intership Program and provide a residence for the rsiding Intern. This will give future sponsorship to the Gulf Beach Historical Museum's day to day operations. This variance request will allow Pinellas County to refurbish the cottage to modern single family dewelling without changing or effecting the exteriors historical structure or design.

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

Greg Milam 06/26/2020

Signature of Applicant/Authorized Agent and Date

St. Pete Beach
The Sunset Capital of Florida

FEMA VARIANCE APPLICATION

Applicants must acknowledge understanding of the following and initial each of the statements below. If you do not understand any of these, staff will explain them to you.

✓ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

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

✓ I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

✓ I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

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

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

(1) The variance will not preclude the structure's continued designation as a historic structure.

(2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

✓ I have been notified in writing from the Community Official about the NFIP flood insurance Implications of variances.

After acknowledgement of these conditions, please make sure your application is complete prior to submission. Incomplete applications will be returned to the applicant.

Greg Milam 06/26/2020

Signature of Applicant/Authorized Agent and Date

OFFICE OF THE FLOODPLAIN ADMINISTRATOR

MEMO

To: Applicant

From: Bill Palmer, CBO, CFM

Date: October 30, 2019

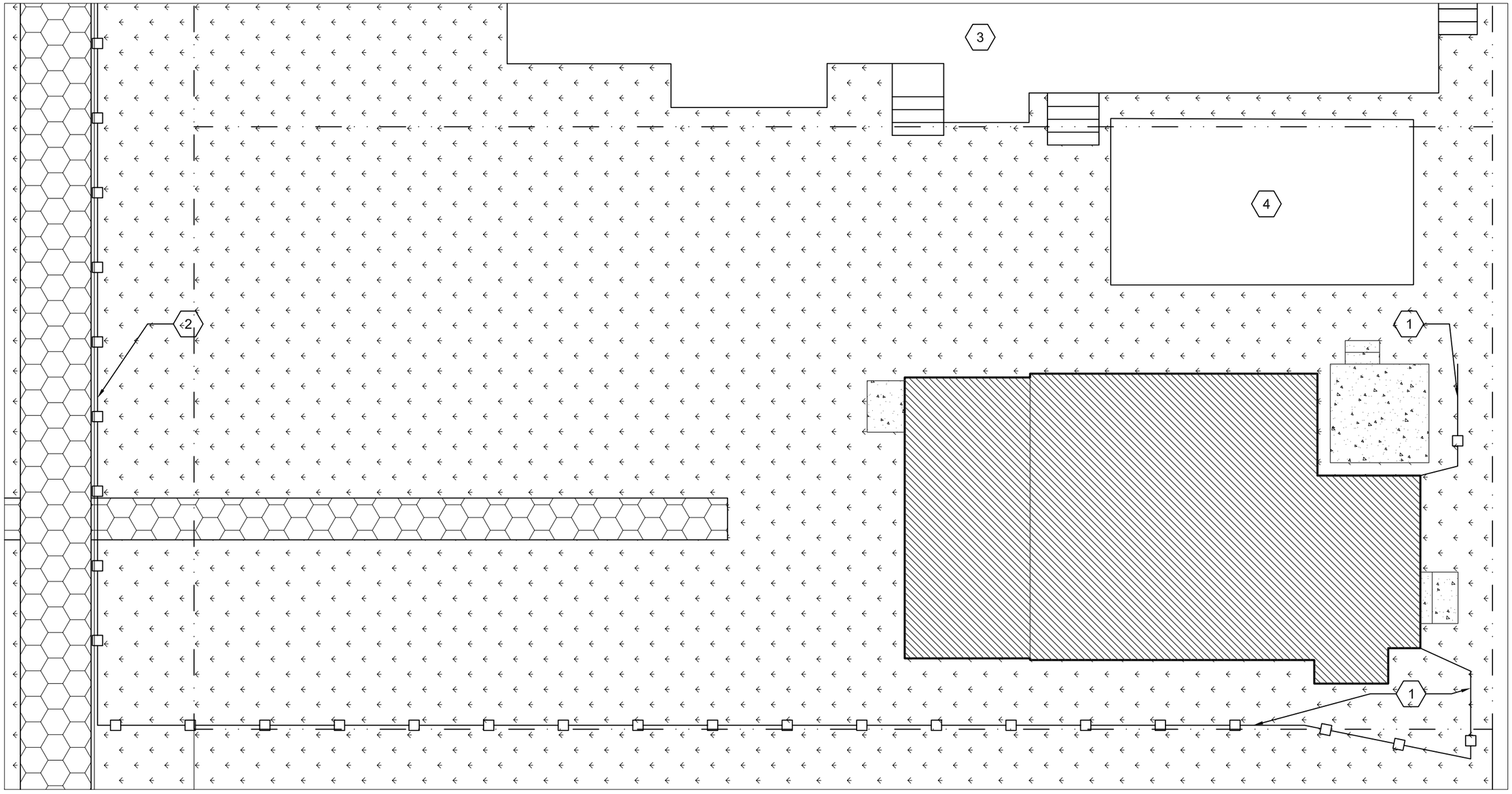
RE: **Disclosure Per 44CFR 60.6(A)(5)**
NFIP Flood Insurance Implications of Variances

Please be advised that you are requesting a variance to allow a substantial improvement to your property which is either renovation(s) and/or addition(s). Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure at which the cost equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. Without a variance, the building receiving the substantial improvement would be required to be elevated above the required Base Flood Elevation (BFE) as designated by the Federal Flood Insurance Rate Map.

If your variance is granted and you complete the work be advised that:

(i) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as has as $25 for $100 of insurance coverage and

(ii) Such construction below the base flood level increases risks to life and property,



SITE PLAN

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

N

KEY NOTES

1. 6'-0" WOOD FENCE
2. 3'-0" WOOD FENCE
3. GULF BEACHES HISTORICAL MUSEUM (NOT IN SCOPE)
4. STORAGE SHED (NOT IN SCOPE)

HARVARD • JOLLY ARCHITECTURE

Ft. Lauderdale 954-486-7910
Ft. Myers 239-332-3174
Jacksonville 904-396-3300
Orlando 407-667-7727
Punta Gorda 941-639-4400
St. Petersburg 727-896-4611
Tampa 813-286-8206
AAC000119
www.HarvardJolly.com
DESIGN OFFICE LOCATION:
2714 Dr. MLK Jr. Street N. St. Petersburg, FL 33704 | 727-896-4611 | www.HarvardJolly.com | AAC000119

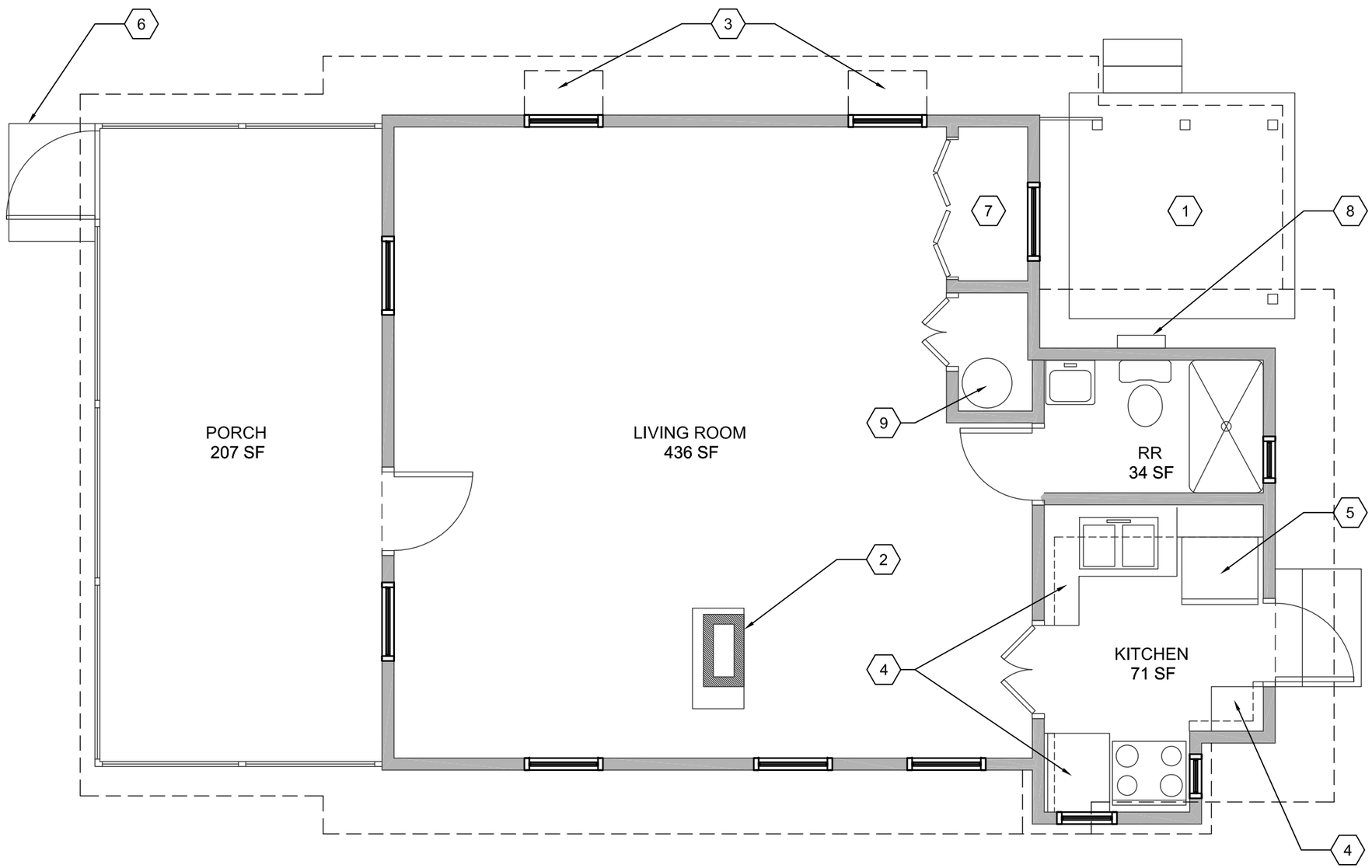
PINELLAS COUNTY GULF BEACHES COTTAGE

113 10TH AVE, ST. PETE BEACH, FL 33706

EXISTING CONDITIONS

Comm. No:	16038.02
Date:	08/04/2020
Drawn:	TJW
Revised:	

A 001



KEY NOTES

1. ELEVATED CONCRETE SLAB
2. BRICK CHIMNEY
3. ALUMINUM AWNING
4. CASEWORK
5. REFRIGERATOR
6. CONCRETE PAD
7. CLOSET
8. MAIN ELECTRICAL PANEL
9. WATER HEATER

FLOOR PLAN

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

N

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Ft. Myers 239-332-3774
Jacksonville 904-396-3300
Orlando 407-667-7727
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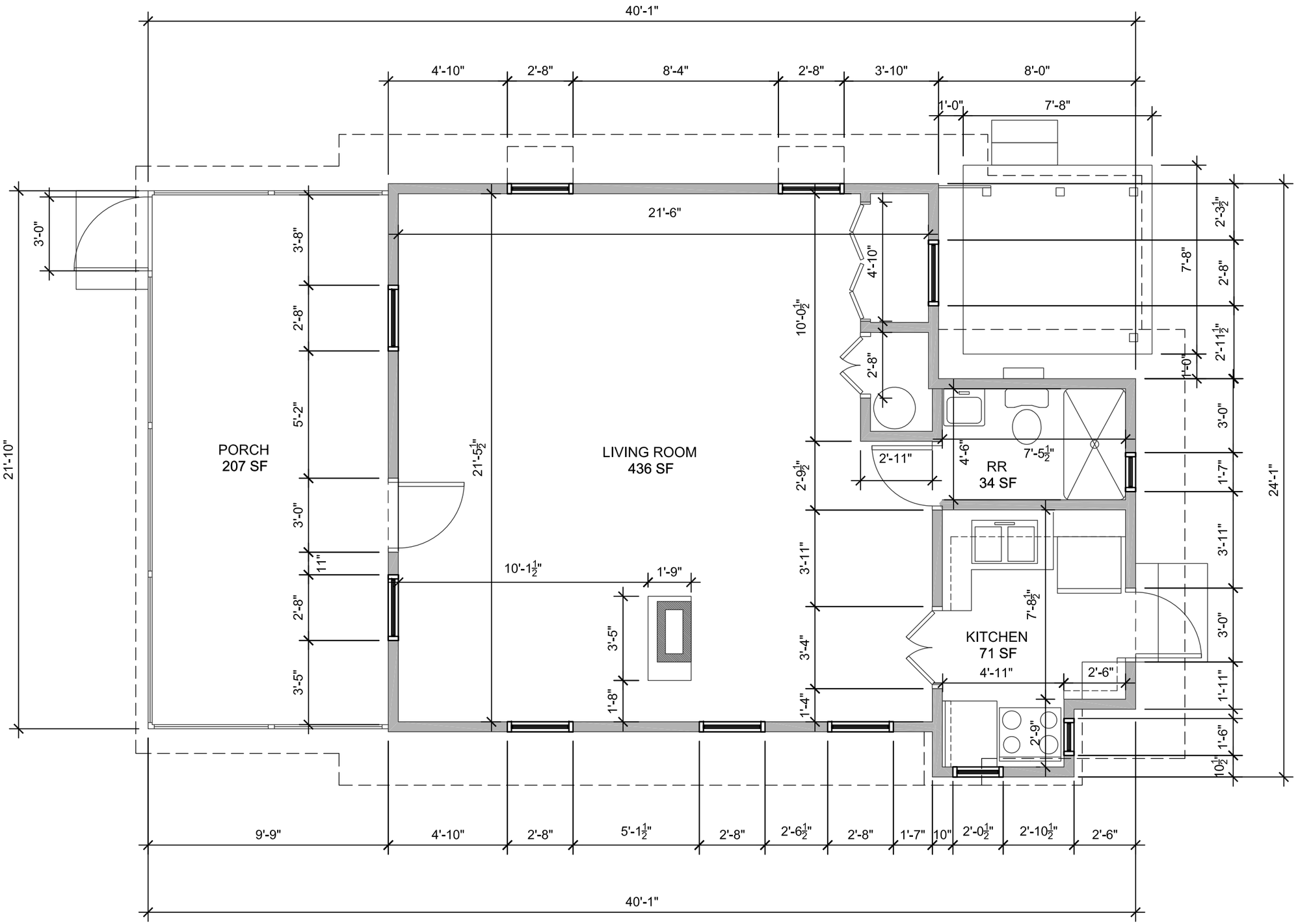
PINELLAS COUNTY GULF BEACHES COTTAGE
113 10TH AVE, ST. PETE BEACH, FL 33706
EXISTING CONDITIONS

Comm. No:	16038.02
Date:	08/04/2020
Drawn:	TJW
Revised:	

A 002

Filename:P:\2016\16038.02 Pinellas County-Gulf Beach Cottage\5 CAD\Constructs\Plans\Mod 1 Plot Date\5.5.2020 Plotted By:Tanner Wall



DIMENSION PLAN

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

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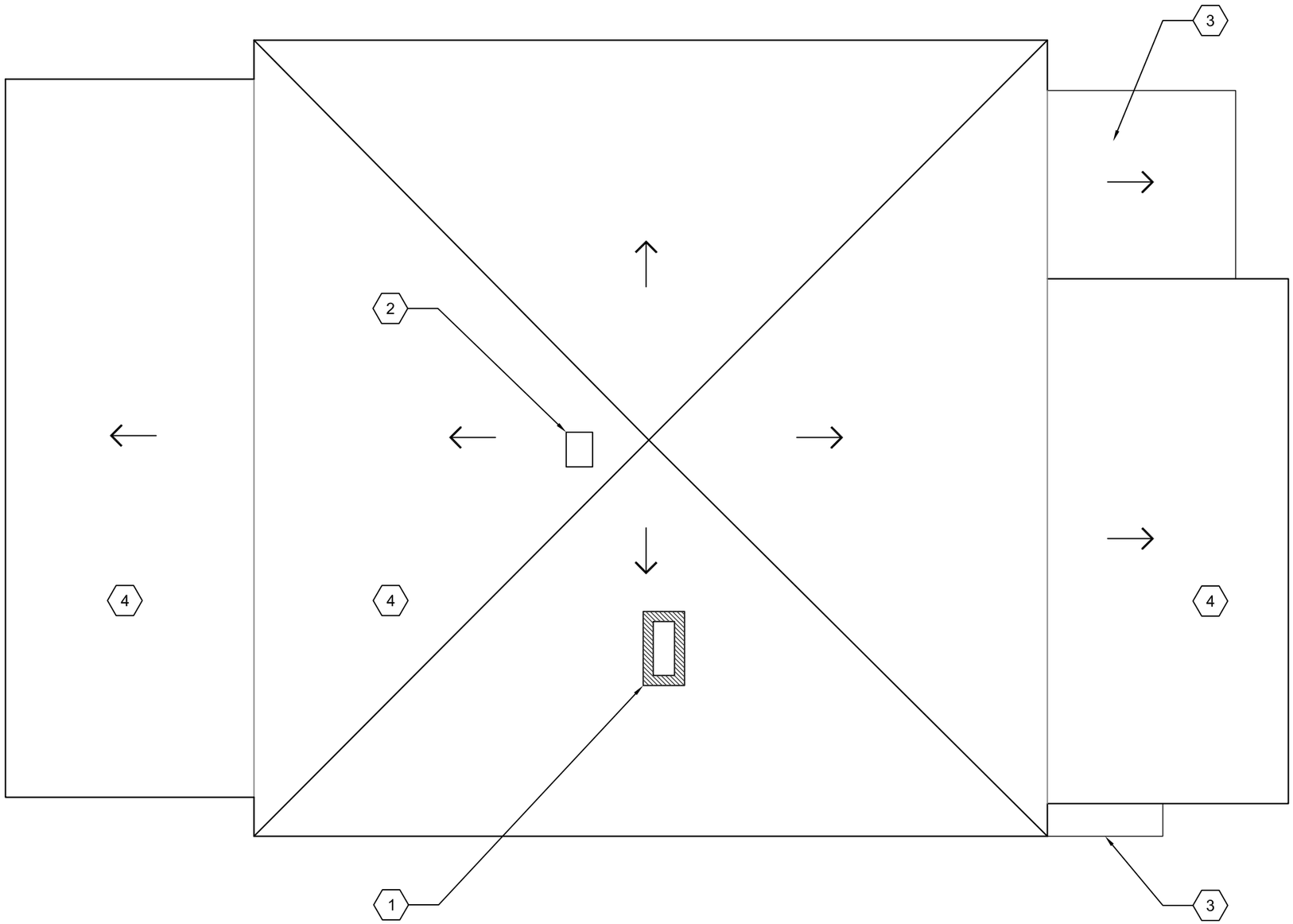
PINELLAS COUNTY GULF BEACHES COTTAGE
113 10TH AVE, ST. PETE BEACH, FL 33706
EXISTING CONDITIONS

Comm. No:	16038.02
Date:	08/04/2020
Drawn:	TJW
Revised:	

A 003

Filename:P:\2016\16038.02 Pinellas County-Gulf Beach Cottage\5 CAD\Constructs\Plans\Mod 1 Plot Date8.5.2020 Plotted By:Tanner Wall



ROOF PLAN

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

N

KEY NOTES

1. BRICK CHIMNEY
2. ROOF VENT
3. ROOF BELOW
4. ASPHALT SHINGLE ROOF

HARVARD • JOLLY ARCHITECTURE

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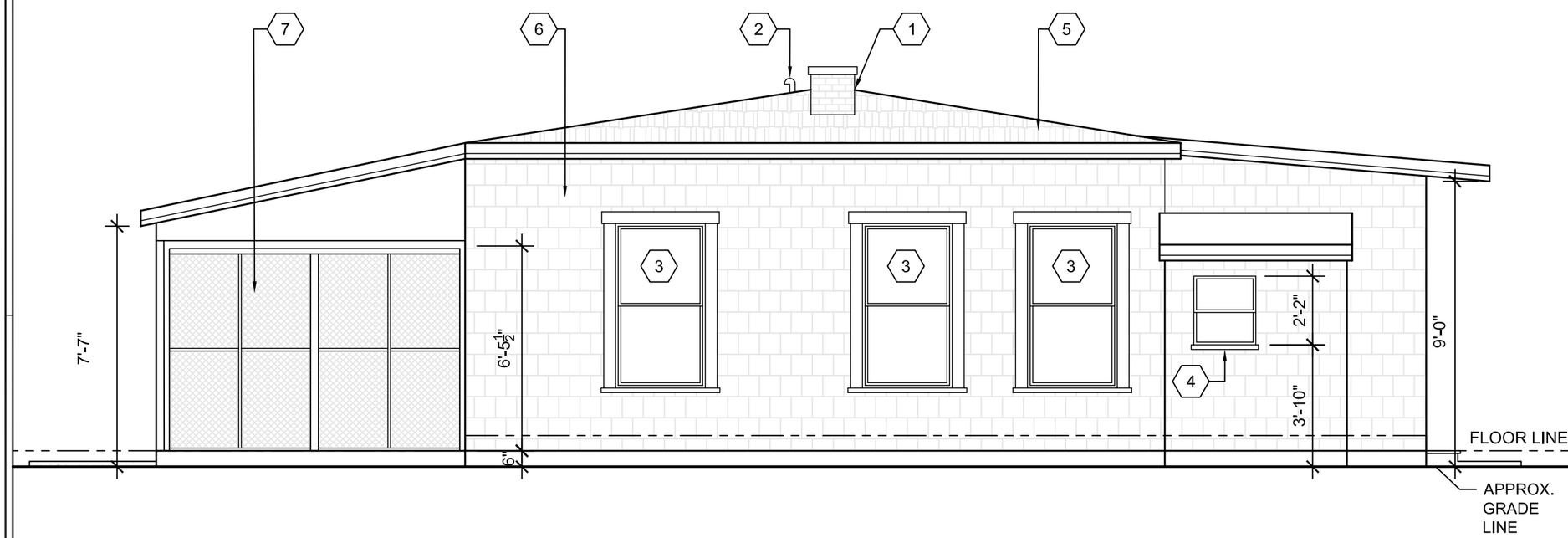
PINELLAS COUNTY GULF BEACHES COTTAGE
113 10TH AVE, ST. PETE BEACH, FL 33706
EXISTING CONDITIONS

Comm. No:	16038.02
Date:	08/04/2020
Drawn:	TJW
Revised:	

A 004

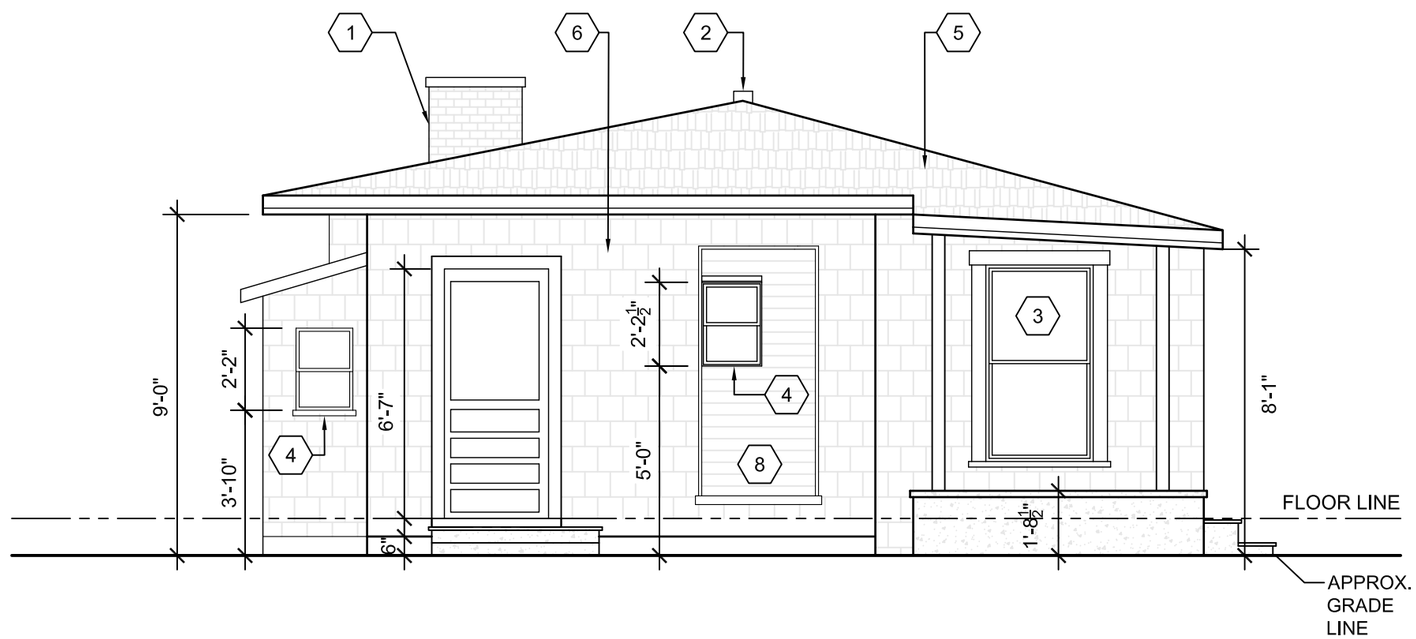
KEY NOTES

1. BRICK CHIMNEY
2. ROOF VENT
3. WOOD FRAME WINDOW
4. ALUMINUM FRAME WINDOW
5. ASPHALT SHINGLE ROOF
6. WOOD SIDING
7. SCREEN
8. HORIZONTAL WOOD SIDING
9. MAIN ELECTRIC PANEL



EAST ELEVATION

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



NORTH ELEVATION

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

HARVARD • JOLLY
ARCHITECTURE

Ft. Lauderdale 954-486-7910
Ft. Myers 239-275-7774
Jacksonville 904-396-3300
Orlando 407-843-7272
Punta Gorda 941-575-0403
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AA-0003170
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PINELLAS COUNTY GULF BEACHES COTTAGE

113 10TH AVE, ST. PETE BEACH, FL 33706

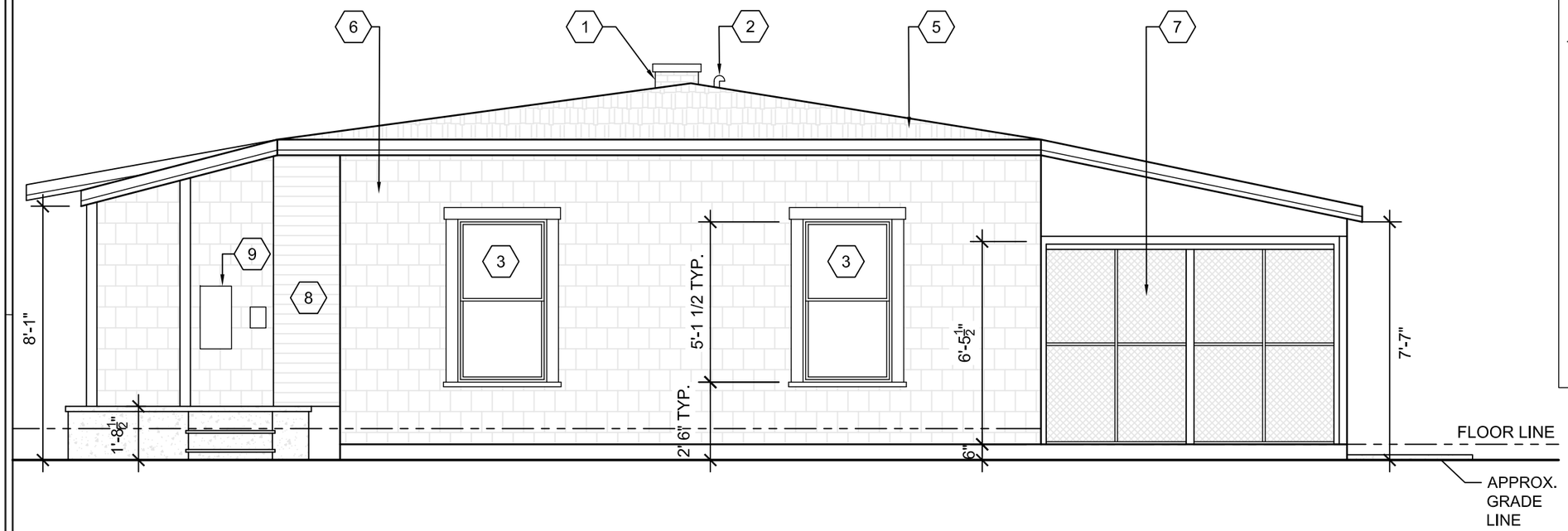
EXISTING CONDITIONS

Comm. No:	16038.02
Date:	08/03/2020
Drawn:	MGP
Revised:	

A 005

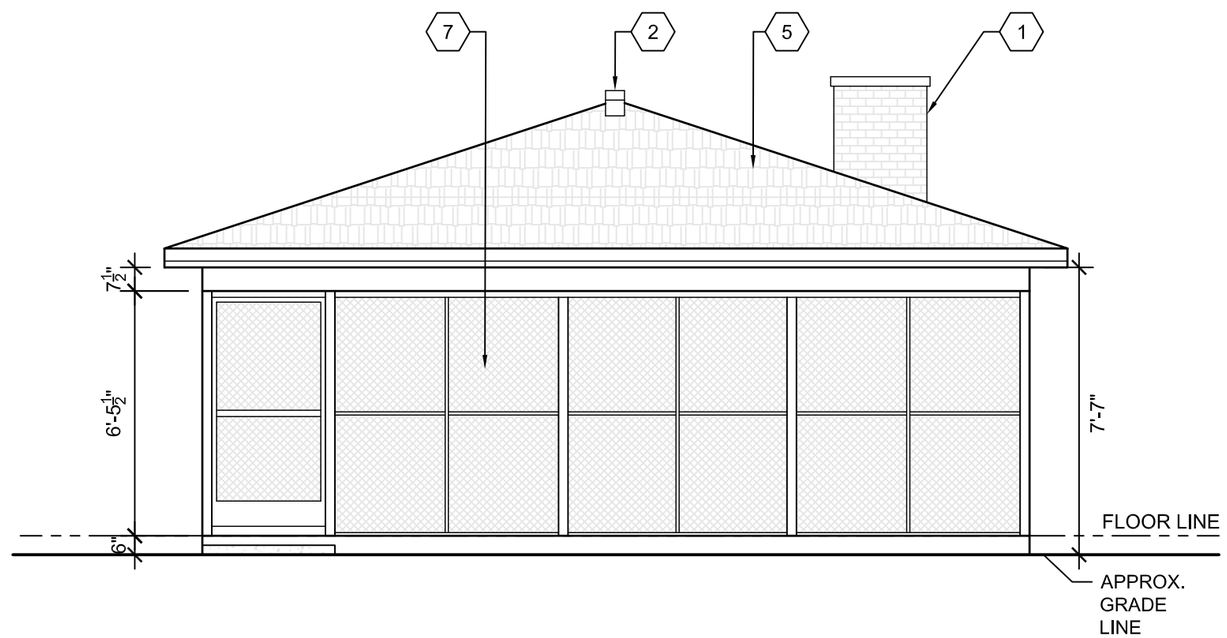
KEY NOTES

1. BRICK CHIMNEY
2. ROOF VENT
3. WOOD FRAME WINDOW
4. ALUMINUM FRAME WINDOW
5. ASPHALT SHINGLE ROOF
6. WOOD SIDING
7. SCREEN
8. HORIZONTAL WOOD SIDING
9. MAIN ELECTRIC PANEL



WEST ELEVATION

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



SOUTH ELEVATION

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

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Jacksonville 904-396-3300
Orlando 407-647-2777
Punta Gorda 941-575-0403
St. Petersburg 727-896-4611
Tampa 813-286-8206
Atlanta 770-777-1111
www.HarvardJolly.com
DESIGN OFFICE LOCATION:

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PINELLAS COUNTY GULF BEACHES COTTAGE
113 10TH AVE, ST. PETE BEACH, FL 33706
EXISTING CONDITIONS

Comm. No:	16038.02
Date:	08/03/2020
Drawn:	MGP
Revised:	

A 006

St. Pete Beach City Commission
Agenda Report

Issue Considered: SPB Shuffleboard Clubhouse - Certificate of Appropriateness and FEMA Variance (20068 & 20069)

Date: October 15, 2020

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: According to the COA application, the proposed work is for the Clubhouse. Generally, the exterior will be cleaned, sealed, and repainted in the same color as the existing. Rotten wood will be removed and replaced in kind. The original construction materials, features, finishes and construction techniques will be preserved and there are no changes to this property that have acquired historic significance. The majority of the work will be upgrades to the interior including renovated bathrooms including new fixtures, new air conditioning equipment located in the same place as the existing units. The existing windows are to remain and will be cleaned, repaired, and sealed. The existing doors will remain and will be cleaned and refinished.

The estimated cost of this rehabilitation is $40,200. According to the Pinellas County Property Appraiser the value allocated to the structure would allow improvements not to exceed $5,969 based on the 50% rule.

Funding:

Requested Motion: Staff recommends approval of the proposed Certificate of Appropriateness and variance from the floodplain management regulations.

Attachments:

1. 20068-20069 101 9th Avenue COA -FEMA Var Staff Report
2. 20068 & 20069 Supporting Documents

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

Certificate of Appropriateness / Related FEMA Variance Case Number 20068 & 20069
Property Owner: City of St. Pete Beach
Meeting Date: October 1, 2020
Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for the Pass-a-Grille Shuffleboard Court and Clubhouse.
SUBJECT PROPERTY	101 9th Avenue Morey Beach, Tract Marked Park Lying Between 9th & 10th Avenues Parcel I.D. #19-32-16-58932-000-0010
LAND USE / ZONING	ROS / PAG
YEAR BUILT	Circa 1932 Shuffleboard Courts; Circa 1932 Clubhouse moved to current location.
HISTORIC STATUS	The Pass-a-Grille Shuffleboard Court and Clubhouse is a contributing resource in the Pass-a-Grille National Register Historic District, Florida Master Site File # PI11941. Property received a Local Historic Designation on January 5, 2010.
SURROUNDING AREA	North – Alley and Residential South – 10th Avenue / Pass-a-Grille Park East – Residential West – Pinellas County Gulf Beaches Museum

BACKGROUND and ANALYSIS

The Pass-a-Grille Shuffleboard Court and Clubhouse is a contributing resource in the Pass-a-Grille National Register Historic District. It is also included in the Florida Master File repository (PI11941). Review of historic documentation files from the City's archives found that the building was originally built in Gulfport sometime in the early 1920's and was later barged to Merry Pier in the later 1920's where it became part of the pier until the Women's Club (organized in 1922) acquired the building and had it relocated near the shuffleboard courts in approximately 1932. All dates are more-or-less.

According to the COA application, the proposed work is for the Clubhouse. Generally, the exterior will be cleaned, sealed, and repainted in the same color as the existing. Rotten wood will be removed and replaced in kind. The original construction materials, features, finishes and construction

techniques will be preserved and there are no changes to this property that have acquired historic significance. The majority of the work will be upgrades to the interior including renovated bathrooms including new fixtures, new air conditioning equipment located in the same place as the existing units. The existing windows are to remain and will be cleaned, repaired, and sealed. The existing doors will remain and will be cleaned and refinished. A list of the scope of work is included with this staff report.

The estimated cost of this rehabilitation is $40,200. According to the Pinellas County Property Appraiser the value allocated to the structure would allow improvements not to exceed $5,969 based on the 50% rule.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *The Clubhouse is a typical frame vernacular typical of other such buildings constructed in the 1920's. Its use will continue as the Shuffleboard Clubhouse and the work being proposed represents maintenance and interior upgrades. No change to the overall appearance is anticipated.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *According to the application, the exterior will be cleaned, sealed, and painted with the same color paint and as existing. Rotten wood will be removed and replaced in kind2.*

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. *The applicant will not be adding any features from other historic properties.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *There are no changes to this property that have acquired historic significance.*

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

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *According to the applicant, the existing exterior will be cleaned, patched/repaired, sealed and painted to preserve the originally intended outside appearance.*

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *According to the application, the cleaning of the exterior surfaces of the building will be undertaken with the utmost care and will not use chemicals that may damage the surface.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *There are no known archaeological resources at this location. However, should any archaeological resources be discovered, they will be properly mitigated.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *No new additions are planned for this property. The existing exterior will be cleaned, patched/repaired, sealed, and painted to preserve the originally intended outside appearance.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *No new additions or adjacent construction are planned for this property.*

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

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *No additions are planned as part of this project.*

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.** *No additions are planned as part of this project.*

3. **Additions shall be attached to the rear and/or to the side of the original structure.** *No additions are planned as part of this project.*

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** *The new air conditioning equipment will be located in the same place as the existing units.*

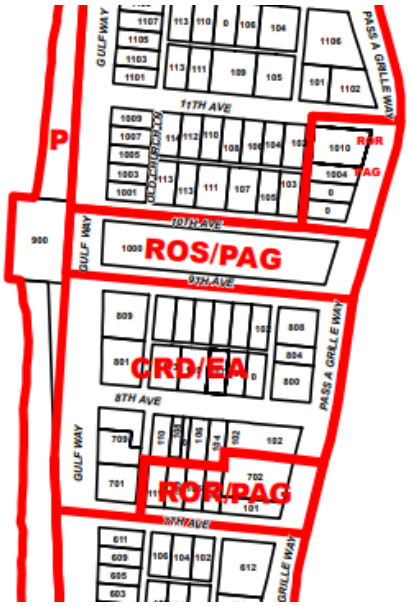
LDC Sec. 28.16 – <u>Variance from floodplain management regulations</u>, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

1. **The variance will not preclude the structure's continued designation as a historic structure.** *The variance will not preclude the structure's continued designation as a historic structure. The work being undertaken is primarily to rehabilitate an existing Clubhouse primarily through interior upgrades and repairs. The structure's appearance and use will not change. The proposed rehabilitation work to the interior greatly exceeds the Property Appraiser's evaluation allowed by FEMA's 50% rule.*

2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *In this proposal, the overall exterior look and function of the Clubhouse will not change. Complying with current FEMA requirements would significantly alter the applicant's ability to repair and update this property to meet safety and viability concerns. Therefore, the requested variance from the FEMA regulations will allow for the preservation of the historic character and design of the original structure.*

<u>Recommendation</u>: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness and variance from the floodplain management regulations.

Land Use / Zoning



Aerial Photograph

Certificate of Appropriateness

List of Required Submittals

Please note that only complete applications will be accepted and must include the following:

- ❑ Completed COA application form
- ❑ Payment of application fee
- ❑ Site plan or survey of the subject property
  - To scale on 8.5" x 11' paper
  - North arrow
- ❑ Elevation drawings – all sides
- ❑ Samples or a detailed brochure of new materials to be used
- ❑ Photographs of the subject property and structures in question

The following items are optional but strongly suggested:

- ❑ Floor plans
  - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
  - North arrow
  - Locations of all doorways, windows, and walls (interior and exterior)
  - Dimensions and area of each room

Please note that a Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

Phone 727-363-9254

Email Address bwarner@stpetebeach.org

Agent or Representative Name & Address

Phone _____

Email Address _____

Property Address, Legal Description, Parcel ID

101 9th Avenue, St. Pete Beach, FL 33706 - Parcel 19-32-16-58932-000-0010

MOREY BEACH TRACT MARKED PARK LYING BETWEEN 9TH & 10TH AVE'S

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

If yes, provide the case number(s) _____

TYPE OF REQUEST

------ Alteration of building/structure
------ New Construction
------ Addition
X Rehabilitation
------ Relocation
------ Demolition

PROPOSED USE

_____ Single-family residence
_____ Multi-family residence
_____ Office
_____ Commercial
_____ Hotel/Motel
_____ Restaurant
X Other Shuffleboard Court Clubhouse

Estimated Cost of Work: $40,200.00

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

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

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

   The property will remain as the Shuffleboard Court Clubhouse.

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

   The exterior will be cleaned, sealed, and painted with the same color paint as existing. Rotten wood will be removed and replaced in kind.

3. **Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

   We will not be adding any features from other historic properties.

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

   There are no changes to this property that have acquired historic significance.

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

   The original construction materials, features, finishes and construction techniques will be preserved.

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

   The existing exterior will be cleaned, patched/repaired, sealed and painted to preserve the originally intended outside appearance.

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

   Cleaning of the exterior surfaces of the building will be undertaken with the utmost care, and will not use chemicals that may damage the surface.

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

   No present archaeological resources are know for this project. If such resources are discovered, they will be properly mitigated.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

   The existing exterior will be cleaned, patched/repaired, sealed and painted to preserve the originally intended outside appearance.

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

    No new additions or adjacent new construction is planned for this project.

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

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

   No additions are planned as part of this project.

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

   No additions are planned as part of this project.

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

   No additions are planned as part of this project.

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

   Air conditioning equipment will be located in the same place as the existing units.

Please give an overview of the propose work on the following systems.
(Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

Exterior material/siding Existing to remain with repairs, sealing, and coating.
Windows Existing windows to remain and be cleaned, repaired, and sealed.
Doors Existing doors to remain and be cleaned and refinished.
Roofing Existing roof to remain.
Entrances/Porches Entrances/porches to remain.

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.

Applicant Signature

8/28/2020
Date

Application for FEMA Variance

GENERAL INFORMATION:

Case Number _____

Property Owner Name/Address

City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

Phone 727-363-9254

Email bwarner@stpetebeach.org

Agent or Representative Name/Address

Phone _____

Email _____

Property Address, Legal Description, Parcel ID:

101 9th Avenue, St. Pete Beach, FL 33706 - Parcel 19-32-16-58932-000-0010

MOREY BEACH TRACT MARKED PARK LYING BETWEEN 9TH & 10TH AVE'S

Current Zoning: R/OS **Current Land Use:** R/OS **Lot Area:** 1.2 Acres

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

If yes, provide the case number(s) _____

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

Request variance to FEMA flood plain requirements for the St. Pete Beach Shuffleboard Court Clubhouse. The Shuffleboard Court Clubhouse is a locally designated historic building and complying with current FEMA requirements would significantly alter the building, and would completely alter the building's historic significance.

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

8/28/2020

Signature of Applicant/Authorized Agent and Date

St. Pete Beach
The Sunset Capital of Florida

FEMA VARIANCE APPLICATION

Applicants must acknowledge understanding of the following and initial each of the statements below. If you do not understand any of these, staff will explain them to you.

X I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

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

X I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

X I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

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

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

(1) The variance will not preclude the structure's continued designation as a historic structure.

(2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

X I have been notified in writing from the Community Official about the NFIP flood insurance Implications of variances.

After acknowledgement of these conditions, please make sure your application is complete prior to submission. Incomplete applications will be returned to the applicant.

8/28/2020

Signature of Applicant/Authorized Agent and Date

OFFICE OF THE FLOODPLAIN ADMINISTRATOR

MEMO

To: Applicant

From: Bill Palmer, CBO, CFM

Date: October 30, 2019

RE: **Disclosure Per 44CFR 60.6(A)(5)**
NFIP Flood Insurance Implications of Variances

Please be advised that you are requesting a variance to allow a substantial improvement to your property which is either renovation(s) and/or addition(s). Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure at which the cost equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. Without a variance, the building receiving the substantial improvement would be required to be elevated above the required Base Flood Elevation (BFE) as designated by the Federal Flood Insurance Rate Map.

If your variance is granted and you complete the work be advised that:

(i) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as has as $25 for $100 of insurance coverage and

(ii) Such construction below the base flood level increases risks to life and property,

---

FOR OFFICE USE ONLY

Date___/___/___ Application Number _____

Bldg. Permit No. _____ Date: _____

Other: _____

PIN: _____

FULL CIRCLE INTEGRITY* with DESIGN/BUILD INNOVATION*SM

Celebrating 1968 50 Years 2018 of Business

CALADESI CONSTRUCTION CO.

1390 Donegan Road
Largo, Florida 33771

Phone (727) 585-9945
Fax (727) 585-6881
CGC 016311

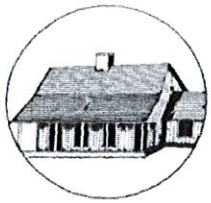
BUTLER® Builder

St Petersburg Beach
Shuffle Board Building Renovation

Scope of Work

- Provide project supervision
- Provide daily clean-up
- Remove Office entry door & both bathroom doors
- Remove concrete as needed @ both bathrooms for new plumbing fixtures
- Remove tongue & groove wood ceiling panels @ office area for new electrical circuits
- Remove existing HVAC window unit from office area
- Remove damaged East Elevation window pane for repair
- Remove ceramic tile from both bathroom floors
- Pour concrete @ bathroom floors
- Repair East Elevation window pane molding
- Install new office entry & Men's & Women's bathroom door wood frame
- Install new office entry & Men's & Women's bathroom solid core doors
- Install new office entry & Men's & Women's bathroom door hinges
- Install new office entry & Men's & Women's bathroom door lockset
- Install new office entry & Men's & Women's bathroom door deadbolt
- Paint new office entry & Men's & Women's bathroom door
- Prep & paint exterior of entire building
- Paint office & both bathroom floors
- Install new toilet & sink @ both bathrooms
- Install new handi-cap bars @ both bathrooms
- Install 1.5 ton packaged HVAC unit @ office area
- Install new 125 amp service with 20/24 circuit panel
- Install 2 each ceiling fans & 3 each light fixtures down the center of the office area
- Install 1 each 4" LED light over office entry door with photo cell
- Final clean up of all construction debris from project site

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI11941
Field Date 1-5-2015
Form Date 3-15-2015
Recorder #

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

Site Name(s) (address if none) P-A-G Shuffleboard Court and Clubhouse Multiple Listing (DHR only)
Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☒city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	101		9th	Avenue	

Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map
City / Town (within 3 miles) St Pete Beach In City Limits? ☒yes ☐no ☐unknown County Pinellas
Township 32S Range 16E Section 19 ¼ section: ☐NW ☐SW ☐SE ☒NE Irregular-name:
Tax Parcel # 19-32-16-58932-000-0010 Landgrant
Subdivision Name MOREY BEACH Block PARK Lot
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1922 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Club or Lodge building From (year): 1922 To (year):
Current Use From (year): To (year):
Other Use From (year): To (year):
Moves: ☒yes ☐no ☐unknown Date: 1926, 1932 Original address Gulfport, 10th Avenue pier
Alterations: ☒yes ☐no ☐unknown Date: 1-22-2009 Nature Siding
Additions: ☐yes ☒no ☐unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe PAG HD Overlay, Local Landmark

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Other 2. 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Asphalt shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) Fixed 6-light wood windows with square surrounds

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves

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

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

HISTORICAL STRUCTURE FORM

Site #8 PI11941

DESCRIPTION (continued)

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

Structural System(s): 1. Wood frame 2. _____ 3. _____

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

Foundation Material(s): 1. Poured Concrete Footing 2. _____

Main Entrance (stylistic details) Off-center, 1-leaf door within slightly recessed opening. Two additional 1-leaf doors provide access to restrooms.

Porch Descriptions (types, locations, roof types, etc.) The building does not have a porch

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

Narrative Description of Resource Constructed in 1922 as a beach shelter in Gulfport, it was moved over on a barge in 1926 to serve as a shelter for the 10th Avenue Pier. It was relocated again in 1932 to become the clubhouse for the newly formed Shuffleboard Club.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☒other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (1989); Pass-A-Grille Historic District (Boundary Increase)NRHP Nomination(2003).

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and shuffleboard courts are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

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

1. Architecture 3. Entertainment/recreation 5. _____
2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions

Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

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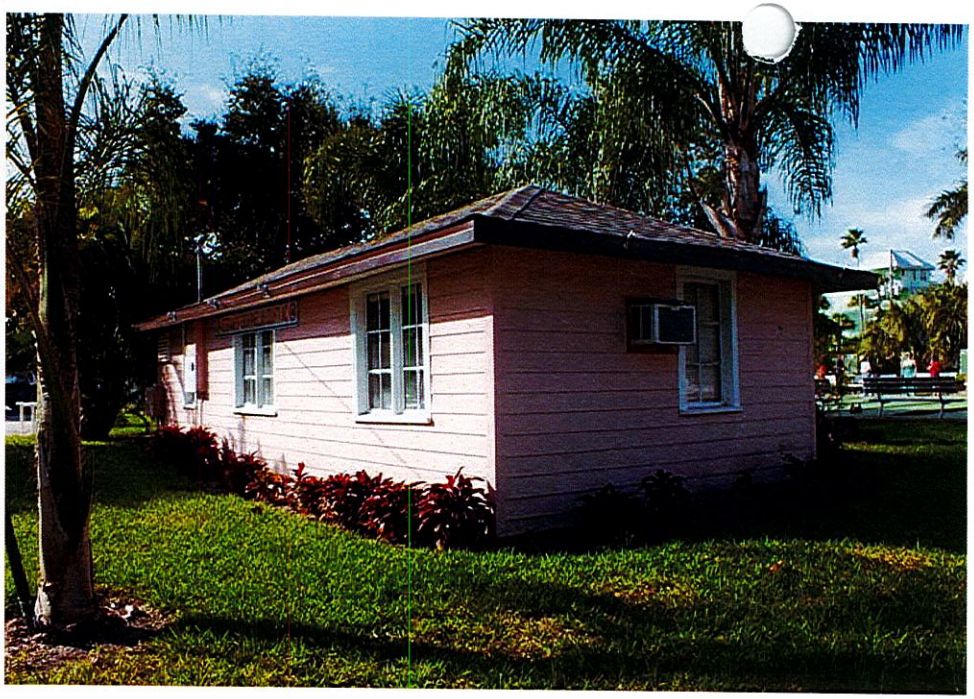

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9th_101_PI01941_01

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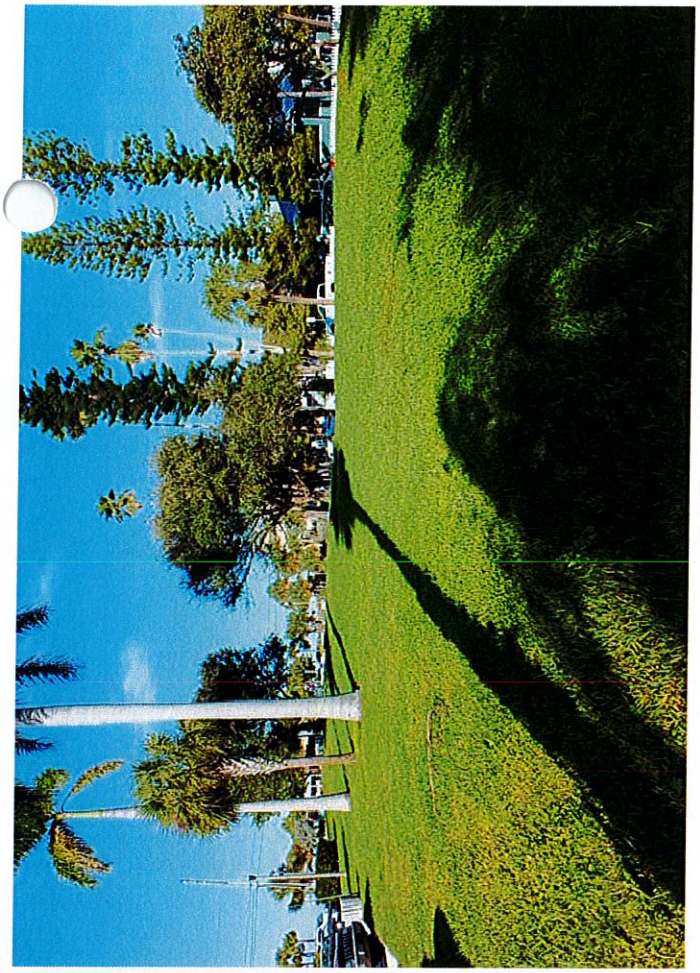

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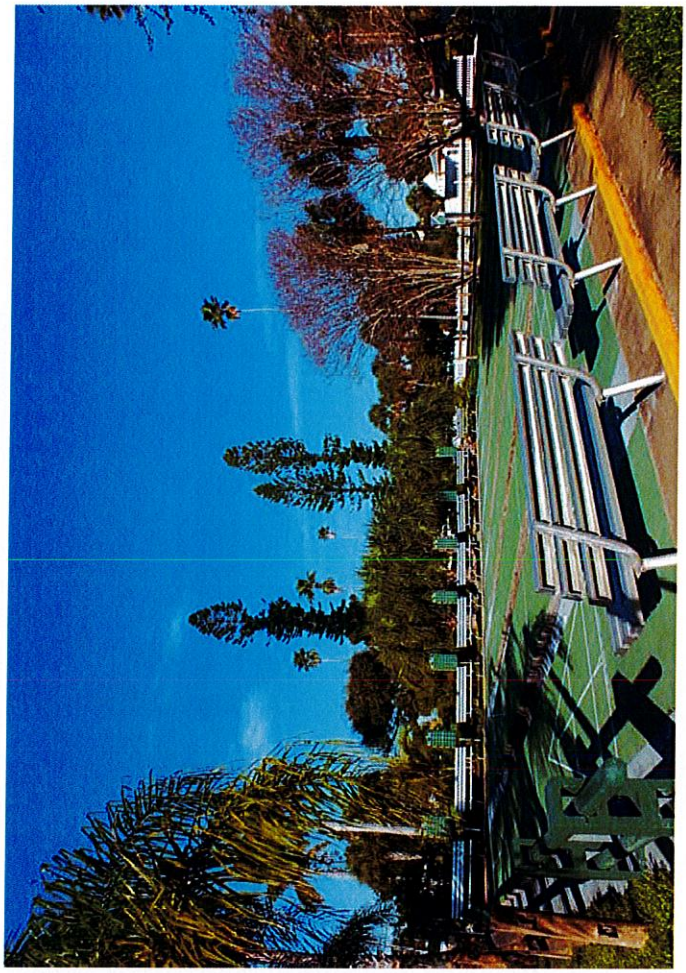

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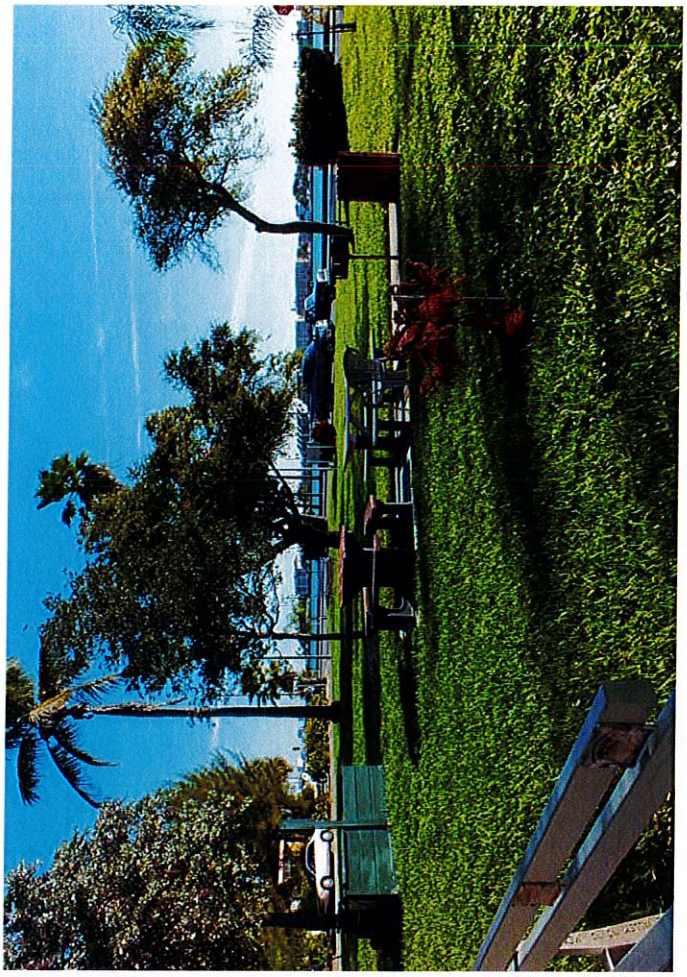

9th_101_PI01941_09

St. Pete Beach City Commission
Agenda Report

Issue Considered: Hurley Park

Date: October 15, 2020

Prepared By:

Through:

Summary of Issue:

Funding:

Requested Motion:

Attachments: