

A Meeting of the **Historic Preservation Board** was held on **Thursday, June 18, 2009** beginning at 2:00 p.m. in City Hall at 155 Corey Avenue, St. Beach Florida.

CALL TO ORDER: The Meeting was called to order at 2:00 p.m.

ROLL CALL: Present: Mr. White, Ms. Jacobus, Mr. Shavlan, Mr. Hurley, Jr., and Ms. Pletcher.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES FROM JANUARY 22, 2009 – FACT FINDING MEETING

A motion was made, seconded and unanimously approved.

DISCUSSION REGARDING HISTORIC DESIGNATION OF THE SHUFFLEBOARD COURT BUILDING

A request was made that the City designate the Shuffleboard Court Building as a historic structure and to have another Fact Finding Meeting. Pictures were passed showing the before and present condition. In the survey that had been done it was not a contributing structure. There are certain provisions in the Code that say what the criteria are for designating a building. Ms. Hartley needs input, especially from Mr. Hurley regarding people that were associated with the structure and how much that meant as a social component to the community. The building is structurally sound, but the renovations that were done do not render it as a historic structure. The building is now known as the Frank T. Hurley Building. Mr. Hurley spoke about the history of the Shuffleboard Court. It was built back in the late 20's or early 30's and was basically the center for activities. Ms. Hartley has County records as 1940 being the date built.

Mr. Falkenstein 2401 Pass-a-Grille Way spoke. For political reasons there were structures kept off of the first go-round for historical structures and the Shuffleboard Court was one. His house and a piece of property his mother owned were kept off the first list as well. Mention was made of the City Departments that were housed in the structure. In the second go-round, a lot of other structures were put on. Gladys Cook was hired then. Virginia Harris did the first listing and by accident missed some of the structures. This should have been taken care of when the City first went to Tallahassee.. Ann Michaels' family has been here since the 1900's, one of the first families that settled on the beach and could give a history of the structures. Ms. Hartley is asking for documentation reflecting broad cultural, political, economic or social history of the community or associated with the life of a person who has played a significant role. Ms. McMaster mentioned that there is original documentation from the City of Pass-a-Grille back to 1908. Mr. Hurley commented that he has a copy of Gladys Cook's report. Mr. Falkenstein remembers Gladys Cook being the expert and Virginia as the layperson and throughout the whole process it was not smooth. Mr. Falkenstein personally visited the property owners on the original list to make sure they completely understood what the

historical designation would do for them at that particular time. Both Mr. Hurley and Mr. Falkenstein will research their notes.

Mr. D'Alessio of the Isle of Vina Del Mar spoke. He is also the vice president and custodian volunteer in the building. A correction was made to the name of the building designated. It is The Frank T. Hurley, Jr. Building a/k/a The Shuffleboard Club. Some previous discussion was made to the historical value of the property as a contributing property. Article 7, Chapter 22, Section 28 of the St. Pete Beach Code of Ordinances pertaining to the definitions for contributing properties was read. A petition is being circulated in support of the contributing property designation. It was built in 1926 and was in Gulfport across the bay here in Boca Ciega Bay. The building was transported by barge sometime in the 30's and placed at the Pier at the foot of 9th Avenue. A 92 year old resident of the Suncoast Retirement facility in St. Petersburg gave Mr. D'Alessio the information.

The other item that was raised was what was altered. Pictures will show what the building looked like from time to time. A little over a year ago, Mr. D'Alessio brought to the attention of the City that the building was deteriorating rapidly and immediate action was necessary or there would not be a building on that site. City staff looked into the matter. The cost of replacing the building with FEMA regulations in place now could run well over \$150K as it would be a 2-story structure, not one on a slab that now exists. It was decided not to go for funding mainly because those using the area now are elderly and using the stairs is not what they want to do. To keep the building, a group of citizens petitioned the City to repair the building through sponsorships. Material and a contractor were offered by a citizen of St. Pete Beach to do the work. Now, to save the building 2-1/2 feet of material from the lower half would have to be removed immediately to support the structure because of deterioration in that portion of the building. Pictures showed what occurred. Slab slates of wood for the complete exterior was not a good choice. For future planning, have a site plan for the Park to include recreational activities, picnic tables and include this as a contributing structure. Ms. Pletcher suggested that this documentation be given to Ms. Hartley.

Mr. Lickton 1706 Pass-a-Grille Way #3 reminded Mr. Hurley that the file referred to earlier resides in his cabinet and a complete set was delivered to Mr. Holley around the time when the building was new. Another set was shipped from the old City Hall to the Master Pumping Station, and somehow got lost. There were three full files. His recollection of the building was that it sat either on the dock or beside the dock at Mary Pier and it did not come from Gulfport. Later, it was moved across the street. This information was obtained from Harry Metz a long time resident. A category called "altered" included any additions, replacements or things other than original. Yes, the building was contributing, but it was designated altered. Regarding vinyl siding, GAF has a product called preservation vinyl, which is a trade name. It has been approved by the Secretary of Interior on some of the New England projects. It is not inexpensive but totally replicates some of the original patterns for siding.

DISCUSSION REGARDING DESIGN STANDARDS FOR NEW CONSTRUCTION (PATTERN BOOK) FOR THE PASS-A-GRILLE OVERLAY

Historic structures should be treated differently than new construction. Standards by the Secretary of Interior were used by those who voluntarily designated their homes.

The Pattern Book's intent is to show what falls within the scope of historic appearances for new construction. Staff presented an example using the bungalow style structure with various design patterns for roof slope etc. The Points System was discussed using 55 points as being reasonable using a score sheet. Design flexibility and predictability was rated. Ms. Hartley would like the example presented adopted into reference. Examples of houses being elevated and the design for alley access regarding FEMA requirements was discussed. Garages should be in the back utilizing alleyways for a more attractive pattern and variances could come to the Historic Preservation Board. Set backs for upper stories will be addressed at a later time. Fifty five points might be too low. Coastal communities should be what we work with for scoring. Board members will do an assignment filling in the blank "points" column. What is the public demanding as far as the design concept is concerned? A discussion was held on various window materials, set backs and zoning. Pictures of several seaside properties in the center of town show modern design and fits in with the continuity of row housing with various flares. A form based code relies on lot placement, feeling and scale. Ms. Hartley will score some properties and bring the results to the next meeting.

Mr. Lickton was under the impression that the 8th Avenue Land Development Regulations were going to be drafted and approved and there would possibly be one more meeting before having a joint meeting. The public wants to know what is going to happen. If we had a draft of the Land Development Regulations that were approved by both the Planning and Historic Board it would be easier to present it to the people for them to have a better understanding of what they are voting on.

The Comprehensive Plan has to be finalized by the voters and that will not be until November. Code adoptions cannot happen before the Comprehensive Plans. Ms. Hartley mentioned that the time frame for adopting 8th Avenue issues will not be until December.

Mr. Lickton gave documentation to Ms. Hartley of the Hollenback survey.

It was agreed to have meetings July 9, 30 and August 13, 2009 to move things along.

GENERAL DISCUSSION

Ms. Pletcher mentioned that one of the things that came before the Commission was a situation in Pass-a-Grille with Palm Trees that were planted in the right of way. We should see how this would impact overlay in the design guidelines with alleyways. The current ordinance does not address the issue. Power Point pictures illustrated the situation with an explanation by Mr. Caruso. Mr. Caruso felt that palm trees added attractiveness to the area and tourism.

A discussion was held regarding the house at 28th Avenue and Sunset Way which was razed awhile back. There is now a boat sitting there and the appearance of the site is unattractive. What can the City do about this? Ms. Hartley mentioned that there is a new Property Maintenance Ordinance in place and this can be checked out and the result e-mailed to the board members.

Ms. Pletcher spoke of Mr. Perez's property which is non-conforming and the owner wants to leave it to his children. A discussion was held of what the problem is and demolition procedures. Code 28.11A was read for clarification regarding demolition.

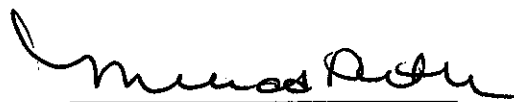
Commissioner Leonard wanted to know if the board has any financial needs for things that really need to be done. Ms. Hartley mentioned that to have money in the budget for next year, now is the time to make the request. One thought was hiring a professional to evaluate the Zephaniah Philips cottage and to come up with an engineering plan to move the structure; however, it's not an emergency at this point. A discussion was held that much work would need to be done to the cottage and it would be costly.

The issue of surveying 8th Avenue setbacks and the cost was discussed. Ms. Pletcher mentioned that to be good stewards of the Historic District, components such as street signs, lighting, trash cans, and park benches should be in place when people do redevelopment. Mr. Lickton provided photos and offered his services to help.

ADJOURNMENT

A Motion was made and seconded that the meeting be adjourned. Meeting adjourned at 4:45 p.m.


Theresa McMaster
City Clerk


Melinda Pletcher
Chairman